

Suburb flyover report

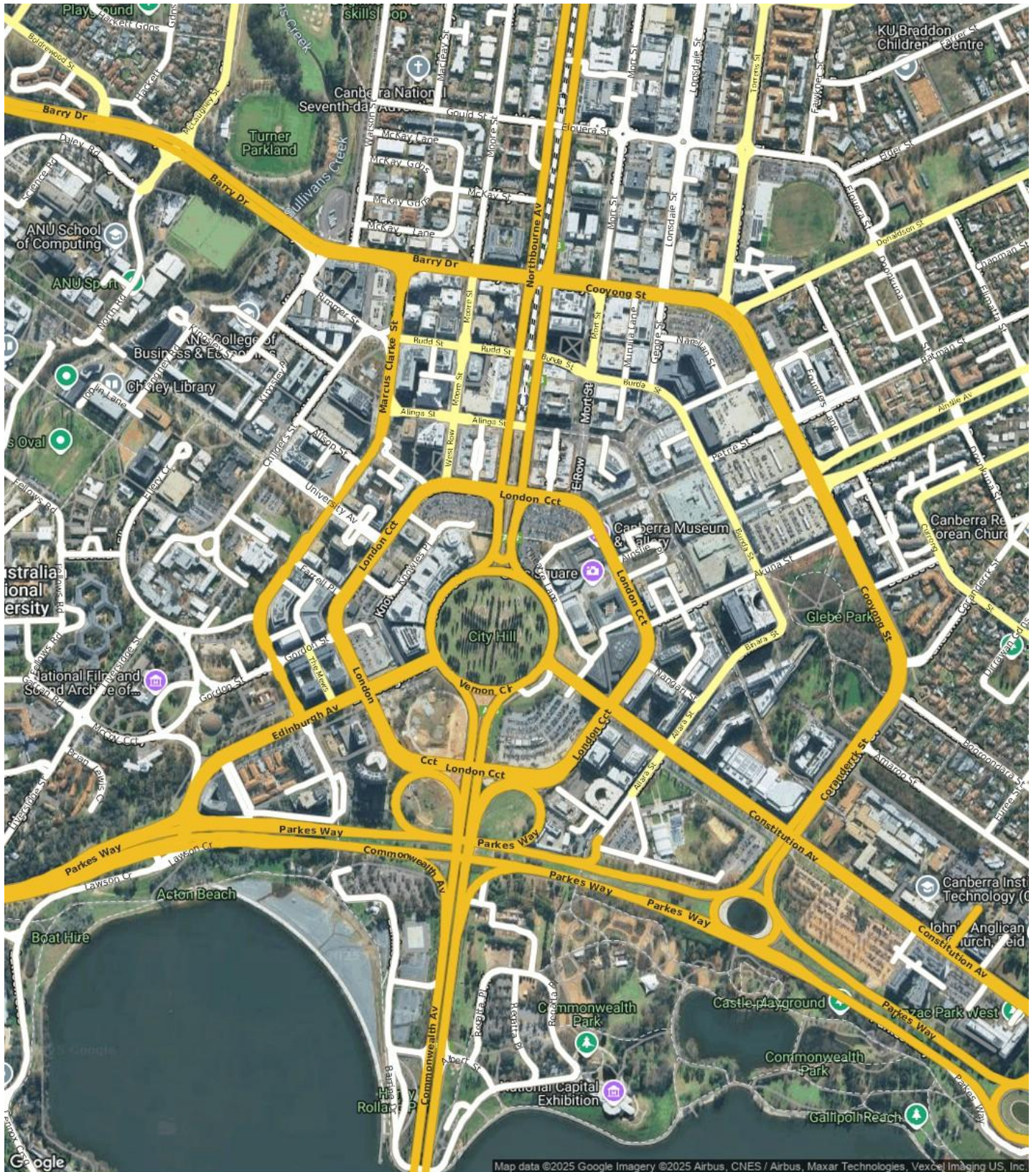
CANBERRA CITY (UNIT)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



