

Suburb flyover report

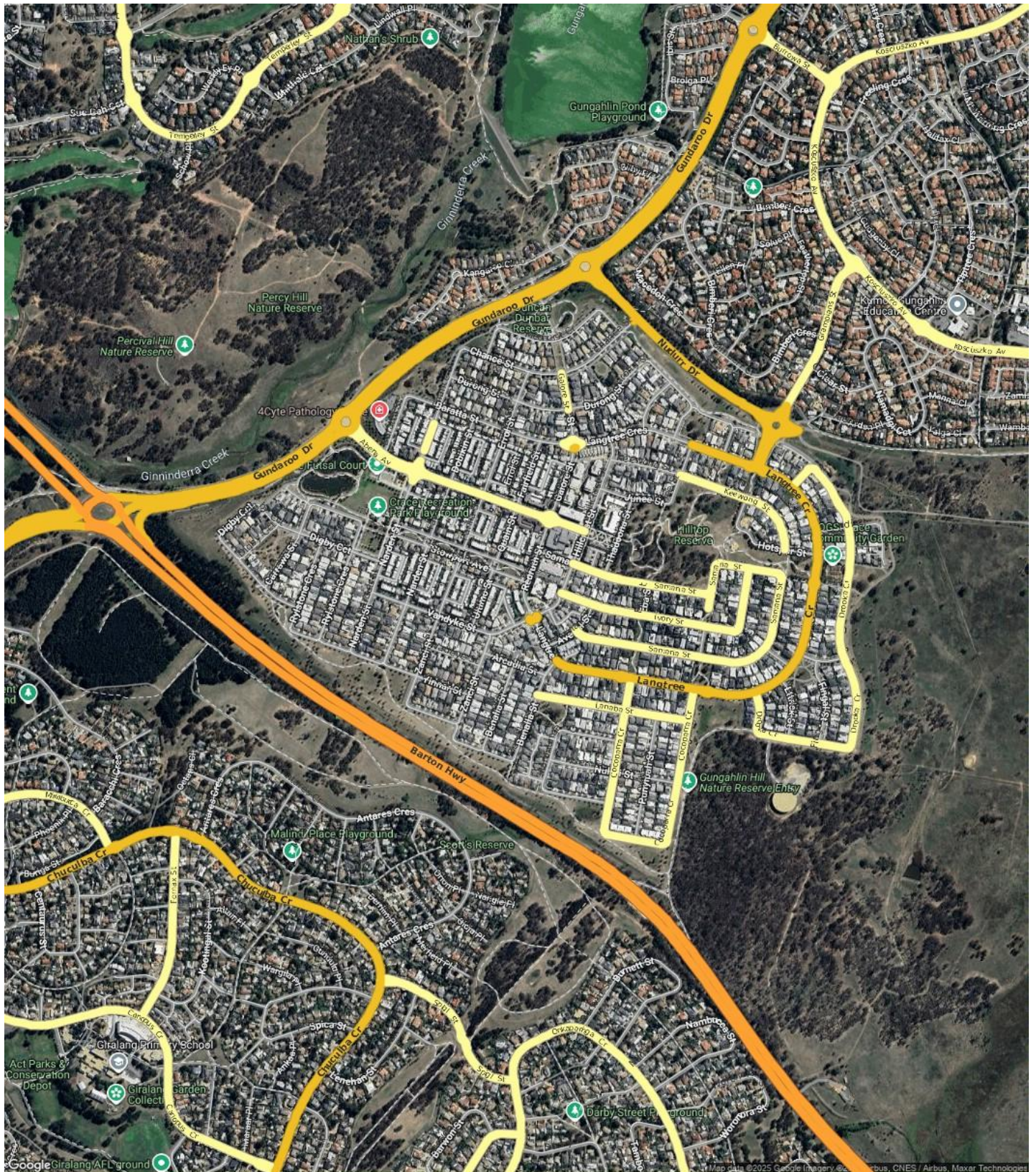
CRACE (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



