

Suburb flyover report

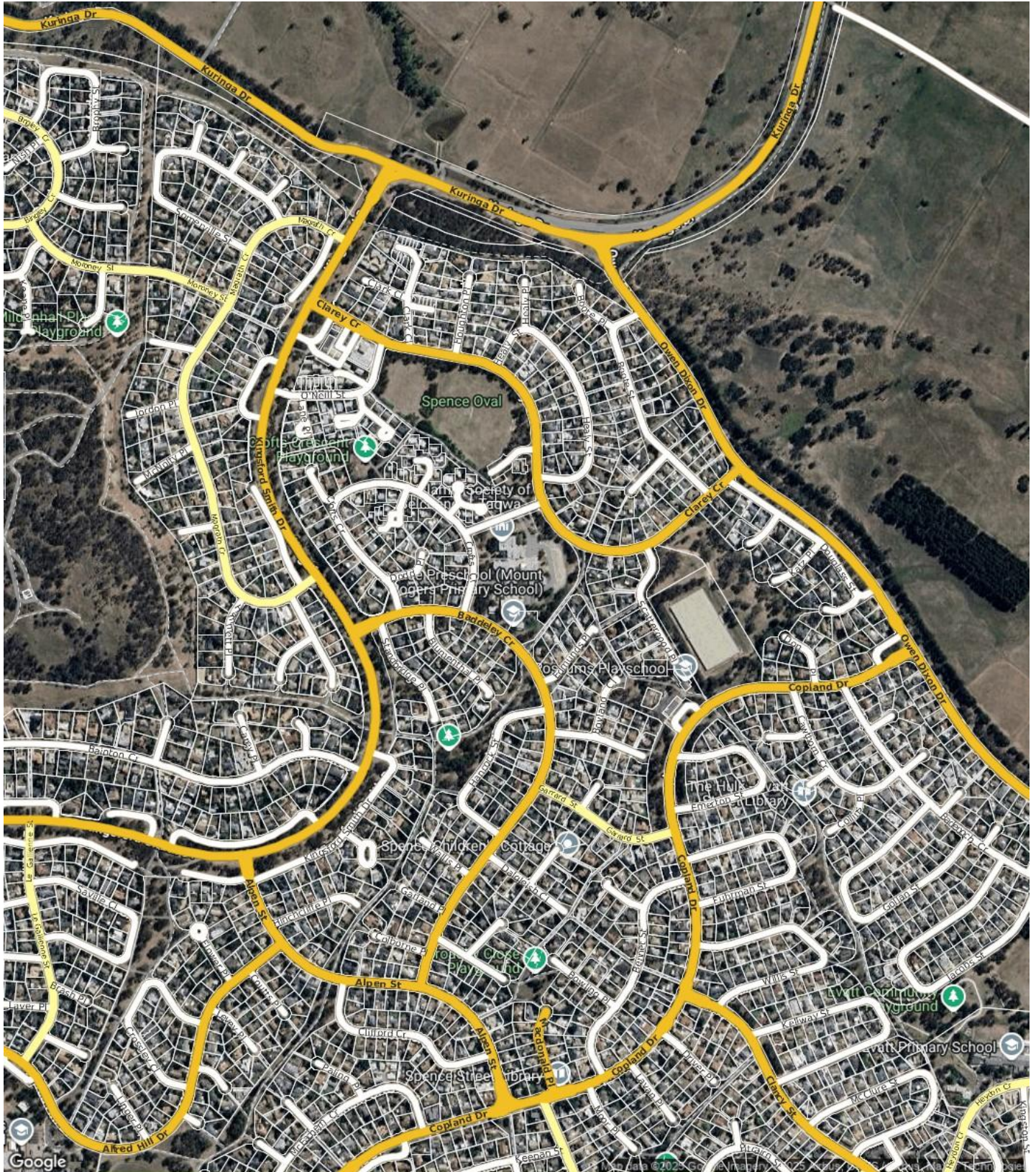
SPENCE (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



