

# Suburb flyover report

ISABELLA PLAINS (HOUSE)

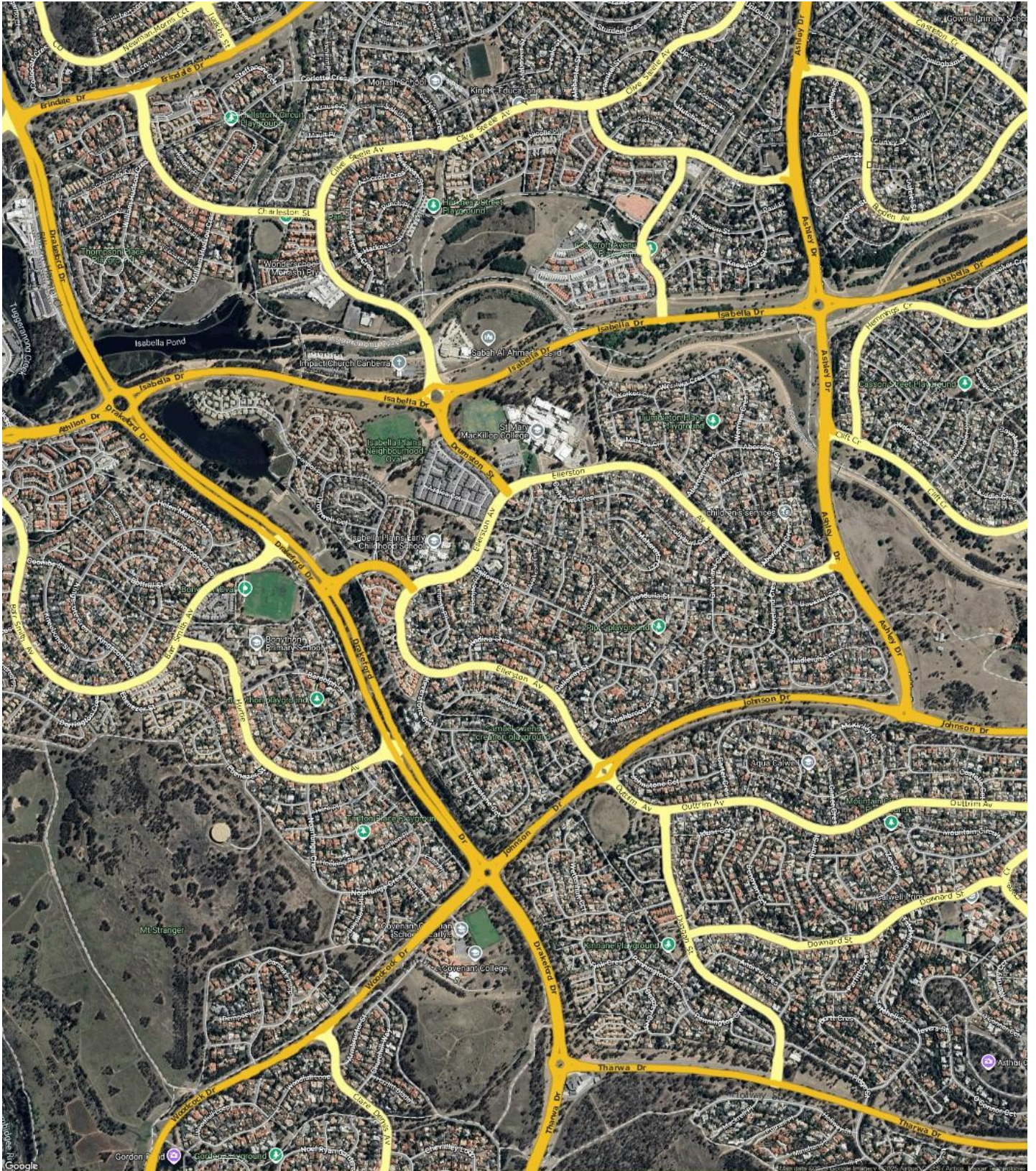
PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

