

Suburb flyover report

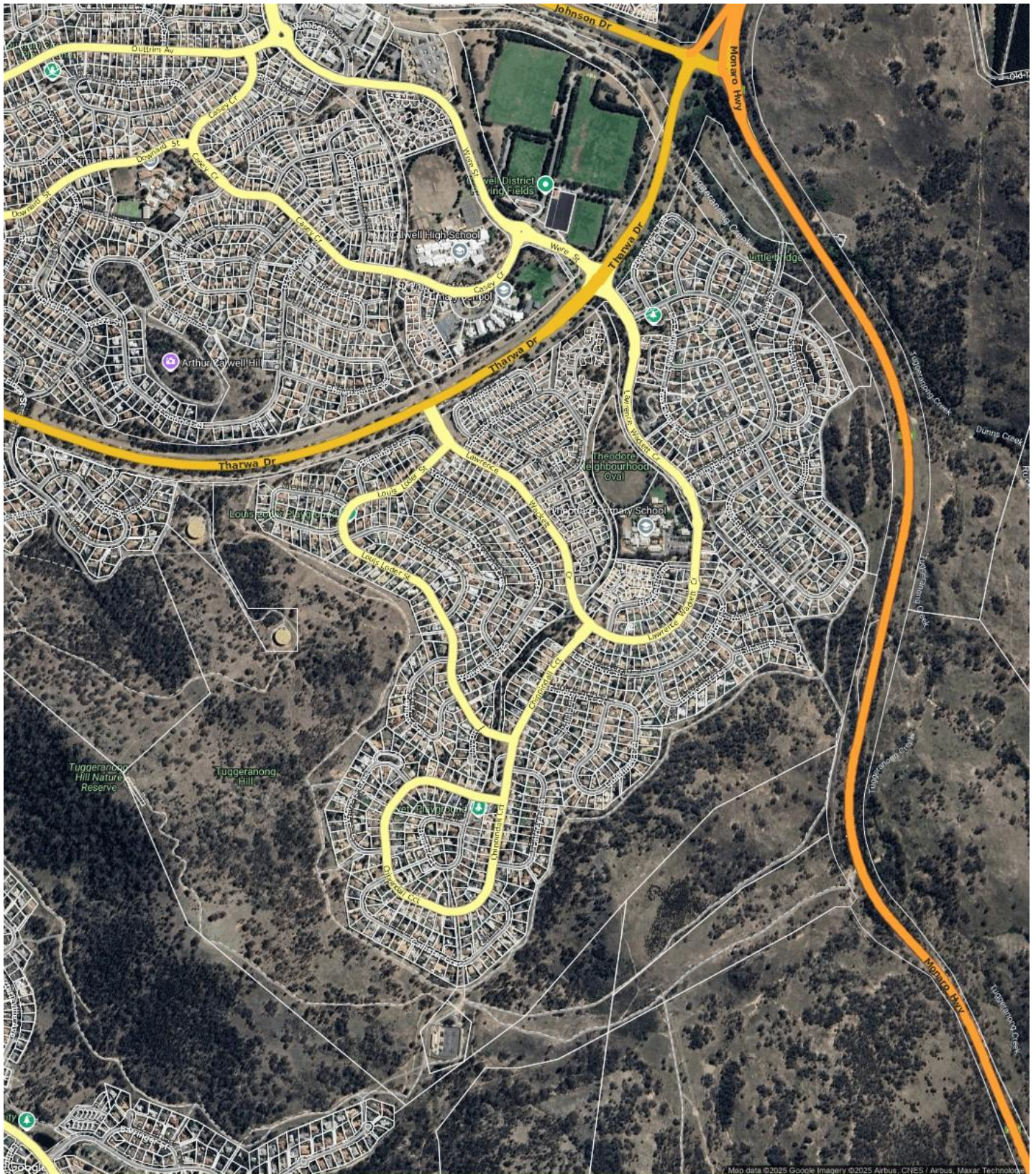
THEODORE (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



THEODORE - 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 (pricfinder.com.au)