SPENCE - 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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SPENCE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	56	\$ 378,500	0.0 %	\$ 282,700	\$ 565,000
2008	33	\$ 435,000	14.9 %	\$ 6,500	\$ 645,000
2009	29	\$ 460,000	5.7 %	\$ 330,000	\$ 630,000
2010	27	\$ 485,000	5.4 %	\$ 371,000	\$ 660,000
2011	26	\$ 442,500	-8.8 %	\$ 355,000	\$ 600,000
2012	31	\$ 470,000	6.2 %	\$ 366,000	\$ 660,800
2013	37	\$ 457,000	-2.8 %	\$ 70,000	\$ 645,000
2014	24	\$ 482,500	5.6 %	\$ 25,000	\$ 646,500
2015	24	\$ 477,500	-1.0 %	\$ 333,000	\$ 737,000
2016	32	\$ 547,500	14.7 %	\$ 385,000	\$ 790,000
2017	42	\$ 581,000	6.1 %	\$ 400,000	\$ 1,000,000
2018	38	\$ 592,500	2.0 %	\$ 140,000	\$ 838,000
2019	29	\$ 675,000	13.9 %	\$ 11,000	\$ 1,100,000
2020	39	\$ 650,000	-3.7 %	\$ 82,000	\$ 820,000
2021	32	\$ 828,500	27.5 %	\$ 315,000	\$ 1,475,000
2022	41	\$ 901,000	8.8 %	\$ 640,000	\$ 1,375,000
2023	32	\$ 932,500	3.5 %	\$ 400,000	\$ 8,000,000
2024	17	\$ 890,000	-4.6 %	\$ 675,000	\$ 1,120,000
2025	15	\$ 835,000	-6.2 %	\$ 400,000	\$ 1,215,000

Median Sale Price

\$838k

Based on 20 recorded House sales within the last 12 months (Oct '24 - Sep '25)

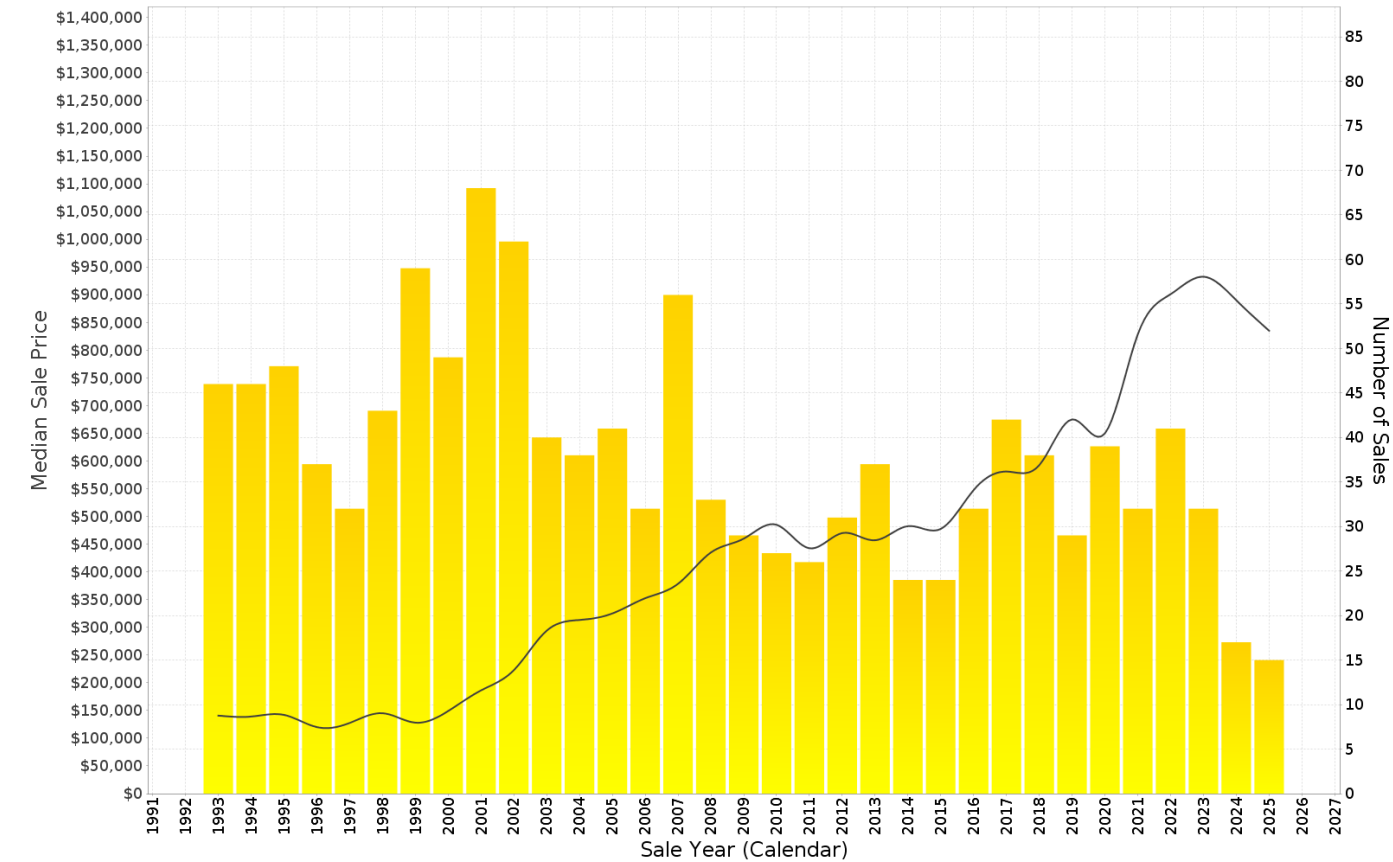
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

