

# Suburb flyover report

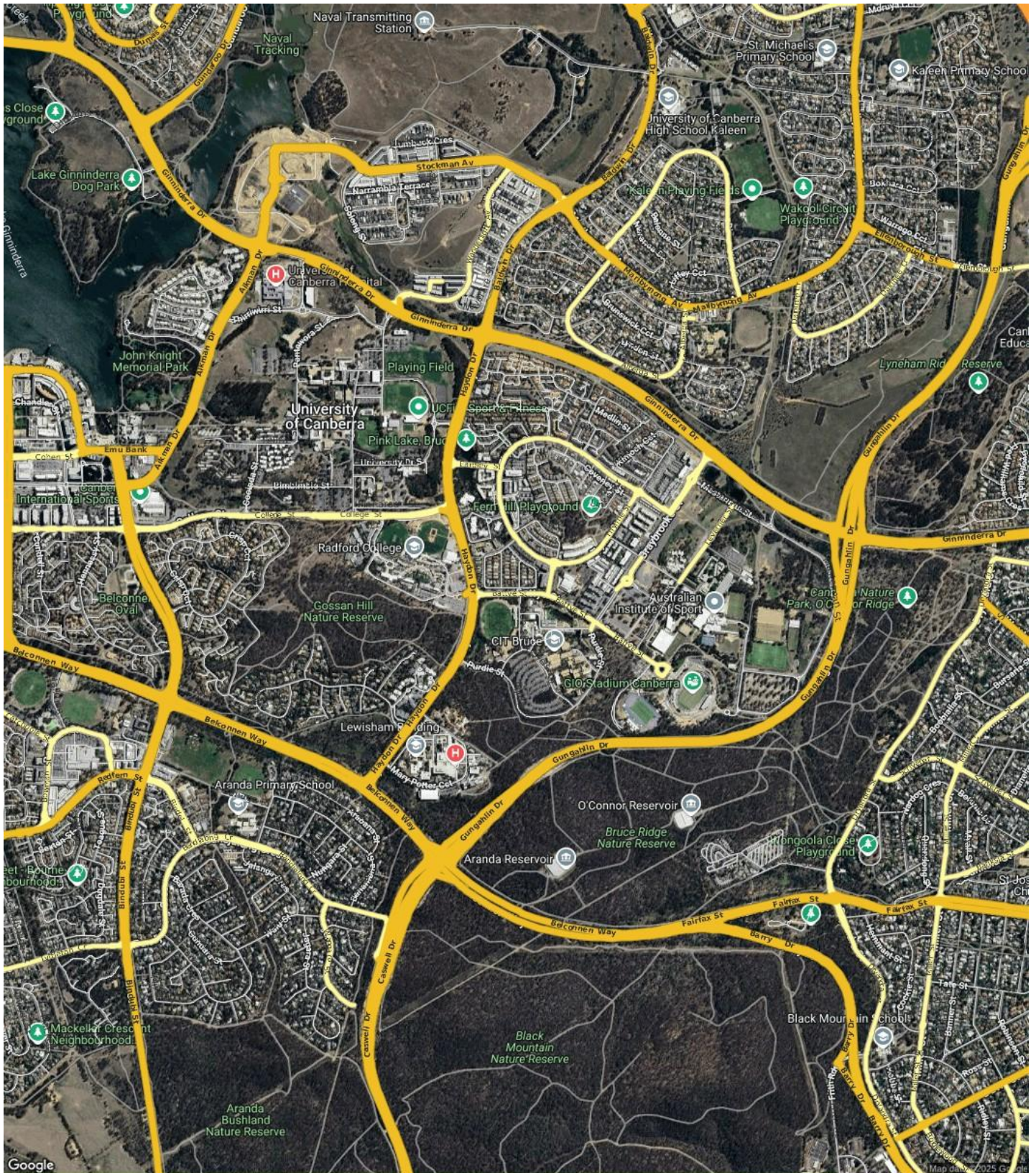
BRUCE (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

