

# Suburb flyover report

ARANDA (HOUSE)

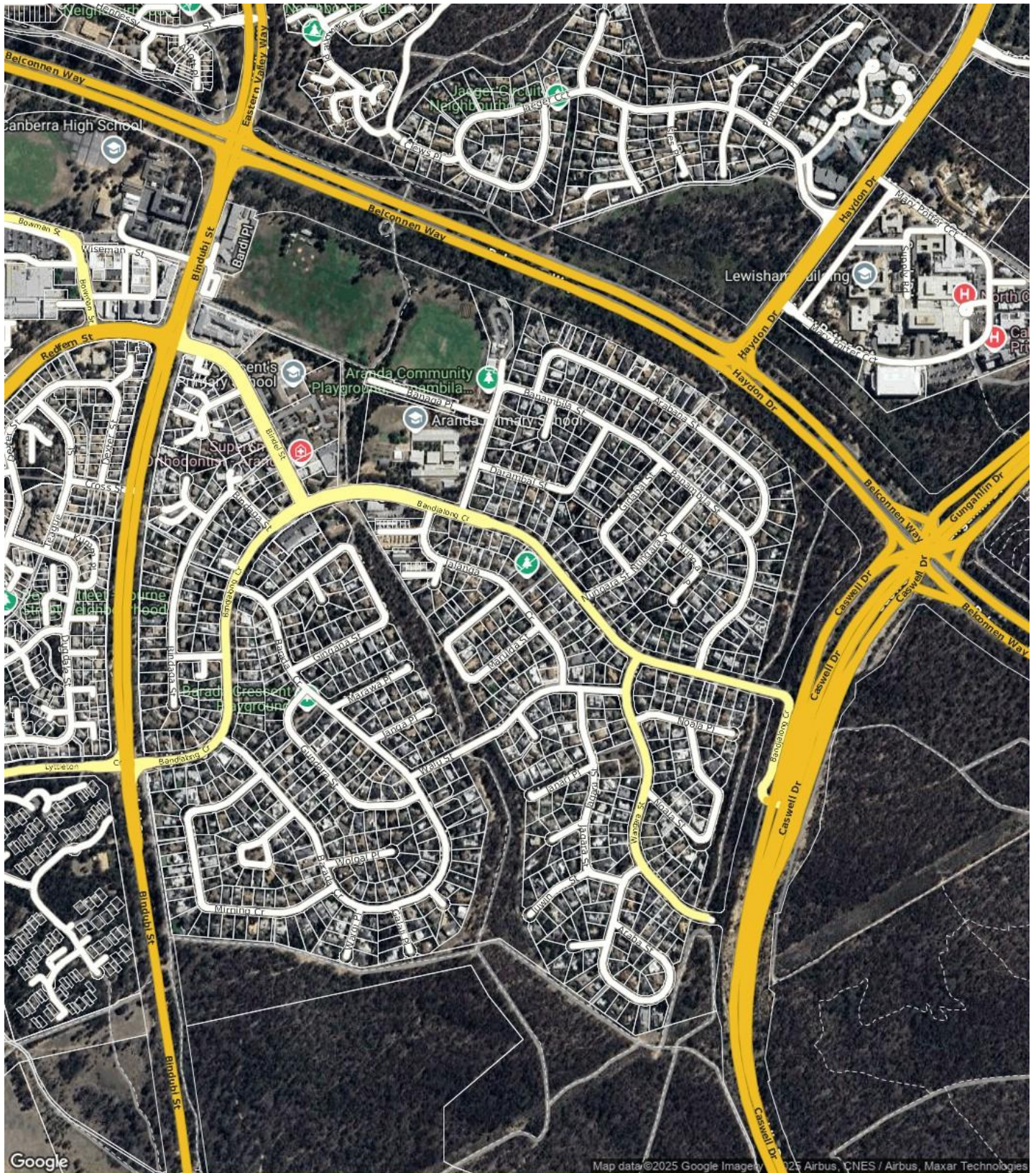
PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

