

Suburb flyover report

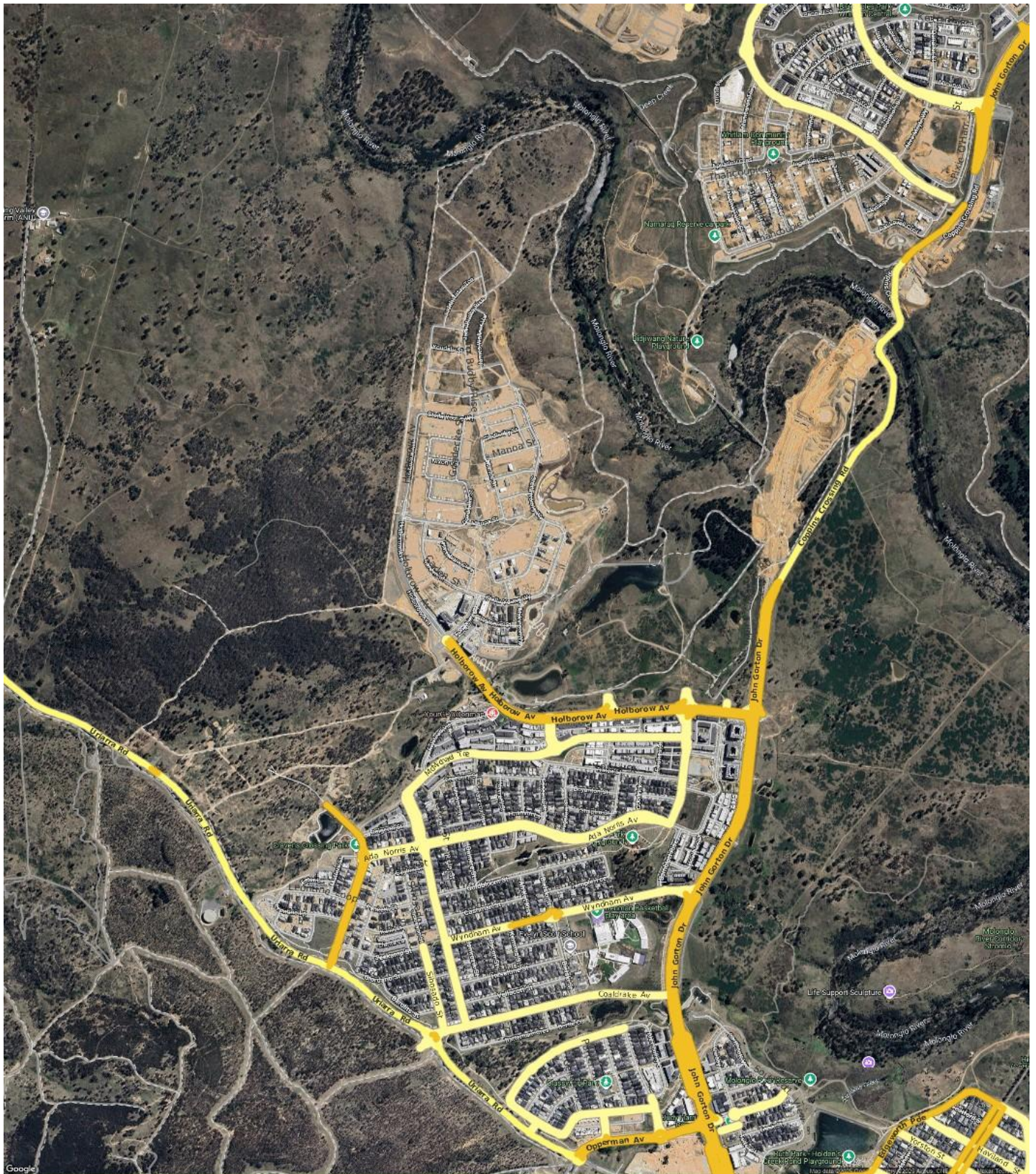
DENMAN PROSPECT (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



