

# Suburb flyover report

DENMAN PROSPECT (HOUSE)

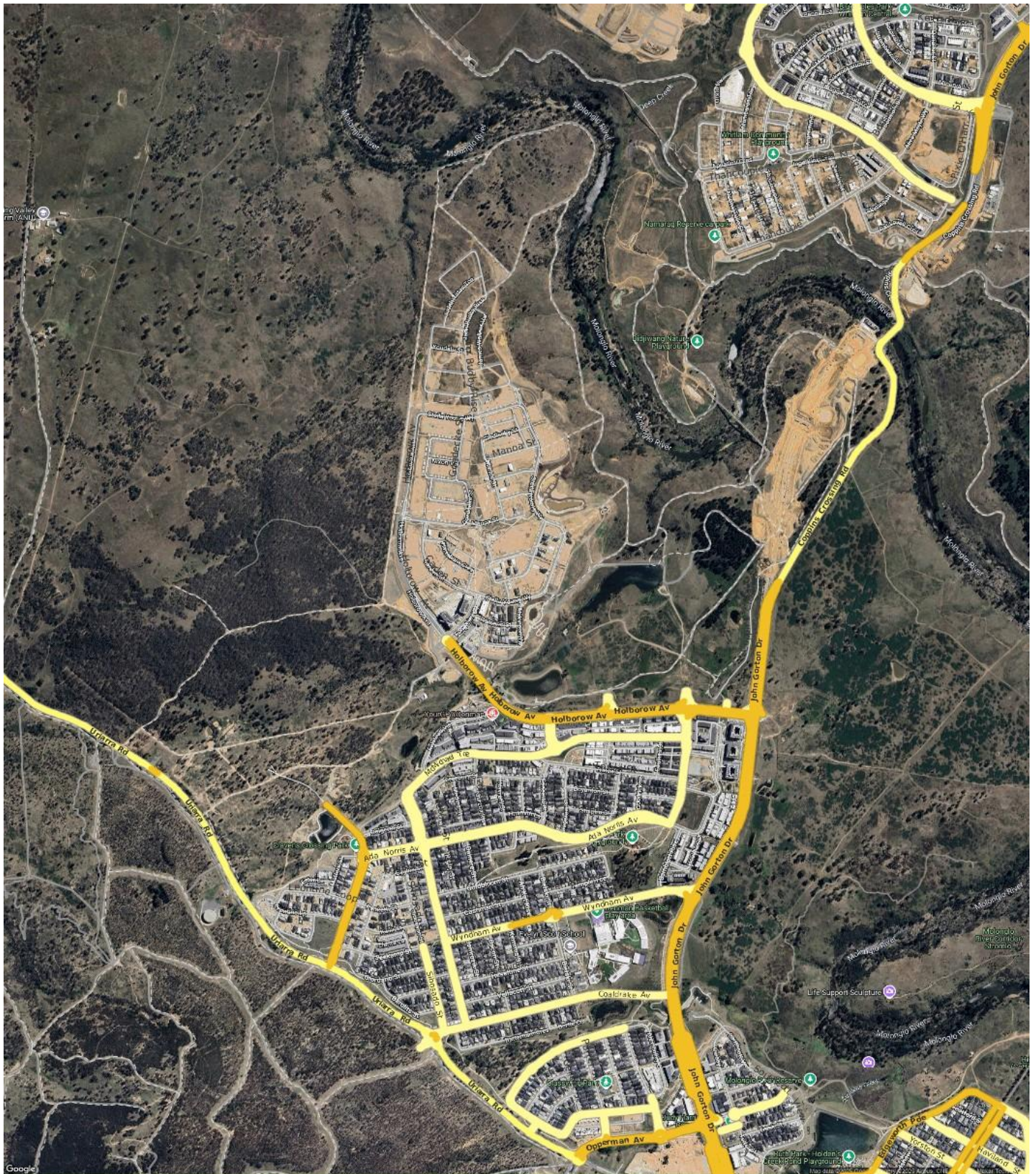
PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