**RayWhite.**





## ARANDA - Suburb Map



Prepared on 01/10/2025 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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# ARANDA - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	43	\$ 549,000	0.0 %	\$ 51,000	\$ 800,000
2008	29	\$ 545,000	-0.7 %	\$ 292,500	\$ 780,000
2009	36	\$ 581,000	6.6 %	\$ 417,000	\$ 905,000
2010	26	\$ 719,000	23.8 %	\$ 200,000	\$ 1,000,000
2011	25	\$ 736,000	2.4 %	\$ 265,000	\$ 1,020,000
2012	21	\$ 675,000	-8.3 %	\$ 530,000	\$ 1,090,000
2013	29	\$ 740,000	9.6 %	\$ 500,000	\$ 990,000
2014	26	\$ 656,000	-11.4 %	\$ 216,670	\$ 1,000,000
2015	38	\$ 821,250	25.2 %	\$ 299,352	\$ 1,187,000
2016	28	\$ 868,500	5.8 %	\$ 320,000	\$ 1,400,000
2017	26	\$ 893,000	2.8 %	\$ 640,000	\$ 1,405,000
2018	27	\$ 902,000	1.0 %	\$ 630,000	\$ 1,260,000
2019	34	\$ 956,524	6.0 %	\$ 712,500	\$ 1,430,000
2020	33	\$ 1,018,000	6.4 %	\$ 380,000	\$ 1,600,000
2021	28	\$ 1,272,500	25.0 %	\$ 360,000	\$ 1,635,000
2022	31	\$ 1,315,000	3.3 %	\$ 745,000	\$ 2,550,000
2023	25	\$ 1,400,000	6.5 %	\$ 987,500	\$ 2,260,000
2024	35	\$ 1,370,000	-2.1 %	\$ 960,000	\$ 3,000,000
2025	19	\$ 1,300,000	-5.1 %	\$ 1,000,000	\$ 2,500,000

Median Sale Price

\$1.38m

Based on 29 recorded House sales within the last 12 months (Oct '24 - Sep '25)

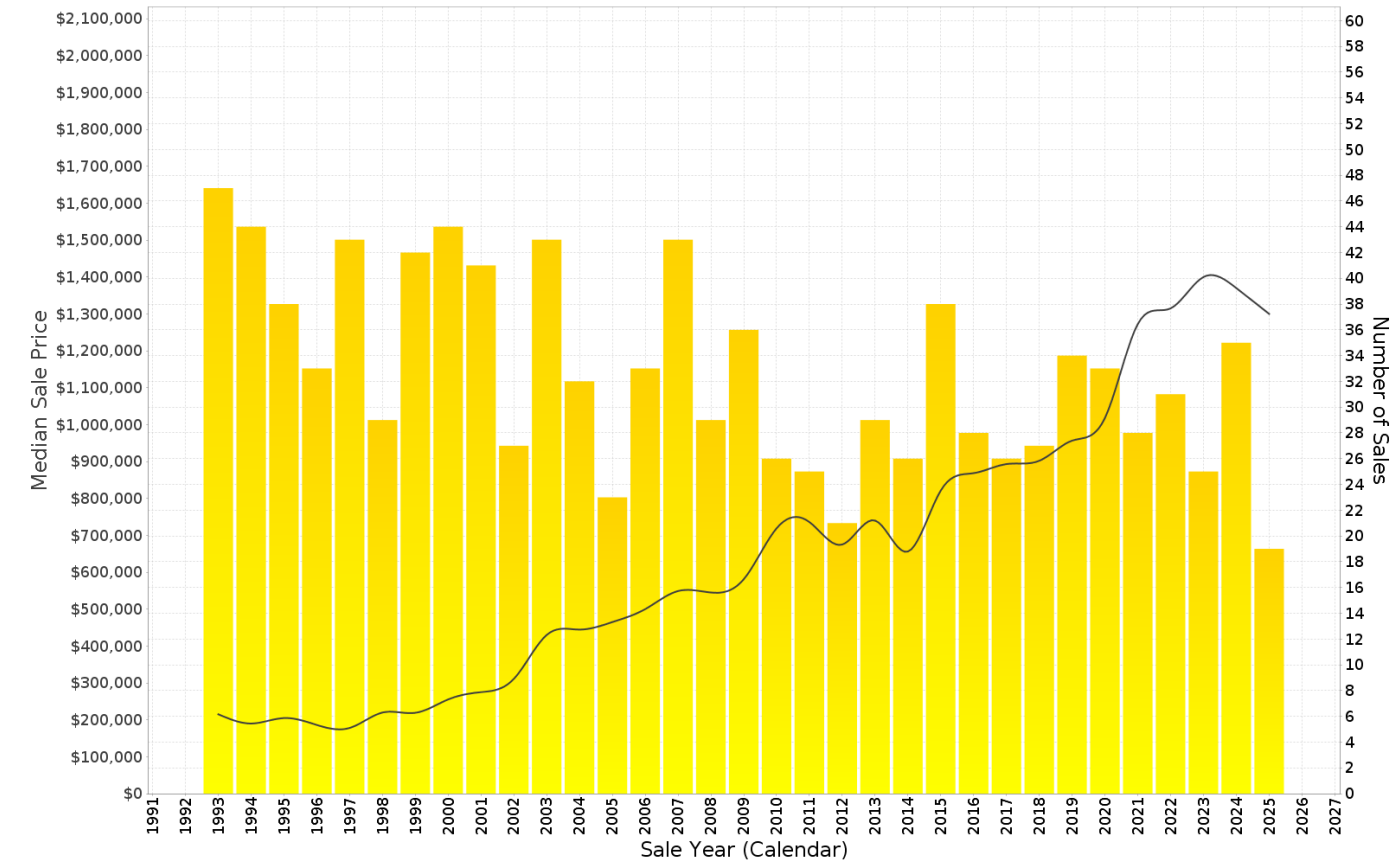
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

