

# Suburb flyover report

CHAPMAN (HOUSE)

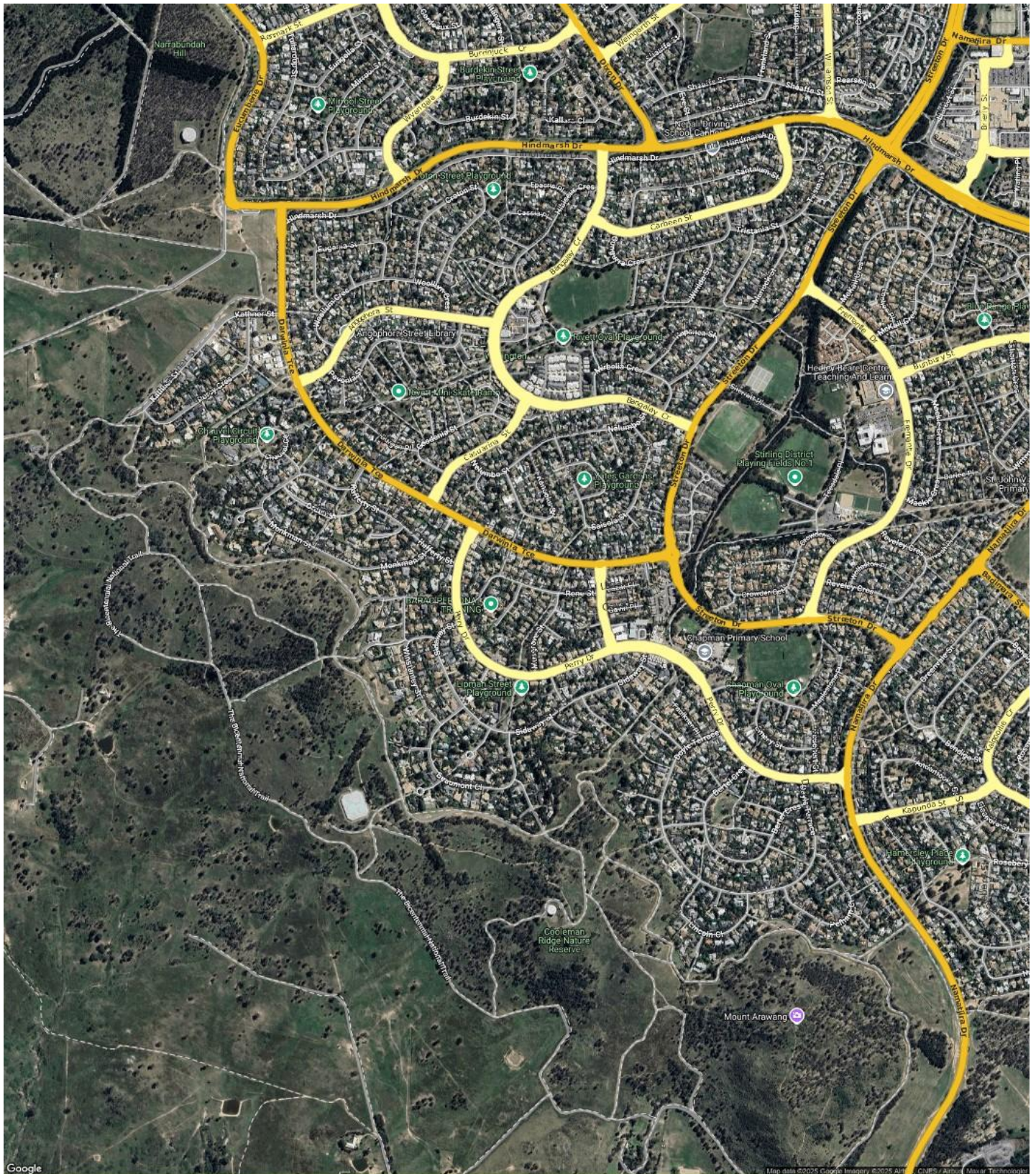
PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