CRACE - 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)

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CRACE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2009	85	\$ 124,000	0.0 %	\$ 65,000	\$ 636,000
2010	74	\$ 316,500	155.2 %	\$ 65,000	\$ 822,426
2011	109	\$ 410,000	29.5 %	\$ 77,000	\$ 805,000
2012	69	\$ 540,000	31.7 %	\$ 91,000	\$ 783,590
2013	102	\$ 560,250	3.8 %	\$ 267,500	\$ 1,200,000
2014	72	\$ 654,500	16.8 %	\$ 397,000	\$ 920,000
2015	84	\$ 694,500	6.1 %	\$ 350,000	\$ 1,470,000
2016	63	\$ 675,000	-2.8 %	\$ 225,000	\$ 1,220,000
2017	76	\$ 775,000	14.8 %	\$ 95,000	\$ 1,257,000
2018	51	\$ 780,000	0.6 %	\$ 417,000	\$ 1,625,000
2019	50	\$ 772,500	-1.0 %	\$ 420,000	\$ 1,461,000
2020	80	\$ 808,006	4.6 %	\$ 250,000	\$ 1,630,000
2021	80	\$ 935,000	15.7 %	\$ 380,000	\$ 3,125,430
2022	94	\$ 868,000	-7.2 %	\$ 650,000	\$ 2,825,000
2023	51	\$ 1,158,000	33.4 %	\$ 340,000	\$ 1,908,000
2024	76	\$ 1,140,000	-1.6 %	\$ 610,000	\$ 2,190,000
2025	38	\$ 1,068,750	-6.2 %	\$ 530,000	\$ 1,940,000

Median Sale Price

\$1.13m

Based on 83 recorded House sales within the last 12 months (Financial Year 2025)

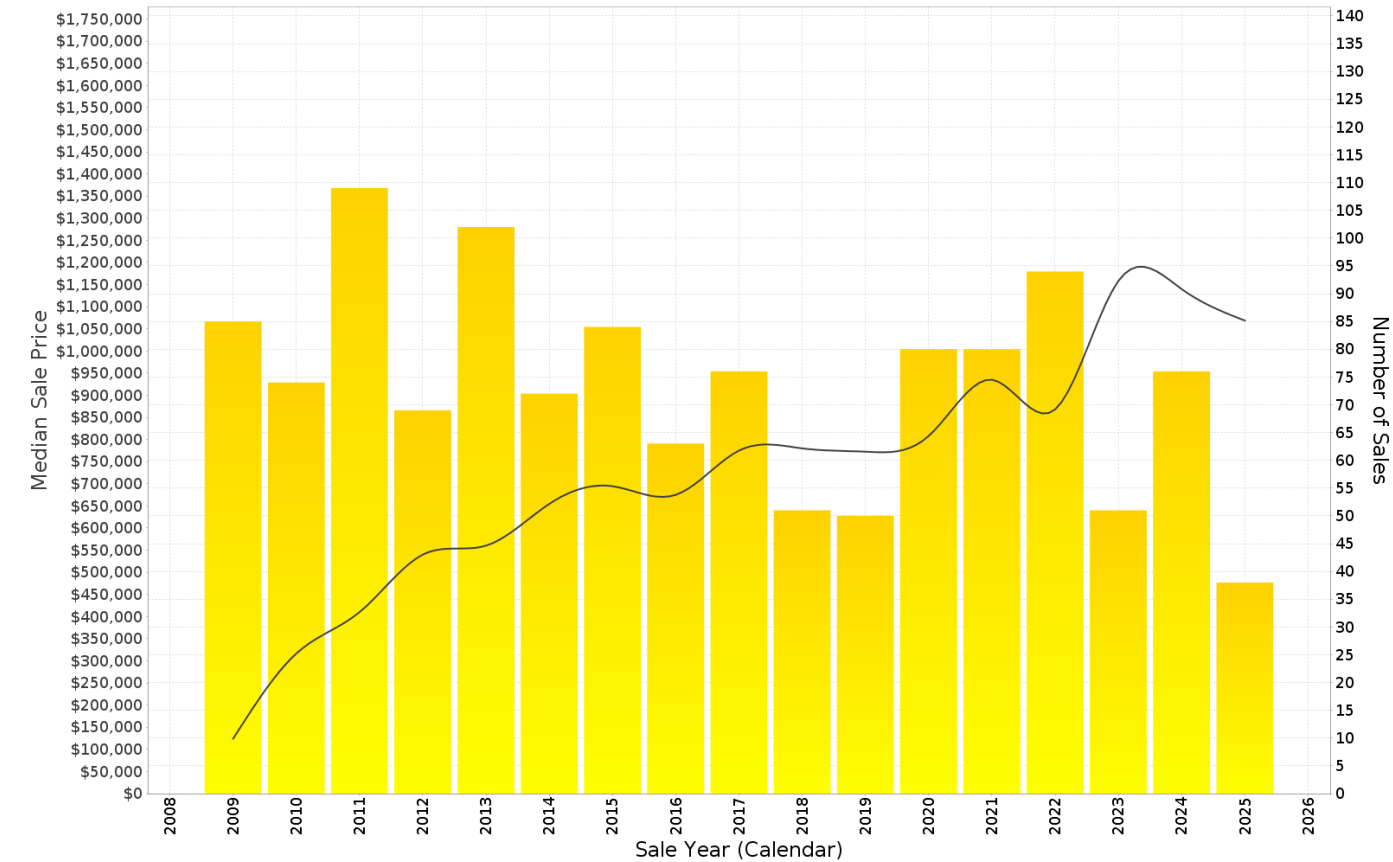
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