DENMAN PROSPECT - Suburb Map



DENMAN PROSPECT - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2015	2	\$ 456,500	0.0 %	\$ 453,000	\$ 460,000
2016	6	\$ 654,810	43.4 %	\$ 390,000	\$ 985,115
2017	10	\$ 992,500	51.6 %	\$ 440,000	\$ 1,050,000
2018	27	\$ 775,000	-21.9 %	\$ 415,000	\$ 1,277,500
2019	21	\$ 998,000	28.8 %	\$ 450,000	\$ 1,700,000
2020	55	\$ 872,000	-12.6 %	\$ 50,000	\$ 1,655,000
2021	59	\$ 1,185,000	35.9 %	\$ 353,000	\$ 2,350,000
2022	25	\$ 1,600,000	35.0 %	\$ 250,000	\$ 2,360,000
2023	38	\$ 1,490,250	-6.9 %	\$ 685,000	\$ 1,850,000
2024	34	\$ 1,435,000	-3.7 %	\$ 1,010,000	\$ 2,275,000
2025	27	\$ 1,475,000	2.8 %	\$ 995,000	\$ 2,150,000

Median Sale Price

\$1.48m

Based on 45 recorded House sales within the last 12 months (Financial Year 2025)

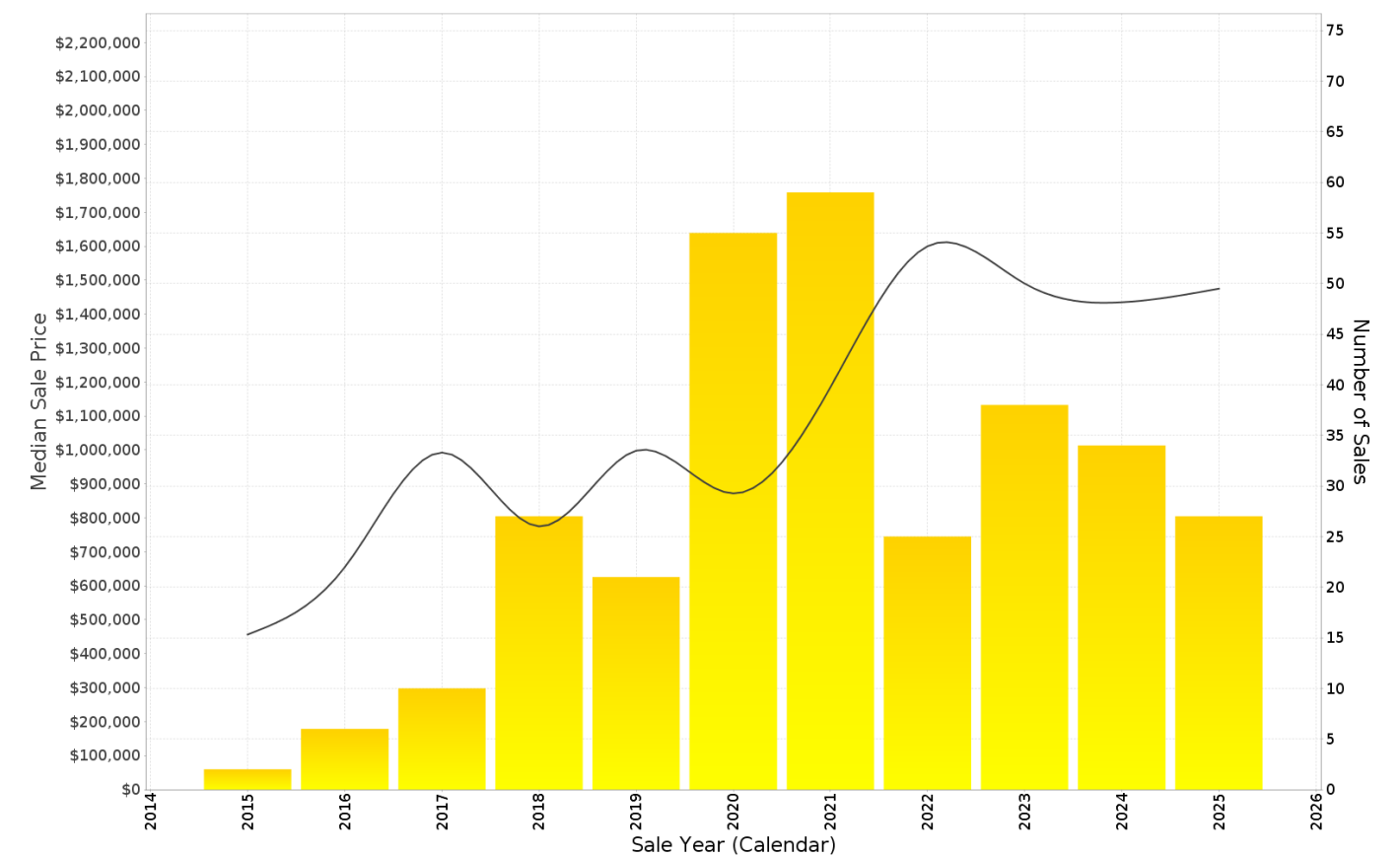
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

