

Suburb flyover report

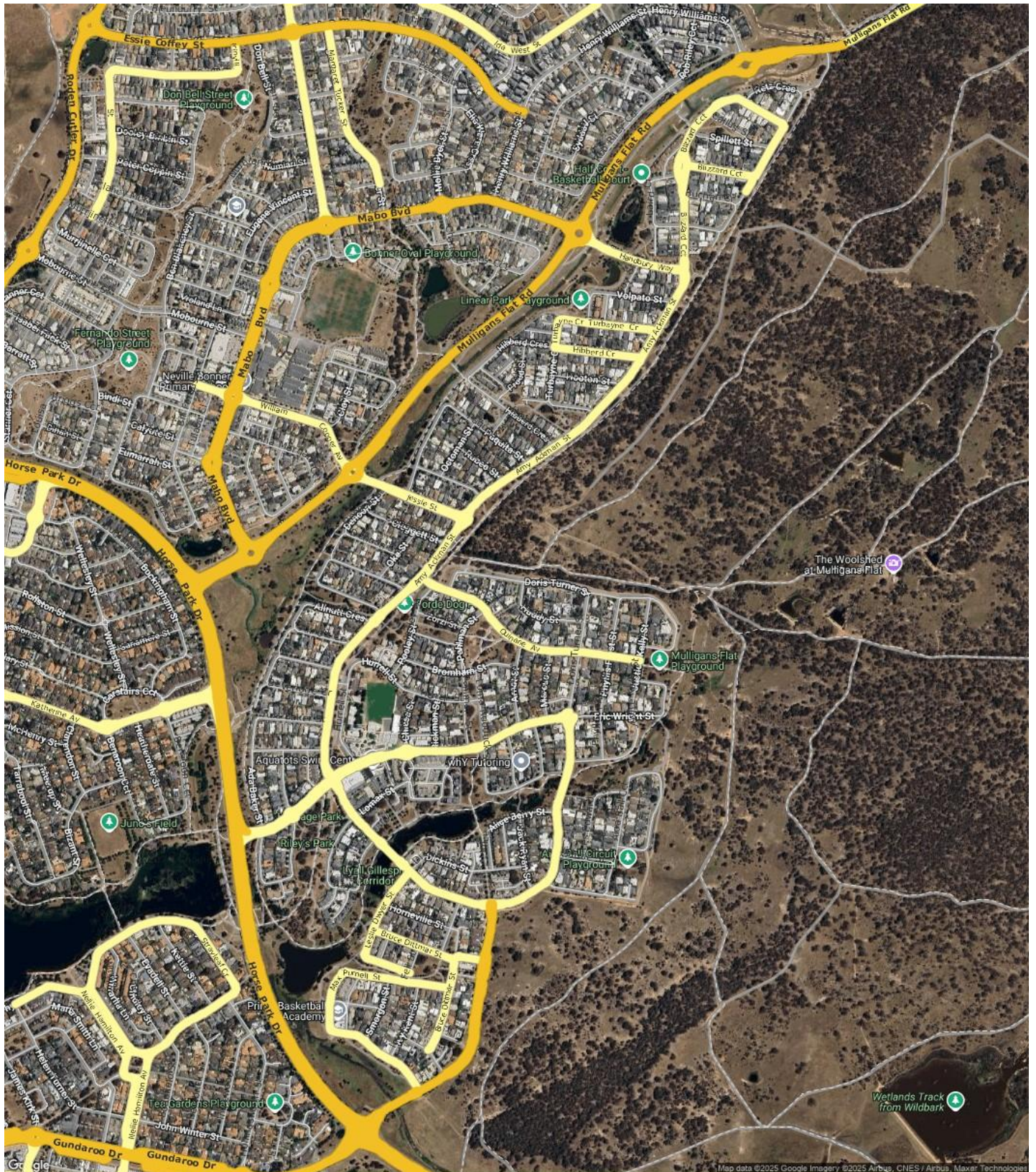
FORDE (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



