

# Suburb flyover report

AMAROO (HOUSE)

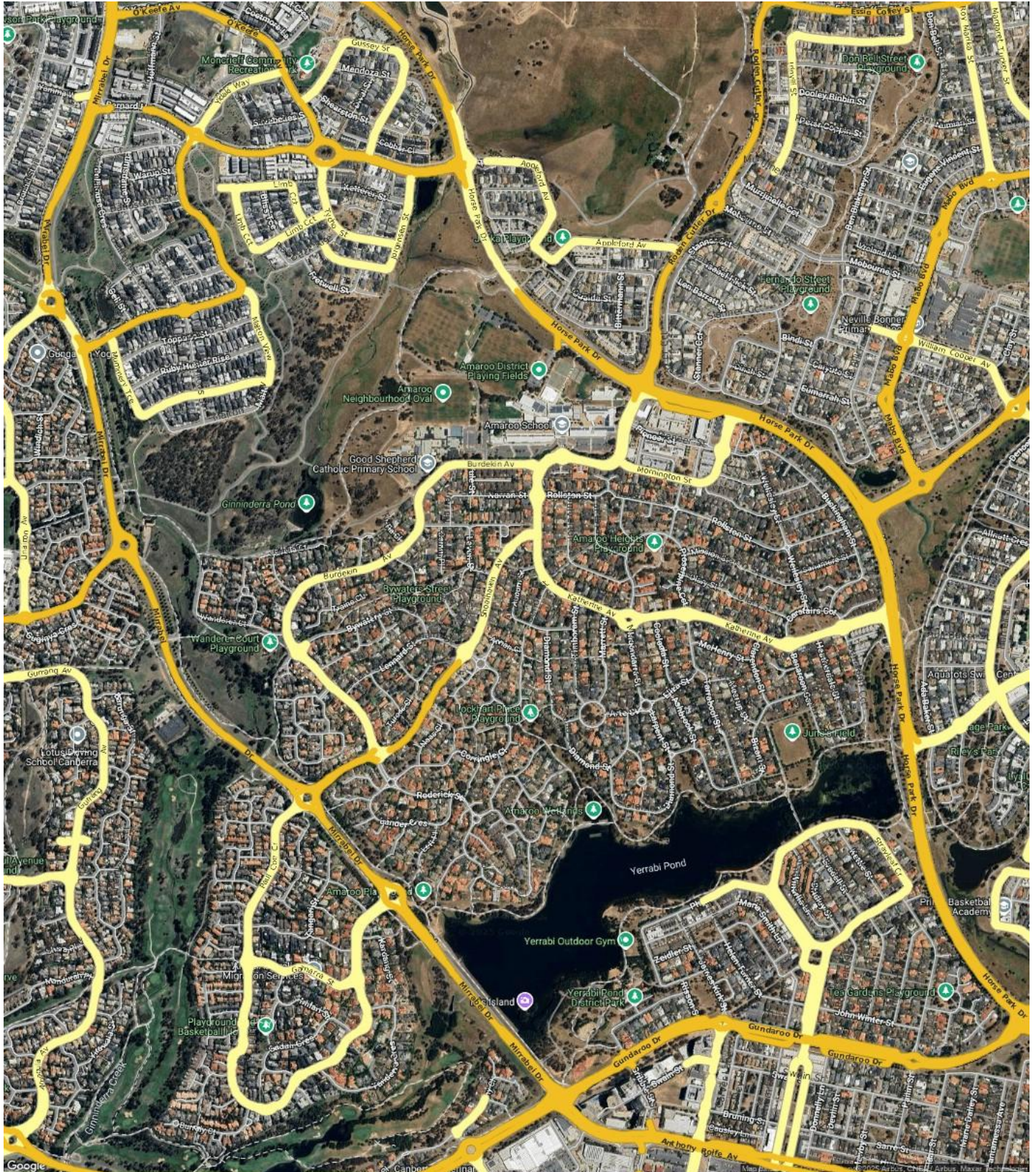
PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

