

# Suburb flyover report

MELBA (HOUSE)

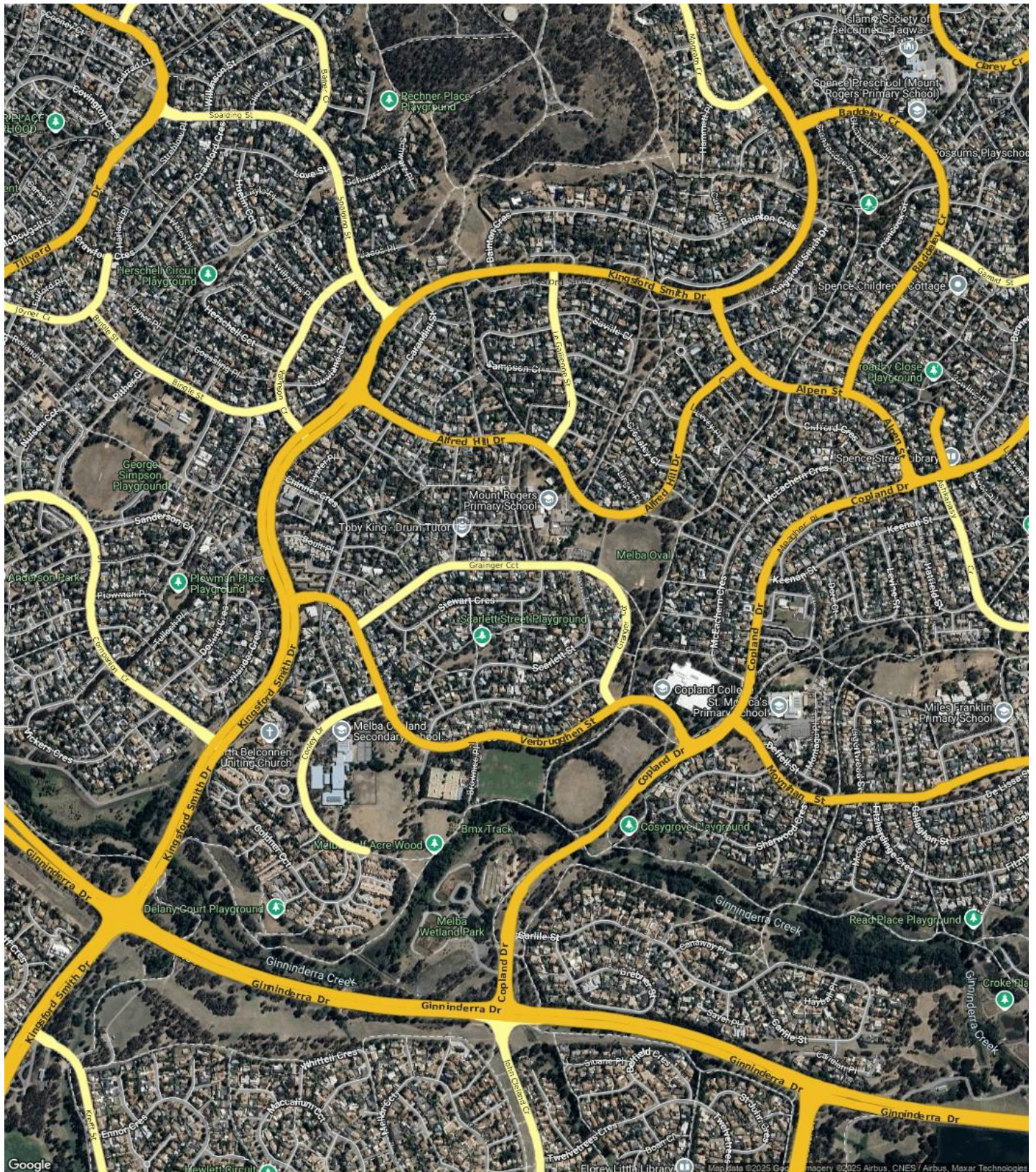
PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

