

Suburb flyover report

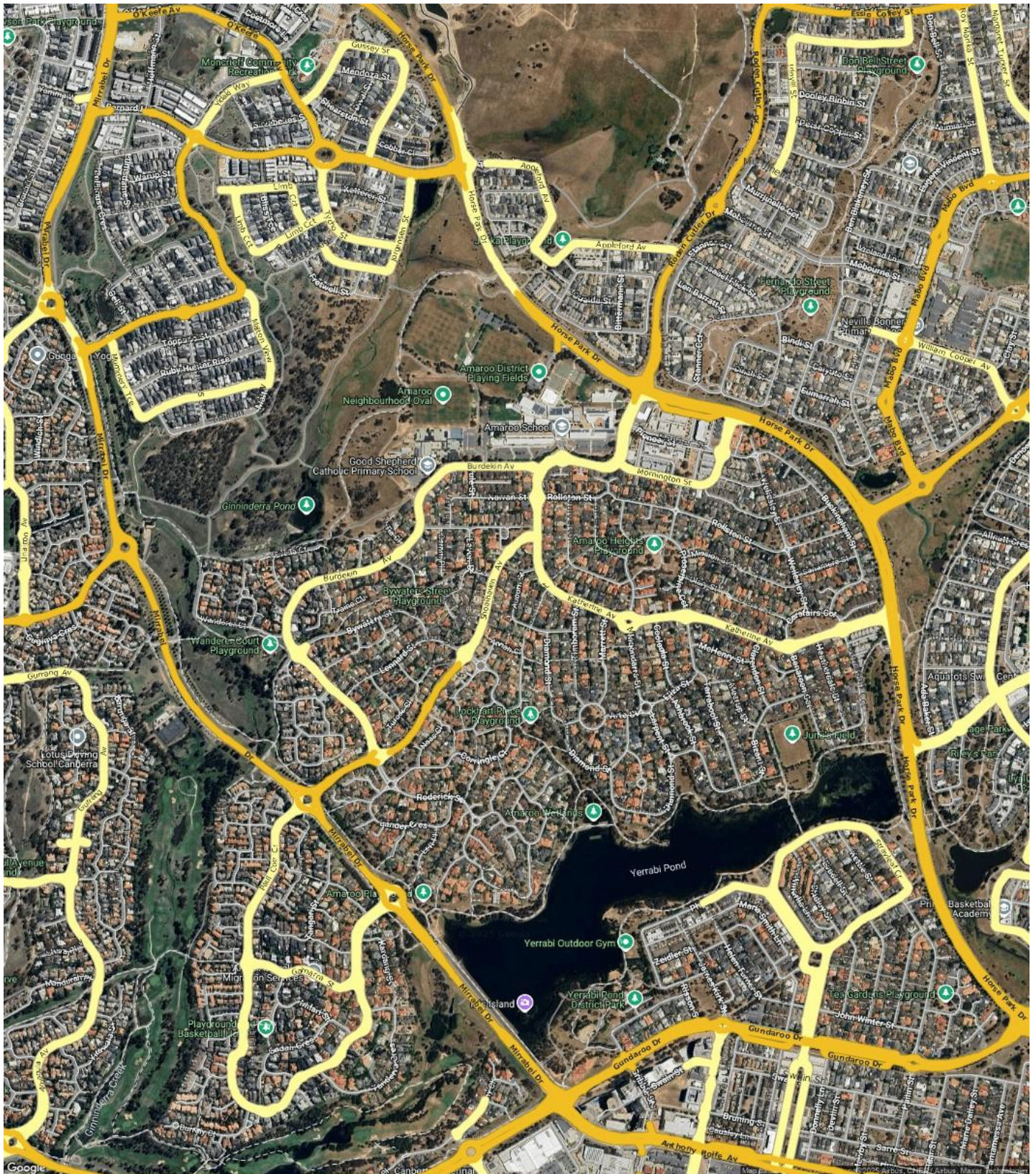
AMAROO (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



AMAROO - 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 (pricefinder.com.au)

The materials are provided as an information source only. © The Property Insights are Territory Data, which is the property of the Australian Capital Territory. No part of it may in any form or by any means (electronic, mechanical, microcopying, photocopying, recording or otherwise) be reproduced, stored in a retrieval system or transmitted without prior permission. Enquiries should be directed to: Manager, Customer Services, Environment and Planning Directorate, GPO Box 158, Canberra ACT 2601.