**RayWhite.**





# AMAROO - Suburb Map



Prepared on 01/08/2025 by Customer Care VA , +61 (02) 6173 6300 at Ray White Canberra. © Property Data Solutions Pty Ltd 2025 (pricefinder.com.au)

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# AMAROO - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	111	\$ 430,000	0.0 %	\$ 182,500	\$ 821,000
2008	86	\$ 463,750	7.8 %	\$ 315,000	\$ 1,095,000
2009	91	\$ 464,000	0.1 %	\$ 180,000	\$ 890,000
2010	74	\$ 519,500	12.0 %	\$ 293,334	\$ 950,000
2011	67	\$ 495,000	-4.7 %	\$ 197,500	\$ 806,000
2012	81	\$ 510,000	3.0 %	\$ 280,000	\$ 852,000
2013	68	\$ 527,495	3.4 %	\$ 22,750	\$ 797,500
2014	79	\$ 545,000	3.3 %	\$ 227,500	\$ 1,155,000
2015	88	\$ 547,500	0.5 %	\$ 300,000	\$ 875,000
2016	62	\$ 637,500	16.4 %	\$ 132,000	\$ 1,135,000
2017	76	\$ 651,500	2.2 %	\$ 340,000	\$ 1,400,000
2018	61	\$ 667,500	2.5 %	\$ 269,500	\$ 1,025,000
2019	61	\$ 700,000	4.9 %	\$ 460,000	\$ 1,025,000
2020	87	\$ 749,500	7.1 %	\$ 213,333	\$ 1,350,000
2021	84	\$ 895,000	19.4 %	\$ 150,000	\$ 1,670,000
2022	59	\$ 970,000	8.4 %	\$ 11,000	\$ 1,565,000
2023	58	\$ 945,000	-2.6 %	\$ 655,000	\$ 1,700,000
2024	66	\$ 957,500	1.3 %	\$ 457,500	\$ 1,785,000
2025	28	\$ 977,500	2.1 %	\$ 390,000	\$ 1,485,000

Median Sale Price

\$965k

Based on 61 recorded House sales within the last 12 months (Financial Year 2025)