**RayWhite.**





## DENMAN PROSPECT - Suburb Map





DENMAN PROSPECT - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2015	2	\$ 456,500	0.0 %	\$ 453,000	\$ 460,000
2016	6	\$ 654,810	43.4 %	\$ 390,000	\$ 985,115
2017	10	\$ 992,500	51.6 %	\$ 440,000	\$ 1,050,000
2018	27	\$ 775,000	-21.9 %	\$ 415,000	\$ 1,277,500
2019	21	\$ 998,000	28.8 %	\$ 450,000	\$ 1,700,000
2020	55	\$ 872,000	-12.6 %	\$ 50,000	\$ 1,655,000
2021	59	\$ 1,185,000	35.9 %	\$ 353,000	\$ 2,350,000
2022	25	\$ 1,600,000	35.0 %	\$ 250,000	\$ 2,360,000
2023	38	\$ 1,490,250	-6.9 %	\$ 685,000	\$ 1,850,000
2024	34	\$ 1,435,000	-3.7 %	\$ 1,010,000	\$ 2,275,000
2025	18	\$ 1,492,500	4.0 %	\$ 995,000	\$ 2,150,000

Median Sale Price

\$1.51m

Based on 37 recorded House sales within the last 12 months (Financial Year 2025)

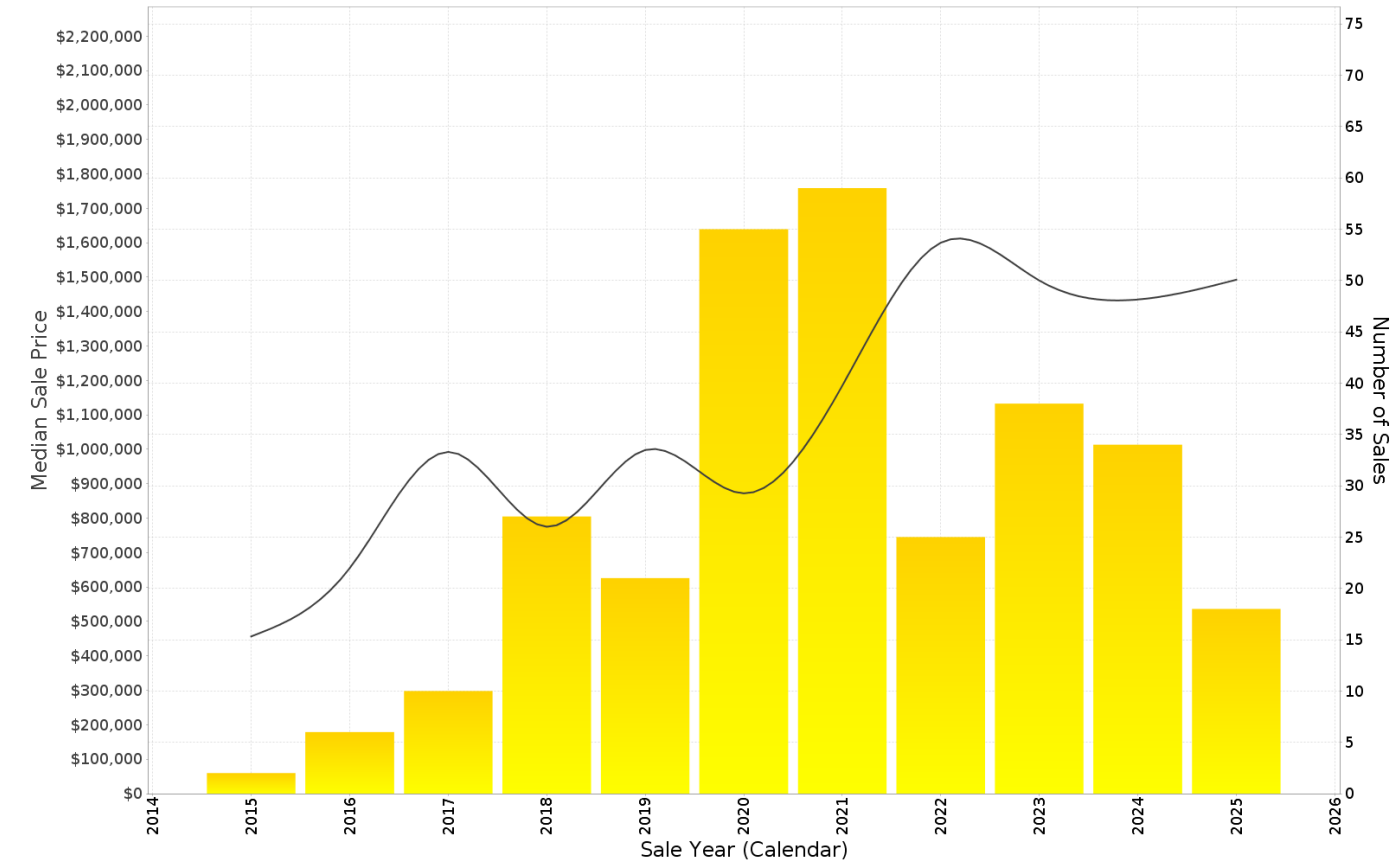
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

