

Suburb flyover report

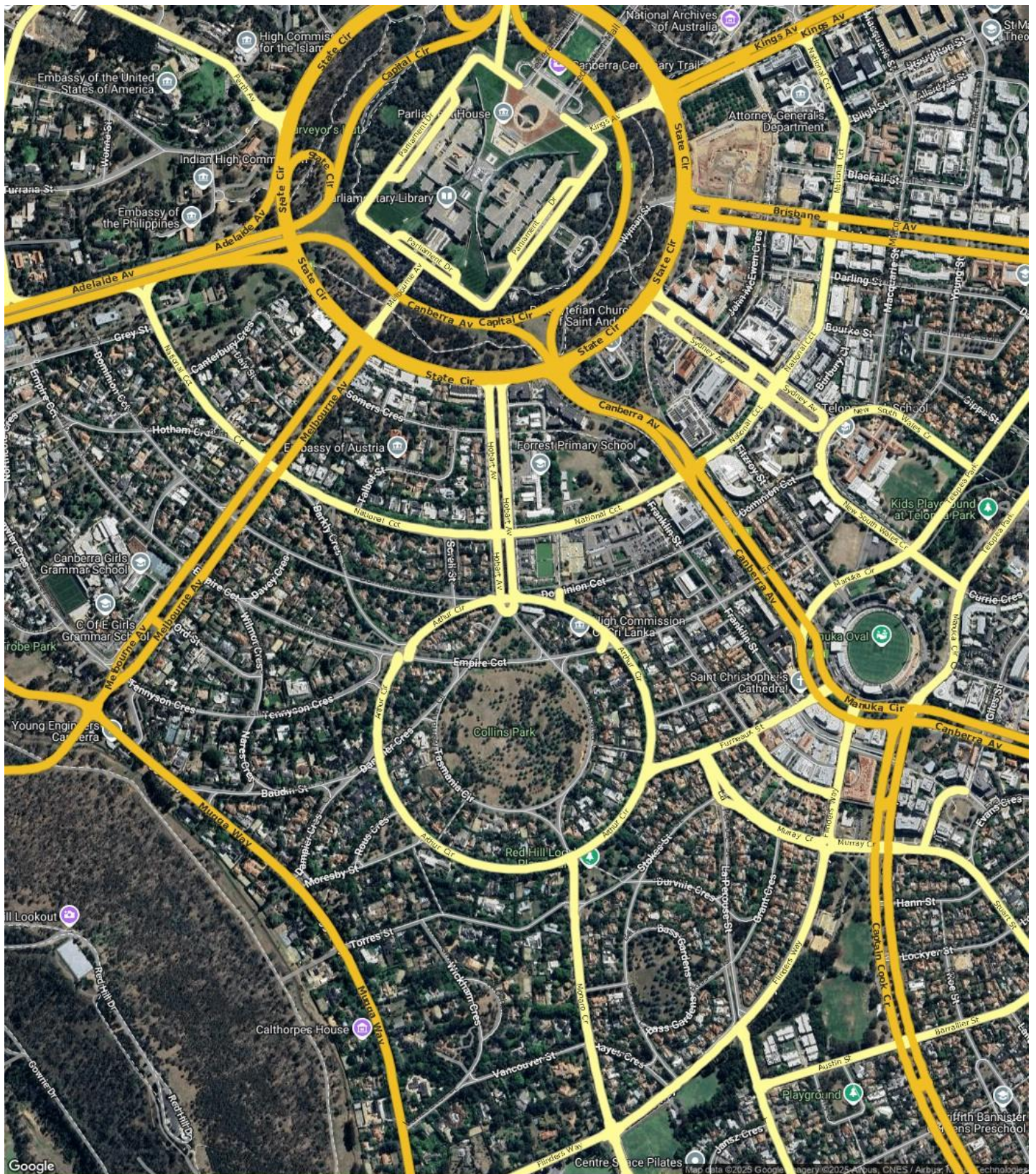
FORREST (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