**RayWhite.**





## CHAPMAN - Suburb Map





# CHAPMAN - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	43	\$ 590,000	0.0 %	\$ 325,000	\$ 1,500,000
2008	32	\$ 585,000	-0.8 %	\$ 100,000	\$ 1,070,000
2009	46	\$ 659,275	12.7 %	\$ 182,500	\$ 1,781,000
2010	31	\$ 715,500	8.5 %	\$ 250,000	\$ 1,180,000
2011	26	\$ 644,500	-9.9 %	\$ 420,000	\$ 1,235,000
2012	29	\$ 663,000	2.9 %	\$ 125,000	\$ 1,040,000
2013	30	\$ 755,000	13.9 %	\$ 408,000	\$ 1,670,000
2014	50	\$ 767,000	1.6 %	\$ 125,000	\$ 1,650,000
2015	33	\$ 820,000	6.9 %	\$ 410,000	\$ 1,560,000
2016	43	\$ 865,000	5.5 %	\$ 440,000	\$ 2,500,000
2017	32	\$ 800,000	-7.5 %	\$ 455,000	\$ 2,200,000
2018	35	\$ 862,000	7.8 %	\$ 483,500	\$ 1,450,000
2019	43	\$ 900,000	4.4 %	\$ 460,000	\$ 2,450,000
2020	39	\$ 1,000,000	11.1 %	\$ 95,500	\$ 1,580,000
2021	49	\$ 1,165,000	16.5 %	\$ 505,000	\$ 3,100,000
2022	36	\$ 1,258,000	8.0 %	\$ 770,000	\$ 3,281,684
2023	35	\$ 1,220,000	-3.0 %	\$ 550,000	\$ 2,000,000
2024	34	\$ 1,317,500	8.0 %	\$ 650,000	\$ 3,000,000
2025	15	\$ 1,270,000	-3.6 %	\$ 840,000	\$ 3,100,000

Median Sale Price

\$1.2m

Based on 32 recorded House sales within the last 12 months (Financial Year 2025)

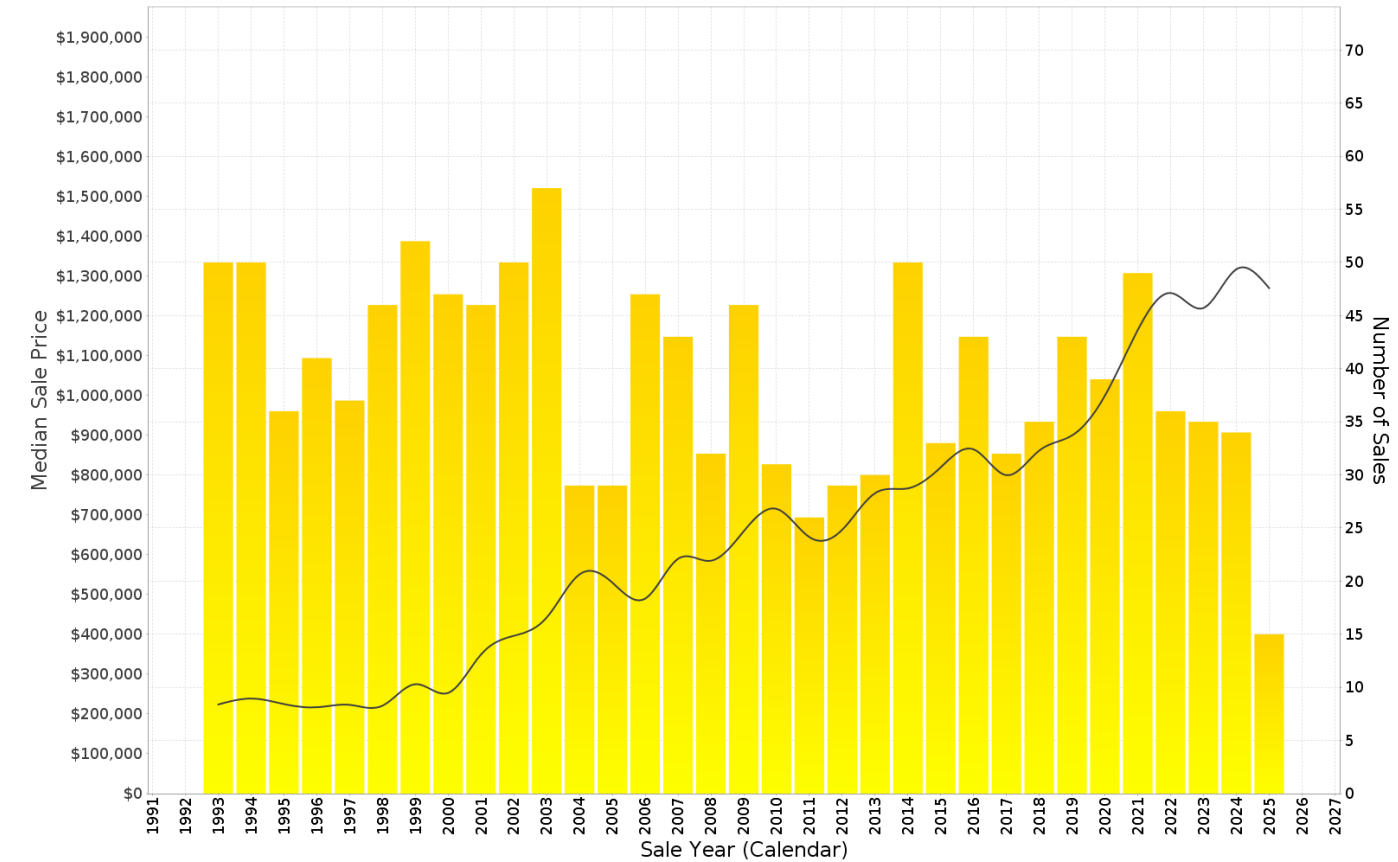
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

