

Suburb flyover report

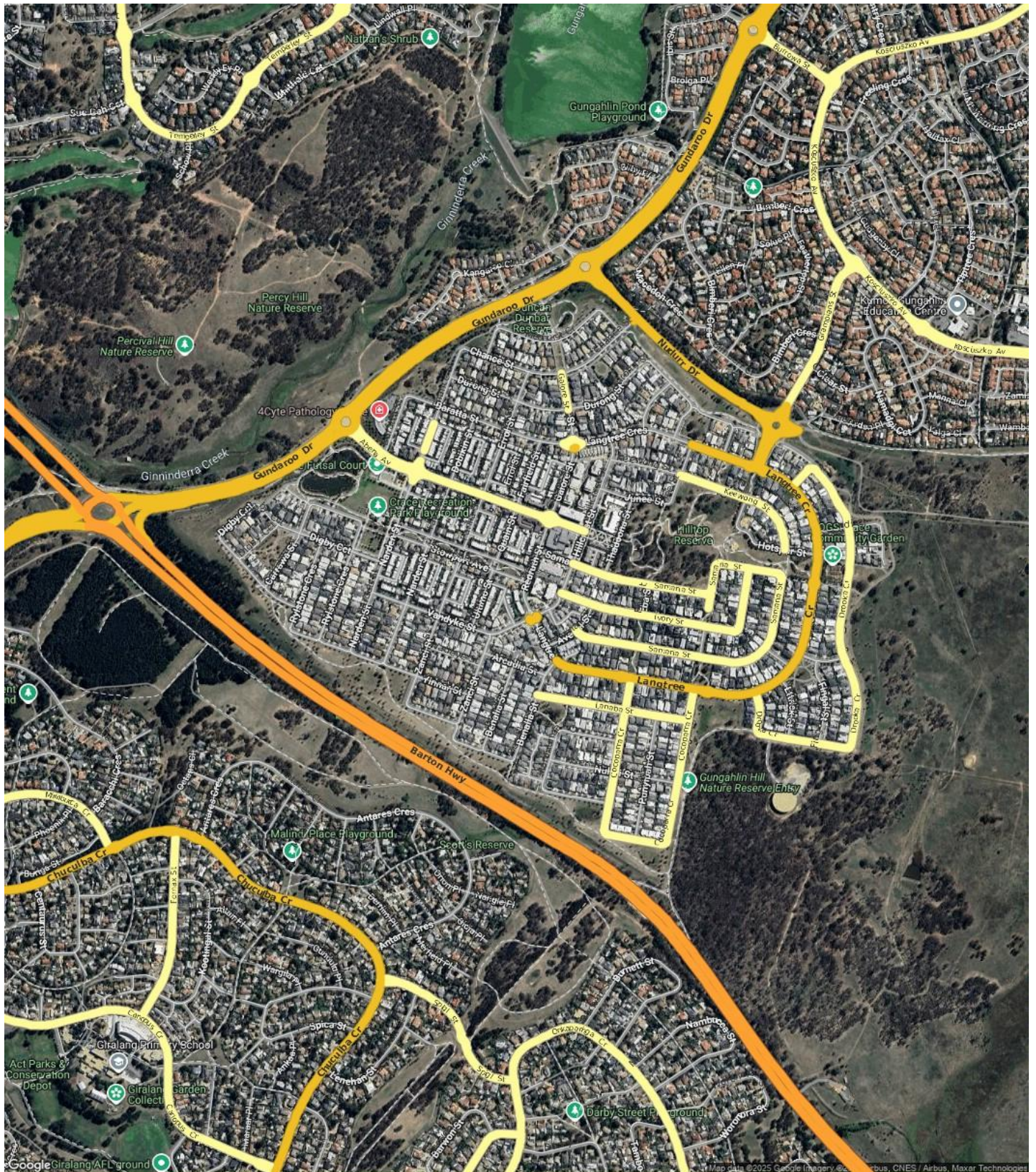
CRACE (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



CRACE - 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 (pricfinder.com.au)

The materials are provided as an information source only. © The Property Insights are Territory Data, which is the property of the Australian Capital Territory. No part of it may in any form or by any means (electronic, mechanical, microcopying, photocopying, recording or otherwise) be reproduced, stored in a retrieval system or transmitted without prior permission. Enquiries should be directed to: Manager, Customer Services, Environment and Planning Directorate, GPO Box 158, Canberra ACT 2601.