**RayWhite.**





## ISABELLA PLAINS - 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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# ISABELLA PLAINS - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	62	\$ 384,500	0.0 %	\$ 130,000	\$ 615,000
2008	48	\$ 390,000	1.4 %	\$ 10,000	\$ 540,000
2009	50	\$ 410,000	5.1 %	\$ 195,000	\$ 620,000
2010	43	\$ 453,000	10.5 %	\$ 4,200	\$ 725,000
2011	41	\$ 465,000	2.6 %	\$ 4,700	\$ 655,000
2012	36	\$ 444,750	-4.4 %	\$ 215,000	\$ 716,000
2013	48	\$ 455,000	2.3 %	\$ 20,000	\$ 775,000
2014	36	\$ 470,000	3.3 %	\$ 45,000	\$ 910,000
2015	45	\$ 481,000	2.3 %	\$ 300,000	\$ 765,000
2016	39	\$ 510,000	6.0 %	\$ 374,300	\$ 1,010,000
2017	47	\$ 560,000	9.8 %	\$ 159,000	\$ 845,000
2018	47	\$ 581,000	3.8 %	\$ 150,000	\$ 825,000
2019	40	\$ 597,500	2.8 %	\$ 425,000	\$ 812,500
2020	50	\$ 641,250	7.3 %	\$ 400,000	\$ 840,000
2021	45	\$ 720,000	12.3 %	\$ 101,500	\$ 980,000
2022	34	\$ 861,000	19.6 %	\$ 370,000	\$ 1,040,000
2023	35	\$ 800,000	-7.1 %	\$ 675,000	\$ 975,000
2024	25	\$ 850,000	6.2 %	\$ 724,000	\$ 1,250,000
2025	18	\$ 854,500	0.5 %	\$ 705,000	\$ 1,205,000

Median Sale Price

\$860k

Based on 34 recorded House sales within the last 12 months (Financial Year 2025)

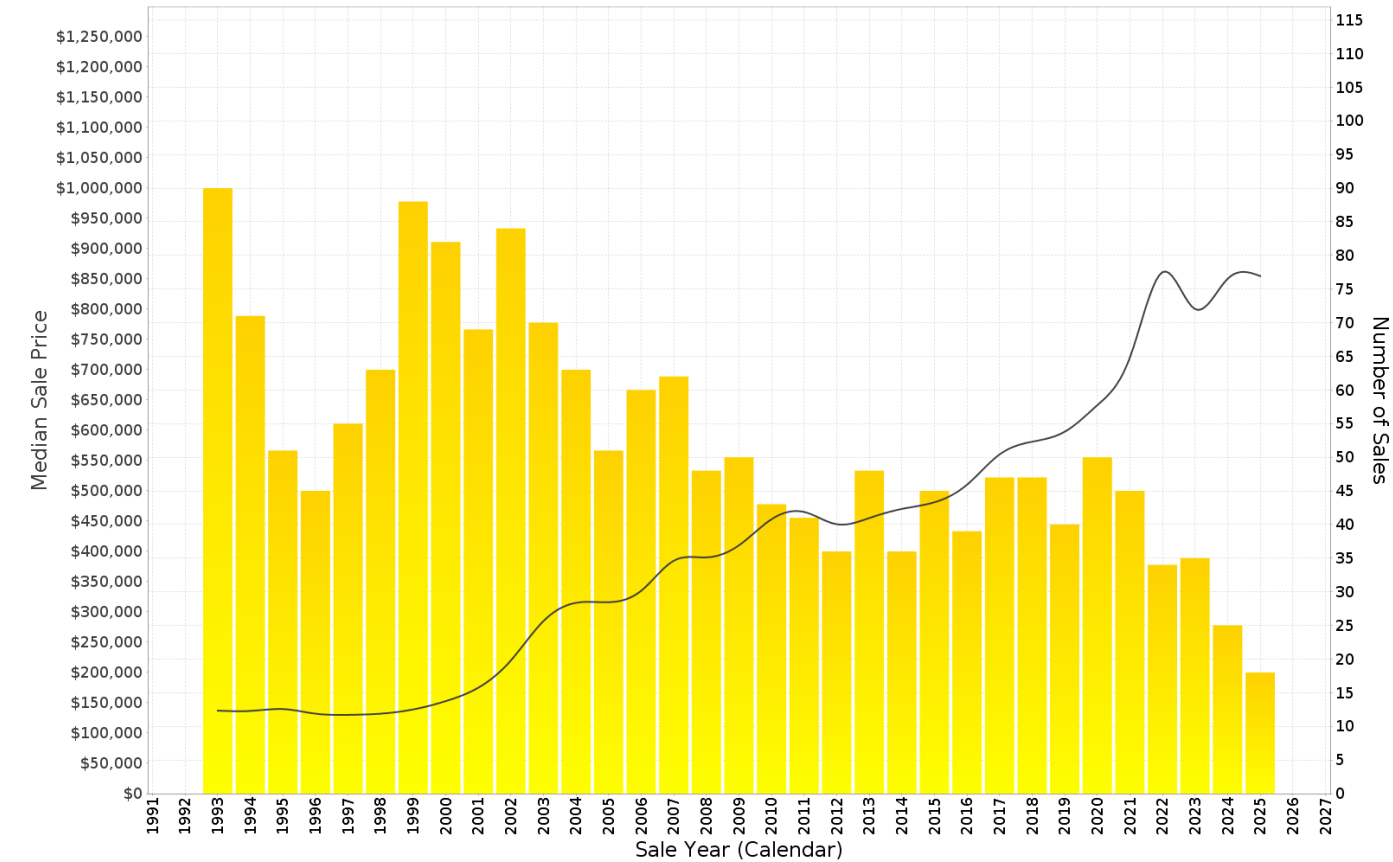
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

