

Suburb flyover report

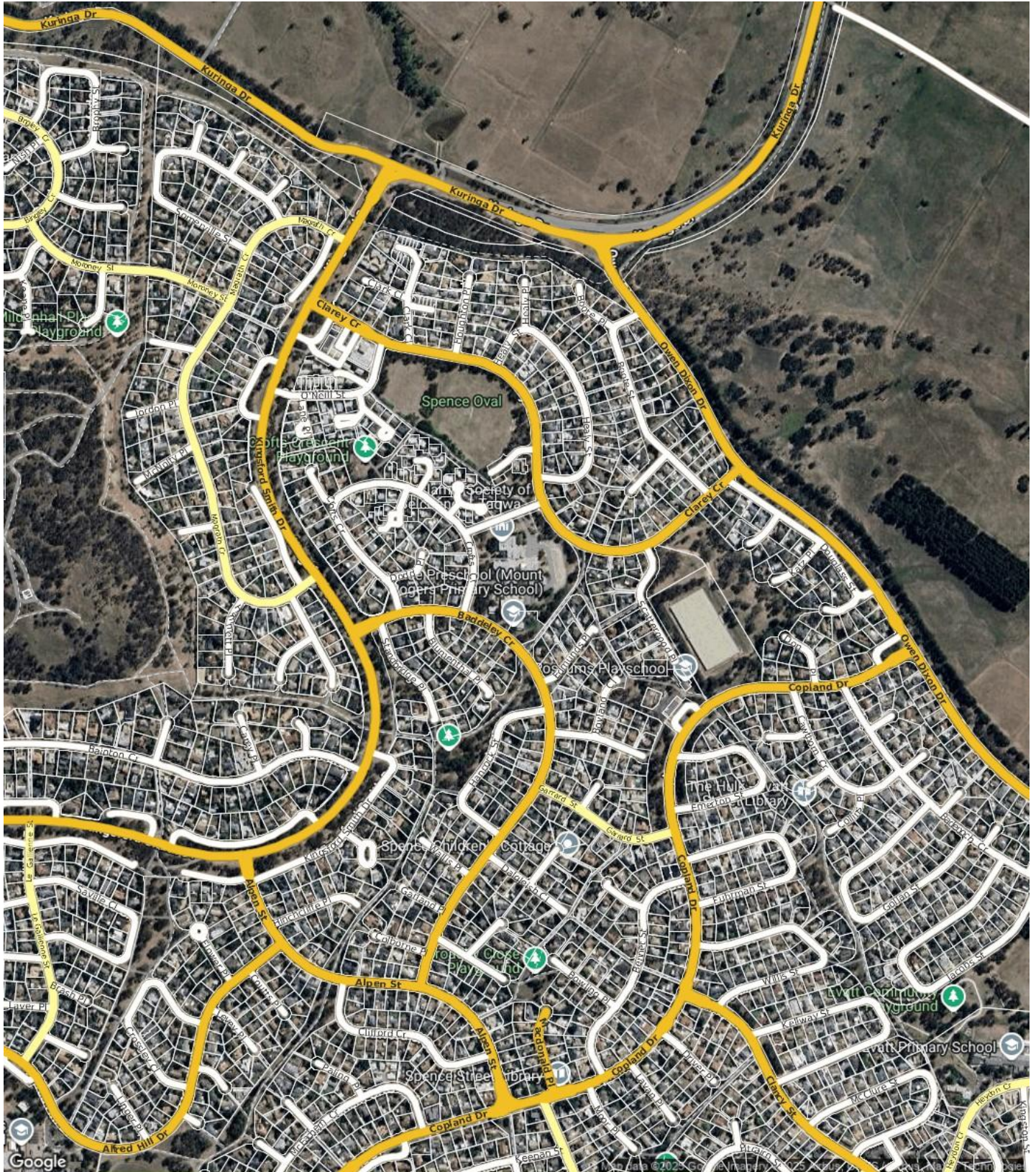
SPENCE (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



