

# Suburb flyover report

THEODORE (HOUSE)

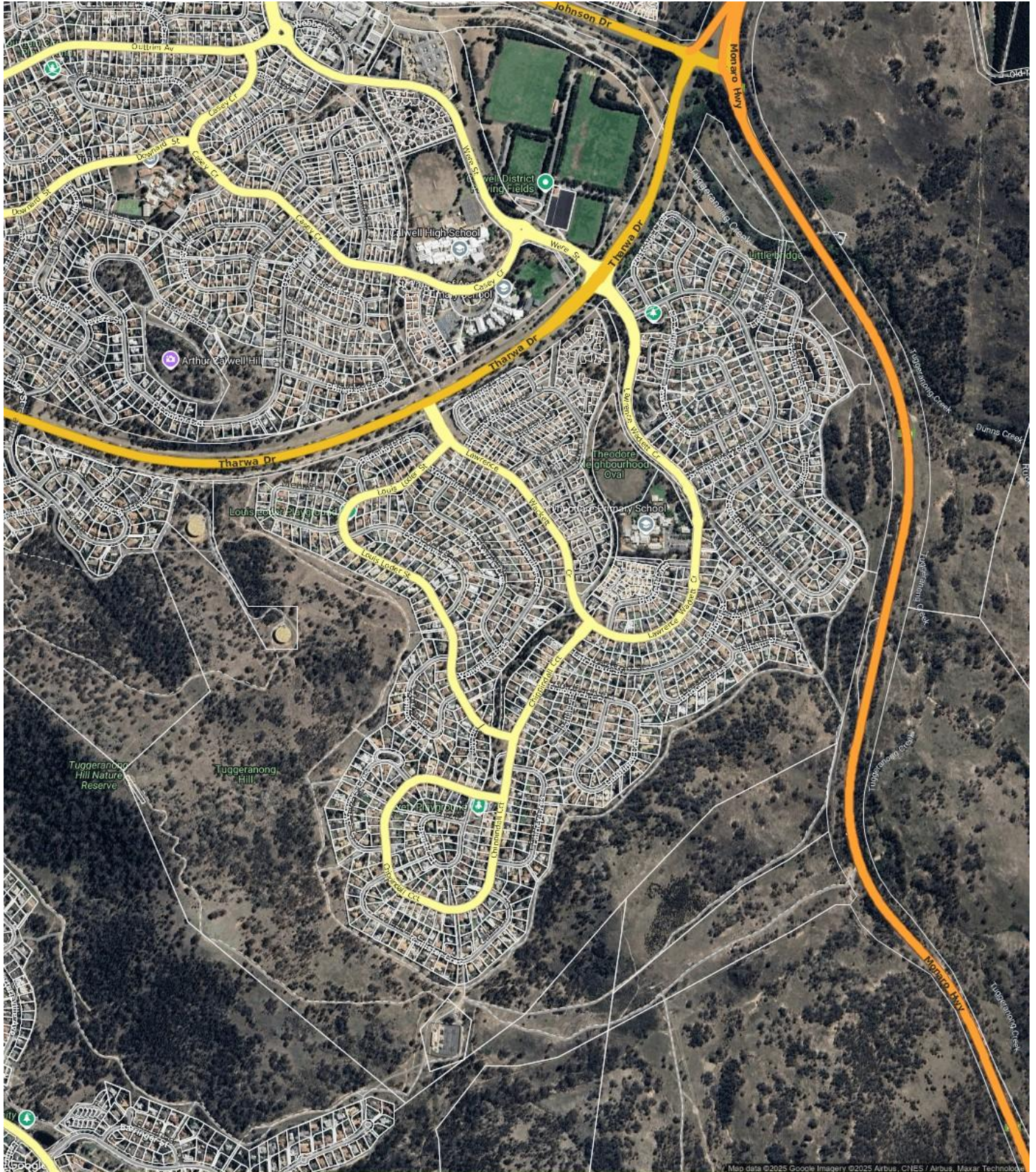
PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