FORDE - Suburb Map



FORDE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	15	\$ 212,000	0.0 %	\$ 140,000	\$ 550,000
2008	39	\$ 545,000	157.1 %	\$ 176,000	\$ 709,000
2009	98	\$ 546,000	0.2 %	\$ 196,000	\$ 917,000
2010	58	\$ 597,400	9.4 %	\$ 230,000	\$ 930,000
2011	57	\$ 595,000	-0.4 %	\$ 120,000	\$ 993,000
2012	93	\$ 579,000	-2.7 %	\$ 8,000	\$ 900,000
2013	114	\$ 622,500	7.5 %	\$ 90,000	\$ 1,007,500
2014	93	\$ 639,950	2.8 %	\$ 174,000	\$ 1,030,000
2015	69	\$ 703,000	9.9 %	\$ 327,500	\$ 1,225,000
2016	78	\$ 702,500	-0.1 %	\$ 410,000	\$ 1,270,000
2017	67	\$ 800,000	13.9 %	\$ 327,000	\$ 1,400,000
2018	67	\$ 812,000	1.5 %	\$ 437,000	\$ 2,035,000
2019	83	\$ 785,000	-3.3 %	\$ 410,000	\$ 1,490,000
2020	66	\$ 798,500	1.7 %	\$ 201,343	\$ 2,150,000
2021	70	\$ 1,117,500	39.9 %	\$ 300,000	\$ 2,300,000
2022	58	\$ 1,167,500	4.5 %	\$ 516,000	\$ 2,360,000
2023	72	\$ 1,152,500	-1.3 %	\$ 650,000	\$ 2,350,000
2024	49	\$ 1,145,000	-0.7 %	\$ 600,000	\$ 3,240,000
2025	22	\$ 932,500	-18.6 %	\$ 682,000	\$ 1,930,000

Median Sale Price

\$1.01m

Based on 45 recorded House sales within the last 12 months (Financial Year 2025)

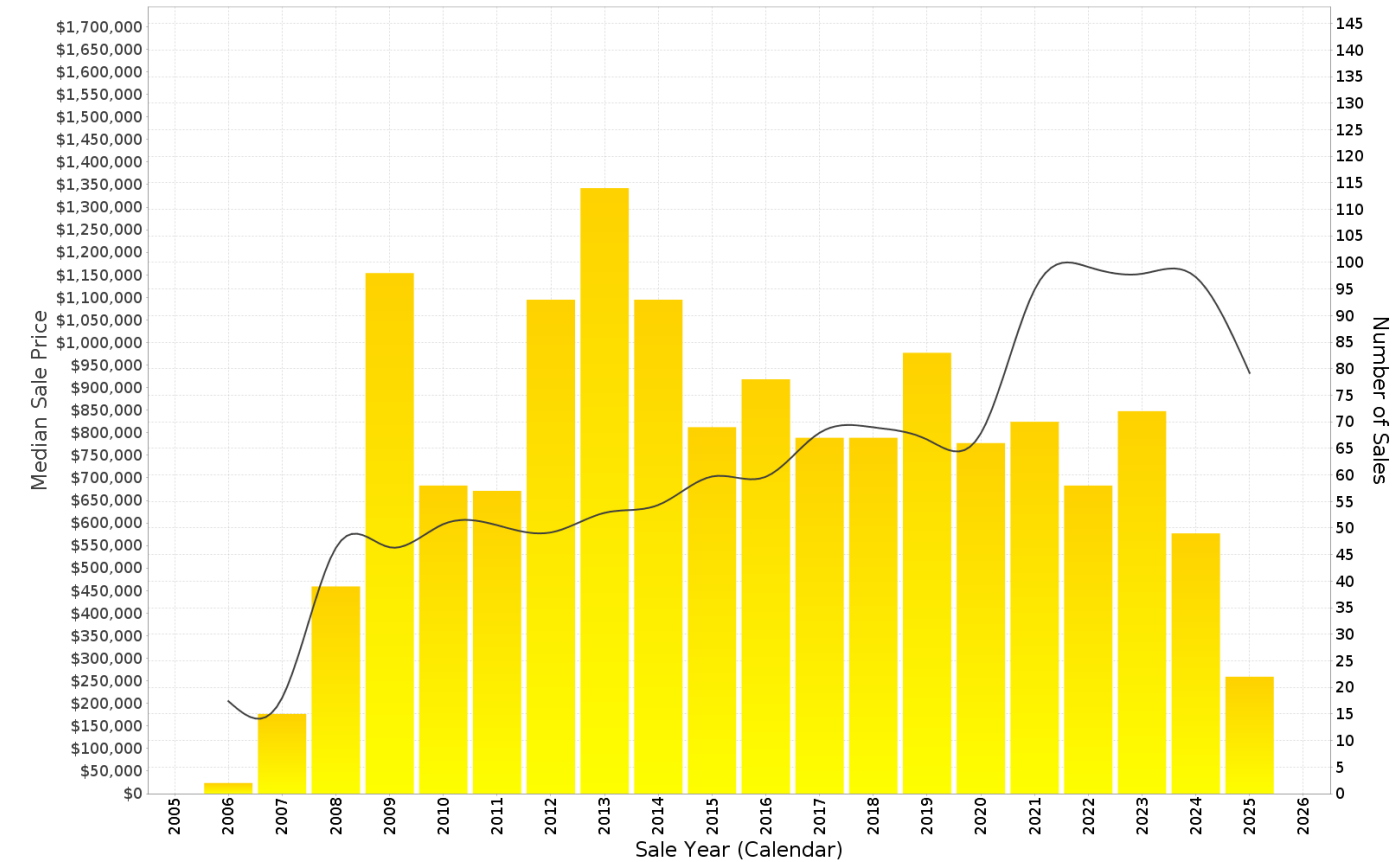
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

