

# Suburb flyover report

BELCONNEN (UNIT)

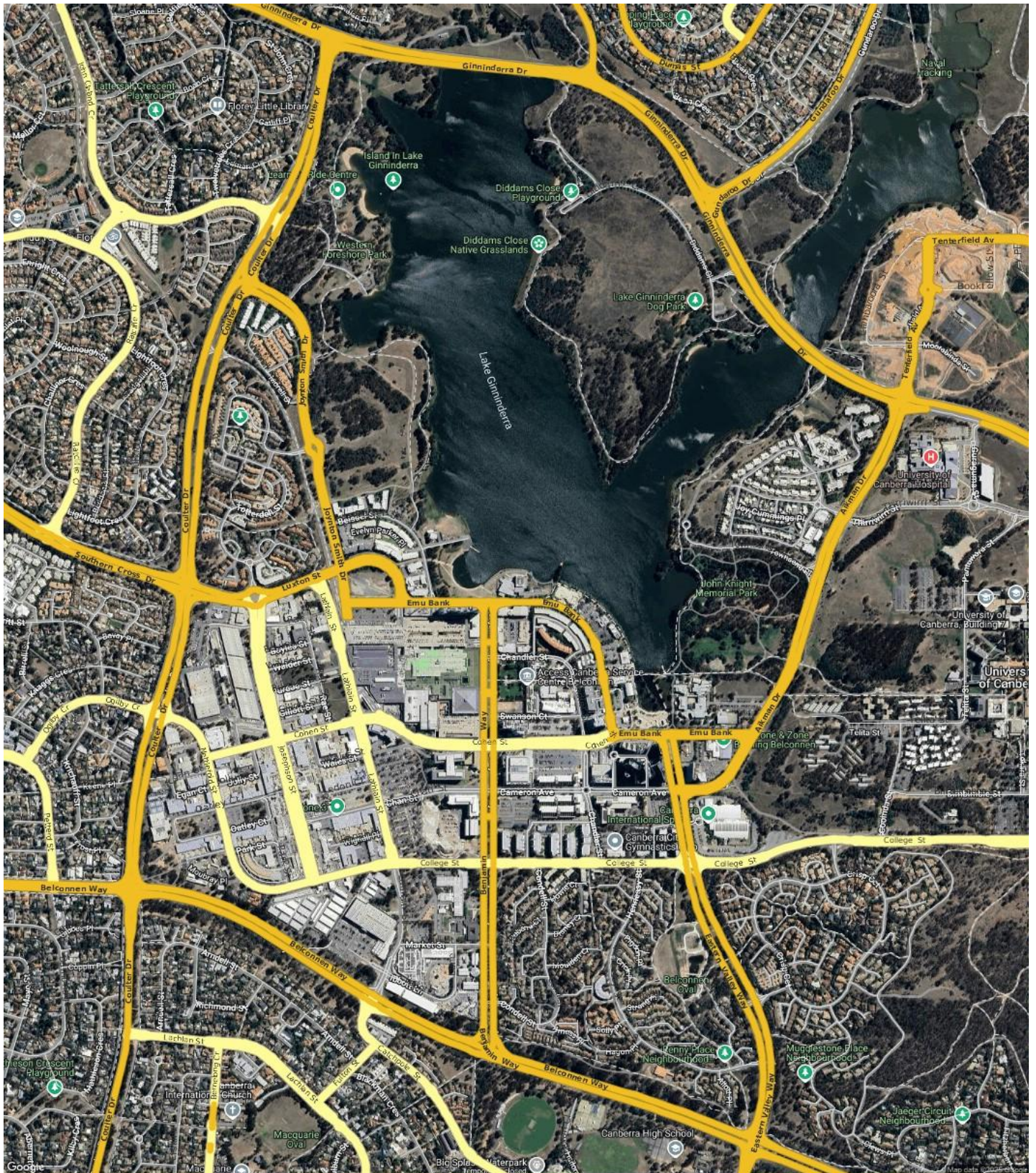
PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