**RayWhite.**





## THEODORE - 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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# THEODORE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	57	\$ 401,000	0.0 %	\$ 157,500	\$ 567,000
2008	65	\$ 390,000	-2.7 %	\$ 146,000	\$ 675,000
2009	55	\$ 431,000	10.5 %	\$ 300,000	\$ 4,305,000
2010	38	\$ 454,375	5.4 %	\$ 325,000	\$ 739,000
2011	41	\$ 450,000	-1.0 %	\$ 320,000	\$ 649,000
2012	41	\$ 452,000	0.4 %	\$ 345,000	\$ 675,000
2013	48	\$ 502,500	11.2 %	\$ 27,592	\$ 775,000
2014	32	\$ 485,000	-3.5 %	\$ 387,000	\$ 720,000
2015	50	\$ 492,500	1.5 %	\$ 382,000	\$ 740,000
2016	45	\$ 510,000	3.6 %	\$ 191,667	\$ 810,000
2017	43	\$ 536,000	5.1 %	\$ 130,000	\$ 717,000
2018	40	\$ 573,000	6.9 %	\$ 455,000	\$ 795,000
2019	58	\$ 592,500	3.4 %	\$ 355,000	\$ 820,000
2020	51	\$ 637,000	7.5 %	\$ 300,000	\$ 890,000
2021	48	\$ 740,000	16.2 %	\$ 160,000	\$ 1,381,000
2022	38	\$ 898,000	21.4 %	\$ 640,000	\$ 1,390,000
2023	30	\$ 840,000	-6.5 %	\$ 670,000	\$ 1,336,000
2024	46	\$ 870,000	3.6 %	\$ 425,000	\$ 1,500,000
2025	28	\$ 878,000	0.9 %	\$ 720,000	\$ 1,218,000

Median Sale Price

\$883k

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

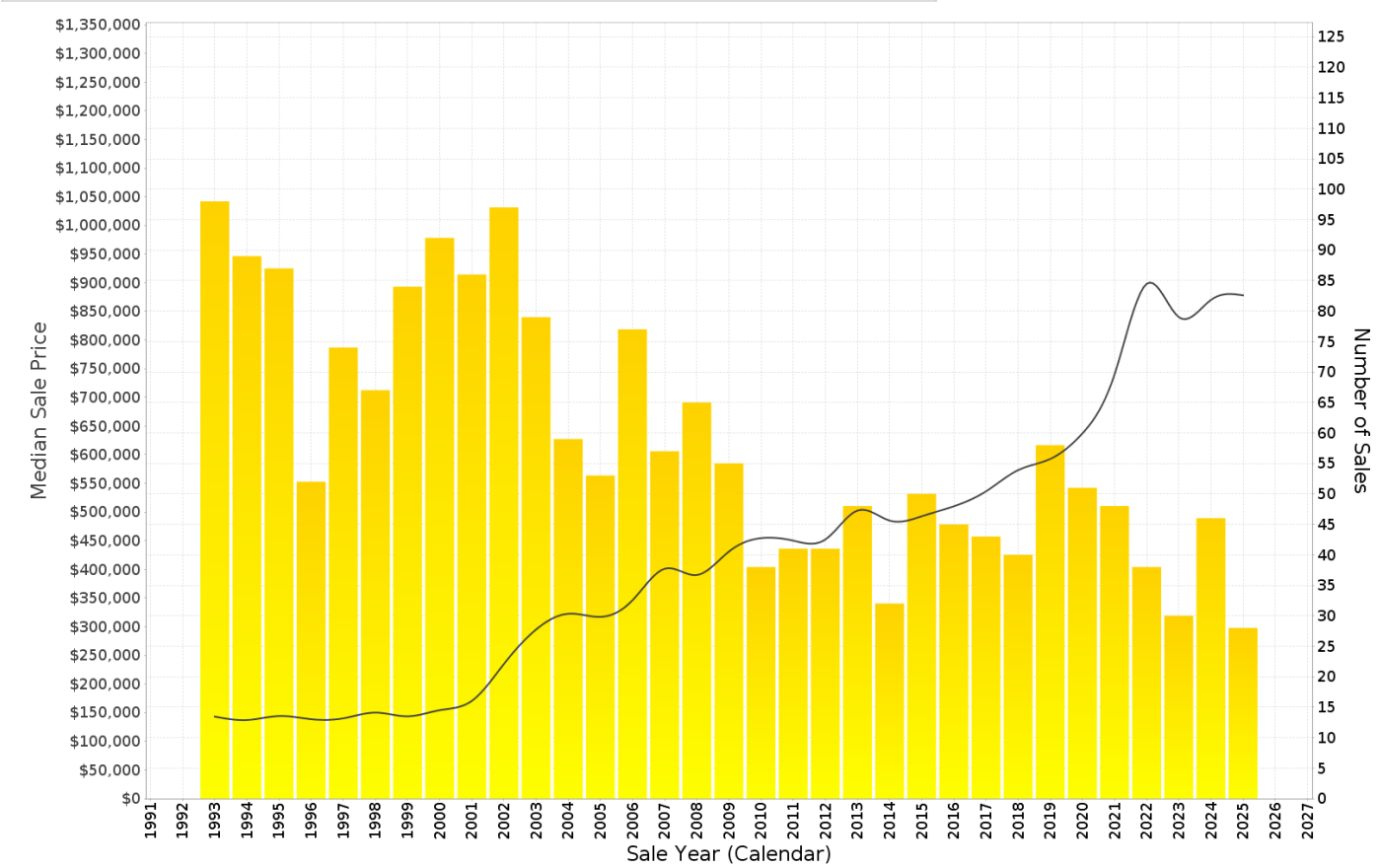
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