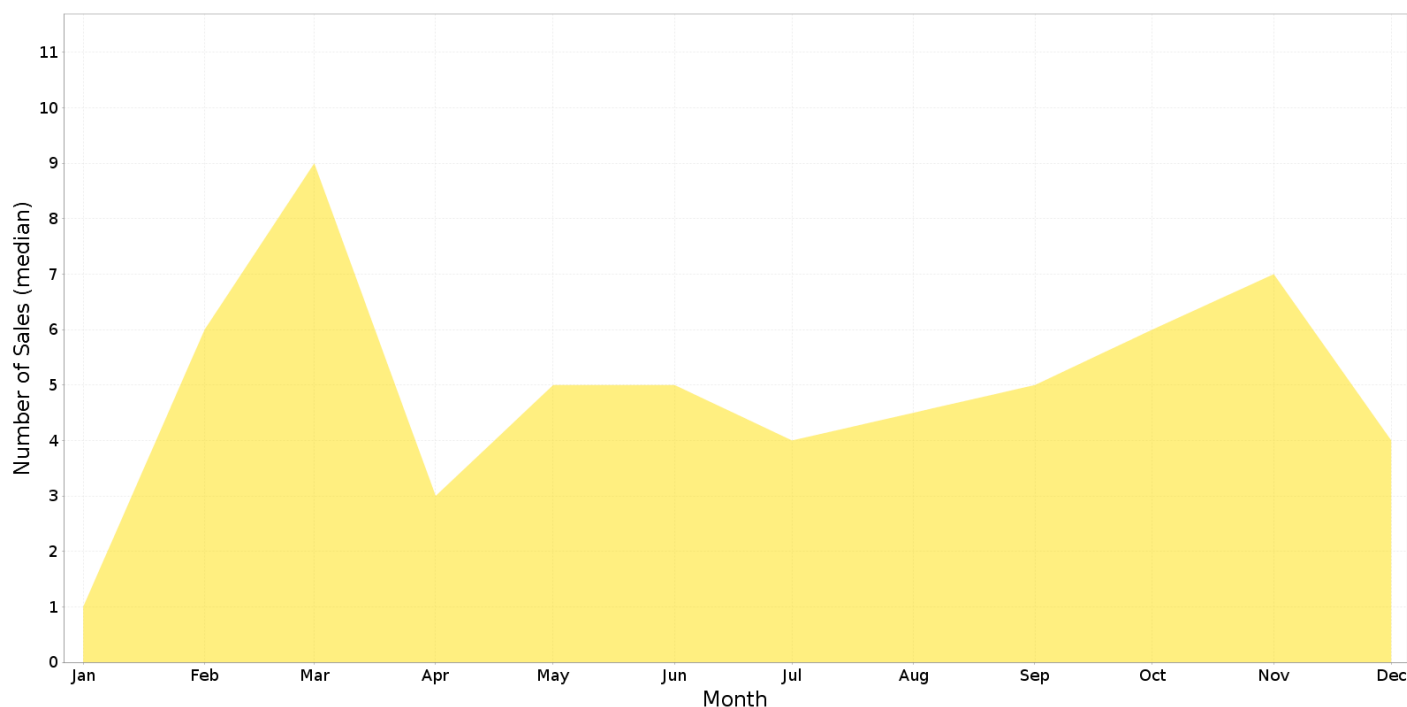
-11.8%

Current Median Price: \$1,013,750
Previous Median Price: \$1,150,000

