

Suburb flyover report

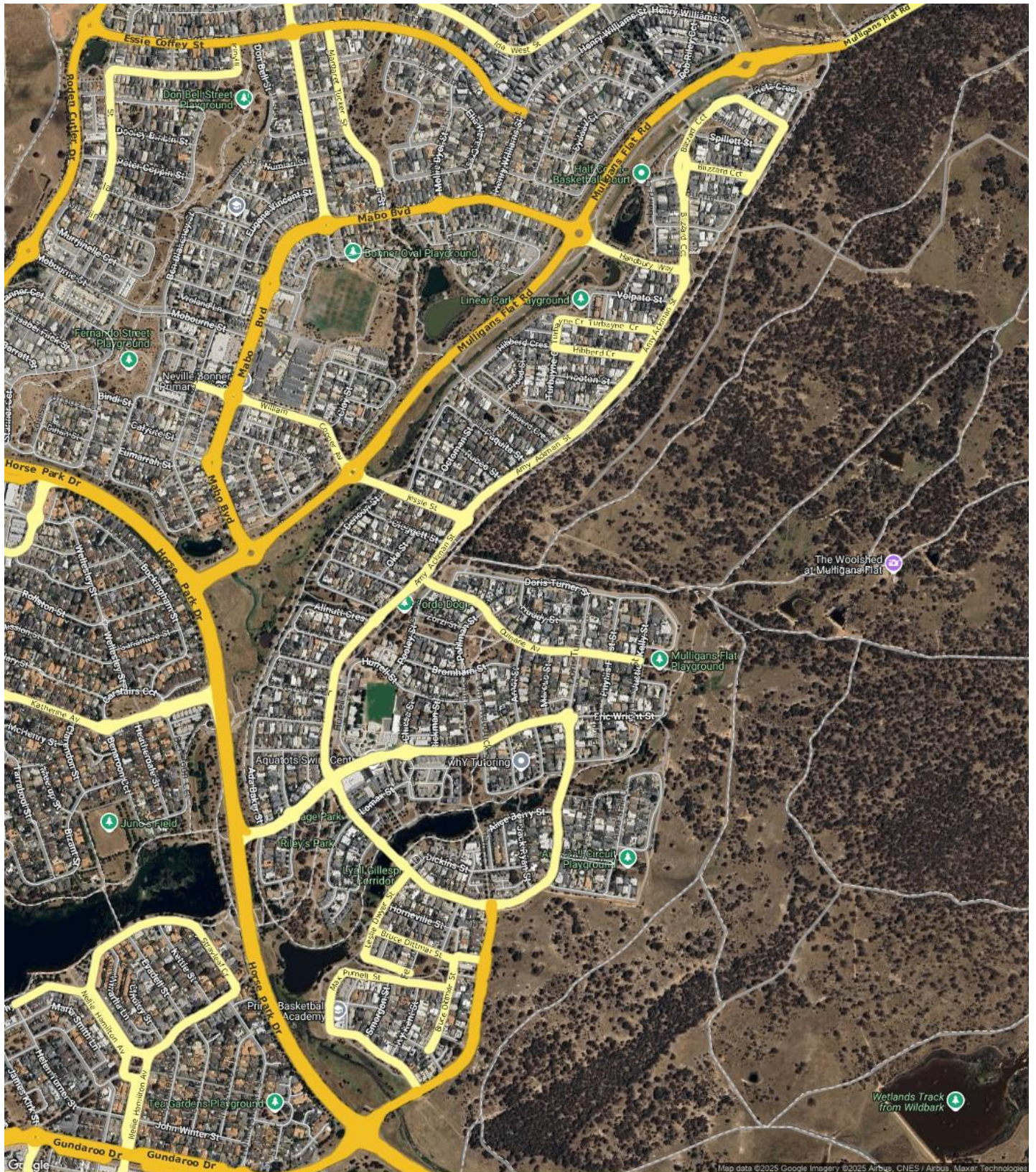
FORDE (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