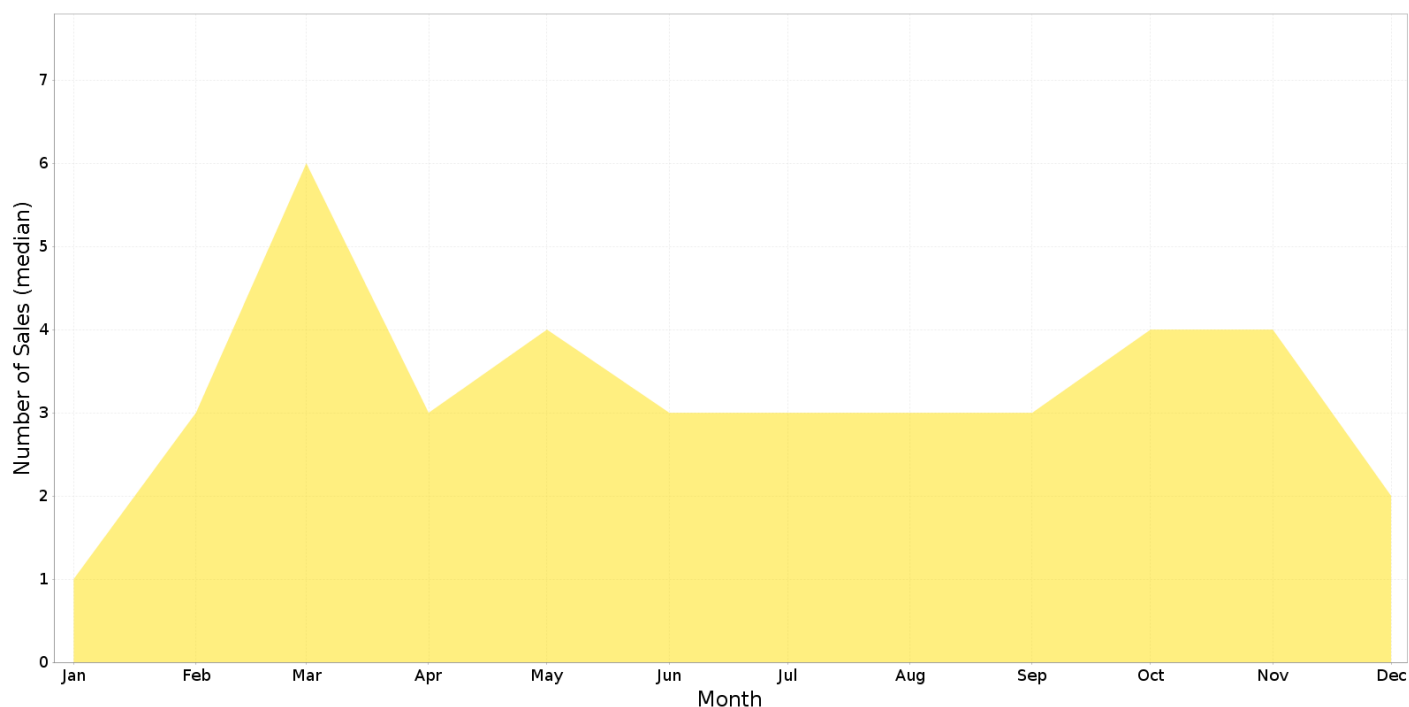
+6.0%

Current Median Price: \$1,510,000  
Previous Median Price: \$1,425,000