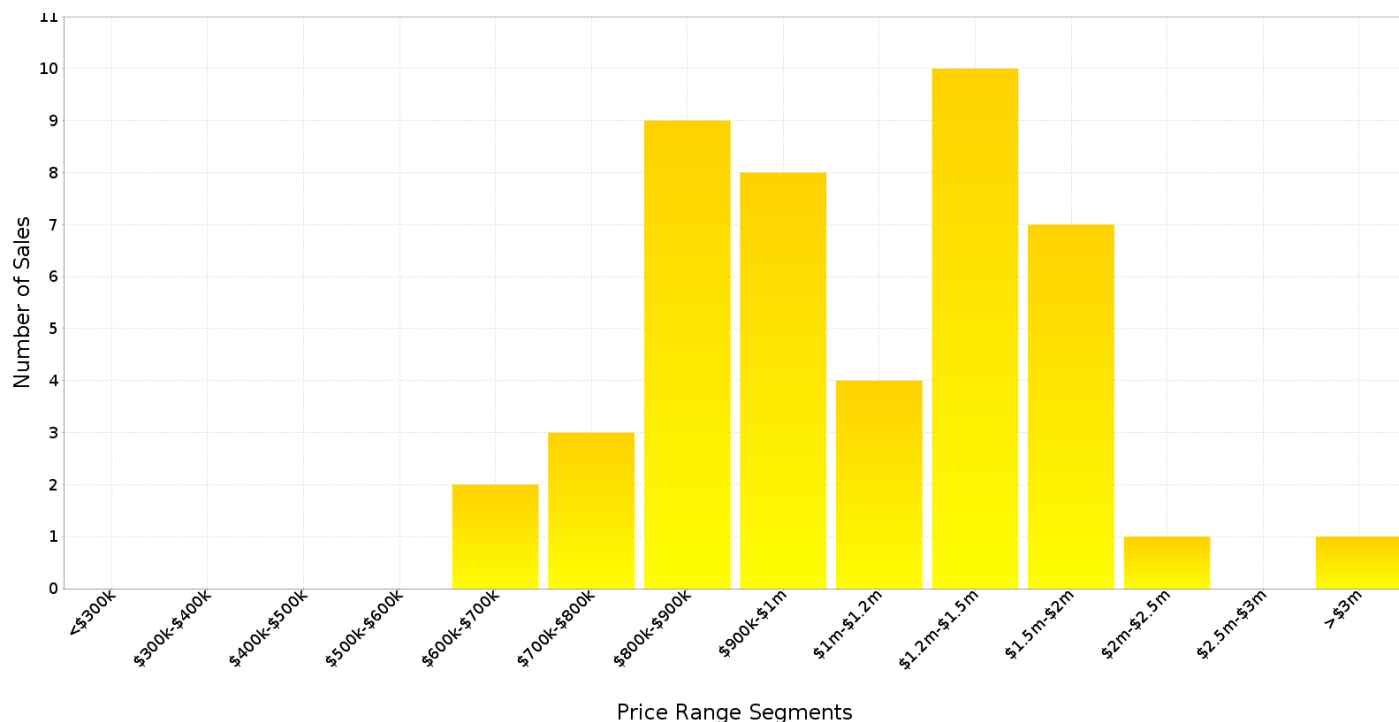
Based on 107 recorded House sales compared over the last two rolling 12 month periods