**RayWhite.**





## MELBA - 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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# MELBA - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	44	\$ 400,000	0.0 %	\$ 120,000	\$ 930,000
2008	33	\$ 420,000	5.0 %	\$ 190,000	\$ 605,000
2009	33	\$ 421,500	0.4 %	\$ 348,000	\$ 636,000
2010	35	\$ 467,000	10.8 %	\$ 40,000	\$ 941,000
2011	39	\$ 489,000	4.7 %	\$ 365,000	\$ 1,125,000
2012	45	\$ 500,000	2.2 %	\$ 250,000	\$ 950,000
2013	32	\$ 482,500	-3.5 %	\$ 370,000	\$ 1,230,000
2014	41	\$ 505,500	4.8 %	\$ 369,000	\$ 850,000
2015	35	\$ 507,000	0.3 %	\$ 376,000	\$ 810,000
2016	44	\$ 572,500	12.9 %	\$ 390,000	\$ 1,100,000
2017	33	\$ 605,000	5.7 %	\$ 302,500	\$ 980,000
2018	57	\$ 602,000	-0.5 %	\$ 396,000	\$ 1,225,000
2019	40	\$ 618,750	2.8 %	\$ 455,000	\$ 1,475,000
2020	55	\$ 700,000	13.1 %	\$ 365,000	\$ 1,373,000
2021	45	\$ 850,000	21.4 %	\$ 539,800	\$ 1,330,000
2022	40	\$ 1,022,500	20.3 %	\$ 270,000	\$ 1,270,000
2023	30	\$ 950,000	-7.1 %	\$ 690,000	\$ 1,700,000
2024	29	\$ 900,000	-5.3 %	\$ 675,000	\$ 1,400,000
2025	16	\$ 896,750	-0.4 %	\$ 750,000	\$ 1,670,000

Median Sale Price

\$975k

Based on 25 recorded House sales within the last 12 months (Financial Year 2025)

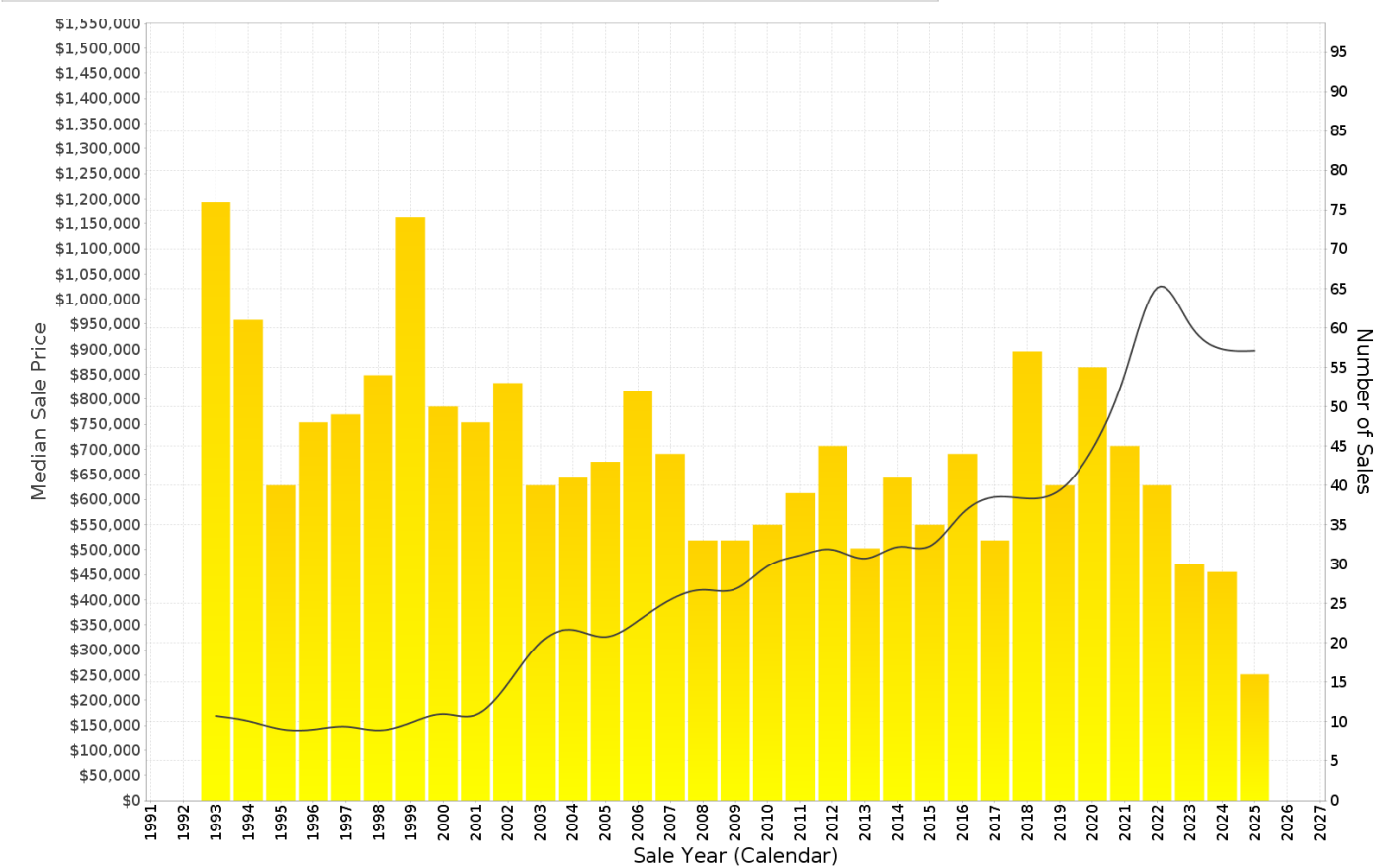
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

