

Suburb flyover report

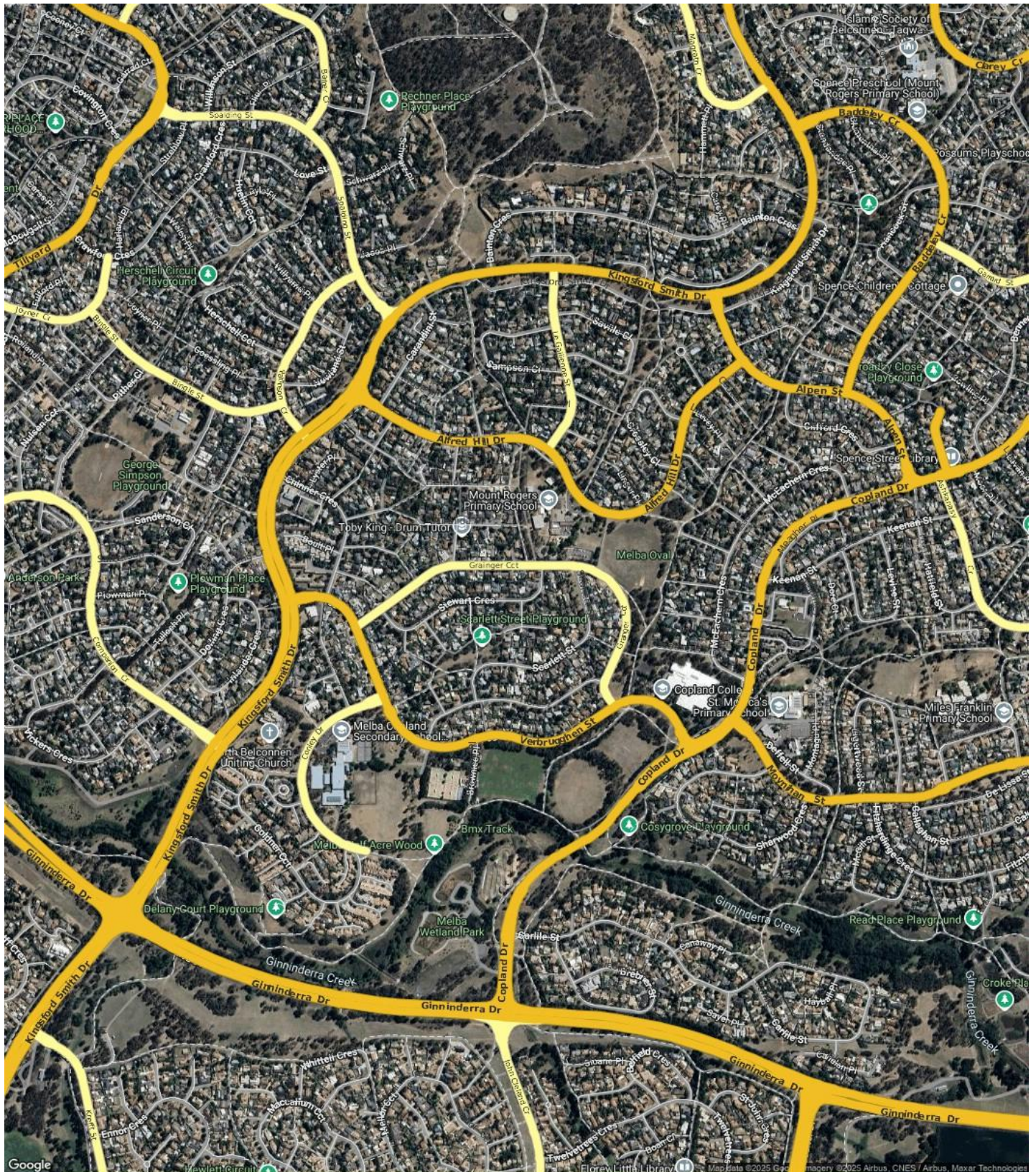
MELBA (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



MELBA - 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 (pricefinder.com.au)