CRACE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2009	85	\$ 124,000	0.0 %	\$ 65,000	\$ 636,000
2010	74	\$ 316,500	155.2 %	\$ 65,000	\$ 822,426
2011	109	\$ 410,000	29.5 %	\$ 77,000	\$ 805,000
2012	69	\$ 540,000	31.7 %	\$ 91,000	\$ 783,590
2013	102	\$ 560,250	3.8 %	\$ 267,500	\$ 1,200,000
2014	72	\$ 654,500	16.8 %	\$ 397,000	\$ 920,000
2015	84	\$ 694,500	6.1 %	\$ 350,000	\$ 1,470,000
2016	63	\$ 675,000	-2.8 %	\$ 225,000	\$ 1,220,000
2017	76	\$ 775,000	14.8 %	\$ 95,000	\$ 1,257,000
2018	51	\$ 780,000	0.6 %	\$ 417,000	\$ 1,625,000
2019	50	\$ 772,500	-1.0 %	\$ 420,000	\$ 1,461,000
2020	80	\$ 808,006	4.6 %	\$ 250,000	\$ 1,630,000
2021	80	\$ 935,000	15.7 %	\$ 380,000	\$ 3,125,430
2022	94	\$ 868,000	-7.2 %	\$ 650,000	\$ 2,825,000
2023	51	\$ 1,158,000	33.4 %	\$ 340,000	\$ 1,908,000
2024	76	\$ 1,140,000	-1.6 %	\$ 610,000	\$ 2,190,000
2025	32	\$ 1,068,750	-6.2 %	\$ 530,000	\$ 1,850,000

Median Sale Price

\$1.11m

Based on 78 recorded House sales within the last 12 months (Financial Year 2025)

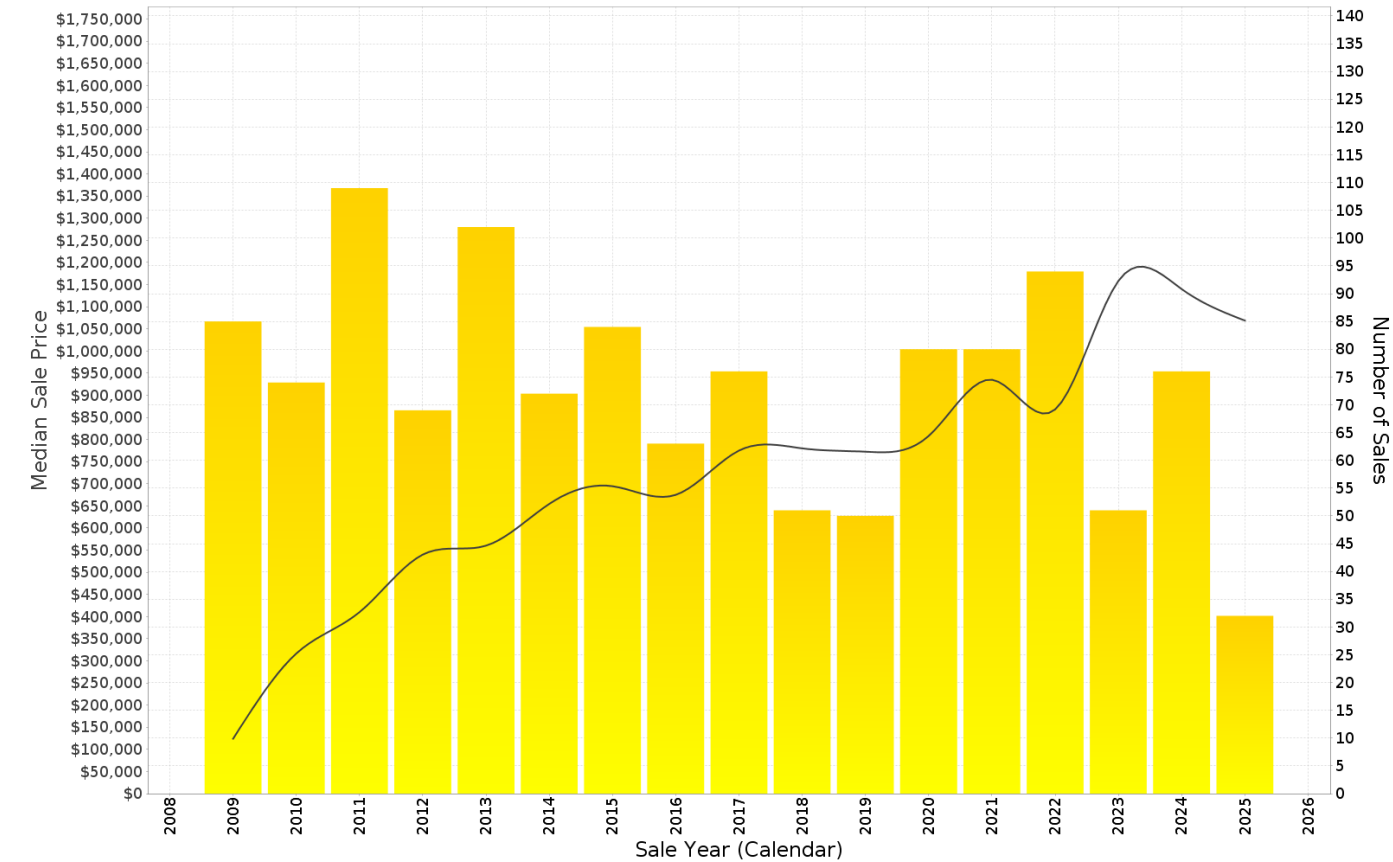
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

