

Suburb flyover report

BRADDON (UNIT)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



BRADDON - 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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BRADDON - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2007	273	\$ 360,000	0.0 %	\$ 111,666	\$ 950,500
2008	139	\$ 391,000	8.6 %	\$ 105,000	\$ 1,550,000
2009	157	\$ 402,500	2.9 %	\$ 190,000	\$ 650,000
2010	218	\$ 450,000	11.8 %	\$ 175,000	\$ 1,131,900
2011	241	\$ 420,000	-6.7 %	\$ 194,000	\$ 2,359,225
2012	201	\$ 430,000	2.4 %	\$ 60,000	\$ 3,445,000
2013	202	\$ 428,700	-0.3 %	\$ 5,173	\$ 3,622,781
2014	178	\$ 439,950	2.6 %	\$ 103,460	\$ 1,660,000
2015	292	\$ 459,900	4.5 %	\$ 41,800	\$ 3,200,000
2016	220	\$ 461,250	0.3 %	\$ 46,500	\$ 60,000,000
2017	424	\$ 450,000	-2.4 %	\$ 19,000	\$ 11,500,000
2018	395	\$ 489,000	8.7 %	\$ 142,290	\$ 1,562,000
2019	564	\$ 679,000	38.9 %	\$ 192,500	\$ 78,088,207
2020	473	\$ 495,000	-27.1 %	\$ 195,000	\$ 1,580,000
2021	590	\$ 570,000	15.2 %	\$ 60,000	\$ 66,000,000
2022	401	\$ 600,000	5.3 %	\$ 274,000	\$ 6,500,000
2023	341	\$ 560,000	-6.7 %	\$ 25,000	\$ 11,100,000
2024	294	\$ 612,000	9.3 %	\$ 315,000	\$ 20,000,000
2025	113	\$ 600,000	-2.0 %	\$ 77,500	\$ 1,550,000

Median Sale Price

\$600k

Based on 259 recorded Unit sales within the last 12 months (Financial Year 2025)

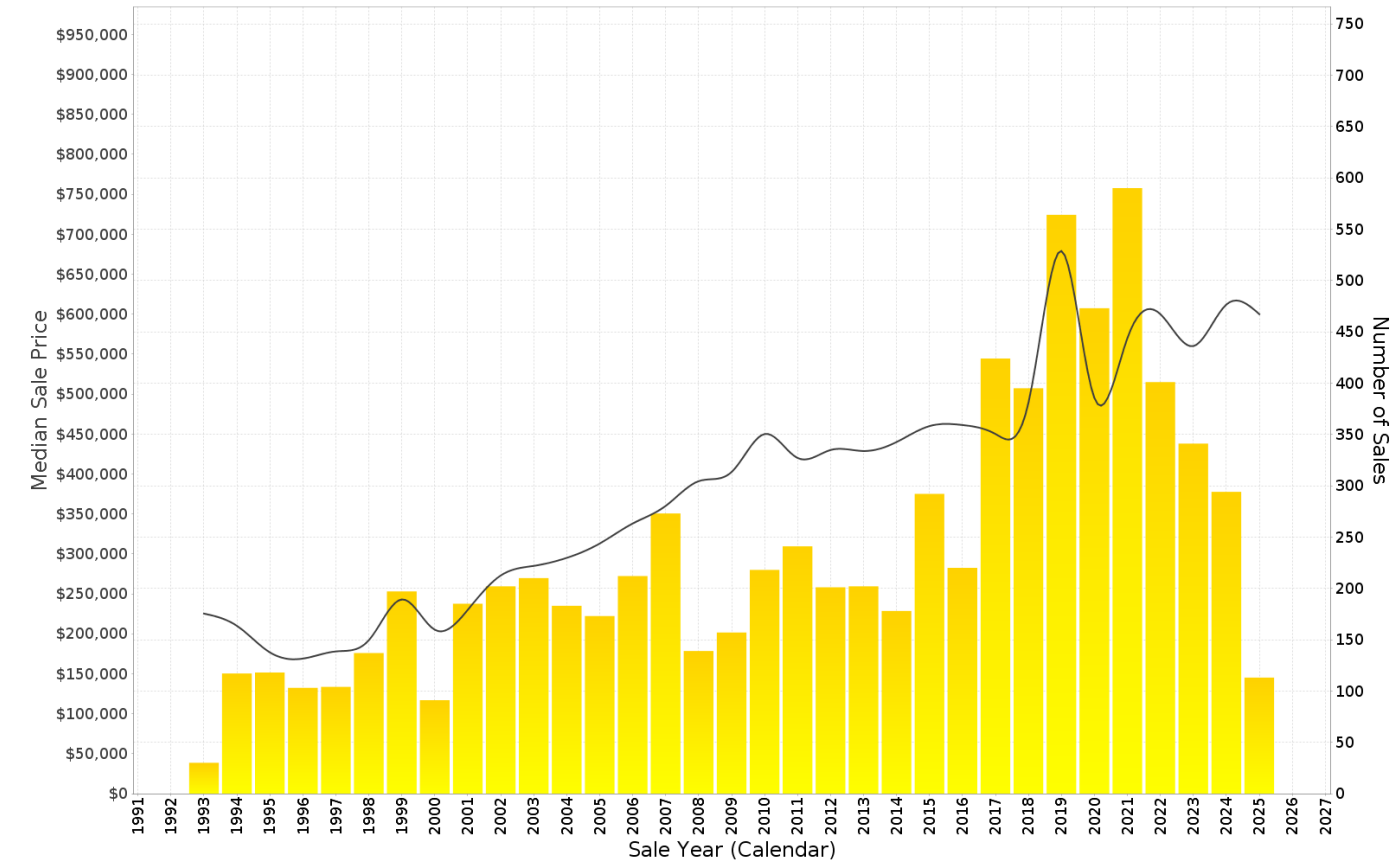
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

