

# Suburb flyover report

BELCONNEN (UNIT)

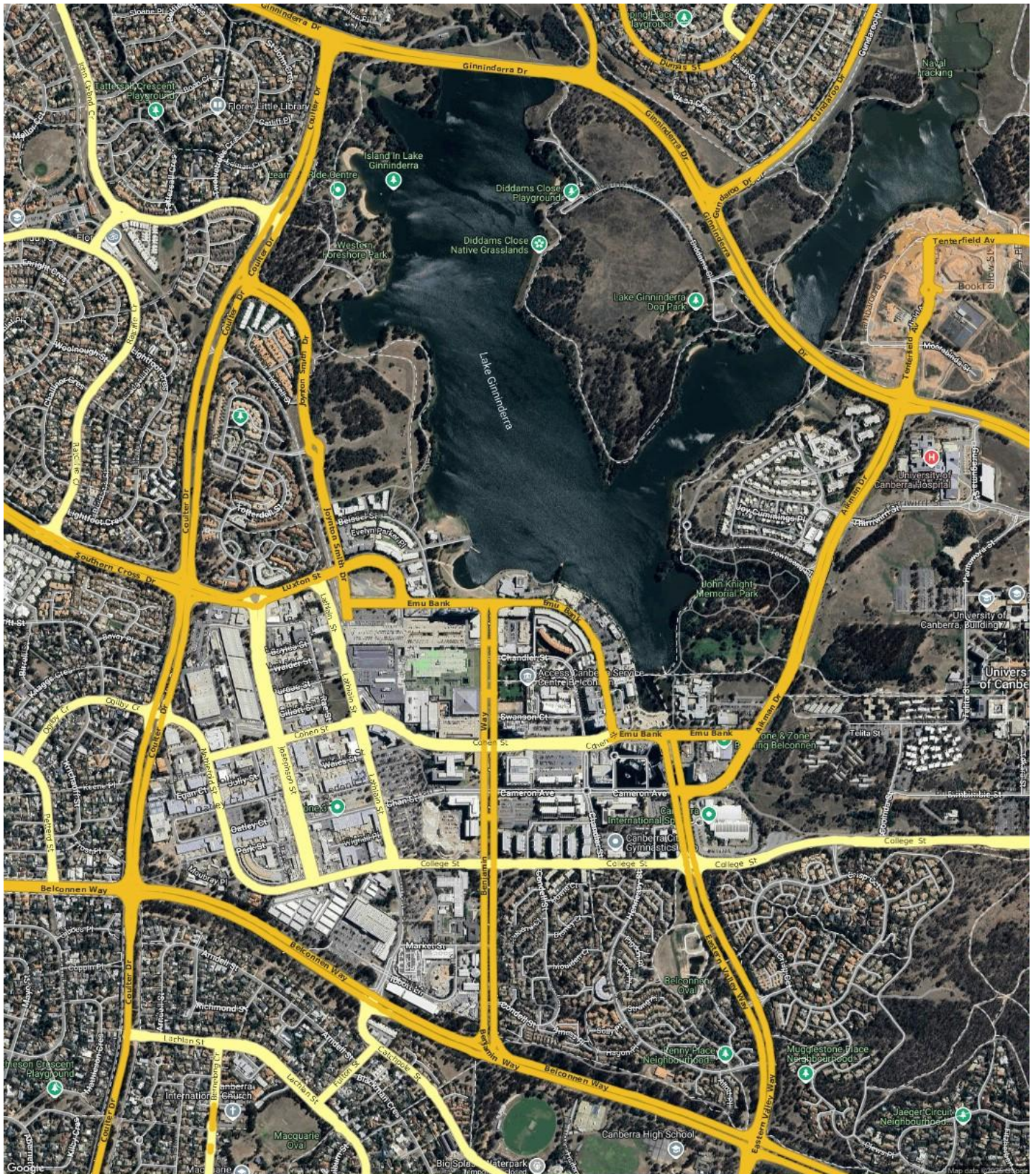
PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