**RayWhite.**





## BELCONNEN - 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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BELCONNEN - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2007	109	\$ 319,000	0.0 %	\$ 181,000	\$ 599,000
2008	209	\$ 342,900	7.5 %	\$ 10,000	\$ 4,049,000
2009	274	\$ 380,000	10.8 %	\$ 192,500	\$ 1,660,000
2010	425	\$ 396,900	4.4 %	\$ 129,200	\$ 859,900
2011	169	\$ 400,000	0.8 %	\$ 194,950	\$ 780,000
2012	191	\$ 400,000	0.0 %	\$ 280,000	\$ 780,000
2013	181	\$ 408,000	2.0 %	\$ 202,500	\$ 900,000
2014	339	\$ 407,000	-0.2 %	\$ 72,000	\$ 3,828,000
2015	280	\$ 377,450	-7.3 %	\$ 120,700	\$ 800,000
2016	279	\$ 410,000	8.6 %	\$ 60,000	\$ 1,400,000
2017	369	\$ 410,000	0.0 %	\$ 177,500	\$ 1,320,000
2018	609	\$ 420,000	2.4 %	\$ 115,000	\$ 1,150,000
2019	261	\$ 405,000	-3.6 %	\$ 175,000	\$ 5,224,558
2020	508	\$ 400,000	-1.2 %	\$ 130,000	\$ 5,517,300
2021	652	\$ 479,950	20.0 %	\$ 158,000	\$ 5,149,000
2022	497	\$ 530,900	10.6 %	\$ 60,000	\$ 1,900,000
2023	290	\$ 485,000	-8.6 %	\$ 217,500	\$ 1,265,000
2024	302	\$ 480,000	-1.0 %	\$ 220,000	\$ 1,205,000
2025	173	\$ 480,000	0.0 %	\$ 122,500	\$ 1,085,000

Median Sale Price

\$478k

Based on 250 recorded Unit sales within the last 12 months (Oct '24 - Sep '25)

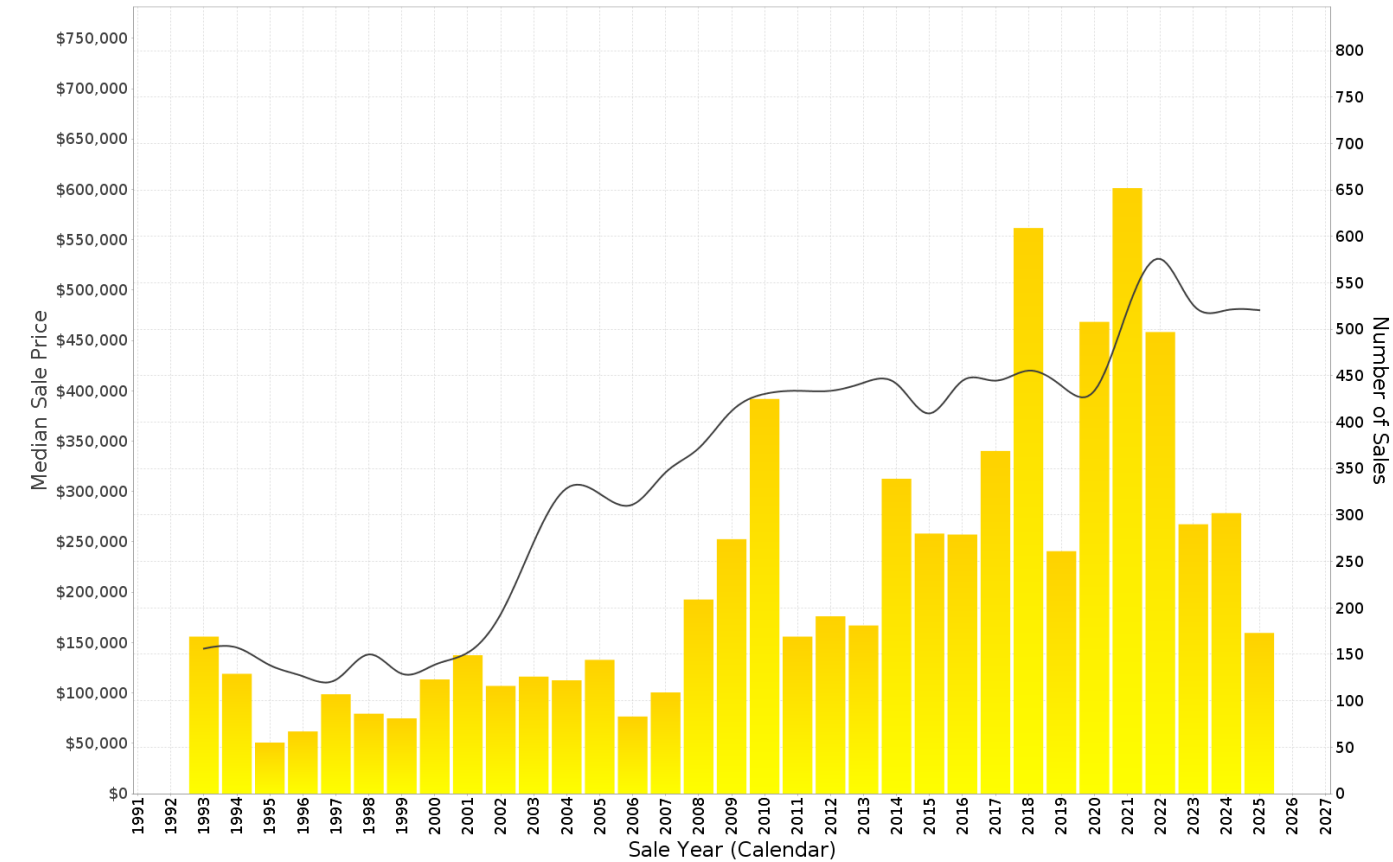
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

