

Suburb flyover report

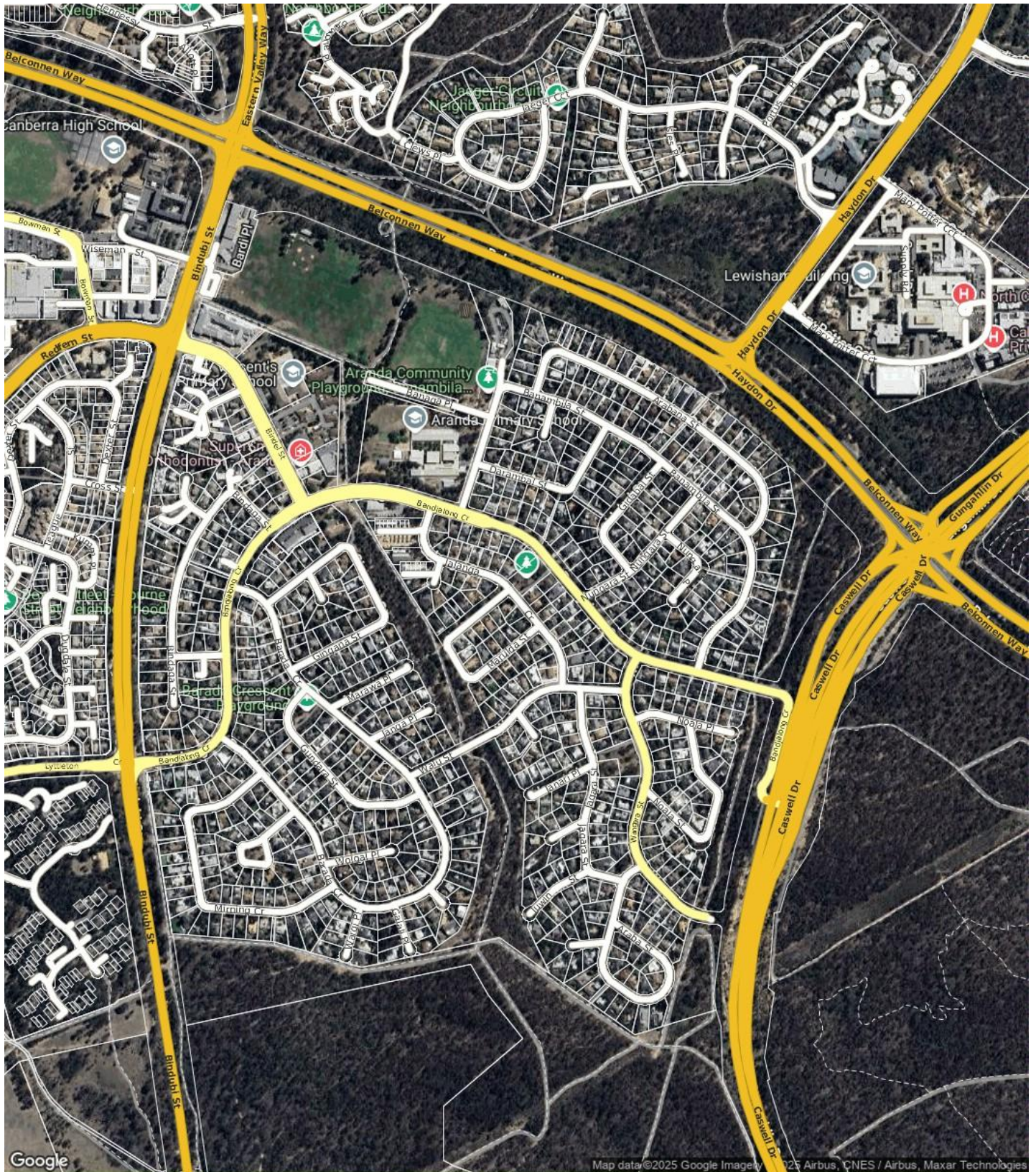
ARANDA (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