**RayWhite.**





## BELCONNEN - 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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BELCONNEN - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2007	108	\$ 319,475	0.0 %	\$ 181,000	\$ 599,000
2008	209	\$ 342,900	7.3 %	\$ 10,000	\$ 4,049,000
2009	274	\$ 380,000	10.8 %	\$ 192,500	\$ 1,660,000
2010	425	\$ 396,900	4.4 %	\$ 129,200	\$ 859,900
2011	169	\$ 400,000	0.8 %	\$ 194,950	\$ 780,000
2012	191	\$ 400,000	0.0 %	\$ 280,000	\$ 780,000
2013	181	\$ 408,000	2.0 %	\$ 202,500	\$ 900,000
2014	339	\$ 407,000	-0.2 %	\$ 72,000	\$ 3,828,000
2015	279	\$ 378,000	-7.1 %	\$ 120,700	\$ 800,000
2016	279	\$ 410,000	8.5 %	\$ 60,000	\$ 1,400,000
2017	369	\$ 410,000	0.0 %	\$ 177,500	\$ 1,320,000
2018	609	\$ 420,000	2.4 %	\$ 115,000	\$ 1,150,000
2019	261	\$ 405,000	-3.6 %	\$ 175,000	\$ 5,224,558
2020	507	\$ 400,000	-1.2 %	\$ 130,000	\$ 5,517,300
2021	652	\$ 479,950	20.0 %	\$ 158,000	\$ 5,149,000
2022	497	\$ 530,900	10.6 %	\$ 60,000	\$ 1,900,000
2023	290	\$ 485,000	-8.6 %	\$ 217,500	\$ 1,265,000
2024	302	\$ 480,000	-1.0 %	\$ 220,000	\$ 1,205,000
2025	159	\$ 475,000	-1.0 %	\$ 122,500	\$ 1,085,000

Median Sale Price

\$475k

Based on 293 recorded Unit sales within the last 12 months (Financial Year 2025)

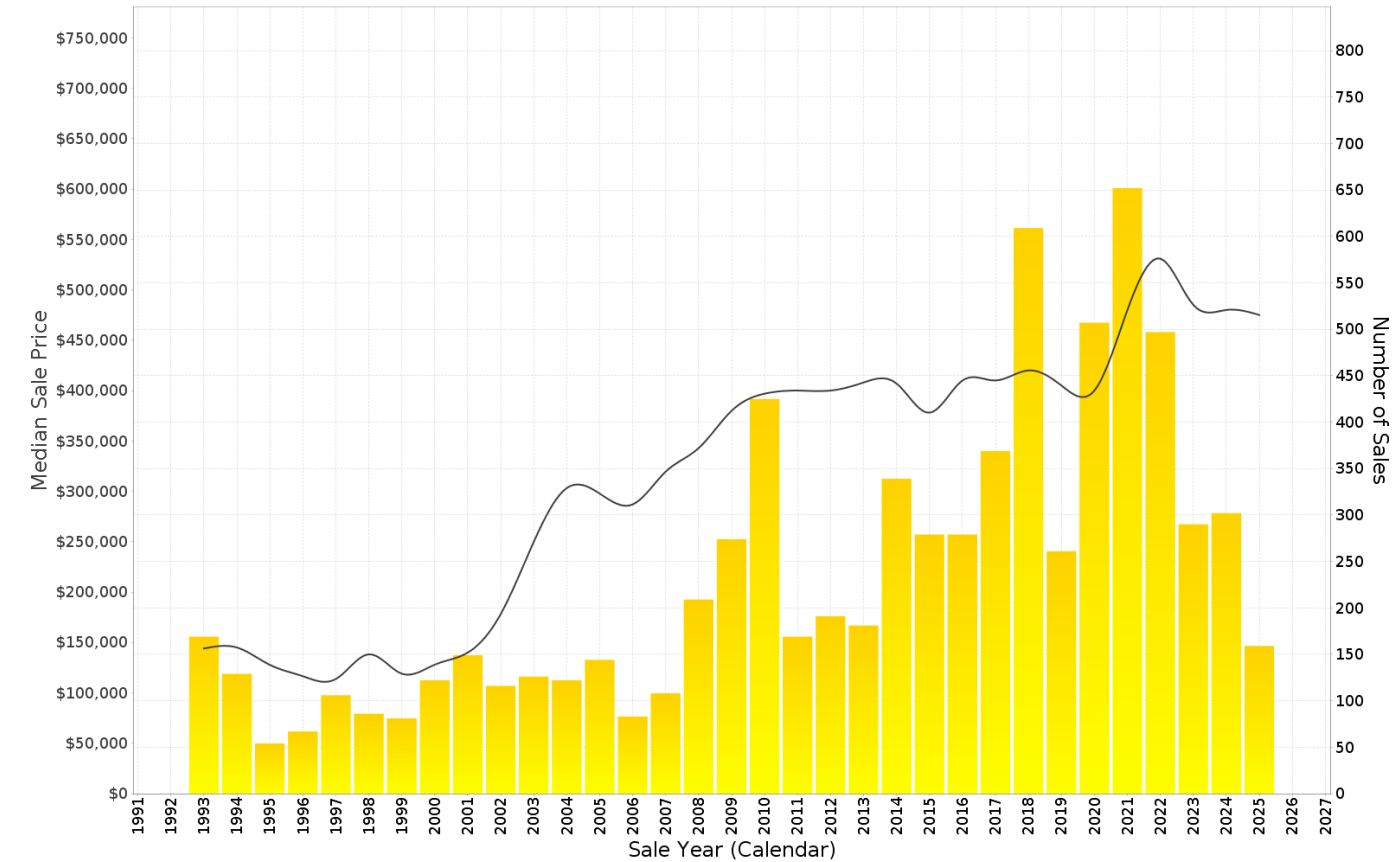
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

