

Suburb flyover report

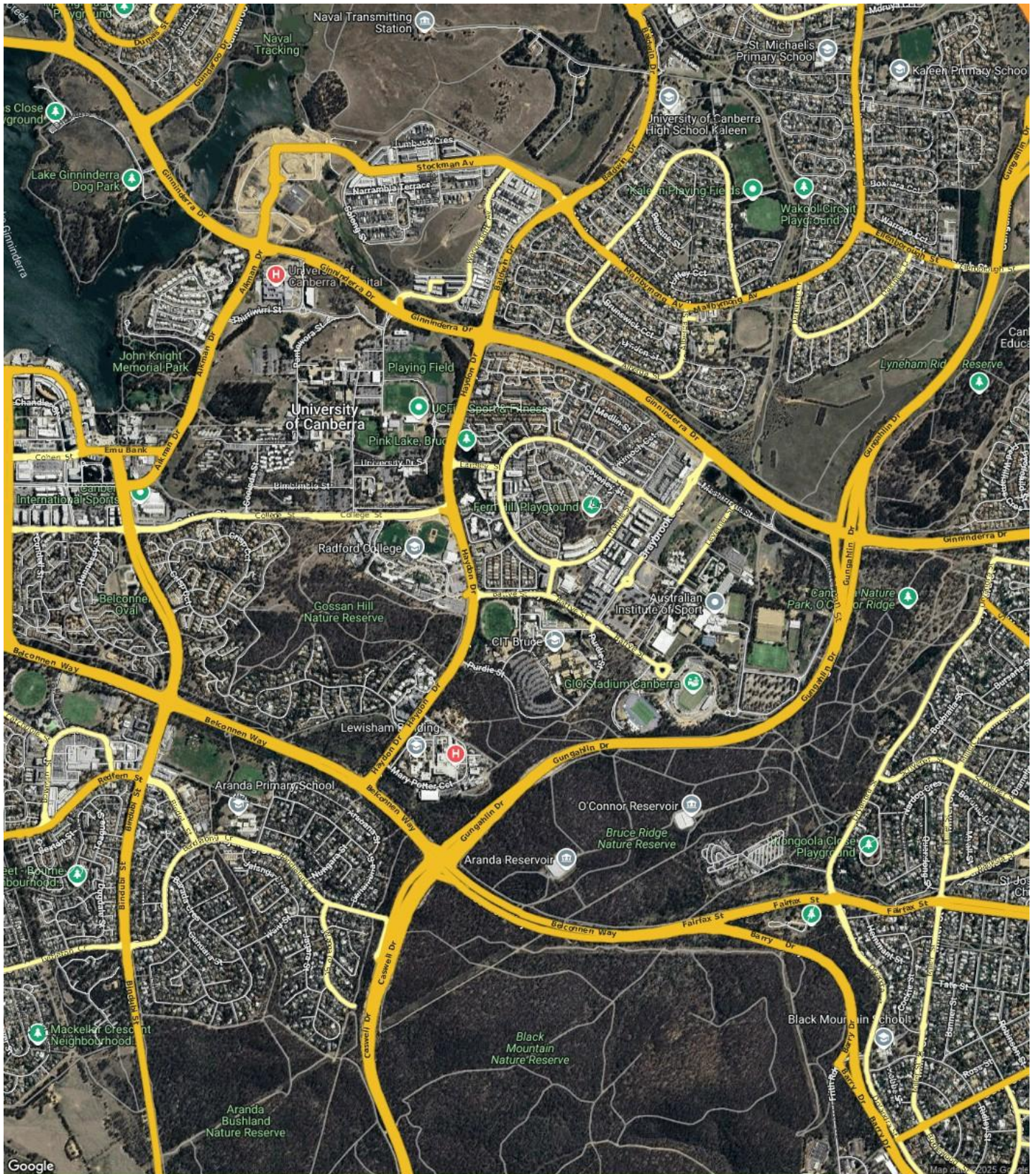
BRUCE (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