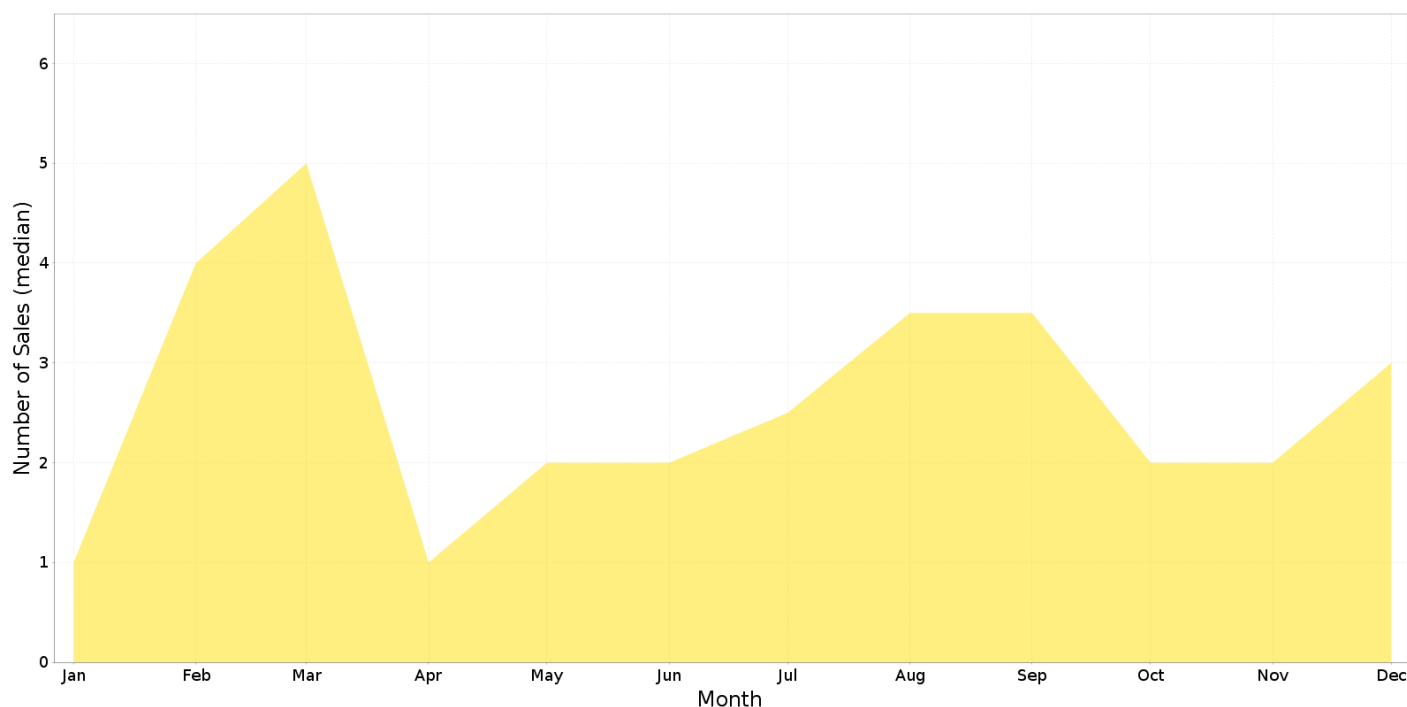
+3.4%

Current Median Price: \$1,380,000  
Previous Median Price: \$1,335,000