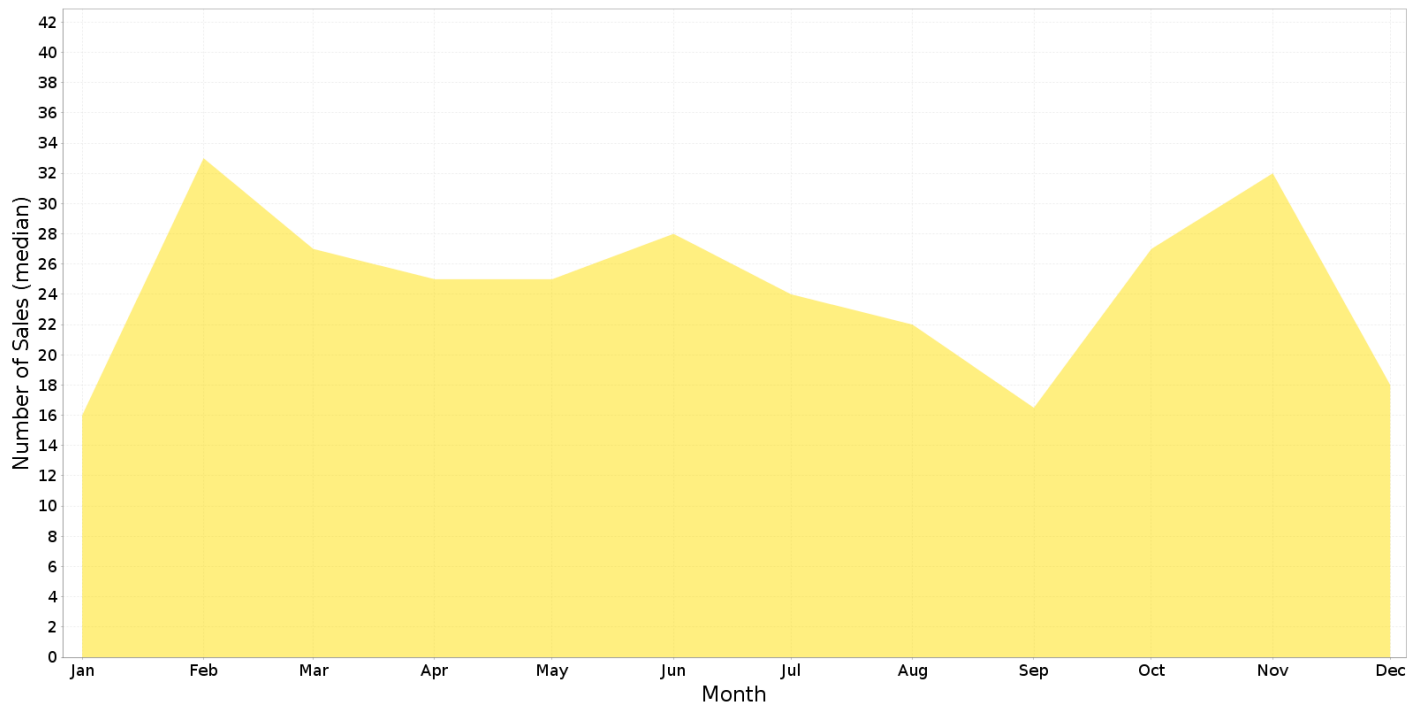
-0.5%

Current Median Price: \$477,500  
Previous Median Price: \$480,000

