

Suburb flyover report

BRADDON (UNIT)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



BRADDON - 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)

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BRADDON - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2007	273	\$ 360,000	0.0 %	\$ 111,666	\$ 950,500
2008	139	\$ 391,000	8.6 %	\$ 105,000	\$ 1,550,000
2009	157	\$ 402,500	2.9 %	\$ 190,000	\$ 650,000
2010	219	\$ 450,000	11.8 %	\$ 175,000	\$ 1,131,900
2011	241	\$ 420,000	-6.7 %	\$ 194,000	\$ 2,359,225
2012	201	\$ 430,000	2.4 %	\$ 60,000	\$ 3,445,000
2013	202	\$ 428,700	-0.3 %	\$ 5,173	\$ 3,622,781
2014	178	\$ 439,950	2.6 %	\$ 103,460	\$ 1,660,000
2015	292	\$ 459,900	4.5 %	\$ 41,800	\$ 3,200,000
2016	220	\$ 461,250	0.3 %	\$ 46,500	\$ 60,000,000
2017	424	\$ 450,000	-2.4 %	\$ 19,000	\$ 11,500,000
2018	399	\$ 489,900	8.9 %	\$ 142,290	\$ 1,562,000
2019	569	\$ 678,000	38.4 %	\$ 192,500	\$ 78,088,207
2020	476	\$ 495,000	-27.0 %	\$ 195,000	\$ 1,580,000
2021	599	\$ 570,000	15.2 %	\$ 60,000	\$ 66,000,000
2022	404	\$ 605,000	6.1 %	\$ 274,000	\$ 6,500,000
2023	342	\$ 560,500	-7.4 %	\$ 25,000	\$ 11,100,000
2024	316	\$ 594,400	6.0 %	\$ 315,000	\$ 20,000,000
2025	121	\$ 600,000	0.9 %	\$ 77,500	\$ 1,285,000

Median Sale Price

\$589k

Based on 295 recorded Unit sales within the last 12 months (Financial Year 2025)

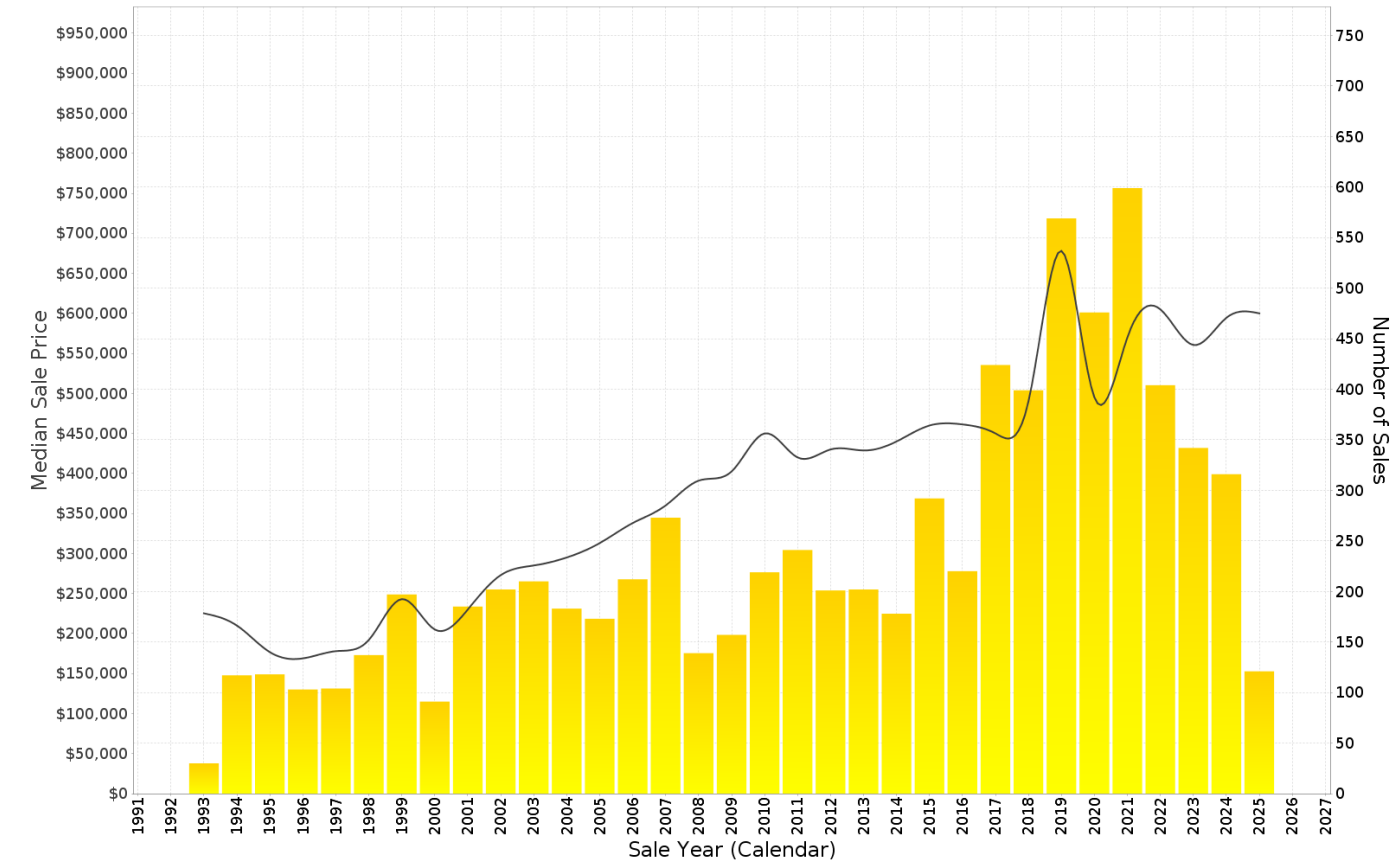
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