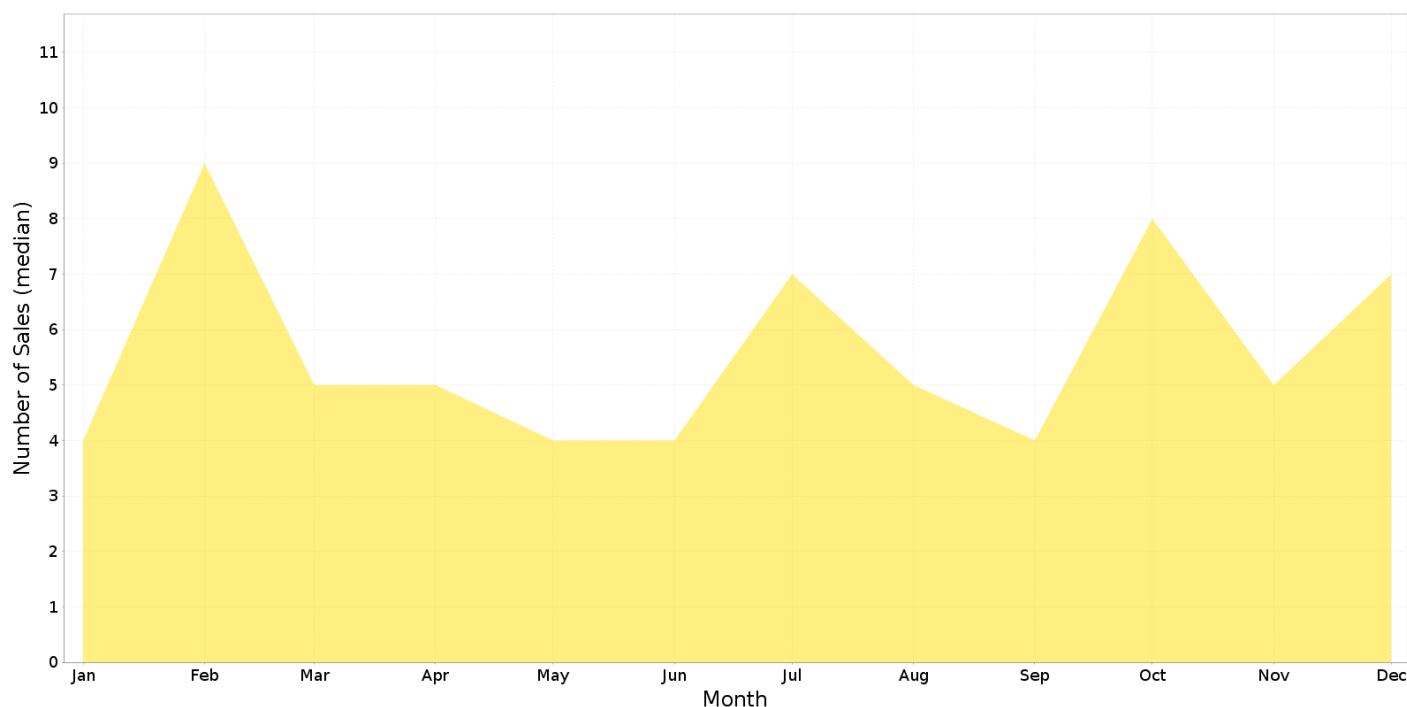
+3.7%

Current Median Price: \$1,130,000
Previous Median Price: \$1,090,000

