

# Suburb flyover report

PEARCE (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

**RayWhite.**





## PEARCE - 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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PEARCE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	37	\$ 560,000	0.0 %	\$ 140,000	\$ 1,275,000
2008	33	\$ 513,000	-8.4 %	\$ 215,000	\$ 885,000
2009	39	\$ 587,000	14.4 %	\$ 447,500	\$ 1,290,000
2010	26	\$ 660,000	12.4 %	\$ 525,000	\$ 1,205,000
2011	14	\$ 617,250	-6.5 %	\$ 300,000	\$ 1,080,000
2012	30	\$ 652,500	5.7 %	\$ 205,000	\$ 1,195,000
2013	24	\$ 627,500	-3.8 %	\$ 6,200	\$ 1,476,000
2014	27	\$ 729,500	16.3 %	\$ 520,000	\$ 2,300,000
2015	33	\$ 747,000	2.4 %	\$ 300,000	\$ 1,500,000
2016	22	\$ 770,000	3.1 %	\$ 325,000	\$ 1,440,000
2017	32	\$ 827,500	7.5 %	\$ 665,000	\$ 1,536,000
2018	30	\$ 826,000	-0.2 %	\$ 650,000	\$ 1,375,000
2019	26	\$ 776,250	-6.0 %	\$ 10,500	\$ 1,818,000
2020	30	\$ 1,030,000	32.7 %	\$ 447,500	\$ 3,050,000
2021	34	\$ 1,415,000	37.4 %	\$ 702,000	\$ 2,400,000
2022	35	\$ 1,365,000	-3.5 %	\$ 850,000	\$ 2,550,000
2023	20	\$ 1,285,000	-5.9 %	\$ 850,000	\$ 2,000,000
2024	27	\$ 1,260,000	-1.9 %	\$ 600,000	\$ 3,000,000
2025	7	\$ 1,525,000	21.0 %	\$ 1,150,000	\$ 2,010,000

Median Sale Price

\$1.26m

Based on 21 recorded House sales within the last 12 months (Financial Year 2025)

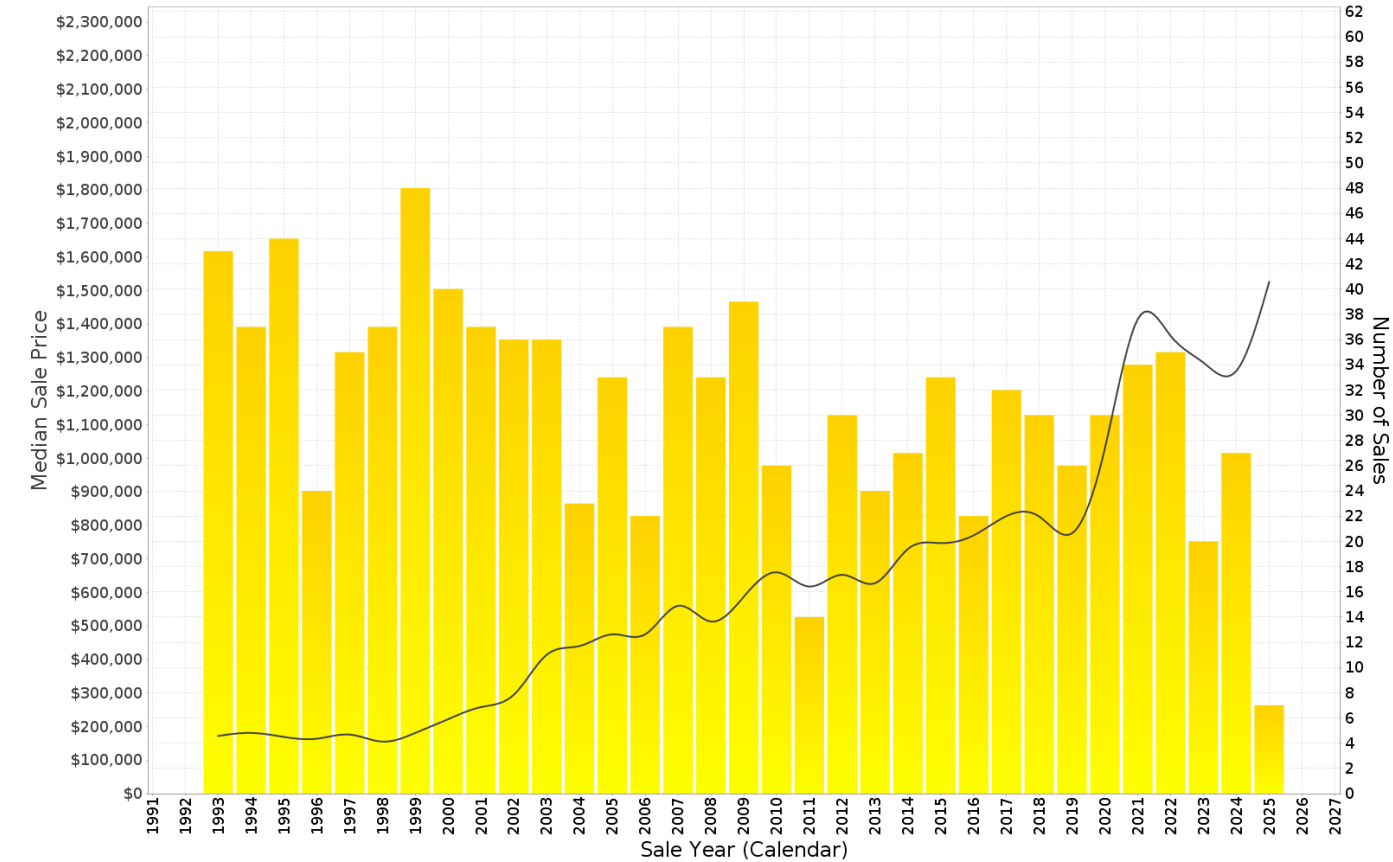
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

