

# Suburb flyover report

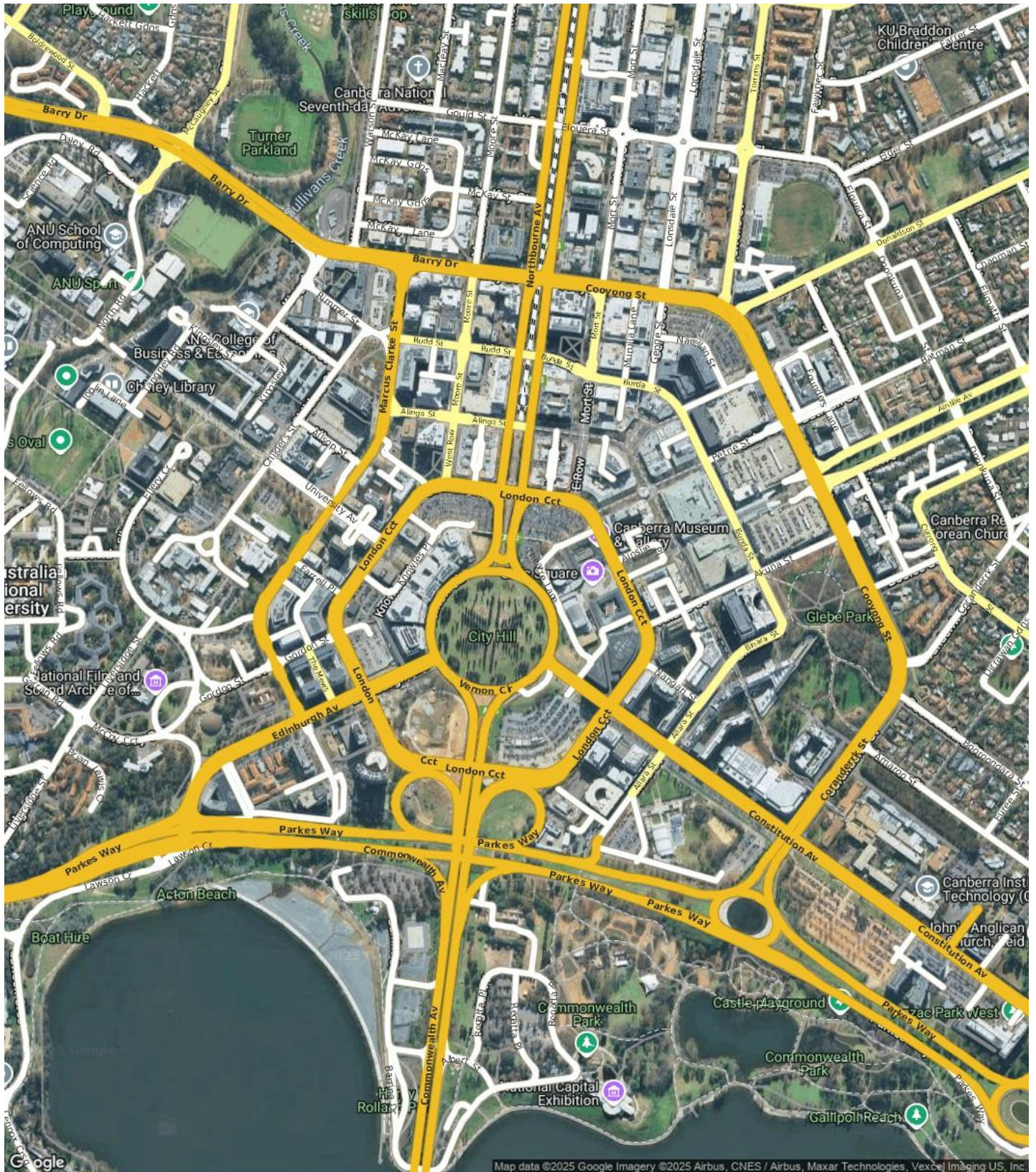
CANBERRA CITY (UNIT)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