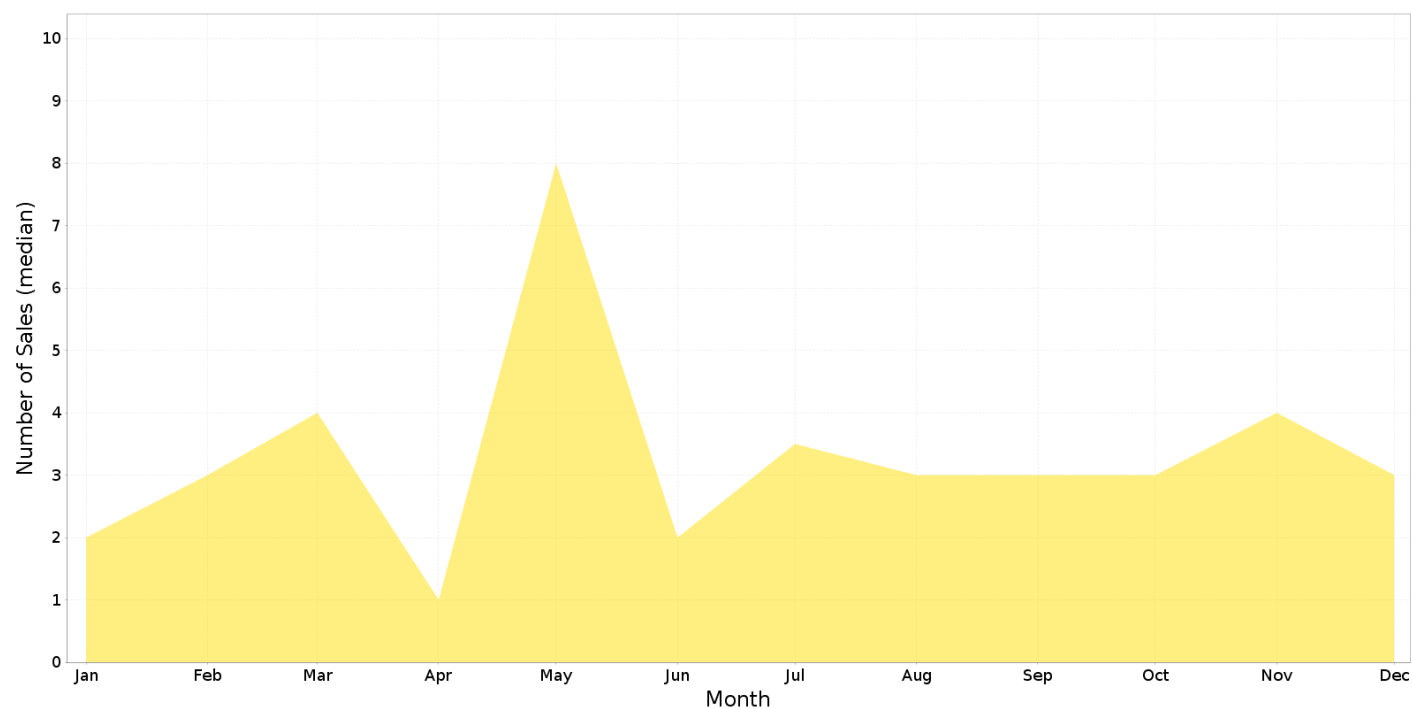
+3.9%

Current Median Price: \$883,000  
Previous Median Price: \$850,000

