

# Suburb flyover report

WATSON (HOUSE)

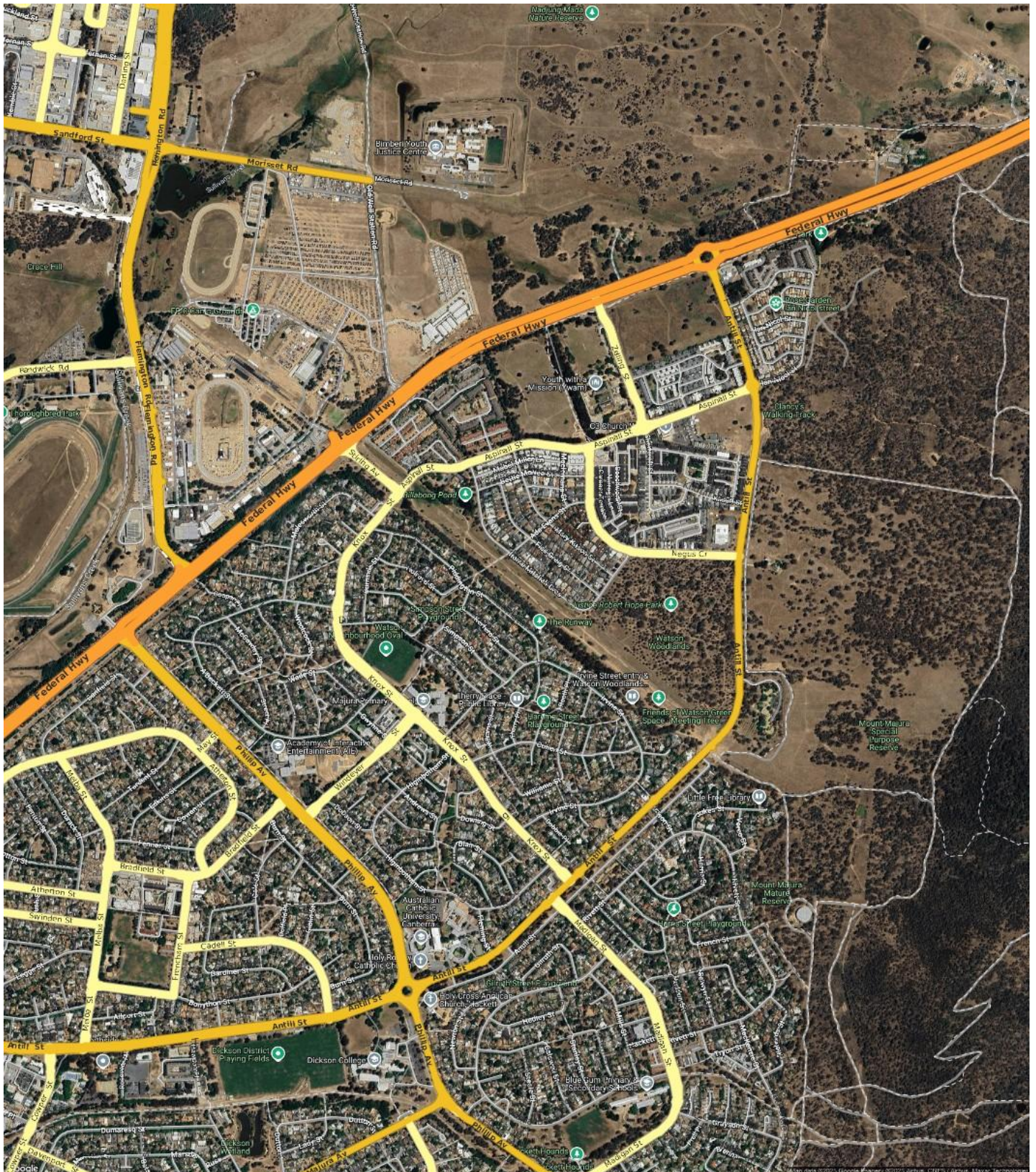
PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