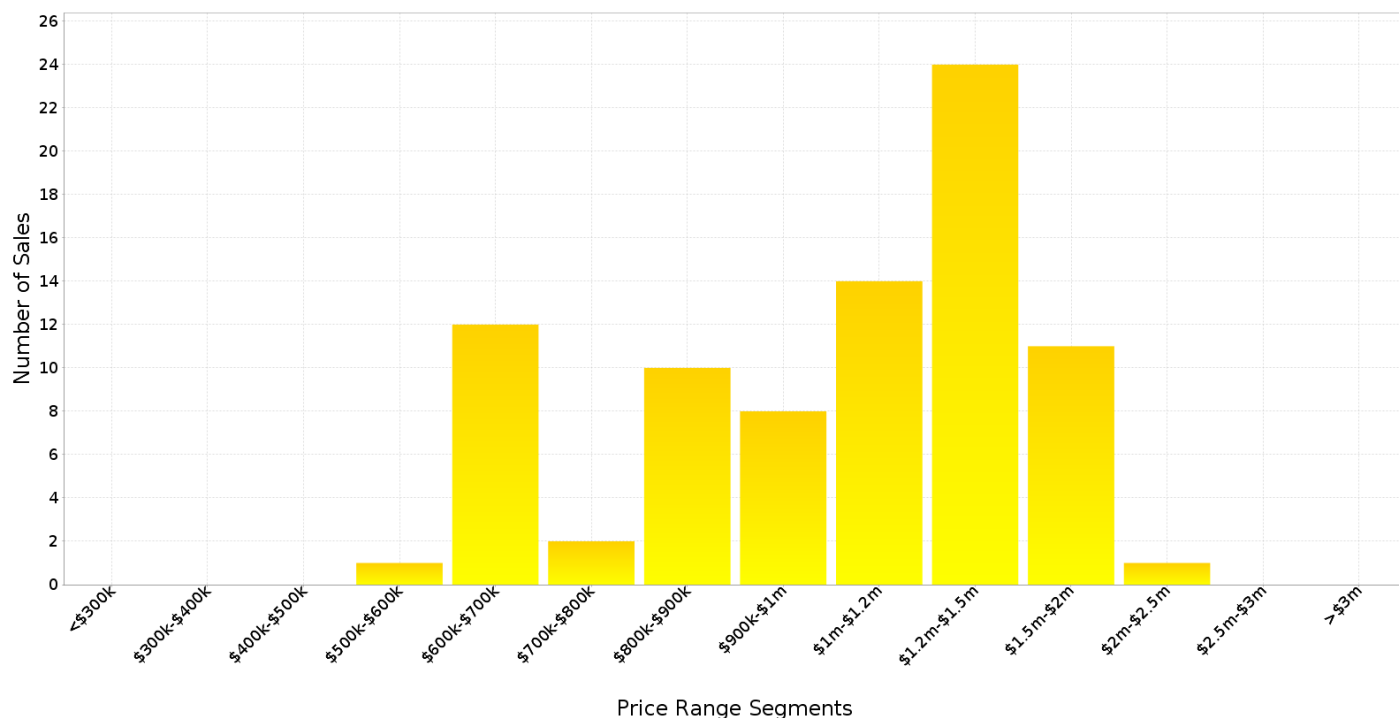
Based on 144 recorded House sales compared over the last two rolling 12 month periods