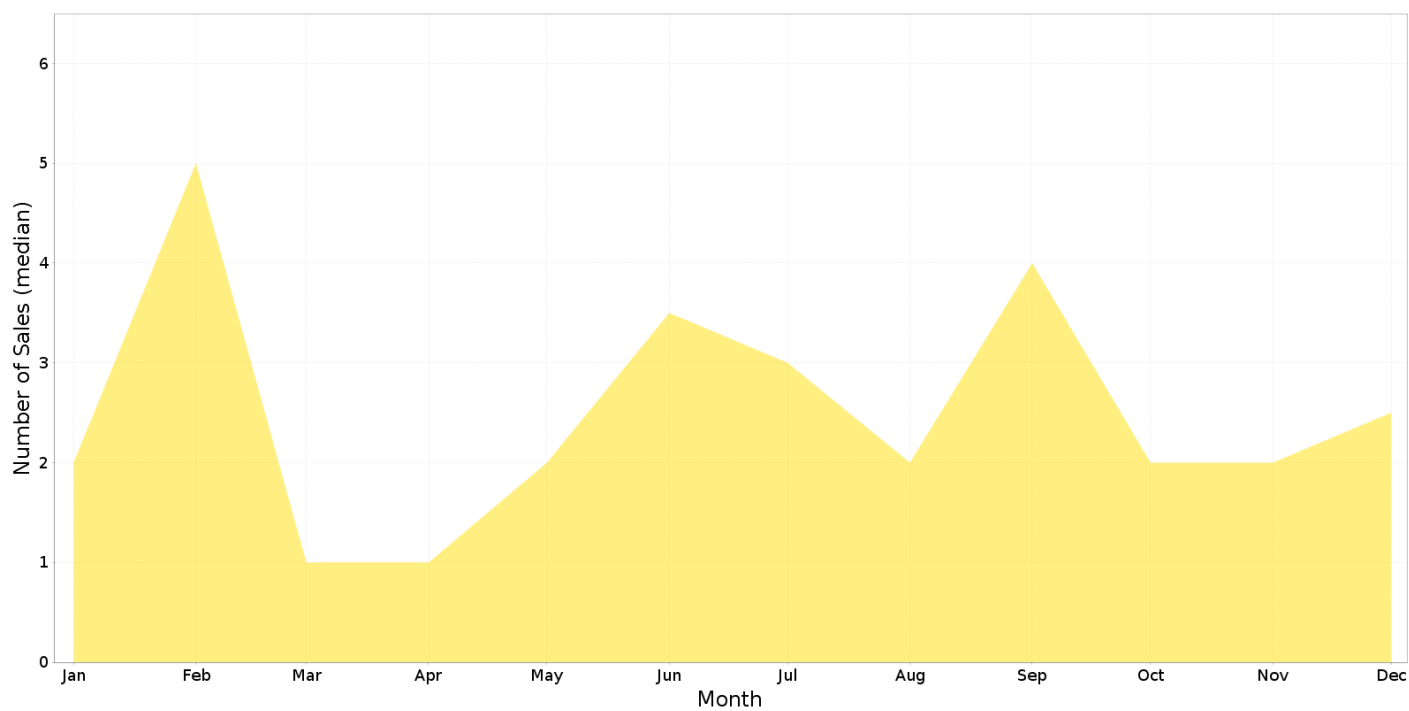
+7.7%

Current Median Price: \$975,000  
Previous Median Price: \$905,000