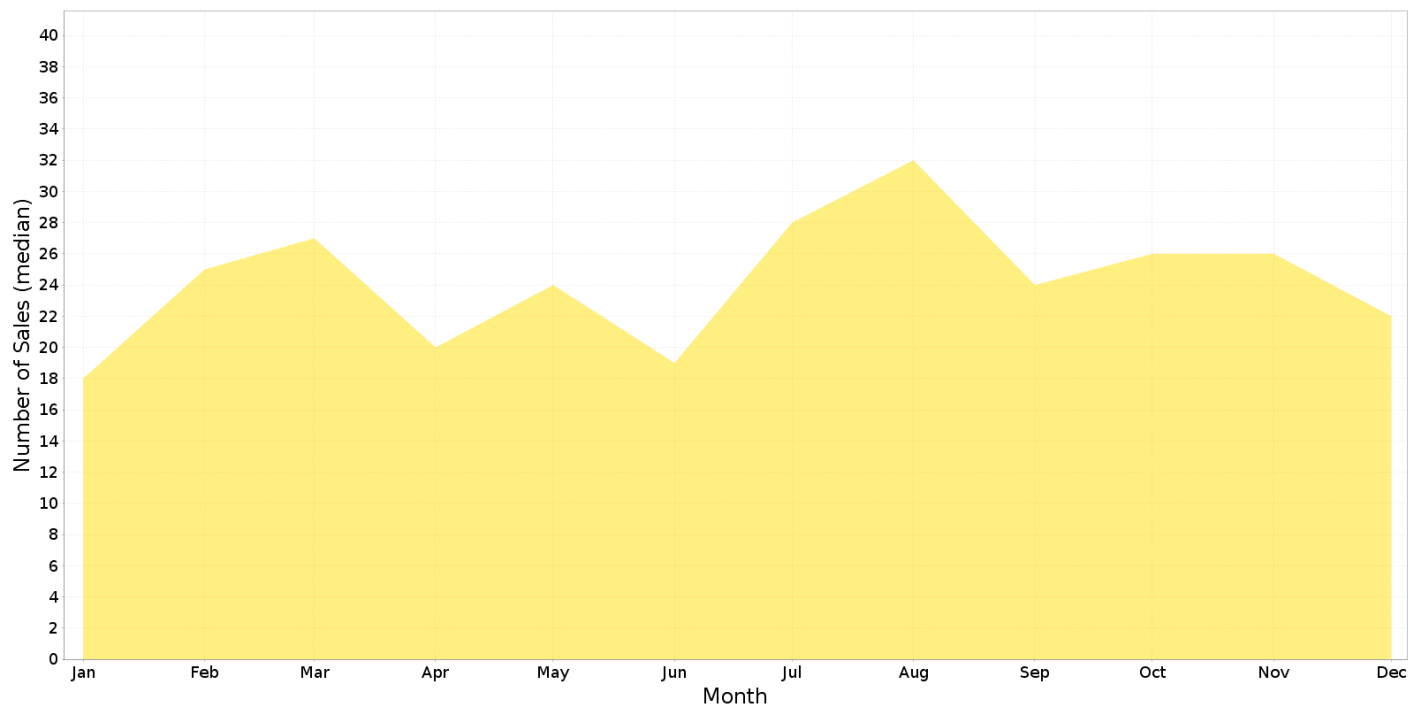
-0.9%

Current Median Price: \$600,000
Previous Median Price: \$605,250