CANBERRA CITY - 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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CANBERRA CITY - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2007	333	\$ 400,000	0.0 %	\$ 145,000	\$ 2,660,000
2008	93	\$ 400,000	0.0 %	\$ 180,000	\$ 2,000,000
2009	151	\$ 470,000	17.5 %	\$ 108,750	\$ 8,025,000
2010	162	\$ 473,210	0.7 %	\$ 150,000	\$ 1,700,000
2011	101	\$ 480,000	1.4 %	\$ 115,500	\$ 1,585,250
2012	84	\$ 513,000	6.9 %	\$ 212,000	\$ 8,000,000
2013	79	\$ 418,000	-18.5 %	\$ 210,000	\$ 1,224,000
2014	133	\$ 505,000	20.8 %	\$ 110,000	\$ 23,000,000
2015	121	\$ 565,000	11.9 %	\$ 170,000	\$ 1,610,000
2016	282	\$ 555,000	-1.8 %	\$ 74,900	\$ 29,200,000
2017	250	\$ 549,900	-0.9 %	\$ 150,000	\$ 1,989,900
2018	172	\$ 559,950	1.8 %	\$ 100,000	\$ 59,000,000
2019	143	\$ 529,950	-5.4 %	\$ 47,000	\$ 108,500,000
2020	160	\$ 506,450	-4.4 %	\$ 190,000	\$ 22,652,768
2021	231	\$ 545,000	7.6 %	\$ 205,000	\$ 78,226,966
2022	182	\$ 547,500	0.5 %	\$ 6,500	\$ 24,000,000
2023	131	\$ 550,000	0.5 %	\$ 204,000	\$ 50,000,000
2024	144	\$ 512,500	-6.8 %	\$ 220,000	\$ 90,050,000
2025	59	\$ 510,000	-0.5 %	\$ 265,000	\$ 1,640,000

Median Sale Price

\$506k

Based on 122 recorded Unit sales within the last 12 months (Financial Year 2025)

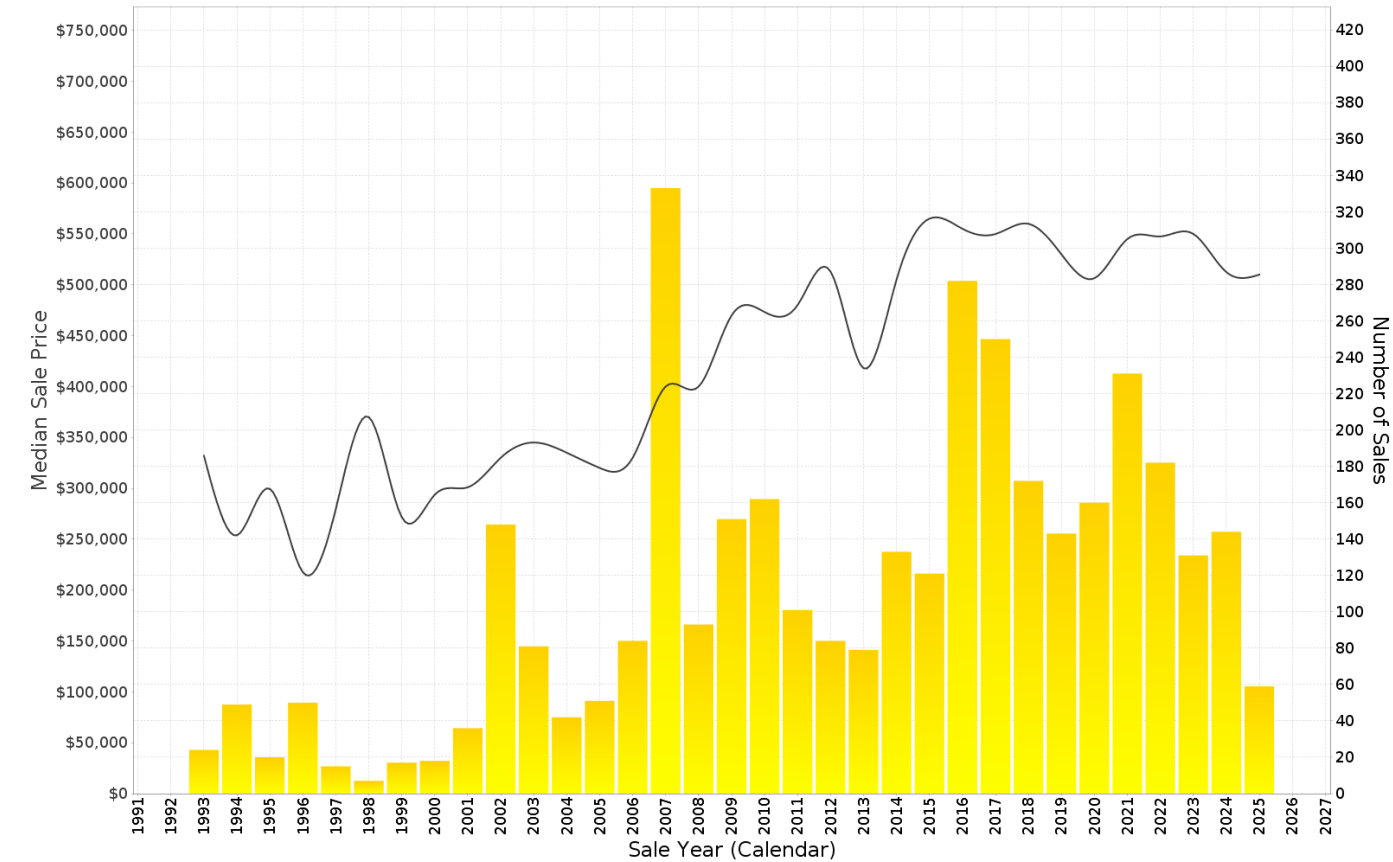
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

