

Suburb flyover report

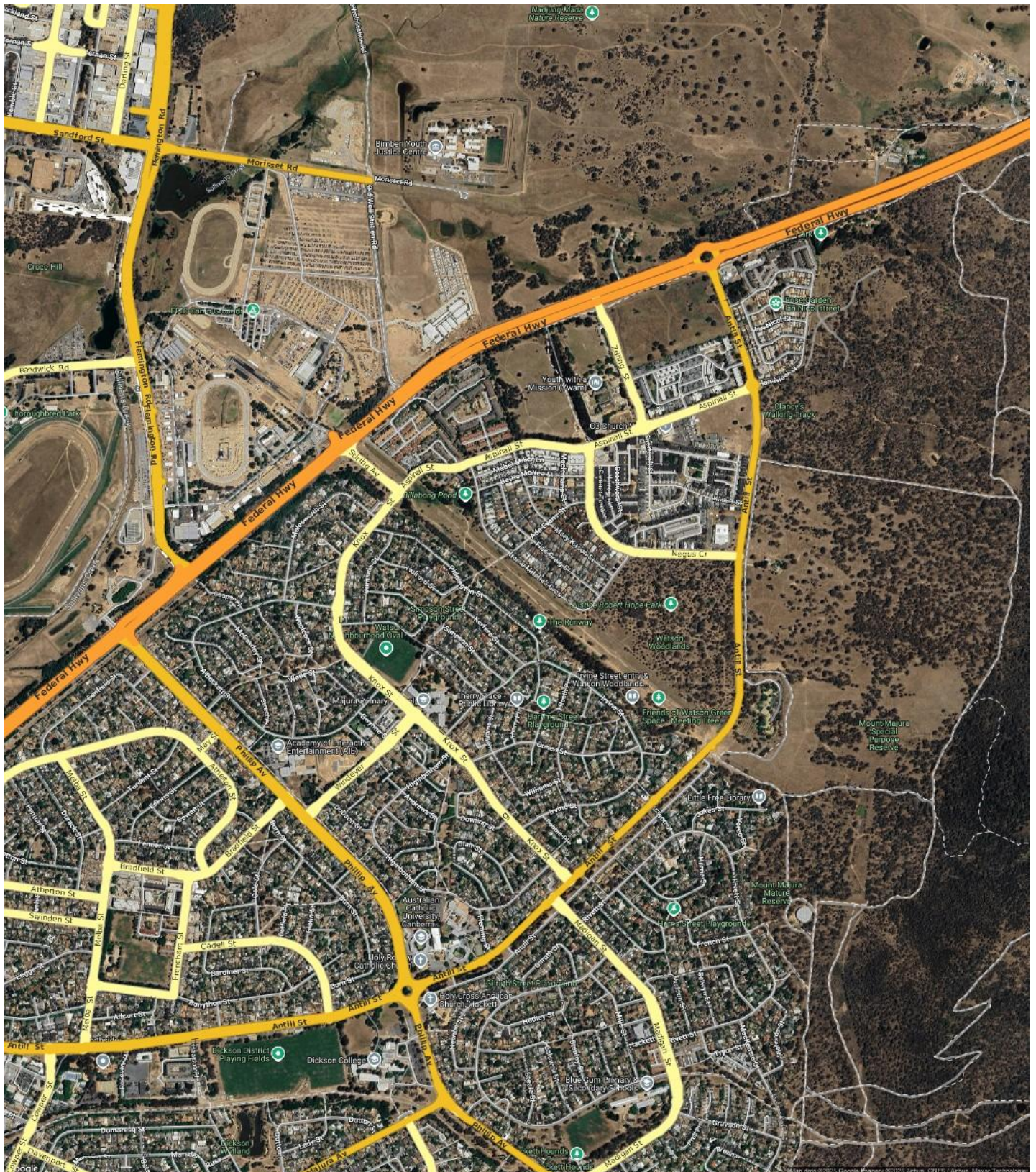
WATSON (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