SPENCE - 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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SPENCE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	56	\$ 378,500	0.0 %	\$ 282,700	\$ 565,000
2008	33	\$ 435,000	14.9 %	\$ 6,500	\$ 645,000
2009	29	\$ 460,000	5.7 %	\$ 330,000	\$ 630,000
2010	27	\$ 485,000	5.4 %	\$ 371,000	\$ 660,000
2011	26	\$ 442,500	-8.8 %	\$ 355,000	\$ 600,000
2012	31	\$ 470,000	6.2 %	\$ 366,000	\$ 660,800
2013	38	\$ 458,500	-2.4 %	\$ 70,000	\$ 645,000
2014	24	\$ 482,500	5.2 %	\$ 25,000	\$ 646,500
2015	24	\$ 477,500	-1.0 %	\$ 333,000	\$ 737,000
2016	32	\$ 547,500	14.7 %	\$ 385,000	\$ 790,000
2017	42	\$ 581,000	6.1 %	\$ 400,000	\$ 1,000,000
2018	38	\$ 592,500	2.0 %	\$ 140,000	\$ 838,000
2019	29	\$ 675,000	13.9 %	\$ 11,000	\$ 1,100,000
2020	39	\$ 650,000	-3.7 %	\$ 82,000	\$ 820,000
2021	32	\$ 828,500	27.5 %	\$ 315,000	\$ 1,475,000
2022	41	\$ 901,000	8.8 %	\$ 640,000	\$ 1,375,000
2023	32	\$ 932,500	3.5 %	\$ 400,000	\$ 8,000,000
2024	17	\$ 890,000	-4.6 %	\$ 675,000	\$ 1,120,000
2025	15	\$ 835,000	-6.2 %	\$ 400,000	\$ 1,215,000

Median Sale Price

\$855k

Based on 24 recorded House sales within the last 12 months (Financial Year 2025)

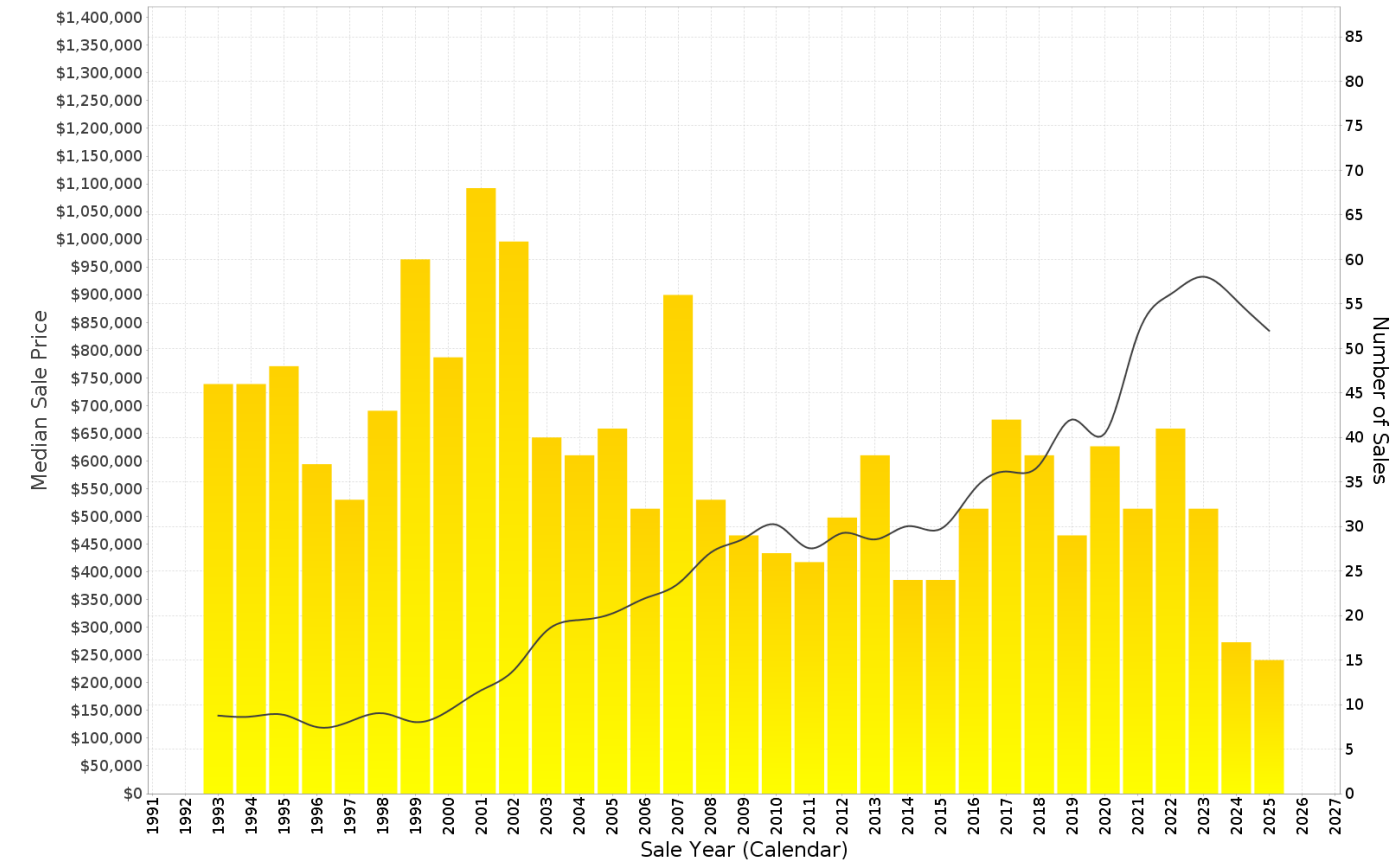
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