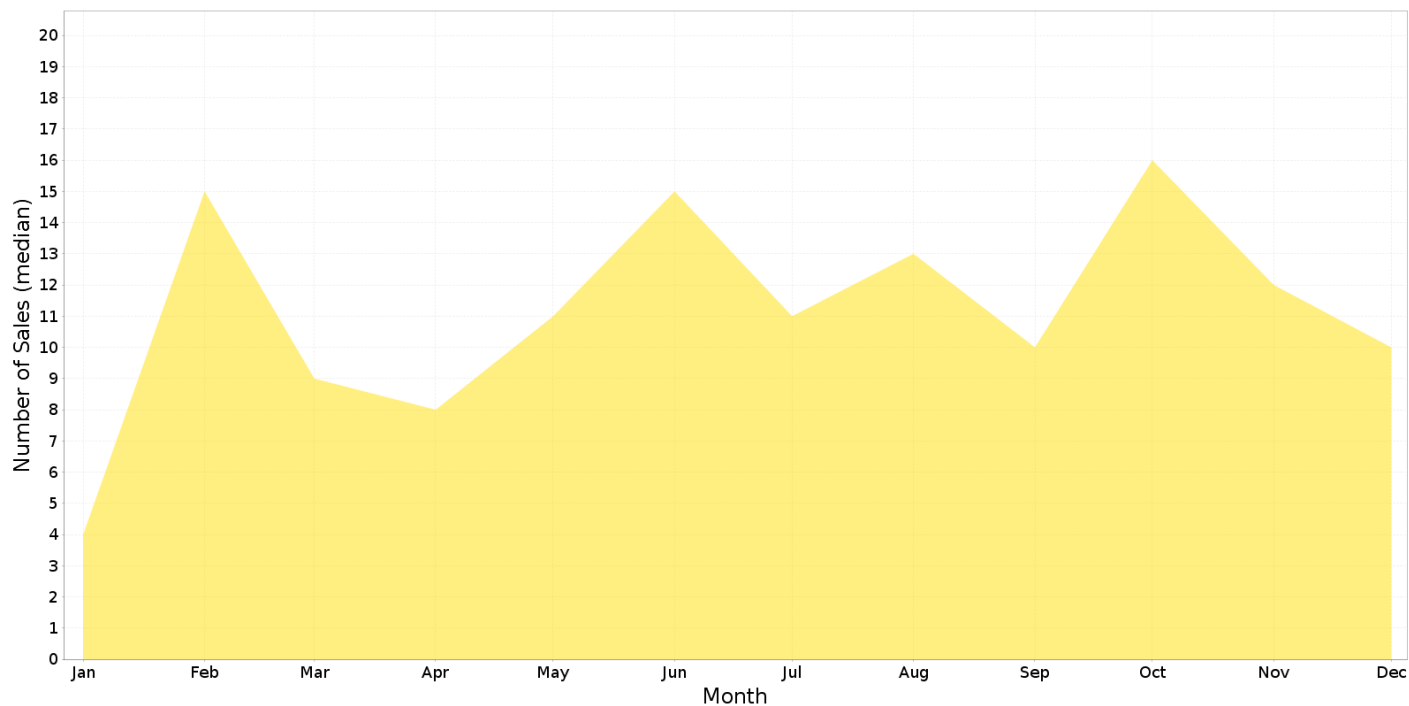
-8.0%

Current Median Price: \$506,000
Previous Median Price: \$550,000

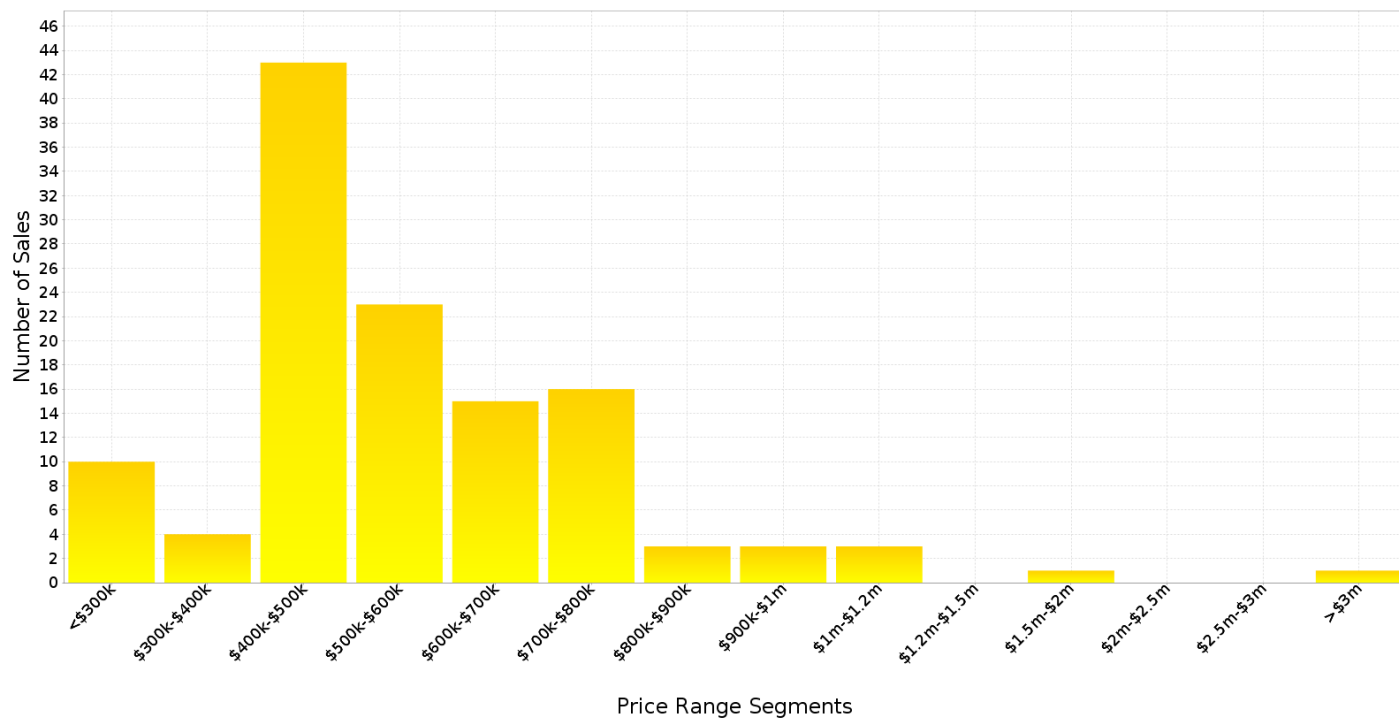
Based on 253 recorded Unit sales compared over the last two rolling 12 month periods