WATSON - 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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WATSON - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	114	\$ 458,000	0.0 %	\$ 104,000	\$ 730,000
2008	56	\$ 517,526	13.0 %	\$ 200,000	\$ 775,000
2009	48	\$ 559,000	8.0 %	\$ 182,000	\$ 865,000
2010	151	\$ 444,900	-20.4 %	\$ 137,500	\$ 762,500
2011	48	\$ 570,000	28.1 %	\$ 195,000	\$ 910,000
2012	48	\$ 550,500	-3.4 %	\$ 379,900	\$ 825,000
2013	57	\$ 575,000	4.5 %	\$ 5,300	\$ 920,000
2014	53	\$ 599,000	4.2 %	\$ 390,000	\$ 795,000
2015	77	\$ 652,000	8.8 %	\$ 167,000	\$ 1,050,000
2016	70	\$ 691,000	6.0 %	\$ 170,000	\$ 1,141,000
2017	71	\$ 720,000	4.2 %	\$ 304,400	\$ 1,175,000
2018	62	\$ 796,500	10.6 %	\$ 362,500	\$ 1,570,000
2019	87	\$ 740,000	-7.1 %	\$ 328,900	\$ 1,400,000
2020	96	\$ 798,050	7.8 %	\$ 365,000	\$ 3,077,167
2021	77	\$ 1,100,000	37.8 %	\$ 357,500	\$ 17,900,000
2022	72	\$ 1,150,000	4.5 %	\$ 300,000	\$ 2,650,000
2023	57	\$ 1,075,000	-6.5 %	\$ 455,000	\$ 2,270,000
2024	71	\$ 1,060,000	-1.4 %	\$ 126,000	\$ 2,160,000
2025	33	\$ 1,103,000	4.1 %	\$ 660,000	\$ 2,200,000

Median Sale Price

\$1.1m

Based on 76 recorded House sales within the last 12 months (Financial Year 2025)

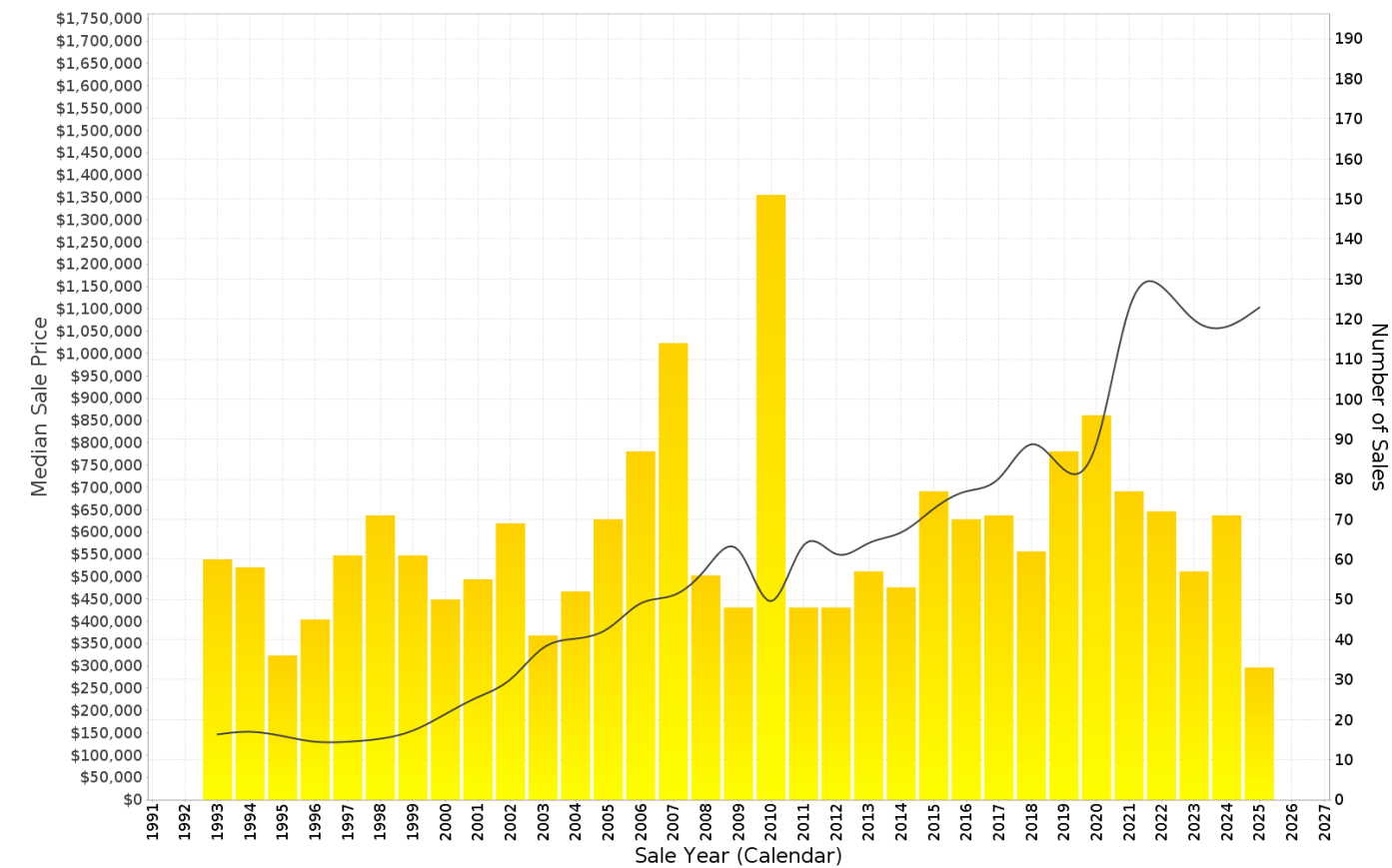
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