BRUCE - 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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BRUCE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	51	\$ 535,000	0.0 %	\$ 250,000	\$ 935,000
2008	31	\$ 600,000	12.1 %	\$ 4,400	\$ 1,040,000
2009	39	\$ 625,000	4.2 %	\$ 370,000	\$ 1,261,000
2010	21	\$ 630,000	0.8 %	\$ 537,500	\$ 1,070,000
2011	25	\$ 665,000	5.6 %	\$ 535,000	\$ 1,430,000
2012	29	\$ 650,000	-2.3 %	\$ 305,000	\$ 1,200,000
2013	26	\$ 715,000	10.0 %	\$ 575,000	\$ 1,256,000
2014	10	\$ 682,500	-4.5 %	\$ 600,000	\$ 1,145,000
2015	20	\$ 875,000	28.2 %	\$ 510,000	\$ 1,375,000
2016	23	\$ 846,500	-3.3 %	\$ 560,000	\$ 1,605,000
2017	26	\$ 810,000	-4.3 %	\$ 365,000	\$ 1,556,000
2018	25	\$ 850,000	4.9 %	\$ 675,000	\$ 1,650,000
2019	13	\$ 830,000	-2.4 %	\$ 718,000	\$ 1,835,000
2020	17	\$ 930,000	12.0 %	\$ 410,000	\$ 1,495,000
2021	20	\$ 1,030,000	10.8 %	\$ 670,000	\$ 2,475,000
2022	22	\$ 1,437,500	39.6 %	\$ 820,000	\$ 2,900,000
2023	20	\$ 1,251,000	-13.0 %	\$ 930,000	\$ 3,990,000
2024	11	\$ 1,250,000	-0.1 %	\$ 980,000	\$ 2,100,000
2025	11	\$ 1,115,000	-10.8 %	\$ 880,000	\$ 2,060,000

Median Sale Price

\$1.17m

Based on 13 recorded House sales within the last 12 months (Oct '24 - Sep '25)

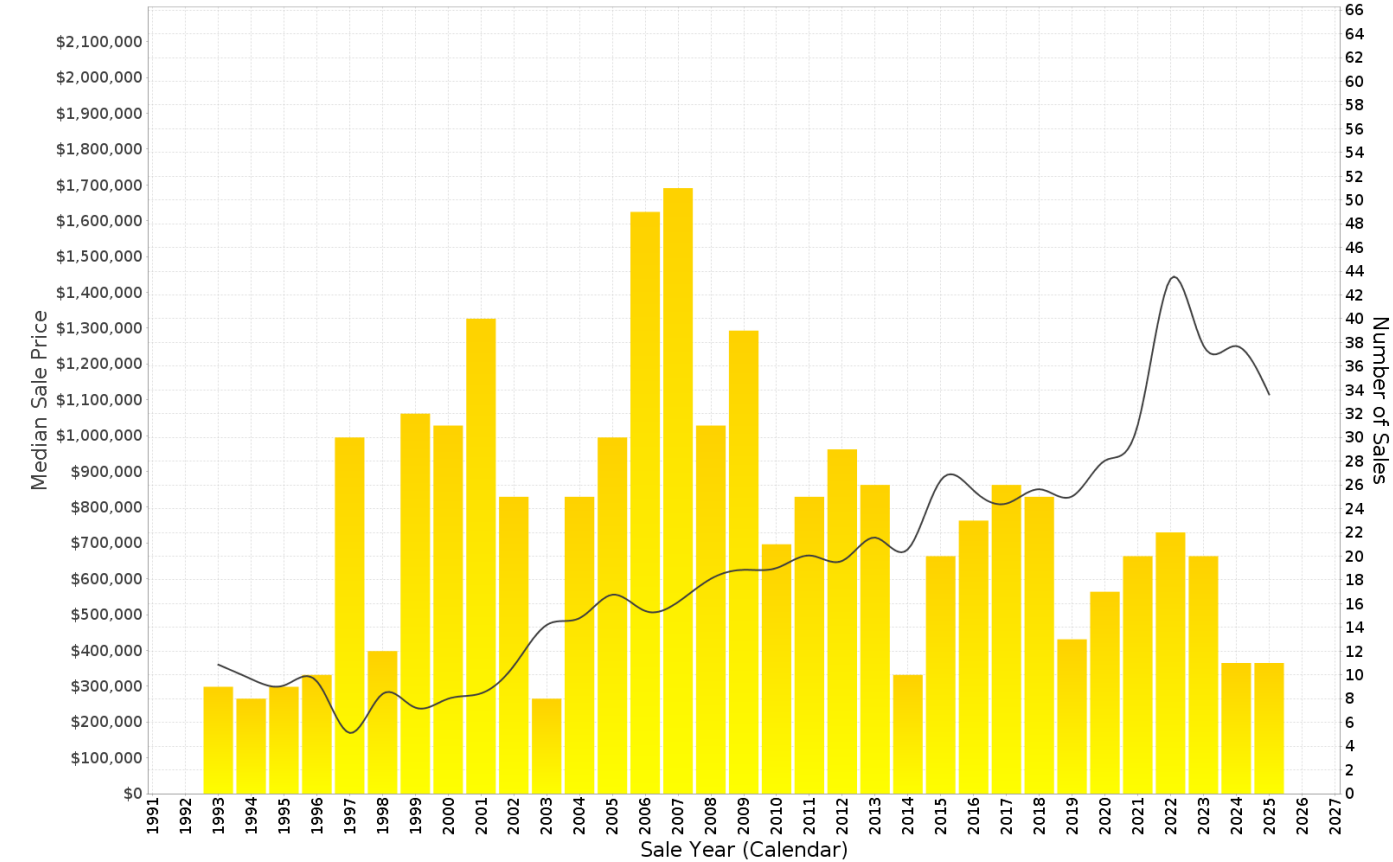
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