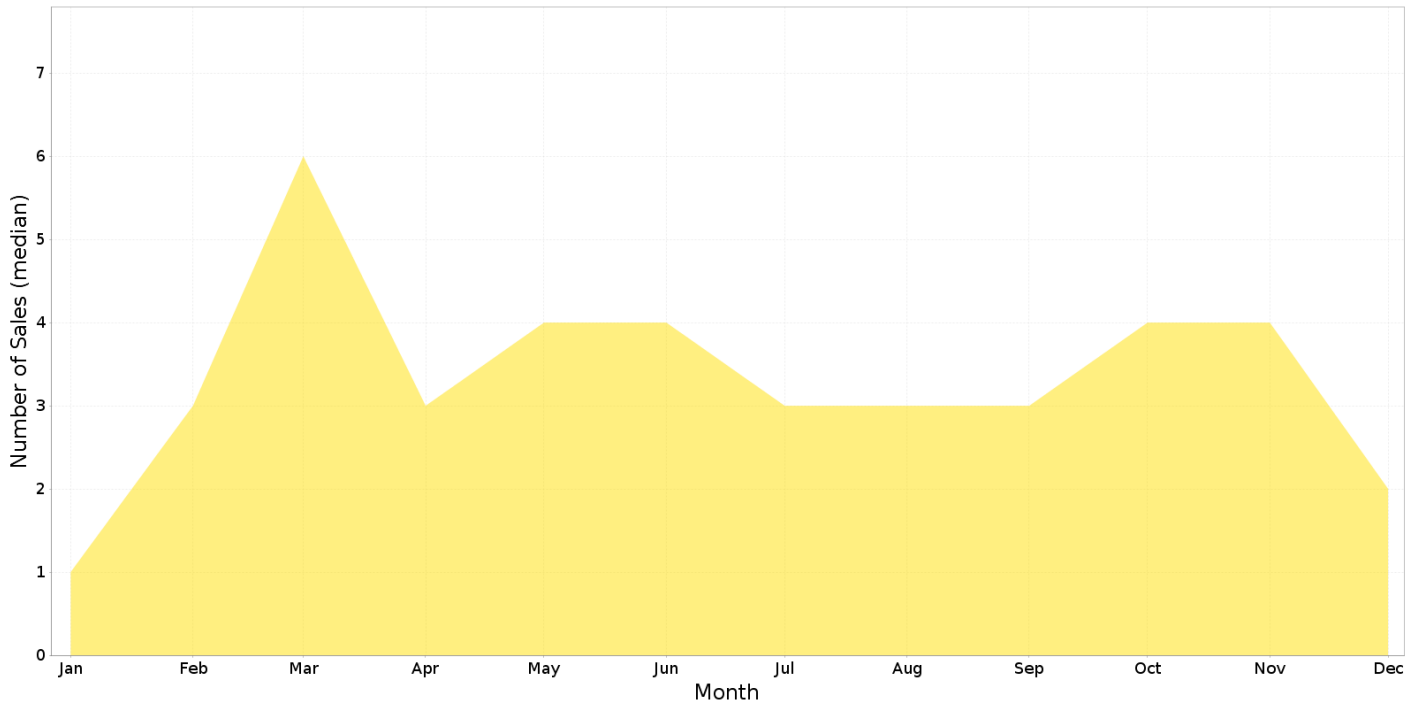
+3.5%

Current Median Price: \$1,475,000
Previous Median Price: \$1,425,000