AMAROO - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	111	\$ 430,000	0.0 %	\$ 182,500	\$ 821,000
2008	86	\$ 463,750	7.8 %	\$ 315,000	\$ 1,095,000
2009	91	\$ 464,000	0.1 %	\$ 180,000	\$ 890,000
2010	74	\$ 519,500	12.0 %	\$ 293,334	\$ 950,000
2011	67	\$ 495,000	-4.7 %	\$ 197,500	\$ 806,000
2012	81	\$ 510,000	3.0 %	\$ 280,000	\$ 852,000
2013	68	\$ 527,495	3.4 %	\$ 22,750	\$ 797,500
2014	79	\$ 545,000	3.3 %	\$ 227,500	\$ 1,155,000
2015	88	\$ 547,500	0.5 %	\$ 300,000	\$ 875,000
2016	62	\$ 637,500	16.4 %	\$ 132,000	\$ 1,135,000
2017	76	\$ 651,500	2.2 %	\$ 340,000	\$ 1,400,000
2018	61	\$ 667,500	2.5 %	\$ 269,500	\$ 1,025,000
2019	61	\$ 700,000	4.9 %	\$ 460,000	\$ 1,025,000
2020	87	\$ 749,500	7.1 %	\$ 213,333	\$ 1,350,000
2021	84	\$ 895,000	19.4 %	\$ 150,000	\$ 1,670,000
2022	59	\$ 970,000	8.4 %	\$ 11,000	\$ 1,565,000
2023	58	\$ 945,000	-2.6 %	\$ 655,000	\$ 1,700,000
2024	66	\$ 957,500	1.3 %	\$ 457,500	\$ 1,785,000
2025	34	\$ 972,500	1.6 %	\$ 390,000	\$ 1,485,000

Median Sale Price

\$960k

Based on 66 recorded House sales within the last 12 months (Financial Year 2025)

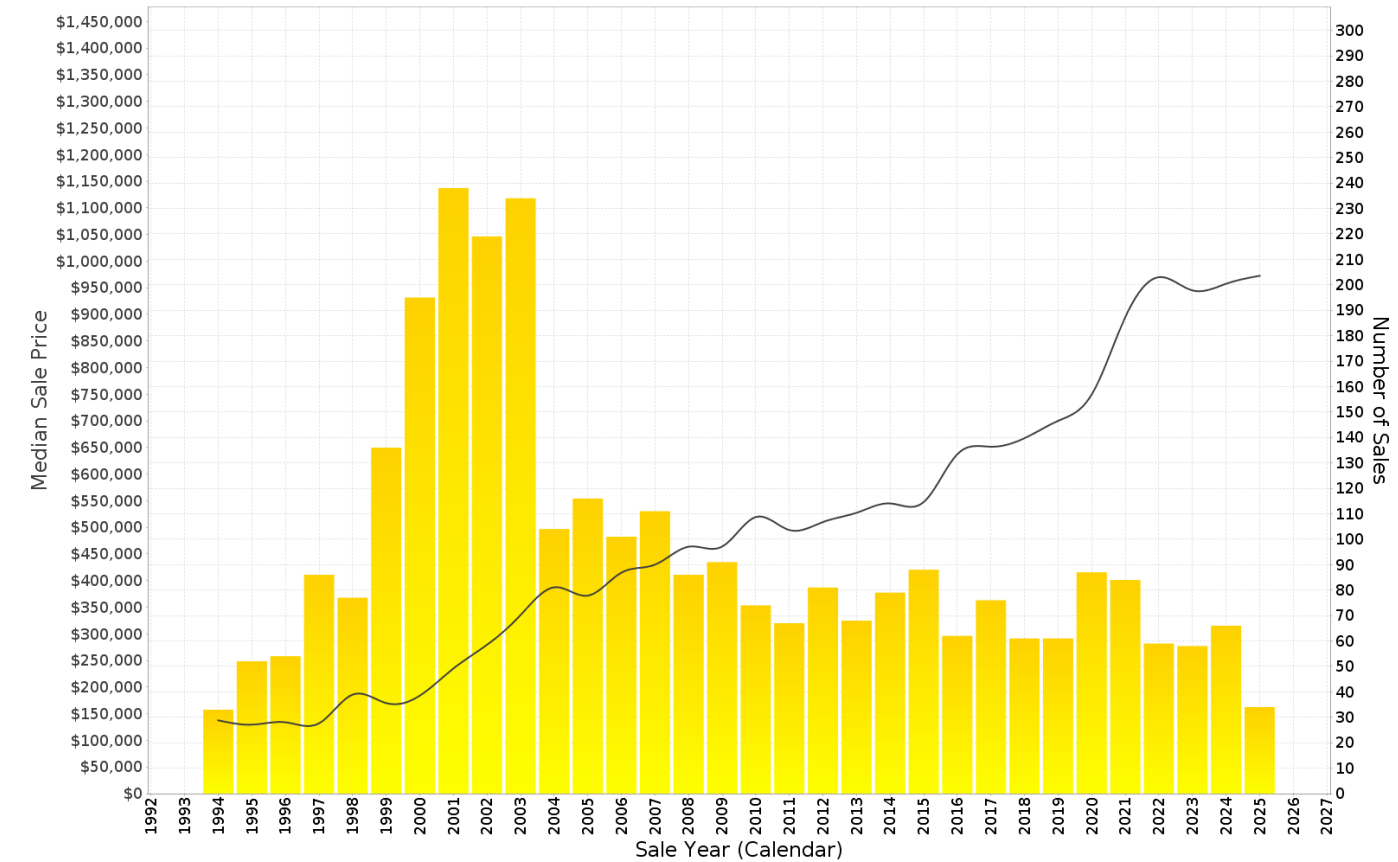
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