**RayWhite.**



## CANBERRA CITY - 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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CANBERRA CITY - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2007	333	\$ 400,000	0.0 %	\$ 145,000	\$ 2,660,000
2008	93	\$ 400,000	0.0 %	\$ 180,000	\$ 2,000,000
2009	151	\$ 470,000	17.5 %	\$ 108,750	\$ 8,025,000
2010	162	\$ 473,210	0.7 %	\$ 150,000	\$ 1,700,000
2011	101	\$ 480,000	1.4 %	\$ 115,500	\$ 1,585,250
2012	84	\$ 513,000	6.9 %	\$ 212,000	\$ 8,000,000
2013	79	\$ 418,000	-18.5 %	\$ 210,000	\$ 1,224,000
2014	133	\$ 505,000	20.8 %	\$ 110,000	\$ 23,000,000
2015	121	\$ 565,000	11.9 %	\$ 170,000	\$ 1,610,000
2016	282	\$ 555,000	-1.8 %	\$ 74,900	\$ 29,200,000
2017	250	\$ 549,900	-0.9 %	\$ 150,000	\$ 1,989,900
2018	172	\$ 559,950	1.8 %	\$ 100,000	\$ 59,000,000
2019	143	\$ 529,950	-5.4 %	\$ 47,000	\$ 108,500,000
2020	160	\$ 506,450	-4.4 %	\$ 190,000	\$ 22,652,768
2021	231	\$ 545,000	7.6 %	\$ 205,000	\$ 78,226,966
2022	182	\$ 547,500	0.5 %	\$ 6,500	\$ 24,000,000
2023	131	\$ 550,000	0.5 %	\$ 204,000	\$ 50,000,000
2024	144	\$ 512,500	-6.8 %	\$ 220,000	\$ 90,050,000
2025	47	\$ 510,000	-0.5 %	\$ 265,000	\$ 1,000,000

Median Sale Price

\$507k

Based on 115 recorded Unit sales within the last 12 months (Financial Year 2025)

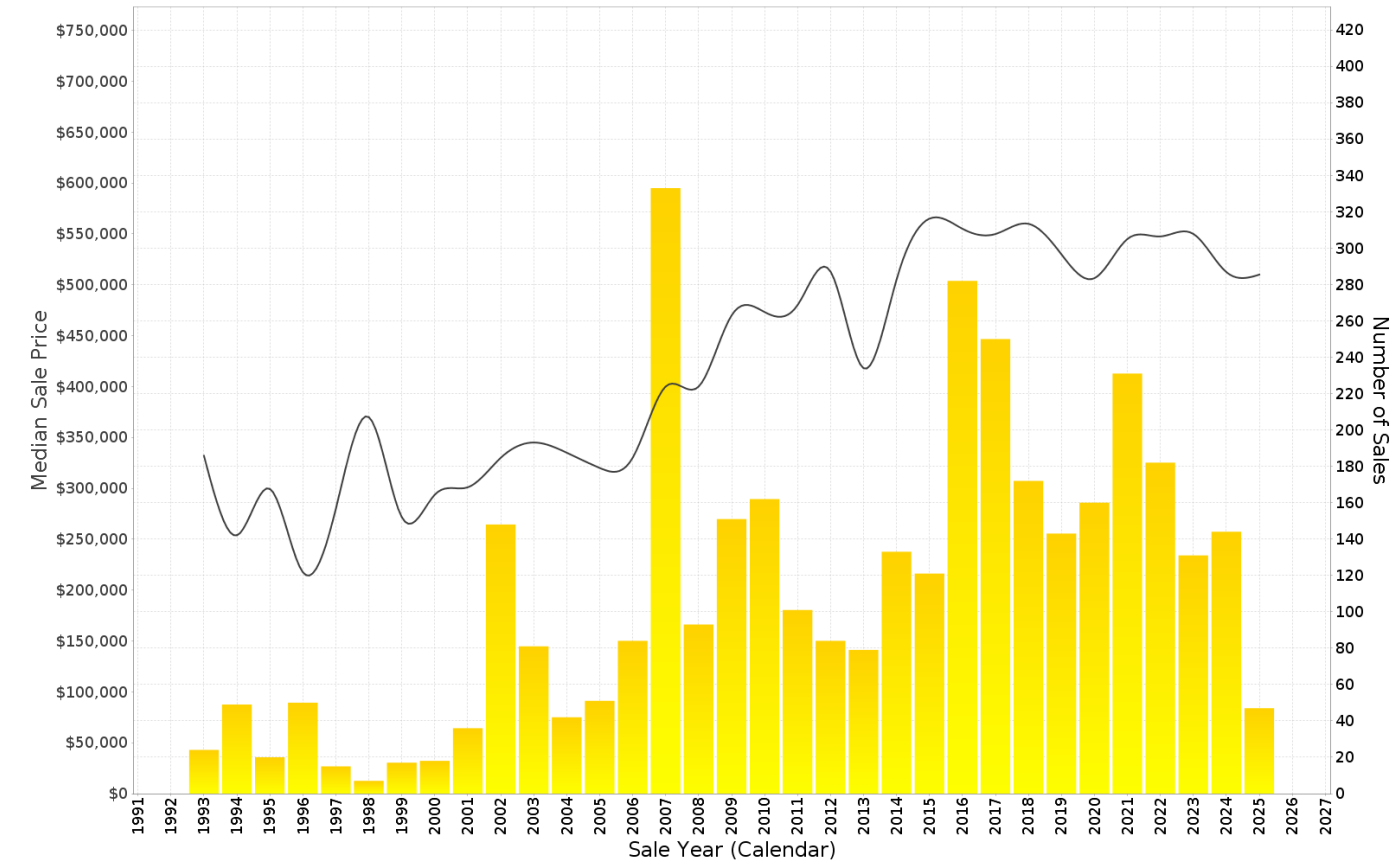
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