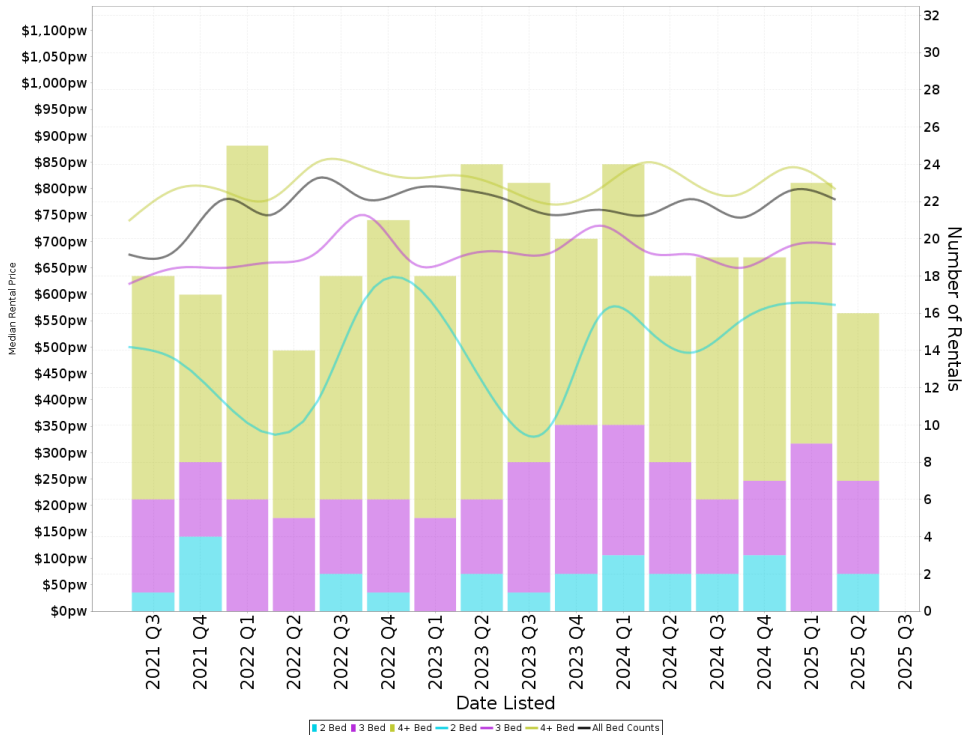
CRACE - Peak Selling Periods (3 years)