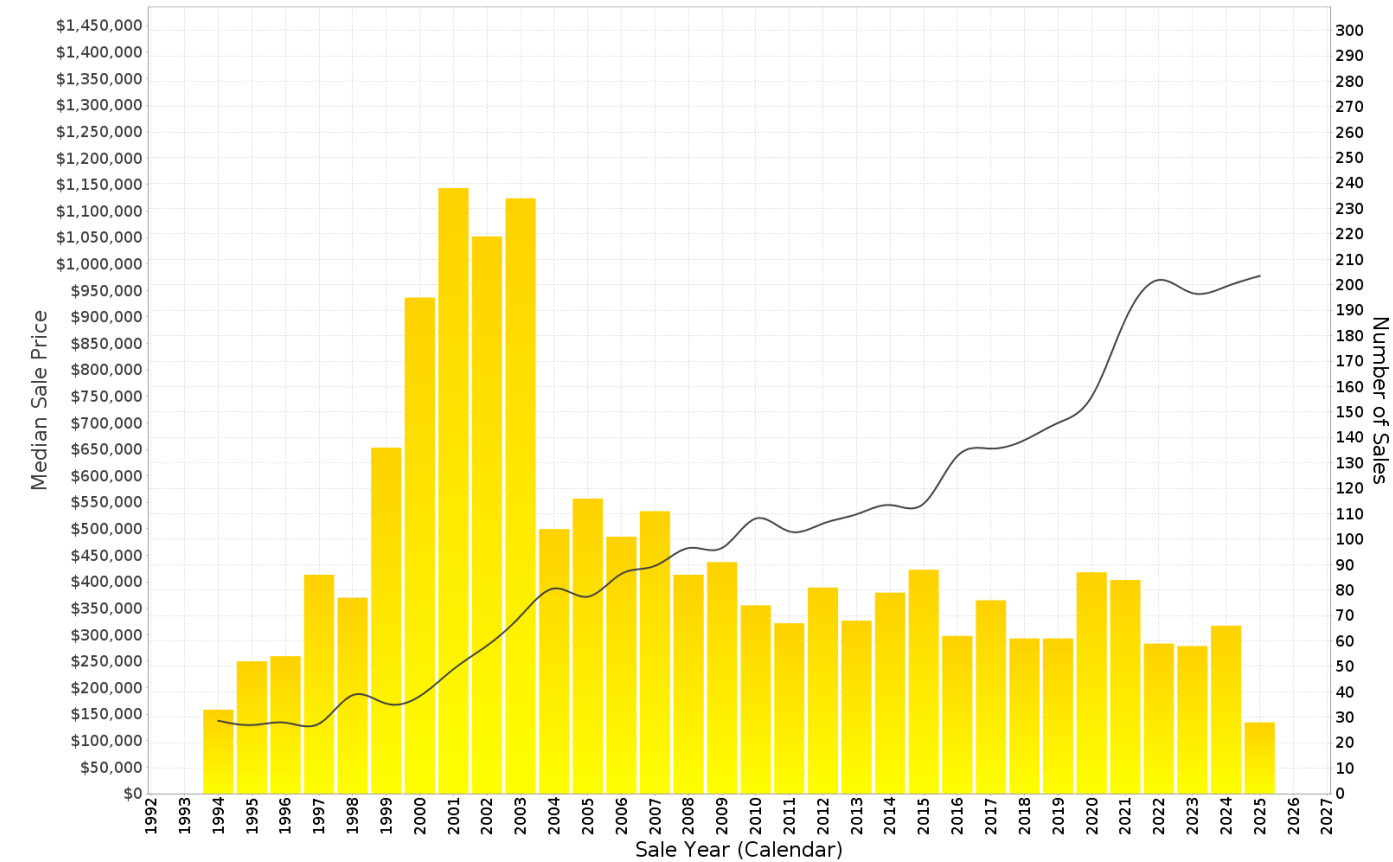
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