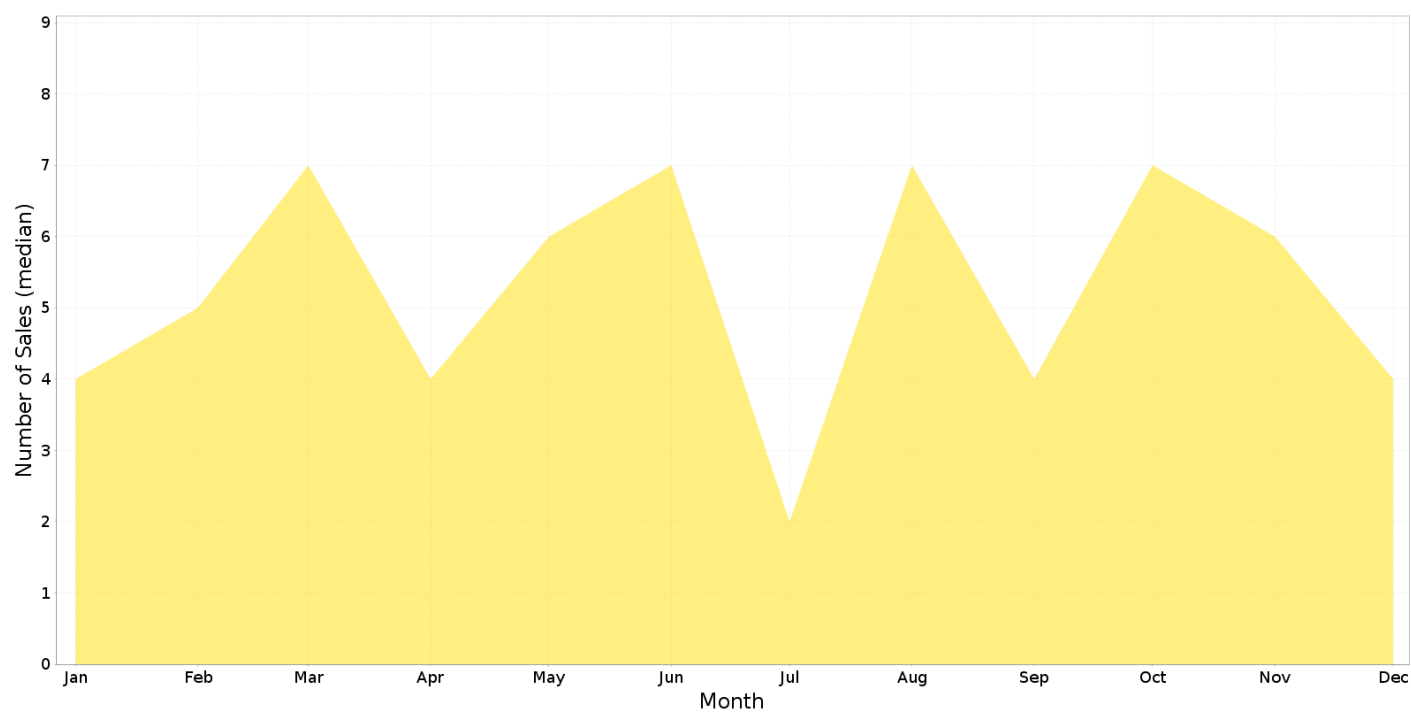
+0.5%

Current Median Price: \$960,000
Previous Median Price: \$955,000