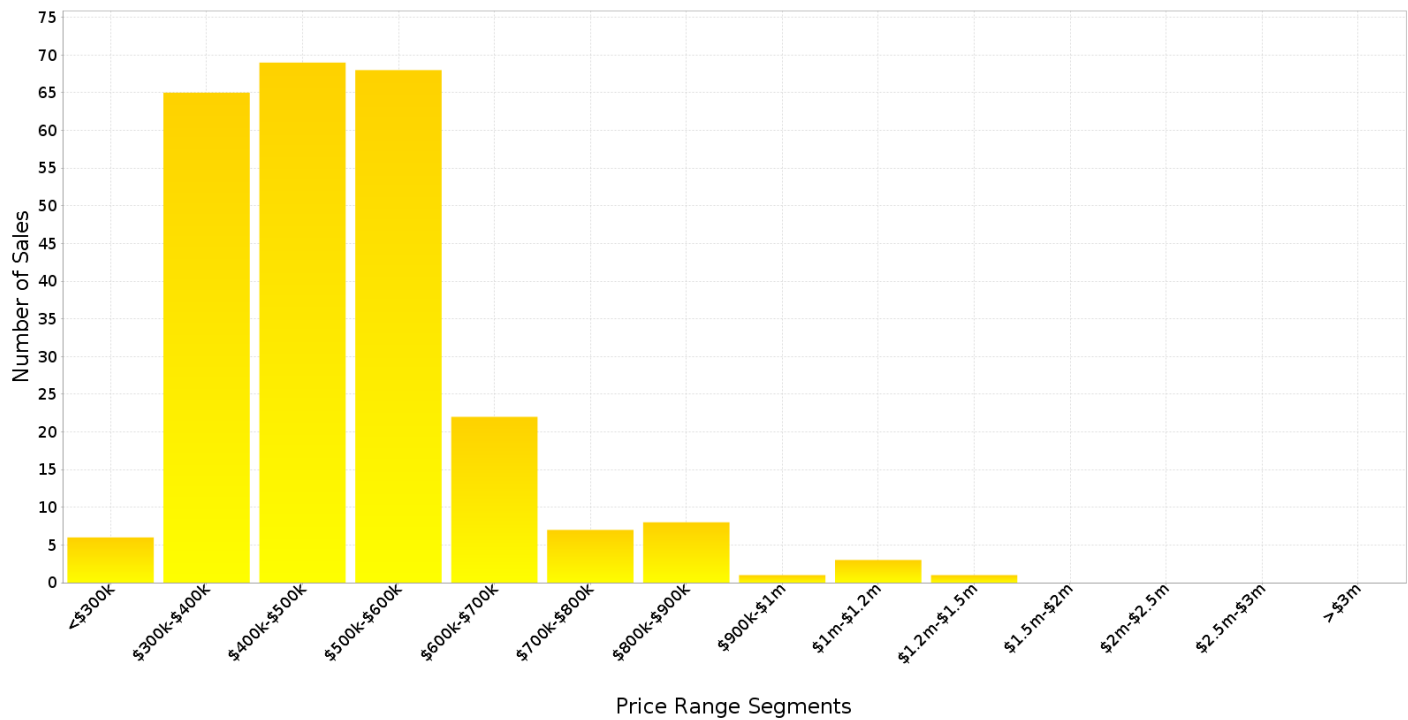
Based on 557 recorded Unit sales compared over the last two rolling 12 month periods