FORREST - 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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FORREST - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	13	\$ 1,600,000	0.0 %	\$ 1,300,000	\$ 2,805,000
2008	9	\$ 2,350,000	46.9 %	\$ 1,325,000	\$ 2,800,000
2009	14	\$ 2,130,000	-9.4 %	\$ 1,665,000	\$ 3,250,000
2010	10	\$ 1,777,500	-16.5 %	\$ 1,307,500	\$ 3,700,000
2011	11	\$ 2,450,000	37.8 %	\$ 1,200,000	\$ 3,400,000
2012	15	\$ 1,640,000	-33.1 %	\$ 187,500	\$ 3,650,000
2013	11	\$ 2,200,000	34.1 %	\$ 790,000	\$ 3,000,000
2014	15	\$ 1,930,000	-12.3 %	\$ 1,420,000	\$ 3,400,000
2015	17	\$ 2,170,000	12.4 %	\$ 1,670,000	\$ 3,710,000
2016	16	\$ 2,310,000	6.5 %	\$ 1,515,000	\$ 5,500,000
2017	20	\$ 2,867,500	24.1 %	\$ 900,000	\$ 6,000,000
2018	14	\$ 2,740,000	-4.4 %	\$ 1,200,000	\$ 6,450,000
2019	10	\$ 2,801,750	2.3 %	\$ 1,445,000	\$ 6,230,000
2020	18	\$ 3,230,000	15.3 %	\$ 2,275,000	\$ 5,530,000
2021	16	\$ 3,415,000	5.7 %	\$ 2,300,000	\$ 8,410,000
2022	8	\$ 5,080,000	48.8 %	\$ 2,600,000	\$ 5,700,000
2023	12	\$ 3,890,000	-23.4 %	\$ 1,800,000	\$ 8,300,000
2024	10	\$ 4,385,000	12.7 %	\$ 2,825,000	\$ 6,100,000
2025	2	\$ 4,475,000	2.1 %	\$ 3,700,000	\$ 5,250,000

Median Sale Price

\$3.8m

Based on 6 recorded House sales within the last 12 months (Financial Year 2025)