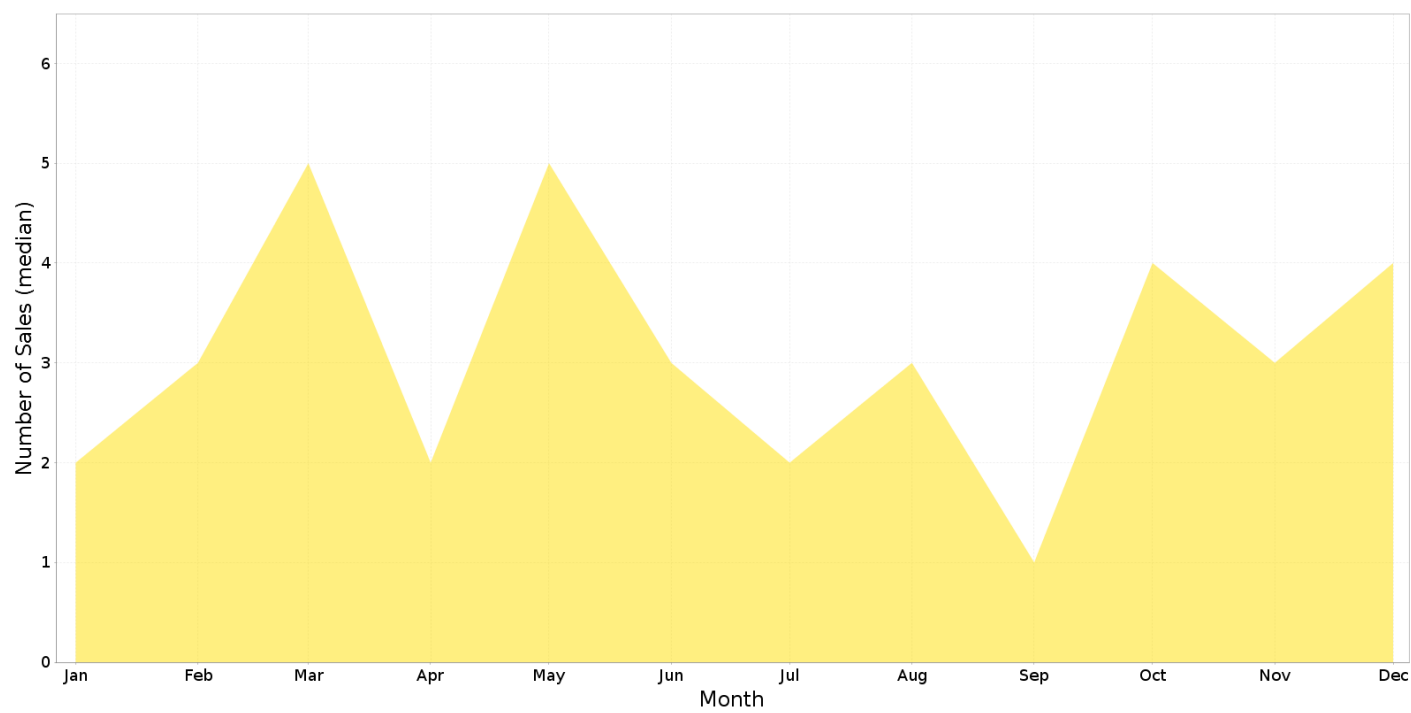
-8.4%

Current Median Price: \$1,200,000  
Previous Median Price: \$1,310,000