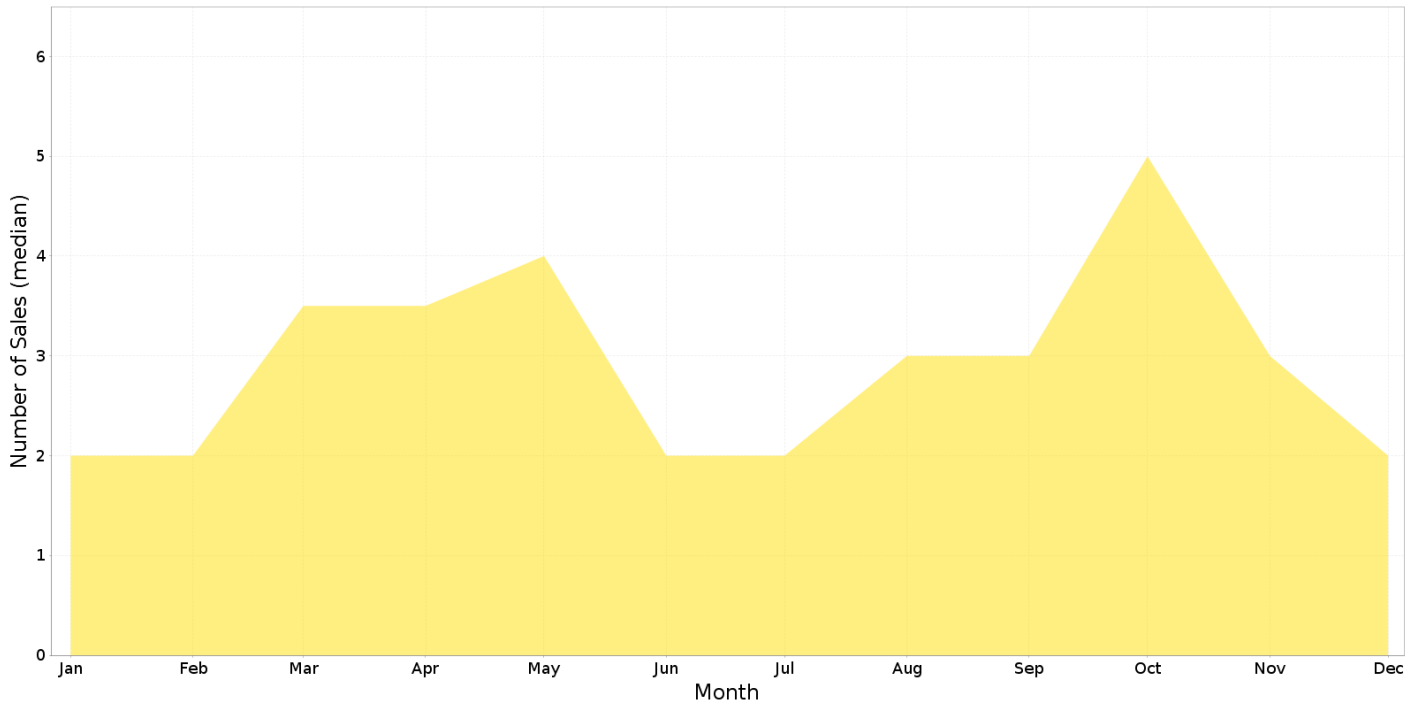
+7.5%

Current Median Price: \$860,000  
Previous Median Price: \$800,000