ARANDA - Suburb Map



Prepared on 03/09/2025 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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ARANDA - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	43	\$ 549,000	0.0 %	\$ 51,000	\$ 800,000
2008	29	\$ 545,000	-0.7 %	\$ 292,500	\$ 780,000
2009	36	\$ 581,000	6.6 %	\$ 417,000	\$ 905,000
2010	26	\$ 719,000	23.8 %	\$ 200,000	\$ 1,000,000
2011	25	\$ 736,000	2.4 %	\$ 265,000	\$ 1,020,000
2012	21	\$ 675,000	-8.3 %	\$ 530,000	\$ 1,090,000
2013	29	\$ 740,000	9.6 %	\$ 500,000	\$ 990,000
2014	27	\$ 662,000	-10.5 %	\$ 216,670	\$ 1,040,000
2015	38	\$ 821,250	24.1 %	\$ 299,352	\$ 1,187,000
2016	28	\$ 868,500	5.8 %	\$ 320,000	\$ 1,400,000
2017	26	\$ 893,000	2.8 %	\$ 640,000	\$ 1,405,000
2018	27	\$ 902,000	1.0 %	\$ 630,000	\$ 1,260,000
2019	34	\$ 956,524	6.0 %	\$ 712,500	\$ 1,430,000
2020	33	\$ 1,018,000	6.4 %	\$ 380,000	\$ 1,600,000
2021	28	\$ 1,272,500	25.0 %	\$ 360,000	\$ 1,635,000
2022	31	\$ 1,315,000	3.3 %	\$ 745,000	\$ 2,550,000
2023	25	\$ 1,400,000	6.5 %	\$ 987,500	\$ 2,260,000
2024	35	\$ 1,370,000	-2.1 %	\$ 960,000	\$ 3,000,000
2025	18	\$ 1,287,500	-6.0 %	\$ 1,000,000	\$ 2,100,000

Median Sale Price

\$1.37m

Based on 41 recorded House sales within the last 12 months (Financial Year 2025)

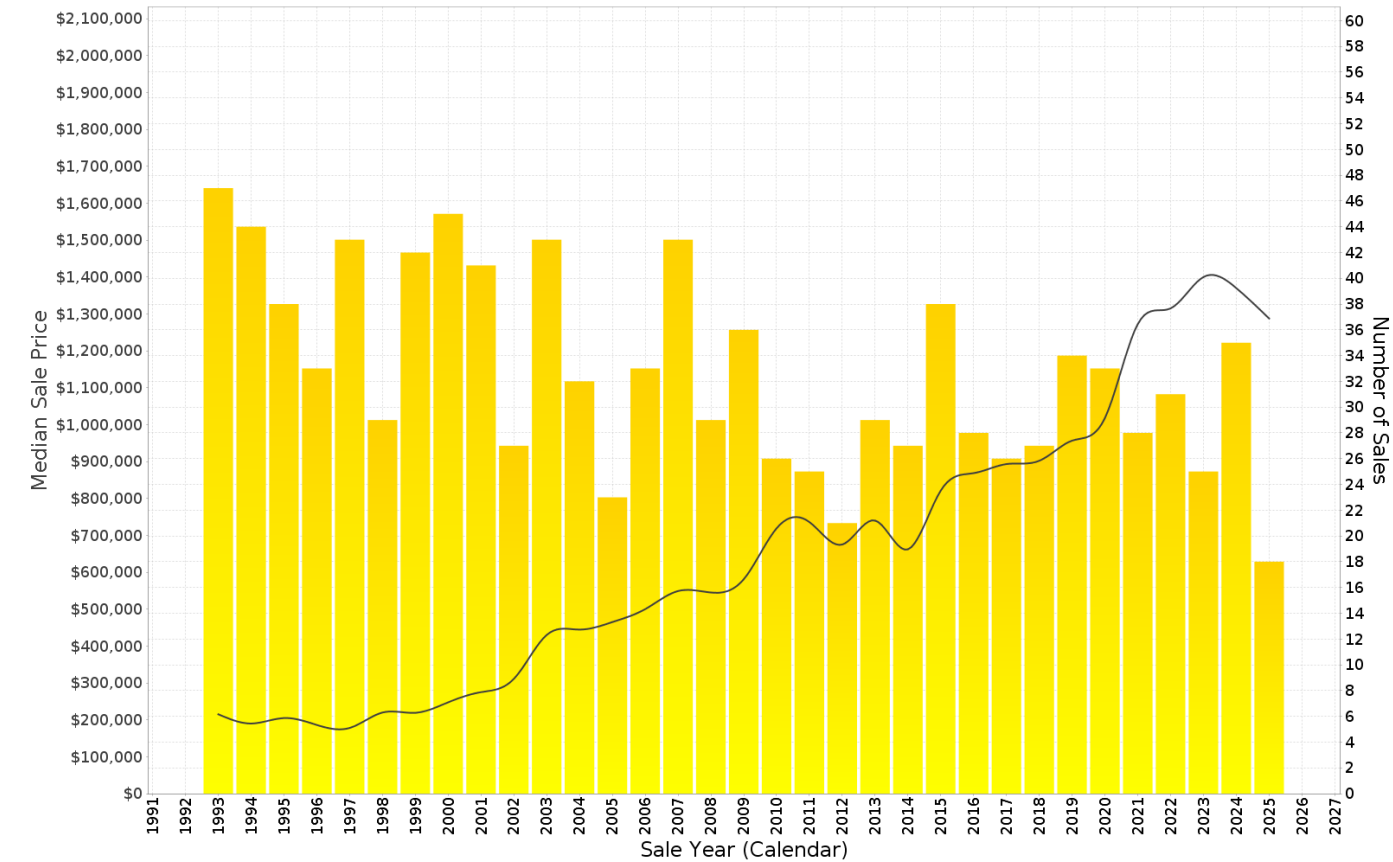
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