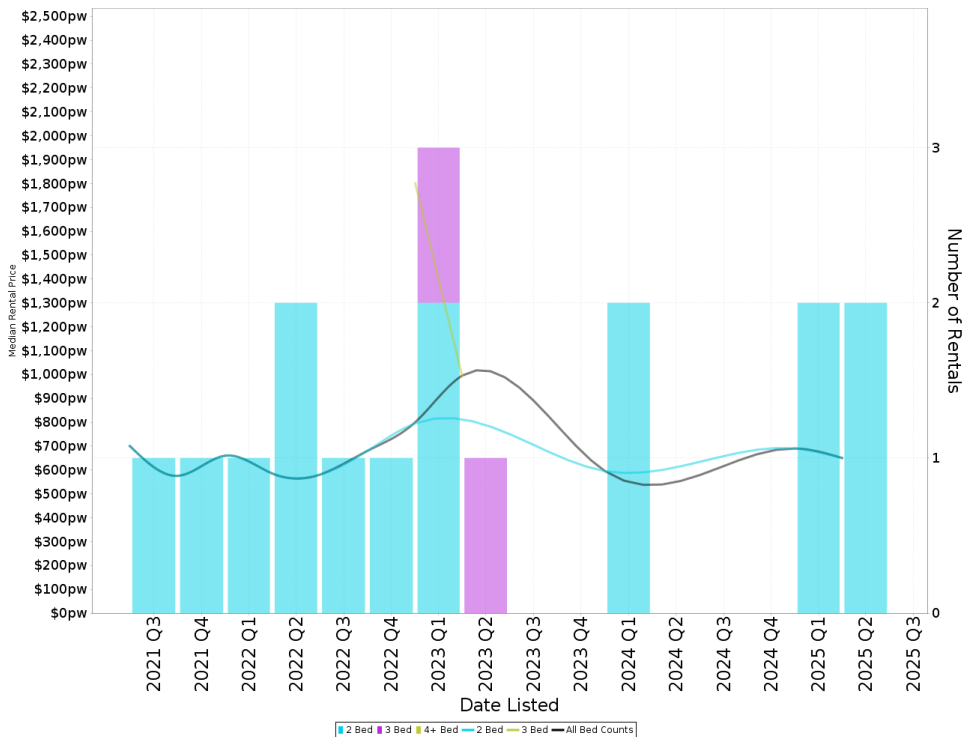
CANBERRA CITY - Peak Selling Periods (3 years)



CANBERRA CITY - Price Range Segments (12 months)



Median Weekly Rents (Houses)



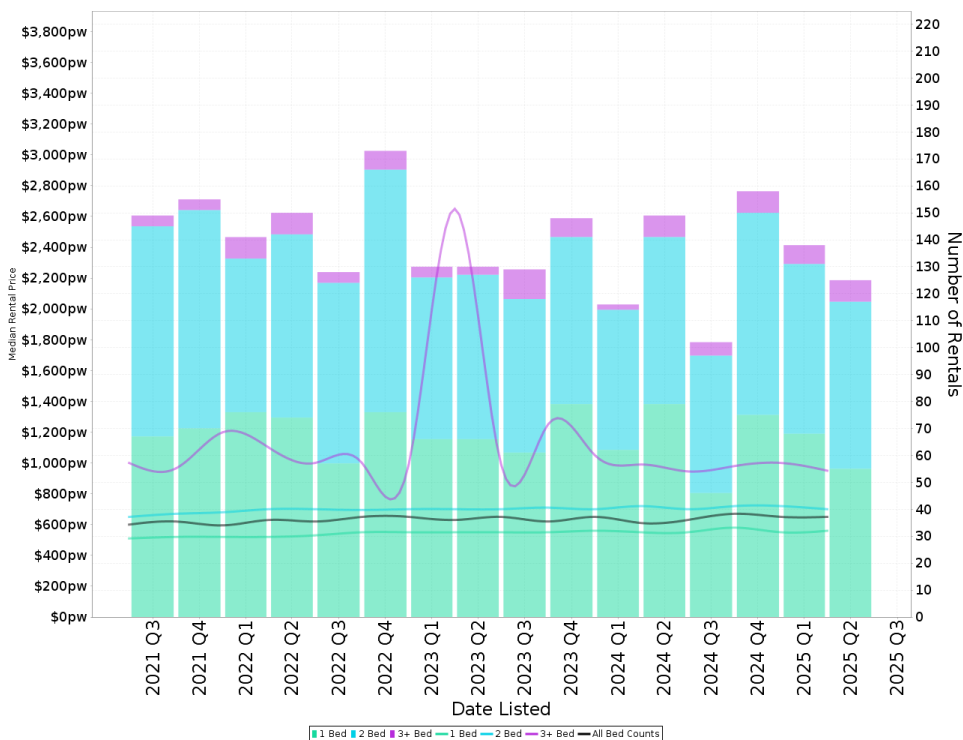
Suburb Sale Price Growth

N/A

Suburb Rental Yield

N/A

Median Weekly Rents (Units)



Suburb Sale Price Growth

-8.0%

Current Median Price: \$506,000
Previous Median Price: \$550,000
Based on 253 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+6.7%

Current Median Price: \$506,000
Current Median Rent: \$650
Based on 523 registered Unit rentals compared over the last 12 months.