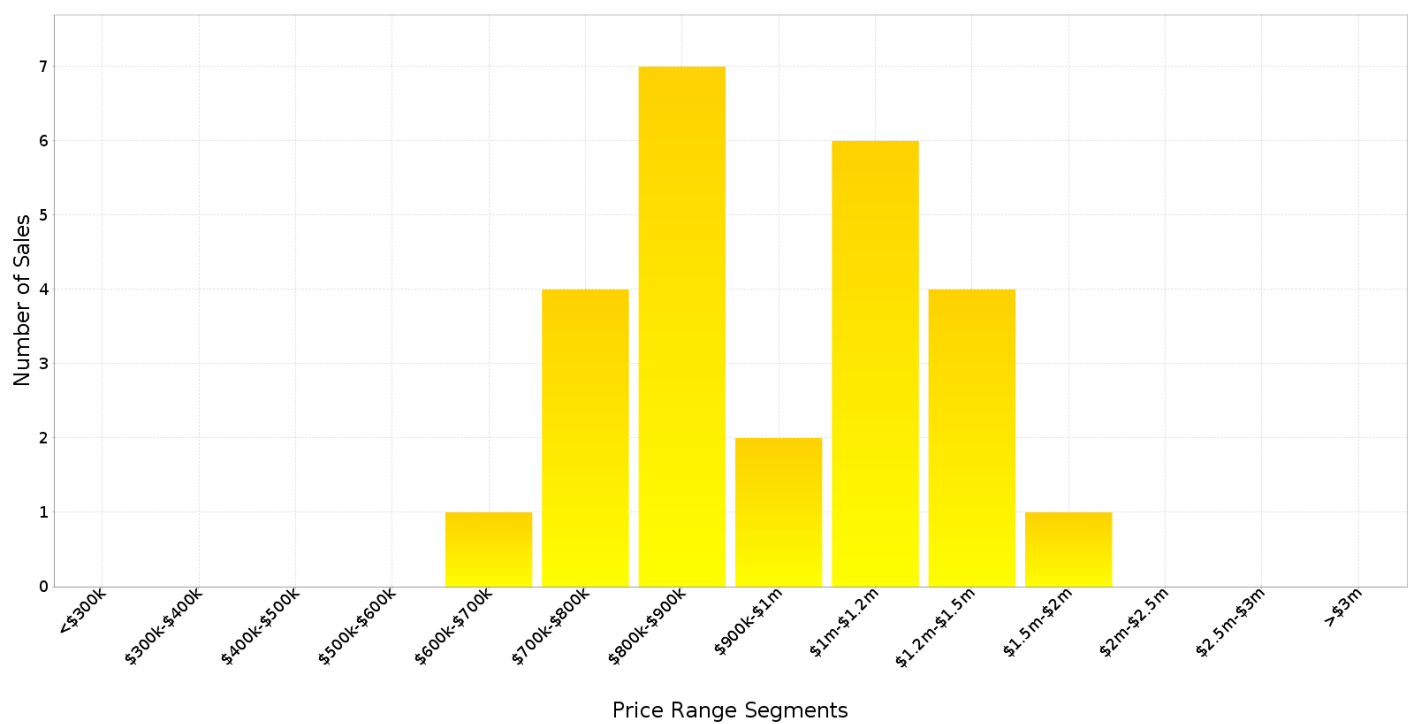
Based on 56 recorded House sales compared over the last two rolling 12 month periods