FORDE - Suburb Map



FORDE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	15	\$ 212,000	0.0 %	\$ 140,000	\$ 550,000
2008	39	\$ 545,000	157.1 %	\$ 176,000	\$ 709,000
2009	98	\$ 546,000	0.2 %	\$ 196,000	\$ 917,000
2010	58	\$ 597,400	9.4 %	\$ 230,000	\$ 930,000
2011	57	\$ 595,000	-0.4 %	\$ 120,000	\$ 993,000
2012	93	\$ 579,000	-2.7 %	\$ 8,000	\$ 900,000
2013	114	\$ 622,500	7.5 %	\$ 90,000	\$ 1,007,500
2014	93	\$ 639,950	2.8 %	\$ 174,000	\$ 1,030,000
2015	69	\$ 703,000	9.9 %	\$ 327,500	\$ 1,225,000
2016	78	\$ 702,500	-0.1 %	\$ 410,000	\$ 1,270,000
2017	67	\$ 800,000	13.9 %	\$ 327,000	\$ 1,400,000
2018	67	\$ 812,000	1.5 %	\$ 437,000	\$ 2,035,000
2019	83	\$ 785,000	-3.3 %	\$ 410,000	\$ 1,490,000
2020	66	\$ 798,500	1.7 %	\$ 201,343	\$ 2,150,000
2021	70	\$ 1,117,500	39.9 %	\$ 300,000	\$ 2,300,000
2022	58	\$ 1,167,500	4.5 %	\$ 516,000	\$ 2,360,000
2023	72	\$ 1,152,500	-1.3 %	\$ 650,000	\$ 2,350,000
2024	49	\$ 1,145,000	-0.7 %	\$ 600,000	\$ 3,240,000
2025	28	\$ 985,000	-14.0 %	\$ 682,000	\$ 1,930,000

Median Sale Price

\$1.06m

Based on 48 recorded House sales within the last 12 months (Financial Year 2025)

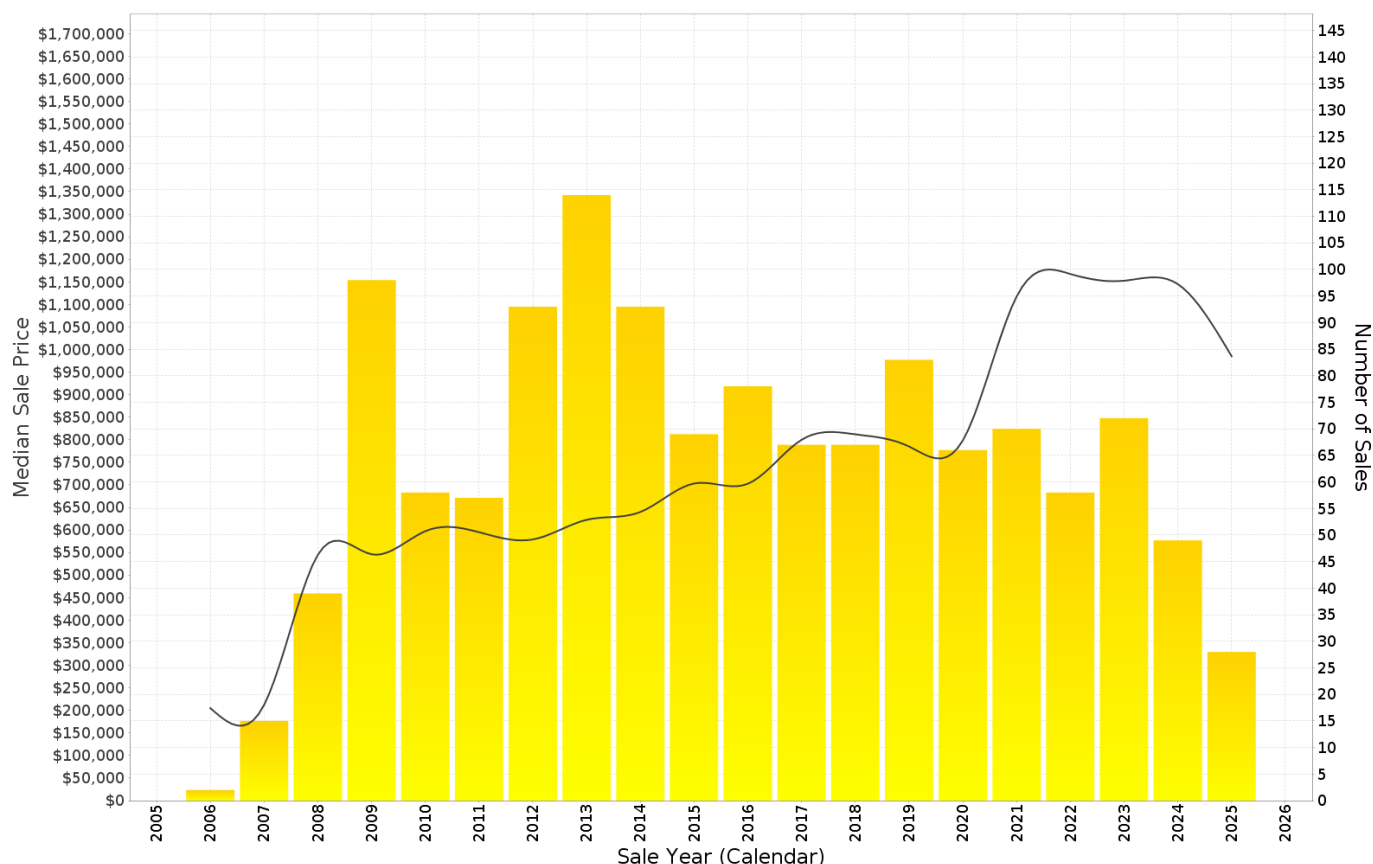
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