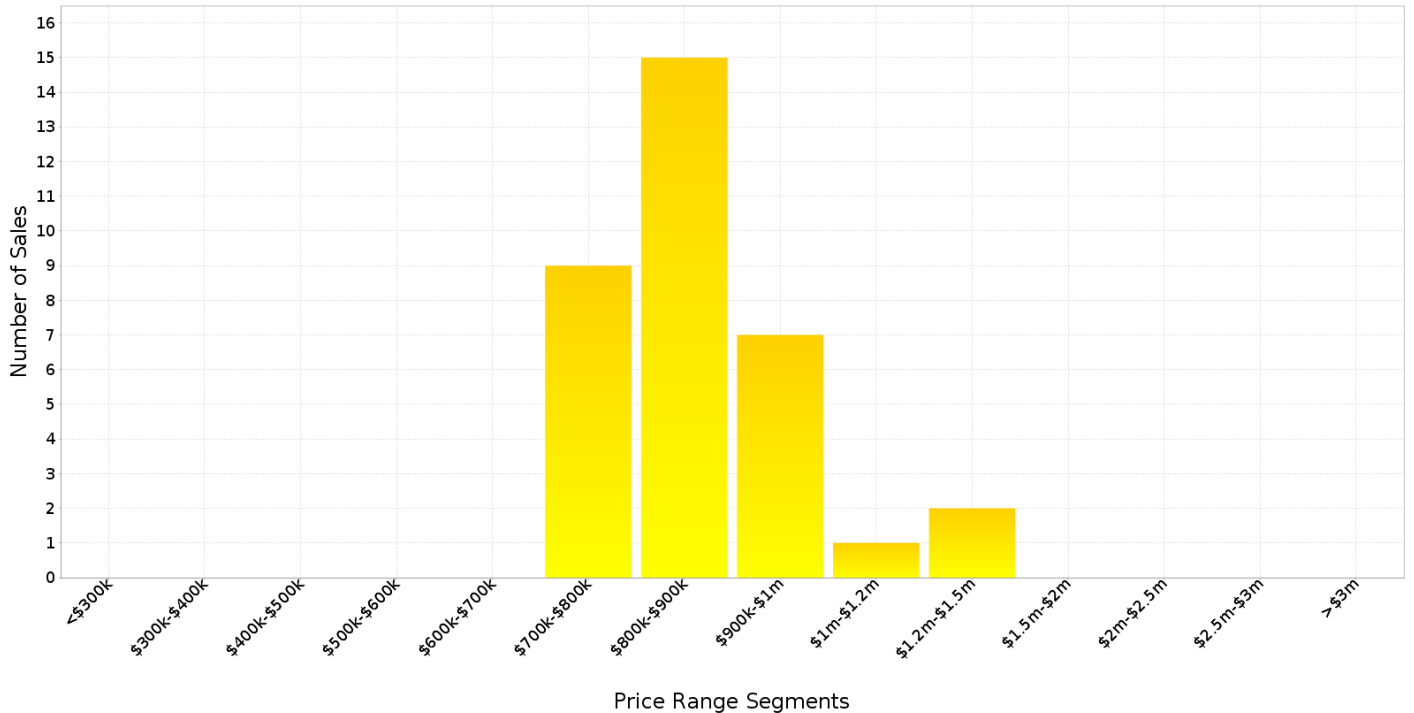
Based on 61 recorded House sales compared over the last two rolling 12 month periods