**RayWhite.**





# WATSON - 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.



# WATSON - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	114	\$ 458,000	0.0 %	\$ 104,000	\$ 730,000
2008	56	\$ 517,526	13.0 %	\$ 200,000	\$ 775,000
2009	48	\$ 559,000	8.0 %	\$ 182,000	\$ 865,000
2010	151	\$ 444,900	-20.4 %	\$ 137,500	\$ 762,500
2011	48	\$ 570,000	28.1 %	\$ 195,000	\$ 910,000
2012	48	\$ 550,500	-3.4 %	\$ 379,900	\$ 825,000
2013	57	\$ 575,000	4.5 %	\$ 5,300	\$ 920,000
2014	53	\$ 599,000	4.2 %	\$ 390,000	\$ 795,000
2015	77	\$ 652,000	8.8 %	\$ 167,000	\$ 1,050,000
2016	70	\$ 691,000	6.0 %	\$ 170,000	\$ 1,141,000
2017	71	\$ 720,000	4.2 %	\$ 304,400	\$ 1,175,000
2018	62	\$ 796,500	10.6 %	\$ 362,500	\$ 1,570,000
2019	87	\$ 740,000	-7.1 %	\$ 328,900	\$ 1,400,000
2020	96	\$ 798,050	7.8 %	\$ 365,000	\$ 3,077,167
2021	77	\$ 1,100,000	37.8 %	\$ 357,500	\$ 17,900,000
2022	72	\$ 1,150,000	4.5 %	\$ 300,000	\$ 2,650,000
2023	57	\$ 1,075,000	-6.5 %	\$ 455,000	\$ 2,270,000
2024	71	\$ 1,060,000	-1.4 %	\$ 126,000	\$ 2,160,000
2025	40	\$ 1,111,500	4.9 %	\$ 635,000	\$ 2,200,000

Median Sale Price

\$1.11m

Based on 82 recorded House sales within the last 12 months (Financial Year 2025)