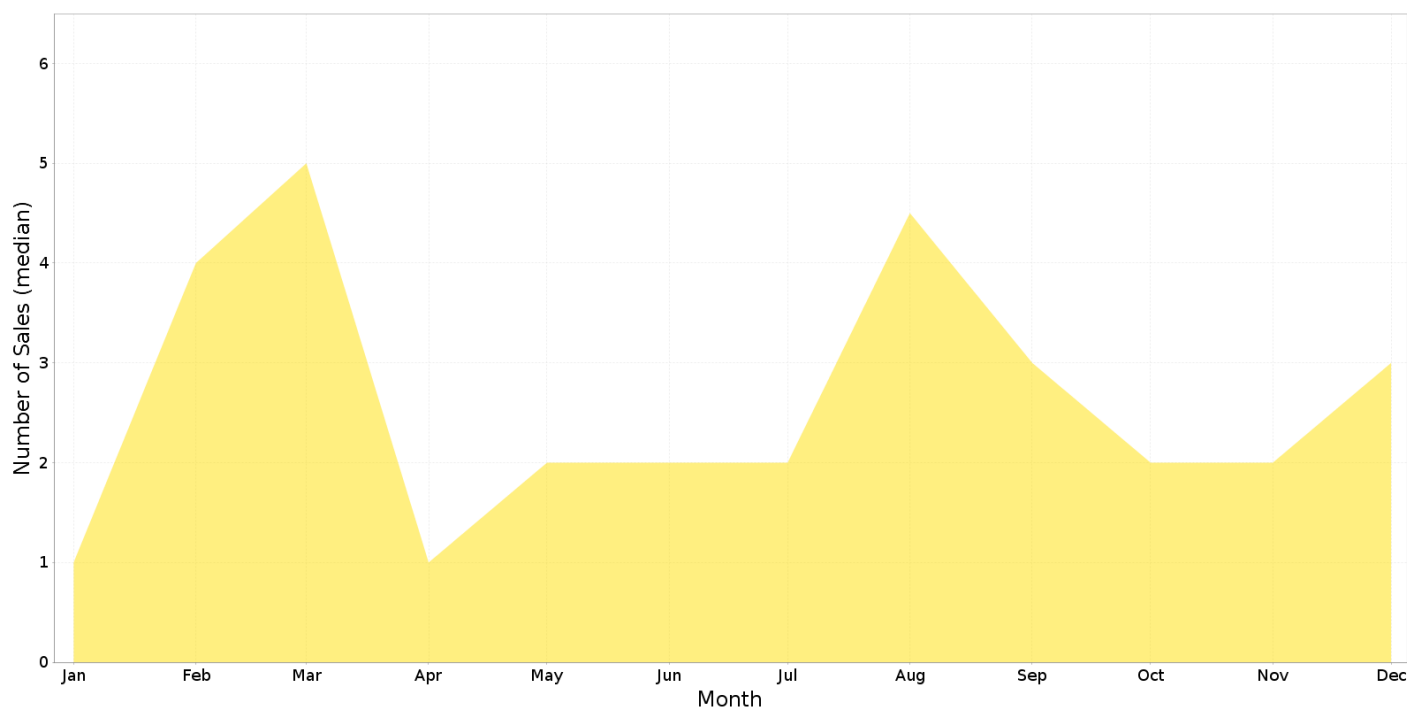
-3.9%

Current Median Price: \$1,370,000
Previous Median Price: \$1,426,000