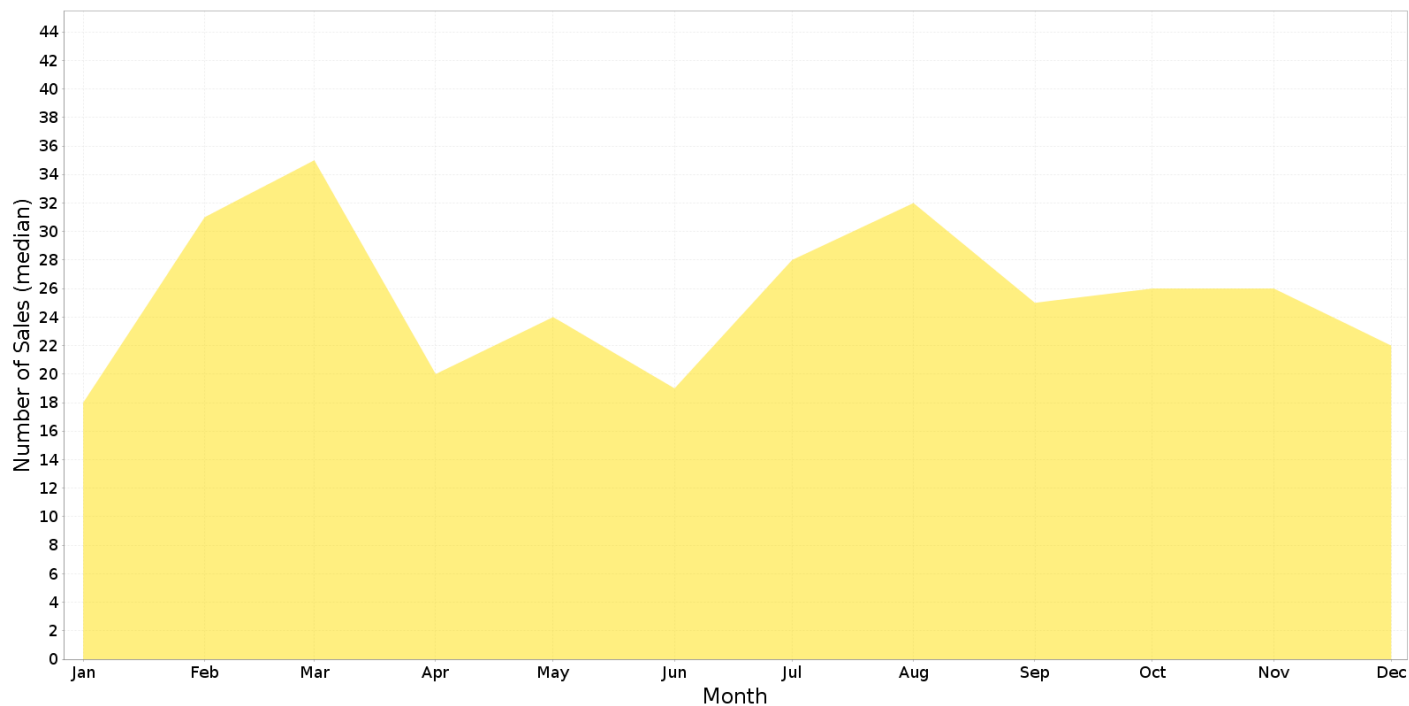
-2.7%

Current Median Price: \$588,800
Previous Median Price: \$605,250