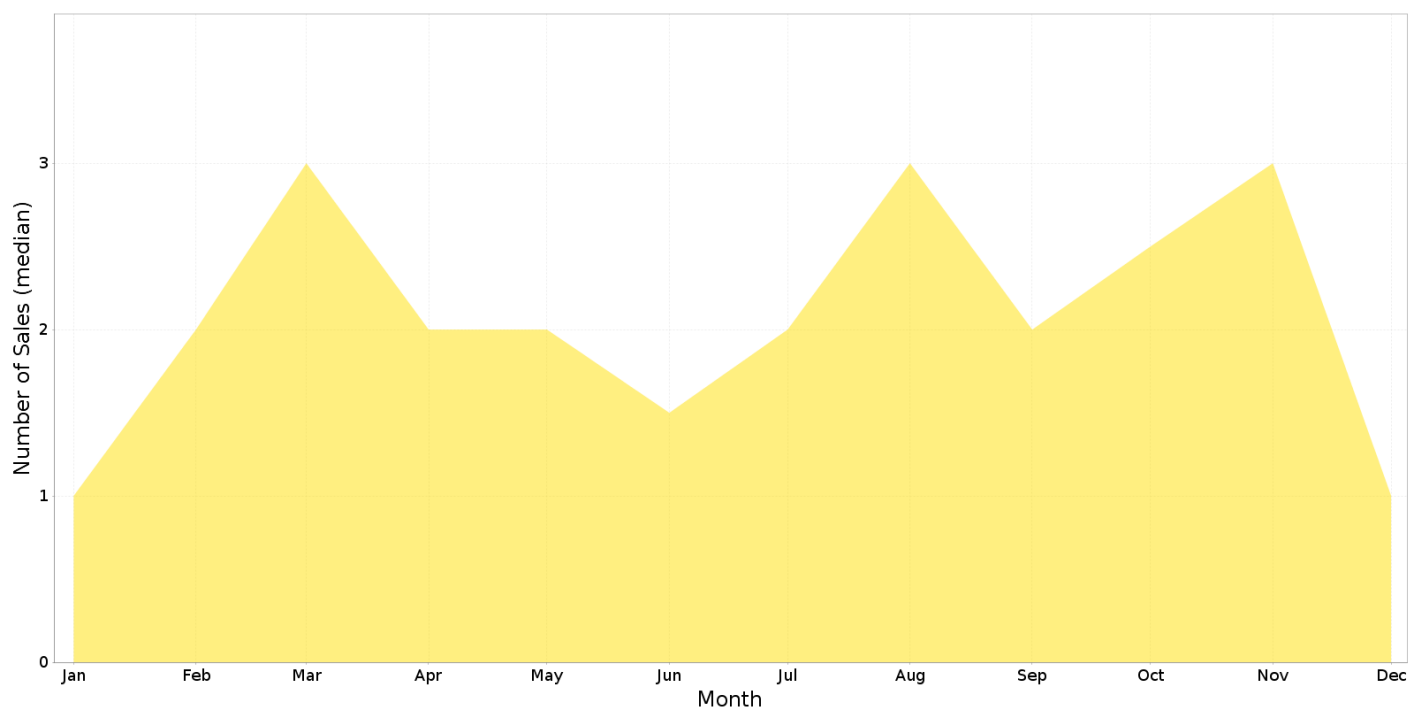
-6.8%

Current Median Price: \$1,165,000
Previous Median Price: \$1,250,000