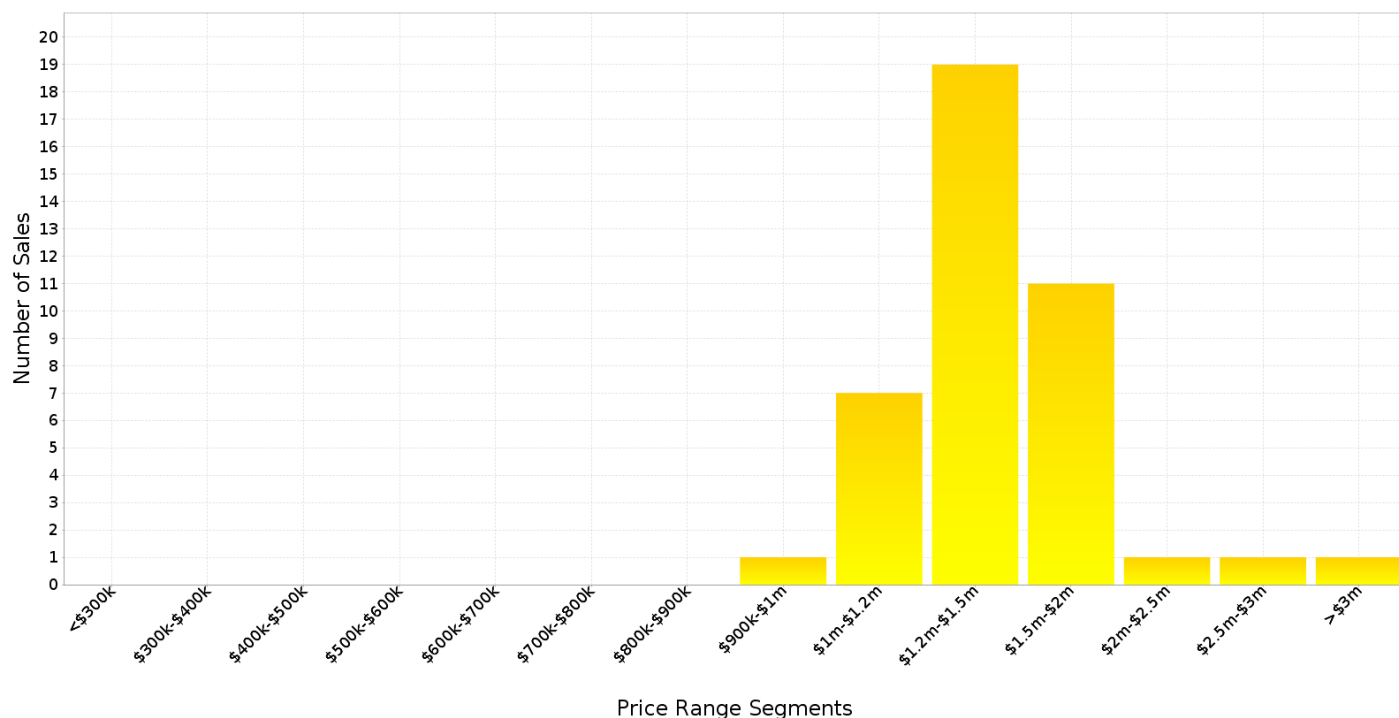
Based on 64 recorded House sales compared over the last two rolling 12 month periods