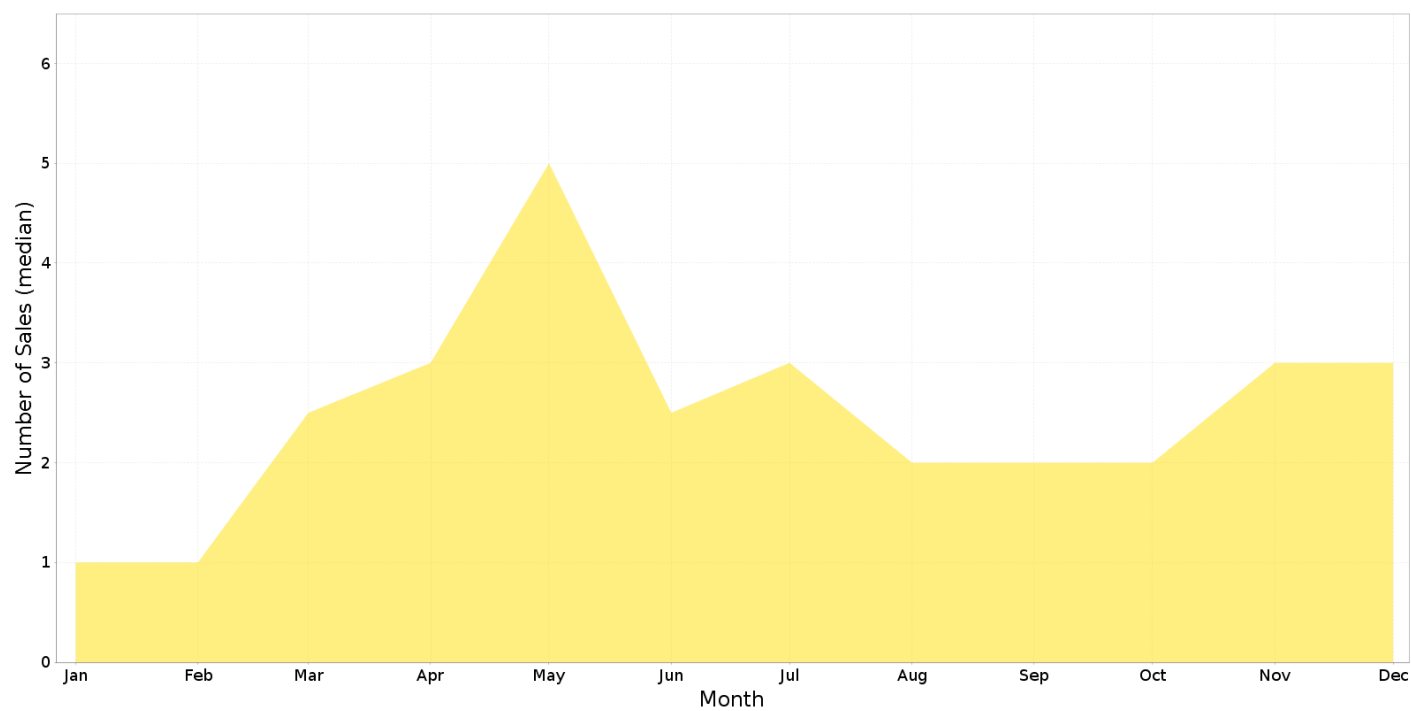
-0.8%

Current Median Price: \$1,260,000  
Previous Median Price: \$1,270,000