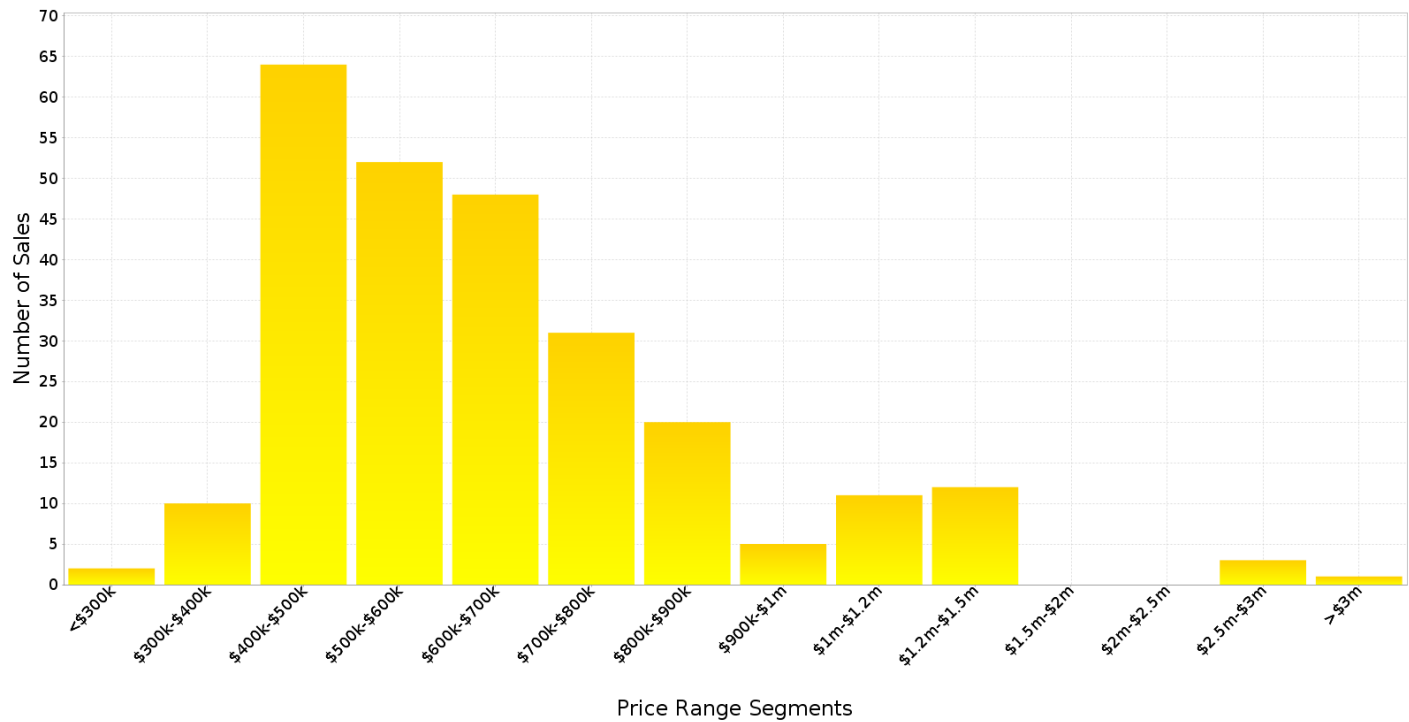
Based on 557 recorded Unit sales compared over the last two rolling 12 month periods