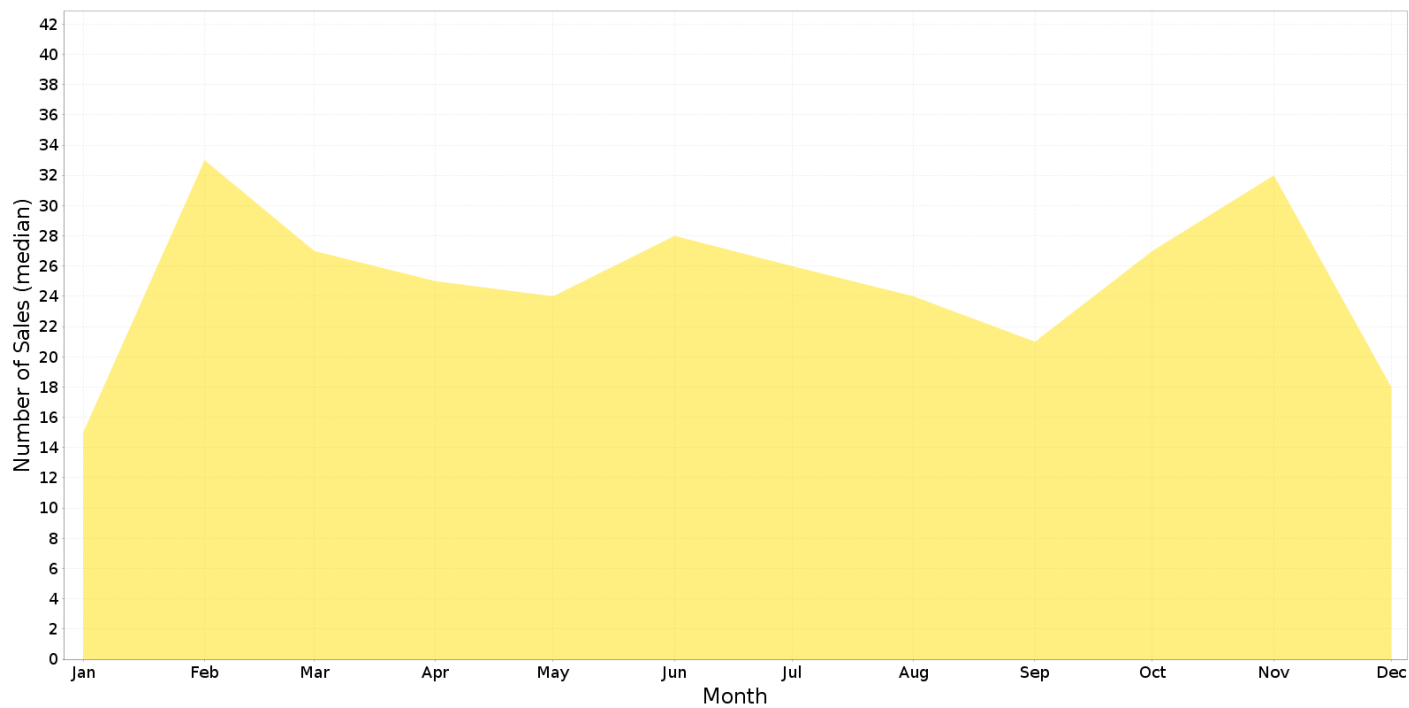
-3.6%

Current Median Price: \$475,000  
Previous Median Price: \$492,500