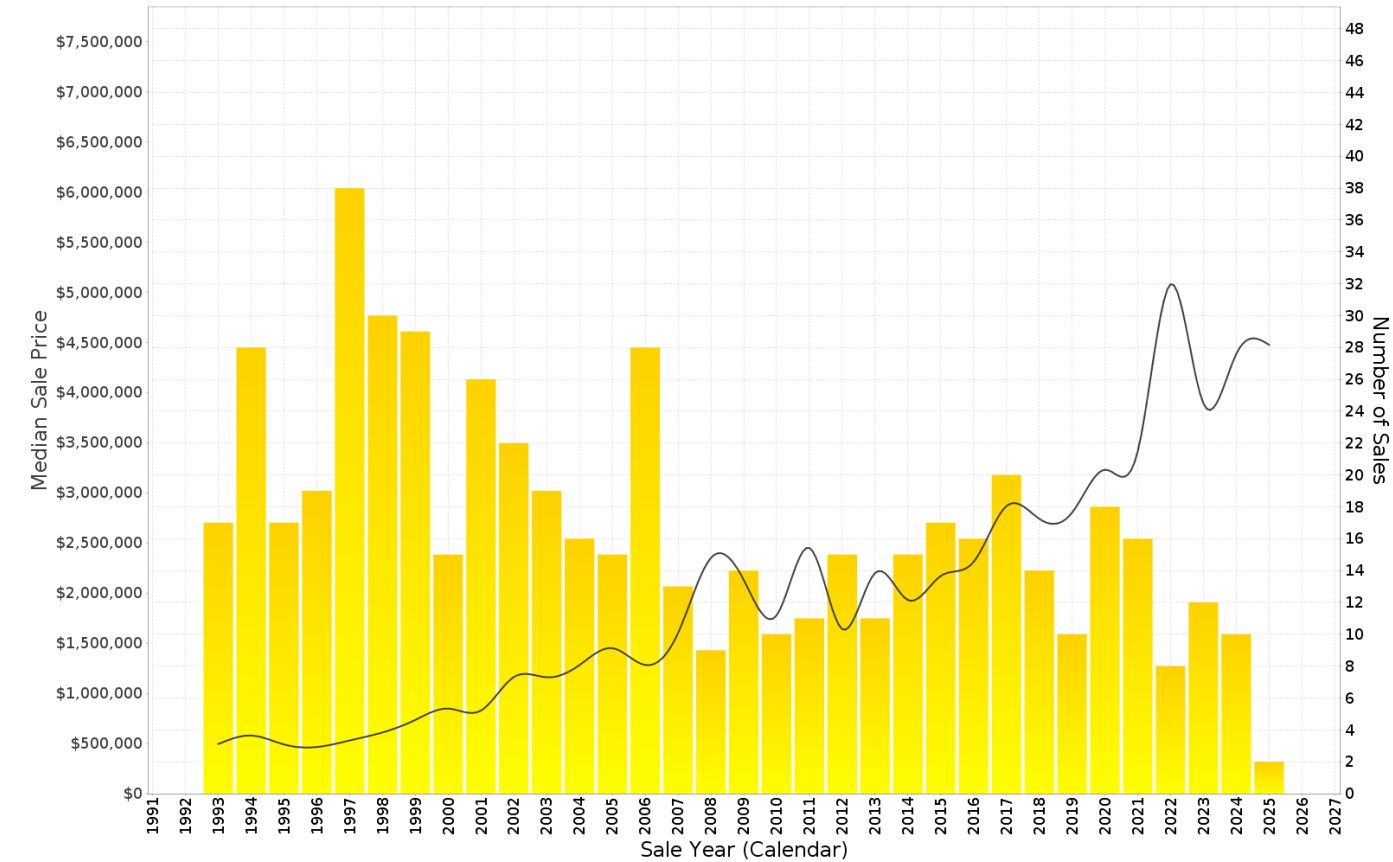
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