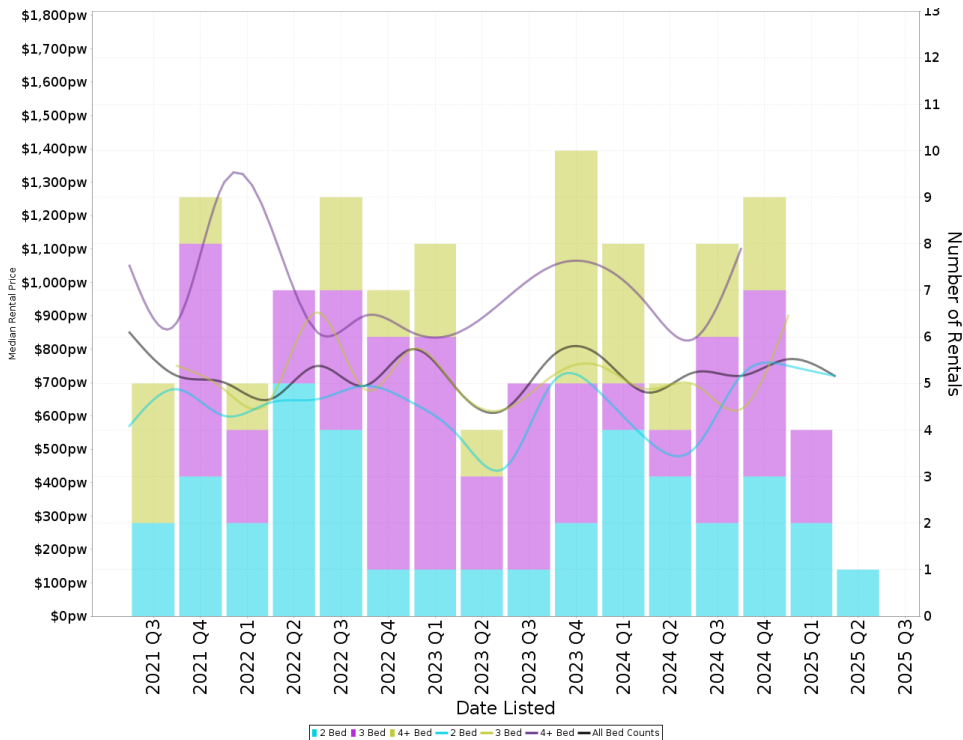
BRADDON - Peak Selling Periods (3 years)



BRADDON - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-17.9%

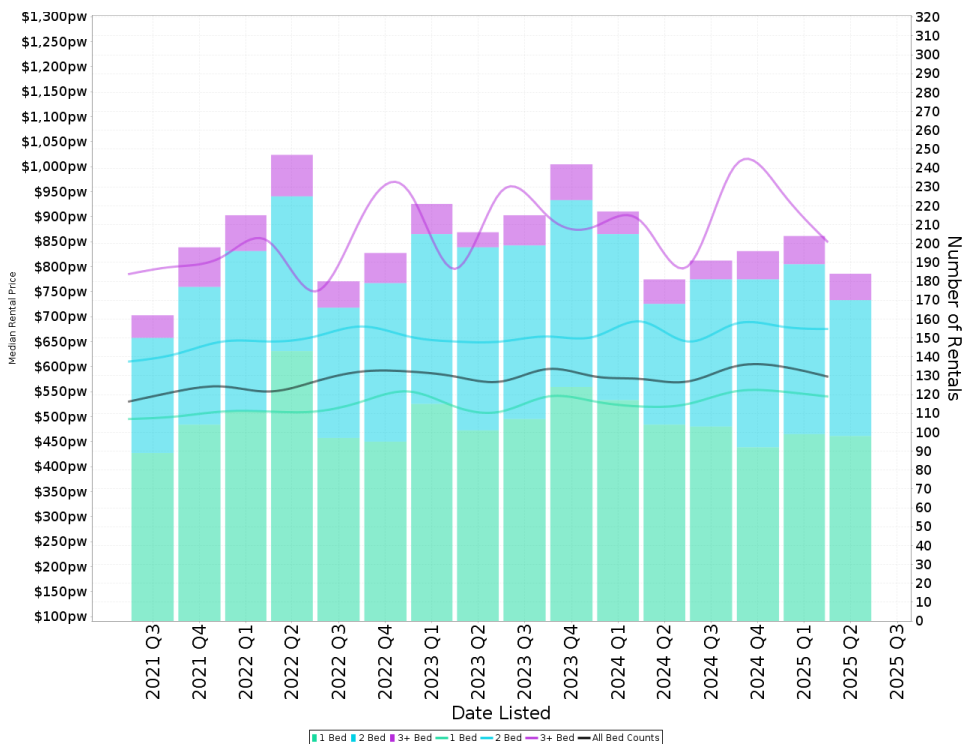
Current Median Price: \$1,198,750
Previous Median Price: \$1,460,000
Based on 21 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.3%