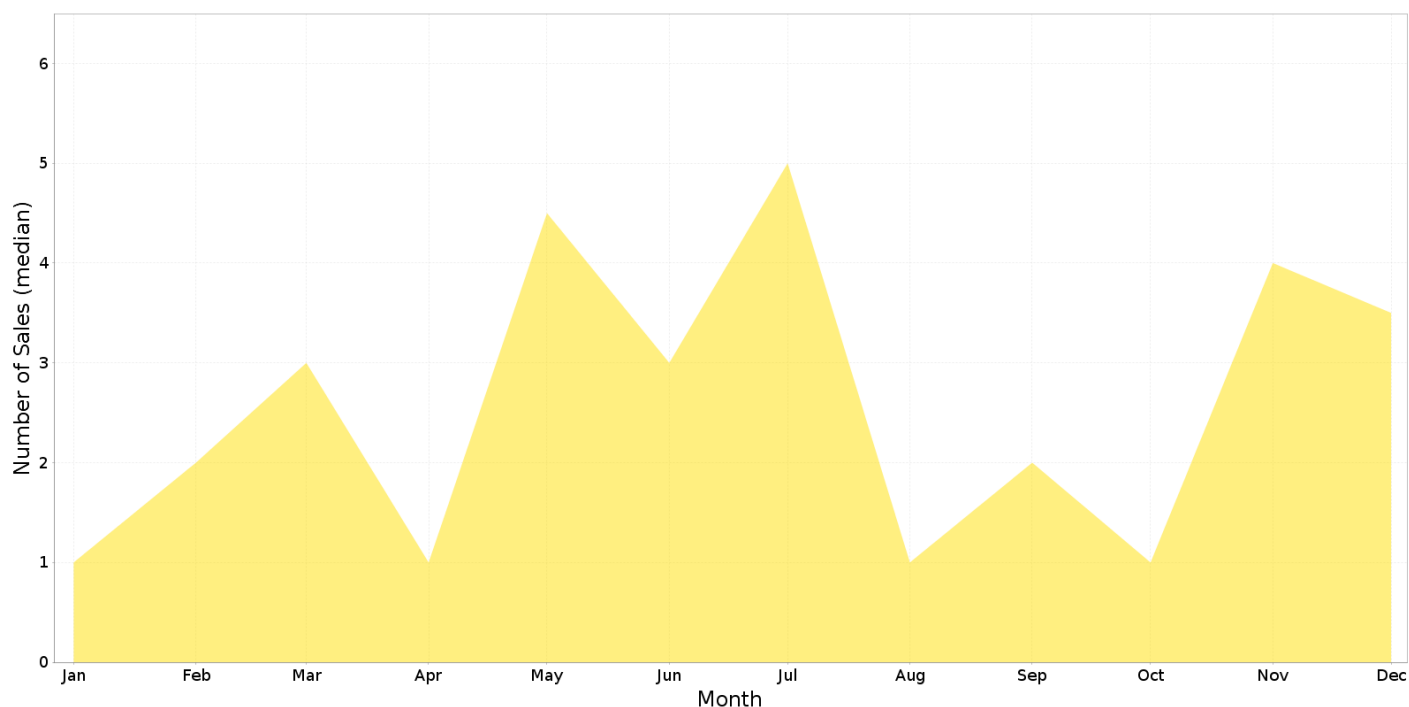
-9.0%

Current Median Price: \$855,000
Previous Median Price: \$940,000