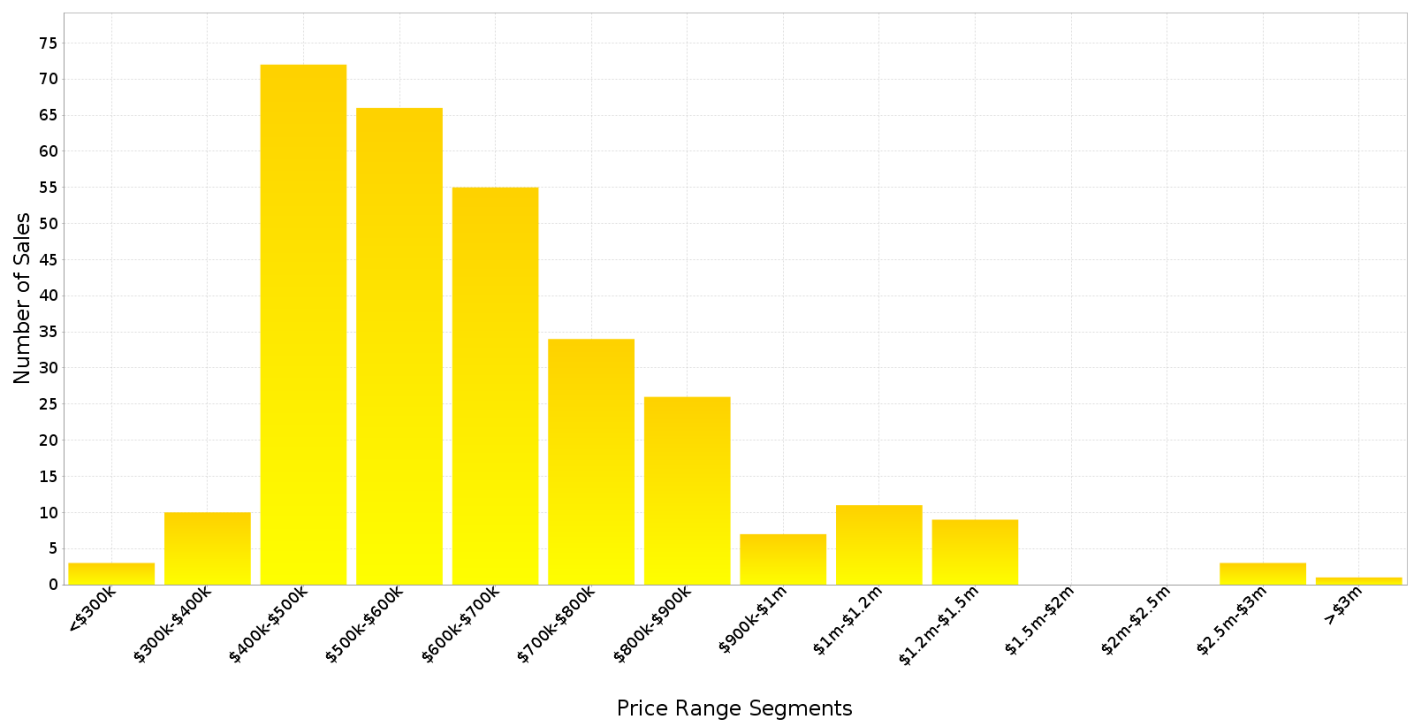
Based on 593 recorded Unit sales compared over the last two rolling 12 month periods