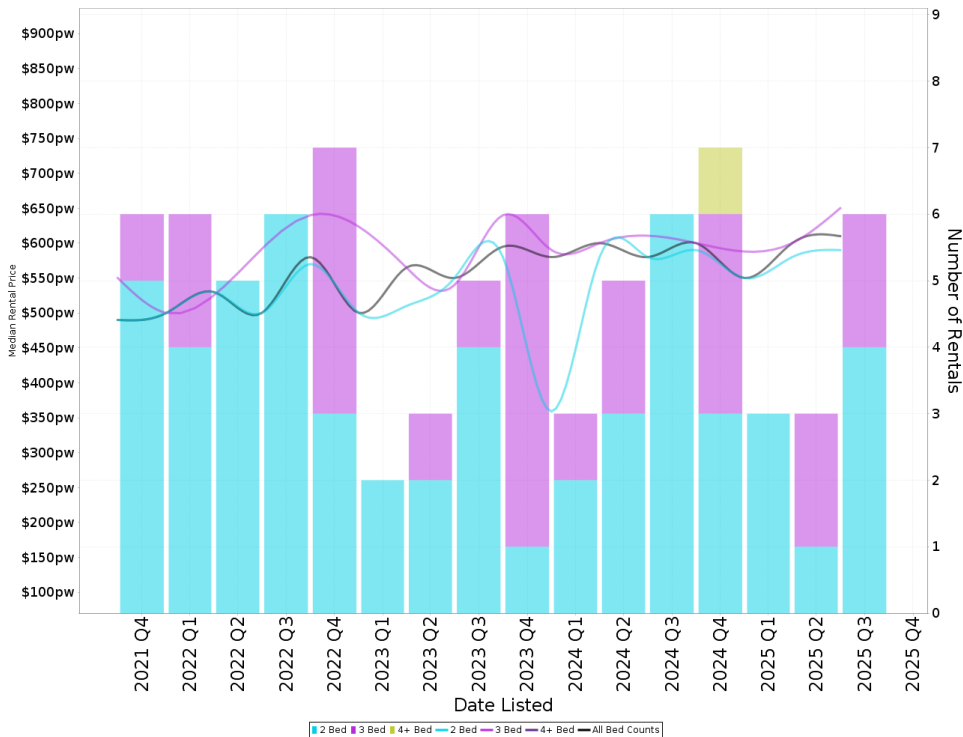
## BELCONNEN - Peak Selling Periods (3 years)



## BELCONNEN - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



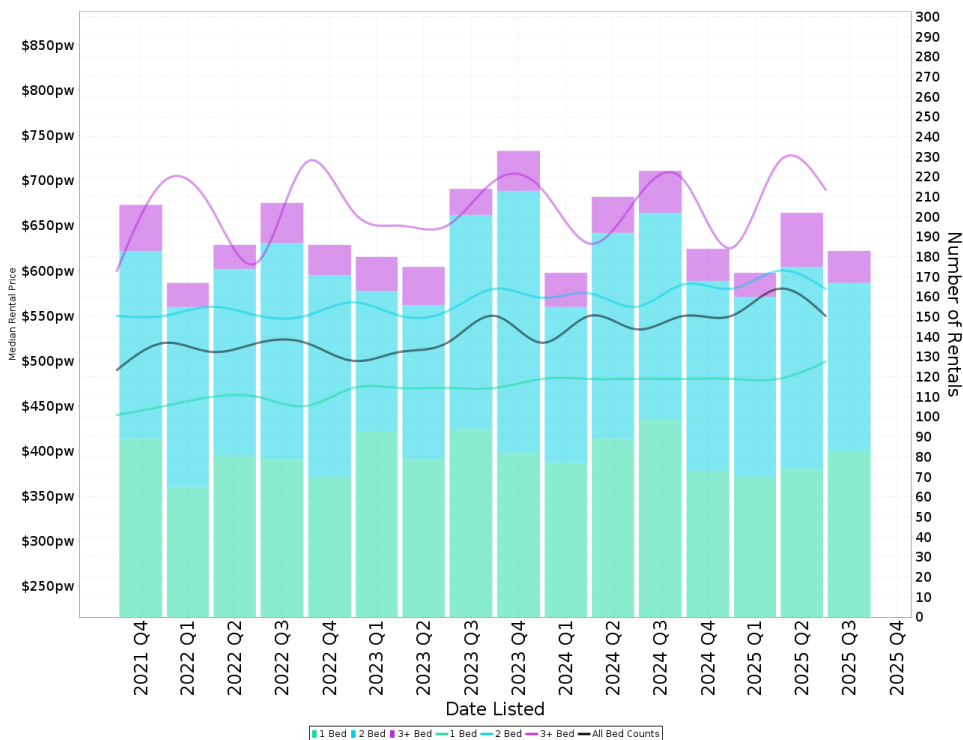
Suburb Sale Price Growth

N/A

Suburb Rental Yield

N/A

## Median Weekly Rents (Units)



Suburb Sale Price Growth

**-0.5%**

Current Median Price: \$477,500  
Previous Median Price: \$480,000  
Based on 557 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

**+6.0%**

Current Median Price: \$477,500  
Current Median Rent: \$550  
Based on 741 registered Unit rentals compared over the last 12 months.