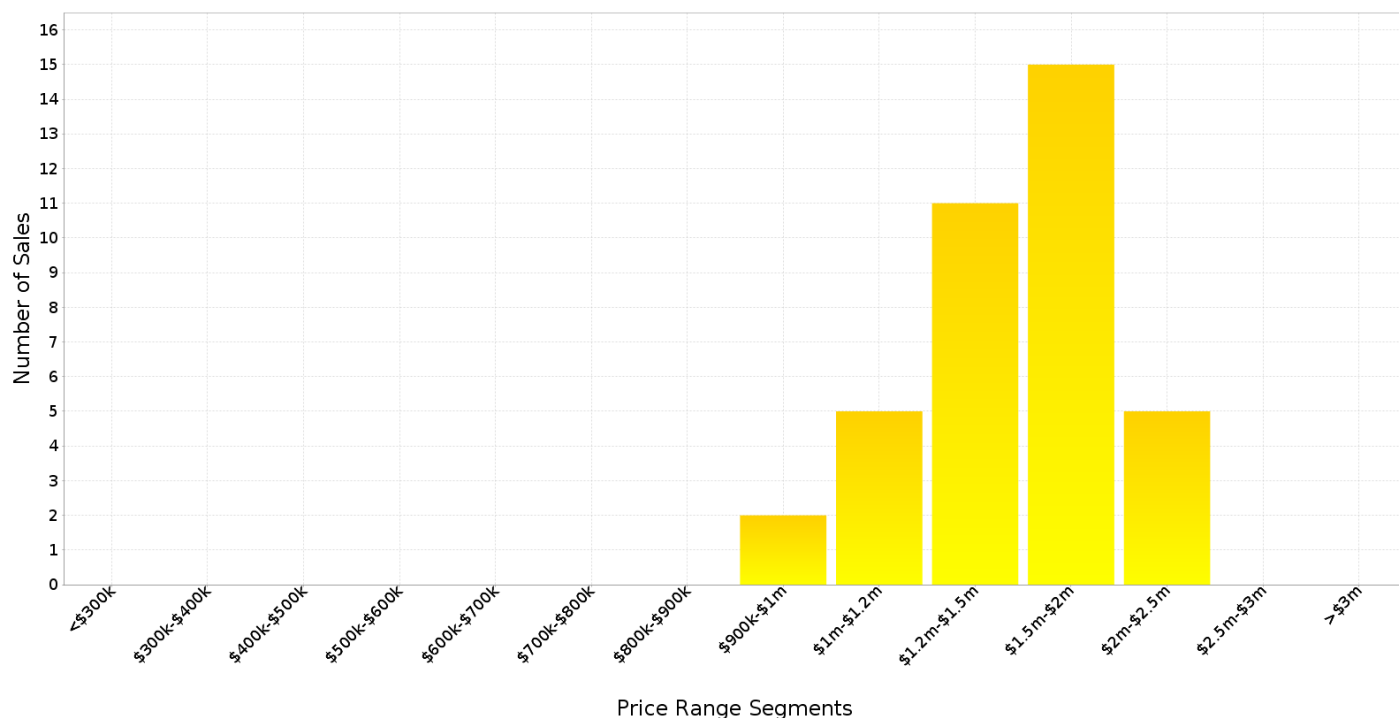
Based on 70 recorded House sales compared over the last two rolling 12 month periods