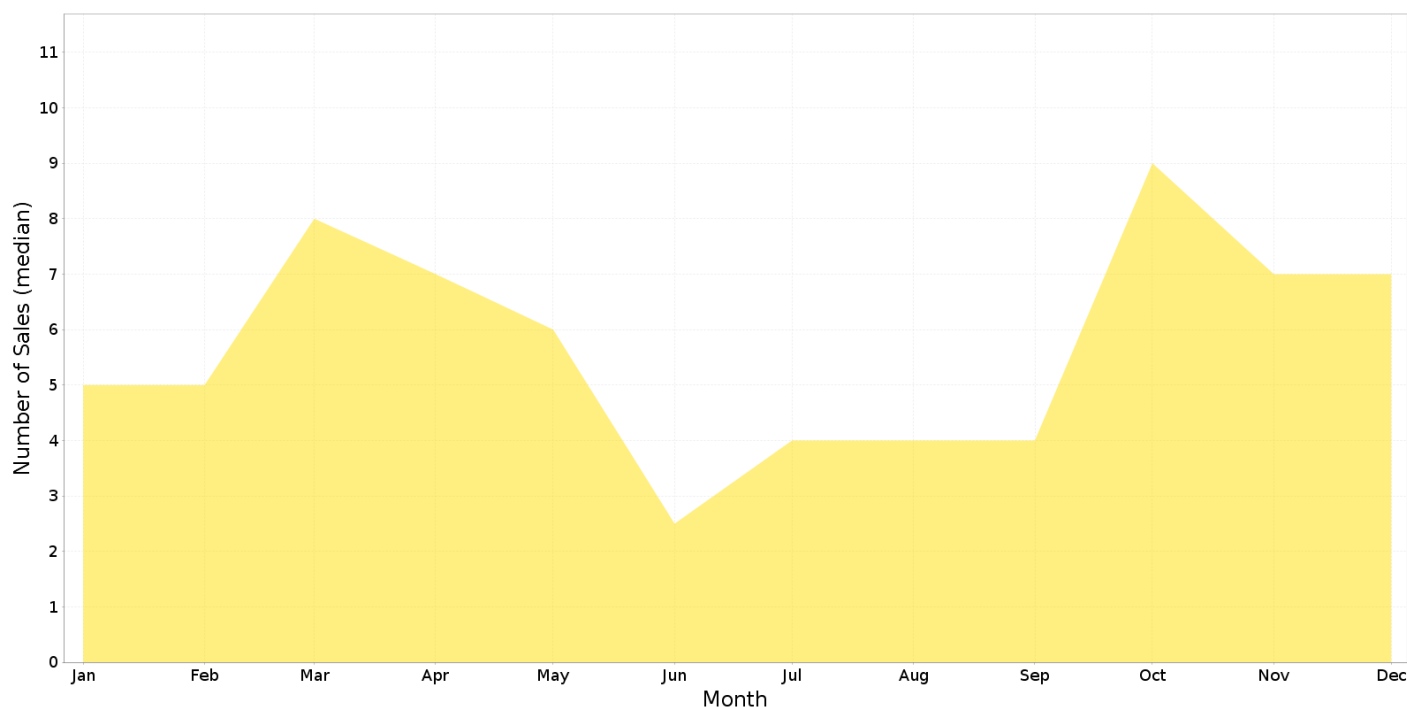
-0.3%

Current Median Price: \$1,102,050
Previous Median Price: \$1,105,000

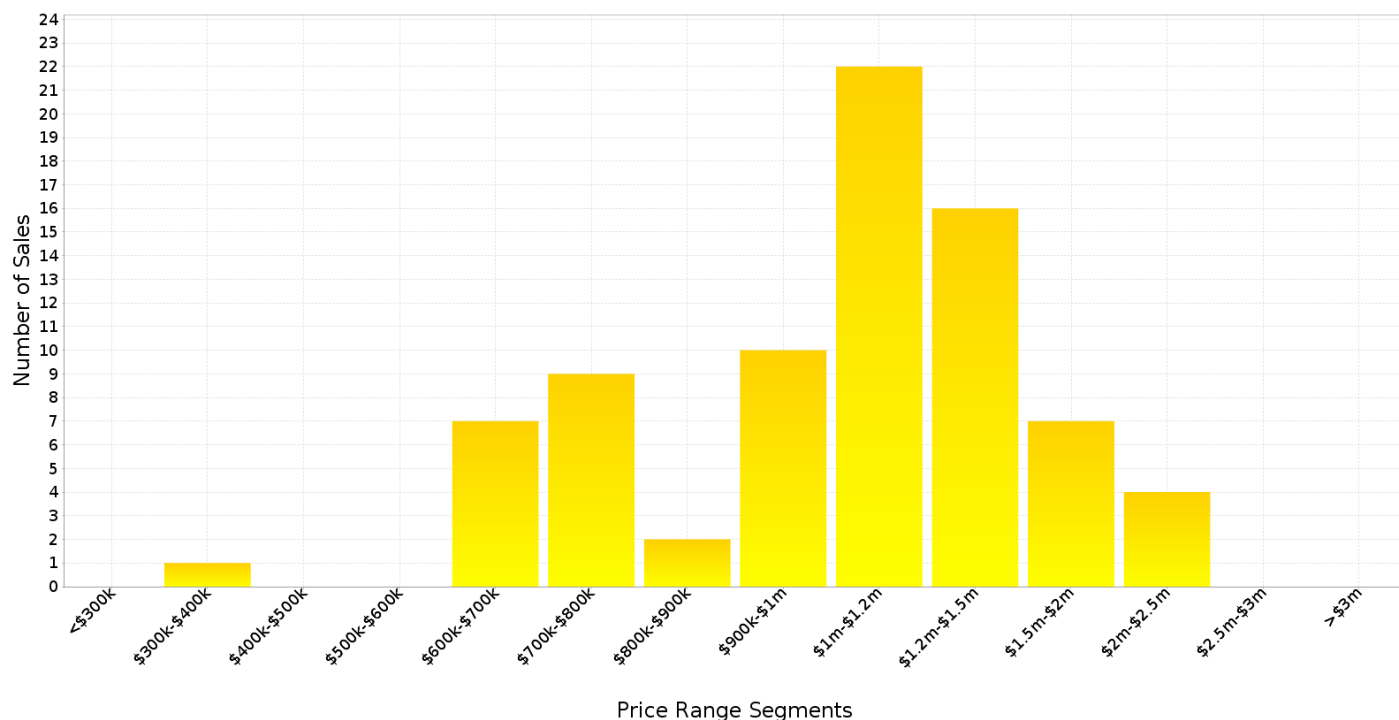
Based on 128 recorded House sales compared over the last two rolling 12 month periods