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MELBA - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	44	\$ 400,000	0.0 %	\$ 120,000	\$ 930,000
2008	33	\$ 420,000	5.0 %	\$ 190,000	\$ 605,000
2009	33	\$ 421,500	0.4 %	\$ 348,000	\$ 636,000
2010	35	\$ 467,000	10.8 %	\$ 40,000	\$ 941,000
2011	39	\$ 489,000	4.7 %	\$ 365,000	\$ 1,125,000
2012	45	\$ 500,000	2.2 %	\$ 250,000	\$ 950,000
2013	32	\$ 482,500	-3.5 %	\$ 370,000	\$ 1,230,000
2014	41	\$ 505,500	4.8 %	\$ 369,000	\$ 850,000
2015	35	\$ 507,000	0.3 %	\$ 376,000	\$ 810,000
2016	44	\$ 572,500	12.9 %	\$ 390,000	\$ 1,100,000
2017	33	\$ 605,000	5.7 %	\$ 302,500	\$ 980,000
2018	57	\$ 602,000	-0.5 %	\$ 396,000	\$ 1,225,000
2019	40	\$ 618,750	2.8 %	\$ 455,000	\$ 1,475,000
2020	55	\$ 700,000	13.1 %	\$ 365,000	\$ 1,373,000
2021	45	\$ 850,000	21.4 %	\$ 539,800	\$ 1,330,000
2022	40	\$ 1,022,500	20.3 %	\$ 270,000	\$ 1,270,000
2023	30	\$ 950,000	-7.1 %	\$ 690,000	\$ 1,700,000
2024	29	\$ 900,000	-5.3 %	\$ 675,000	\$ 1,400,000
2025	17	\$ 902,500	0.3 %	\$ 750,000	\$ 1,670,000

Median Sale Price

\$910k

Based on 22 recorded House sales within the last 12 months (Oct '24 - Sep '25)

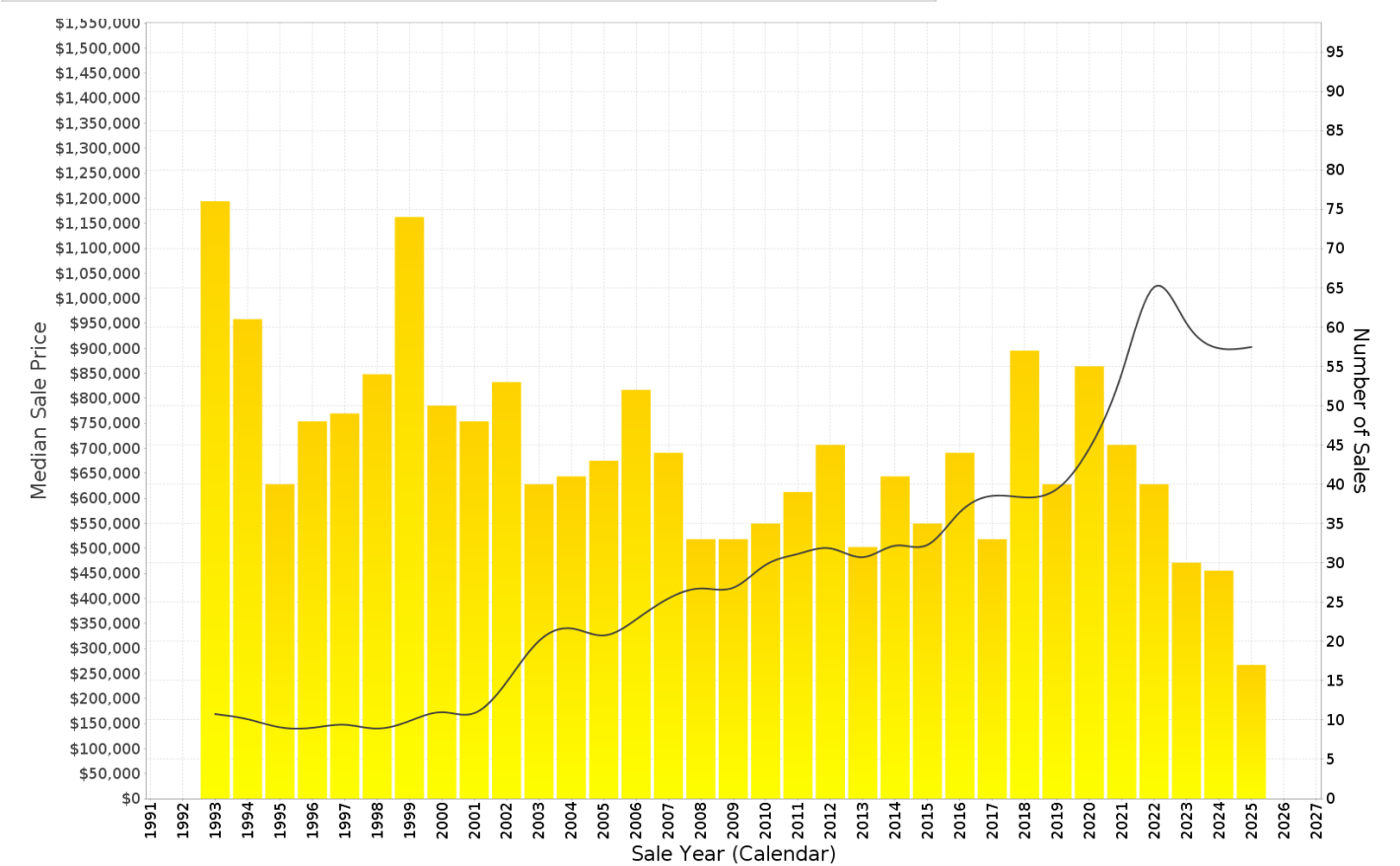
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