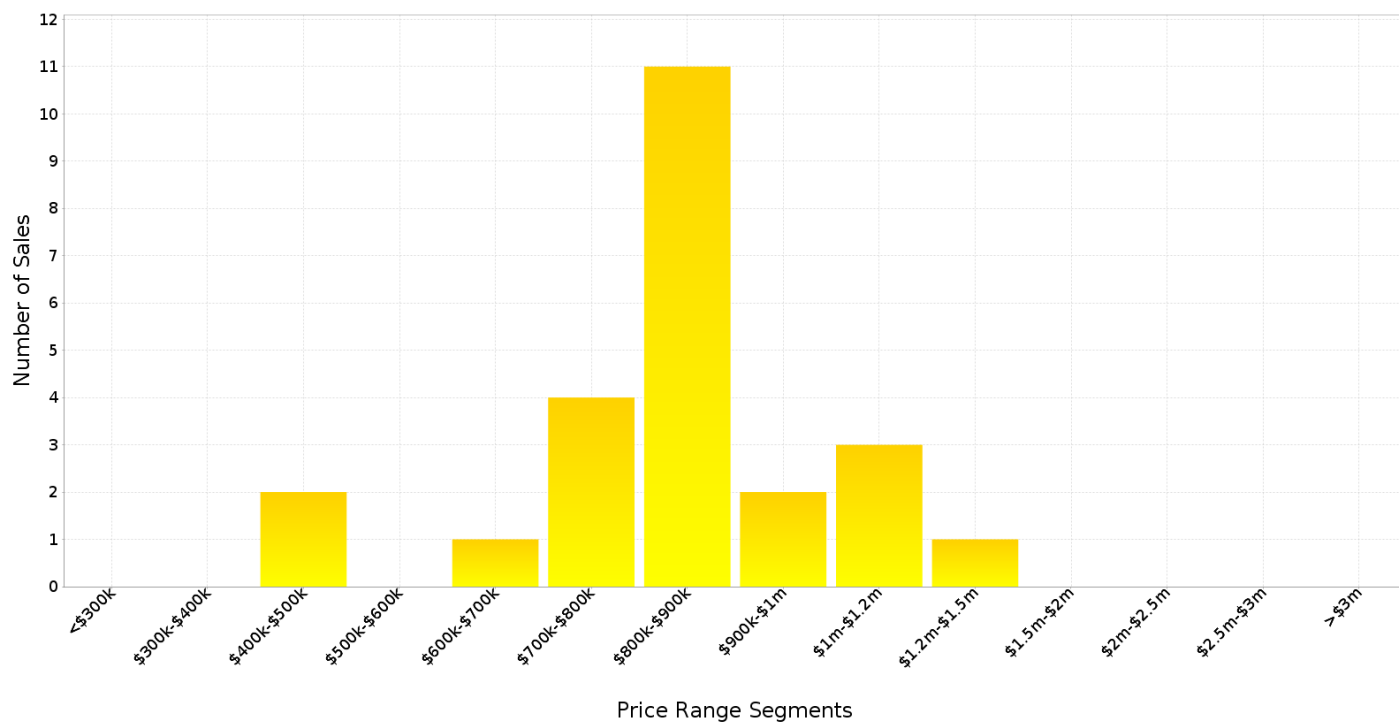
Based on 50 recorded House sales compared over the last two rolling 12 month periods