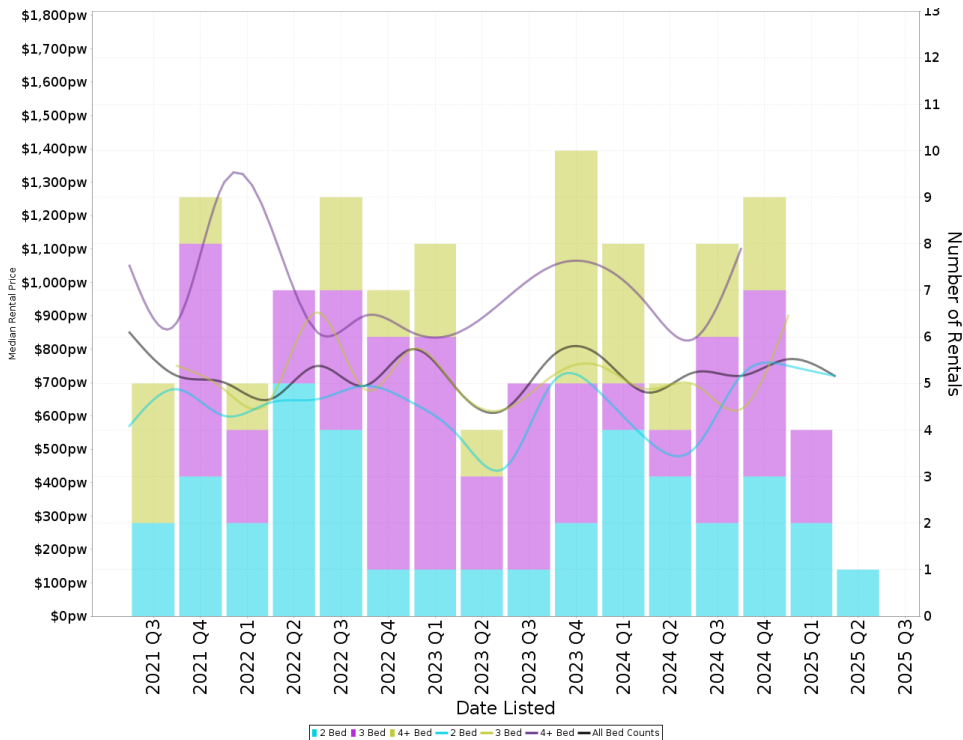
BRADDON - Peak Selling Periods (3 years)