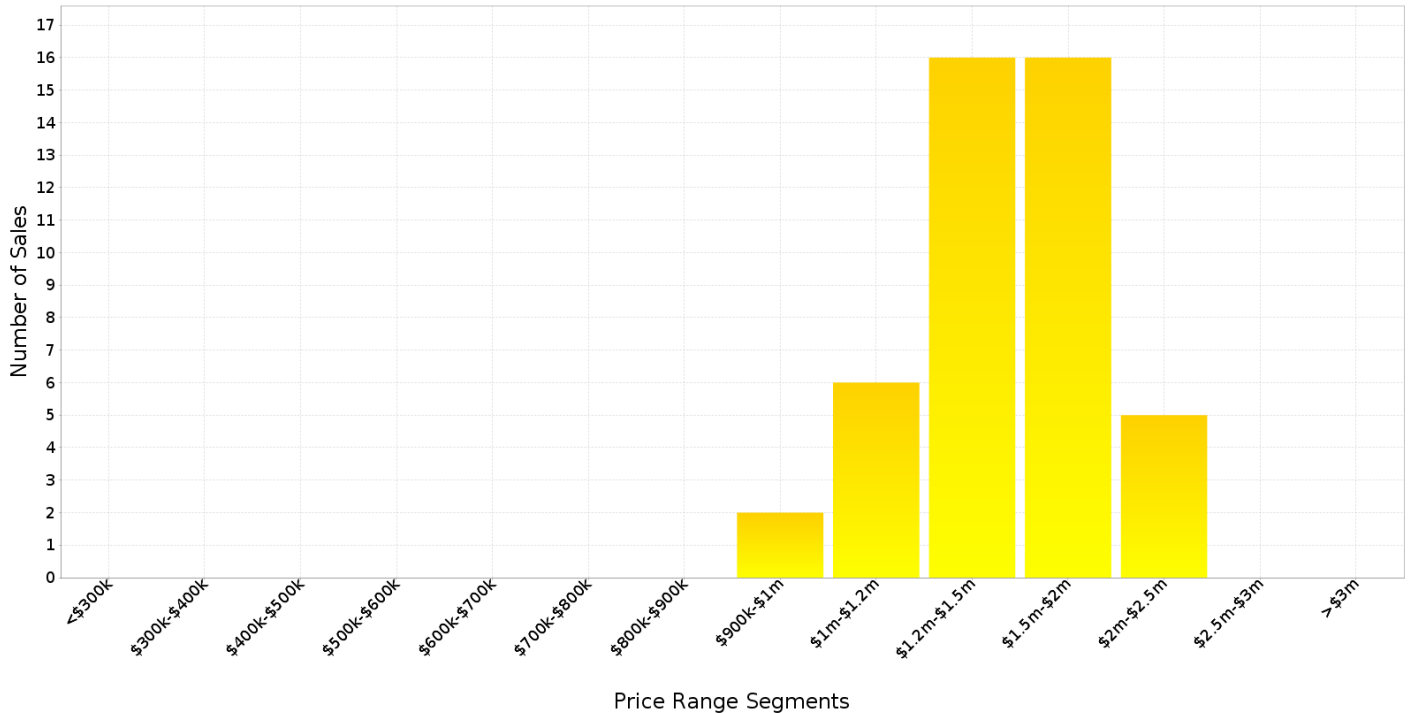
Based on 78 recorded House sales compared over the last two rolling 12 month periods