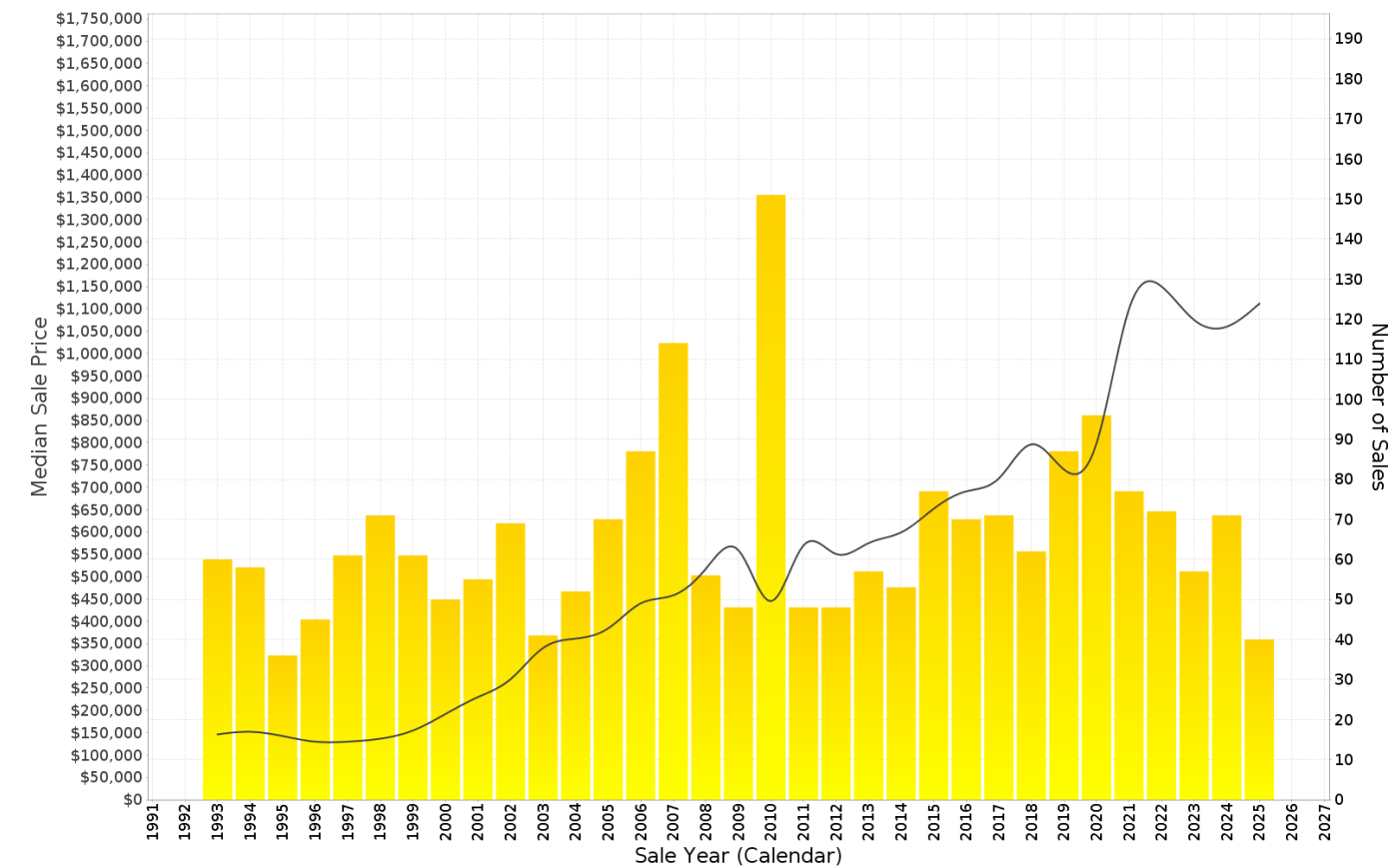
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