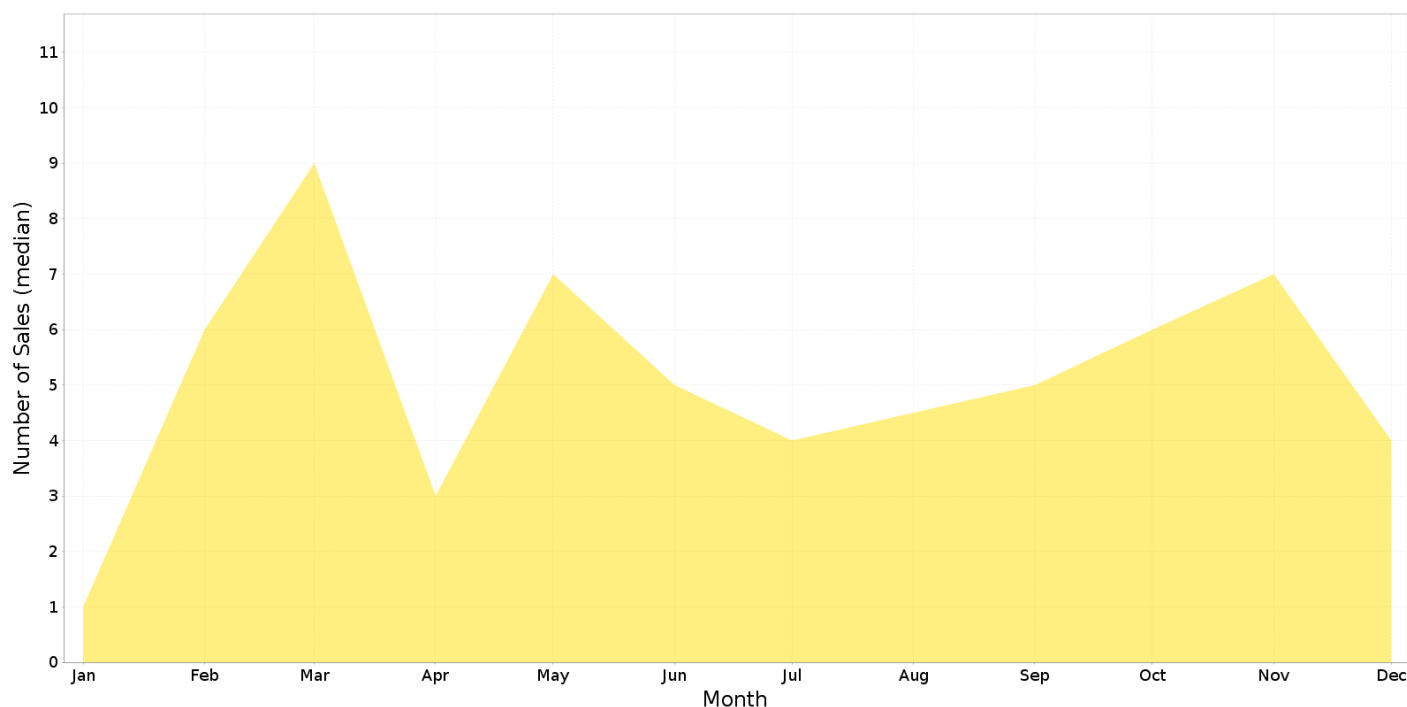
-8.0%

Current Median Price: \$1,057,500
Previous Median Price: \$1,150,000