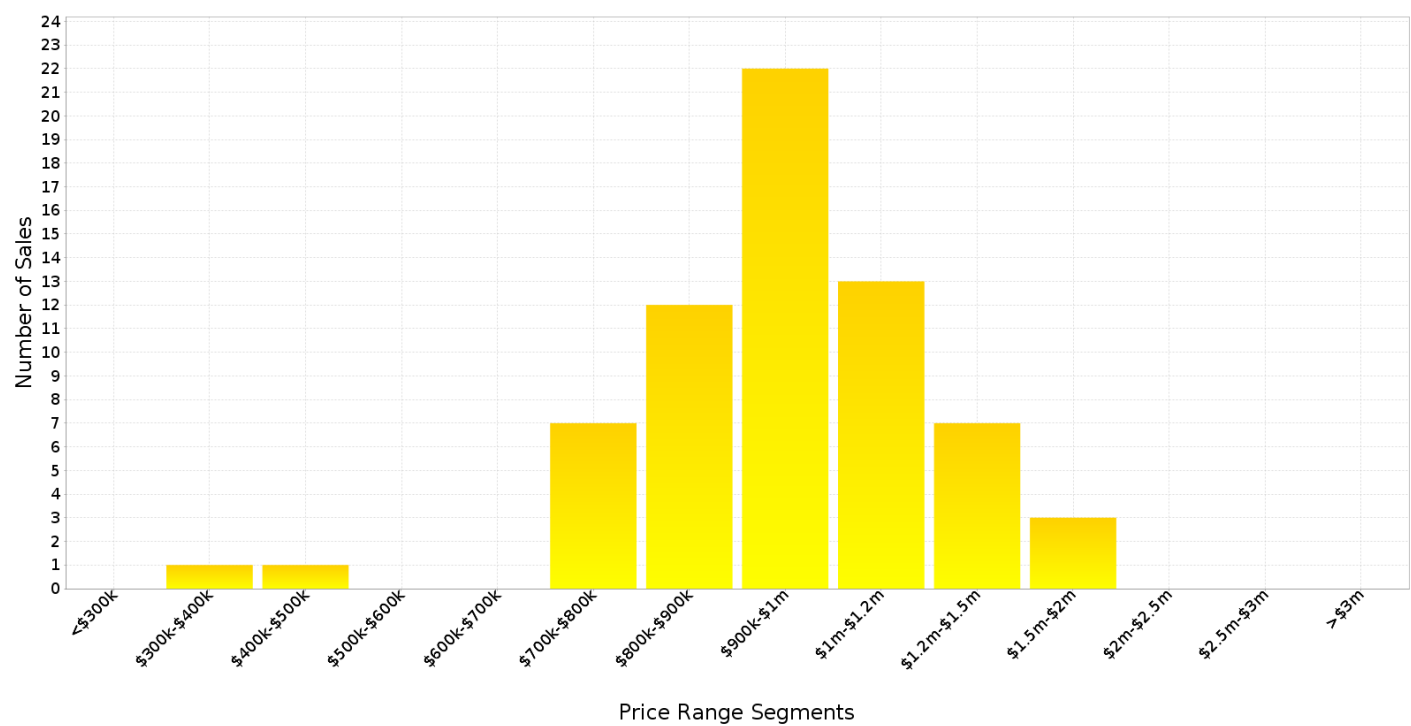
Based on 122 recorded House sales compared over the last two rolling 12 month periods