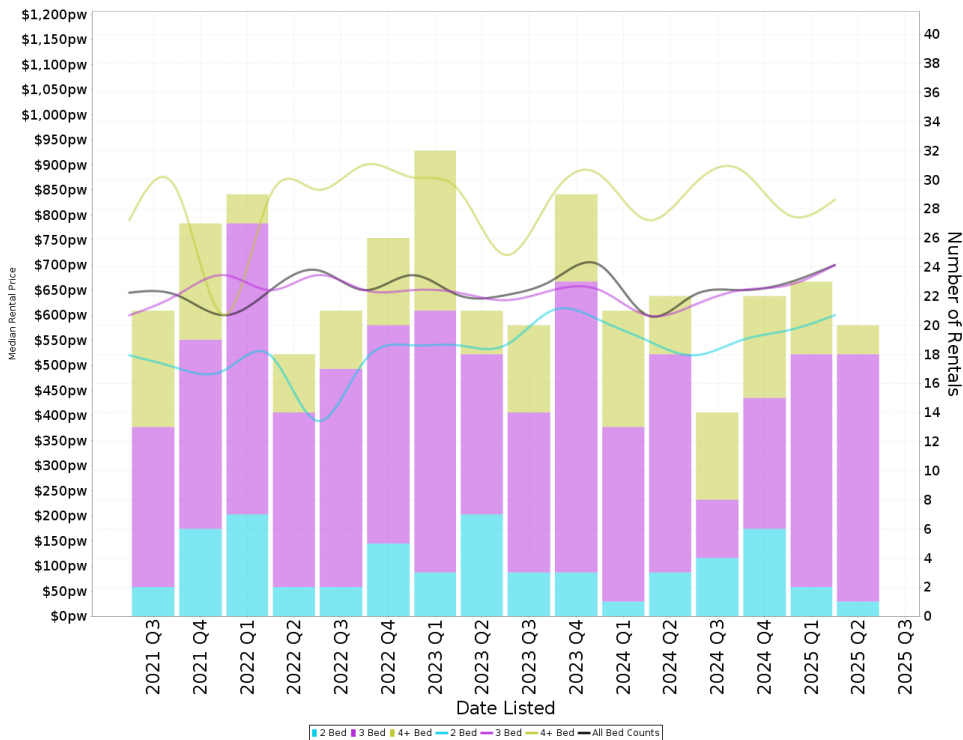
WATSON - Peak Selling Periods (3 years)



WATSON - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-0.3%

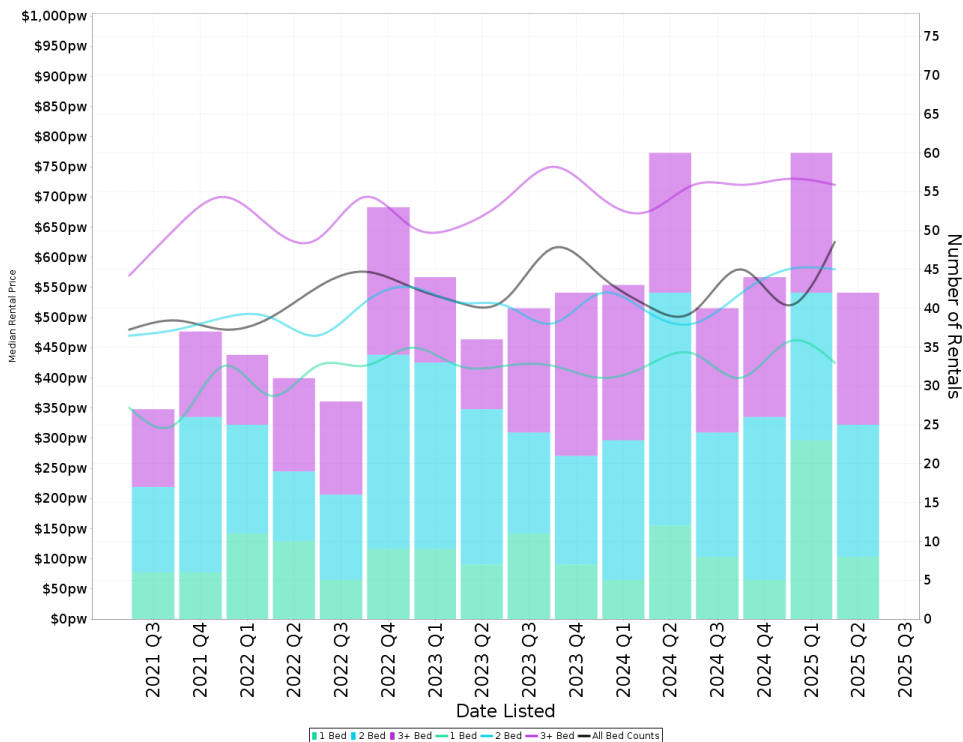
Current Median Price: \$1,102,050
Previous Median Price: \$1,105,000
Based on 128 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.3%

Current Median Price: \$1,102,050
Current Median Rent: \$690
Based on 79 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+3.4%

Current Median Price: \$550,000
Previous Median Price: \$532,000
Based on 179 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.3%

Current Median Price: \$550,000
Current Median Rent: \$560
Based on 186 registered Unit rentals compared over the last 12 months.