BRADDON - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-17.6%

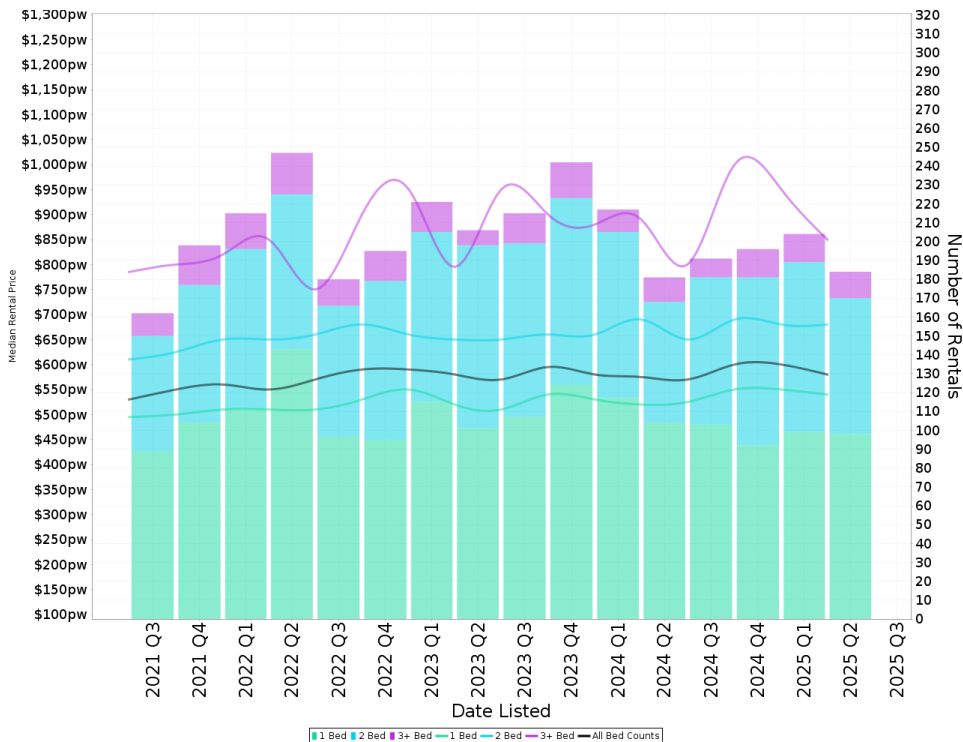
Current Median Price: \$1,202,500
Previous Median Price: \$1,460,000
Based on 20 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.2%

Current Median Price: \$1,202,500
Current Median Rent: \$750
Based on 22 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-2.7%

Current Median Price: \$588,800
Previous Median Price: \$605,250
Based on 593 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.2%

Current Median Price: \$588,800
Current Median Rent: \$590
Based on 775 registered Unit rentals compared over the last 12 months.

BRADDON - Recently Sold Properties

Median Sale Price

\$589k

Based on 295 recorded Unit 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

-2.7%

Current Median Price: \$588,800
Previous Median Price: \$605,250

Based on 593 recorded Unit sales compared over the last two rolling 12 month periods