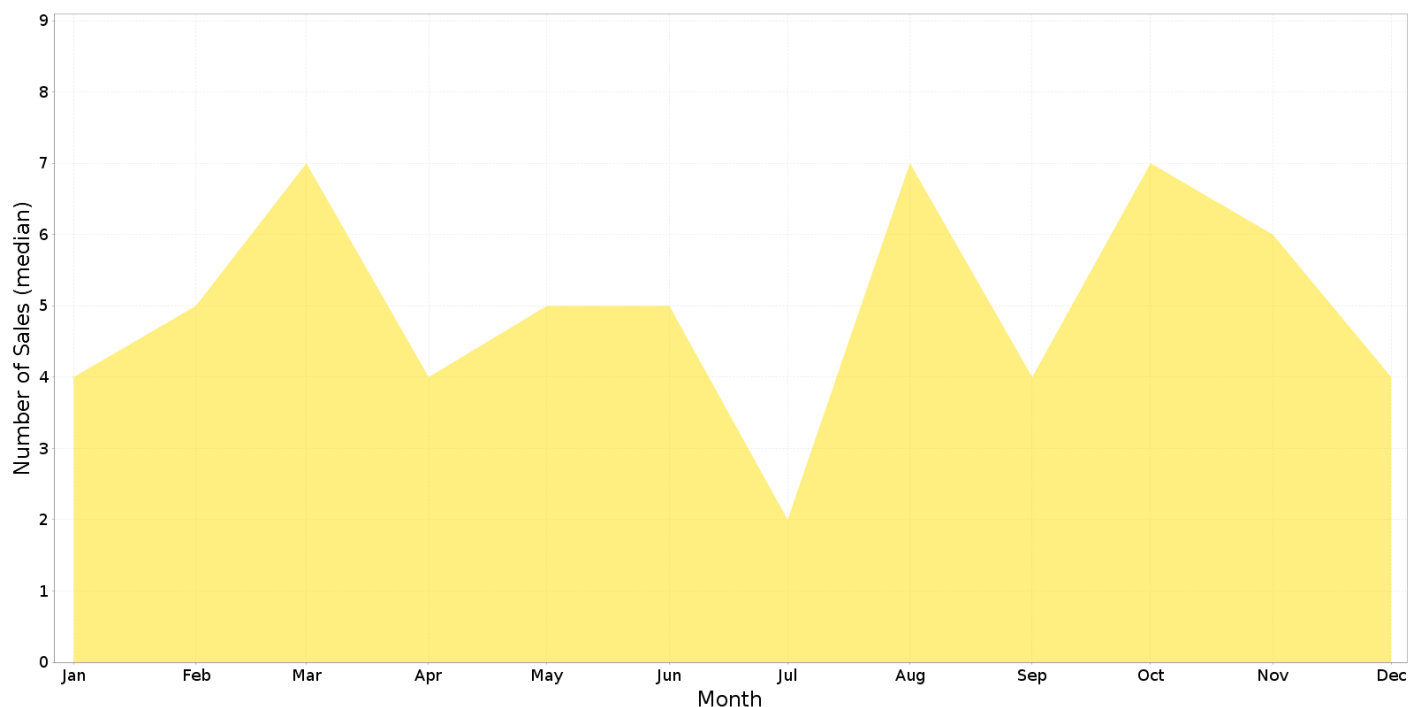
+1.0%

Current Median Price: \$965,000  
Previous Median Price: \$955,000

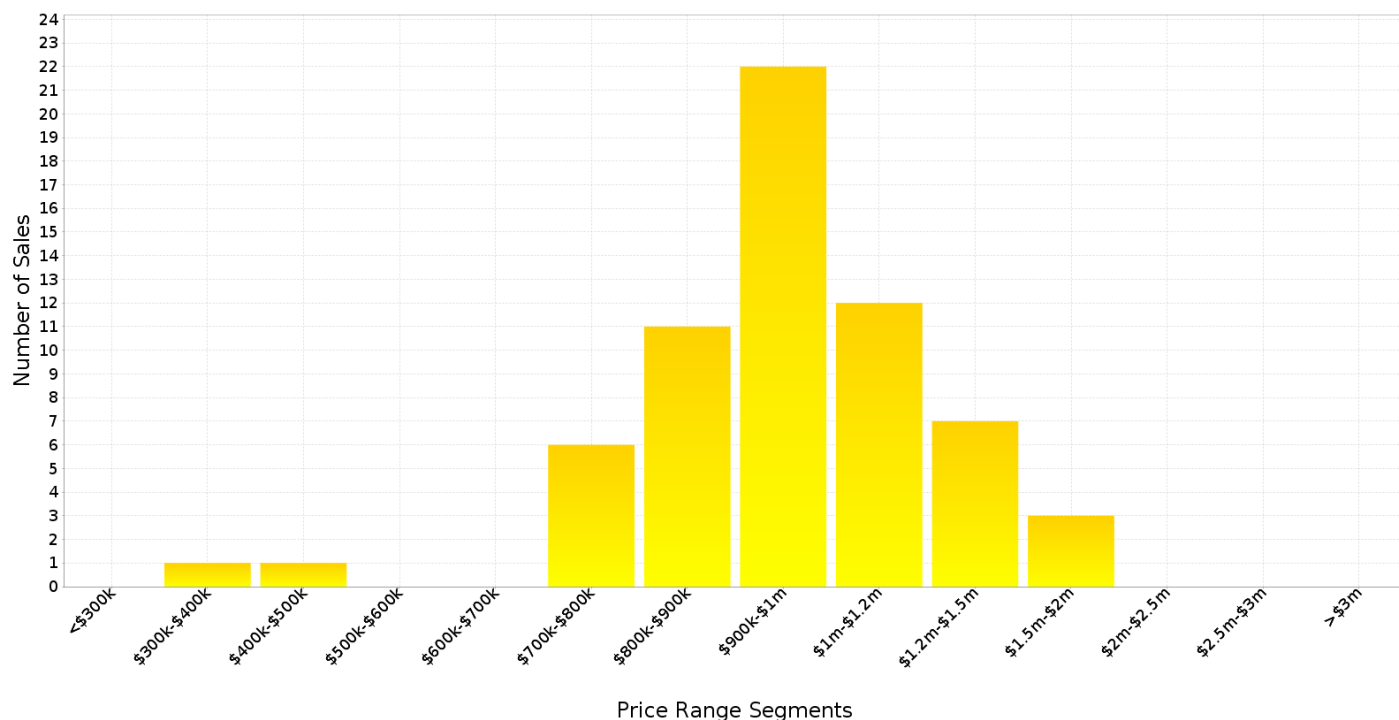
Based on 117 recorded House sales compared over the last two rolling 12 month periods