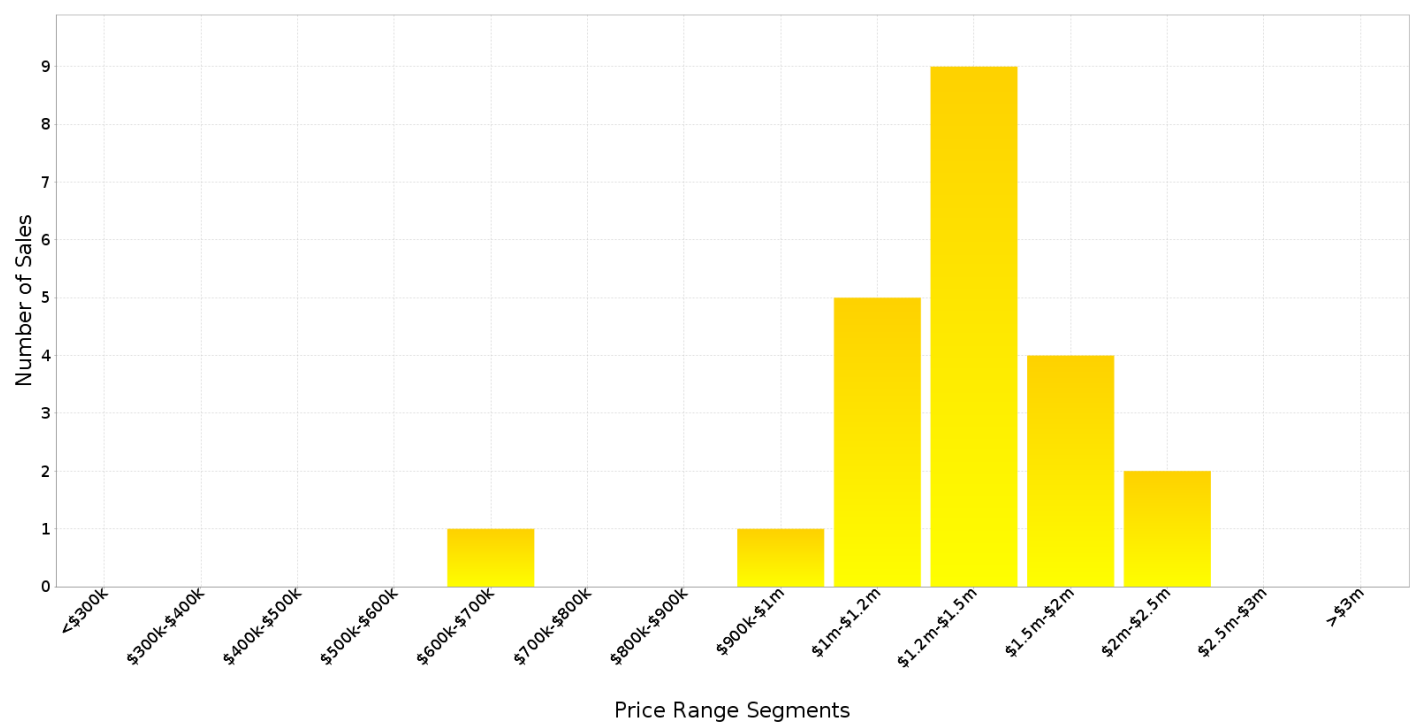
Based on 46 recorded House sales compared over the last two rolling 12 month periods