CANBERRA CITY - Recently Sold Properties

Median Sale Price

\$506k

Based on 122 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

-8.0%

Current Median Price: \$506,000
Previous Median Price: \$550,000

Based on 253 recorded Unit sales compared over the last two rolling 12 month periods

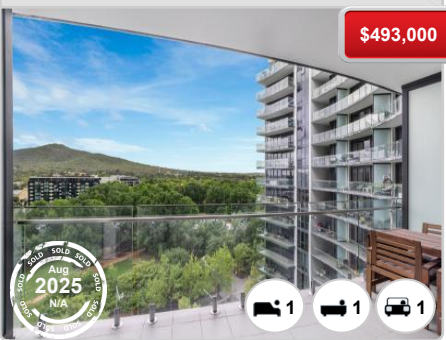
Sold Properties

122

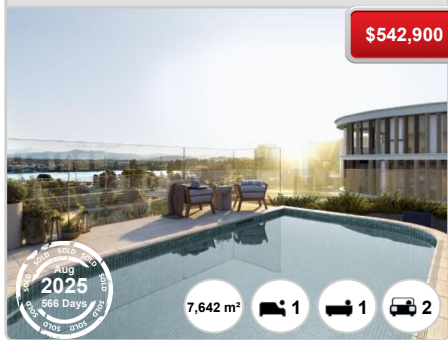
Based on recorded Unit sales within the 12 months (Financial Year 2025)