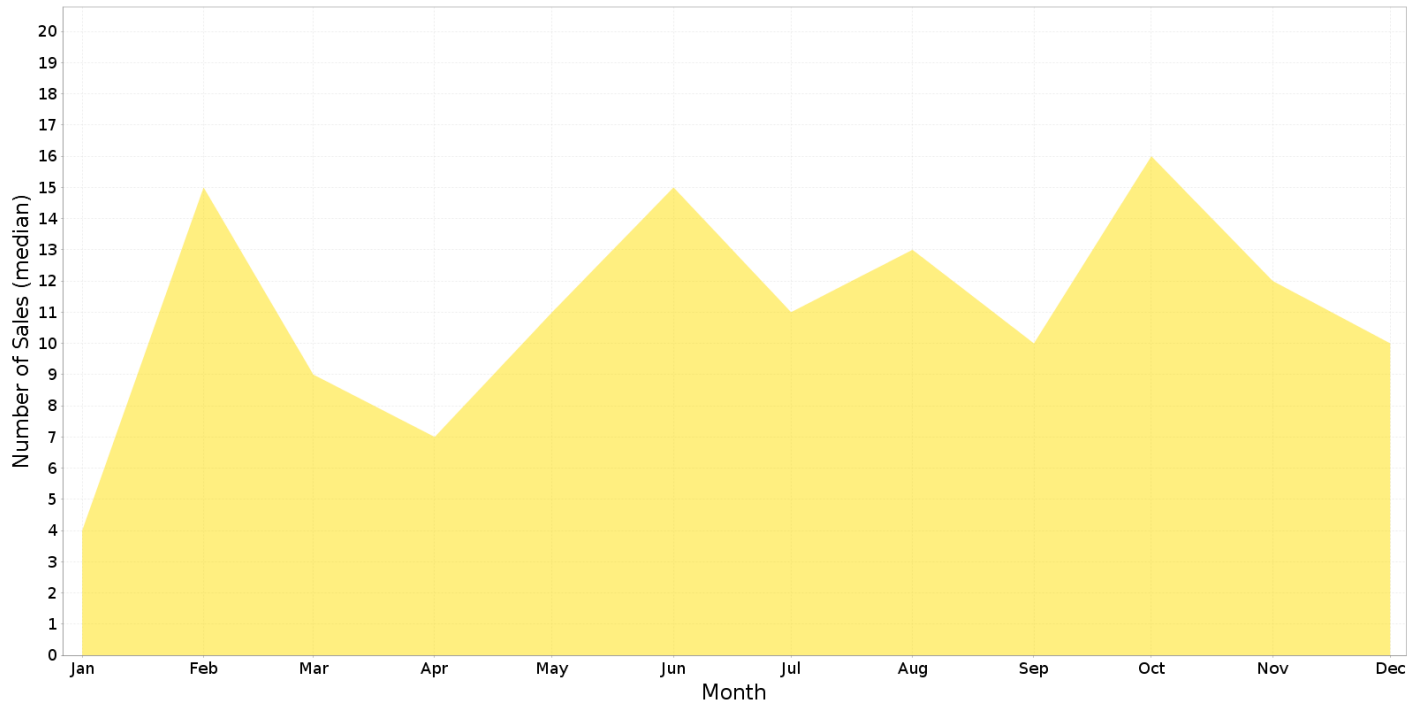
-7.8%

Current Median Price: \$507,000  
Previous Median Price: \$550,000

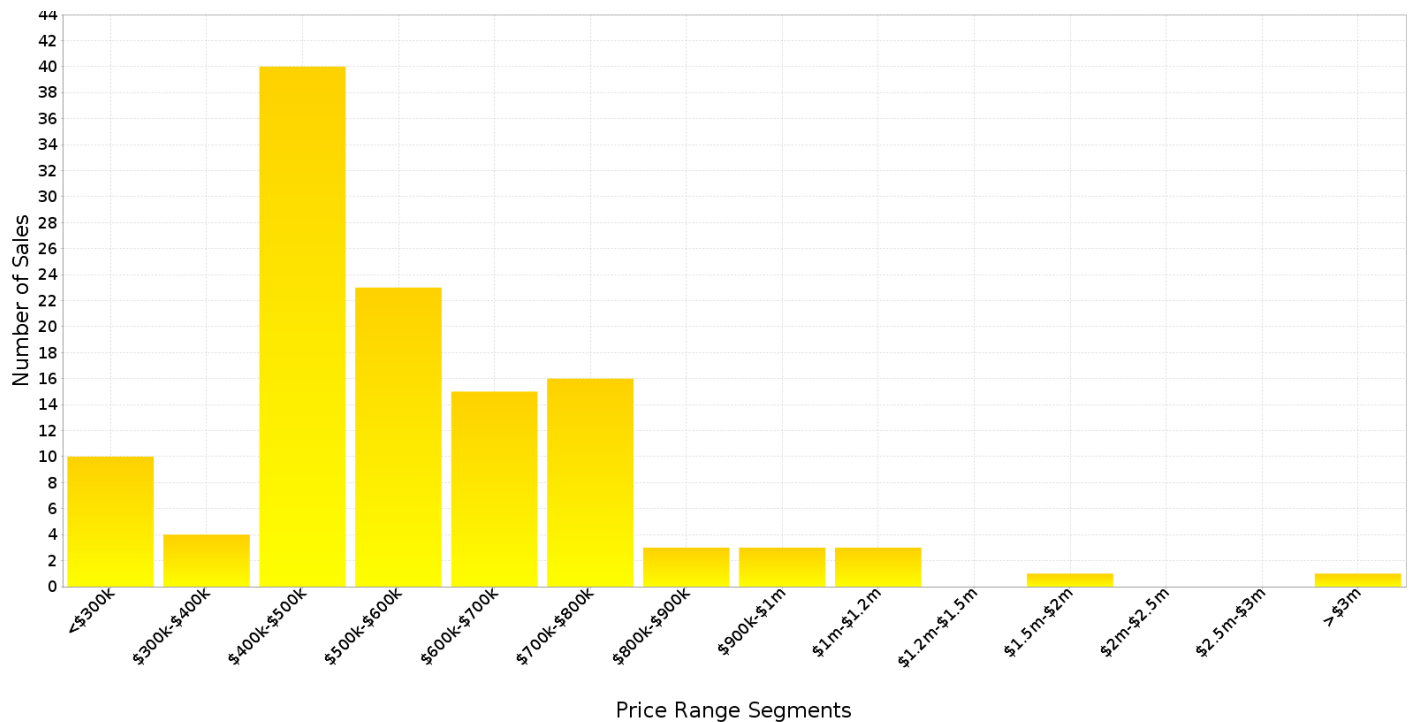
Based on 246 recorded Unit sales compared over the last two rolling 12 month periods