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THEODORE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	57	\$ 401,000	0.0 %	\$ 157,500	\$ 567,000
2008	65	\$ 390,000	-2.7 %	\$ 146,000	\$ 675,000
2009	55	\$ 431,000	10.5 %	\$ 300,000	\$ 4,305,000
2010	38	\$ 454,375	5.4 %	\$ 325,000	\$ 739,000
2011	41	\$ 450,000	-1.0 %	\$ 320,000	\$ 649,000
2012	41	\$ 452,000	0.4 %	\$ 345,000	\$ 675,000
2013	48	\$ 502,500	11.2 %	\$ 27,592	\$ 775,000
2014	32	\$ 485,000	-3.5 %	\$ 387,000	\$ 720,000
2015	50	\$ 492,500	1.5 %	\$ 382,000	\$ 740,000
2016	45	\$ 510,000	3.6 %	\$ 191,667	\$ 810,000
2017	43	\$ 536,000	5.1 %	\$ 130,000	\$ 717,000
2018	40	\$ 573,000	6.9 %	\$ 455,000	\$ 795,000
2019	58	\$ 592,500	3.4 %	\$ 355,000	\$ 820,000
2020	51	\$ 637,000	7.5 %	\$ 300,000	\$ 890,000
2021	48	\$ 740,000	16.2 %	\$ 160,000	\$ 1,381,000
2022	38	\$ 898,000	21.4 %	\$ 640,000	\$ 1,390,000
2023	30	\$ 840,000	-6.5 %	\$ 670,000	\$ 1,336,000
2024	46	\$ 870,000	3.6 %	\$ 425,000	\$ 1,500,000
2025	22	\$ 901,250	3.6 %	\$ 720,000	\$ 1,218,000

Median Sale Price

\$895k

Based on 43 recorded House sales within the last 12 months (Financial Year 2025)

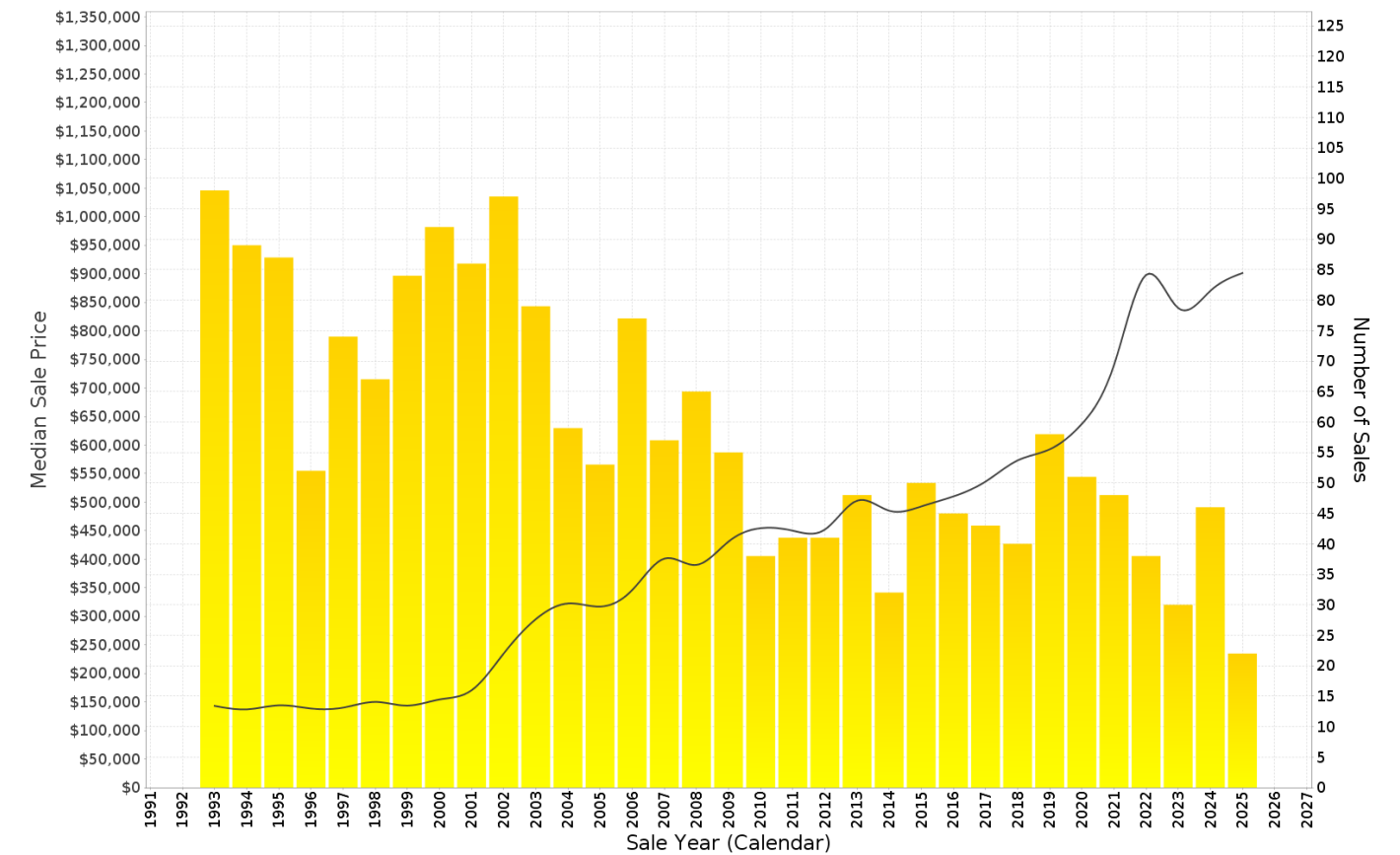
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