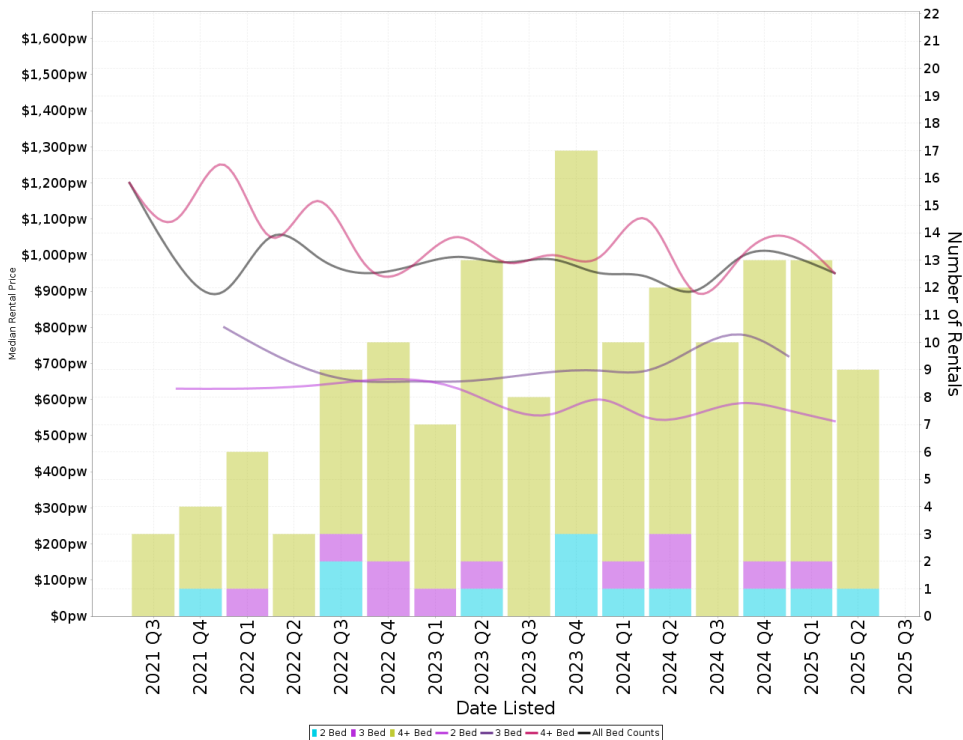
DENMAN PROSPECT - Peak Selling Periods (3 years)



DENMAN PROSPECT - Price Range Segments (12)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+3.5%

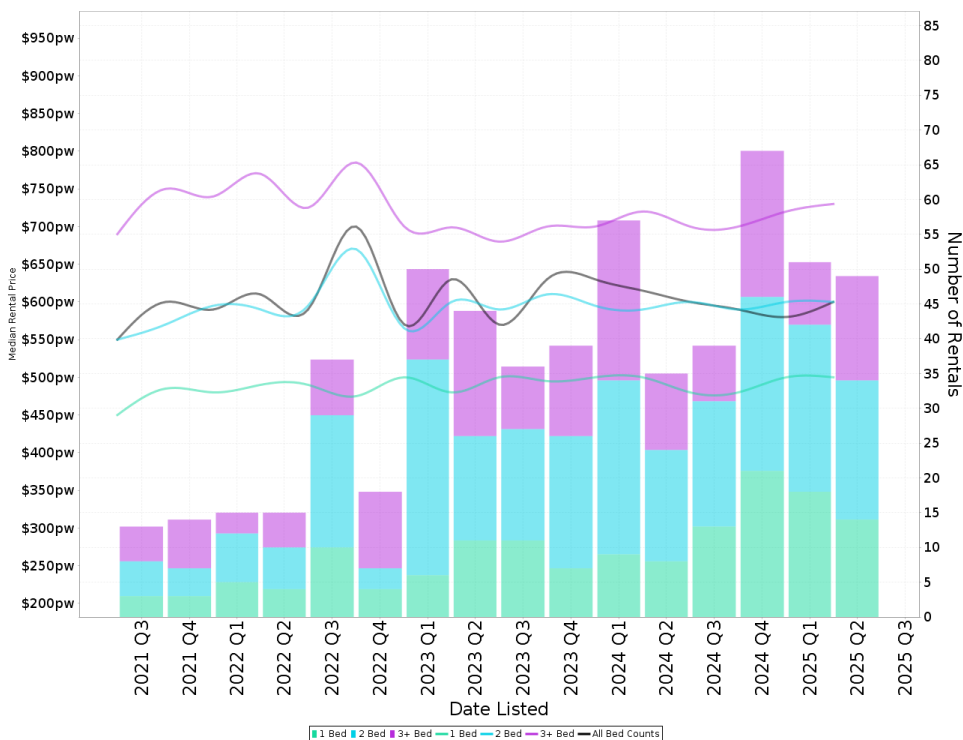
Current Median Price: \$1,475,000
Previous Median Price: \$1,425,000
 Based on 78 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.4%

Current Median Price: \$1,475,000
Current Median Rent: \$955
 Based on 45 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-1.6%

Current Median Price: \$620,000
Previous Median Price: \$630,000
 Based on 296 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.9%

Current Median Price: \$620,000
Current Median Rent: \$590
 Based on 206 registered Unit rentals compared over the last 12 months.