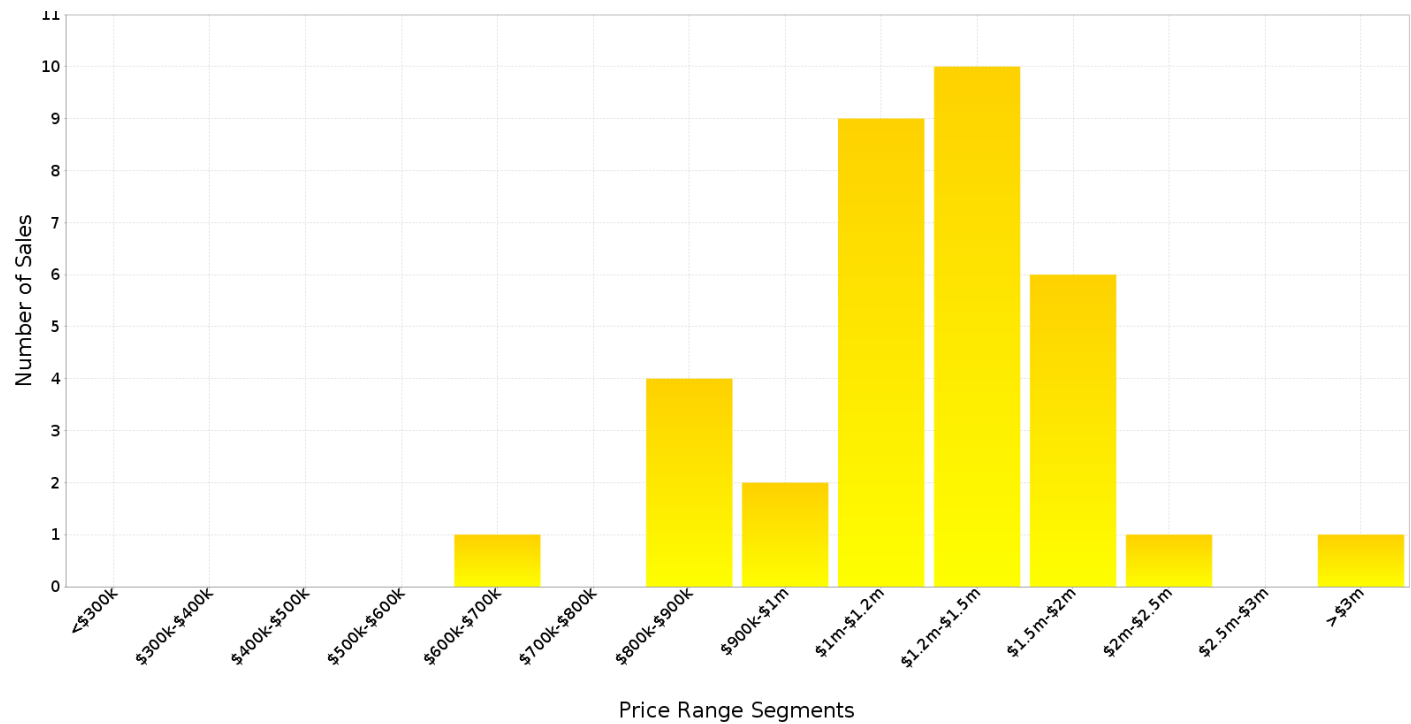
Based on 63 recorded House sales compared over the last two rolling 12 month periods