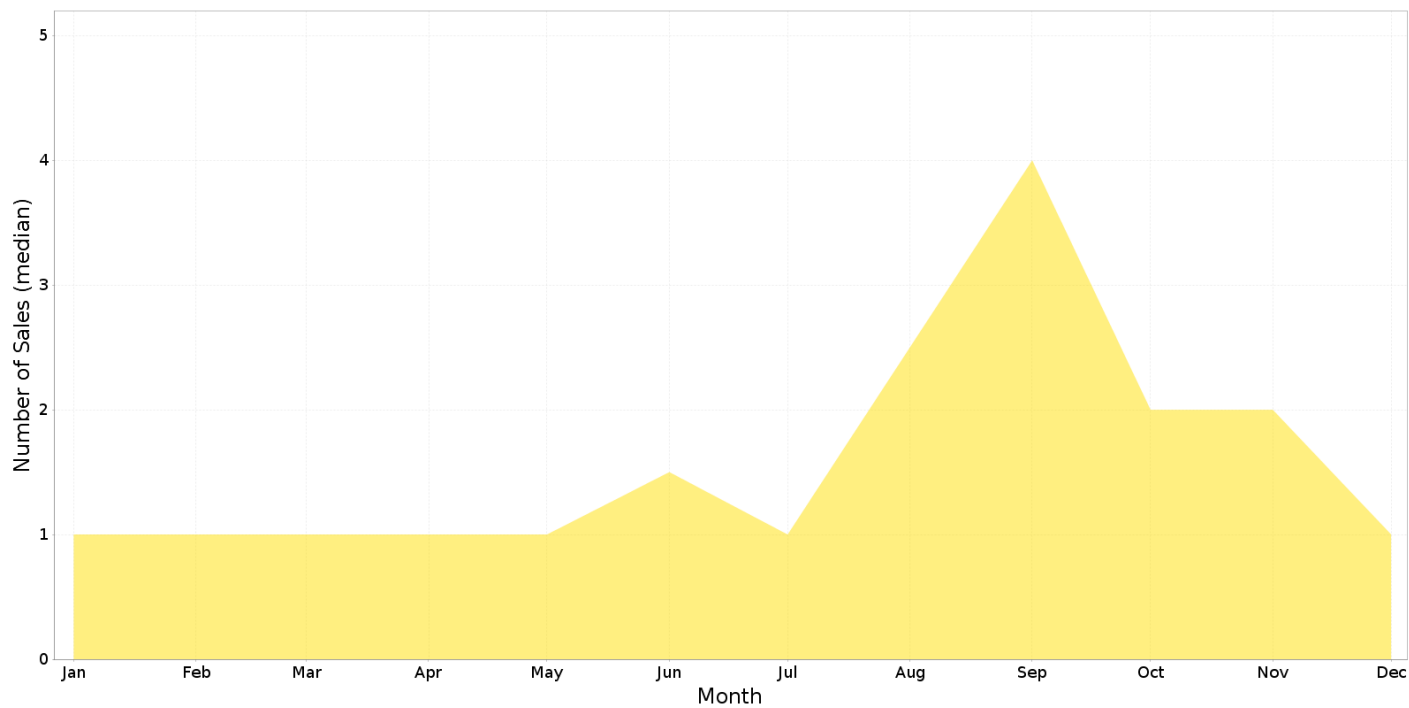
-21.6%

Current Median Price: \$3,800,000
Previous Median Price: \$4,845,000

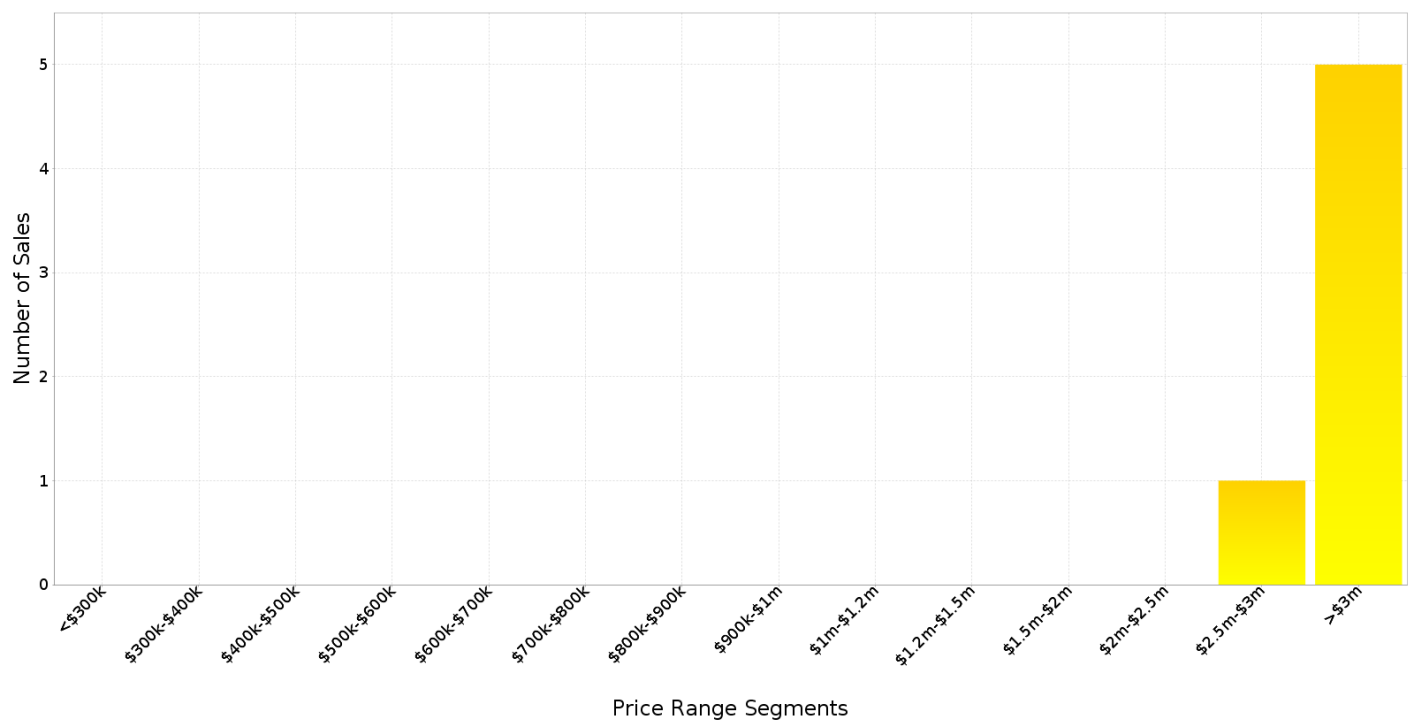
Based on 18 recorded House sales compared over the last two rolling 12 month periods