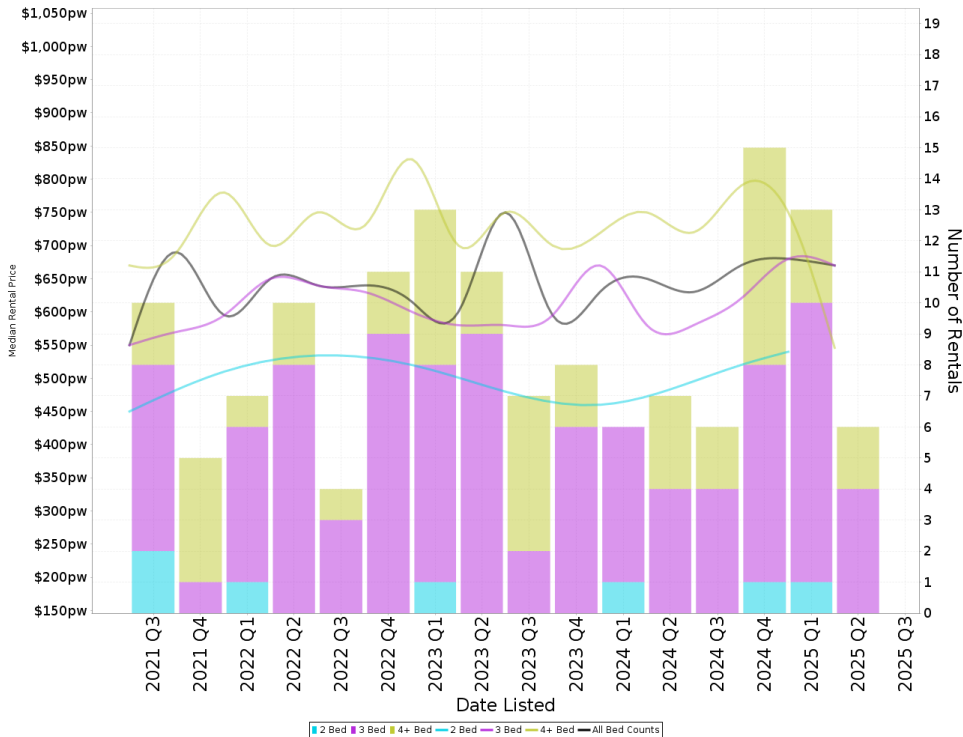
## ISABELLA PLAINS - Peak Selling Periods (3 years)



## ISABELLA PLAINS - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+7.5%**

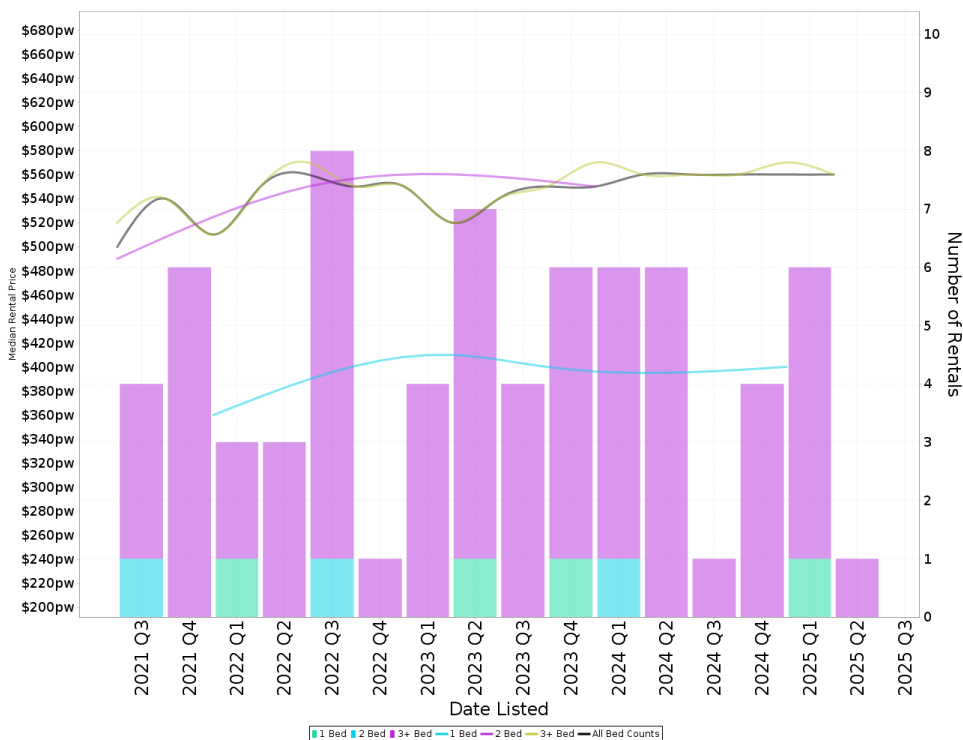
**Current Median Price: \$860,000**  
**Previous Median Price: \$800,000**  
 Based on 61 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.1%**

**Current Median Price: \$860,000**  
**Current Median Rent: \$670**  
 Based on 40 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-4.0%**

**Current Median Price: \$628,000**  
**Previous Median Price: \$654,000**  
 Based on 55 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.6%**

**Current Median Price: \$628,000**  
**Current Median Rent: \$560**  
 Based on 12 registered Unit rentals compared over the last 12 months.