Current Median Price: \$1,198,750
Current Median Rent: \$750
Based on 22 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-0.9%

Current Median Price: \$600,000
Previous Median Price: \$605,250
Based on 557 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.1%

Current Median Price: \$600,000
Current Median Rent: \$590
Based on 775 registered Unit rentals compared over the last 12 months.

BRADDON - Recently Sold Properties

Median Sale Price
\$600k

Based on 259 recorded Unit 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
-0.9%

Current Median Price: \$600,000
Previous Median Price: \$605,250

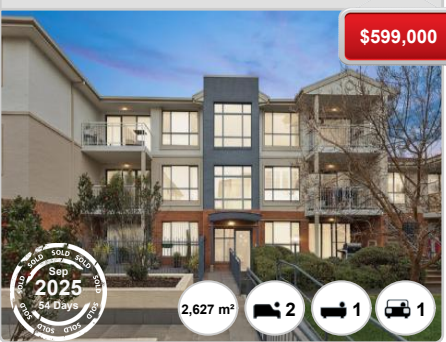
Based on 557 recorded Unit sales compared over the last two rolling 12 month periods

Sold Properties
259

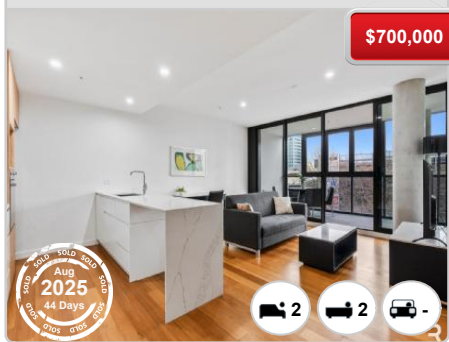
Based on recorded Unit sales within the 12 months (Financial Year 2025)