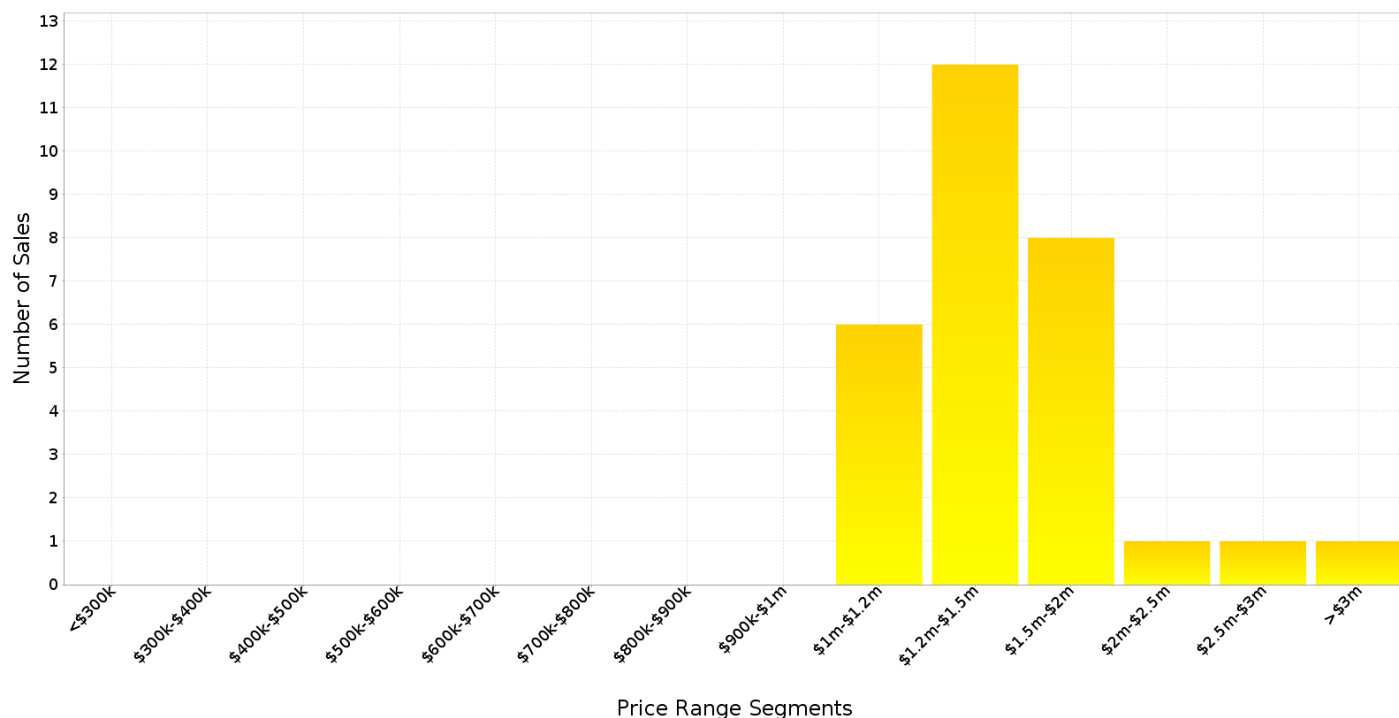
Based on 62 recorded House sales compared over the last two rolling 12 month periods