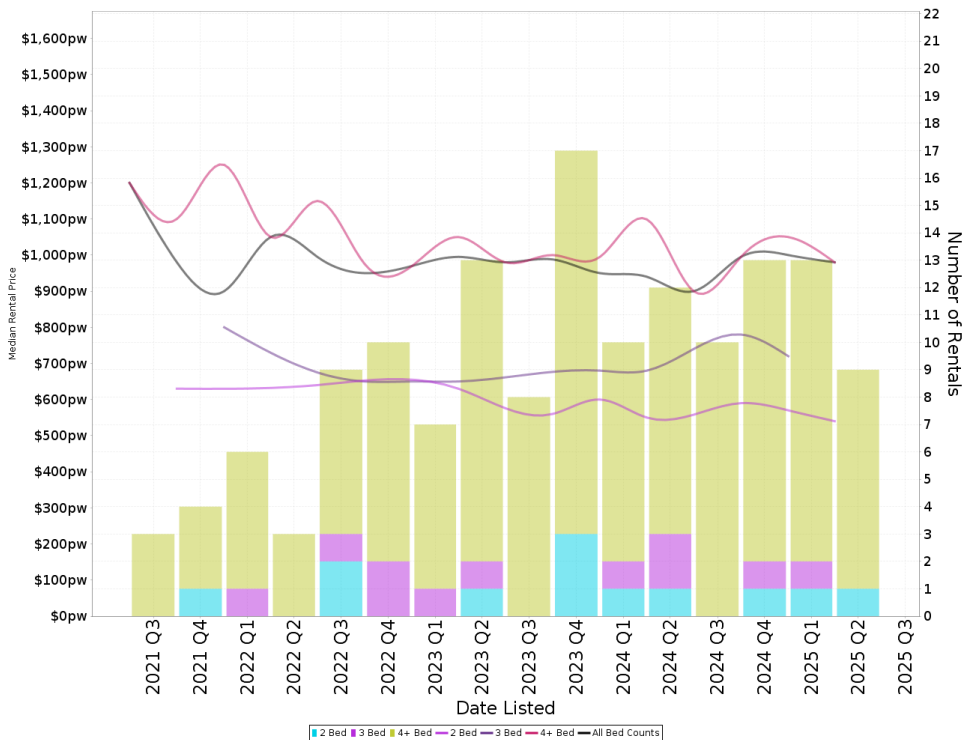
## DENMAN PROSPECT - Peak Selling Periods (3 years)



## DENMAN PROSPECT - Price Range Segments (12)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+6.0%**

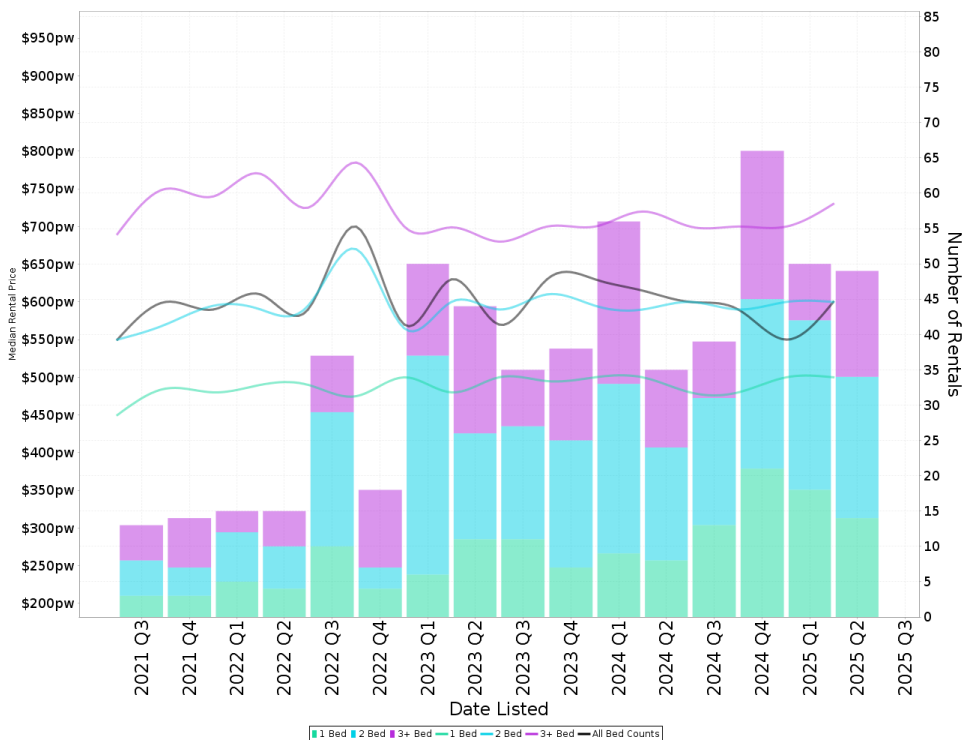
Current Median Price: \$1,510,000  
Previous Median Price: \$1,425,000  
Based on 70 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.4%**

Current Median Price: \$1,510,000  
Current Median Rent: \$980  
Based on 45 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-7.1%**

Current Median Price: \$580,000  
Previous Median Price: \$624,000  
Based on 324 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+5.3%**

Current Median Price: \$580,000  
Current Median Rent: \$590  
Based on 204 registered Unit rentals compared over the last 12 months.