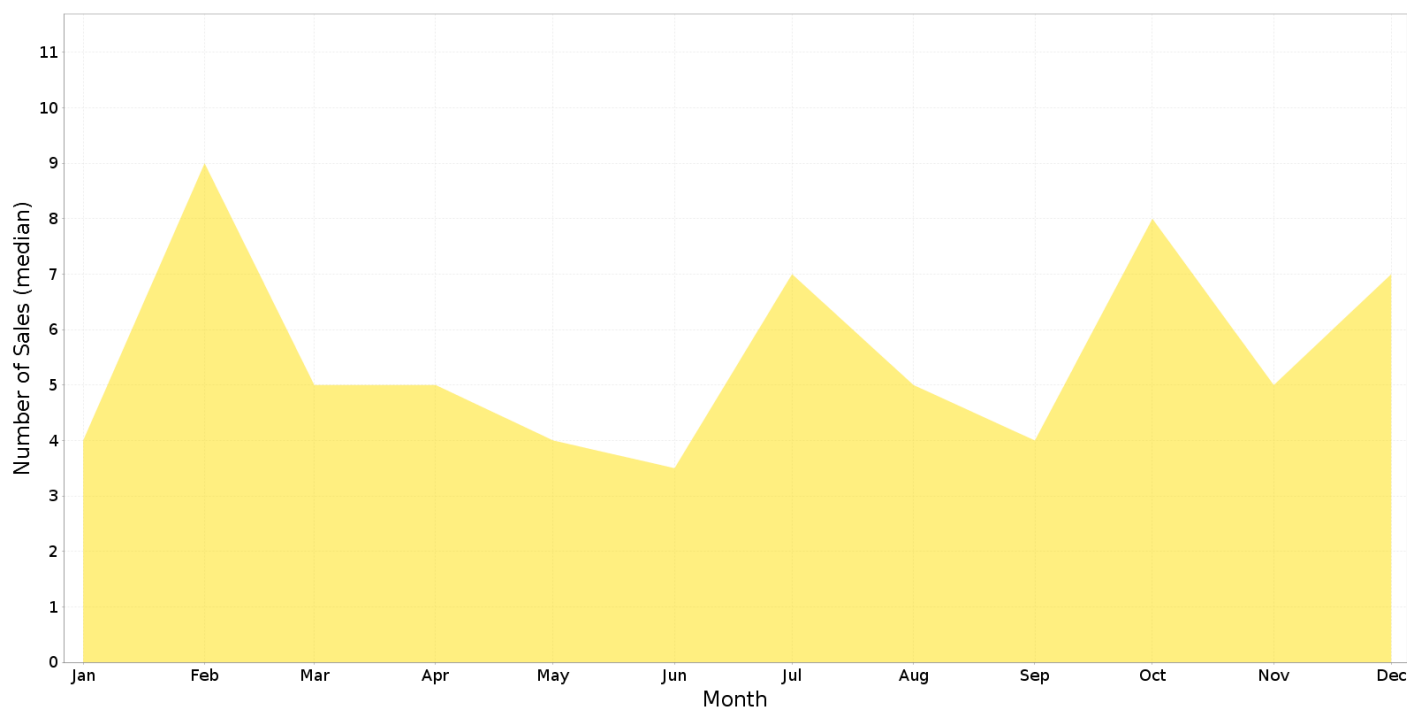
+2.1%

Current Median Price: \$1,112,500
Previous Median Price: \$1,090,000