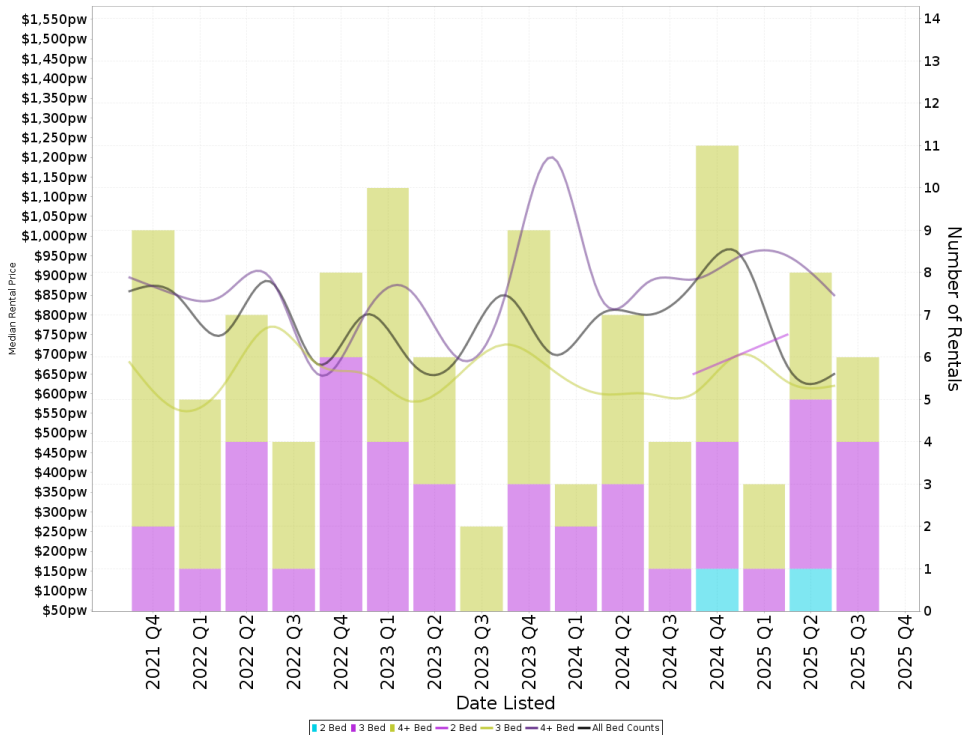
## ARANDA - Peak Selling Periods (3 years)



## ARANDA - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+3.4%**

Current Median Price: \$1,380,000  
Previous Median Price: \$1,335,000

Based on 62 registered House sales compared over the last two rolling 12 month periods.