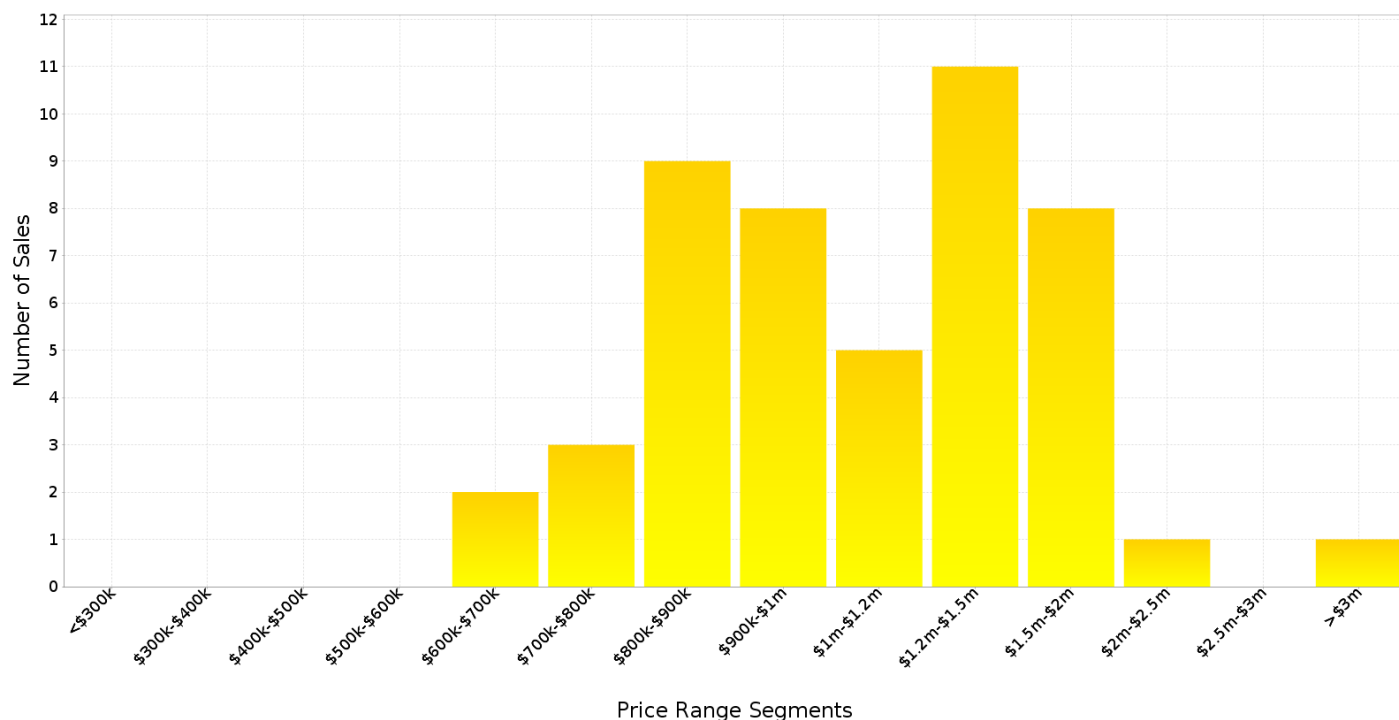
Based on 110 recorded House sales compared over the last two rolling 12 month periods