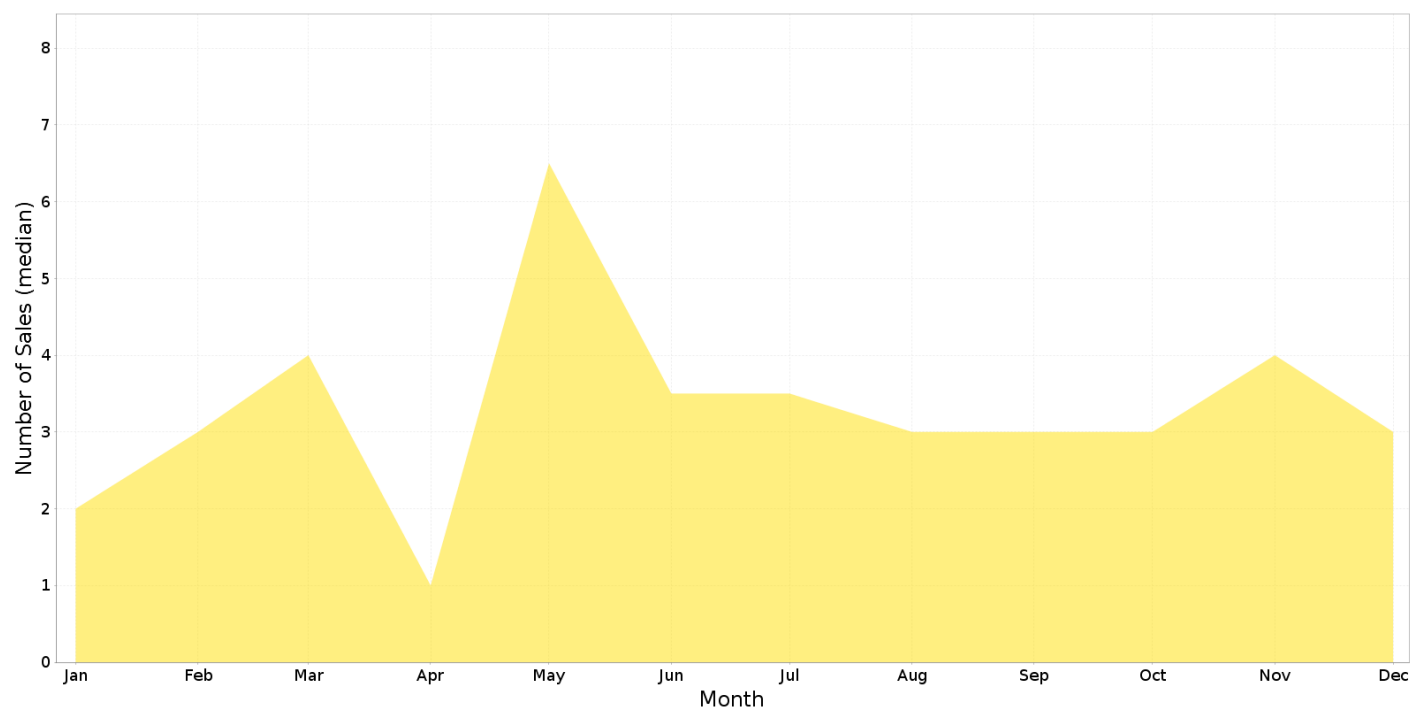
+5.3%

Current Median Price: \$895,000
Previous Median Price: \$850,000