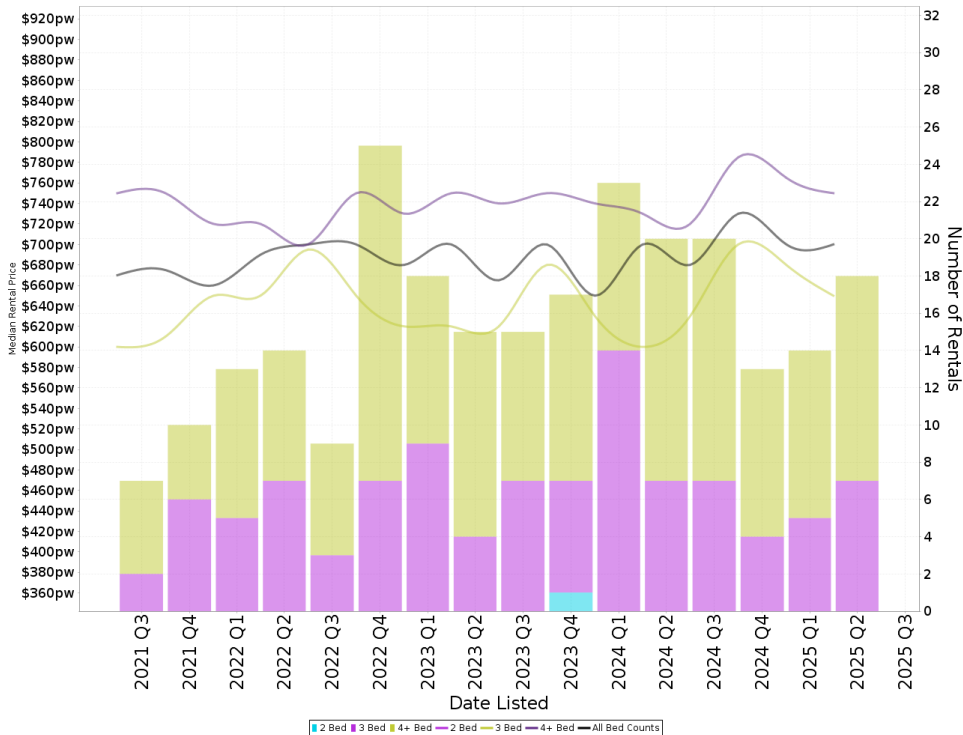
## AMAROO - Peak Selling Periods (3 years)



## AMAROO - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+1.0%**

Current Median Price: \$965,000  
Previous Median Price: \$955,000

Based on 117 registered House sales compared over the last two rolling 12 month periods.