**RayWhite.**



## BRUCE - 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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BRUCE - Sales Statistics (Houses)

| Year | # Sales | Median       | Growth  | Low        | High         |
|------|---------|--------------|---------|------------|--------------|
| 2007 | 51      | \$ 535,000   | 0.0 %   | \$ 250,000 | \$ 935,000   |
| 2008 | 31      | \$ 600,000   | 12.1 %  | \$ 4,400   | \$ 1,040,000 |
| 2009 | 39      | \$ 625,000   | 4.2 %   | \$ 370,000 | \$ 1,261,000 |
| 2010 | 21      | \$ 630,000   | 0.8 %   | \$ 537,500 | \$ 1,070,000 |
| 2011 | 25      | \$ 665,000   | 5.6 %   | \$ 535,000 | \$ 1,430,000 |
| 2012 | 29      | \$ 650,000   | -2.3 %  | \$ 305,000 | \$ 1,200,000 |
| 2013 | 26      | \$ 715,000   | 10.0 %  | \$ 575,000 | \$ 1,256,000 |
| 2014 | 10      | \$ 682,500   | -4.5 %  | \$ 600,000 | \$ 1,145,000 |
| 2015 | 20      | \$ 875,000   | 28.2 %  | \$ 510,000 | \$ 1,375,000 |
| 2016 | 23      | \$ 846,500   | -3.3 %  | \$ 560,000 | \$ 1,605,000 |
| 2017 | 26      | \$ 810,000   | -4.3 %  | \$ 365,000 | \$ 1,556,000 |
| 2018 | 25      | \$ 850,000   | 4.9 %   | \$ 675,000 | \$ 1,650,000 |
| 2019 | 13      | \$ 830,000   | -2.4 %  | \$ 718,000 | \$ 1,835,000 |
| 2020 | 17      | \$ 930,000   | 12.0 %  | \$ 410,000 | \$ 1,495,000 |
| 2021 | 20      | \$ 1,030,000 | 10.8 %  | \$ 670,000 | \$ 2,475,000 |
| 2022 | 22      | \$ 1,437,500 | 39.6 %  | \$ 820,000 | \$ 2,900,000 |
| 2023 | 20      | \$ 1,251,000 | -13.0 % | \$ 930,000 | \$ 3,990,000 |
| 2024 | 11      | \$ 1,250,000 | -0.1 %  | \$ 980,000 | \$ 2,100,000 |
| 2025 | 11      | \$ 1,115,000 | -10.8 % | \$ 880,000 | \$ 2,060,000 |

Median Sale Price

\$1.11m

Based on 11 recorded House sales within the last 12 months (Financial Year 2025)

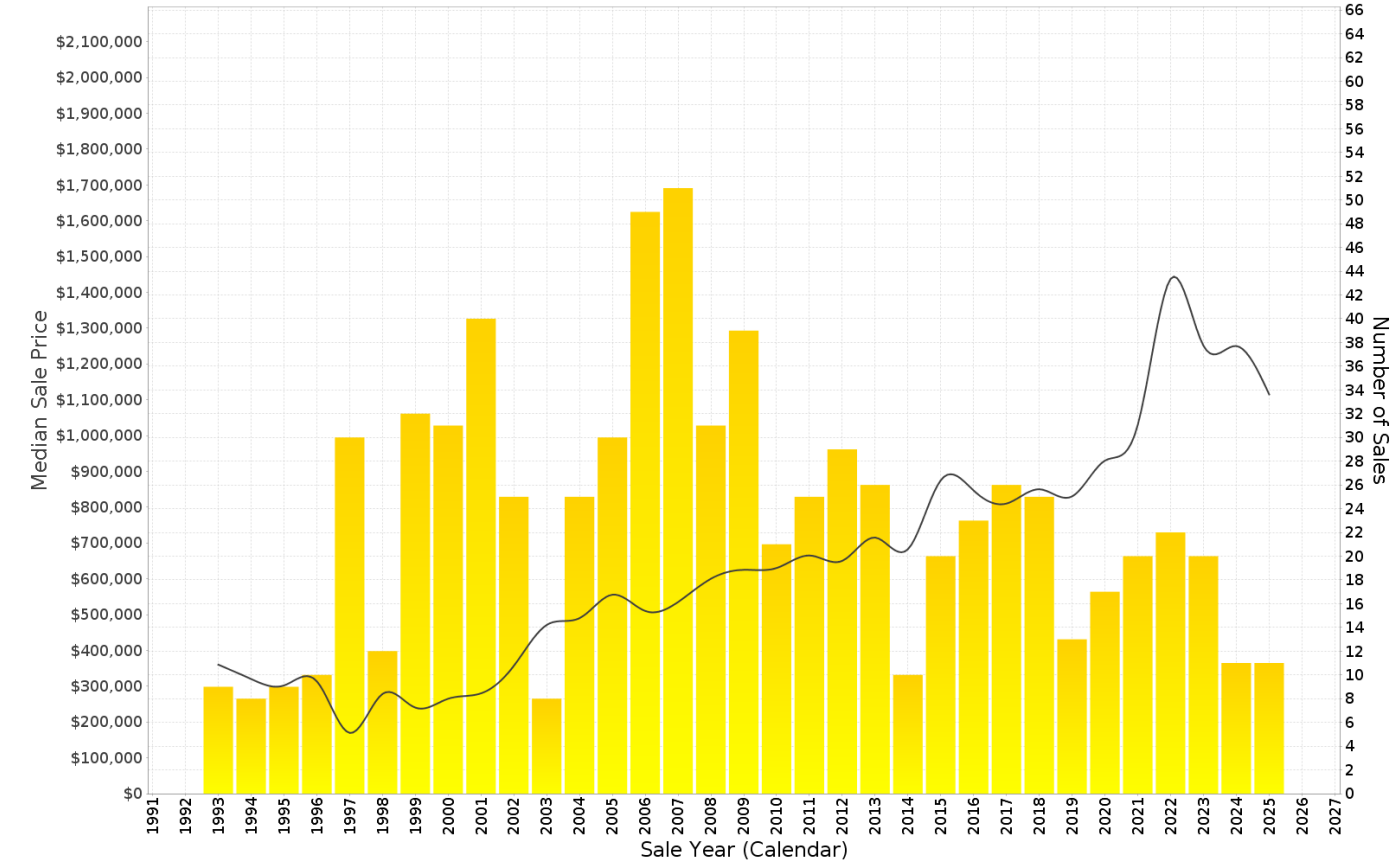
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