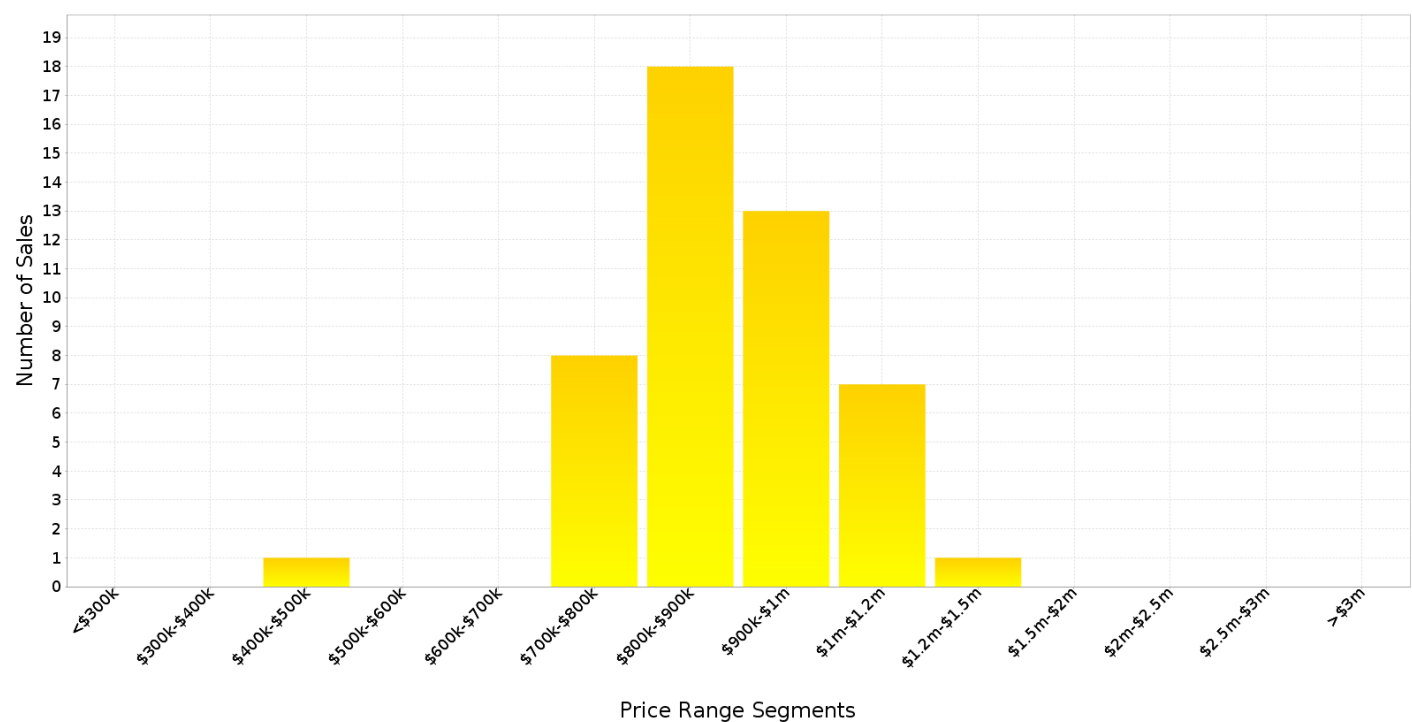
Based on 92 recorded House sales compared over the last two rolling 12 month periods