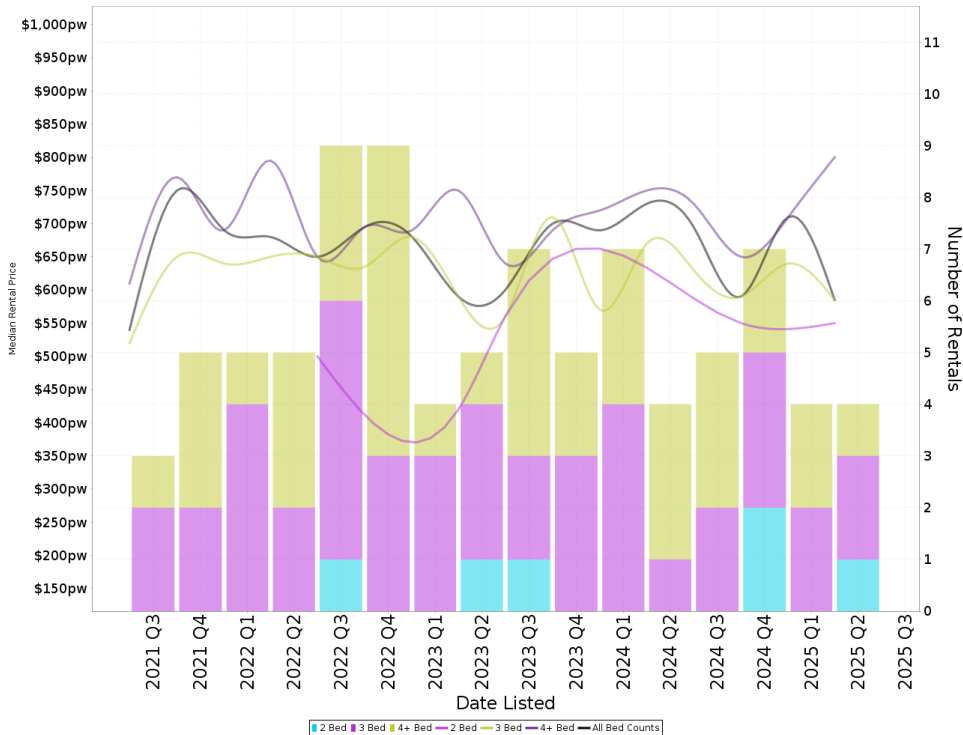
## MELBA - Peak Selling Periods (3 years)



## MELBA - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+7.7%**

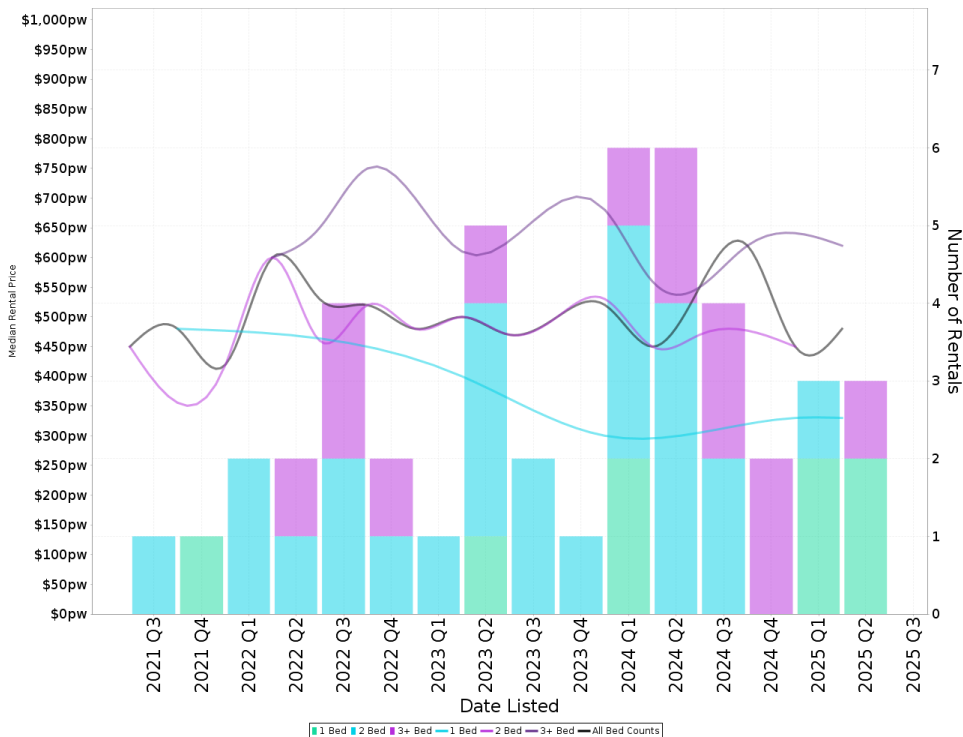
**Current Median Price: \$975,000**  
**Previous Median Price: \$905,000**  
 Based on 56 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.5%**