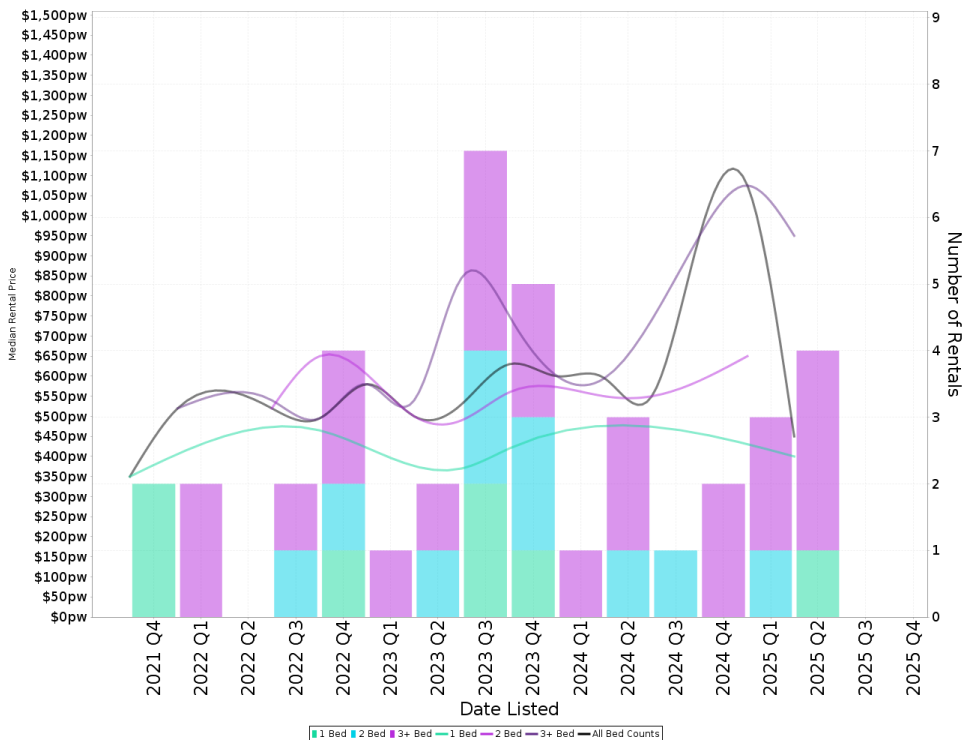
### Suburb Rental Yield

**+2.8%**

Current Median Price: \$1,380,000  
Current Median Rent: \$740

Based on 28 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-41.1%**

Current Median Price: \$740,000  
Previous Median Price: \$1,256,000

Based on 17 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+6.7%**

Current Median Price: \$740,000  
Current Median Rent: \$950

Based on 9 registered Unit rentals compared over the last 12 months.

# ARANDA - Recently Sold Properties

Median Sale Price

**\$1.38m**

Based on 29 recorded House sales within the last 12 months (Oct '24 - Sep '25)

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

Suburb Growth

**+3.4%**

Current Median Price: \$1,380,000  
Previous Median Price: \$1,335,000

Based on 62 recorded House sales compared over the last two rolling 12 month periods

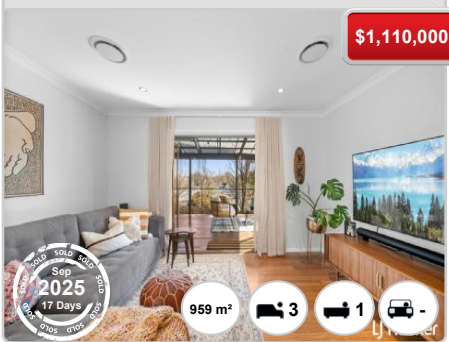
# Sold Properties

**29**

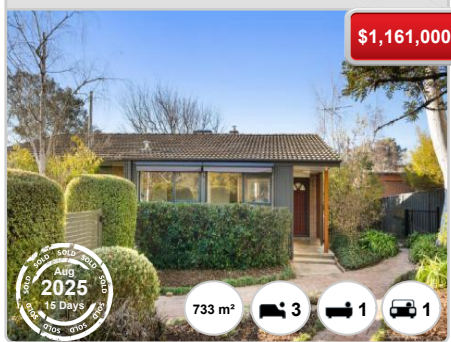
Based on recorded House sales within the 12 months (Oct '24 - Sep '25)