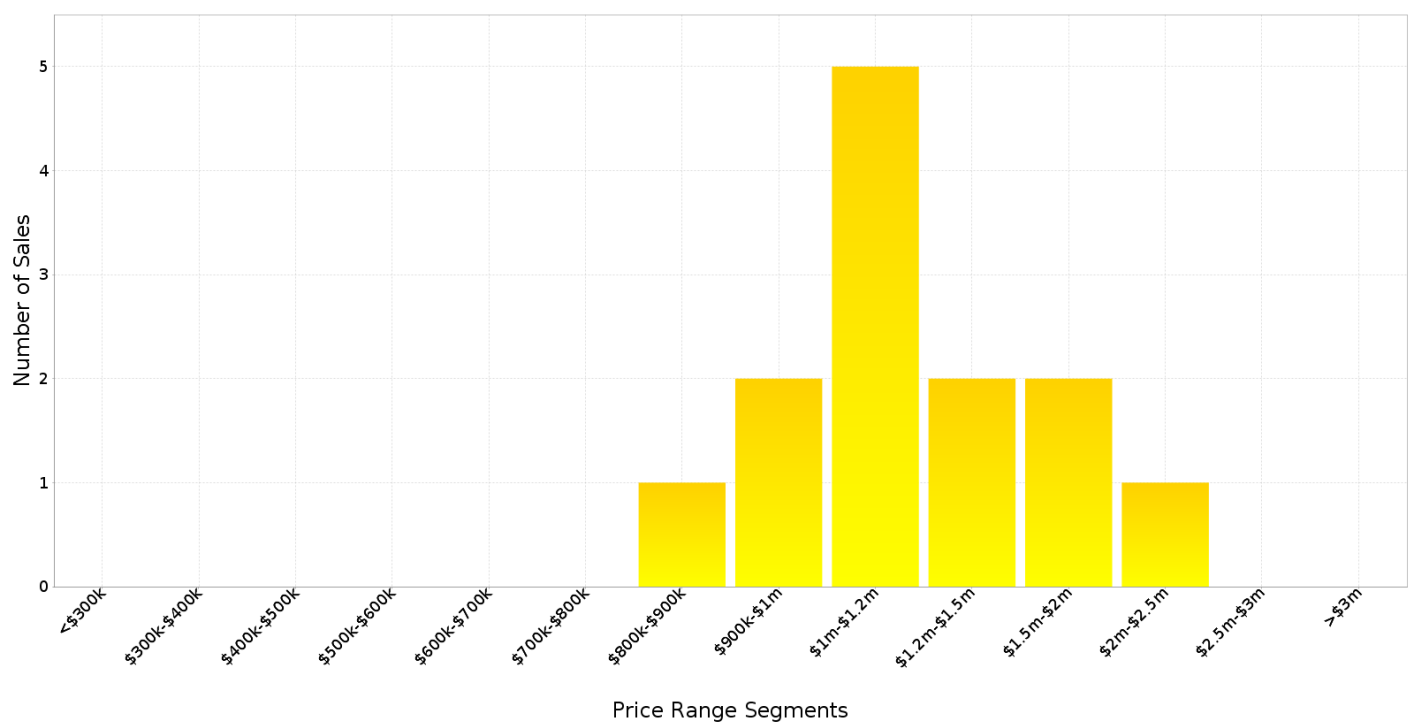
Based on 28 recorded House sales compared over the last two rolling 12 month periods