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

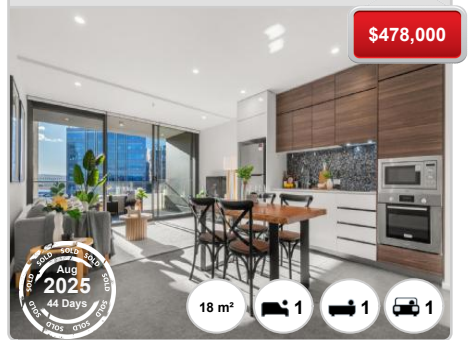
1011/240 BUNDA ST



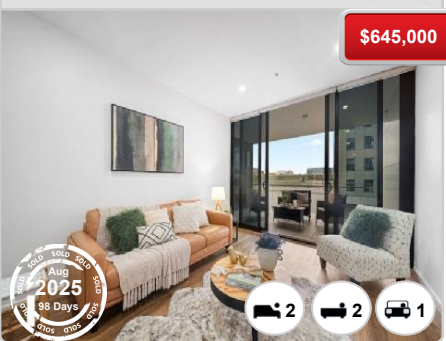
68 ALLARA ST



78/45 WEST ROW



402/240 BUNDA ST



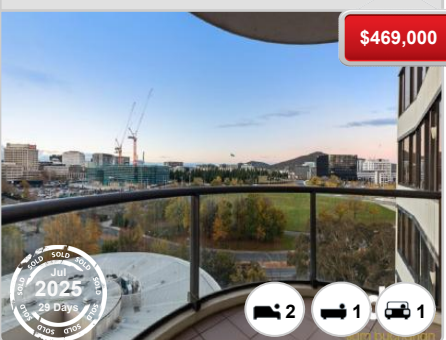
104/39 LONDON CCT



1013/240 BUNDA ST



1006/2 MARCUS CLARKE ST



129/264 CITY WALK



203/19 MARCUS CLARKE ST



210/19 MARCUS CLARKE ST



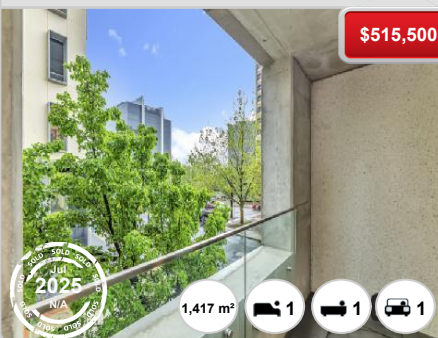
45/25 EDINBURGH AVE



1309/25 EDINBURGH AVE



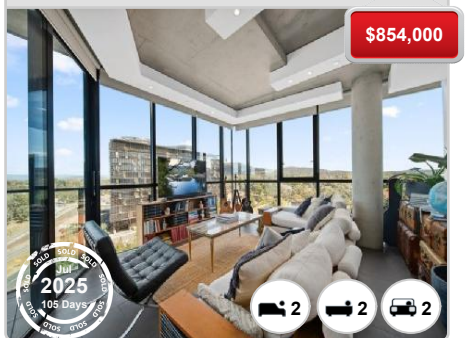
109/39 LONDON CCT



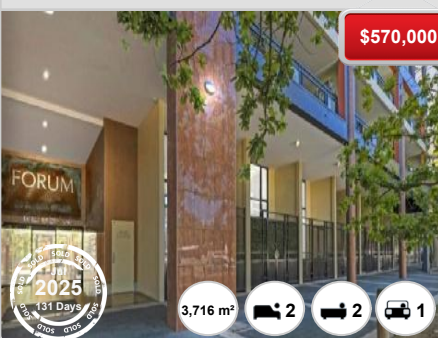
155/39 LONDON CCT



904/19 MARCUS CLARKE ST



96/66 ALLARA ST



30/25 EDINBURGH AVE



6/222 CITY WALK



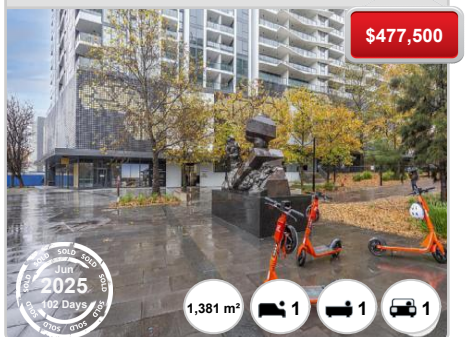
32/45 WEST ROW



304/240 BUNDA ST



138/20 ALLARA ST



CANBERRA CITY - Properties For Rent

Median Rental Price

\$650 /w

Based on 523 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

+6.7%

Current Median Price: \$506,000
Current Median Rent: \$650

Based on 122 recorded Unit sales and 523 Unit rentals compared over the last 12 months