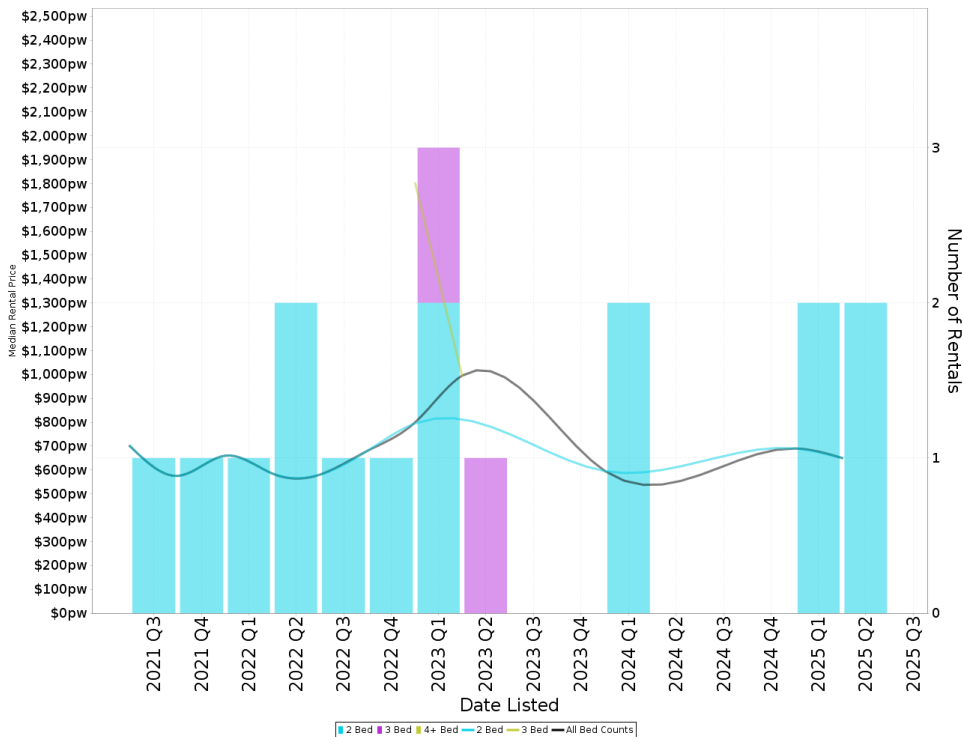
## CANBERRA CITY - Peak Selling Periods (3 years)