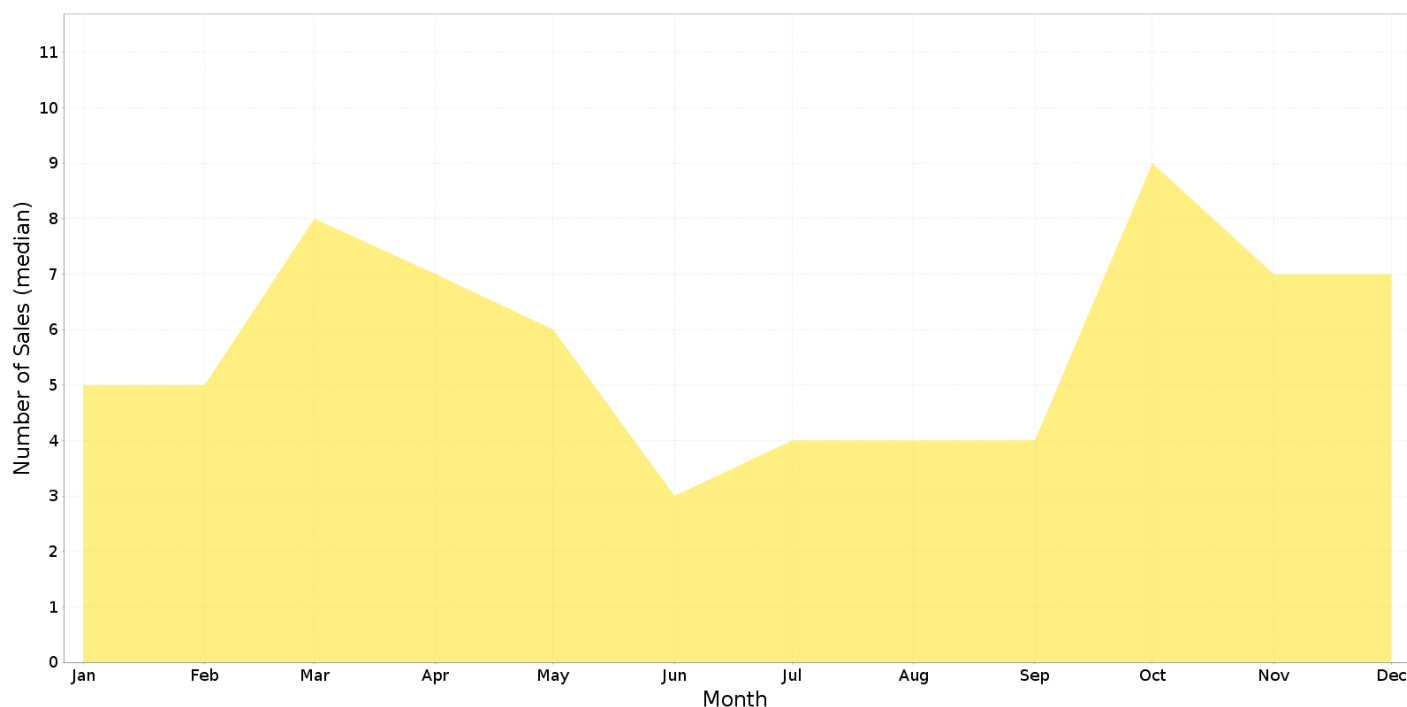
+0.6%

Current Median Price: \$1,111,500  
Previous Median Price: \$1,105,000

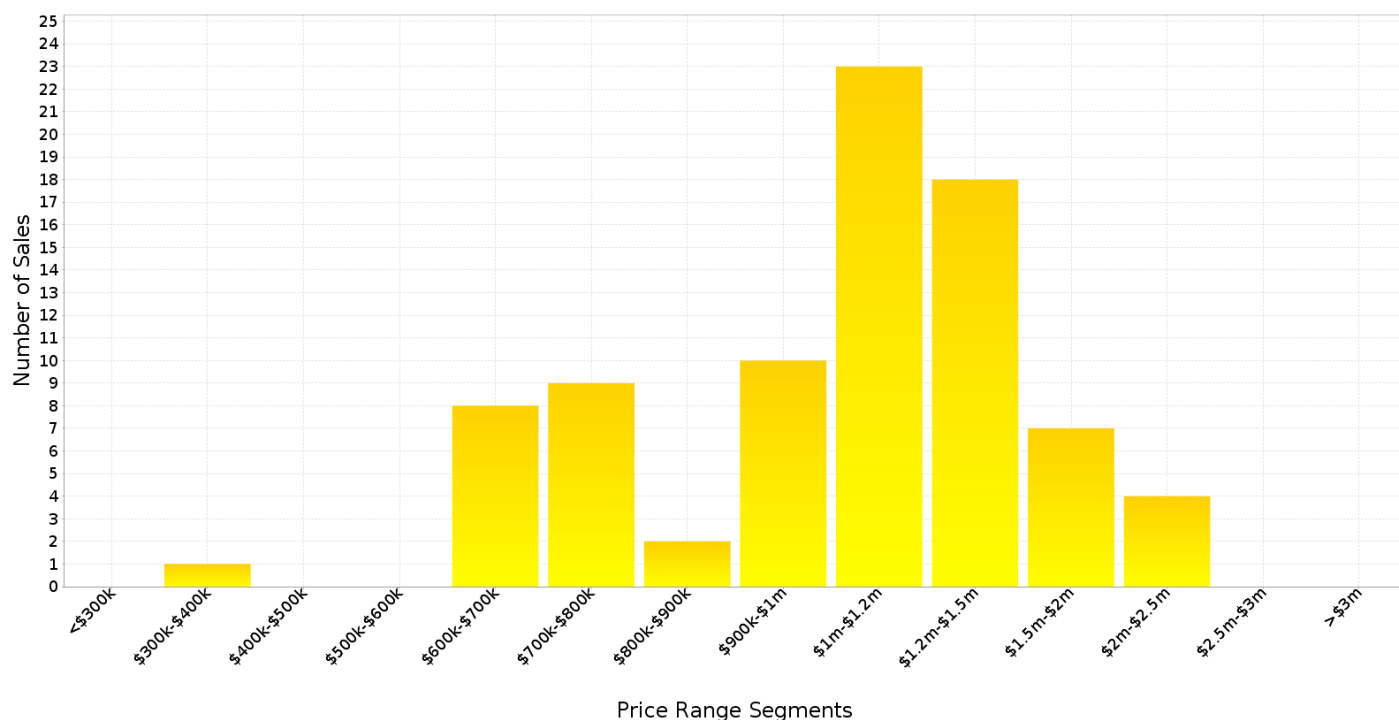
Based on 134 recorded House sales compared over the last two rolling 12 month periods