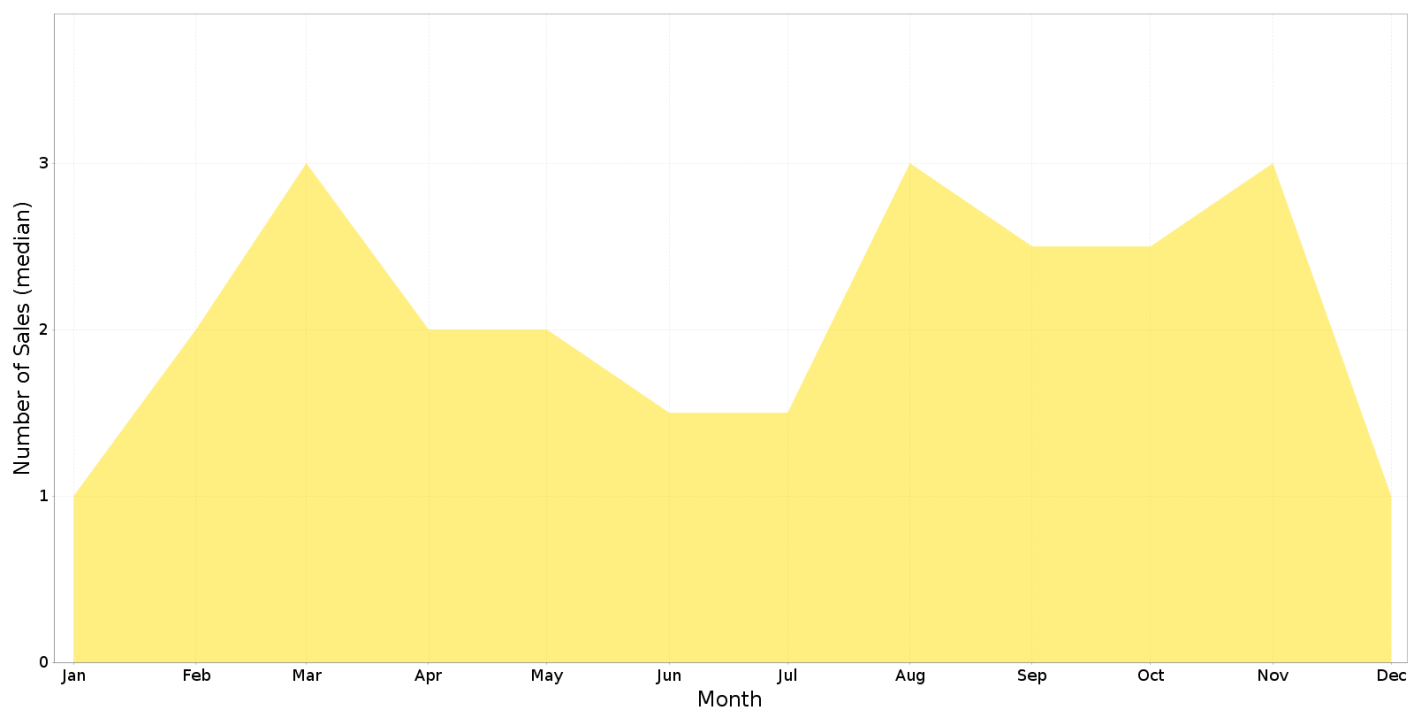
-10.8%

Current Median Price: \$1,115,000  
Previous Median Price: \$1,250,000