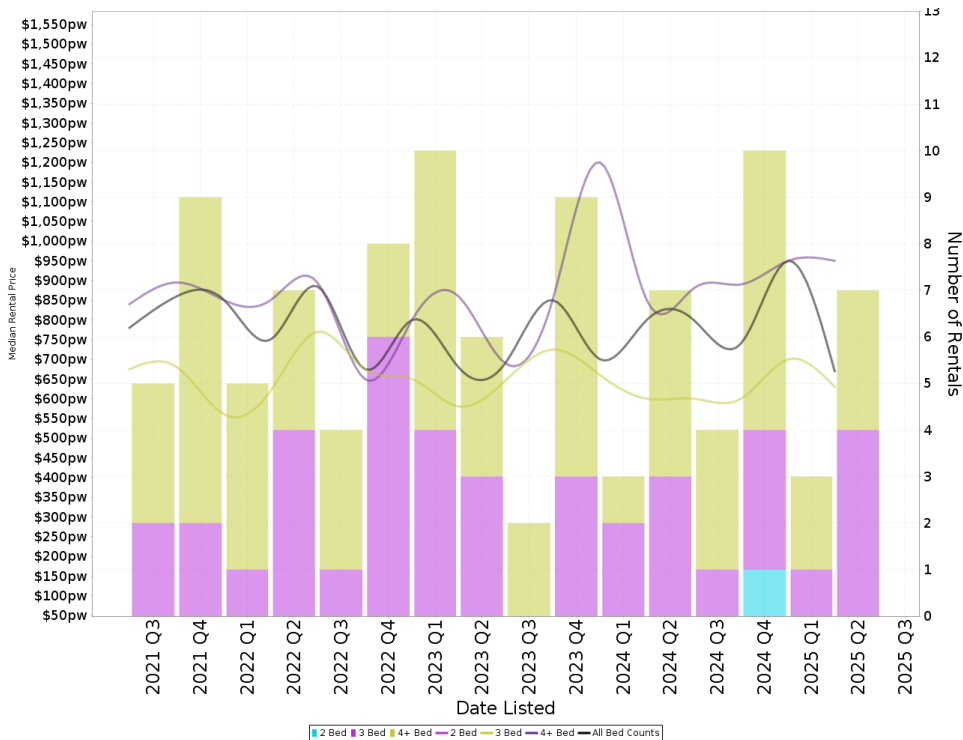
ARANDA - Peak Selling Periods (3 years)



ARANDA - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-3.9%

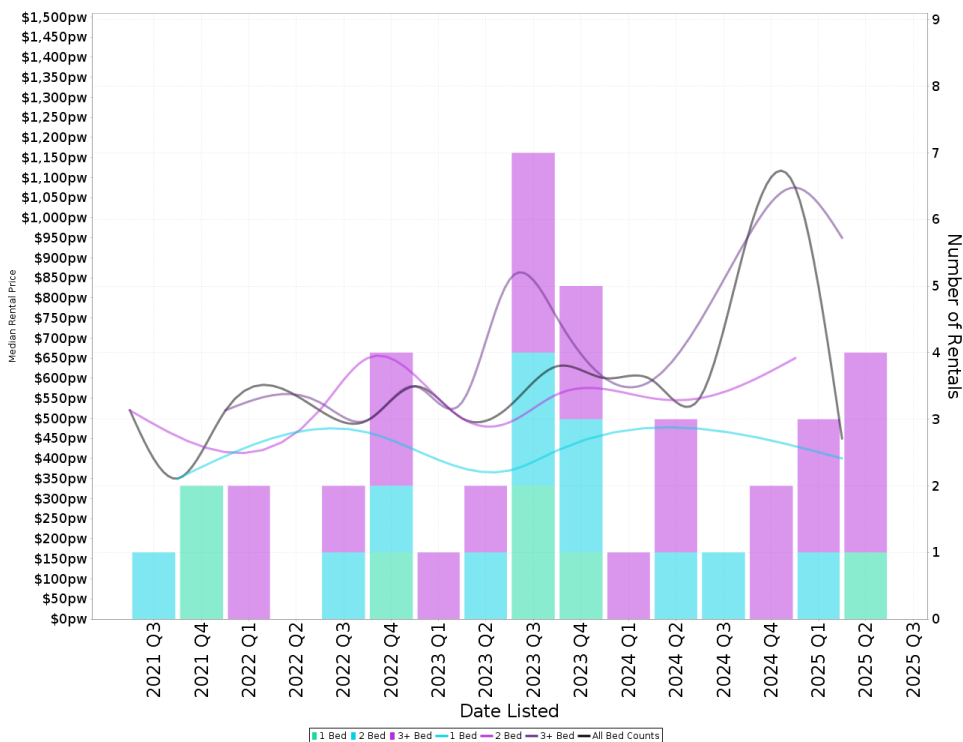
Current Median Price: \$1,370,000
Previous Median Price: \$1,426,000
Based on 64 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.0%

Current Median Price: \$1,370,000
Current Median Rent: \$800
Based on 24 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-41.1%

Current Median Price: \$740,000
Previous Median Price: \$1,256,000
Based on 18 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+6.7%

Current Median Price: \$740,000
Current Median Rent: \$950
Based on 10 registered Unit rentals compared over the last 12 months.