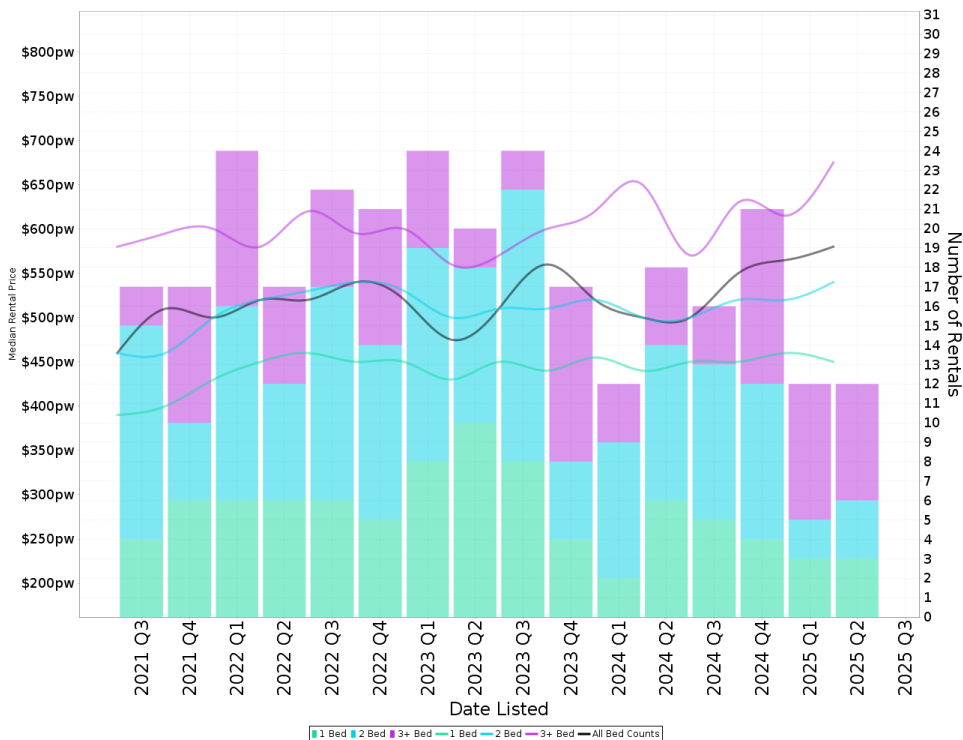
### Suburb Rental Yield

**+3.9%**

Current Median Price: \$965,000  
Current Median Rent: \$715

Based on 65 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+13.0%**

Current Median Price: \$746,000  
Previous Median Price: \$660,000

Based on 38 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.7%**

Current Median Price: \$746,000  
Current Median Rent: \$530

Based on 61 registered Unit rentals compared over the last 12 months.

# AMAROO - Recently Sold Properties

Median Sale Price

**\$965k**

Based on 61 recorded House sales within the last 12 months (Financial Year 2025)

Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

**+1.0%**

Current Median Price: \$965,000  
Previous Median Price: \$955,000

Based on 117 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**61**

Based on recorded House sales within the 12 months (Financial Year 2025)