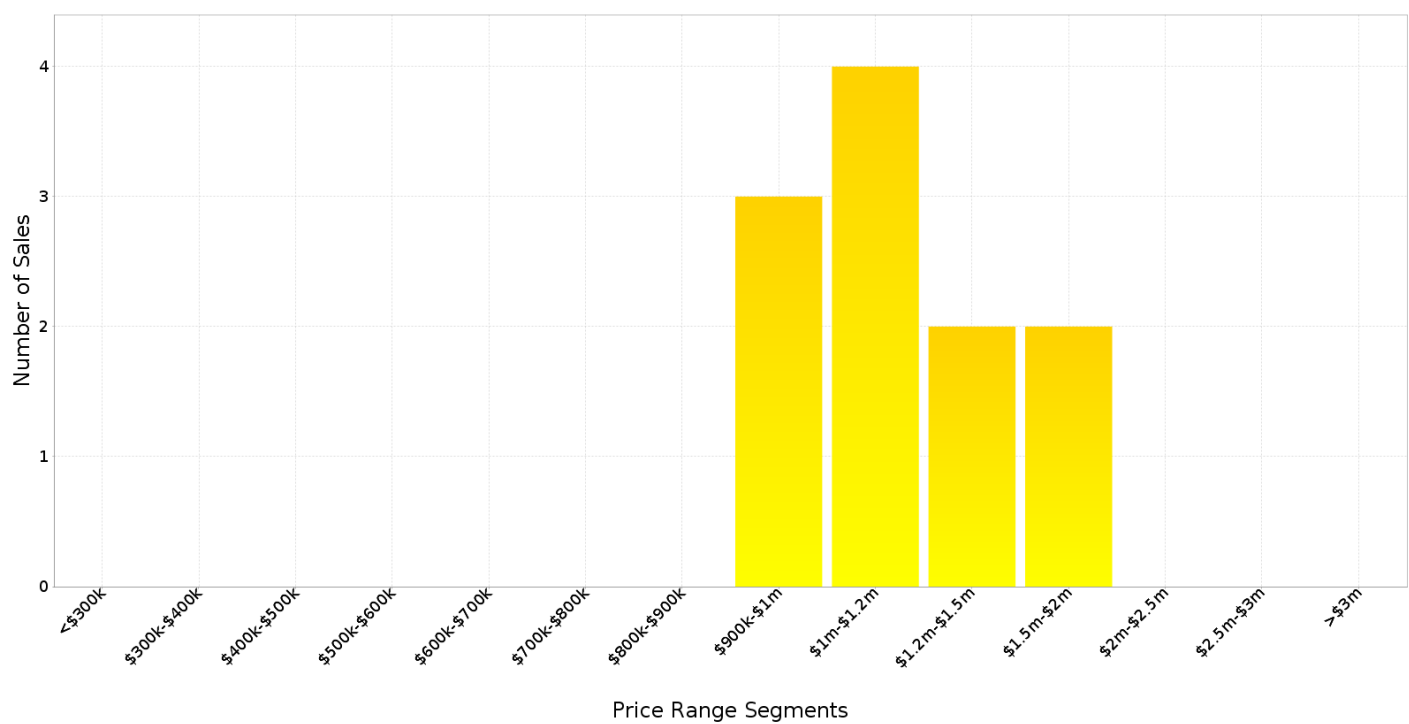
Based on 30 recorded House sales compared over the last two rolling 12 month periods