Sold Properties

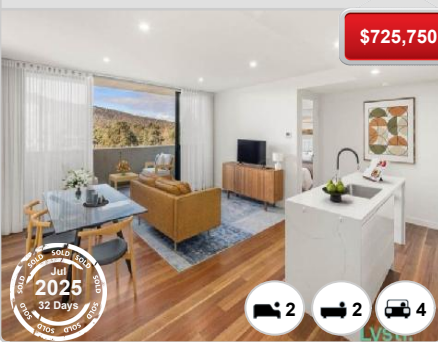
295

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

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

507/47 CURRONG STREET ST

\$725,750



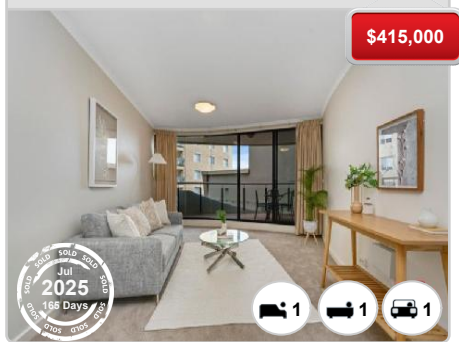
26/38 MORT ST

\$517,000



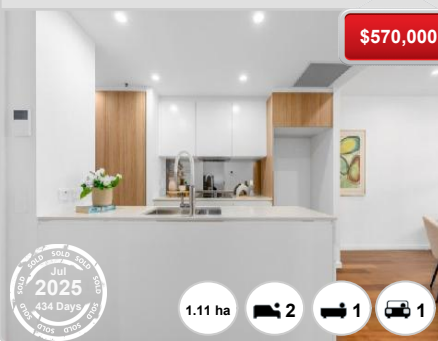
204/86 NORTHBOURNE AVE

\$415,000



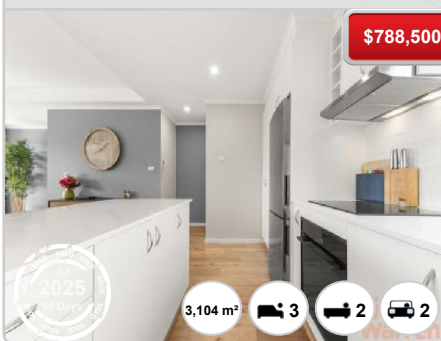
G07/55- CURRONG STREET ST

\$570,000



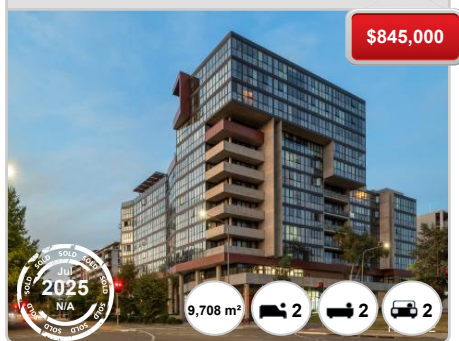
36/17 HELEMON ST

\$788,500



904/45 AINSIE AVE

\$845,000



LEVEL 3/307 CURRONG ST

\$540,000



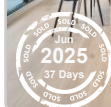
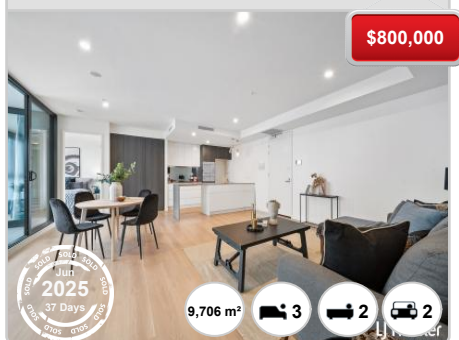
LEVEL 3 307/47 CURRONG ST

\$540,000



903/45 AINSIE AVE

\$800,000



122/84 NORTHBOURNE AVE

\$320,000

2,151 m²

1 1 1

726/1 ELOUERA ST

\$405,000

1 1 1

2/86 NORTHBOURNE AVE

\$535,000

4,180 m²

2 2 1

3/37 IPIMA ST

\$1,235,000

5,288 m²

4 3 2

12/34 TORRENS ST

\$450,000

1,045 m²

1 1 1

98/7 DONALDSON ST

\$647,000

8,207 m²

2 2 2

709/1 ELOUERA ST

\$420,500

1 1 1

213/32 MORT ST

\$750,000

2 2 2

21/90 LOWANNA ST

\$670,000

14 m²

- - -

22/90 LOWANNA ST

\$800,000

14 m²

- - -

193/1 ELOUERA ST

\$530,000

289 m²

- - -

55/7 DONALDSON ST

\$660,000

8,207 m²

2 2 2

BRADDON - Properties For Rent

Median Rental Price

\$590 /w

Based on 775 recorded Unit 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

+5.2%

Current Median Price: \$588,800
Current Median Rent: \$590

Based on 295 recorded Unit sales and 775 Unit rentals compared over the last 12 months