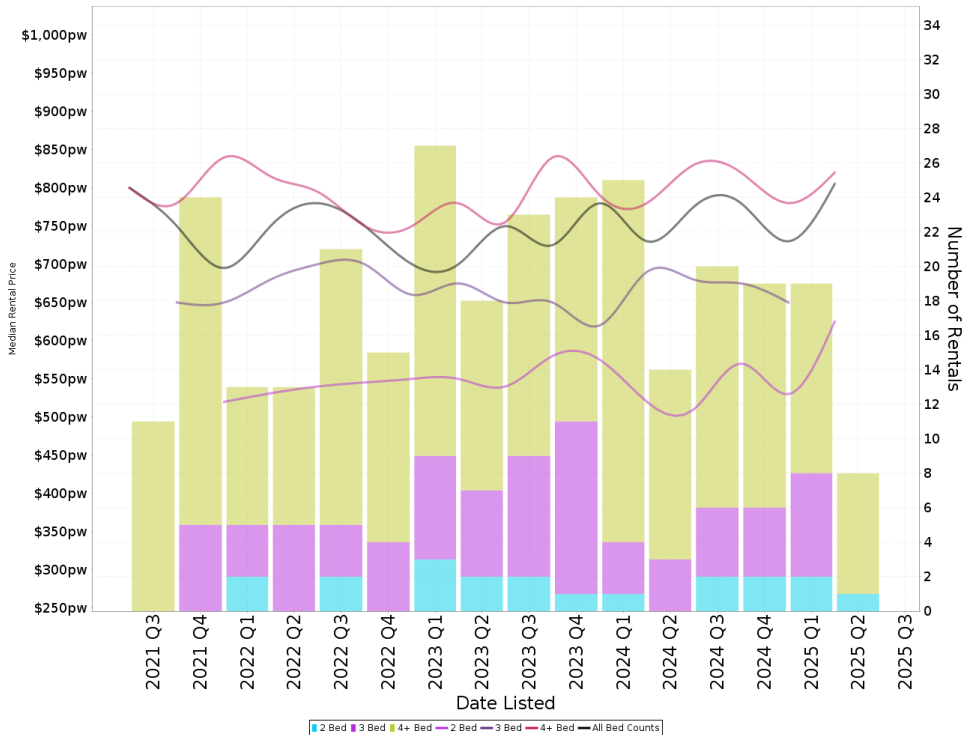
FORDE - Peak Selling Periods (3 years)