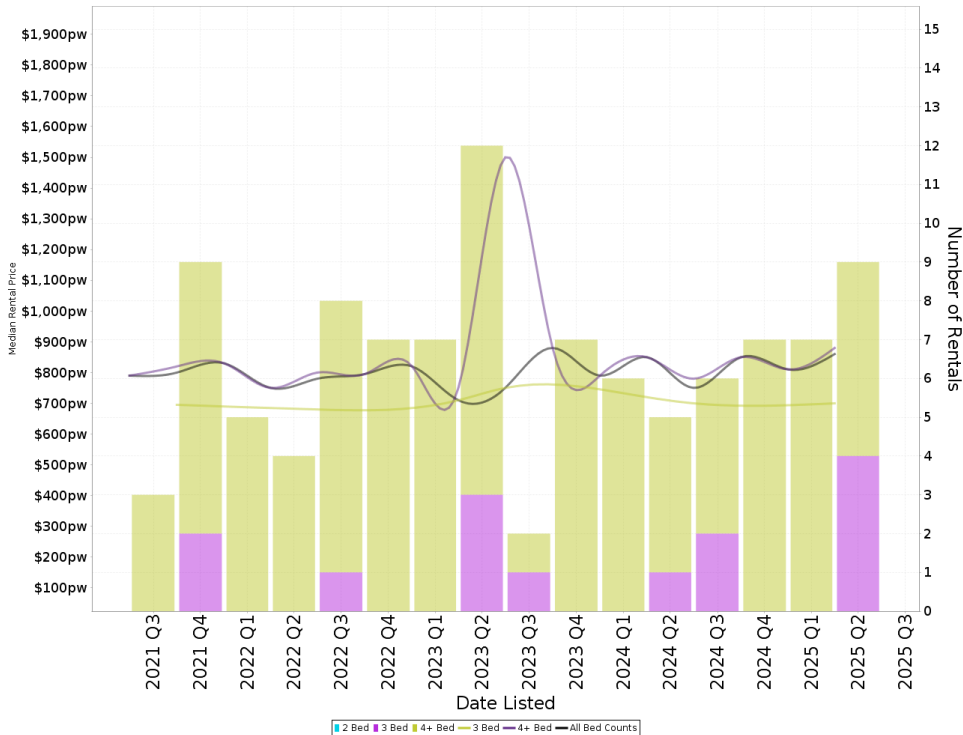
## CHAPMAN - Peak Selling Periods (3 years)



## CHAPMAN - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-8.4%**

Current Median Price: \$1,200,000  
Previous Median Price: \$1,310,000

Based on 63 registered House sales compared over the last two rolling 12 month periods.