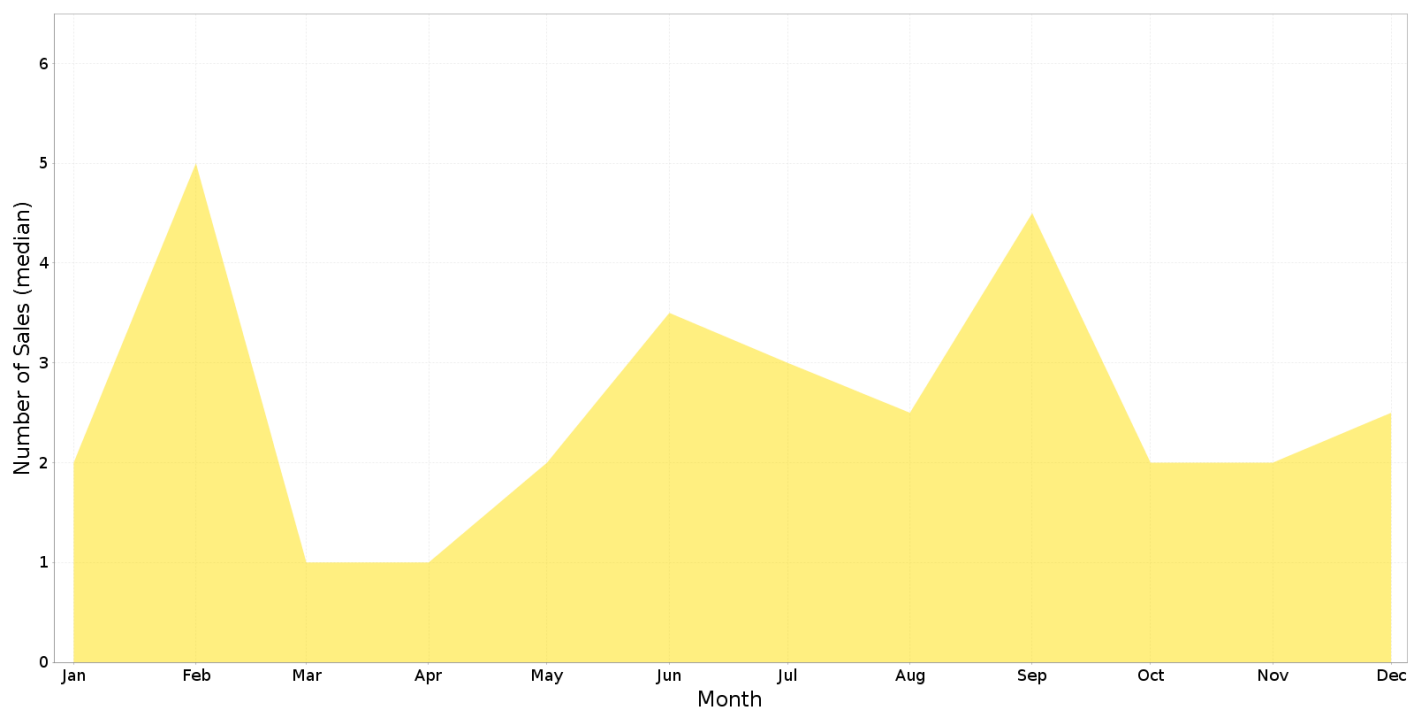
-2.0%

Current Median Price: \$909,750
Previous Median Price: \$928,750