FORDE - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-11.8%

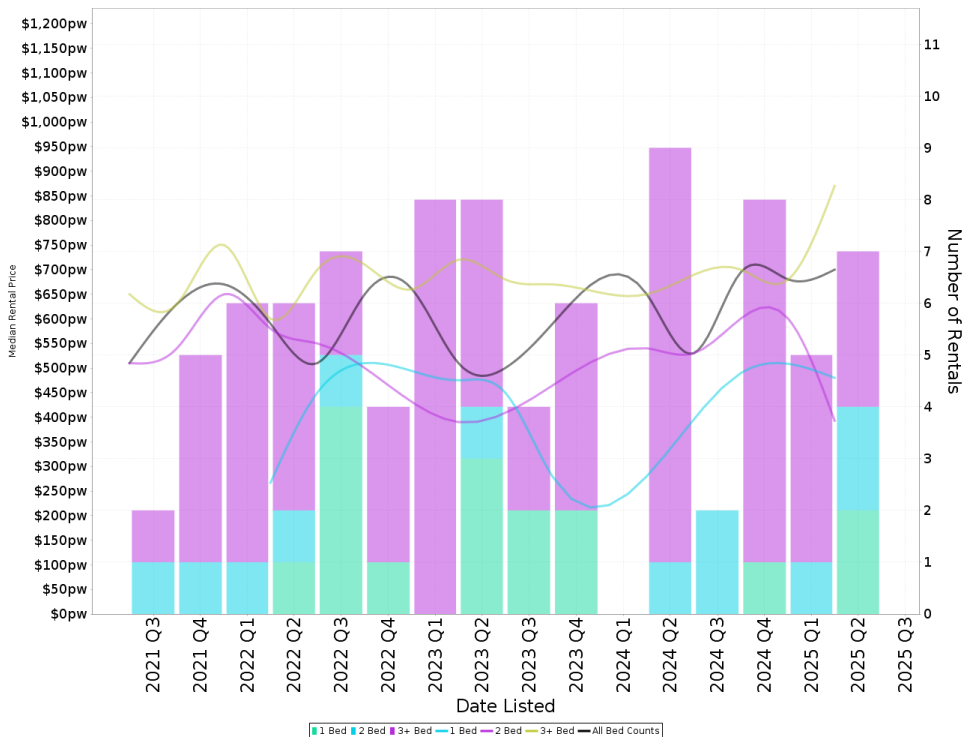
Current Median Price: \$1,013,750
Previous Median Price: \$1,150,000
Based on 107 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.9%

Current Median Price: \$1,013,750
Current Median Rent: \$770
Based on 66 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-1.6%

Current Median Price: \$828,000
Previous Median Price: \$841,500
Based on 28 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.3%

Current Median Price: \$828,000
Current Median Rent: \$690
Based on 22 registered Unit rentals compared over the last 12 months.

FORDE - Recently Sold Properties

Median Sale Price

\$1.01m

Based on 45 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

-11.8%

Current Median Price: \$1,013,750
Previous Median Price: \$1,150,000

Based on 107 recorded House sales compared over the last two rolling 12 month periods

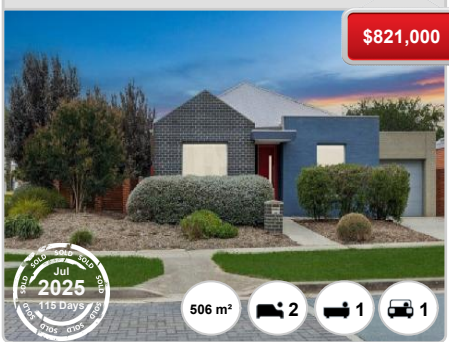
Sold Properties

45

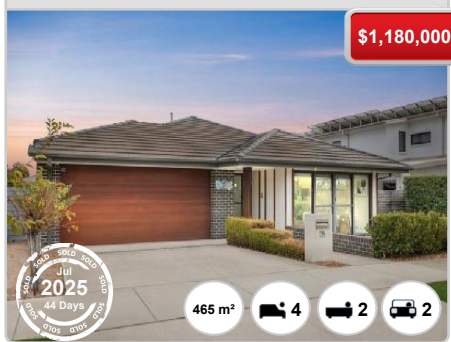
Based on recorded House sales within the 12 months (Financial Year 2025)