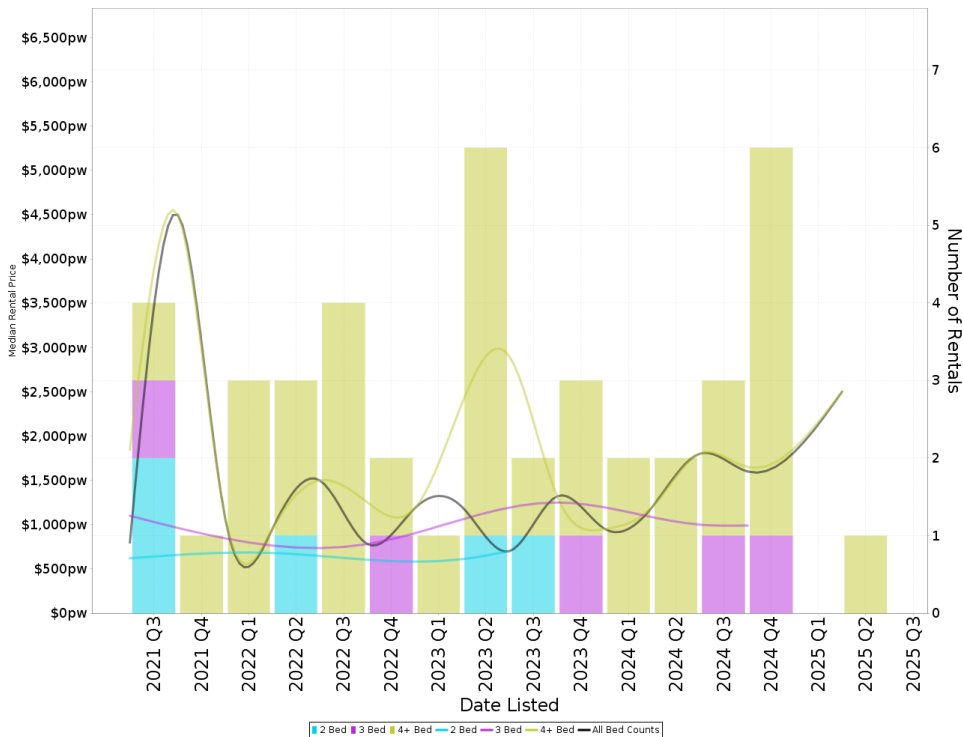
FORREST - Peak Selling Periods (3 years)