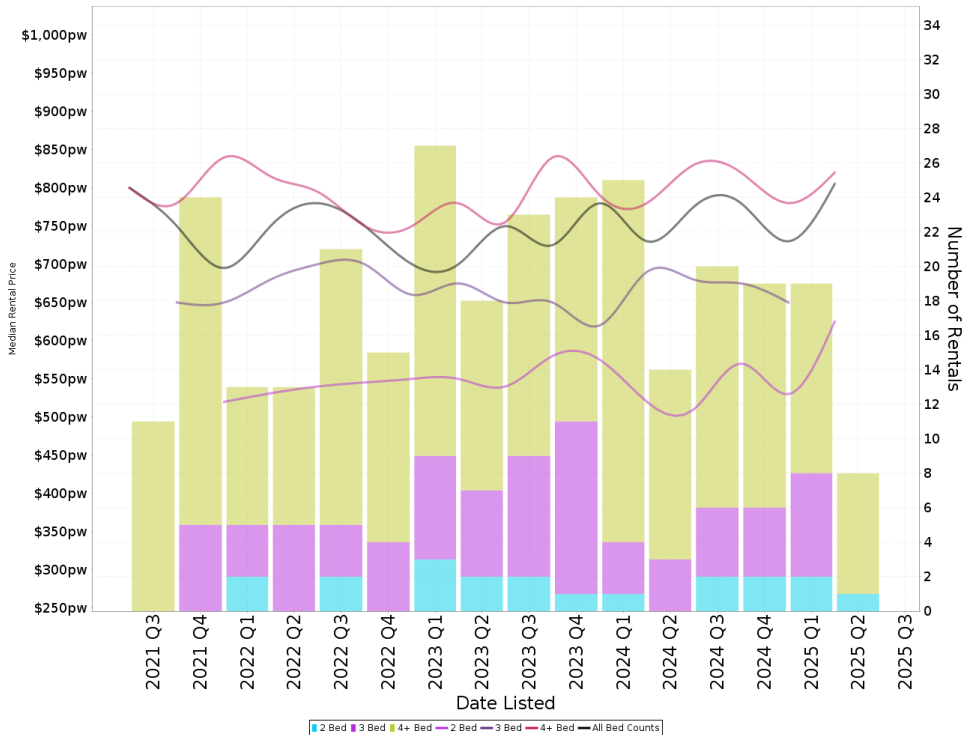
FORDE - Peak Selling Periods (3 years)



FORDE - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-8.0%

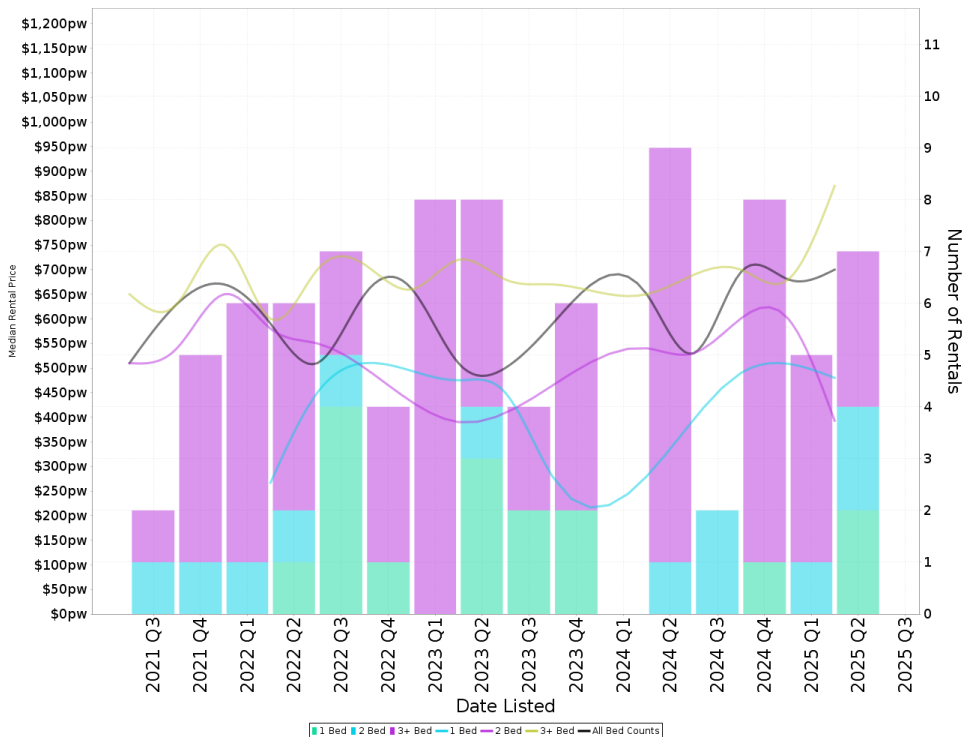
Current Median Price: \$1,057,500
Previous Median Price: \$1,150,000
 Based on 110 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.8%