# BELCONNEN - Recently Sold Properties

Median Sale Price

**\$478k**

Based on 250 recorded Unit 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

**-0.5%**

Current Median Price: \$477,500  
Previous Median Price: \$480,000

Based on 557 recorded Unit sales compared over the last two rolling 12 month periods

# Sold Properties

**250**

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

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

14/34 MORELL CL



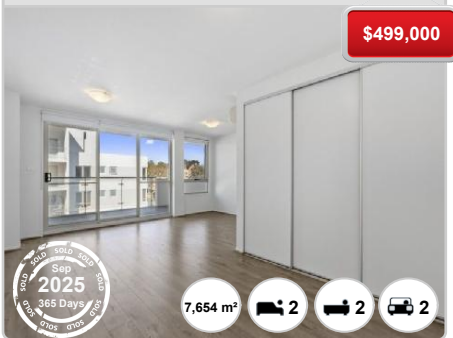
2211/120 EASTERN VALLEY WAY



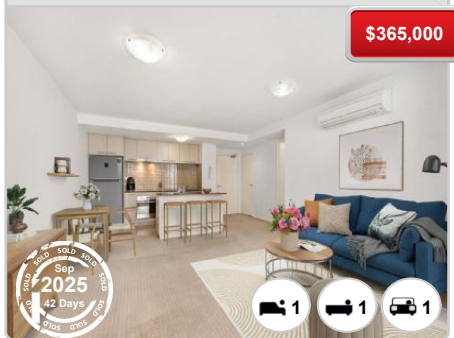
115/41 CHANDLER ST



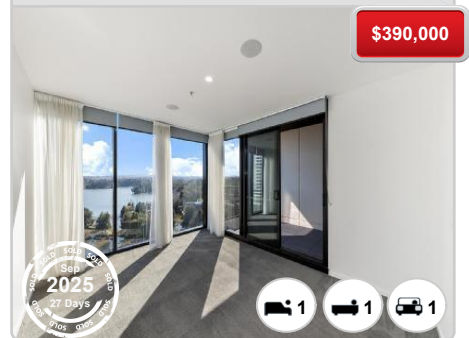
57/25-57 BENJAMIN WAY



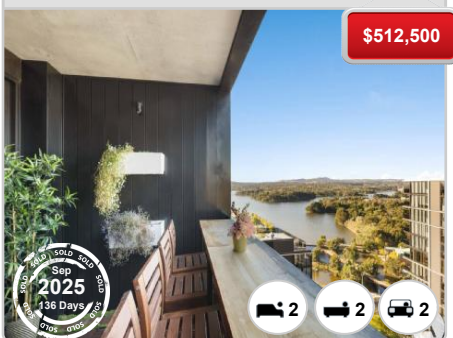
122/64 COLLEGE ST



710/4 GRAZIER LANE



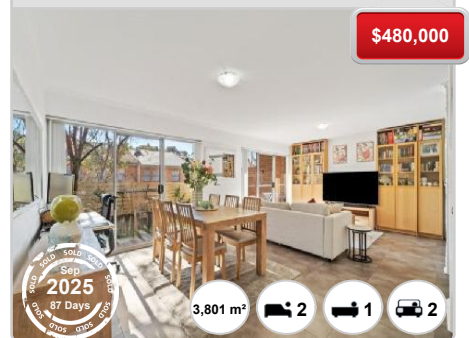
1704/1 GRAZIER LANE



137/72 COLLEGE ST



15/51 TOTTERDELL ST





**25/97 EASTERN VALLEY LANE**

**\$360,000**

Sold Sep 2025  
172 Days

7,621 m<sup>2</sup> 1 1 1

**119/41 CHANDLER ST**

**\$410,000**

Sold Sep 2025  
25 Days

7,708 m<sup>2</sup> 1 1 1

**24/170- TOTTERDELL ST**

**\$592,000**

Sold Sep 2025  
69 Days

photo not available 2 1 -

**LEVEL 6 606/2 GRAZIER LANE**

**\$490,000**

Sold Sep 2025  
26 Days

2 2 1

**LEVEL 6/606 GRAZIER LANE**

**\$490,000**

Sold Sep 2025  
25 Days

photo not available 2 3 -

**195/41 CHANDLER ST**

**\$395,000**

Sold Sep 2025  
187 Days

7,708 m<sup>2</sup> 1 1 1

**616/2 GRAZIER LANE**

**\$300,000**

Sold Aug 2025  
35 Days

1 1 -

**1314/120 EASTERN VALLEY WAY**

**\$334,000**

Sold Aug 2025  
28 Days

1 1 1

**235/84 CHANDLER ST**

**\$372,500**

Sold Aug 2025  
56 Days

1 1 1

**710/161 EMU BANK**

**\$580,000**

Sold Aug 2025  
41 Days

2 1 1

**38 RENNY PL**

**\$750,000**

Sold Aug 2025  
55 Days

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

**1201/1 GRAZIER LANE**

**\$360,000**

Sold Aug 2025  
110 Days

1 1 1

# BELCONNEN - Properties For Rent

## Median Rental Price

# \$550 /w

Based on 741 recorded Unit 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

# +6.0%

Current Median Price: \$477,500  
Current Median Rent: \$550

Based on 250 recorded Unit sales and 741 Unit rentals compared over the last 12 months