DENMAN PROSPECT - Recently Sold Properties

Median Sale Price
\$1.48m

Based on 45 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
+3.5%

Current Median Price: \$1,475,000
Previous Median Price: \$1,425,000

Based on 78 recorded House sales compared over the last two rolling 12 month periods

Sold Properties
45

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

26 HARTSHORN CRES



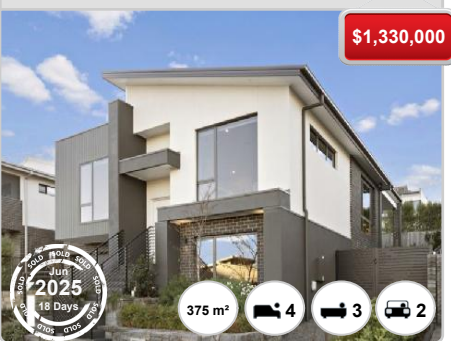
23 MAKINSON VIEW



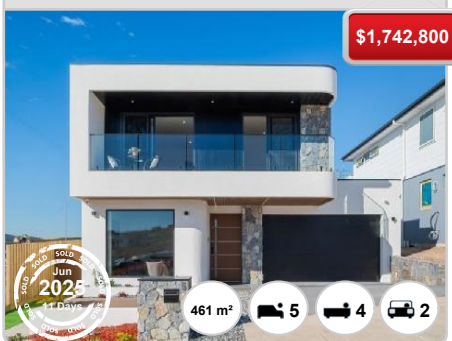
13 BOYANTON ST



24 VELLACOTT ST



5 LEX WATSON CCT



14 JAMROZIK ST



57 LEONTINE LOOP



20 LEONTINE LOOP



8/15- ROMANO ST



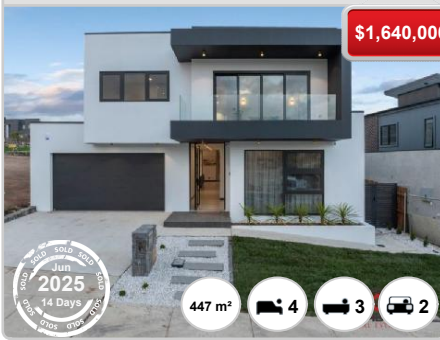
26 GIORDANO ST

\$1,475,000



7 MAKINSON VIEW

\$1,640,000



8 CONCETTA ST

\$1,535,000



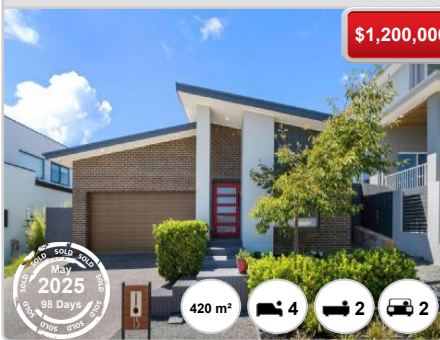
12 MATTERS ST

\$1,860,000



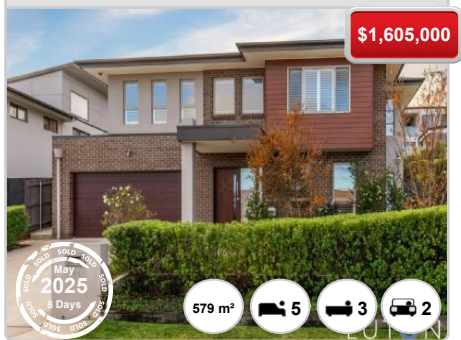
15 MEDINA ST

\$1,200,000



11 TEMPLE TCE

\$1,605,000



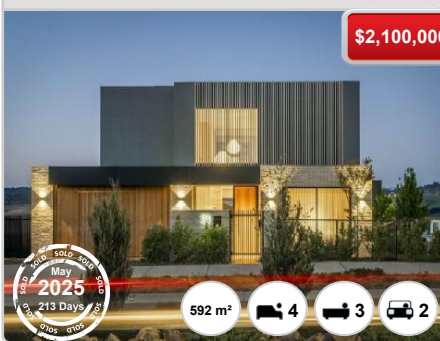
7 TRINCA ST