## CANBERRA CITY - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



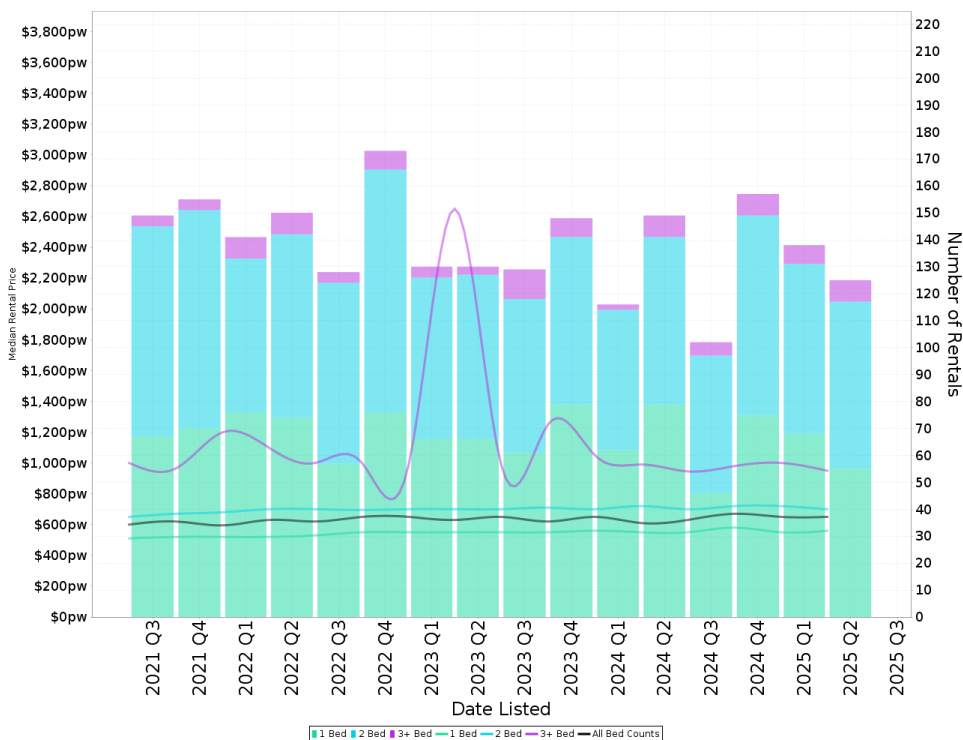
Suburb Sale Price Growth

N/A

Suburb Rental Yield

N/A

## Median Weekly Rents (Units)



Suburb Sale Price Growth

**-7.8%**

Current Median Price: \$507,000  
Previous Median Price: \$550,000  
Based on 246 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

**+6.7%**

Current Median Price: \$507,000  
Current Median Rent: \$650  
Based on 522 registered Unit rentals compared over the last 12 months.

# CANBERRA CITY - Recently Sold Properties

Median Sale Price

**\$507k**

Based on 115 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

**-7.8%**

Current Median Price: \$507,000  
Previous Median Price: \$550,000

Based on 246 recorded Unit sales compared over the last two rolling 12 month periods