Number of Rentals

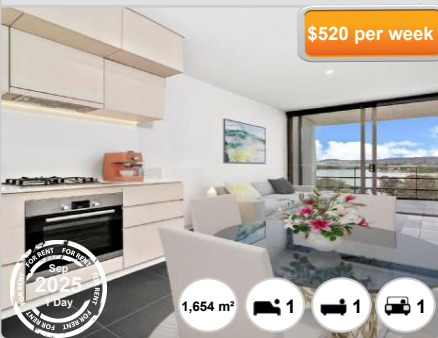
523

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

317/25 EDINBURGH AVENUE

\$520 per week



1,654 m²

1 Bed

1 Bath

1 Car

514/25 EDINBURGH AVENUE

\$650 per week



1,669 m²

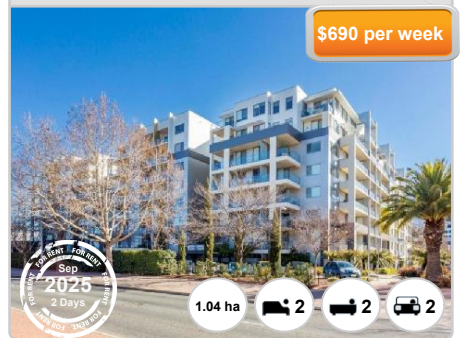
1 Bed

1 Bath

1 Car

123/15 CORANDERRK STREET

\$690 per week



1.04 ha

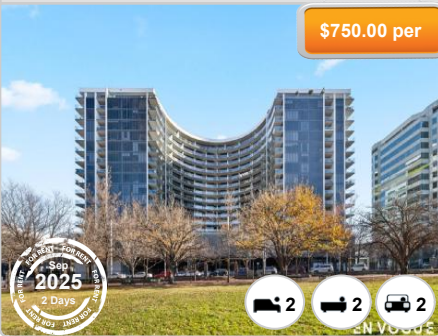
2 Bed

2 Bath

2 Car

1509/240 Bunda Street

\$750.00 per



2 Bed

2 Bath

2 Car

719/240 Bunda Street

\$760 per week



4,180 m²

2 Bed

2 Bath

2 Car

G11/19 MARCUS CLARKE STREET

\$675 per week



4,069 m²

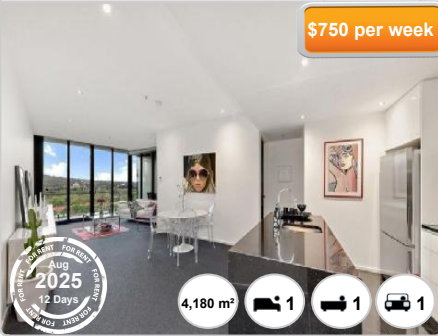
1 Bed

2 Bath

1 Car

1512/240 BUNDA STREET

\$750 per week



4,180 m²

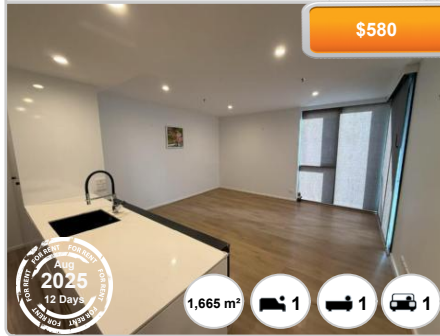
1 Bed

1 Bath

1 Car

12/260 City Walk

\$580



1,665 m²

1 Bed

1 Bath

1 Car

1120/240 BUNDA STREET

\$825 per week



4,180 m²

2 Bed

2 Bath

2 Car

609/81- Cooyong Street

\$740 Per Week



Aug 2025
13 Days

2 2 -

609/81 COOYONG STREET