**Current Median Price: \$975,000**  
**Current Median Rent: \$650**  
 Based on 20 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-10.1%**

**Current Median Price: \$570,000**  
**Previous Median Price: \$633,750**  
 Based on 21 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.4%**

**Current Median Price: \$570,000**  
**Current Median Rent: \$480**  
 Based on 12 registered Unit rentals compared over the last 12 months.

# MELBA - Recently Sold Properties

Median Sale Price  
**\$975k**

Based on 25 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  
**+7.7%**

Current Median Price: \$975,000  
Previous Median Price: \$905,000

Based on 56 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties  
**25**

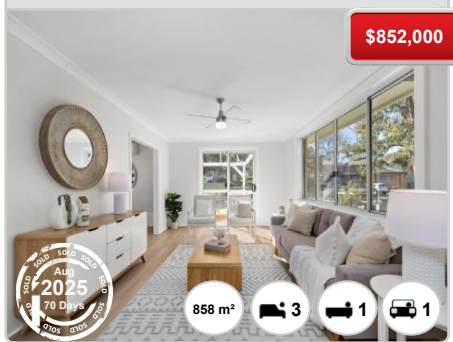
Based on recorded House sales within the 12 months (Financial Year 2025)

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

## 13 GOLDNER CCT



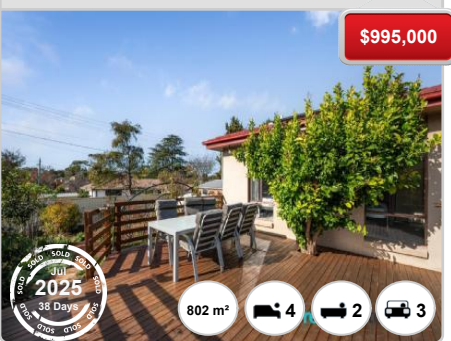
## 26 VERBRUGGHEN ST



## 87 COPLAND DR



## 53 MCEACHERN CRES



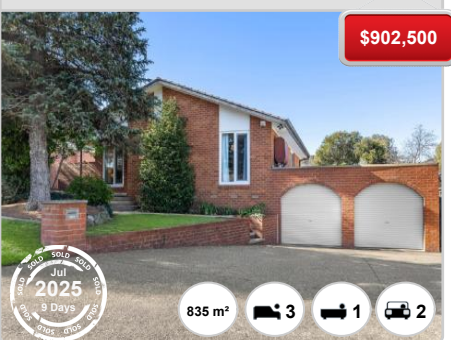
## 51 VERBRUGGHEN ST



## 148 KINGSFORD SMITH DR



## 3 AMADIO PL



## 4 ALFRED HILL DR

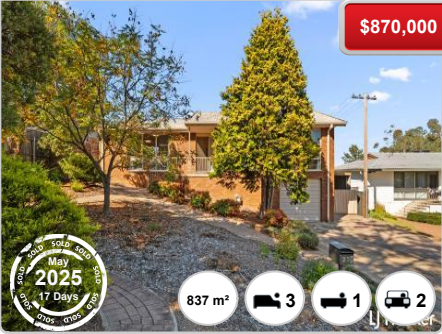


## 87 VERBRUGGHEN ST





23 SHERWIN PL



6 BRIER PL



3 ZELMAN PL



6 HENSLOWE PL