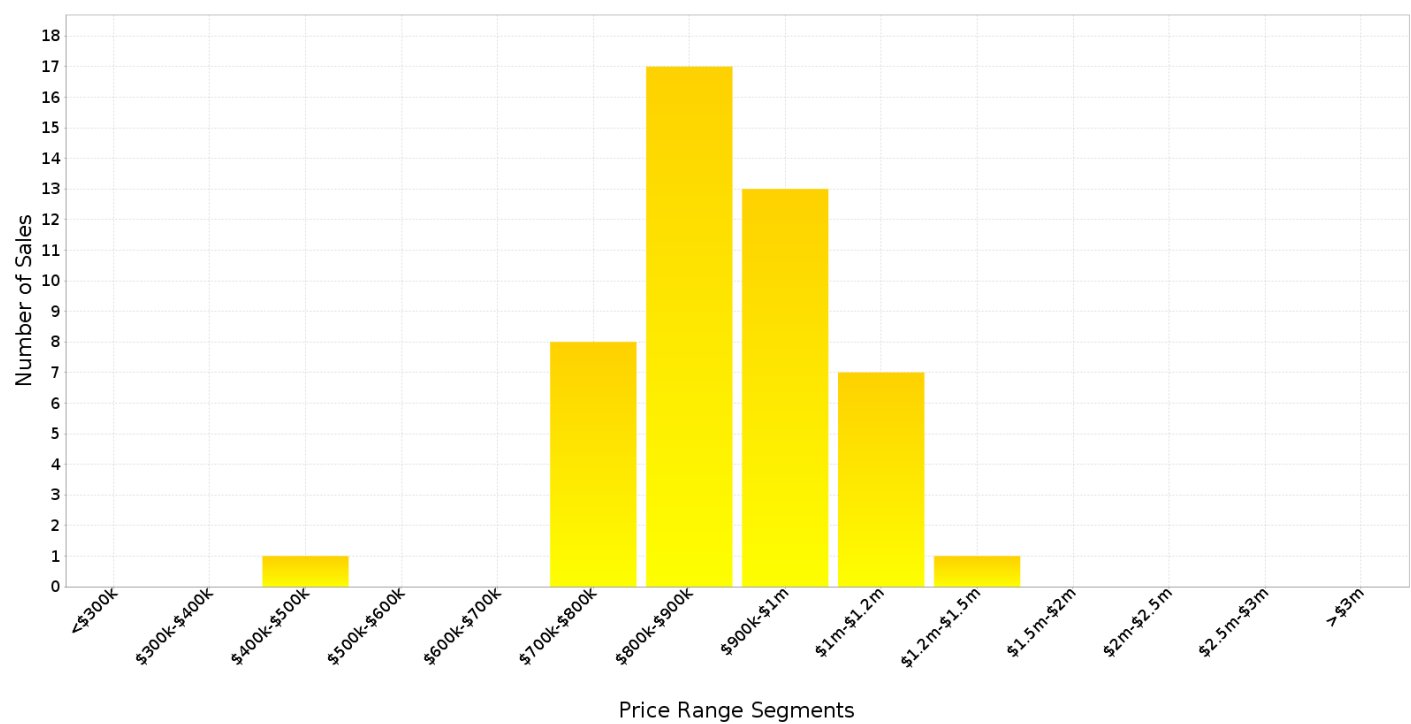
Based on 87 recorded House sales compared over the last two rolling 12 month periods