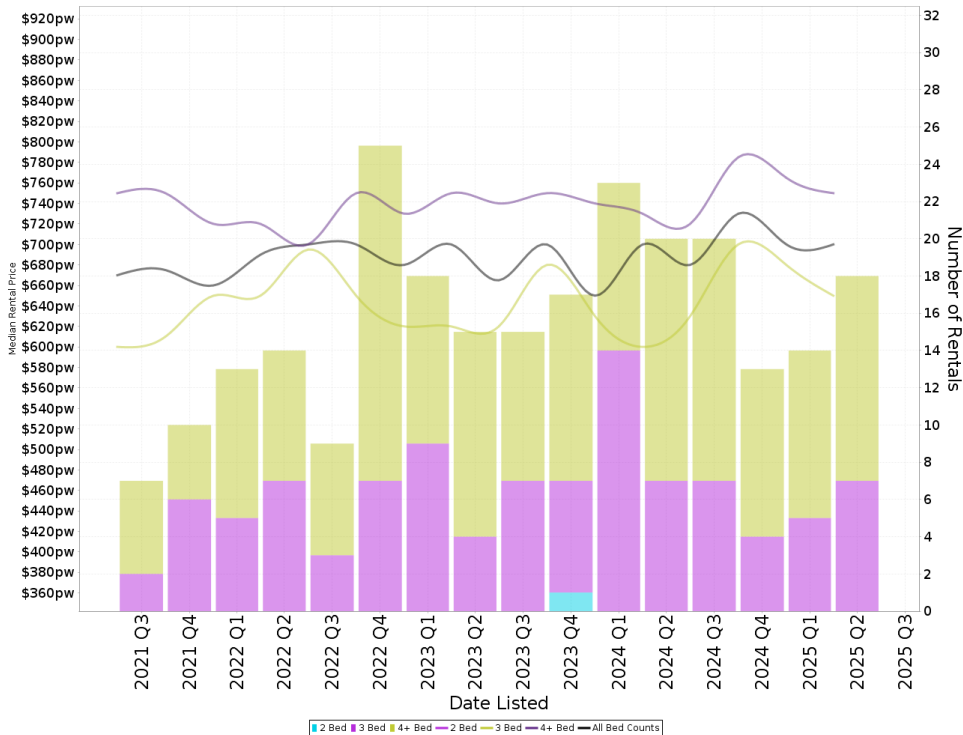
AMAROO - Peak Selling Periods (3 years)



AMAROO - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+0.5%

Current Median Price: \$960,000
Previous Median Price: \$955,000

Based on 122 registered House sales compared over the last two rolling 12 month periods.