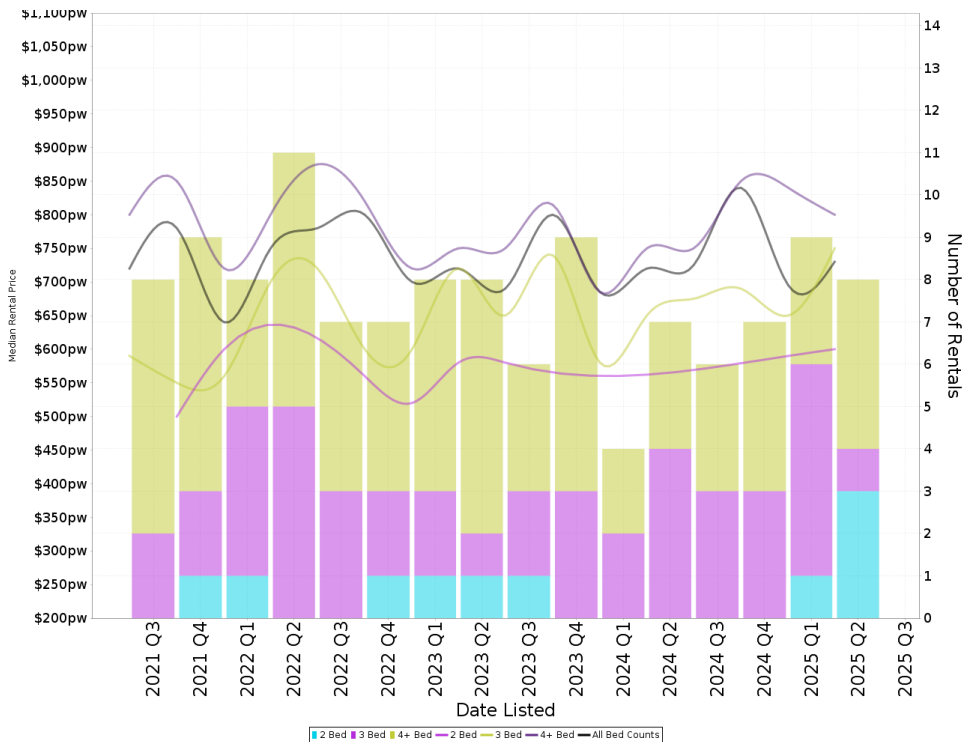
## PEARCE - Peak Selling Periods (3 years)



## PEARCE - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-0.8%**

Current Median Price: \$1,260,000  
Previous Median Price: \$1,270,000

Based on 46 registered House sales compared over the last two rolling 12 month periods.