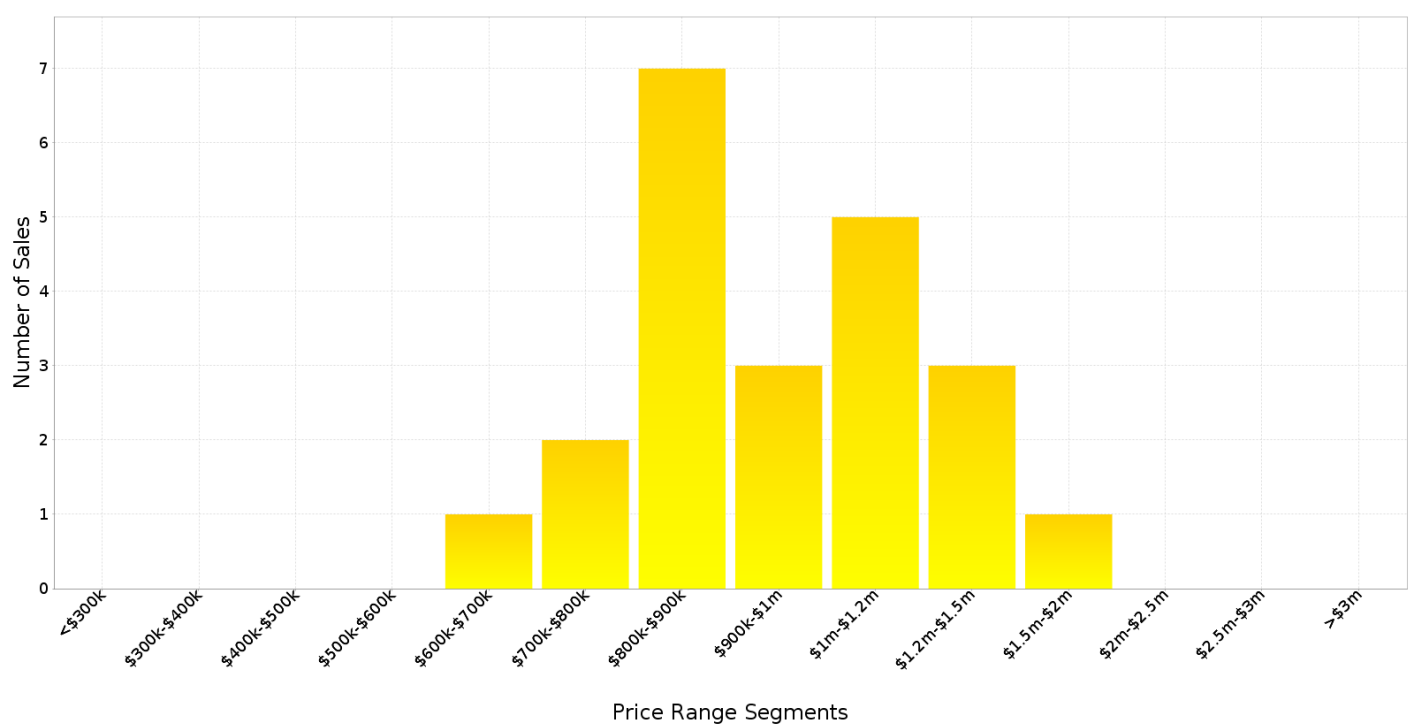
Based on 52 recorded House sales compared over the last two rolling 12 month periods