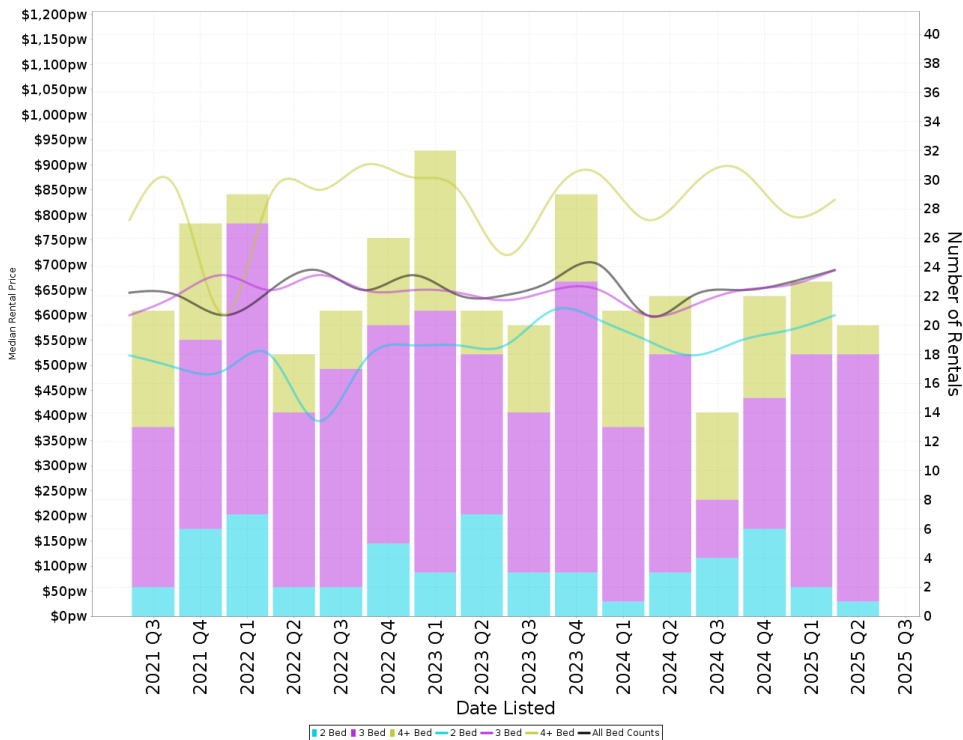
## WATSON - Peak Selling Periods (3 years)