## Number of Rentals

# 741

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

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

### 310/6 GRAZIER LANE

\$620 p/w



5,852 m²

2

2

1

### 1201/2 Grazier Lane

\$480 pw



192 m²

1

1

-

### 9/7 Osborne Place

\$510 per week



1,549 m²

2

1

1

### 336/80 Chandler Street

\$480 per week



2.19 ha

1

1

1

### 19 CRICK PLACE

\$585 per week



1,588 m²

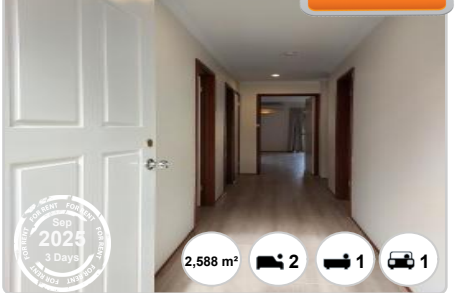
2

1

2

### 44 Totterdell Street

\$550



2,588 m²

2

1

1

### 105/8 Veryard Lane

\$560 per week



7,621 m²

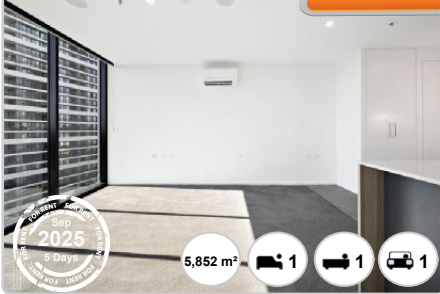
2

1

1

### 1101/4 GRAZIER LANE

\$500 per week



5,852 m²

1

1

1

### 604/1 Grazier Lane

\$570 per week



6,503 m²

2

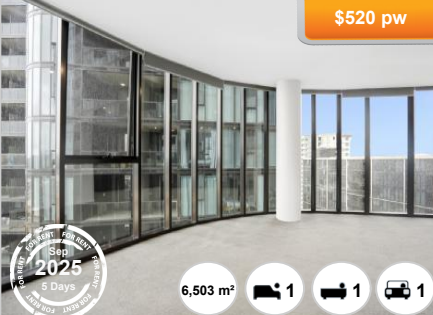
2

1



**1201/1 Grazier Lane**

**\$520 pw**

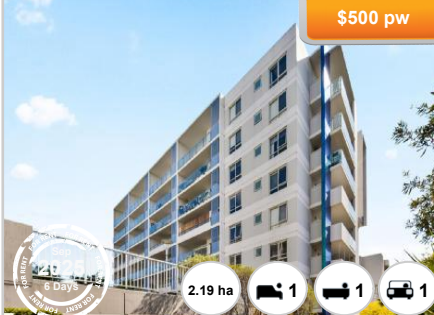


**FOR RENT** **FOR SALE**  
Sep 2025  
8 Days

6,503 m<sup>2</sup> 1 1 1

**10/68 College Street**

**\$500 pw**




**FOR RENT** **FOR SALE**  
Sep 2025  
8 Days

2.19 ha 1 1 1

**9/2 Veryard Lane**

**\$490 per week**

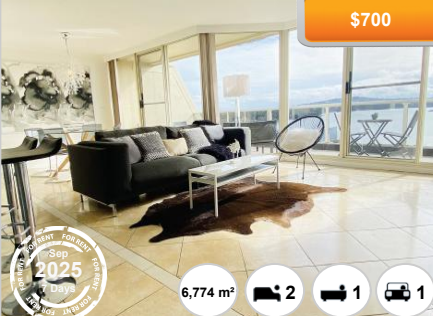


**FOR RENT** **FOR SALE**  
Sep 2025  
8 Days

7,621 m<sup>2</sup> 1 1 1