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

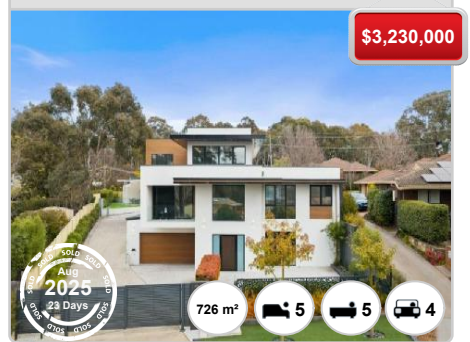
6 GINGANA PL



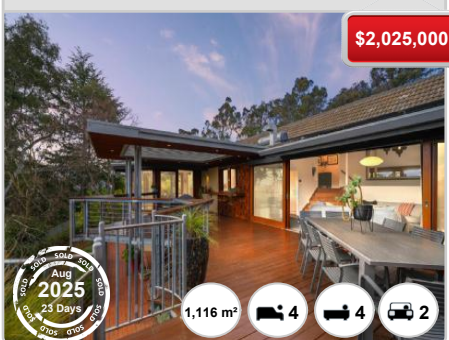
5 NOALA ST



1/32 BINDAGA PL



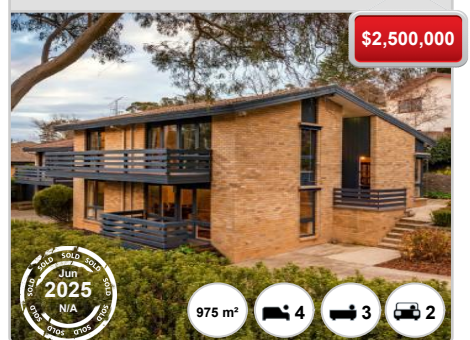
9A GIDABAL ST



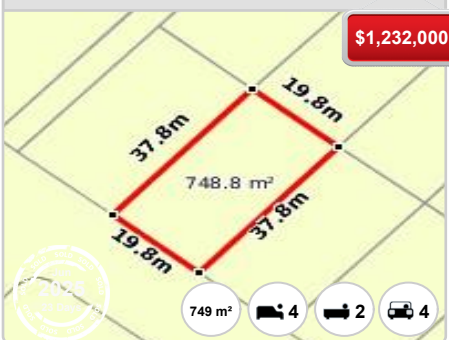
5 WOLGAL PL



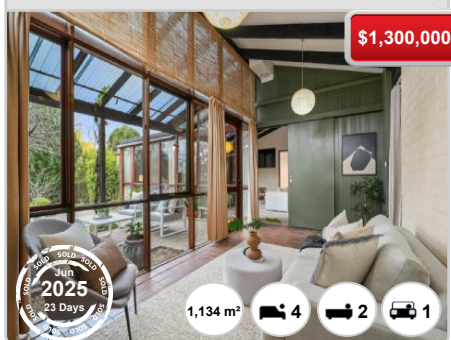
84 BANAMBILA ST



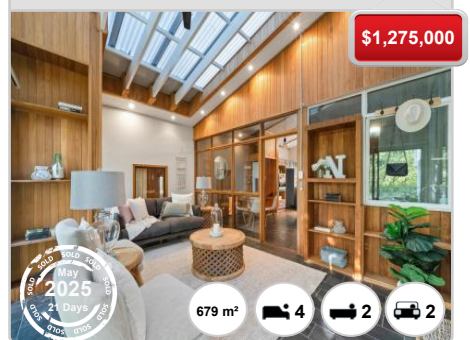
49 BANAMBILA ST



1 BANDJALONG CRES

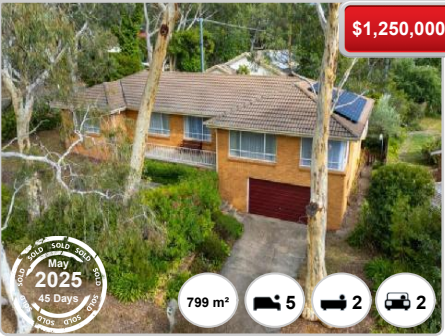


29 MIRNING CRES





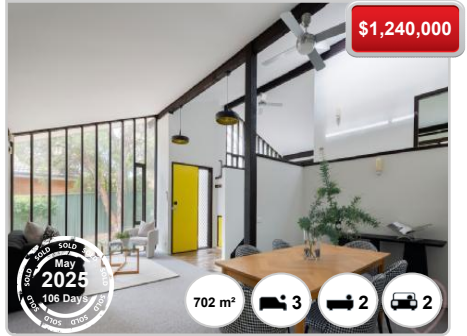
50 ARABANA ST



6 DARAMBAL ST



3 ARABA ST



69 BANAMBILA ST



58 ARABA ST



# ARANDA - Properties For Rent

Median Rental Price

\$740 /w

Based on 28 recorded House rentals within the last 12 months (Oct '24 - Sep '25)

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

Rental Yield

+2.8%

Current Median Price: \$1,380,000  
Current Median Rent: \$740

Based on 29 recorded House sales and 28 House rentals compared over the last 12 months

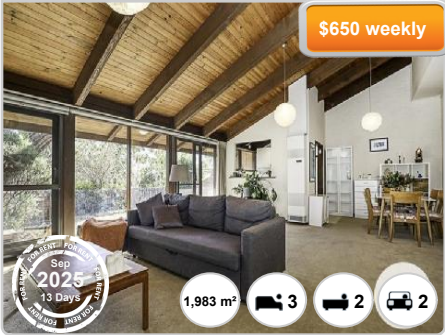
Number of Rentals

28


Based on recorded House rentals within the last 12 months (Oct '24 - Sep '25)

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


3/14 JALANGA PLACE





\$650 weekly



1,983 m<sup>2</sup>







3/14 Jalanga Pl



\$650 per week



1,983 m<sup>2</sup>







29 Bindaga Street



\$620



959 m<sup>2</sup>