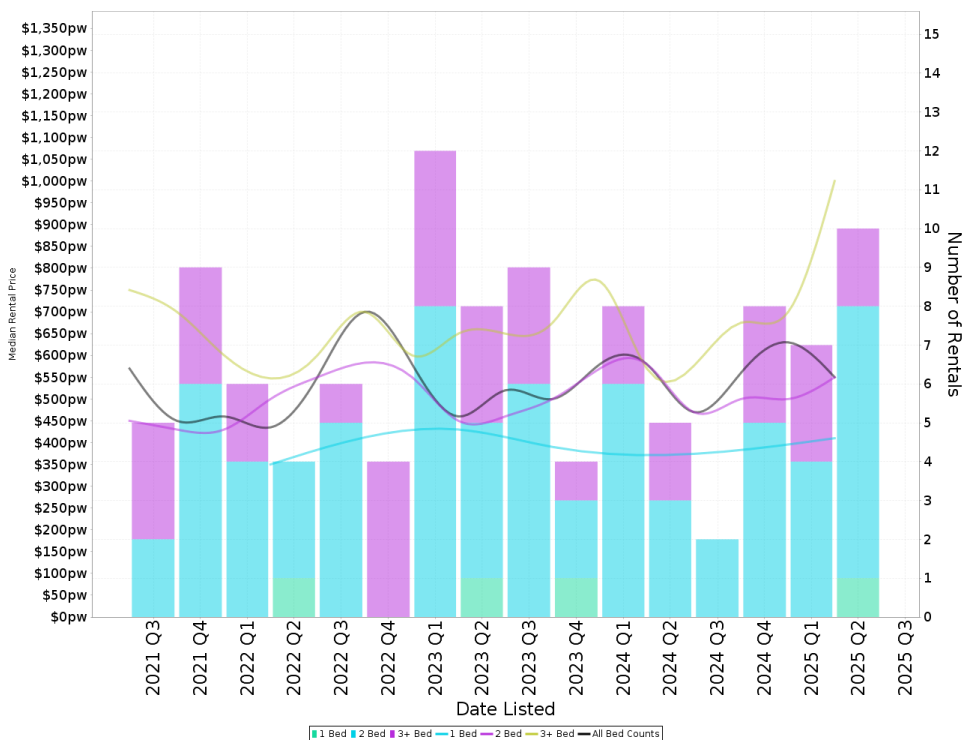
### Suburb Rental Yield

**+3.0%**

Current Median Price: \$1,260,000  
Current Median Rent: \$725

Based on 30 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-8.7%**

Current Median Price: \$776,000  
Previous Median Price: \$849,750

Based on 40 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.8%**

Current Median Price: \$776,000  
Current Median Rent: \$560

Based on 27 registered Unit rentals compared over the last 12 months.

# PEARCE - Recently Sold Properties

Median Sale Price  
**\$1.26m**

Based on 21 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  
**-0.8%**

Current Median Price: \$1,260,000  
Previous Median Price: \$1,270,000

Based on 46 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties  
**21**

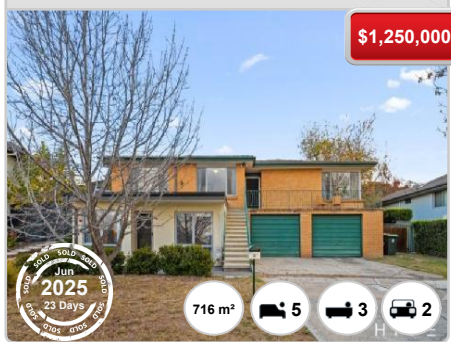
Based on recorded House sales within the 12 months (Financial Year 2025)

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

## 34 MCLAREN CRES



## 5 WHITHAM PL



## 15 HODGSON CRES



## 14 MCNAMARA ST



## 3 LOW PL



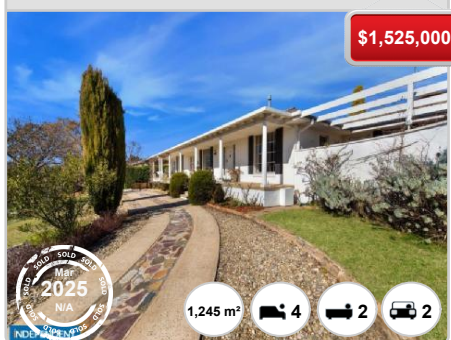
## 43 SHEEHAN ST



## 100 MACFARLAND CRES



## 4 ANSTEY ST



## 8 SHOUT PL





23 PARKHILL ST

\$1,175,000



832 m²

4

3

2

# PEARCE - Properties For Rent

Median Rental Price

\$725 /w

Based on 30 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

+3.0%

Current Median Price: \$1,260,000  
Current Median Rent: \$725

Based on 21 recorded House sales and 30 House rentals compared over the last 12 months

Number of Rentals

30

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