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

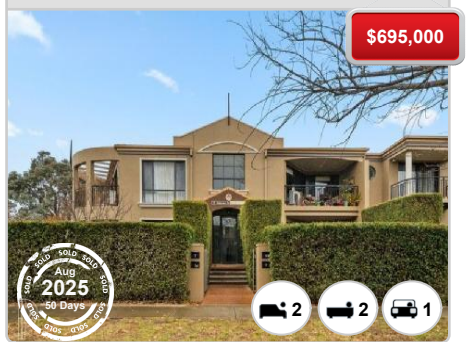
21/21 IJONG ST



219/45 AINSIE AVE



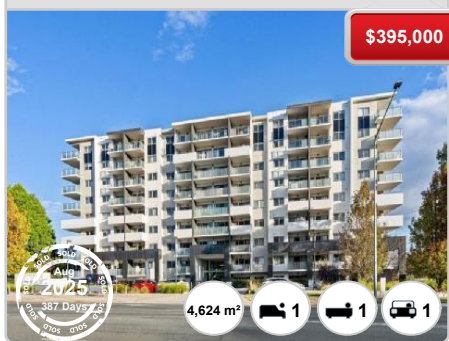
6/10 HELEMON ST



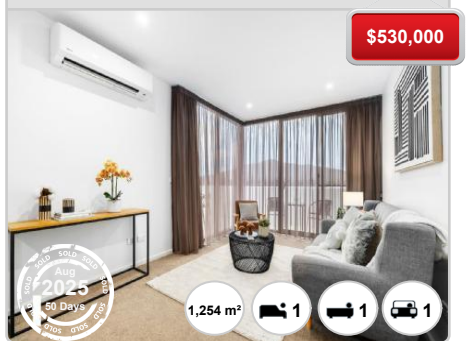
419/74 - 76 NORTHBOURNE AVE



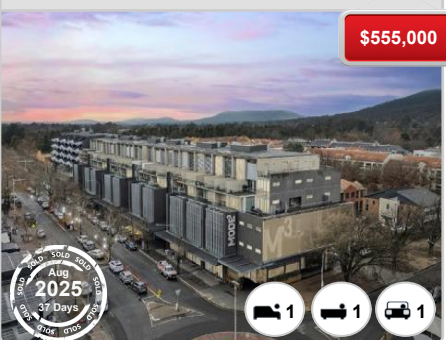
139/10 IPIMA ST



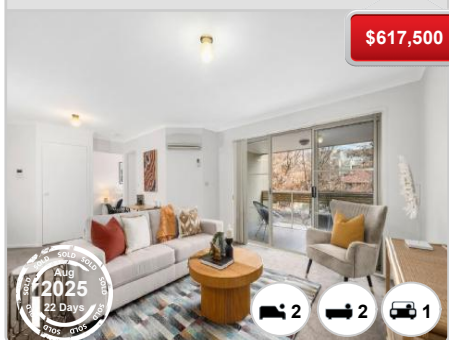
41/10 LONSDALE ST



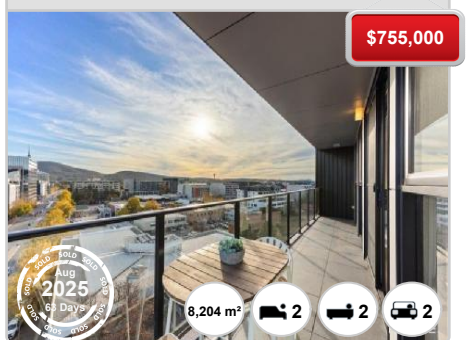
330/24 LONSDALE ST



35/28 TORRENS ST



100/2 TORRENS ST



39/40 MORT ST

\$495,000



1,533 m²

1

1

1

527/61 COOYONG ST

\$589,000



2

2

2

43/60 HENTY ST

\$720,000



3,359 m²

2

2

1

507/47 CURRONG STREET ST

\$725,750



2

2

4

26/38 MORT ST

\$517,000



1

1

1

204/86 NORTHBOURNE AVE

\$415,000



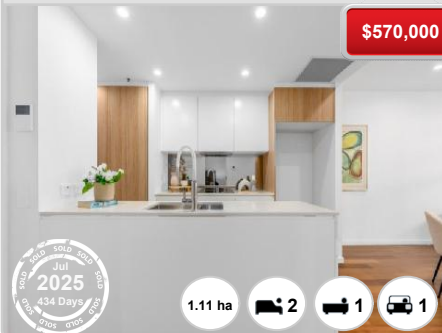
1

1

1

G07/55- CURRONG STREET ST

\$570,000



1.11 ha

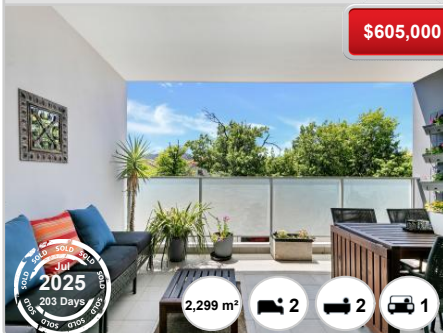
2

1

1

32/35 TORRENS ST

\$605,000



2,299 m²

2

2

1

11G/27 LONSDALE ST

\$1,550,000



3,762 m²

-

-

-

150/106 NORTHBOURNE AVE

\$785,000



2,090 m²

-

-

-

2/16 ELOUERA ST

\$570,000



1,533 m²

1

1

1

227/1 ELOUERA ST

\$770,000



289 m²

-

-

-

BRADDON - Properties For Rent

Median Rental Price

\$590 /w

Based on 775 recorded Unit 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

+5.1%

Current Median Price: \$600,000
Current Median Rent: \$590

Based on 259 recorded Unit sales and 775 Unit rentals compared over the last 12 months

Number of Rentals

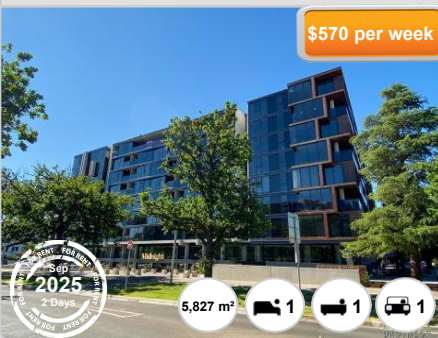
775

Based on recorded Unit rentals within the last 12 months (Financial Year 2025)