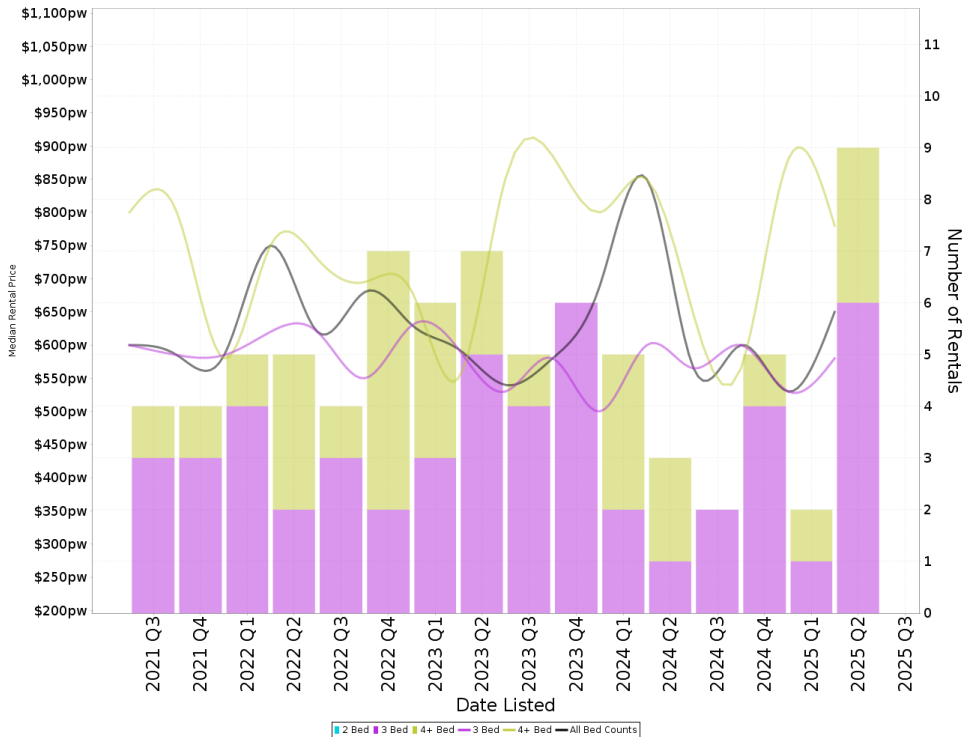
SPENCE - Peak Selling Periods (3 years)



SPENCE - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-9.0%

Current Median Price: \$855,000
Previous Median Price: \$940,000

Based on 50 registered House sales compared over the last two rolling 12 month periods.