Number of Rentals

775

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

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

6/43 IJONG STREET

\$610 per week



3,502 m²

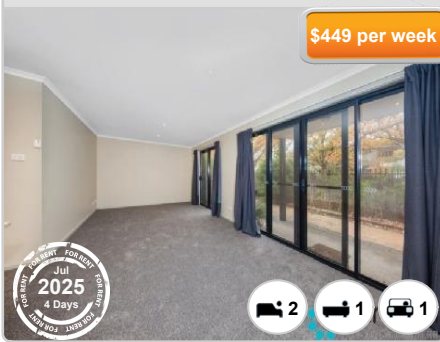
2

1

1

43/19 IJONG STREET

\$449 per week



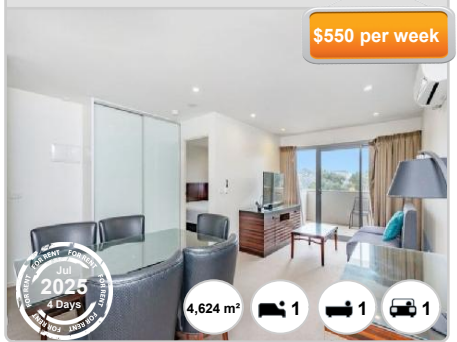
2

1

1

47/10 IPIMA STREET

\$550 per week



4,624 m²

1

1

1

53/28 TORRENS STREET

\$925 pw



5,866 m²

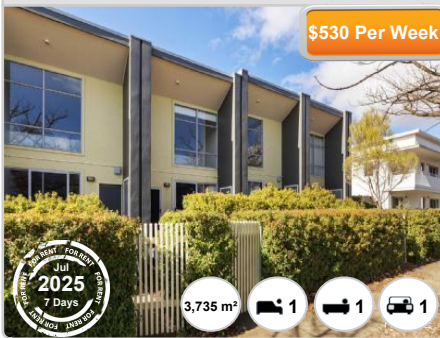
4

3

2

3/30 Ijong Street

\$530 Per Week



3,735 m²

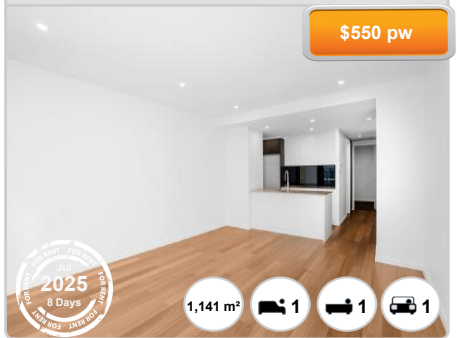
1

1

1

G20/55 Currong Street North

\$550 pw



1,141 m²

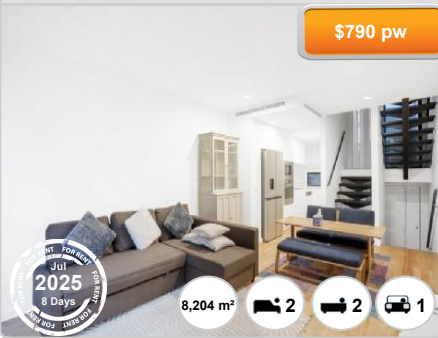
1

1

1

113/6 TORRENS STREET

\$790 pw



8,204 m²

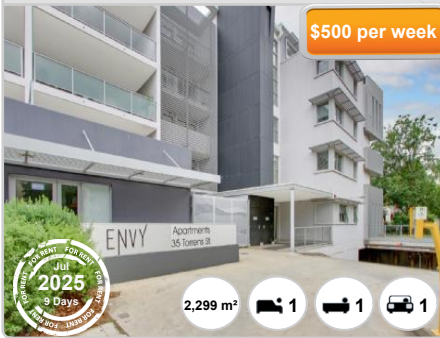
2

2

1

42/35 Torrens Street

\$500 per week



2,299 m²

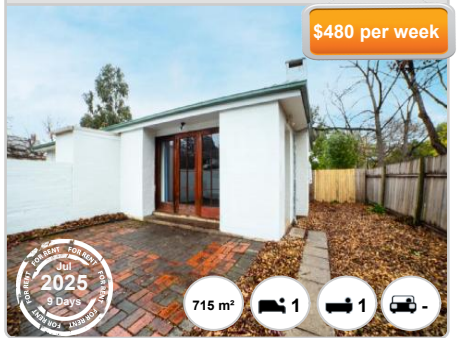
1

1

1

2/25- Burra Place

\$480 per week



715 m²

1

1

-

2/25 BURRA PLACE

\$480

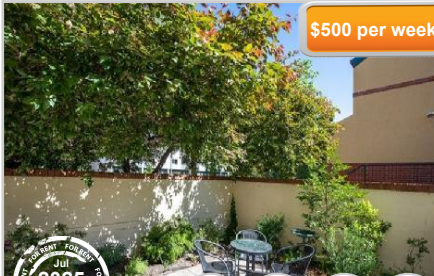


Jul 2025
9 Days

715 m² 1 1 1

39/40 TORRENS STREET

\$500 per week