WATSON - Recently Sold Properties

Median Sale Price

\$1.1m

Based on 76 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

-0.3%

Current Median Price: \$1,102,050
Previous Median Price: \$1,105,000

Based on 128 recorded House sales compared over the last two rolling 12 month periods

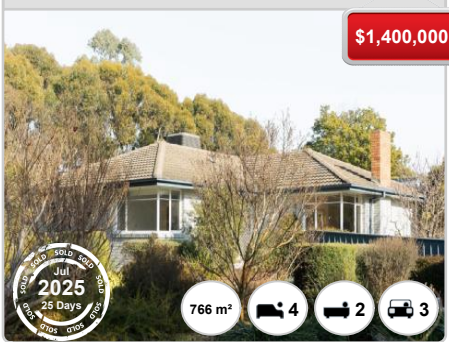
Sold Properties

76

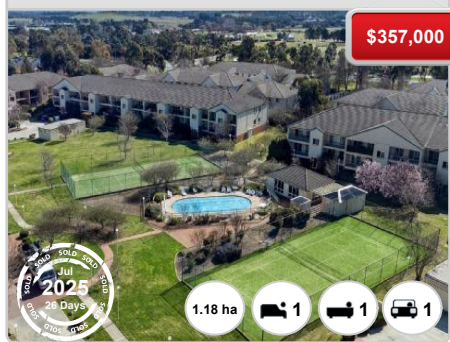
Based on recorded House sales within the 12 months (Financial Year 2025)