## WATSON - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+0.6%**

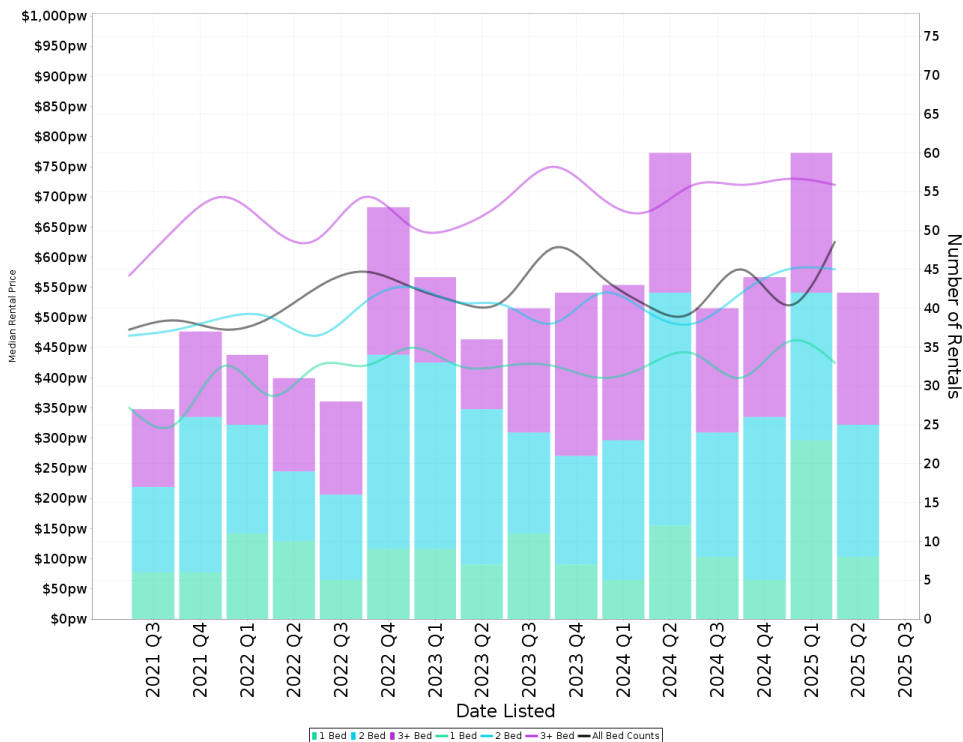
**Current Median Price: \$1,111,500**  
**Previous Median Price: \$1,105,000**  
 Based on 134 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.2%**

**Current Median Price: \$1,111,500**  
**Current Median Rent: \$690**  
 Based on 79 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+2.0%**

**Current Median Price: \$542,500**  
**Previous Median Price: \$532,000**  
 Based on 185 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+5.4%**

**Current Median Price: \$542,500**  
**Current Median Rent: \$560**  
 Based on 186 registered Unit rentals compared over the last 12 months.

# WATSON - Recently Sold Properties

Median Sale Price

**\$1.11m**

Based on 82 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

**+0.6%**

Current Median Price: \$1,111,500  
Previous Median Price: \$1,105,000

Based on 134 recorded House sales compared over the last two rolling 12 month periods