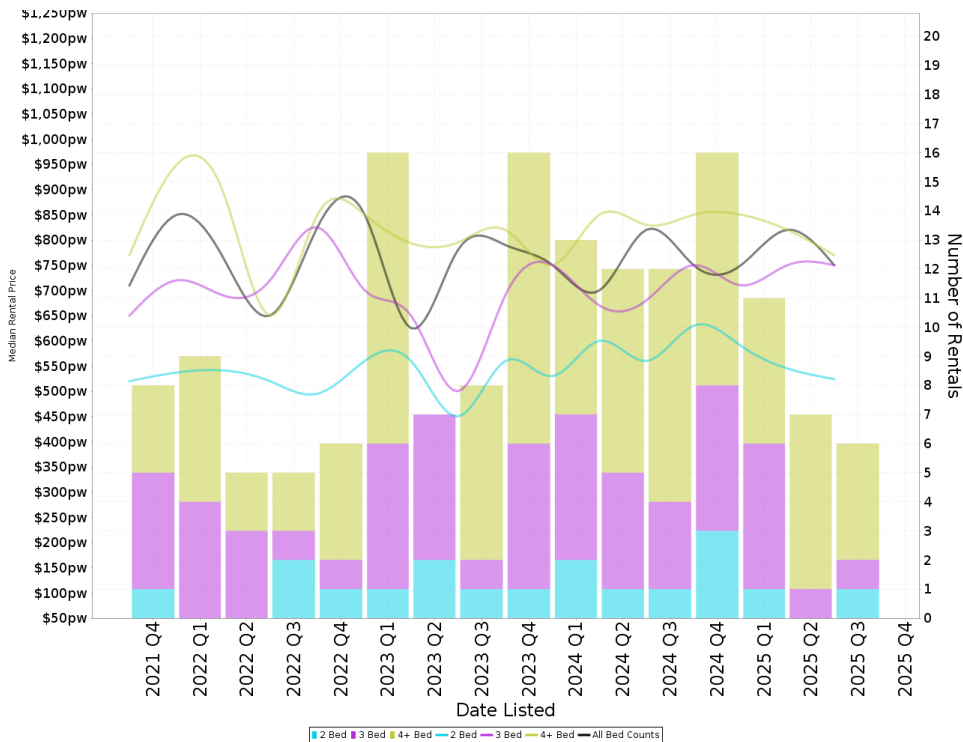
BRUCE - Peak Selling Periods (3 years)



BRUCE - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-6.8%

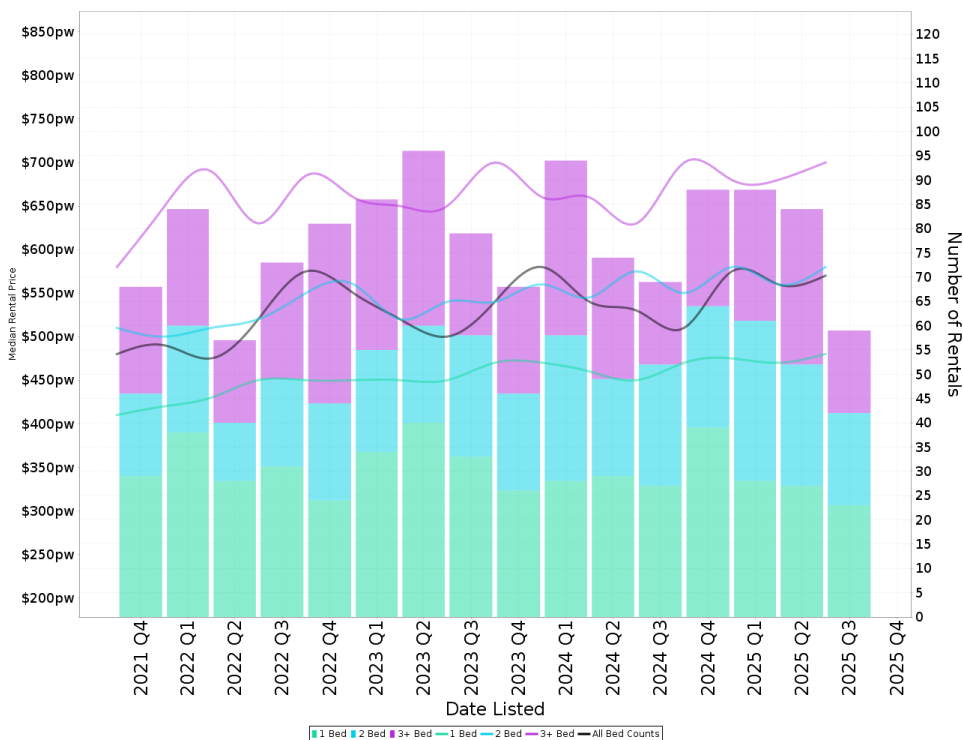
Current Median Price: \$1,165,000
Previous Median Price: \$1,250,000
 Based on 28 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.4%