ARANDA - Recently Sold Properties

Median Sale Price

\$1.37m

Based on 41 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

-3.9%

Current Median Price: \$1,370,000
Previous Median Price: \$1,426,000

Based on 64 recorded House sales compared over the last two rolling 12 month periods

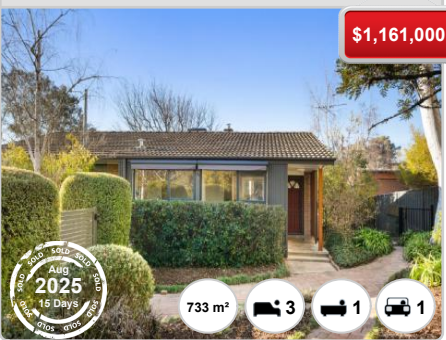
Sold Properties

41

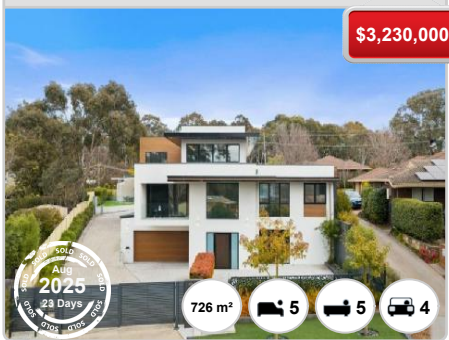
Based on recorded House sales within the 12 months (Financial Year 2025)

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

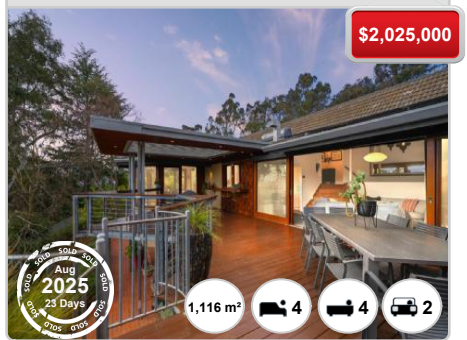
5 NOALA ST



1/32 BINDAGA PL



9A GIDABAL ST



5 WOLGAL PL



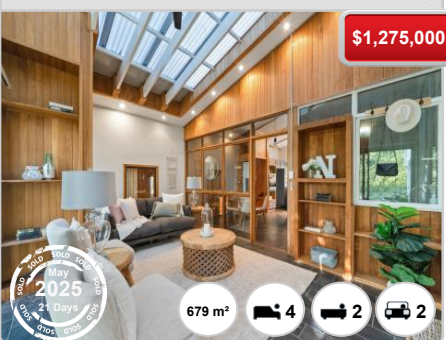
49 BANAMBILA ST



1 BANDJALONG CRES



29 MIRNING CRES



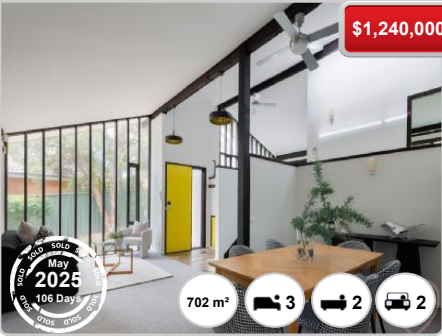
50 ARABANA ST



6 DARAMBAL ST



3 ARABA ST



\$1,240,000

702 m²

3

2

2

69 BANAMBILA ST



\$1,385,000

1,123 m²

5

2

4

58 ARABA ST



\$1,380,000

773 m²

4

2

2

22 NOALA ST



\$1,900,000

888 m²

4

2

2

55 ARABANA ST



\$1,196,000

1,217 m²

5

2

2

11 GINGANA ST



\$1,900,000

847 m²

5

3

2

ARANDA - Properties For Rent

Median Rental Price

\$800 /w

Based on 24 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: \$1,370,000
Current Median Rent: \$800

Based on 41 recorded House sales and 24 House rentals compared over the last 12 months

Number of Rentals

24

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

Bindaga Street



\$640

FOR RENT

Aug 2025

13 Days

959 m²

3

1

1

47 ARABANA STREET



\$595 per week

FOR RENT

Aug 2025

15 Days

965 m²

3

1

2

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