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

6 PEDEN PL



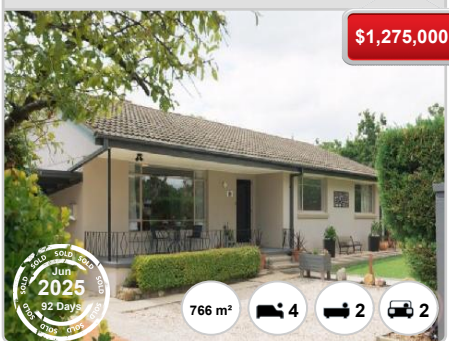
42/23 ASPINALL ST



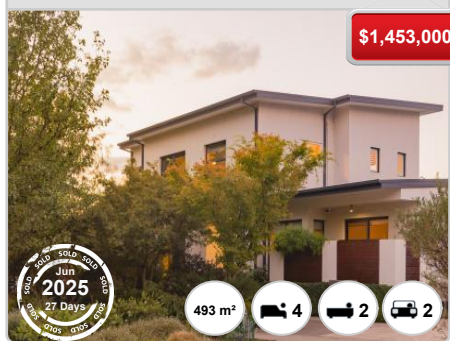
237 ANTILL ST



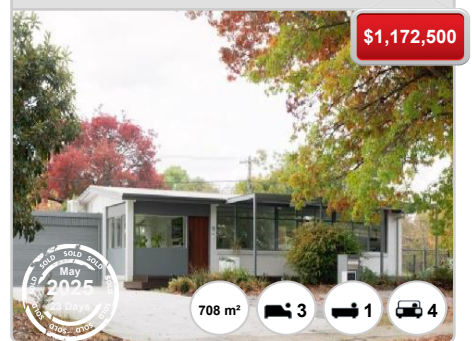
99 PHILLIP AVE



23 MCCLEMAN ST



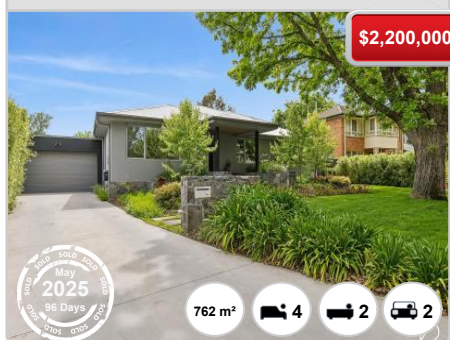
18 A'BECKETT ST



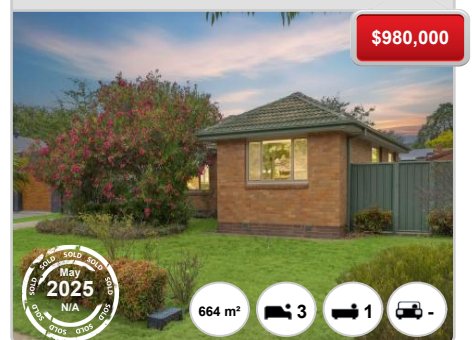
15 A'BECKETT ST



25 BLAIR ST



17 KNOX ST



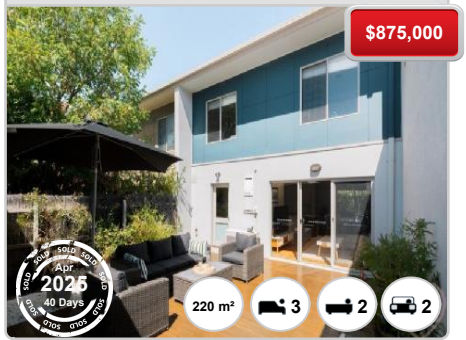
22 KILDUFF ST



17 EHRLICH CCT



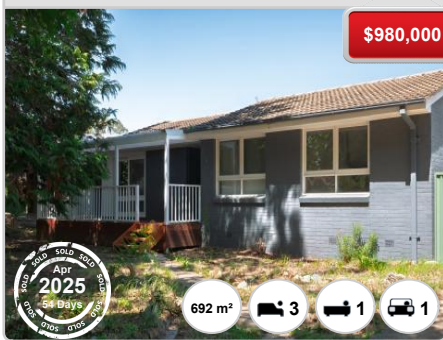
59 BETTIE MCNEE ST



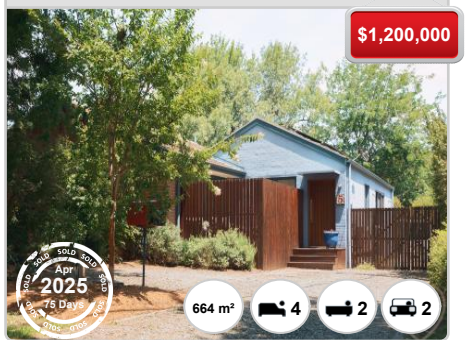
37 WADE ST



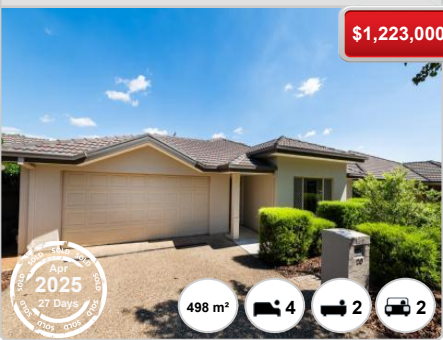
4 ANDREWS ST