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

217/1 Elouera Street

\$570 per week

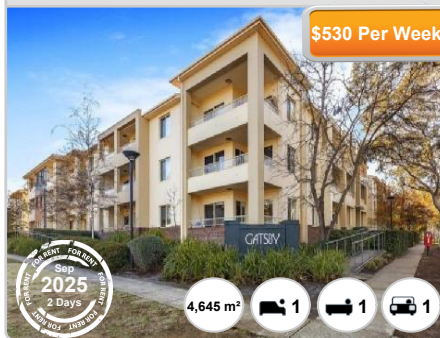


5,827 m²



70/65 AINSLIE AVENUE

\$530 Per Week

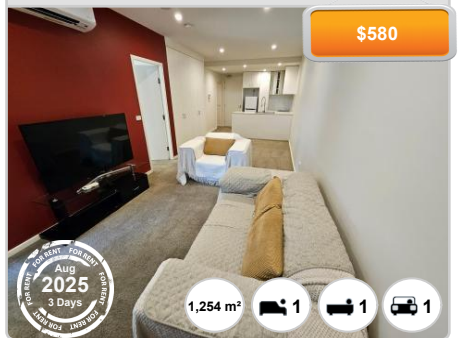


4,645 m²



18/10 Lonsdale Street

\$580



1,254 m²



10/40 Mort St

\$560 per week

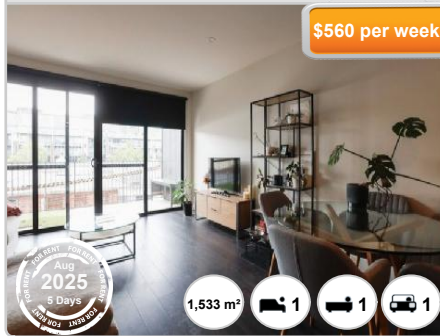


1,533 m²



10/40 MORT STREET

\$560 per week

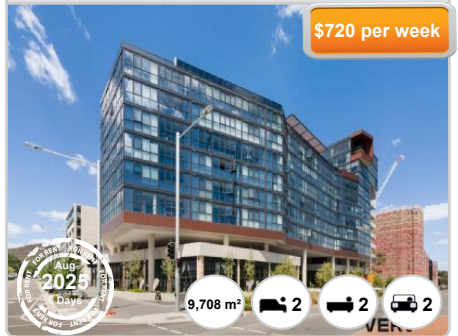


1,533 m²



316/2 Batman Street

\$720 per week



9,708 m²



230/24 LONSDALE STREET

\$600 per week

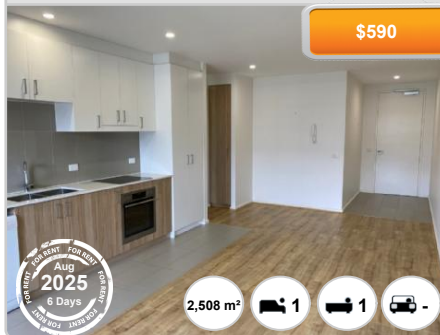


5,012 m²



17/30 Lonsdale Street

\$590

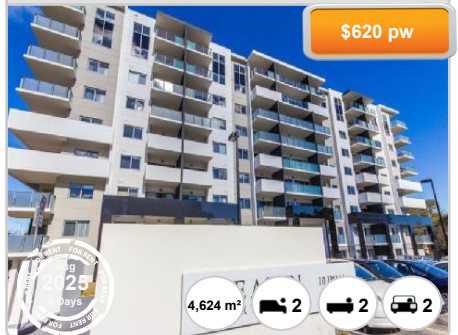


2,508 m²



80/10 Ipima Street

\$620 pw

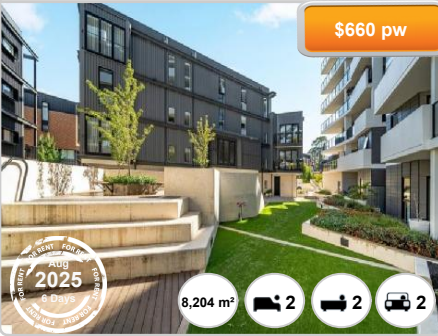


4,624 m²



56/2 TORRENS STREET

\$660 pw