**72B/9 Chandler Street**

**\$700**




**FOR RENT** **FOR SALE**  
Sep 2025  
8 Days

6,774 m<sup>2</sup> 2 1 1

**23C/21 Beissel Street**

**\$635 per week**



**FOR RENT** **FOR SALE**  
Sep 2025  
7 Days

2.1 ha 2 2 2

**616/120 EASTERN VALLEY WAY**

**\$620 weekly**

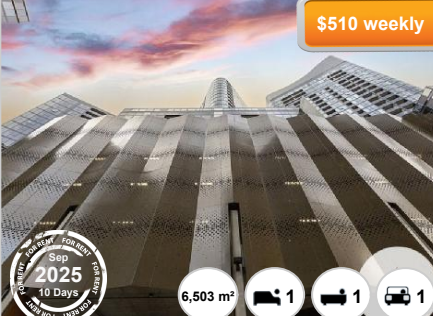


**FOR RENT** **FOR SALE**  
Sep 2025  
7 Days

2,224 m<sup>2</sup> 2 2 1

**1706/1 GRAZIER LANE**

**\$510 weekly**

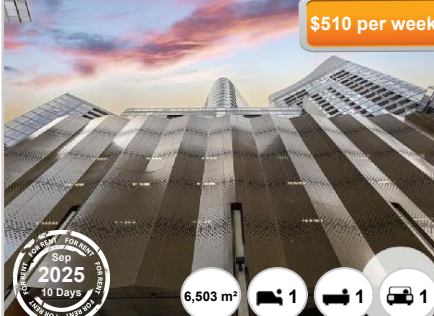


**FOR RENT** **FOR SALE**  
Sep 2025  
10 Days

6,503 m<sup>2</sup> 1 1 1

**1706/1 Grazier La**

**\$510 per week**

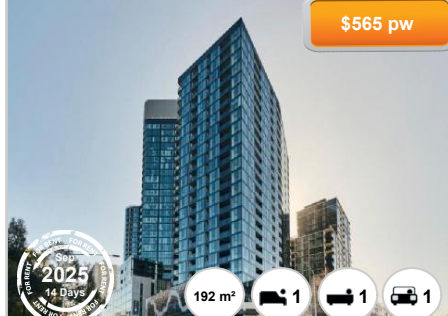


**FOR RENT** **FOR SALE**  
Sep 2025  
10 Days

6,503 m<sup>2</sup> 1 1 1

**2216/2 GRAZIER LANE**

**\$565 pw**



**FOR RENT** **FOR SALE**  
Sep 2025  
14 Days

192 m<sup>2</sup> 1 1 1

**61/41 CHANDLER STREET**

**\$480 Per Week**

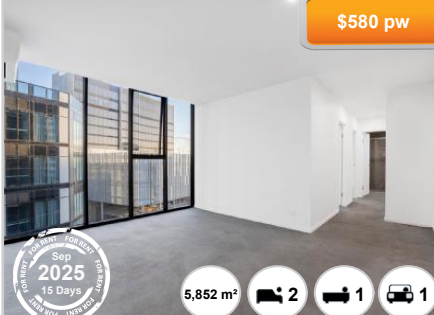


**FOR RENT** **FOR SALE**  
Sep 2025  
14 Days

7,709 m<sup>2</sup> 1 1 1

**603/6 Grazier Lane**

**\$580 pw**




**FOR RENT** **FOR SALE**  
Sep 2025  
15 Days

5,852 m<sup>2</sup> 2 1 1

**6/1 BEISSEL STREET**

**\$551 per week**



**FOR RENT** **FOR SALE**  
Sep 2025  
15 Days

3,668 m<sup>2</sup> 2 2 2