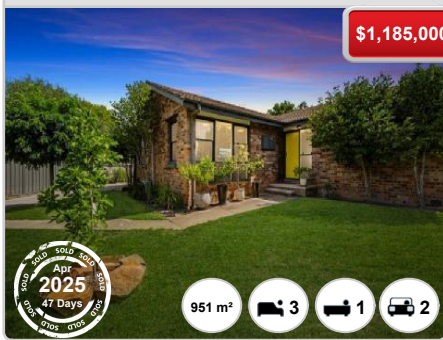
5 KERFERD ST



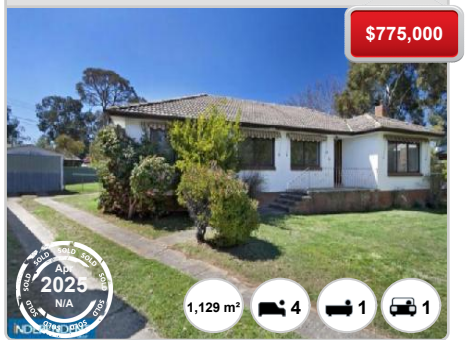
20 FLOS GREIG ST



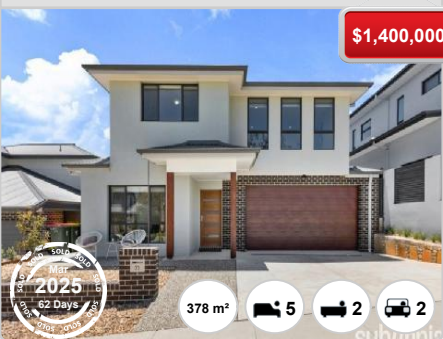
9 HOOD PL



10 STOW PL



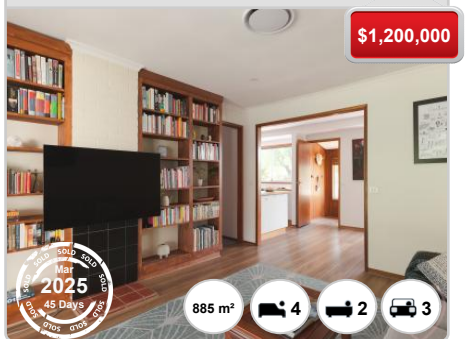
35 KILDUFF ST



60 A BECKETT ST



8 ADAMS PL



WATSON - Properties For Rent

Median Rental Price

\$690 /w

Based on 79 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

+3.3%

Current Median Price: \$1,102,050
Current Median Rent: \$690

Based on 76 recorded House sales and 79 House rentals compared over the last 12 months

Number of Rentals


79

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

56 IRVINE STREET

\$890 per week