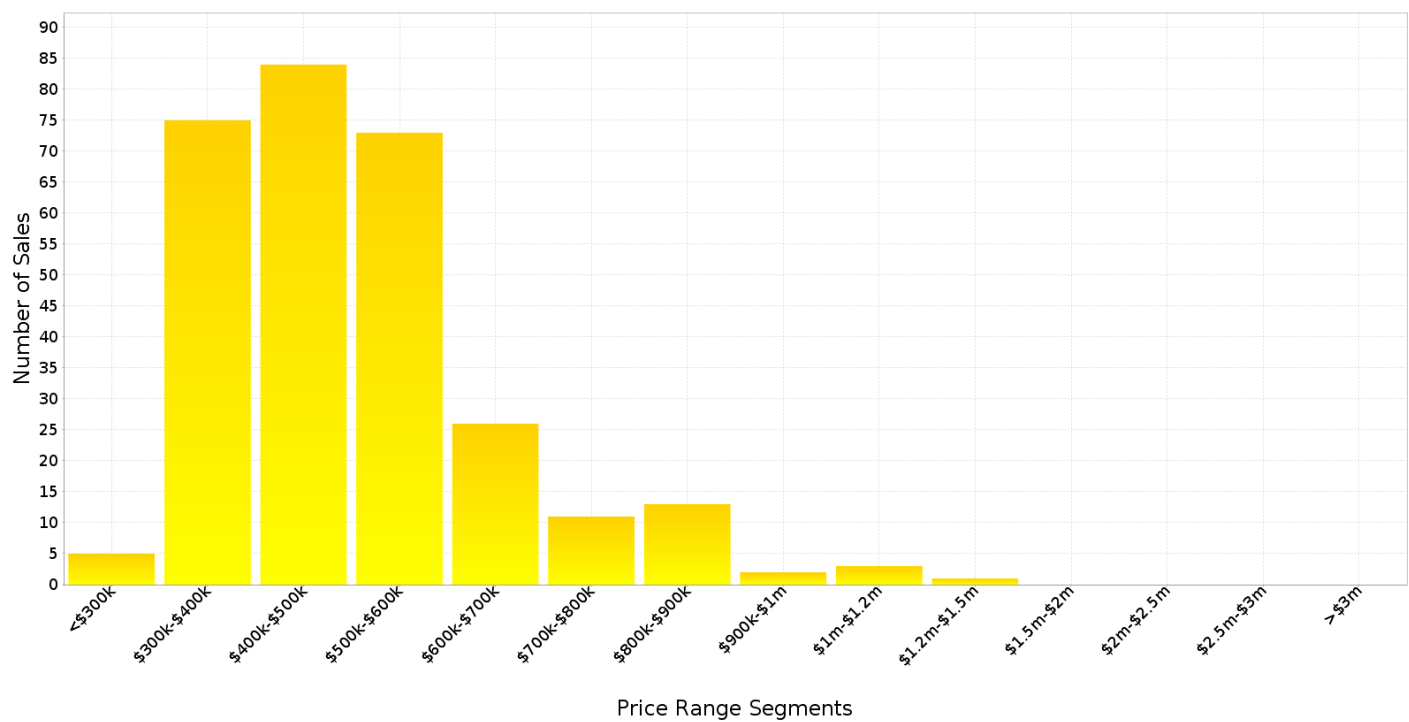
Based on 587 recorded Unit sales compared over the last two rolling 12 month periods