CRACE - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+3.7%

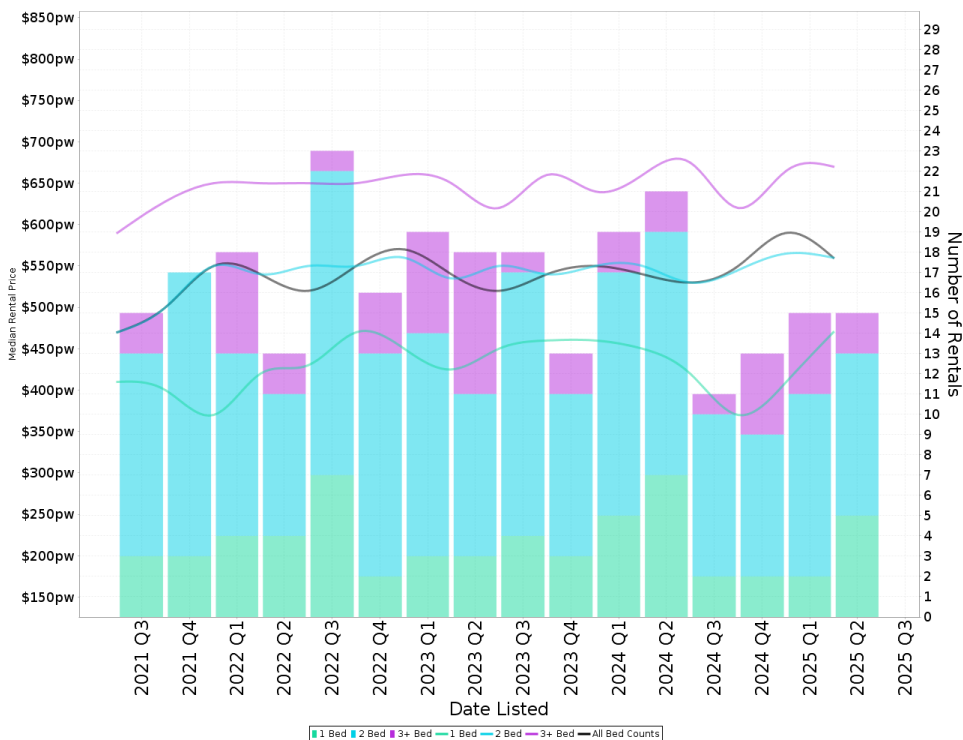
Current Median Price: \$1,130,000
Previous Median Price: \$1,090,000
 Based on 144 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.6%

Current Median Price: \$1,130,000
Current Median Rent: \$780
 Based on 77 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+2.4%

Current Median Price: \$420,000
Previous Median Price: \$410,000
 Based on 33 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+6.8%

Current Median Price: \$420,000
Current Median Rent: \$550
 Based on 54 registered Unit rentals compared over the last 12 months.

CRACE - Recently Sold Properties

Median Sale Price

\$1.13m

Based on 83 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

+3.7%

Current Median Price: \$1,130,000
Previous Median Price: \$1,090,000

Based on 144 recorded House sales compared over the last two rolling 12 month periods

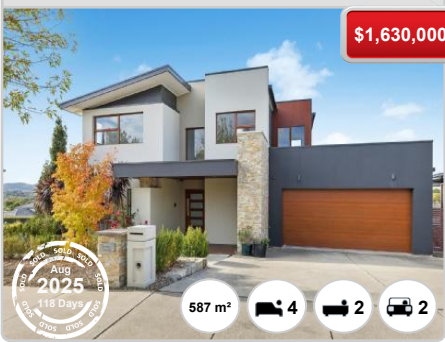
Sold Properties

83

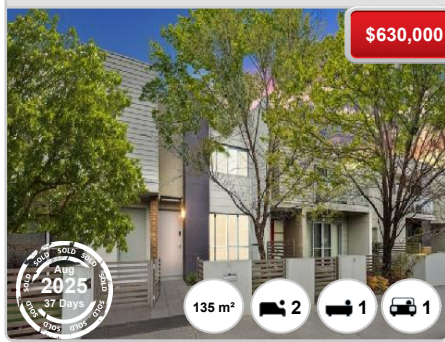
Based on recorded House sales within the 12 months (Financial Year 2025)