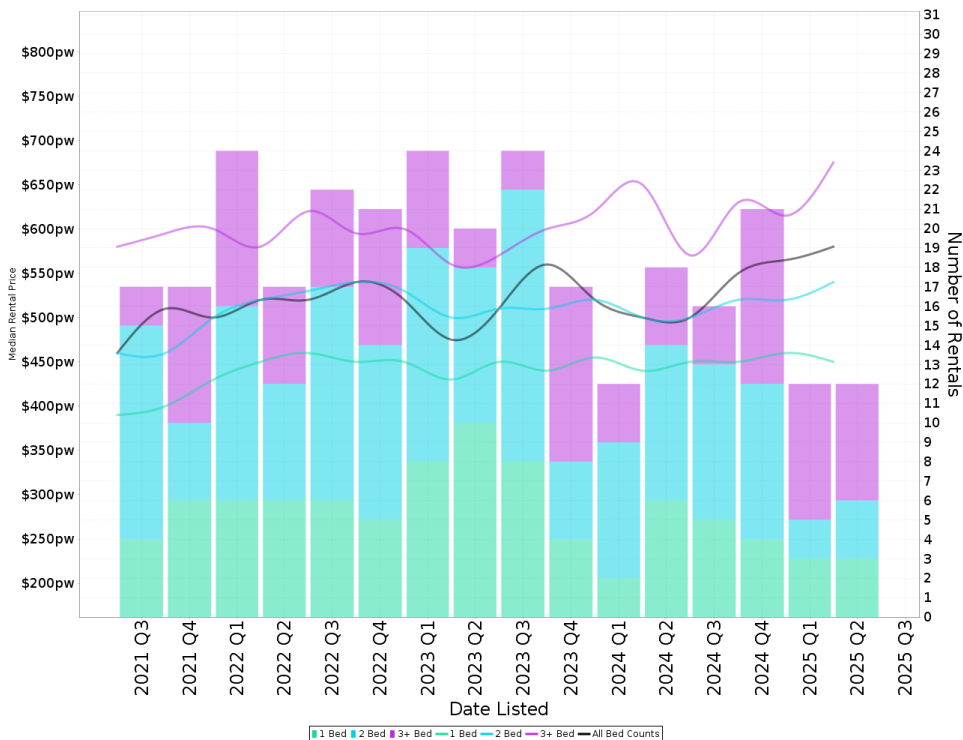
Suburb Rental Yield

+3.9%

Current Median Price: \$960,000
Current Median Rent: \$715

Based on 65 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+13.0%

Current Median Price: \$746,000
Previous Median Price: \$660,000

Based on 38 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.7%

Current Median Price: \$746,000
Current Median Rent: \$530

Based on 61 registered Unit rentals compared over the last 12 months.

AMAROO - Recently Sold Properties

Median Sale Price
\$960k

Based on 66 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
+0.5%

Current Median Price: \$960,000
Previous Median Price: \$955,000

Based on 122 recorded House sales compared over the last two rolling 12 month periods