Based on a rolling 12 month period and may differ from calendar year statistics

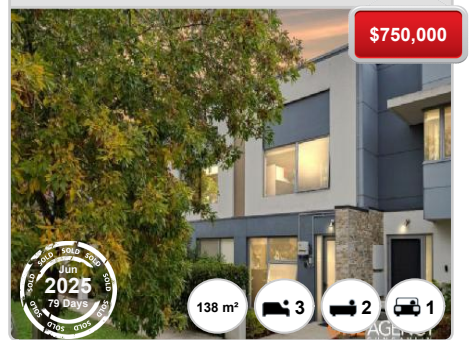
8 MOONDARRA ST



9 LARPENT ST



16 MORNINGTON ST



33 BARRINGTON CRES



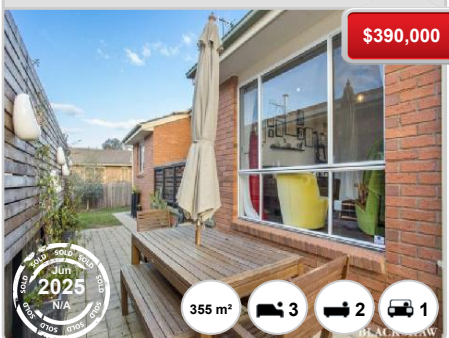
66 MORNINGTON ST



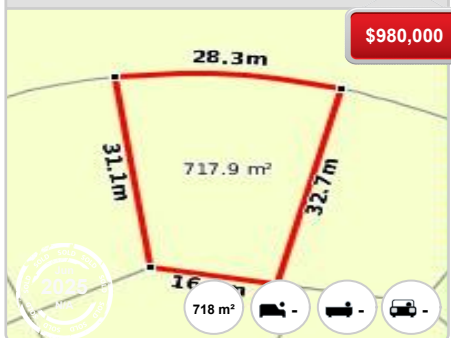
17 BUCKINGHAM ST



6 GRACE PL



26 LENNARD ST



5 MARRETT ST





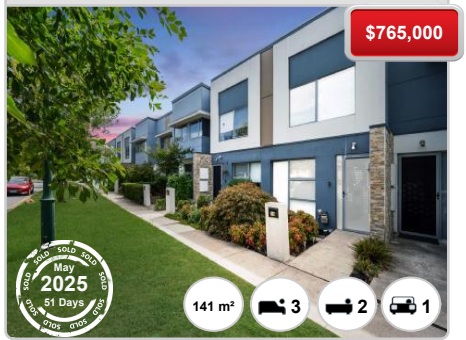
12 CORRINGLE CL



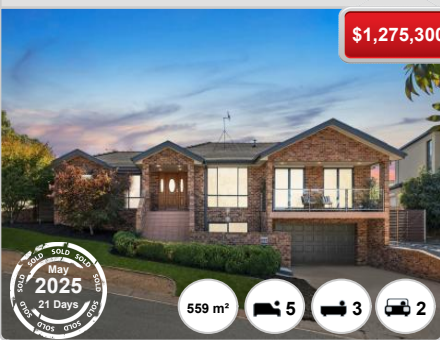
7 NEWSTEAD ST



26 MORNINGTON ST



49 PROSERPINE ST



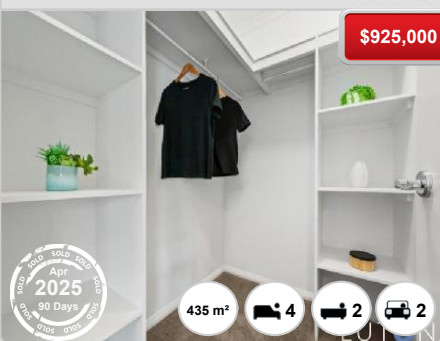
16 MOONDARRA ST



11 DIAMOND ST



13 BUCKINGHAM ST



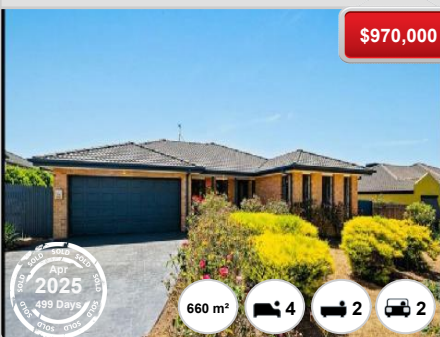
18 WANDERER CRT



5 LENNARD ST



48 KATHERINE AVE



35 SANDOVER CCT



7 ANNAN CL



# AMAROO - Properties For Rent

Median Rental Price

\$715 /w

Based on 65 recorded House rentals within the last 12 months (Financial Year 2025)

Based on a rolling 12 month period and may differ from calendar year statistics

Rental Yield

+3.9%

Current Median Price: \$965,000  
Current Median Rent: \$715

Based on 61 recorded House sales and 65 House rentals compared over the last 12 months


Number of Rentals

65


Based on recorded House rentals within the last 12 months (Financial Year 2025)

Based on a rolling 12 month period and may differ from calendar year statistics

1 DEE STREET




\$800 per week




569 m<sup>2</sup> 4 2 2

12 TUROSS CLOSE




\$795 per week




844 m<sup>2</sup> 4 2 2

5 NARRAN STREET



\$730 per week



643 m<sup>2</sup> 4 2 2

14/23 CARSTAIRS CIRCUIT



\$750 per week



285 m<sup>2</sup> 4 2 2

29 Benaroon Circuit




\$875 per week




611 m<sup>2</sup> 5 2 2

119 KATHERINE AVENUE



1500 per week



4 2 4