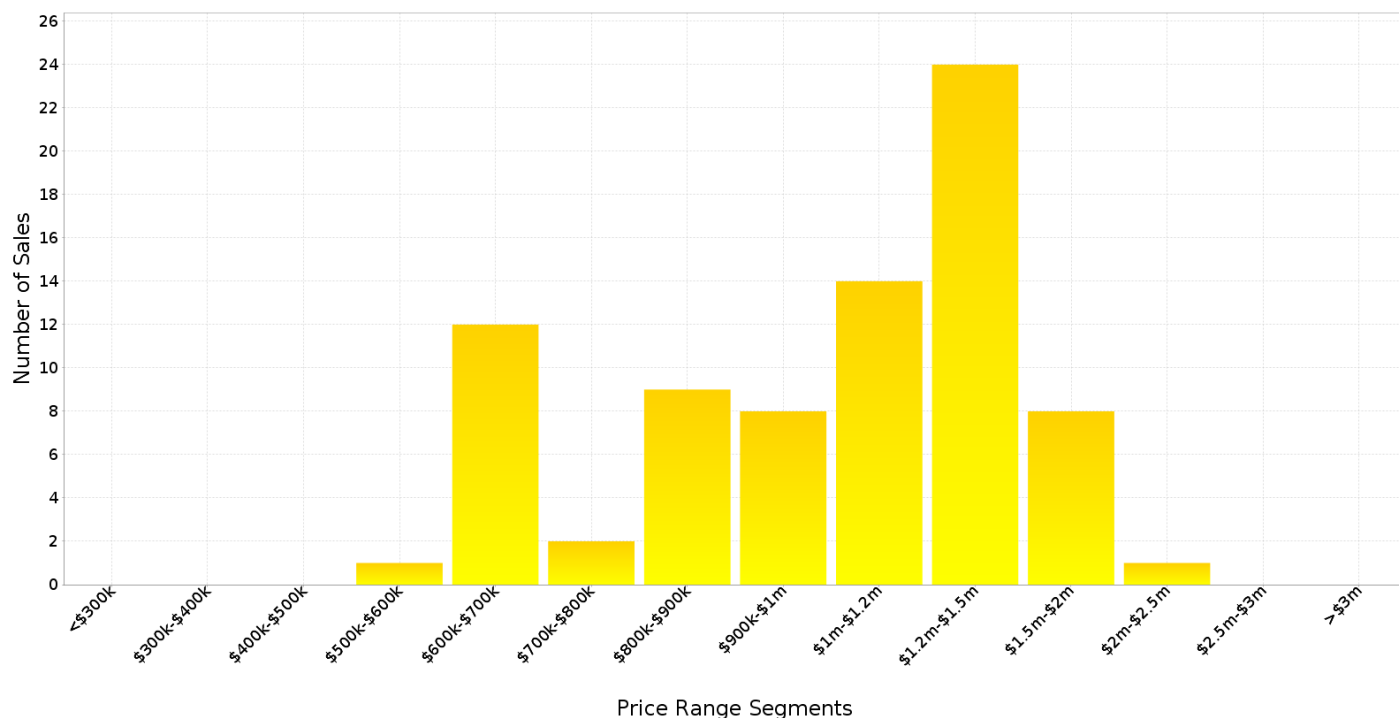
Based on 139 recorded House sales compared over the last two rolling 12 month periods