Sold Properties
66

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

14 OLARY ST



18 WELLESLEY ST



26 TRAINE CRT



22 DULVERTON ST



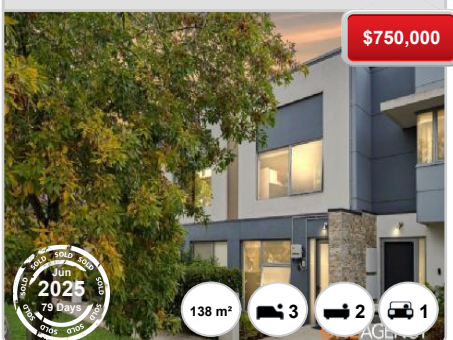
8 MOONDARRA ST



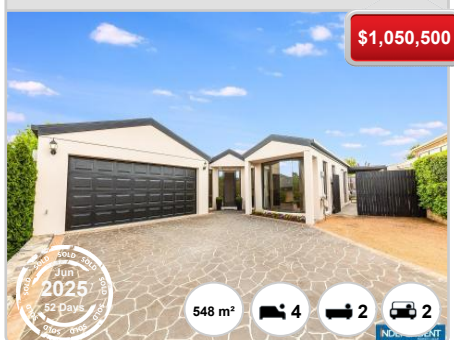
9 LARPENT ST



16 MORNINGTON ST



26 AUBURN ST



33 BARRINGTON CRES



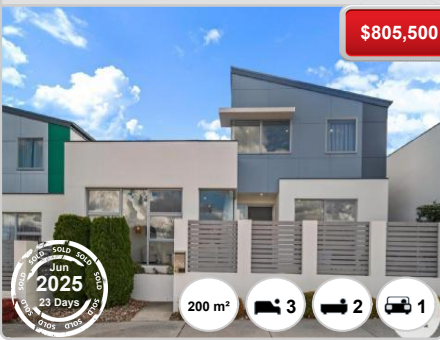
66 MORNINGTON ST

\$805,500



66A MORNINGTON ST

\$805,500



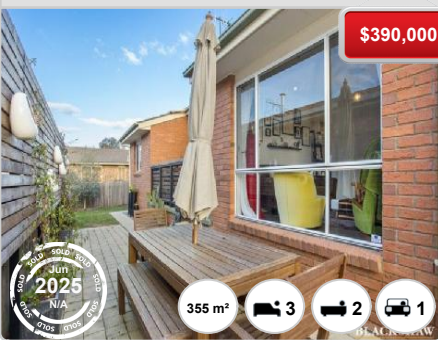
17 BUCKINGHAM ST

\$895,000



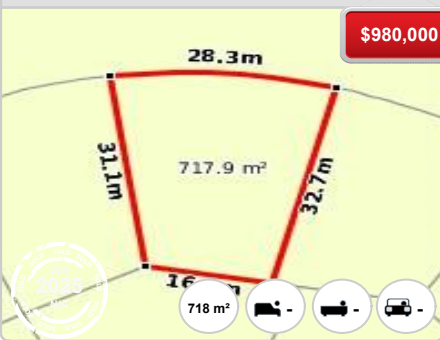
6 GRACE PL

\$390,000



26 LENNARD ST

\$980,000



5 MARRETT ST

\$1,200,000



12 CORRINGLE CL

\$880,000



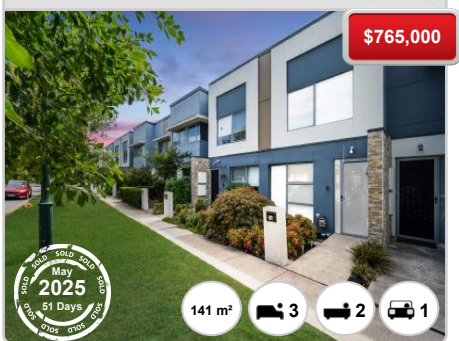
7 NEWSTEAD ST

\$975,000



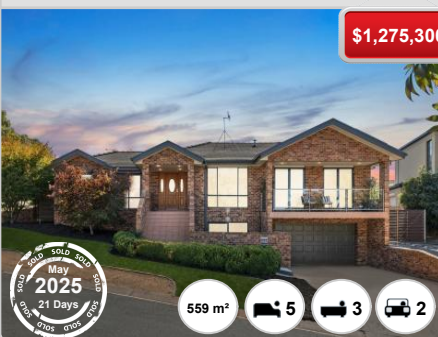
26 MORNINGTON ST

\$765,000



49 PROSERPINE ST

\$1,275,300



16 MOONDARRA ST

\$990,000



11 DIAMOND ST

\$1,035,000



AMAROO - Properties For Rent

Median Rental Price

\$715 /w

Based on 65 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

+3.9%

Current Median Price: \$960,000
Current Median Rent: \$715

Based on 66 recorded House sales and 65 House rentals compared over the last 12 months

Number of Rentals

65

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

9 Auburn Street



\$750 per week

463 m² 4 beds 3 cars 2

For rent from Sep 2025 2 Days

32 Wellesley Street




\$680 per week

494 m² 3 beds 2 cars 1

For rent from Aug 2025 8 Days

24 Phelp Court

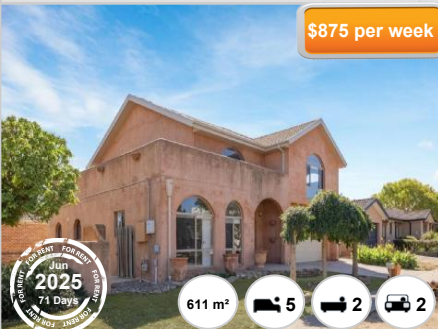


\$615 per week

550 m² 3 beds 2 cars 1

For rent from Aug 2025 22 Days

29 Benaroon Circuit

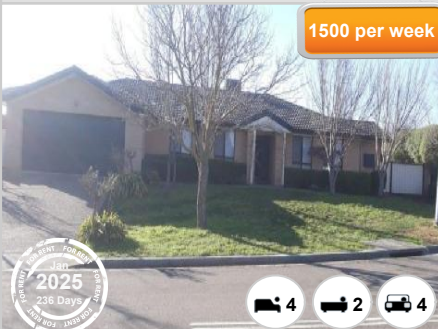


\$875 per week

611 m² 5 beds 2 cars 2

For rent from Jun 2025 71 Days

119 KATHERINE AVENUE



1500 per week

4 beds 2 cars 4

For rent from Jan 2025 236 Days