# DENMAN PROSPECT - Recently Sold Properties

Median Sale Price  
**\$1.51m**

Based on 37 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  
**+6.0%**

Current Median Price: \$1,510,000  
Previous Median Price: \$1,425,000

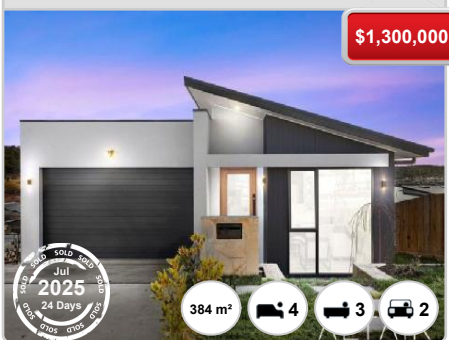
Based on 70 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties  
**37**

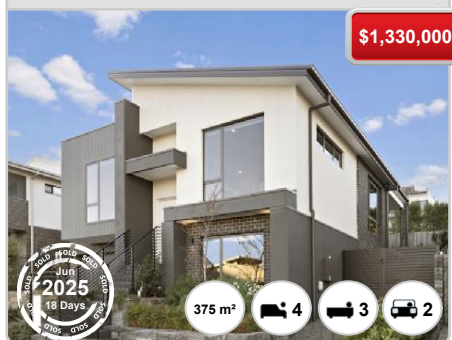
Based on recorded House sales within the 12 months (Financial Year 2025)