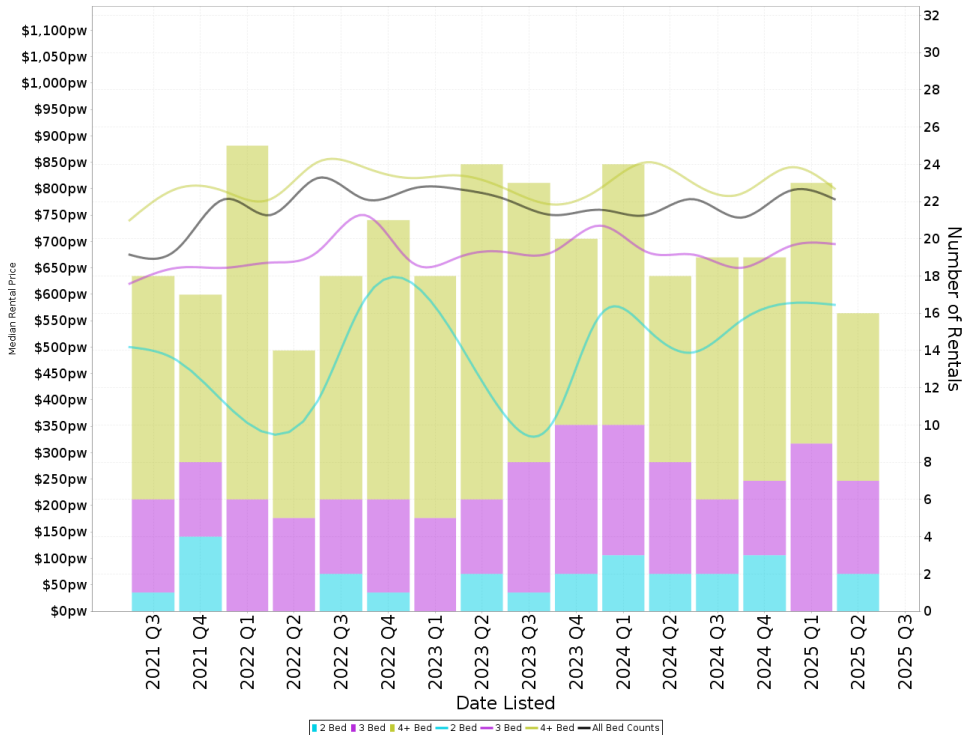
CRACE - Peak Selling Periods (3 years)



CRACE - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+2.1%

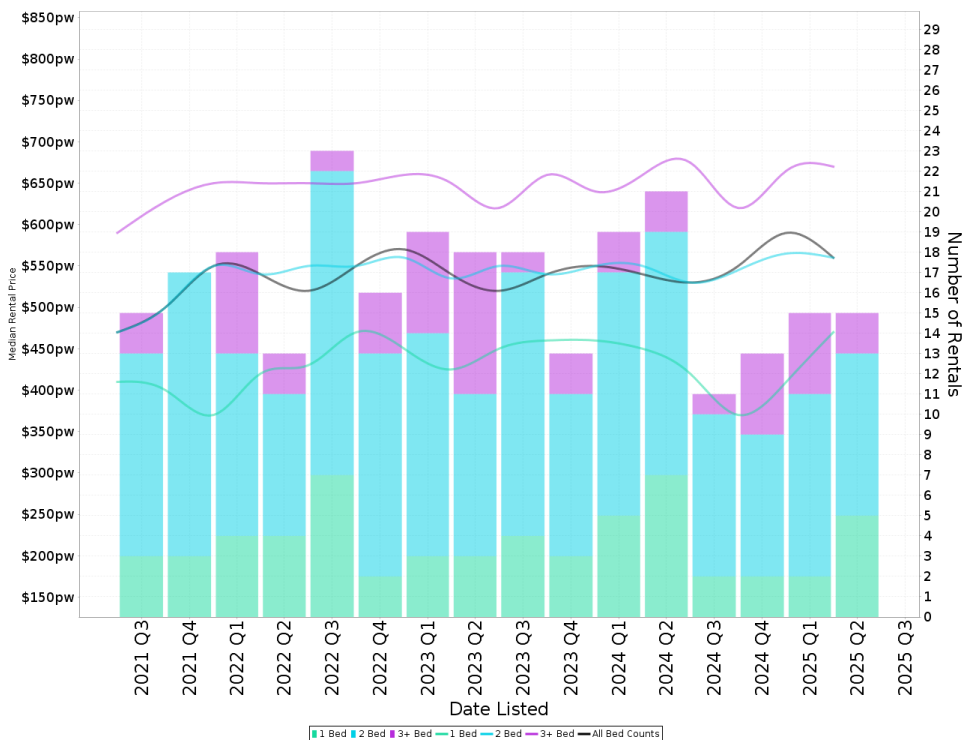
Current Median Price: \$1,112,500
Previous Median Price: \$1,090,000
 Based on 139 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.6%