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

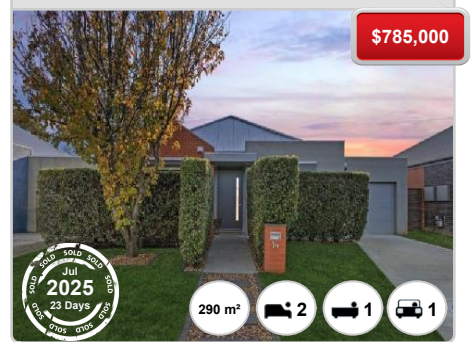
1 ERIC WRIGHT ST



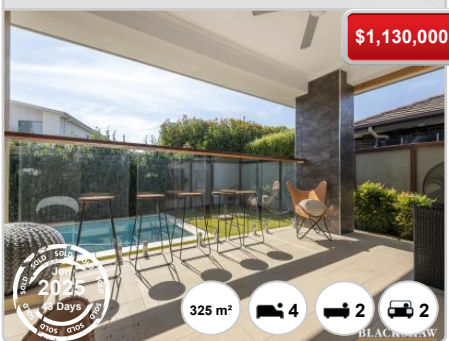
25 BLIZZARD CCT



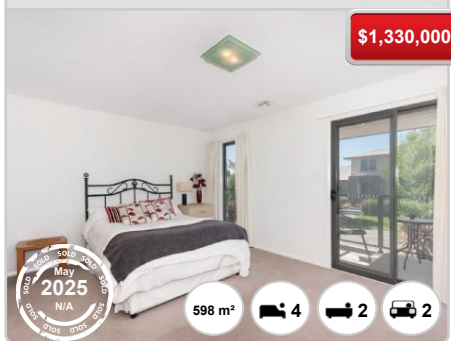
14 RIDDING ST



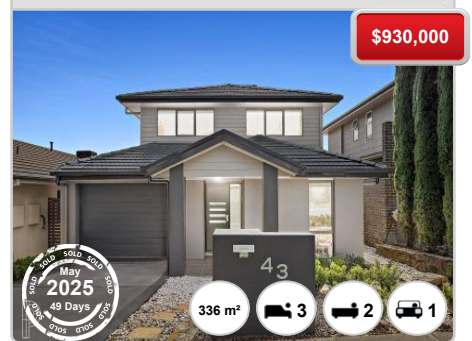
5 HORNEVILLE ST



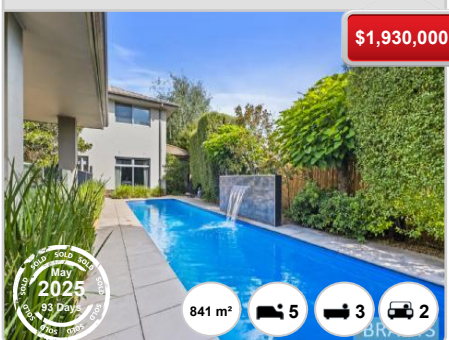
52 HURRELL ST



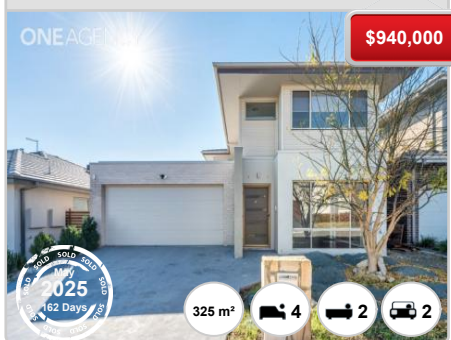
43 ADA BAKER ST



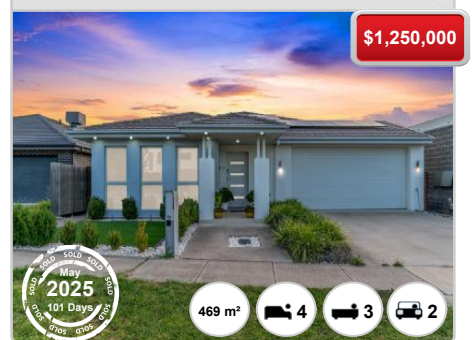
14 DENOON ST



10 HOOTON ST



31 HIBBERD CRES



50 MAX PURNELL ST

\$925,000

216 m² 4 2 2

SOLD Mar 2025 117 Days

20 HOOTON ST

\$836,000

286 m² 3 2 1

SOLD Apr 2025 117 Days

21 PHYLLIS FROST ST

\$1,500,000

674 m² 5 3 2

SOLD Mar 2025 45 Days

44 HIBBERD CRES

\$865,000

398 m² 3 2 2

SOLD Mar 2025 N/A

98 ZAKHAROV AVE

\$1,550,000

686 m² 4 2 2

SOLD Mar 2025 55 Days

8 RUBEO ST

\$842,000

327 m² 3 2 1

SOLD Mar 2025 27 Days

9 LOMA RUDDUCK ST

\$960,000

390 m² 3 2 2

SOLD Mar 2025 69 Days

13 JACK RYAN ST

\$1,290,000

472 m² 4 2 2

SOLD Mar 2025 10 Days