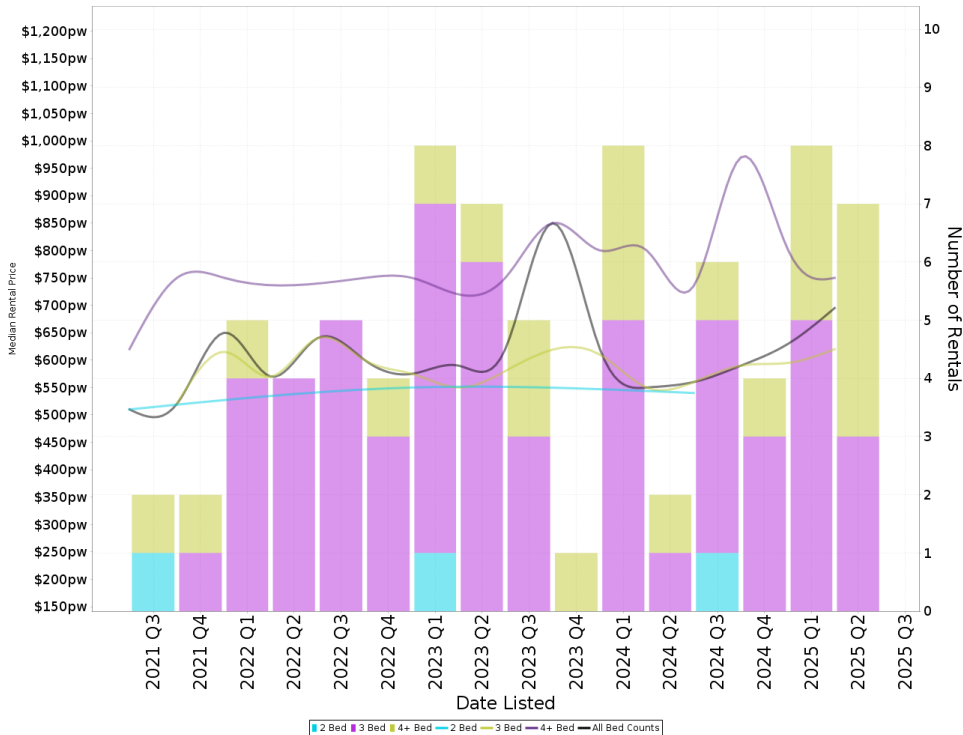
## THEODORE - Peak Selling Periods (3 years)



## THEODORE - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+3.9%**

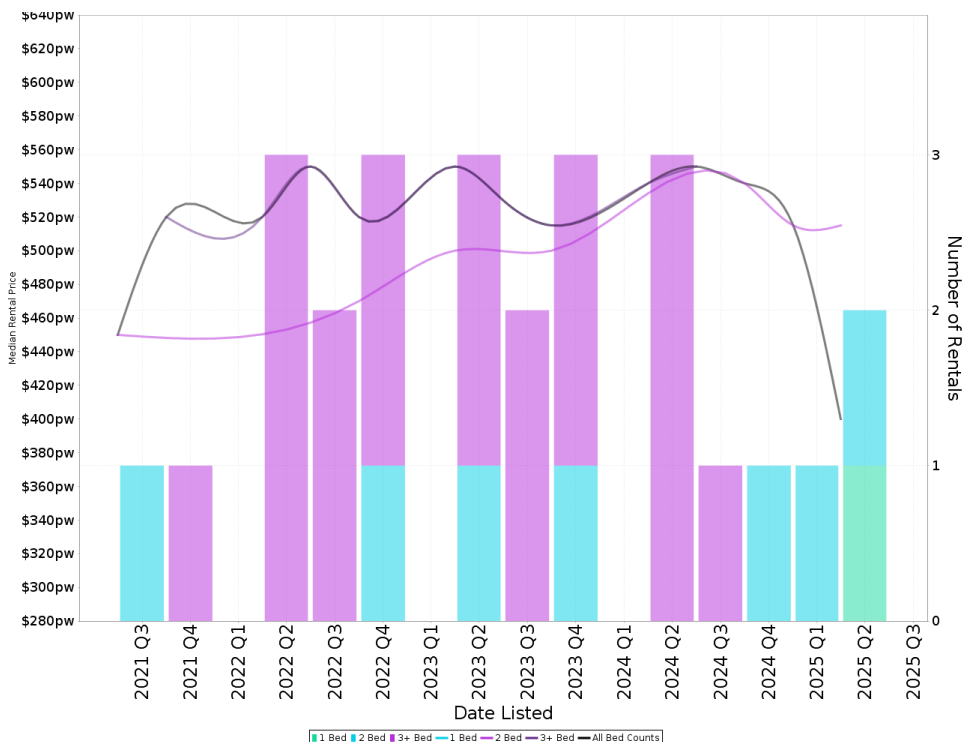
**Current Median Price: \$883,000**  
**Previous Median Price: \$850,000**  
 Based on 92 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.7%**

**Current Median Price: \$883,000**  
**Current Median Rent: \$625**  
 Based on 25 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-1.0%**

**Current Median Price: \$651,000**  
**Previous Median Price: \$657,500**  
 Based on 36 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.1%**

**Current Median Price: \$651,000**  
**Current Median Rent: \$515**  
 Based on 5 registered Unit rentals compared over the last 12 months.