# Sold Properties

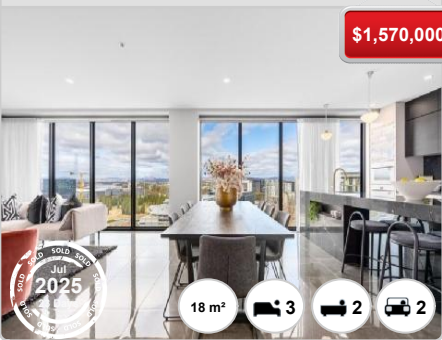
**115**

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

184/45 WEST ROW

**\$1,570,000**



18 m<sup>2</sup>

3

2

2

104/39 LONDON CCT

**\$590,000**



1,417 m<sup>2</sup>

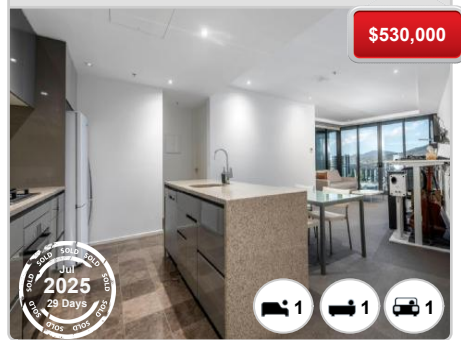
2

1

1

1013/240 BUNDA ST

**\$530,000**



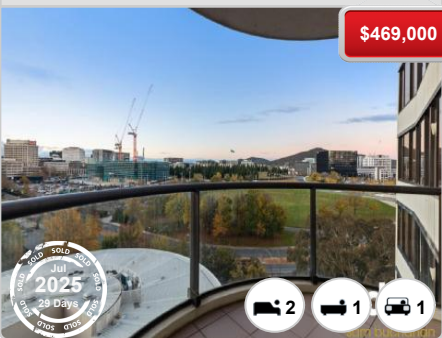
1

1

1

1006/2 MARCUS CLARKE ST

**\$469,000**



2

1

1

203/19 MARCUS CLARKE ST

**\$760,000**



2

2

1

210/19 MARCUS CLARKE ST

**\$557,000**



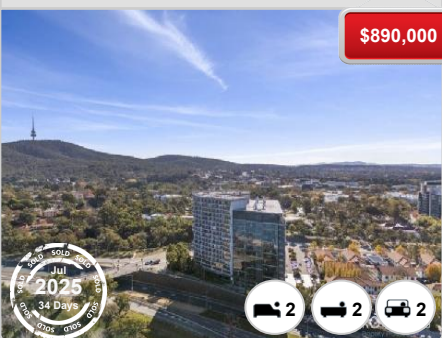
1

1

1

1309/25 EDINBURGH AVE

**\$890,000**



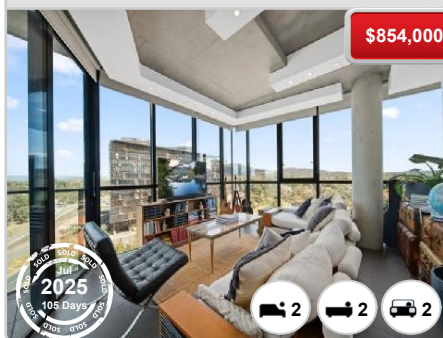
2

2

2

904/19 MARCUS CLARKE ST

**\$854,000**



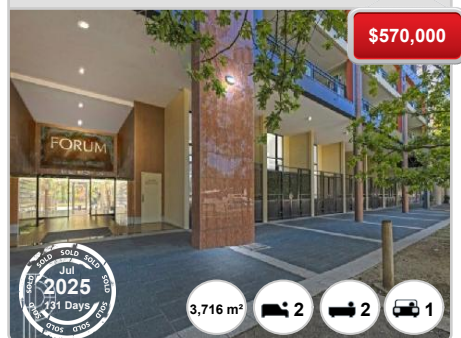
2

2

2

96/66 ALLARA ST

**\$570,000**



3,716 m<sup>2</sup>

2

2

1

**6/222 CITY WALK**

**\$600,000**

1,138 m²

18 m²

1

1

1

2025 Jun 27 Days

**32/45 WEST ROW**

**\$487,000**

18 m²

1

1

1

2025 Jun 27 Days

**304/240 BUNDA ST**

**\$492,500**

4,180 m²

1

1

1

2025 Jun 27 Days

**98/15 CORANDERRK ST**

**\$650,000**

1.04 ha