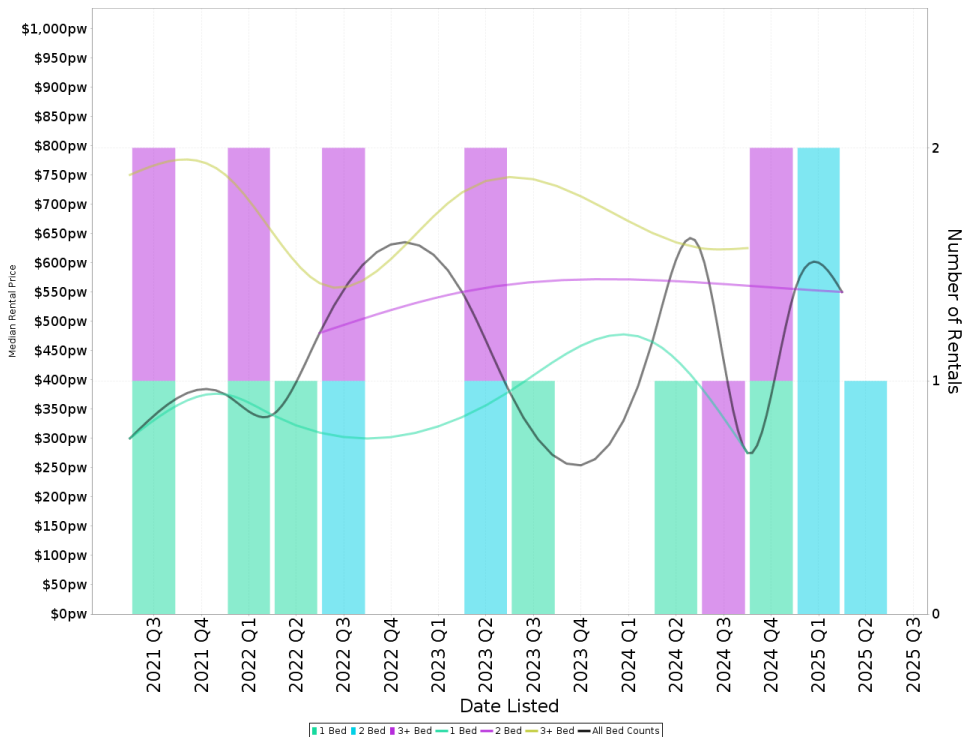
### Suburb Rental Yield

**+3.5%**

Current Median Price: \$1,200,000  
Current Median Rent: \$810

Based on 29 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-26.3%**

Current Median Price: \$785,000  
Previous Median Price: \$1,065,000

Based on 4 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.7%**

Current Median Price: \$785,000  
Current Median Rent: \$555

Based on 6 registered Unit rentals compared over the last 12 months.

# CHAPMAN - Recently Sold Properties

Median Sale Price

**\$1.2m**

Based on 32 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

**-8.4%**

Current Median Price: \$1,200,000  
Previous Median Price: \$1,310,000

Based on 63 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**32**

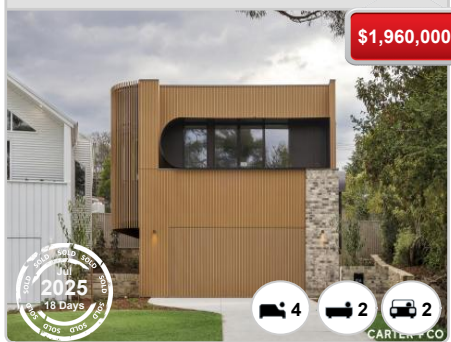
Based on recorded House sales within the 12 months (Financial Year 2025)