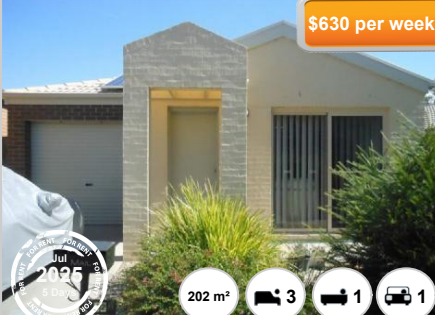


789 m² 4 2 3

2025 4 Days

42 Tay Street

\$630 per week



202 m² 3 1 1

2025 8 Days

89 TAY STREET

\$670

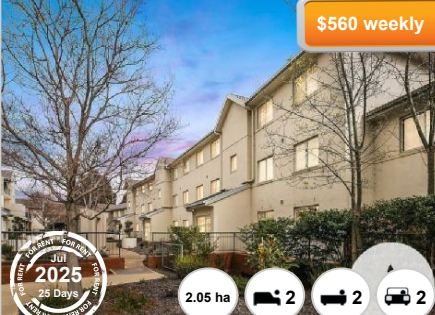


250 m² 3 1 1

2025 8 Days

63/20 FEDERAL HIGHWAY

\$560 weekly

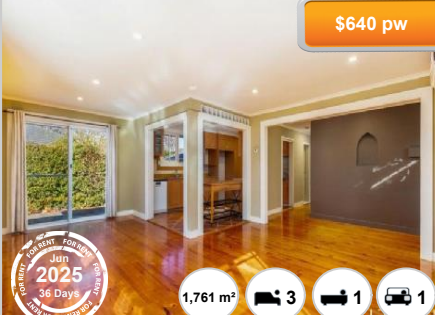


2.05 ha 2 2 2

2025 25 Days

35A ANDREWS STREET

\$640 pw

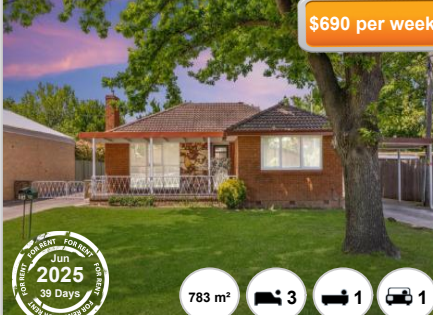


1,761 m² 3 1 1

2025 36 Days

3A Dickinson Street

\$690 per week




783 m² 3 1 1

2025 39 Days

83 Phillip Avenue

\$550.00 per

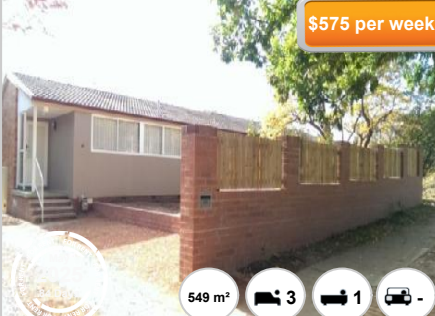


429 m² 3 2 2

2025 64 Days

253 Antill Street

\$575 per week



549 m² 3 1 -

2025 64 Days