# Sold Properties

**82**

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

**34 A BECKETT ST**




**\$1,175,000**

Sold Aug 2025 23 Days

774 m<sup>2</sup> 3 1 1

**80 IRVINE ST**




**\$1,177,000**

Sold Aug 2025 15 Days

756 m<sup>2</sup> 3 1 1

**11 DICKINSON ST**




**\$1,270,000**

Sold Aug 2025 5 Days

617 m<sup>2</sup> 4 2 3

**84 A BECKETT ST**

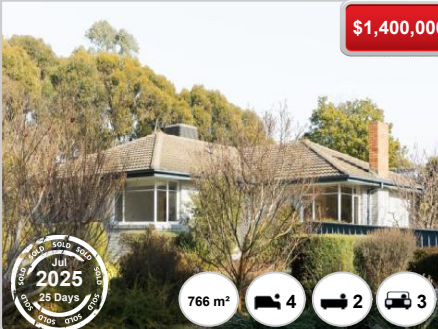


**\$1,025,000**

Sold Aug 2025 85 Days

721 m<sup>2</sup> 4 1 1

**6 PEDEN PL**

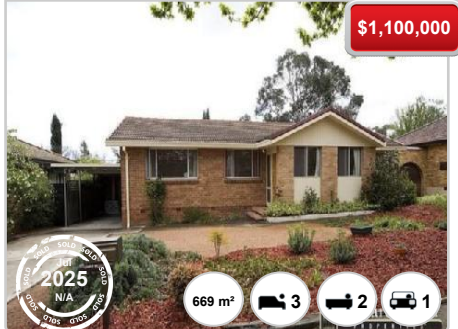


**\$1,400,000**

Sold Jun 2025 25 Days

766 m<sup>2</sup> 4 2 3

**285 ANTILL ST**




**\$1,100,000**

Sold 2025 N/A

669 m<sup>2</sup> 3 2 1

**237 ANTILL ST**

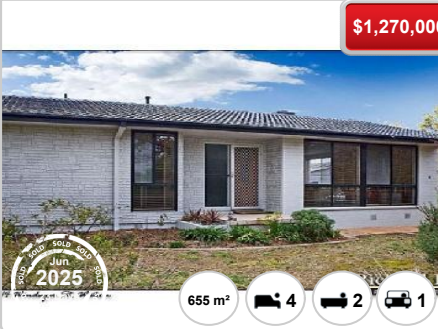


**\$995,000**

Sold Jun 2025 105 Days

919 m<sup>2</sup> 3 1 1

**14 WINDEYER ST**




**\$1,270,000**

Sold Jun 2025

655 m<sup>2</sup> 4 2 1

**99 PHILLIP AVE**



**\$1,275,000**

Sold Jun 2025 92 Days

766 m<sup>2</sup> 4 2 2



**319 ANTILL ST**

**\$1,160,000**

**SOLD** Jun 2025  
57 Days

732 m<sup>2</sup> 3 2 2

**23 MCCLEMAN'S ST**

**\$1,453,000**

**SOLD** Jun 2025  
27 Days

493 m<sup>2</sup> 4 2 2

**50 TAY ST**

**\$635,000**

**SOLD** May 2025  
116 Days

197 m<sup>2</sup> 2 1 1

**18 A' BECKETT ST**

**\$1,172,500**

**SOLD** May 2025  
52 Days

708 m<sup>2</sup> 3 1 4

**15 A' BECKETT ST**

**\$2,200,000**

**SOLD** May 2025  
64 Days

674 m<sup>2</sup> 4 2 2

**25 BLAIR ST**

**\$2,200,000**

**SOLD** May 2025  
96 Days

762 m<sup>2</sup> 4 2 2

**17 KNOX ST**

**\$980,000**

**SOLD** May 2025  
N/A

664 m<sup>2</sup> 3 1 -

**22 KILDUFF ST**

**\$1,340,000**

**SOLD** May 2025  
23 Days

467 m<sup>2</sup> 4 2 2

**17 EHRLICH CCT**

**\$825,000**

**SOLD** Apr 2025  
74 Days

116 m<sup>2</sup> 3 2 1

**59 BETTIE MCNEE ST**

**\$875,000**

**SOLD** Apr 2025  
40 Days

220 m<sup>2</sup> 3 2 2

**37 WADE ST**

**\$975,000**

**SOLD** Apr 2025  
N/A

715 m<sup>2</sup> 1 1 1

**4 ANDREWS ST**

**\$980,000**

**SOLD** Apr 2025  
54 Days

692 m<sup>2</sup> 3 1 1



# WATSON - Properties For Rent

Median Rental Price

**\$690 /w**

Based on 79 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

**+3.2%**

Current Median Price: \$1,111,500  
Current Median Rent: \$690

Based on 82 recorded House sales and 79 House rentals compared over the last 12 months