Current Median Price: \$1,165,000
Current Median Rent: \$770
 Based on 40 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-6.7%

Current Median Price: \$513,125
Previous Median Price: \$550,000
 Based on 305 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.6%

Current Median Price: \$513,125
Current Median Rent: \$550
 Based on 319 registered Unit rentals compared over the last 12 months.

BRUCE - Recently Sold Properties

Median Sale Price

\$1.17m

Based on 13 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

-6.8%

Current Median Price: \$1,165,000
Previous Median Price: \$1,250,000

Based on 28 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

13

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

29 LAMPARD CCT



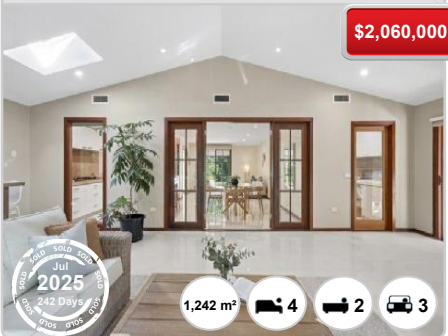
25 LAMPARD CCT



53 NORMAN FISHER CCT



16 JAEGER CCT



4/30 MUGGLESTONE PL



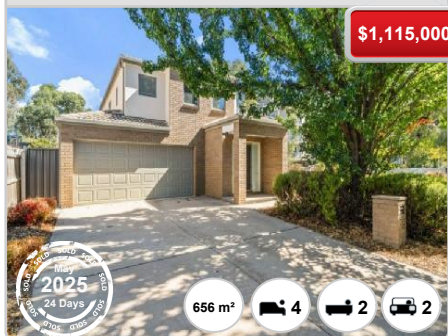
55 KINLOCH CCT



12 MAYER CRT



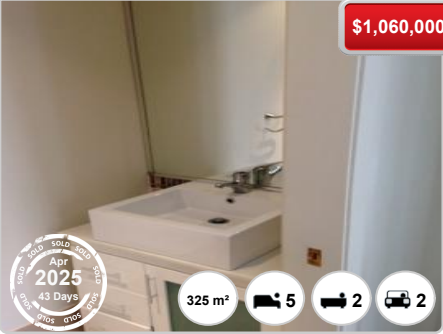
14 BAUDINETTE CCT



5 LANGE PL



10 ERDOS ST



4 CRISP CCT



BRUCE - Properties For Rent

Median Rental Price

\$770 /w

Based on 40 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

+3.4%

Current Median Price: \$1,165,000
Current Median Rent: \$770

Based on 13 recorded House sales and 40 House rentals compared over the last 12 months


Number of Rentals

40

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

100 JAEGER



\$750 per week

Sep 2025
3 Days


874 m²

3

2

2

27/21 BRAYBROOKE STREET



\$580 pw

Sep 2025
3 Days

4,739 m²

2

1

1

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