Current Median Price: \$1,057,500
Current Median Rent: \$770
 Based on 66 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-1.6%

Current Median Price: \$828,000
Previous Median Price: \$841,500
 Based on 28 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.3%

Current Median Price: \$828,000
Current Median Rent: \$690
 Based on 22 registered Unit rentals compared over the last 12 months.

FORDE - Recently Sold Properties

Median Sale Price
\$1.06m

Based on 48 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
-8.0%

Current Median Price: \$1,057,500
Previous Median Price: \$1,150,000

Based on 110 recorded House sales compared over the last two rolling 12 month periods

Sold Properties
48

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

27 DAVID WALSH AVE



\$1,257,500

Sold Aug 2025 29 Days

599 m² 4 beds 2 baths 2 cars

10 ERIC WRIGHT ST



\$1,950,000

Sold Aug 2025 297 Days

886 m² 5 beds 2 baths 2 cars

2 ERIC WRIGHT ST



\$925,000

Sold Aug 2025 19 Days

1,694 m² 3 beds 2 baths 2 cars

1 ERIC WRIGHT ST

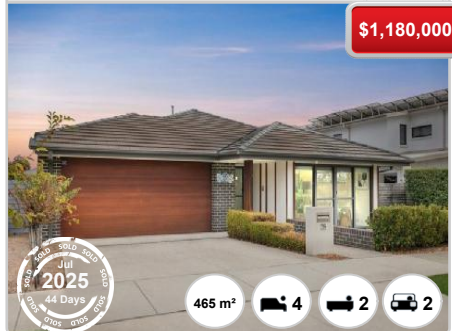