\$740 Per Week




Aug 2025
13 Days

2 2 1

43/66 ALLARA STREET

\$750 per week




Aug 2025
14 Days

3,716 m² 2 2 1

303/16 MOORE STREET

\$690 pw

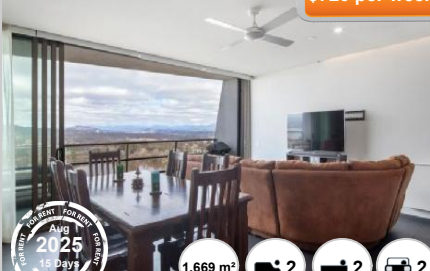


Aug 2025
15 Days

2 2 1

1411/25 EDINBURGH AVENUE

\$720 per week

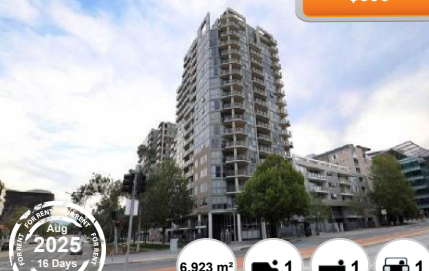


Aug 2025
15 Days

1,669 m² 2 2 2

18/3 LONDON CIRCUIT

\$600

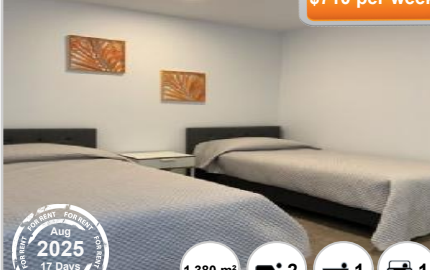


Aug 2025
16 Days

6,923 m² 1 1 1

59/20 ALLARA STREET

\$710 per week



Aug 2025
17 Days

1,380 m² 2 1 1

614/240 Bunda Street

\$580 per week




Aug 2025
19 Days

4,180 m² 1 1 1

201/2 AKUNA STREET

\$530 pw

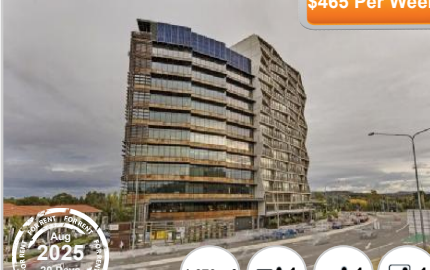


Aug 2025
19 Days

2,307 m² 1 1 1

318/25 EDINBURGH AVENUE

\$465 Per Week

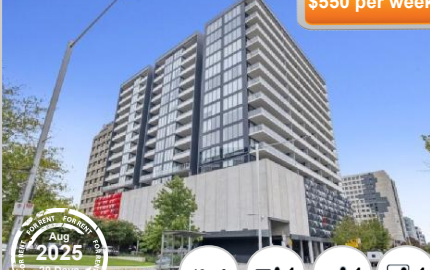


Aug 2025
20 Days

1,670 m² 1 1 1

128/45 WEST ROW

\$550 per week

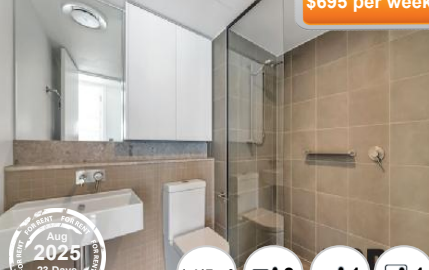


Aug 2025
20 Days

18 m² 1 1 1

1313/39 LONDON CIRCUIT

\$695 per week



Aug 2025
23 Days

1,417 m² 2 1 1