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

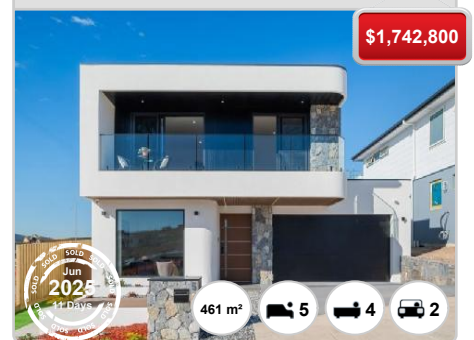
20 LEONTINE LOOP



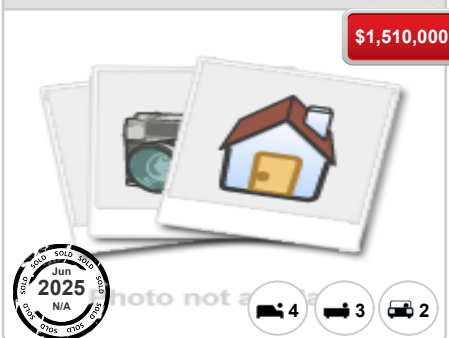
24 VELLACOTT ST



5 LEX WATSON CCT



8/15- ROMANO ST



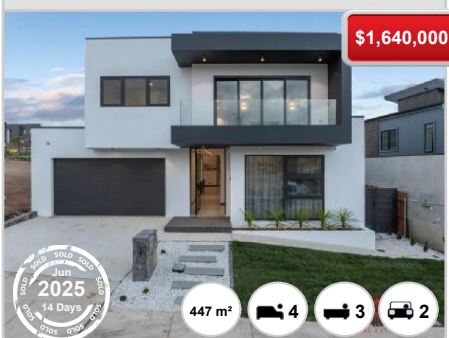
58/14 HOOLIHAN ST



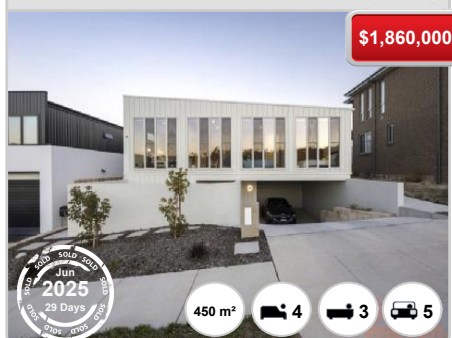
26 GIORDANO ST



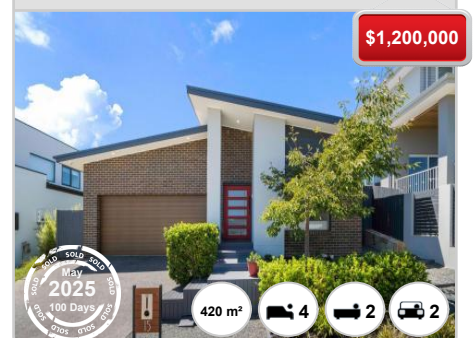
7 MAKINSON VIEW



12 MATTERS ST

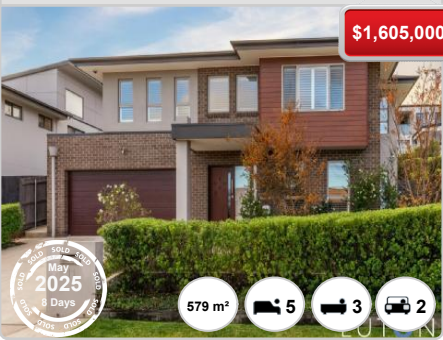


15 MEDINA ST





11 TEMPLE TCE



7 TRINCA ST



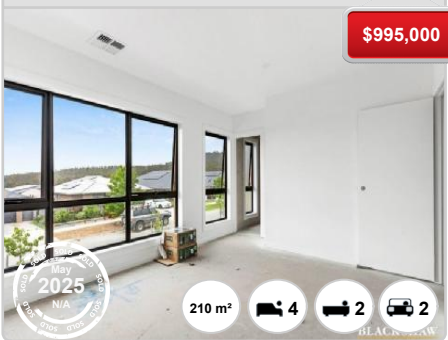
34 ADA NORRIS AVE



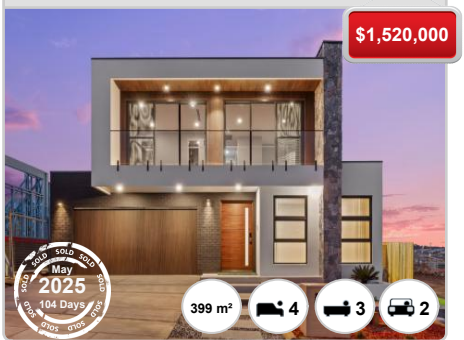
2 MATTERS ST



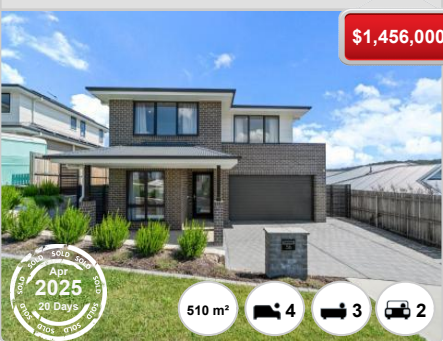
16 SEEKAMP ST



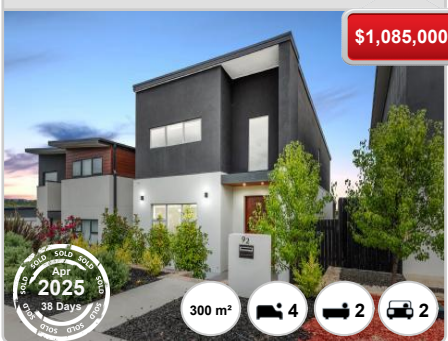
13 MAKINSON VIEW



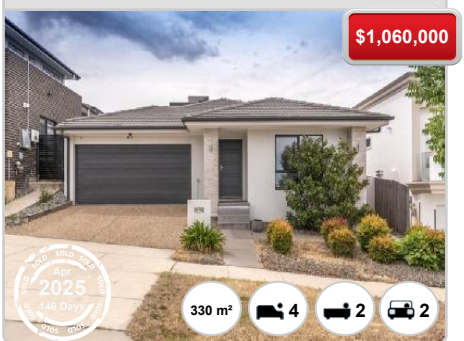
56 FREEBURY ST



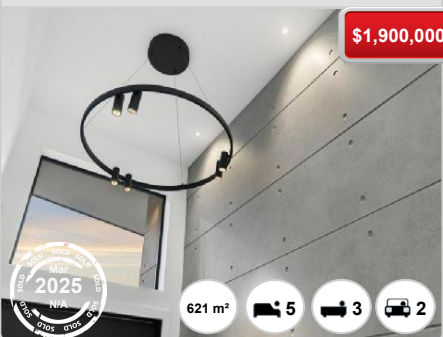
92 ADA NORRIS AVE



32 VELLACOTT ST



32 SHAPIRO ST



4 LEONTINE LOOP



9 ROTHERA ST



# DENMAN PROSPECT - Properties For Rent

## Median Rental Price

# \$980 /w

Based on 45 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