\$821,000

Sold Jul 2025 115 Days

506 m² 2 beds 1 bath 1 car

25 BLIZZARD CCT




\$1,180,000

Sold Jul 2025 44 Days

465 m² 4 beds 2 baths 2 cars

5 DORIS TURNER ST

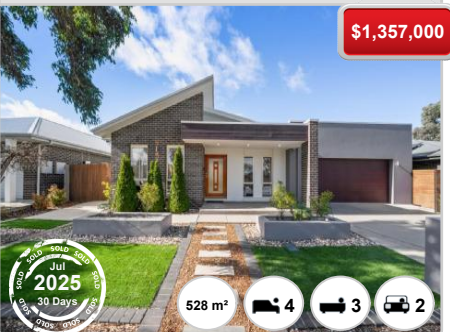


\$1,550,000

Sold Jul 2025 49 Days

788 m² 5 beds 4 baths 2 cars

14 PHYLLIS FROST ST

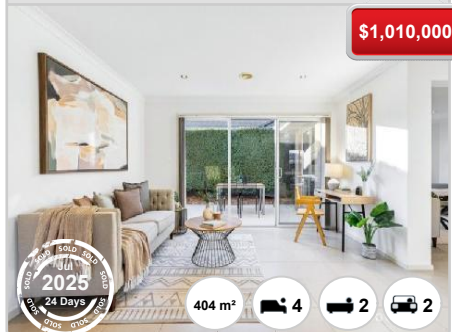


\$1,357,000

Sold Jul 2025 30 Days

528 m² 4 beds 3 baths 2 cars

12 GRANNALL ST

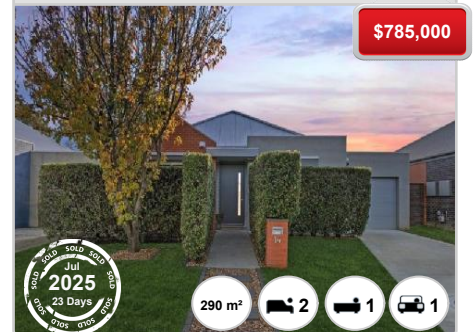


\$1,010,000

Sold Jul 2025 24 Days

404 m² 4 beds 2 baths 2 cars

14 RIDDING ST

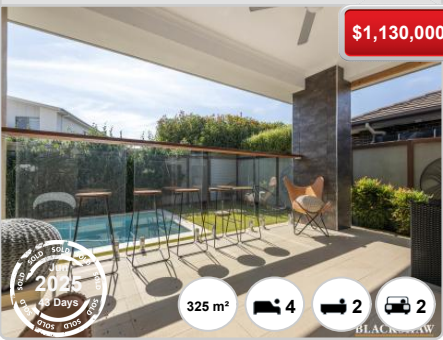


\$785,000

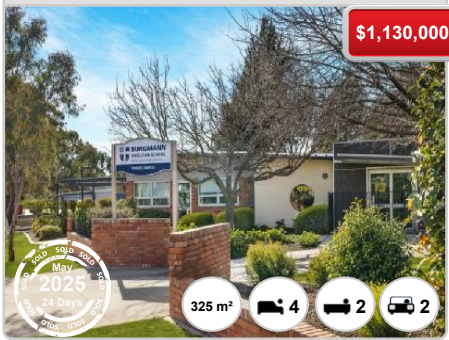
Sold Jul 2025 23 Days

290 m² 2 beds 1 bath 1 car

5 HORNEVILLE ST



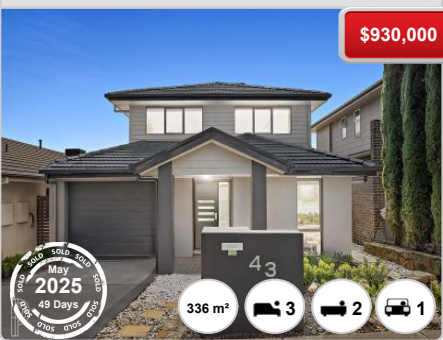
6 ALLNUTT CRES



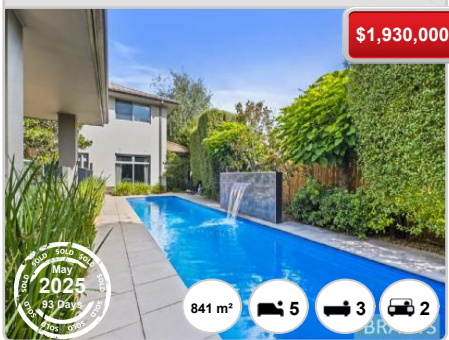
52 HURRELL ST



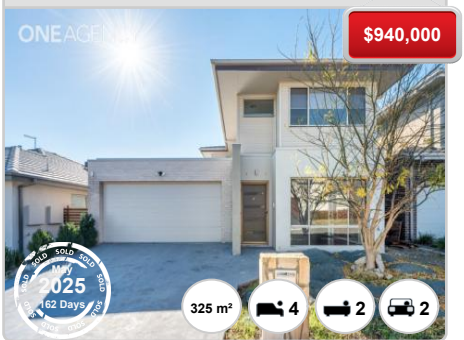
43 ADA BAKER ST



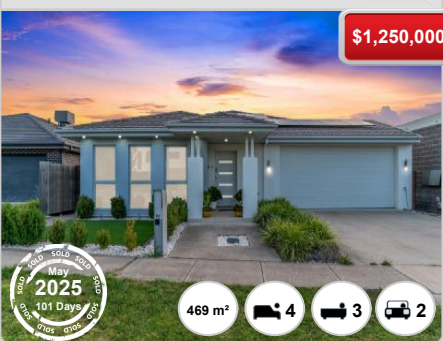
14 DENOON ST



10 HOOTON ST



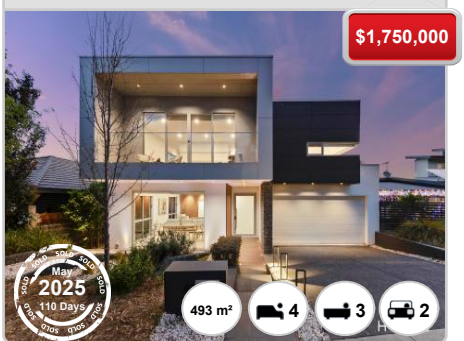
31 HIBBERD CRES



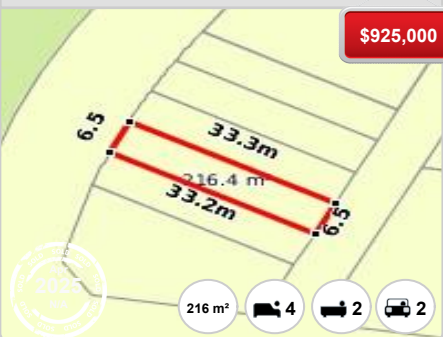