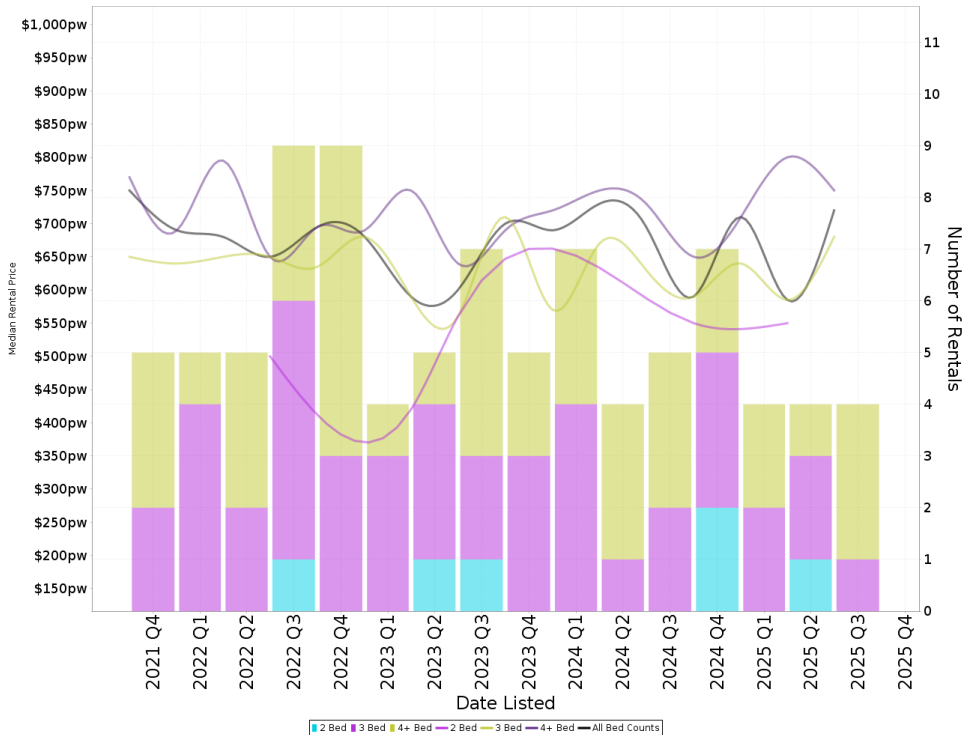
MELBA - Peak Selling Periods (3 years)