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

11 TAUCHERT ST



10 A - EMERY ST



7 MONKMAN ST



123 PERRY DR



22 PERCY CRES



14 RAFFERTY ST



29 TAUCHERT ST



51 SIDAWAY ST



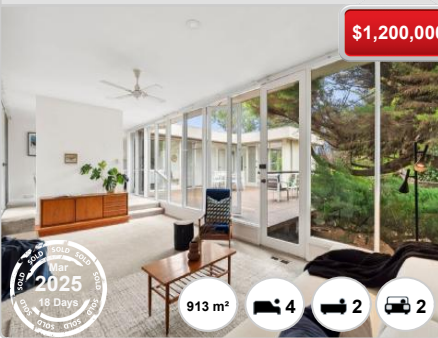
120 PERRY DR





20 SIDAWAY ST

\$1,200,000



913 m<sup>2</sup>

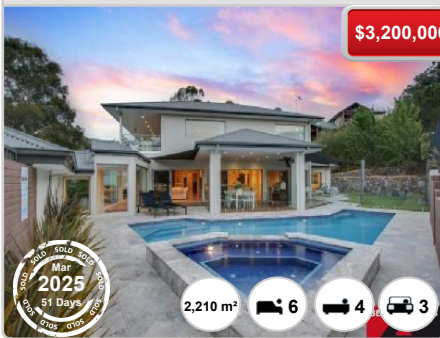
4

2

2

32 MONKMAN ST

\$3,200,000



2,210 m<sup>2</sup>

6

4

3

38 DOYLE TCE

\$1,300,000



993 m<sup>2</sup>

4

3

2

1 GAVIN PL

\$840,000



331 m<sup>2</sup>

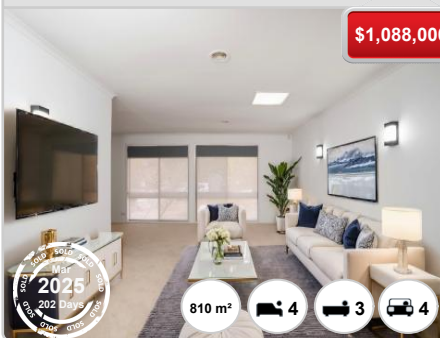
3

1

2

33 RENE ST

\$1,088,000



810 m<sup>2</sup>

4

3

4

8 TITHERADGE PL

\$3,100,000



1,369 m<sup>2</sup>

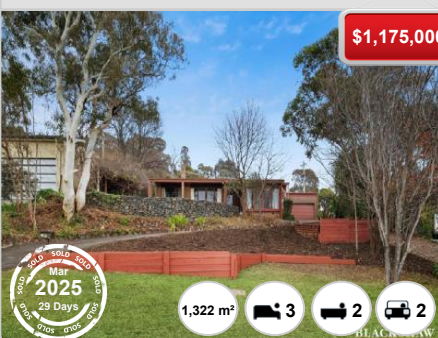
5

3

3

39 PELHAM CL

\$1,175,000



1,322 m<sup>2</sup>

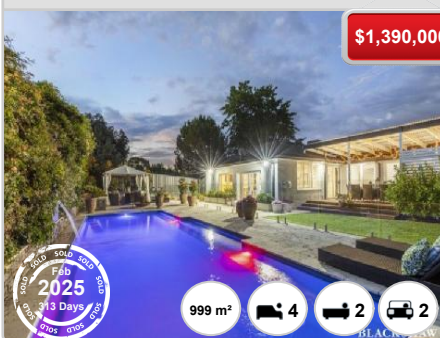
3

2

2

1 BANVARD PL

\$1,390,000



999 m<sup>2</sup>

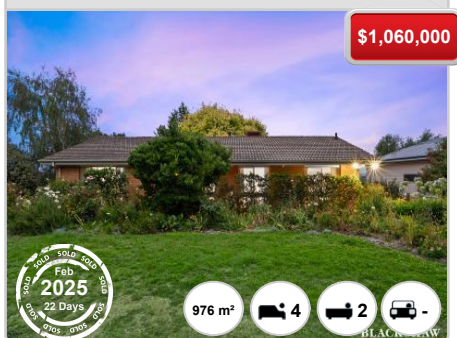
4

2

2

10 ORDELL ST

\$1,060,000



976 m<sup>2</sup>

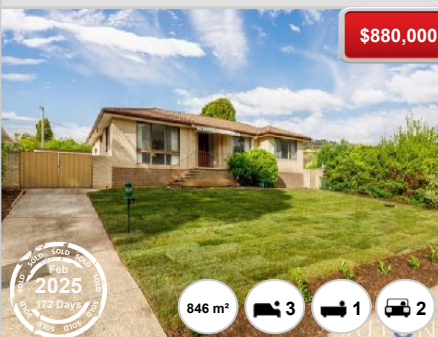
4

2

-

118 DARWINIA TCE

\$880,000



846 m<sup>2</sup>

3

1

2

# CHAPMAN - Properties For Rent

## Median Rental Price

# \$810 /w

Based on 29 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

# +3.5%

Current Median Price: \$1,200,000  
Current Median Rent: \$810

Based on 32 recorded House sales and 29 House rentals compared over the last 12 months

## Number of Rentals

# 29

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