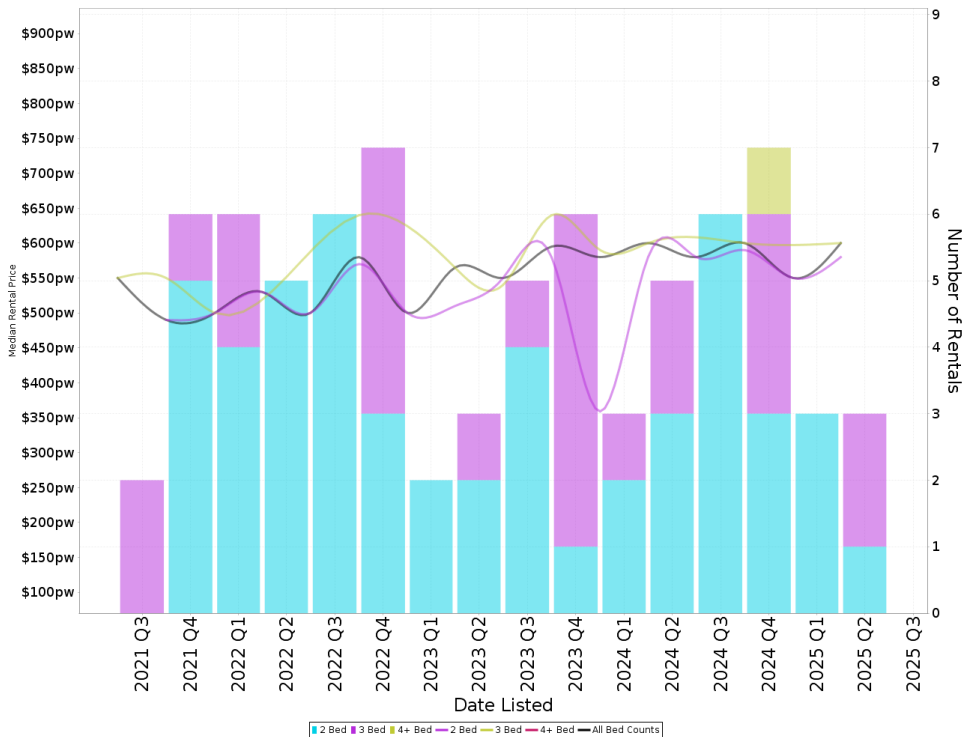
## BELCONNEN - Peak Selling Periods (3 years)



## BELCONNEN - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

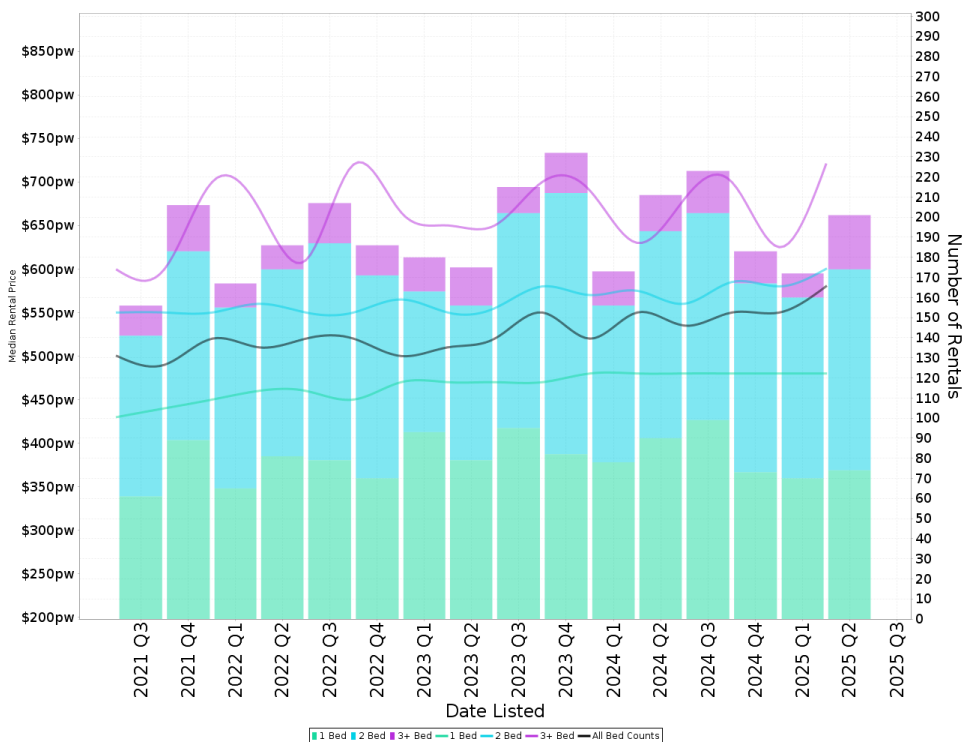
N/A

### Suburb Rental Yield

**+2.8%**

Current Median Price: \$1,085,000  
Current Median Rent: \$590  
Based on 19 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-3.6%**

Current Median Price: \$475,000  
Previous Median Price: \$492,500  
Based on 587 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+6.0%**

Current Median Price: \$475,000  
Current Median Rent: \$550  
Based on 779 registered Unit rentals compared over the last 12 months.