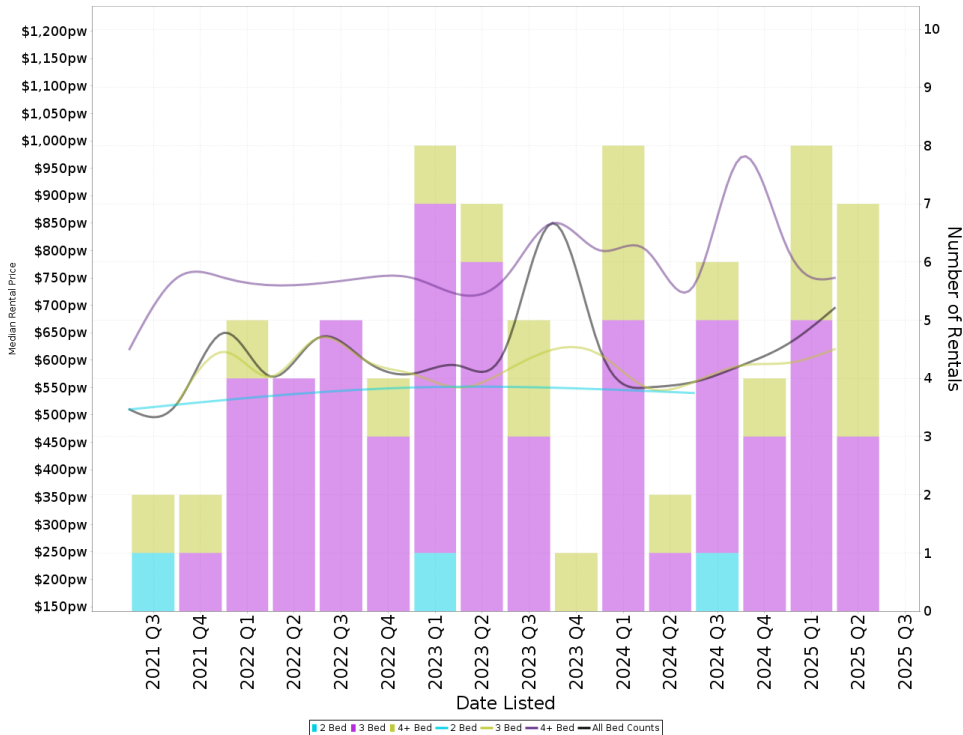
THEODORE - Peak Selling Periods (3 years)



THEODORE - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+5.3%

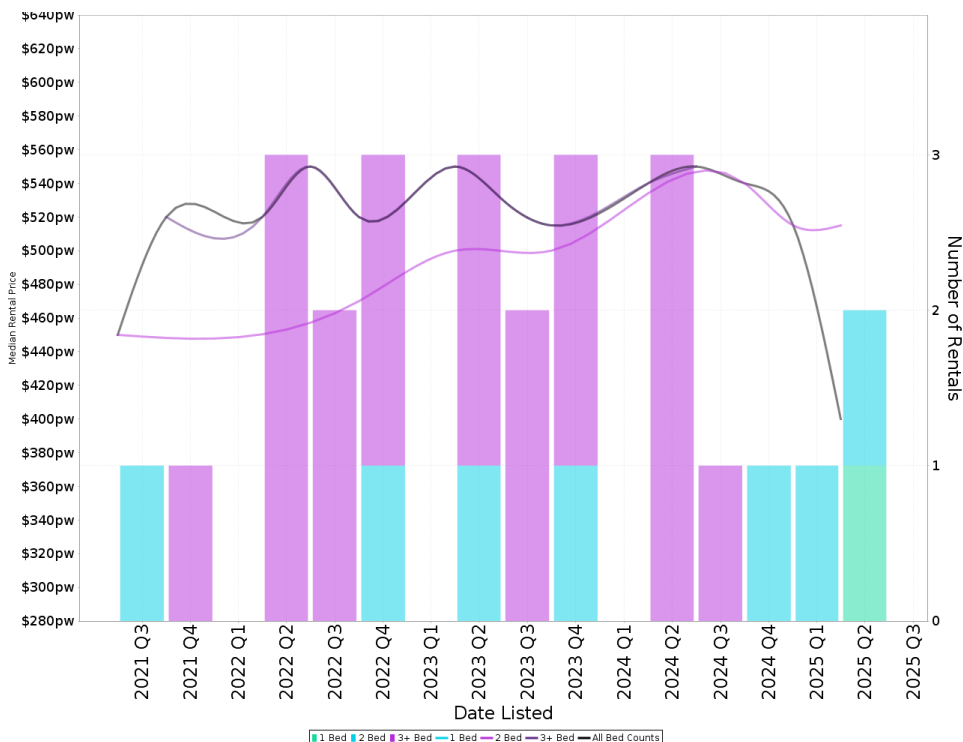
Current Median Price: \$895,000
Previous Median Price: \$850,000
Based on 87 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.6%