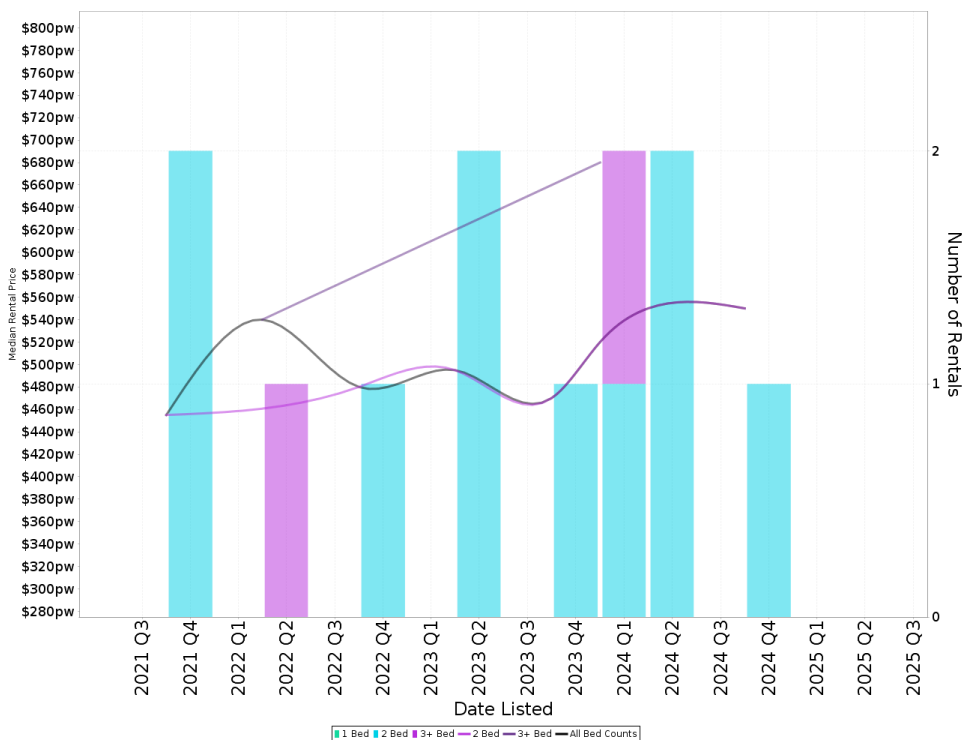
Suburb Rental Yield

+3.6%

Current Median Price: \$855,000
Current Median Rent: \$600

Based on 18 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+0.6%

Current Median Price: \$835,000
Previous Median Price: \$830,000

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

Suburb Rental Yield

+3.4%

Current Median Price: \$835,000
Current Median Rent: \$550

Based on 1 registered Unit rentals compared over the last 12 months.

SPENCE - Recently Sold Properties

Median Sale Price

\$855k

Based on 24 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

-9.0%

Current Median Price: \$855,000
Previous Median Price: \$940,000

Based on 50 recorded House sales compared over the last two rolling 12 month periods

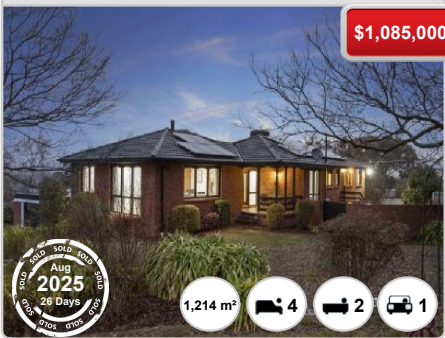
Sold Properties

24

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 BENNET PL



1/11 MAGRATH CRES



4 DOUGLASS PL



1 SOMERVILLE ST



4 HOUGHTON PL



7 HEALY PL



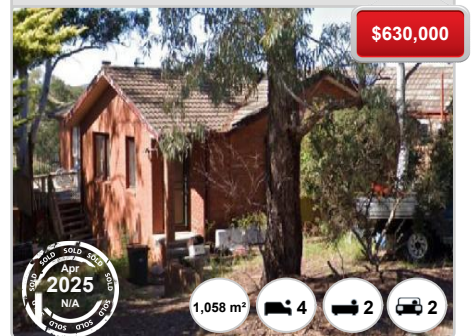
53 MAGRATH CRES



31 DALGLEISH CL



61 MAGRATH CRES





SPENCE - Properties For Rent

Median Rental Price

\$600 /w

Based on 18 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

+3.6%

Current Median Price: \$855,000
Current Median Rent: \$600

Based on 24 recorded House sales and 18 House rentals compared over the last 12 months


Number of Rentals

18

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

8 Boyland Close



\$600

Best For Rent

Aug 2025

5 Days

789 m²

3

1

2

249 KINGSFORD SMITH DRIVE



\$740 per week

Best For Rent

Aug 2025

19 Days

1,165 m²

3

2

4