# BELCONNEN - Recently Sold Properties

Median Sale Price

**\$475k**

Based on 293 recorded Unit 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

**-3.6%**

Current Median Price: \$475,000  
Previous Median Price: \$492,500

Based on 587 recorded Unit sales compared over the last two rolling 12 month periods

# Sold Properties

**293**

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

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

**LEVEL 6 606/2 GRAZIER LANE**



**\$490,000**

Sold Aug 2025 28 Days

2 2 1

**1314/120 EASTERN VALLEY WAY**



**\$334,000**

Sold Aug 2025 28 Days

1 1 1

**235/84 CHANDLER ST**



**\$372,500**

Sold Aug 2025 56 Days

1 1 1

**710/161 EMU BANK**




**\$580,000**

Sold Aug 2025 41 Days

2 1 1

**38 RENNY PL**

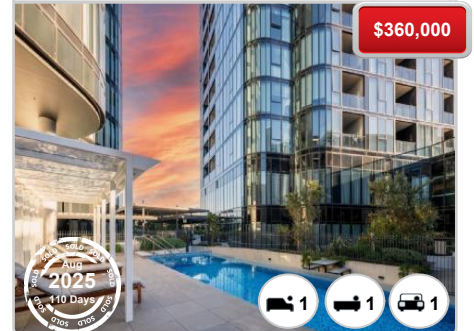


**\$750,000**

Sold Aug 2025 55 Days

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

**1201/1 GRAZIER LANE**

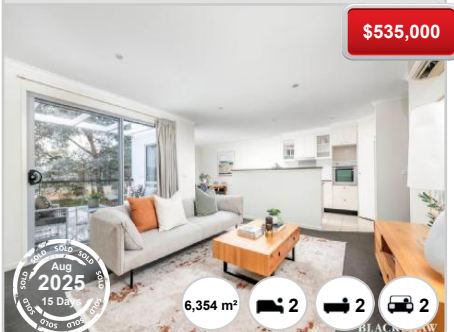


**\$360,000**

Sold Aug 2025 110 Days

1 1 1

**8/36 MORELL CL**




**\$535,000**

Sold Aug 2025 15 Days

6,354 m<sup>2</sup> 2 2 2

**21/51 TOTTERDELL ST**



**\$512,000**

Sold Aug 2025 28 Days

3,801 m<sup>2</sup> 2 1 2

**20/14 PLAYFAIR PL**



**\$415,000**

Sold Aug 2025 19 Days

1,818 m<sup>2</sup> 2 1 1



**49/39 BENJAMIN WAY**

**\$500,000**

Aug 2025  
110 Days

3,757 m<sup>2</sup> 2 1 1

**26/1 PLAYFAIR PL**

**\$420,000**

Aug 2025  
169 Days

1,246 m<sup>2</sup> 2 1 1

**610/120 EASTERN VALLEY WAY**

**\$495,000**

Aug 2025  
36 Days

2 2 1

**10G/21 BEISSEL ST**

**\$515,000**

Aug 2025  
42 Days

2.1 ha 2 2 1

**2103/1 GRAZIER LANE**

**\$605,000**

Aug 2025  
57 Days

2 2 2

**5/13 CHANDLER ST**

**\$560,000**

Jul 2025  
103 Days

6,354 m<sup>2</sup> 3 2 2

**7/1 BEISSEL ST**

**\$790,000**

Jul 2025  
15 Days

3,668 m<sup>2</sup> 3 3 2

**110/39 BENJAMIN WAY**

**\$420,000**

Jul 2025  
34 Days

3,757 m<sup>2</sup> 2 1 1

**1905/1 GRAZIER LANE**

**\$410,000**

Jul 2025  
364 Days

1 1 1

**73/20 BEISSEL ST**

**\$581,000**

Jul 2025  
213 Days

8,104 m<sup>2</sup> 2 2 2

**2108/1 GRAZIER LANE**

**\$303,000**

Jul 2025  
34 Days

1 1 1

**194/2 GRAZIER LANE**

**\$445,000**

Jul 2025  
N/A

2,922 m<sup>2</sup> - - -



# BELCONNEN - Properties For Rent

## Median Rental Price

# \$550 /w

Based on 779 recorded Unit 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

# +6.0%

Current Median Price: \$475,000  
Current Median Rent: \$550

Based on 293 recorded Unit sales and 779 Unit rentals compared over the last 12 months

## Number of Rentals

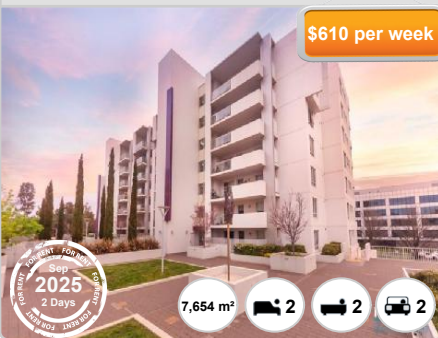
# 779

Based on recorded Unit rentals within the last 12 months (Financial Year 2025)