Current Median Price: \$1,112,500
Current Median Rent: \$780
 Based on 77 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+1.8%

Current Median Price: \$417,500
Previous Median Price: \$410,000
 Based on 32 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+6.9%

Current Median Price: \$417,500
Current Median Rent: \$550
 Based on 54 registered Unit rentals compared over the last 12 months.

CRACE - Recently Sold Properties

Median Sale Price

\$1.11m

Based on 78 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

+2.1%

Current Median Price: \$1,112,500
Previous Median Price: \$1,090,000

Based on 139 recorded House sales compared over the last two rolling 12 month periods

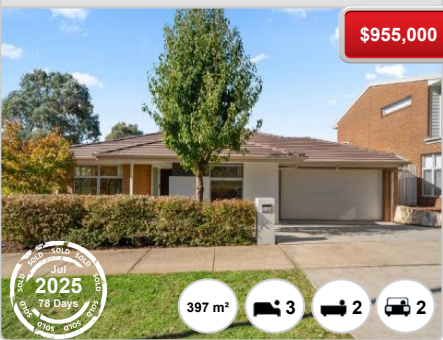
Sold Properties

78

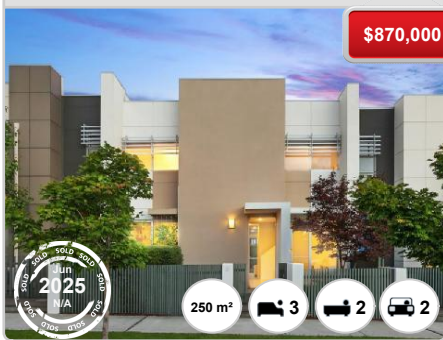
Based on recorded House sales within the 12 months (Financial Year 2025)