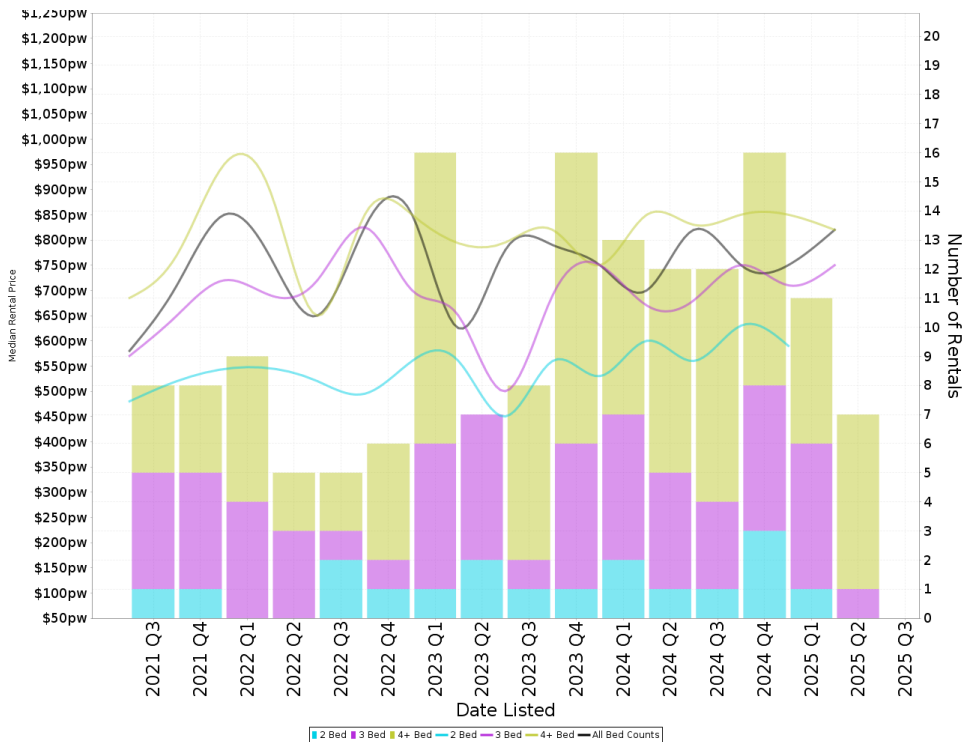
## BRUCE - Peak Selling Periods (3 years)



## BRUCE - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-10.8%**

Current Median Price: \$1,115,000  
Previous Median Price: \$1,250,000

Based on 30 registered House sales compared over the last two rolling 12 month periods.

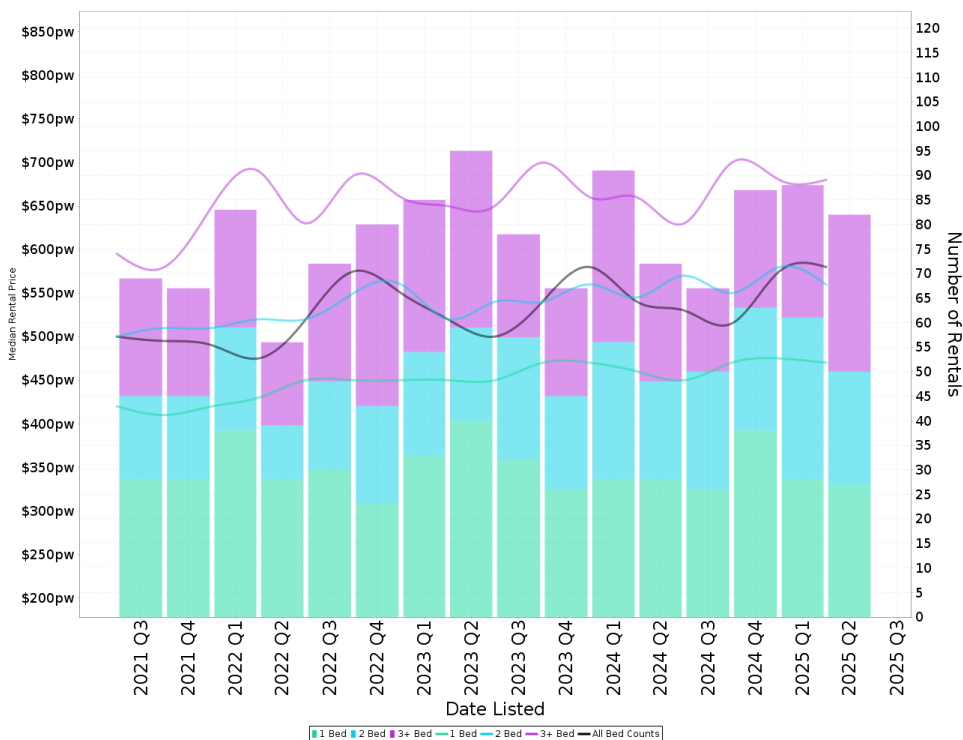
### Suburb Rental Yield

**+3.7%**

Current Median Price: \$1,115,000  
Current Median Rent: \$795

Based on 46 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-1.0%**

Current Median Price: \$520,000  
Previous Median Price: \$525,000

Based on 324 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+5.5%**

Current Median Price: \$520,000  
Current Median Rent: \$550

Based on 324 registered Unit rentals compared over the last 12 months.