FORREST - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-21.6%

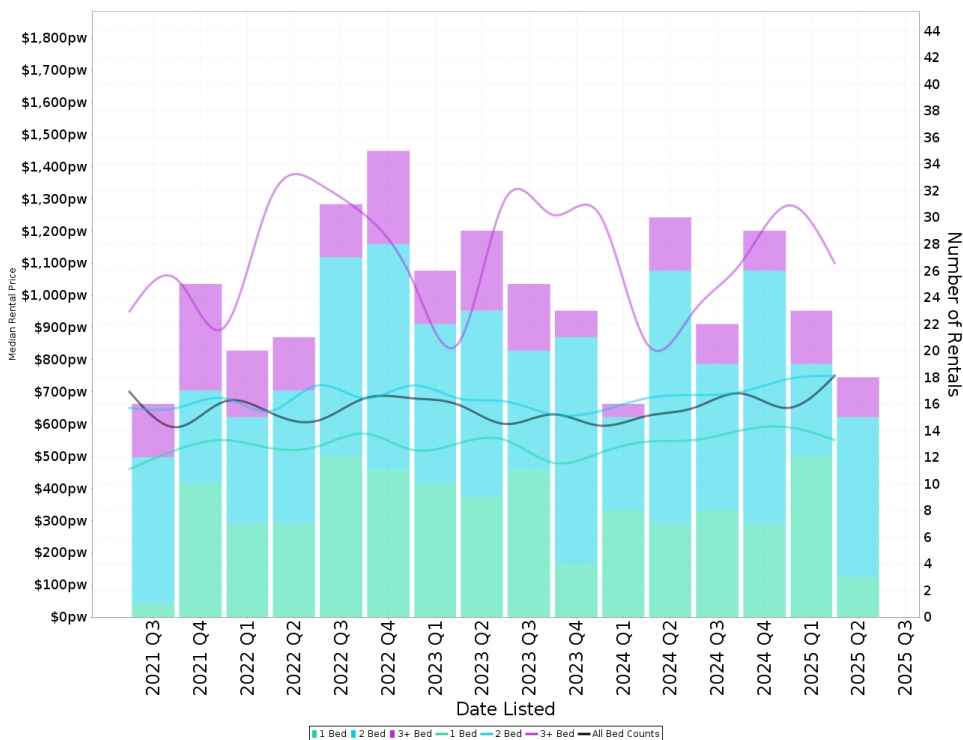
Current Median Price: \$3,800,000
Previous Median Price: \$4,845,000
Based on 18 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.3%

Current Median Price: \$3,800,000
Current Median Rent: \$1,650
Based on 10 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-6.7%

Current Median Price: \$792,500
Previous Median Price: \$849,000
Based on 79 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.3%

Current Median Price: \$792,500
Current Median Rent: \$650
Based on 92 registered Unit rentals compared over the last 12 months.

FORREST - Recently Sold Properties

Median Sale Price

\$3.8m

Based on 6 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

-21.6%

Current Median Price: \$3,800,000
Previous Median Price: \$4,845,000

Based on 18 recorded House sales compared over the last two rolling 12 month periods


Sold Properties

6

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

5 MORESBY ST




\$5,250,000

Sold Apr 2025
164 Days

1,543 m² 4 4 3

28 HOBART AVE




\$3,700,000

Sold Apr 2025
164 Days

1,225 m² - - -

72 ARTHUR CIR




\$3,255,000

Sold Mar 2025
22 Days

1,624 m² 4 2 2

37 NATIONAL CCT



\$4,005,000

Sold Mar 2025
161 Days

811 m² 4 3 2

FORREST - Properties For Rent

Median Rental Price

\$1,650 /w

Based on 10 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

+2.3%

Current Median Price: \$3,800,000
Current Median Rent: \$1,650

Based on 6 recorded House sales and 10 House rentals compared over the last 12 months

Number of Rentals

10

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 MUGGA WAY



\$1,400 per



2,285 m²







24 Arthur Circle



\$2,650



1,350 m²







19A TASMANIA CIRCLE



\$2500 per week



4,117 m²