15 JESSIE ST



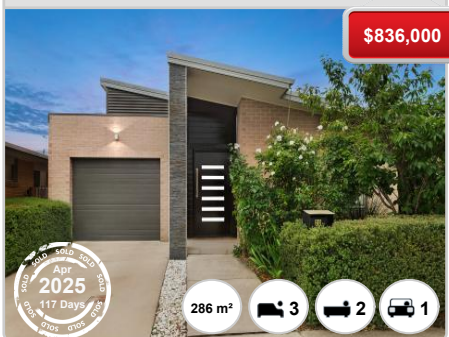
42 QUINANE AVE



50 MAX PURNELL ST



20 HOOTON ST



21 PHYLLIS FROST ST



FORDE - Properties For Rent

Median Rental Price

\$770 /w

Based on 66 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

+3.8%

Current Median Price: \$1,057,500
Current Median Rent: \$770

Based on 48 recorded House sales and 66 House rentals compared over the last 12 months

Number of Rentals

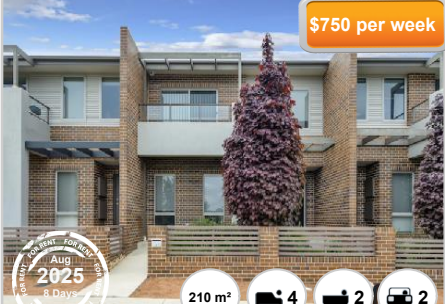
66

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

23 Volpato Street

\$750 per week



210 m²

4

2

2

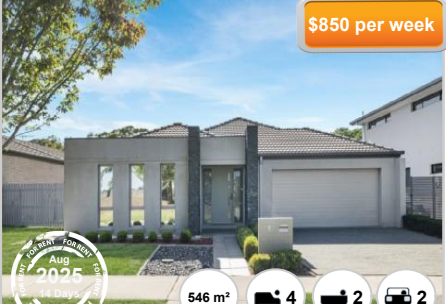
FOR RENT

Aug 2025

8 Days

5 Neil Harris Crescent

\$850 per week



546 m²

4

2

2


FOR RENT

Aug 2025

30 Days

9 Les Edwards Street

\$1,250 per



623 m²

4

3

2

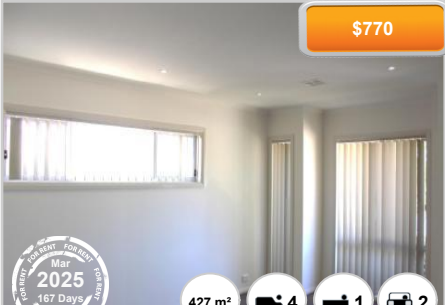
FOR RENT

Aug 2025

30 Days

45 Amy Ackman Street

\$770



427 m²

4

1

2

FOR RENT

Mar 2025

167 Days

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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