2

2

2

2025 Jun 40 Days

**44/2 AKUNA ST**

**\$298,000**

2,306 m²

1

1

1

2025 Jun 139 Days

**25/20 ALLARA ST**

**\$558,000**

1,381 m²

2

1

1

2025 Jun 139 Days

**216/2 AKUNA ST**

**\$319,000**

1

1

1

2025 Jun 49 Days

**137/20 ALLARA ST**

**\$560,000**

1,381 m²

2

1

1

2025 Jun 135 Days

**141/15 CORANDERRK ST**

**\$408,000**

1.04 ha

1

1

1

2025 Jun 306 Days

**39/25 EDINBURGH AVE**

**\$645,000**

66 m²

1

1

1

2025 N/A

**133/2 AKUNA ST**

**\$265,000**

2,306 m²

1

1

1

2025 N/A

**2/45 WEST ROW**

**\$425,000**

18 m²

1

1

1

2025 N/A

# CANBERRA CITY - Properties For Rent

## Median Rental Price

# \$650 /w

Based on 522 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

# +6.7%

Current Median Price: \$507,000  
Current Median Rent: \$650

Based on 115 recorded Unit sales and 522 Unit rentals compared over the last 12 months

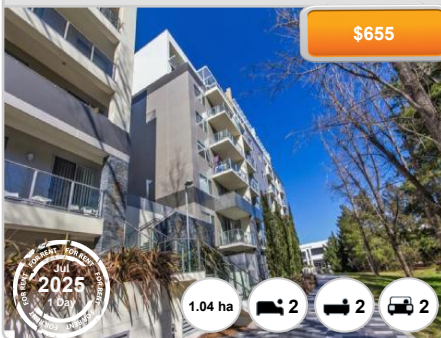
## Number of Rentals

# 522

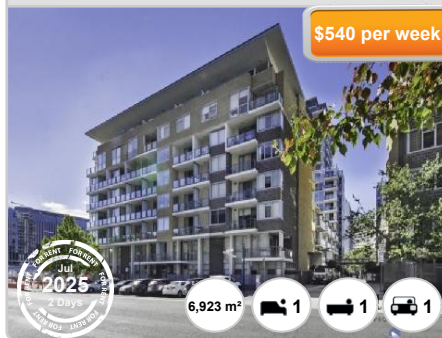
Based on recorded Unit rentals within the last 12 months (Financial Year 2025)