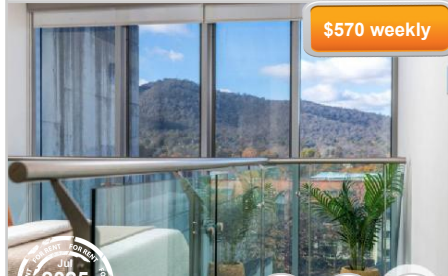


Jul 2025
10 Days

6,271 m² 1 1 1

448/22 LONSDALE STREET

\$570 weekly

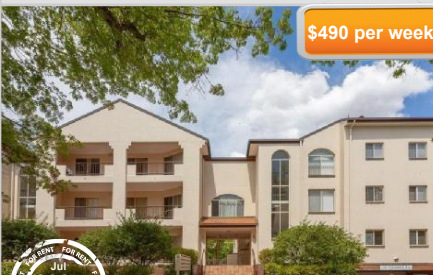


Jul 2025
11 Days

1 1 1

52/40 TORRENS STREET

\$490 per week

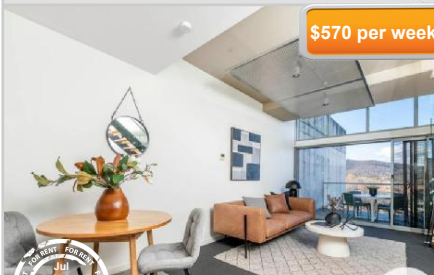


Jul 2025
11 Days

6,271 m² 1 1 1

448/22- Lonsdale St

\$570 per week

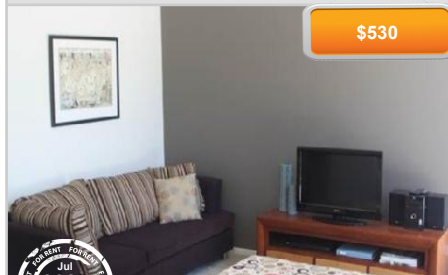


Jul 2025
11 Days

1 1 1

9/65 TORRENS STREET

\$530




Jul 2025
11 Days

1,533 m² 1 1 1

11/10 Lonsdale Street

\$550



Jul 2025
11 Days

1,254 m² 1 1 -

301/65 COOYONG STREET

\$750 per week

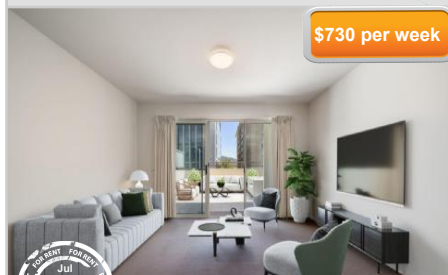


Jul 2025
14 Days

1,141 m² 2 2 2

5/28 Mort Street

\$730 per week

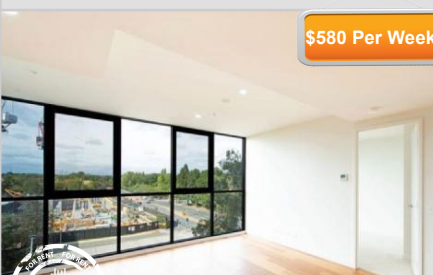


Jul 2025
15 Days

1,533 m² 2 2 2

321/45 Ainslie Avenue

\$580 Per Week

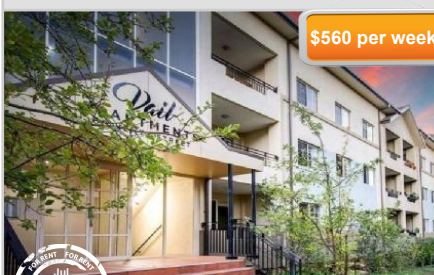


Jul 2025
20 Days

9,708 m² 1 1 1

24/60 HENTY STREET

\$560 per week

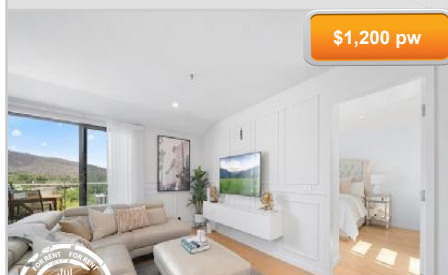


Jul 2025
12 Days

3,359 m² 2 2 1

704/16 LONSDALE STREET

\$1,200 pw



Jul 2025
17 Days

1,254 m² 3 3 2