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

43 DIGBY CCT



8 CHANCE ST



53 STOWPORT ST



88 ZANCI ST



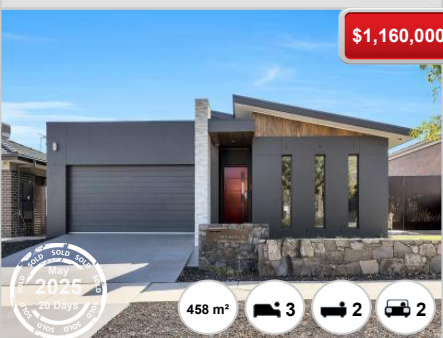
10 REDRUTH ST



67 ZANCI ST



29 LANABA ST



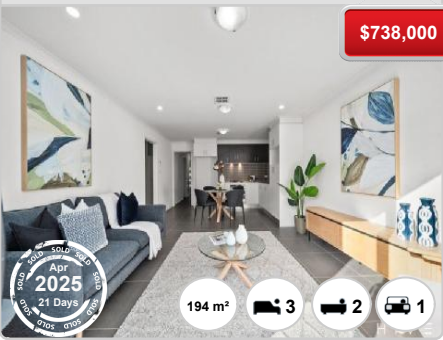
71 CHANCE ST



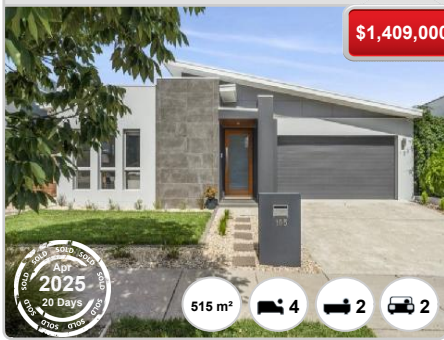
49 BENALLA ST



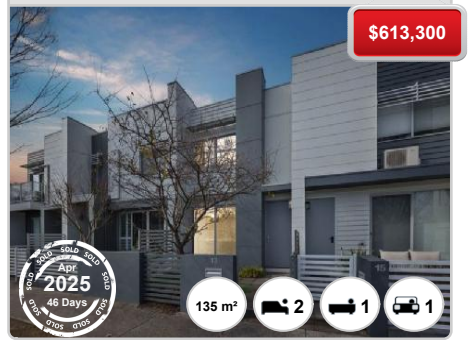
52 COCOPARRA CRES



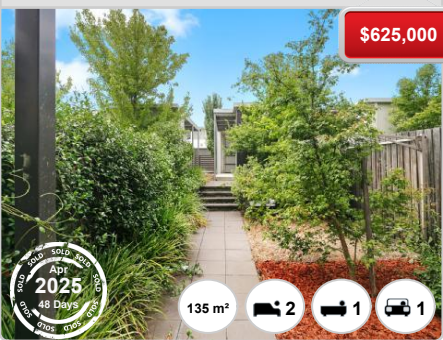
105 SAMARIA ST



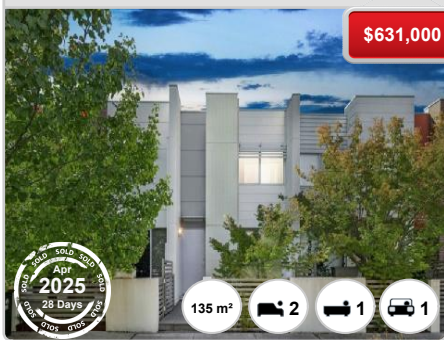
13 NARDEN ST



138 NARDEN ST



20 FAIRFIELD ST



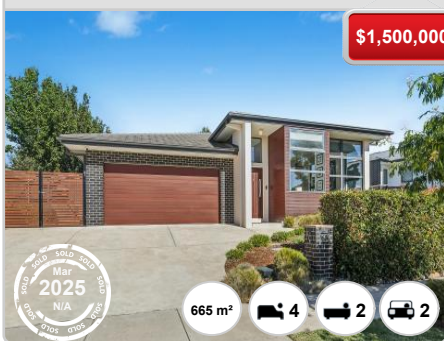
12 COCOPARRA CRES



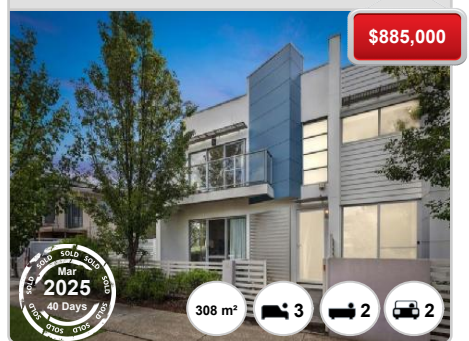
40 LANGTREE CRES



66 DROOKA CRES



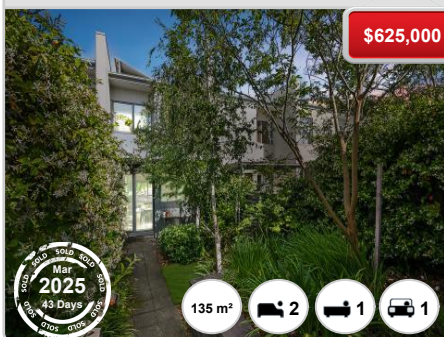
5 FAIRFIELD ST



72 SAMARIA ST



19 QUAIN ST



176 LANGTREE CRES



CRACE - Properties For Rent

Median Rental Price

\$780 /w

Based on 77 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

+3.6%

Current Median Price: \$1,112,500
Current Median Rent: \$780

Based on 78 recorded House sales and 77 House rentals compared over the last 12 months

Number of Rentals

77

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