# +3.4%

Current Median Price: \$1,510,000  
Current Median Rent: \$980

Based on 37 recorded House sales and 45 House rentals compared over the last 12 months

## Number of Rentals

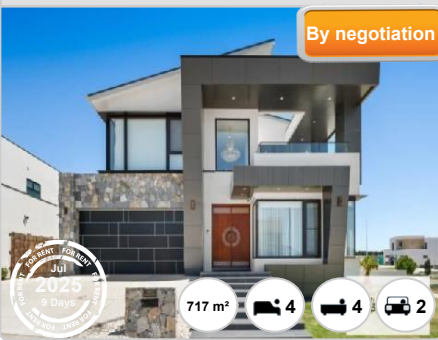
# 45

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

### 75 KONDELEA WAY

By negotiation



717 m<sup>2</sup>

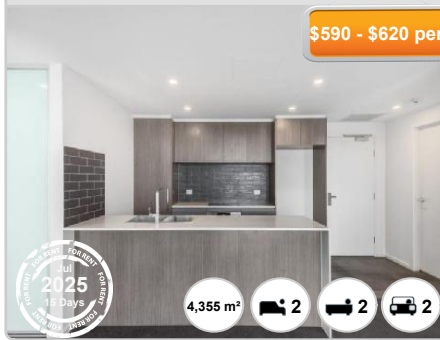
4

4

2

### 29/5 SKUTA PLACE

\$590 - \$620 per



4,355 m<sup>2</sup>

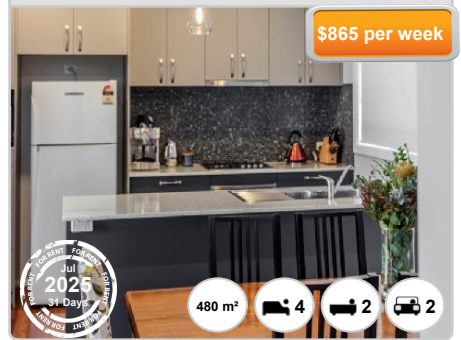
2

2

2

### 28 BATTERHAM CRESCENT

\$865 per week



480 m<sup>2</sup>

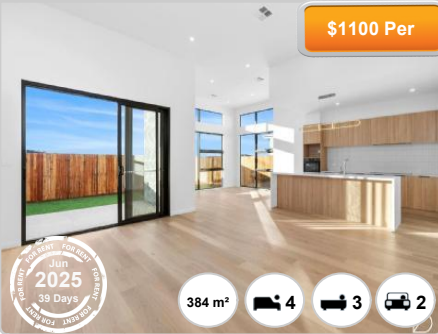
4

2

2

### 39 Eggins Street

\$1100 Per



384 m<sup>2</sup>

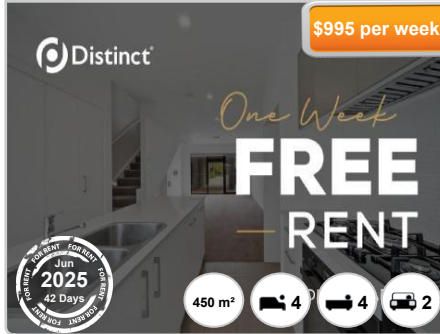
4

3

2

### 31 Trinca Street

\$995 per week



450 m<sup>2</sup>

4

4

2

### 3 Giordano Street

\$995 per week



482 m<sup>2</sup>

4

1

2

### 117 ADA NORRIS AVENUE

\$930 - \$950 per



378 m<sup>2</sup>

4

2

2