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

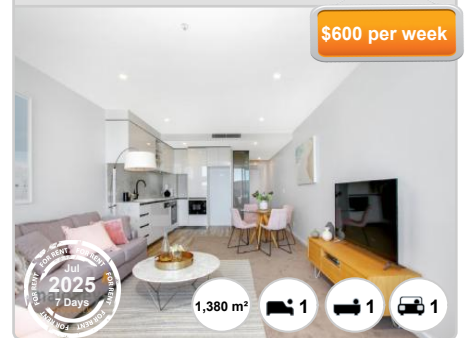
### 175/15 Coranderrk Street



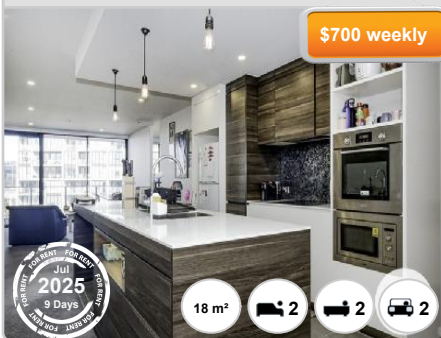
### 19/1 GORDON STREET



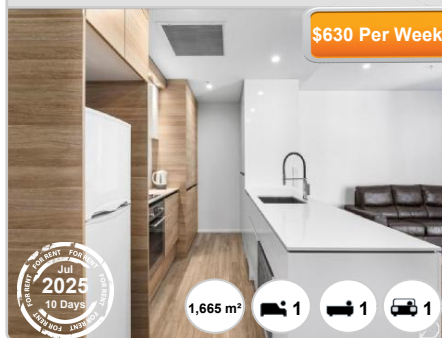
### 68/20 Allara Street



### 28/45 WEST ROW



### 30/260 City Walk



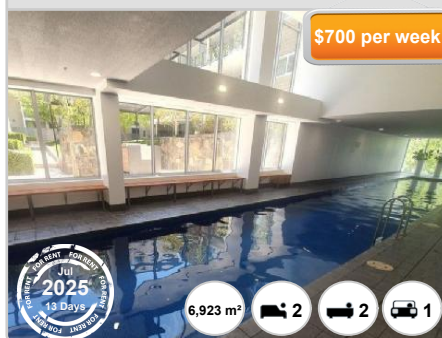
### 36/45 WEST ROW



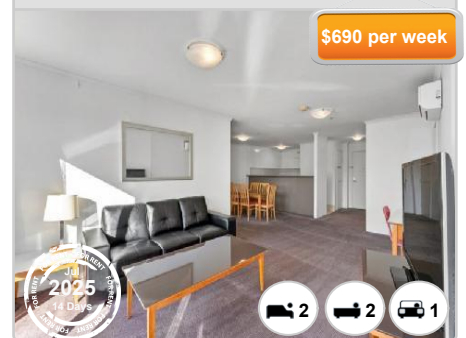
### 1306/25 EDINBURGH AVENUE



### 1-2 THE MEWS



### 823/74 NORTHBOURNE AVENUE



**823/74- Northbourne Avenue**

**\$690 per week**

18 Days

2025

2 1 -

**95/20 Allara St**

**\$590 per week**

18 Days

2025

1,380 m<sup>2</sup> 2 1 1

**608/2 Akuna Street**

**\$600 per week**

18 Days

2025

2,307 m<sup>2</sup> 2 1 1

**159/15 Coranderrk Street**

**\$630 pw**

24 Days

2025

1.04 ha 2 1 2

**616/2 AKUNA STREET**

**\$560 per week**

24 Days

2025

2,307 m<sup>2</sup> 2 1 1

**27/3 GORDON STREET**

**\$570**

26 Days

2025

6,923 m<sup>2</sup> 1 1 1

**1/45 West Row**

**\$550 - \$600**

26 Days

2025

18 m<sup>2</sup> 1 1 1

**411/222 CITY WALK**

**\$510 pw**

26 Days

2025

1,138 m<sup>2</sup> 1 1 -

**95/20 ALLARA STREET**

**\$590 weekly**

29 Days

2025

1,380 m<sup>2</sup> 2 1 1

**304/31-39 LONDON CIRCUIT**

**\$660 per week**

31 Days

2025

2 2 1

**304/31 - 39 London Circuit**

**\$660 per week**

31 Days

2025

2 2 1

**124/45 West Row**

**\$1150**

36 Days

2025

18 m<sup>2</sup> 3 3 2