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

43 KEEWONG ST



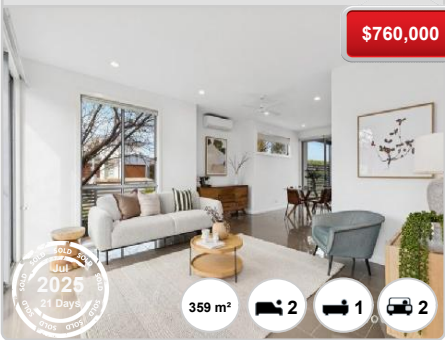
20 ZANCI ST



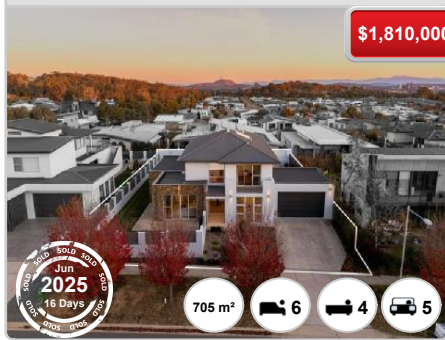
43 DIGBY CCT



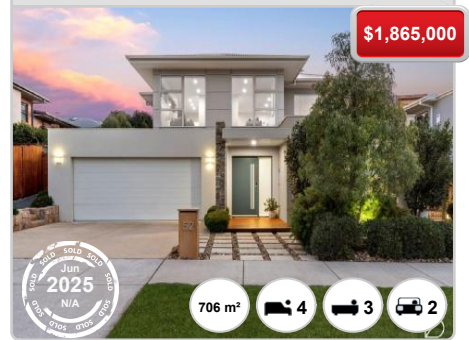
56 REDRUTH ST



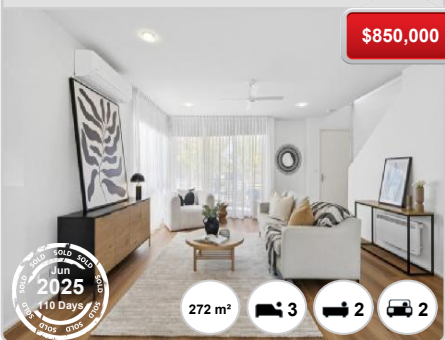
50 SAMARIA ST



52 DROOKA CRES



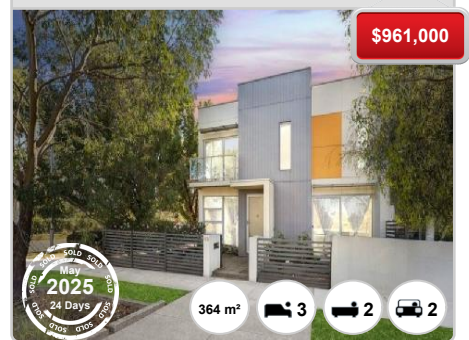
17 ULTIMO ST



8 CHANCE ST



53 STOWPORT ST



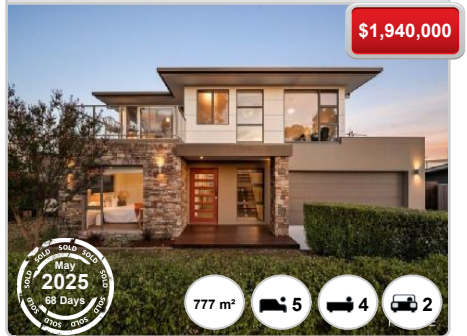
88 ZANCI ST



10 REDRUTH ST



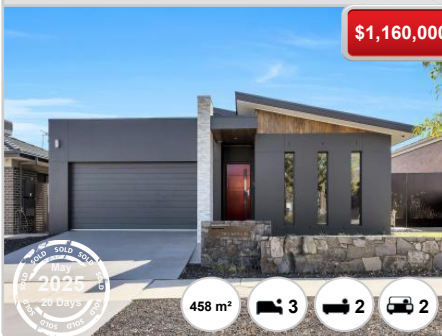
56 SAMARIA ST



67 ZANCI ST



29 LANABA ST



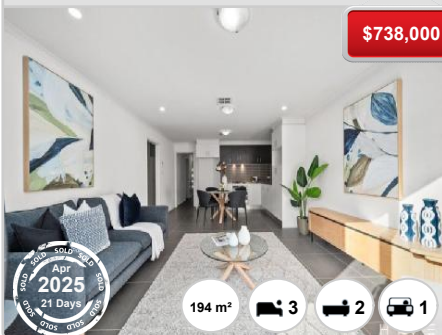
71 CHANCE ST



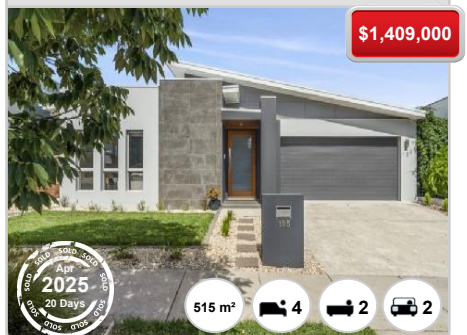
49 BENALLA ST



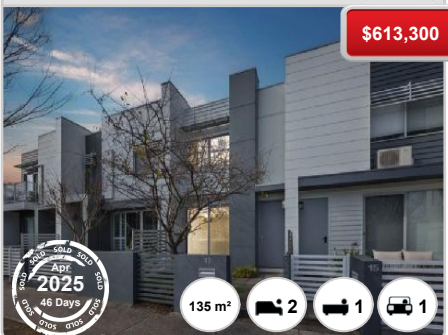
52 COCOPARRA CRES



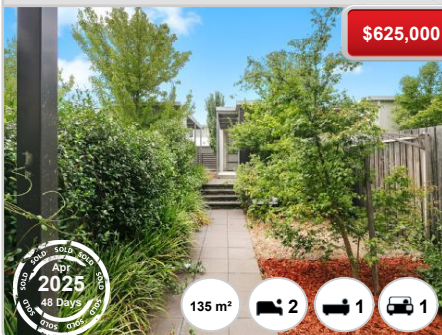
105 SAMARIA ST