Number of Rentals

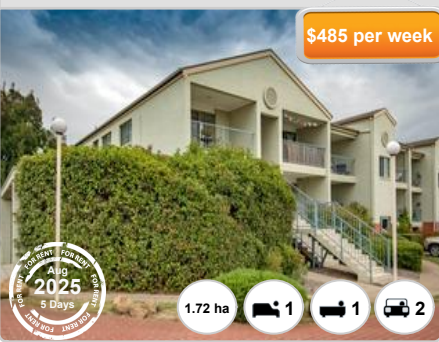
**79**

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

21/21 ASPINALL STREET

\$485 per week



1.72 ha

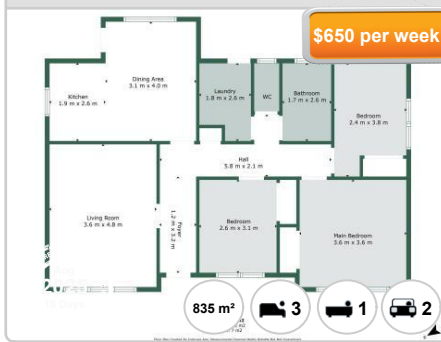
1

1

2

6 Stow Place

\$650 per week



835 m²

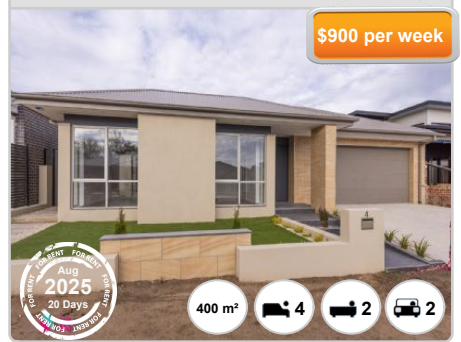
3

1

2

4 Kilduff Street

\$900 per week



400 m²

4

2

2

4 Foster Place

\$790



816 m²

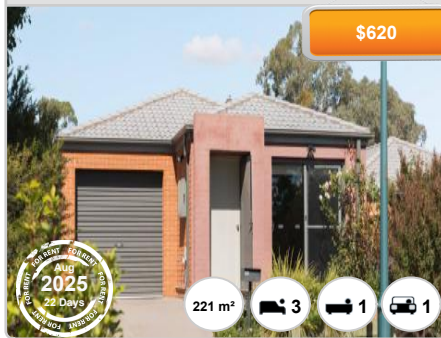
3

1

1

65 Ian Nicol Street

\$620



221 m²

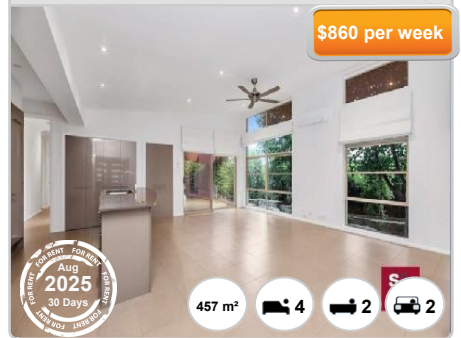
3

1

1

54 MARY KITSON STREET

\$860 per week



457 m²

4

2

2

89 TAY STREET

\$655



250 m²

3

1

1

42 TAY STREET

\$630 per week



202 m²

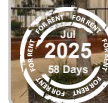
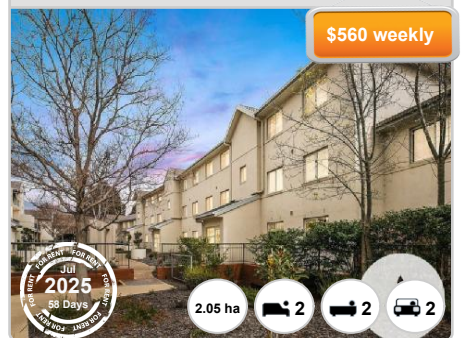
3

1

1

63/20 FEDERAL HIGHWAY

\$560 weekly



2.05 ha

2

2

2



3A Dickinson Street

\$690 per week

72 Days

2025

Jun

783 m<sup>2</sup>

3

1

1

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)

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.