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

### 21/57 BENJAMIN WAY

\$610 per week



7,654 m²



2



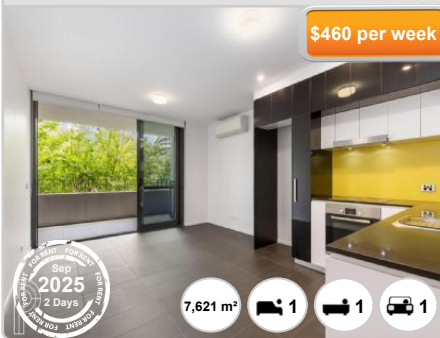
2



2

### 68/99 Eastern Valley Way

\$460 per week



7,621 m²



1



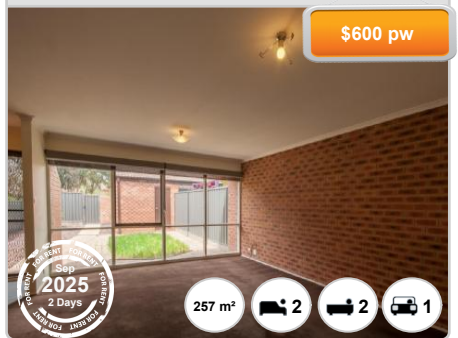
1



1

### 11 Moulden Court

\$600 pw



257 m²



2



1

### 7/18 Thurlow Place

\$500.00 per



2,310 m²



2



1



1

### 1/1 AMESS PLACE

\$590 Per Week



3,342 m²



3



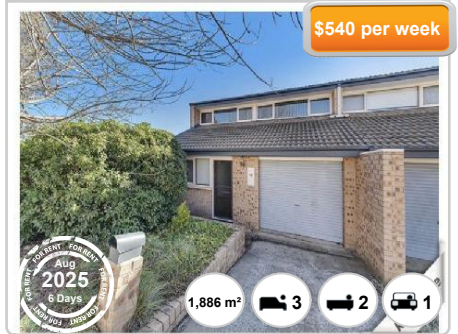
1



1

### 16 CABENA COURT

\$540 per week



1,886 m²



3



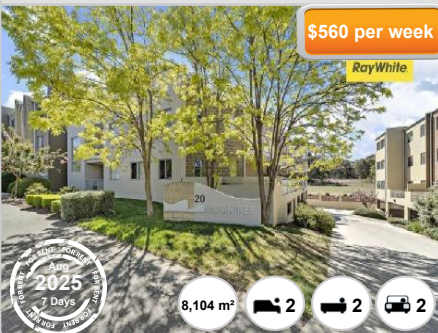
2



1

### 69/20 BEISSEL STREET

\$560 per week



8,104 m²



2



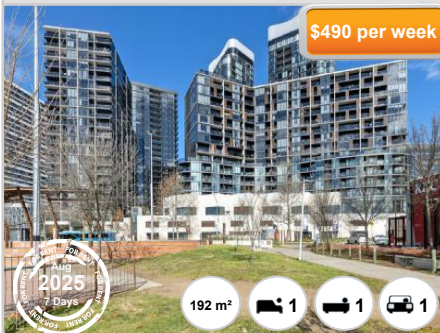
2



2

### 410/2 Grazier Lane

\$490 per week



192 m²



1



1



1

### 1102/161 EMU BANK

\$730 per week



2,690 m²



2



2