# THEODORE - Recently Sold Properties

Median Sale Price

**\$883k**

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

**+3.9%**

Current Median Price: \$883,000  
Previous Median Price: \$850,000

Based on 92 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

62 TEWKSBURY CCT



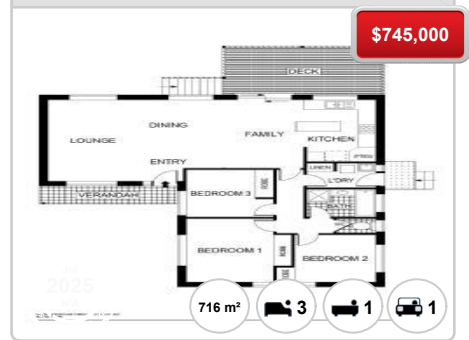
789 m<sup>2</sup> 3 2 -

7 TOPP PL



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

31 MACKERRAS CRES



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

90 LAWRENCE WACKETT CRES



810 m<sup>2</sup> 4 2 2

70 LOUIS LODER CRES



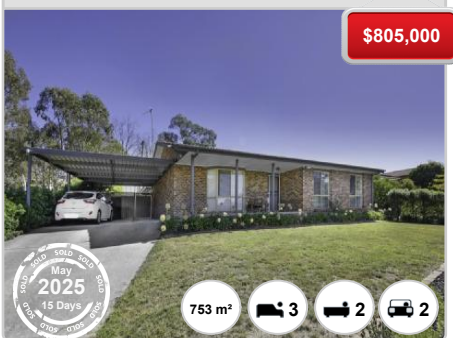
920 m<sup>2</sup> 3 2 1

35 LOUIS LODER ST



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

131 LAWRENCE WACKETT CRES



753 m<sup>2</sup> 3 2 2

7 LOUIS LODER ST



1,114 m<sup>2</sup> 4 2 2

32 FRED A GIBSON CCT



992 m<sup>2</sup> 4 2 2



100 LAWRENCE WACKETT CRES



\$725,000

153 LAWRENCE WACKETT CRES



\$936,000

88 LAWRENCE WACKETT CRES



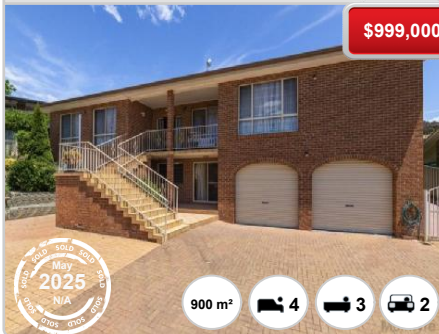
\$720,000

11 FAIRLEY CRES



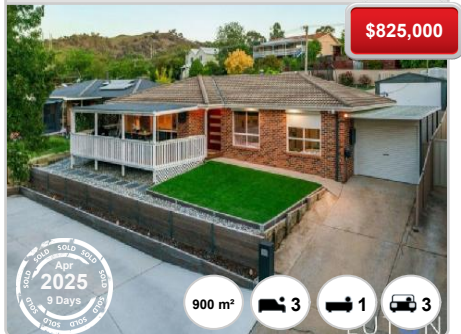
\$897,500

10 COCHRANE CRES



\$999,000

85 CHIPPINDALL CCT



\$825,000

9 CONLON CRES



\$940,000

97 CHIPPINDALL CCT



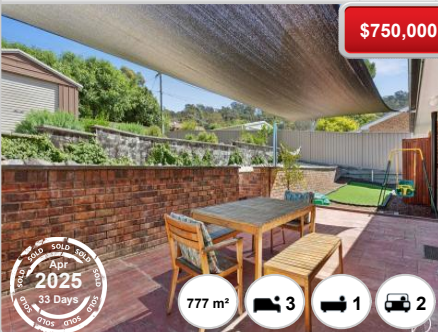
\$1,045,000

5 TOPP PL



\$1,065,000

89 CHIPPINDALL CCT



\$750,000

107 CHIPPINDALL CCT



\$850,000

25 VONWILLER CRES



\$990,000