\$1,350,000



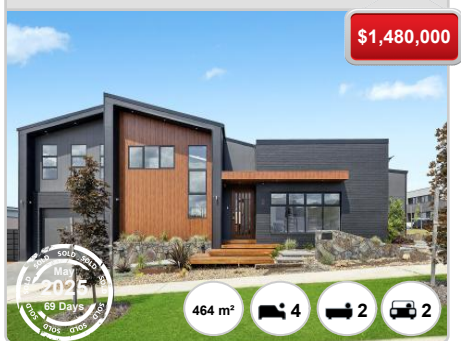
34 ADA NORRIS AVE

\$2,100,000



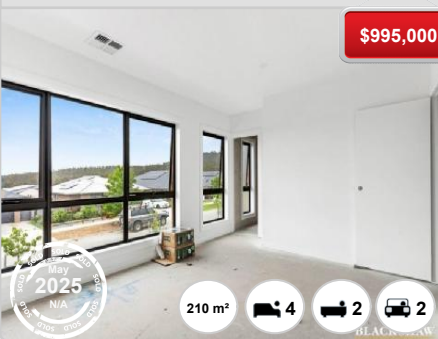
2 MATTERS ST

\$1,480,000



16 SEEKAMP ST

\$995,000



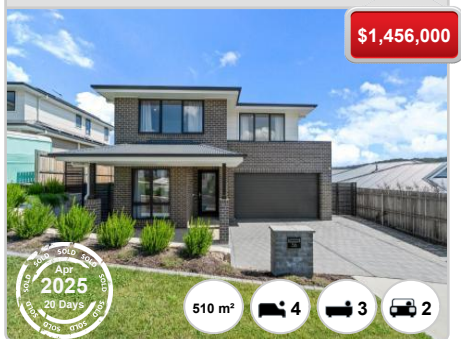
13 MAKINSON VIEW

\$1,520,000



56 FREEBURY ST

\$1,456,000



DENMAN PROSPECT - Properties For Rent

Median Rental Price

\$955 /w

Based on 45 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

+3.4%

Current Median Price: \$1,475,000
Current Median Rent: \$955

Based on 45 recorded House sales and 45 House rentals compared over the last 12 months

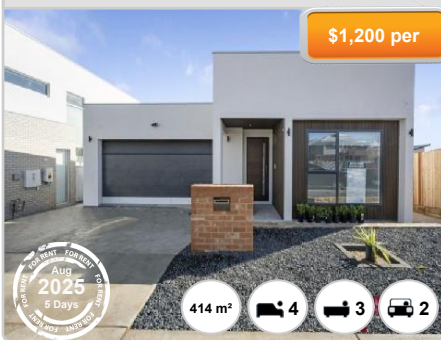
Number of Rentals

45

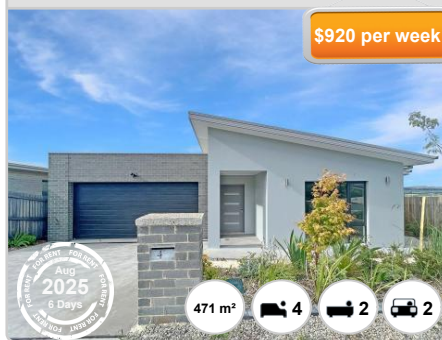
Based on recorded House rentals within the last 12 months (Financial Year 2025)

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

120 ADA NORRIS AVENUE



4 Freebury St



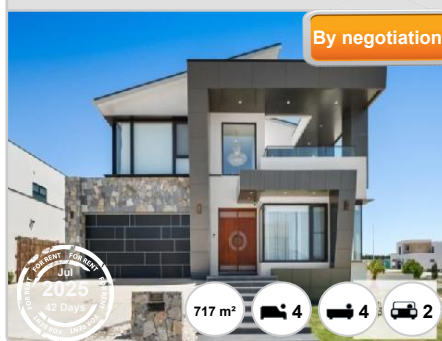
17 JEGOROW STREET



50 LEX WATSON CIRCUIT



75 KONDELEA WAY



31 TRINCA STREET