8 LAIRD CRES

\$1,740,000

604 m² 4 2 3

SOLD Mar 2025 266 Days

24 CLEGGETT ST

\$850,000

315 m² 3 2 1

SOLD Mar 2025 50 Days

15 BRUCE DITTMAR ST

\$825,000

286 m² 3 2 1

SOLD Mar 2025 34 Days

71 BLIZZARD CCT

\$1,330,000

638 m² 4 2 2

SOLD Feb 2025 69 Days

FORDE - Properties For Rent

Median Rental Price

\$770 /w

Based on 66 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: \$1,013,750
Current Median Rent: \$770

Based on 45 recorded House sales and 66 House rentals compared over the last 12 months

Number of Rentals

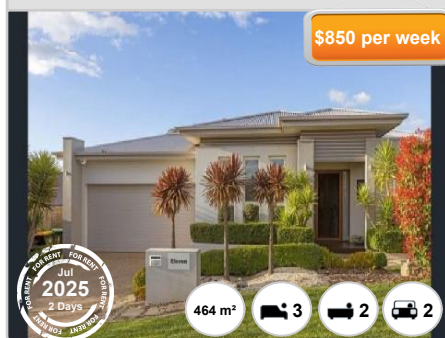
66

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

11 BROMHAM STREET

\$850 per week



464 m²

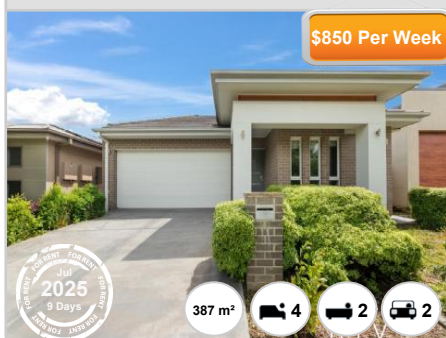
3

2

2

90 Blizzard Street

\$850 Per Week



387 m²

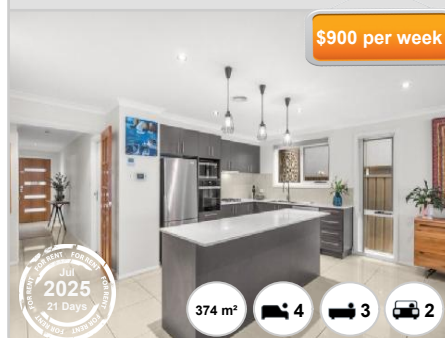
4

2

2

45 ADA BAKER STREET

\$900 per week



374 m²

4

3

2

22 Buchan Crescent

\$755 per week



412 m²

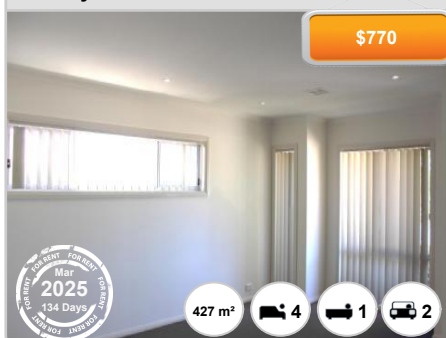
4

2

2

45 Amy Ackman Street

\$770



427 m²

4

1

2