MELBA - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-2.0%

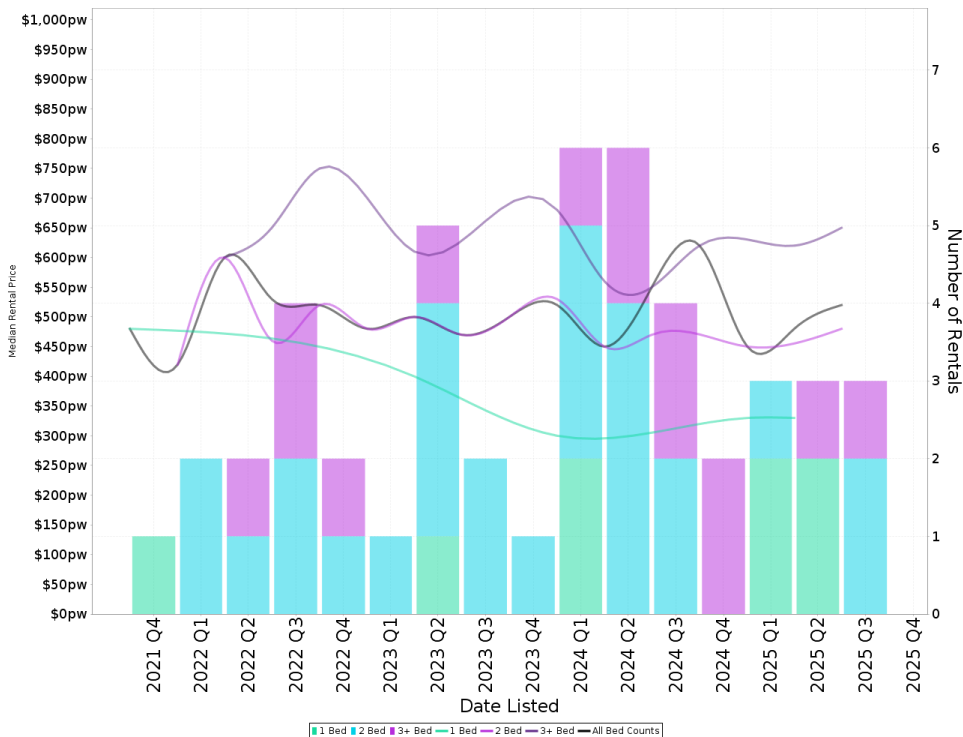
Current Median Price: \$909,750
Previous Median Price: \$928,750
Based on 52 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.9%

Current Median Price: \$909,750
Current Median Rent: \$680
Based on 19 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-7.1%

Current Median Price: \$589,000
Previous Median Price: \$633,750
Based on 20 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.2%

Current Median Price: \$589,000
Current Median Rent: \$480
Based on 11 registered Unit rentals compared over the last 12 months.

MELBA - Recently Sold Properties

Median Sale Price

\$910k

Based on 22 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

-2.0%

Current Median Price: \$909,750
Previous Median Price: \$928,750

Based on 52 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

22

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

8 AMADIO PL



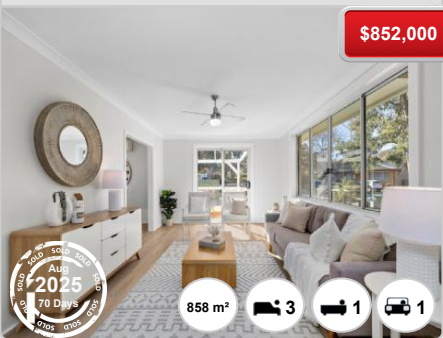
13 GOLDNER CCT



7 SHARP PL



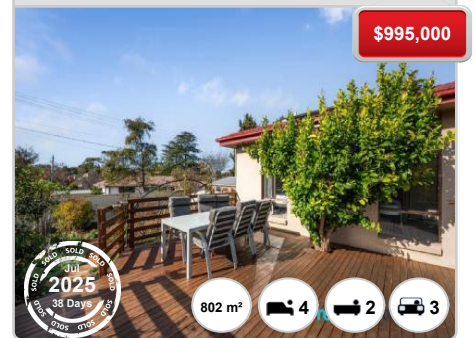
26 VERBRUGGHEN ST



87 COPLAND DR



53 MCEACHERN CRES



51 VERBRUGGHEN ST



148 KINGSFORD SMITH DR



7 FLOWER PL



3 AMADIO PL



\$902,500

4 ALFRED HILL DR



\$860,000

87 VERBRUGGHEN ST



\$1,065,000

23 SHERWIN PL



\$870,000

6 BRIER PL



\$1,025,000

3 ZELMAN PL



\$1,300,000

6 HENSLOWE PL



\$850,000

MELBA - Properties For Rent

Median Rental Price

\$680 /w

Based on 19 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

+3.9%

Current Median Price: \$909,750
Current Median Rent: \$680

Based on 22 recorded House sales and 19 House rentals compared over the last 12 months

Number of Rentals


19

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

4 Alfred Hill Drive

\$750 per week



Sep 2025
24 Days

748 m²

4

2

2