## BRUCE - Recently Sold Properties

### Median Sale Price

# \$1.11m

Based on 11 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

# -10.8%

Current Median Price: \$1,115,000  
Previous Median Price: \$1,250,000

Based on 30 recorded House sales compared over the last two rolling 12 month periods

### # Sold Properties

# 11

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

#### 29 LAMPARD CCT



#### 25 LAMPARD CCT



#### 53 NORMAN FISHER CCT



#### 16 JAEGER CCT



#### 4/30 MUGGLESTONE PL



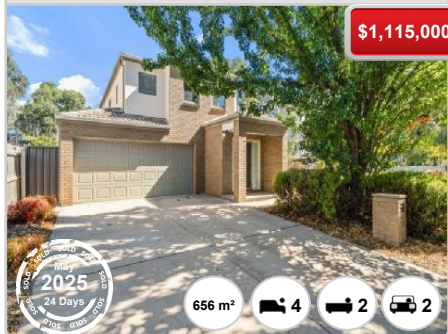
#### 55 KINLOCH CCT



#### 12 MAYER CRT



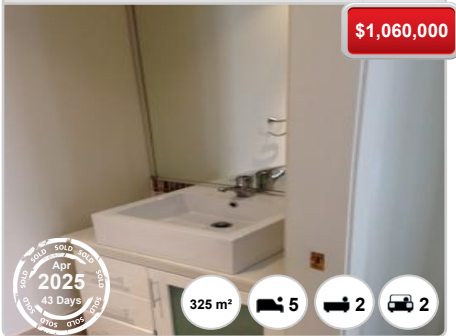
#### 14 BAUDINETTE CCT



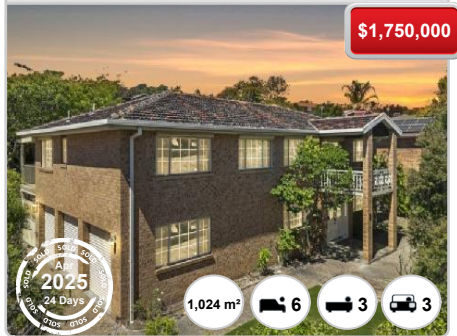
#### 5 LANGE PL



10 ERDOS ST



4 CRISP CCT



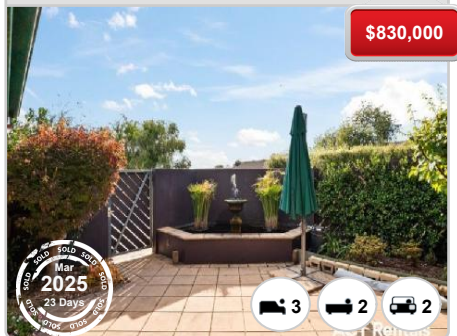
17 TANDY CL



15 JAEGER CCT



9/32 CRISP CCT



# BRUCE - Properties For Rent

Median Rental Price

\$795 /w

Based on 46 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

+3.7%

Current Median Price: \$1,115,000  
Current Median Rent: \$795

Based on 11 recorded House sales and 46 House rentals compared over the last 12 months

Number of Rentals

46

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

27/21 BRAYBROOKE STREET

\$580 pw

FOR RENT FOR RENT FOR RENT  
Sep 2025  
5 Days  
FOR RENT FOR RENT FOR RENT

4,739 m<sup>2</sup>

2

1

1

83/8 Baudinette Cct

\$490 per week

FOR RENT FOR RENT FOR RENT  
Aug 2025  
5 Days  
FOR RENT FOR RENT FOR RENT

8,026 m<sup>2</sup>

1

1

1

83/8 BAUDINETTE CIRCUIT

\$490 weekly

FOR RENT FOR RENT FOR RENT  
Aug 2025  
5 Days  
FOR RENT FOR RENT FOR RENT

8,026 m<sup>2</sup>

1

1

1