1



2108/3 GRAZIER LANE

\$500 per week



7,406 m²



1710/161 EMU BANK

\$1460 per week



2,690 m²



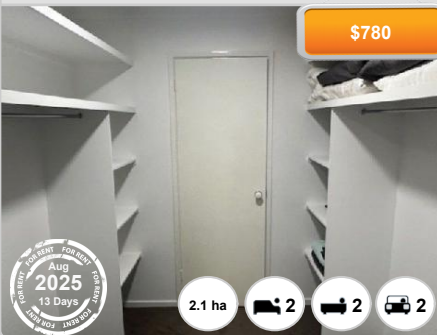
285/80 CHANDLER STREET

\$600 Per Week



9A/21 BEISSEL STREET

\$780



2.1 ha



311/80 Chandler Street

\$570 per week



2.19 ha



43/1 PLAYFAIR PLACE

\$510 per week

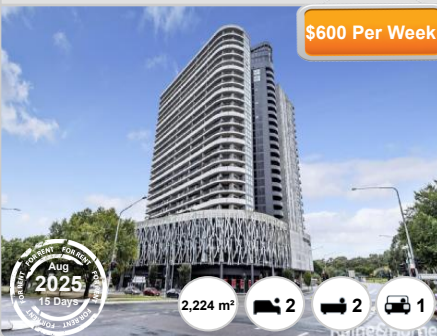


3,396 m²



1001/120 Eastern Valley Way

\$600 Per Week



2,224 m²



1705/161 EMU BANK

\$750 per week

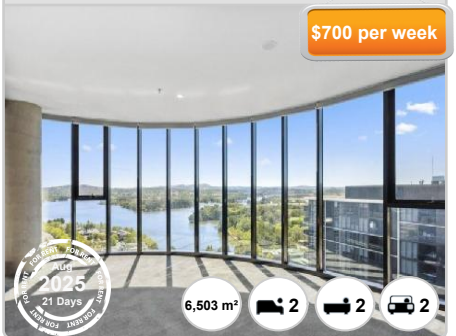


2,690 m²



1803/1 GRAZIER LANE

\$700 per week

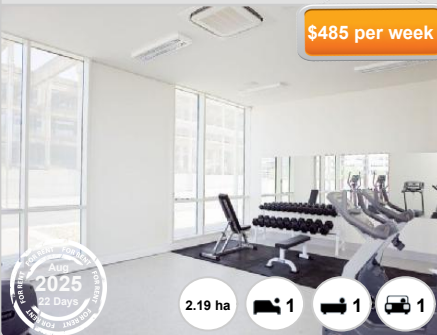


6,503 m²



218/60 COLLEGE STREET

\$485 per week

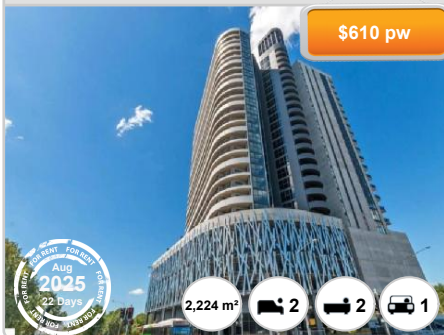


2.19 ha



1603/120 EASTERN VALLEY WAY

\$610 pw

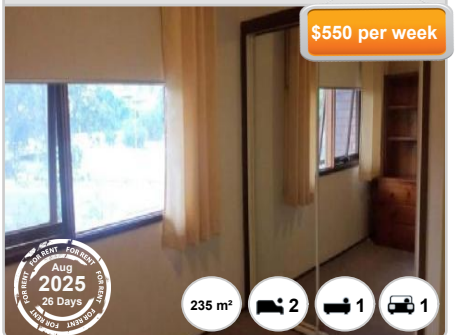


2,224 m²



30 RENNY PLACE

\$550 per week



235 m²