Current Median Price: \$895,000
Current Median Rent: \$625
Based on 25 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-1.0%

Current Median Price: \$651,000
Previous Median Price: \$657,500
Based on 36 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.1%

Current Median Price: \$651,000
Current Median Rent: \$515
Based on 5 registered Unit rentals compared over the last 12 months.

THEODORE - Recently Sold Properties

Median Sale Price

\$895k

Based on 43 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

+5.3%

Current Median Price: \$895,000
Previous Median Price: \$850,000

Based on 87 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

43

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

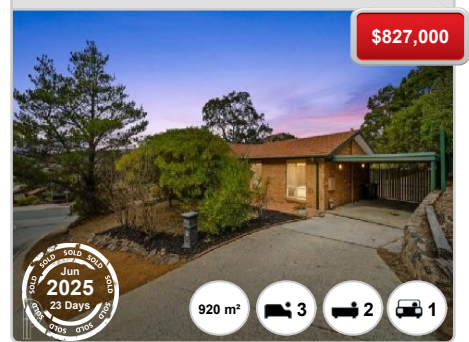
7 TOPP PL



90 LAWRENCE WACKETT CRES



70 LOUIS LODER CRES



35 LOUIS LODER ST



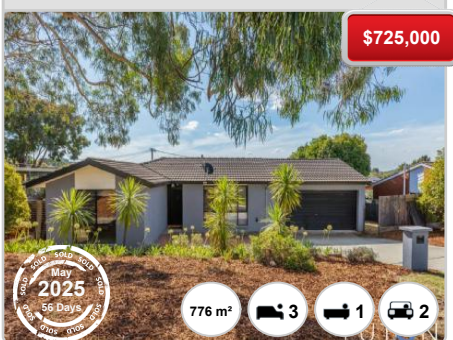
7 LOUIS LODER ST



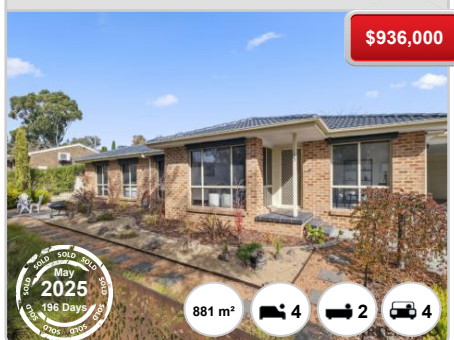
32 FRED A GIBSON CCT



100 LAWRENCE WACKETT CRES



153 LAWRENCE WACKETT CRES



88 LAWRENCE WACKETT CRES



11 FAIRLEY CRES

\$897,500



10 COCHRANE CRES

\$999,000



85 CHIPPINDALL CCT

\$825,000



9 CONLON CRES

\$940,000



97 CHIPPINDALL CCT

\$1,045,000



5 TOPP PL

\$1,065,000



89 CHIPPINDALL CCT

\$750,000



107 CHIPPINDALL CCT

\$850,000



25 VONWILLER CRES

\$990,000



30 CONLON CRES

\$886,000



30 MEHAFFEY CRES

\$1,062,000



9 FREDIA GIBSON CCT

\$855,000



THEODORE - Properties For Rent

Median Rental Price

\$625 /w

Based on 25 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

+3.6%

Current Median Price: \$895,000
Current Median Rent: \$625

Based on 43 recorded House sales and 25 House rentals compared over the last 12 months

Number of Rentals

25

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