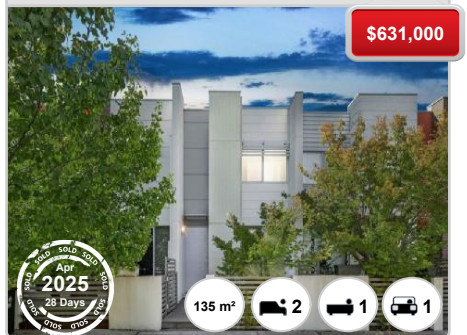
13 NARDEN ST



138 NARDEN ST



20 FAIRFIELD ST



CRACE - Properties For Rent

Median Rental Price

\$780 /w

Based on 77 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: \$1,130,000
Current Median Rent: \$780

Based on 83 recorded House sales and 77 House rentals compared over the last 12 months

Number of Rentals

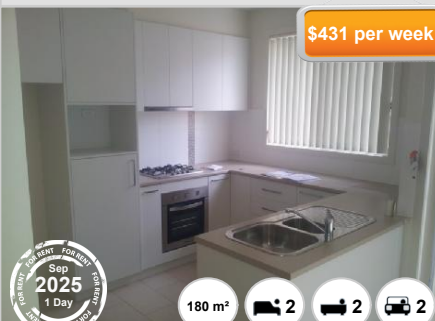
77

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

Parilla Street

\$431 per week



FOR RENT **FOR RENT** **FOR RENT**
Sep 2025
1 Day

180 m² 2 2 2

55 Langtree Crescent

\$900 per week

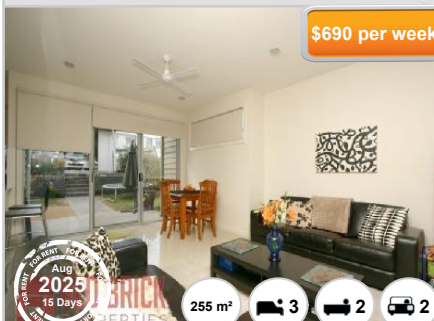


FOR RENT **FOR RENT** **FOR RENT**
Aug 2025
13 Days

495 m² 4 3 1

5 NARDEN STREET

\$690 per week



FOR RENT **FOR RENT** **FOR RENT**
Aug 2025
15 Days

255 m² 3 2 2