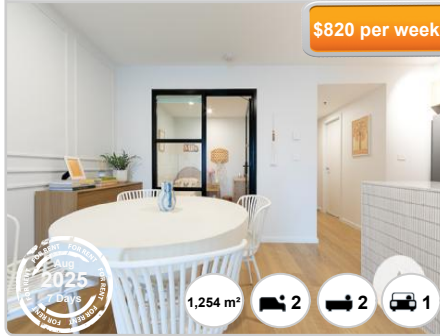


8,204 m²



307/16 Lonsdale St

\$820 per week

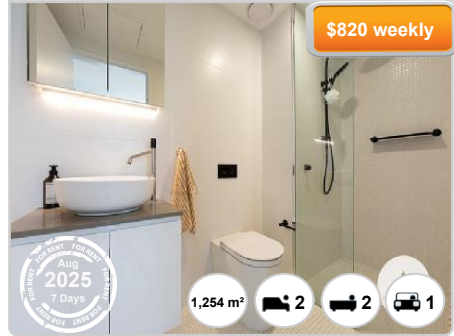


1,254 m²



307/16 LONSDALE STREET

\$820 weekly

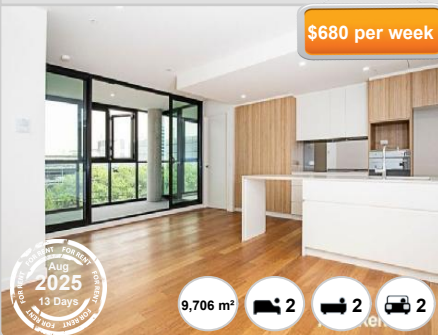


1,254 m²



318/45 AINSLIE AVENUE

\$680 per week

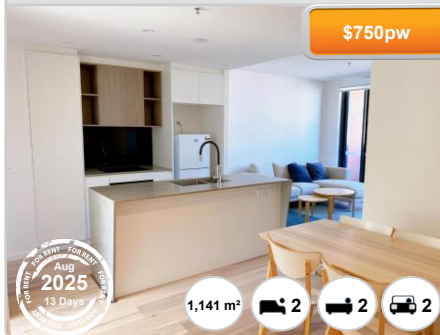


9,706 m²



321/61 Cooyong Street

\$750pw

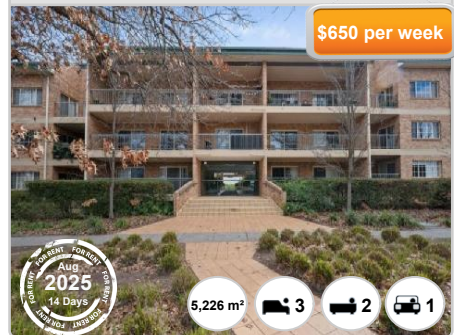


1,141 m²



41/11 FAWKNER STREET

\$650 per week



5,226 m²



41/11 Fawkner St

\$650 per week

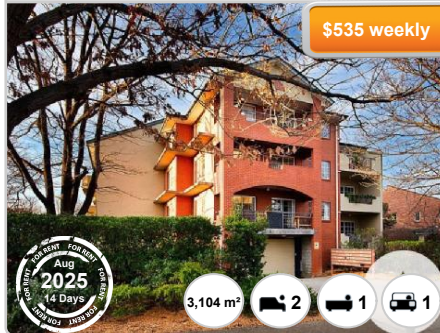


5,226 m²



32/17 HELEMON STREET

\$535 weekly



3,104 m²



32/17 Helemon St

\$535 per week



3,104 m²



218/55 CURRONG STREET

\$680 pw



1,141 m²



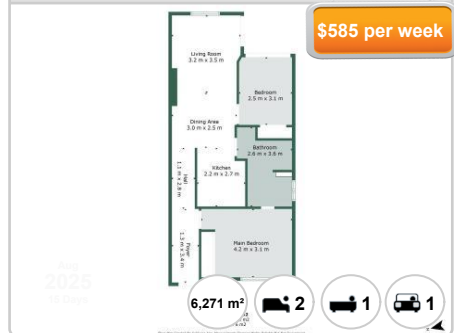
218/55- Currong Street

\$680 pw



84/15 Fawkner Street

\$585 per week



6,271 m²