# ISABELLA PLAINS - Recently Sold Properties

Median Sale Price  
**\$860k**

Based on 34 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  
**+7.5%**

Current Median Price: \$860,000  
Previous Median Price: \$800,000

Based on 61 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties  
**34**

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

**10 CANDELO PL**




**\$750,000**

Sold Jul 2025  
N/A

903 m<sup>2</sup> 3 1 2

**125 KEVERSTONE CCT**




**\$685,000**

Sold Jun 2025  
23 Days

375 m<sup>2</sup> 3 1 1

**6 TANNABAR PL**



**\$930,000**

Sold Jun 2025  
23 Days

681 m<sup>2</sup> 3 1 1

**48 MAHARATTA CCT**



**\$790,000**

Sold May 2025  
18 Days

949 m<sup>2</sup> 3 1 2

**7 SALTASH PL**




**\$950,000**

Sold May 2025  
24 Days

851 m<sup>2</sup> 4 2 2

**31 KEVERSTONE CCT**




**\$810,000**

Sold May 2025  
24 Days

561 m<sup>2</sup> 3 1 2

**3 KINNIMO PL**




**\$860,000**

Sold Apr 2025  
34 Days

830 m<sup>2</sup> 4 2 2

**11 KINNIMO PL**

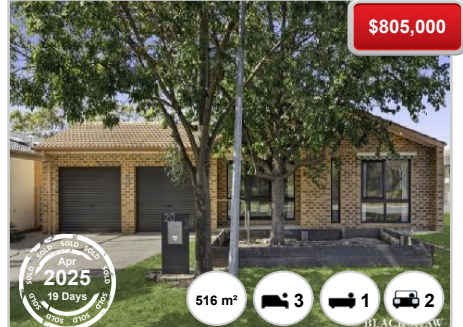


**\$750,000**

Sold Apr 2025  
N/A

952 m<sup>2</sup> 4 2 2

**20 WERRIWA CRES**



**\$805,000**

Sold Apr 2025  
19 Days

516 m<sup>2</sup> 3 1 2



6 LEIBNITZ PL



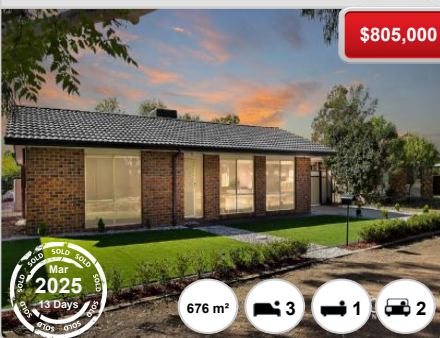
37 MAHARATTA CCT



3 BUCKNEL CCT



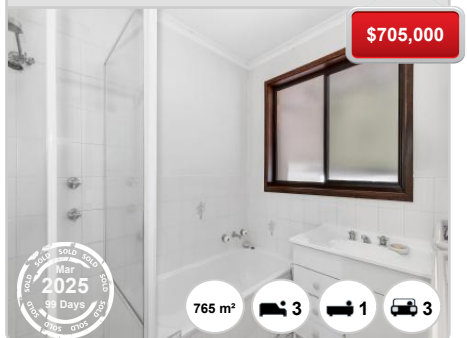
73 WERRIWA CRES



35 BUCKNEL CCT



16 MUIR CL



14 MAHARATTA CCT



9 MAHARATTA CCT



21 GROVELAND CRES



3 QUAMBONE PL



# ISABELLA PLAINS - Properties For Rent

## Median Rental Price

**\$670 /w**

Based on 40 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

**+4.1%**

Current Median Price: \$860,000  
Current Median Rent: \$670

Based on 34 recorded House sales and 40 House rentals compared over the last 12 months

## Number of Rentals

**40**

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