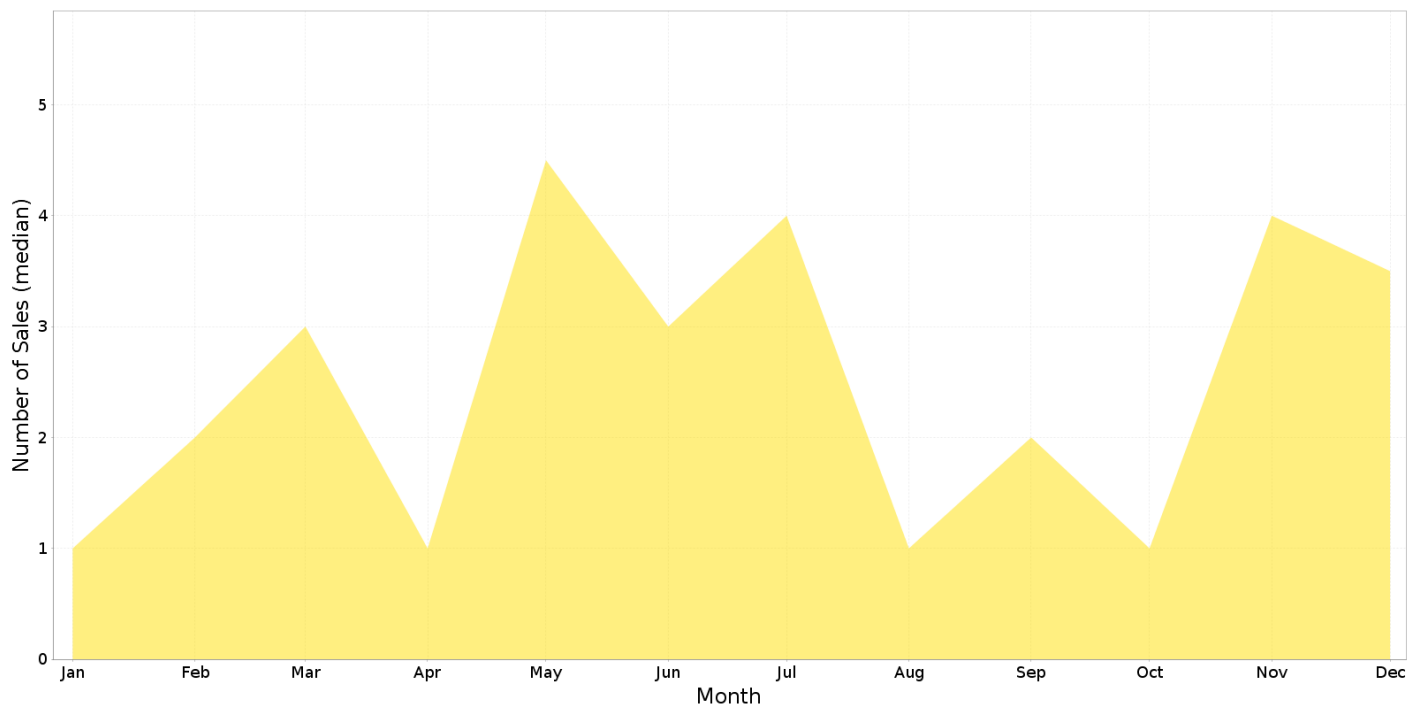
-8.5%

Current Median Price: \$837,500
Previous Median Price: \$915,000

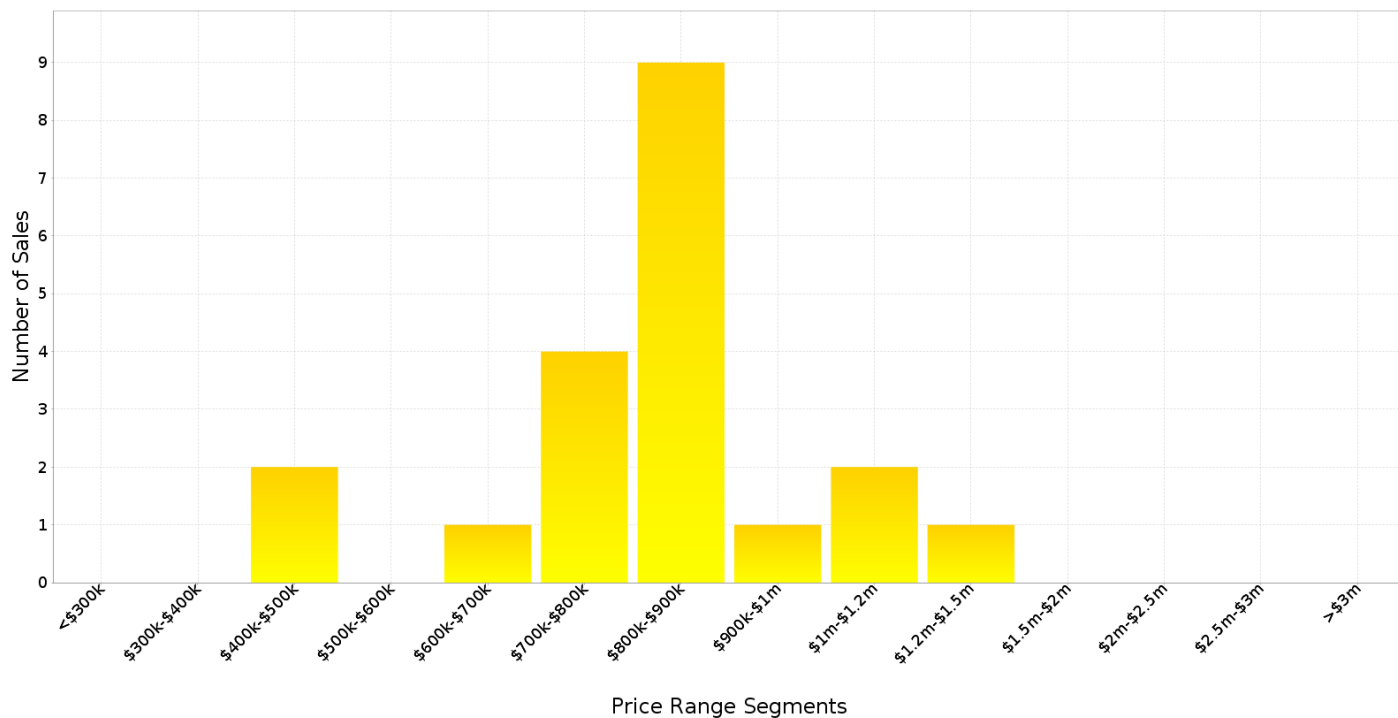
Based on 40 recorded House sales compared over the last two rolling 12 month periods



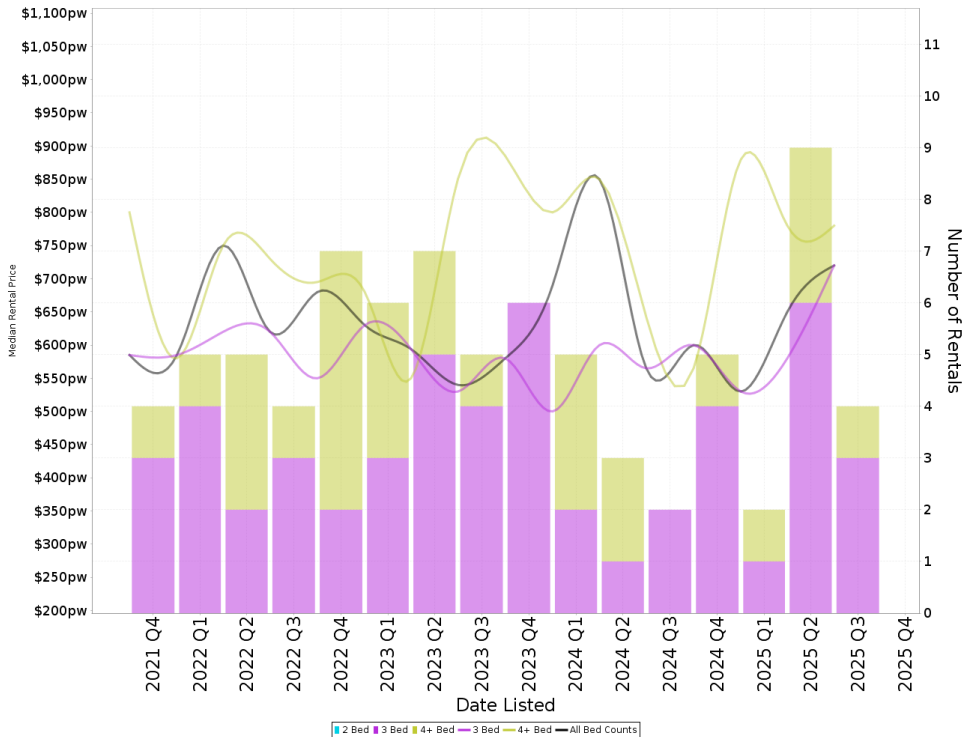
SPENCE - Peak Selling Periods (3 years)



SPENCE - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-8.5%

Current Median Price: \$837,500
Previous Median Price: \$915,000

Based on 40 registered House sales compared over the last two rolling 12 month periods.

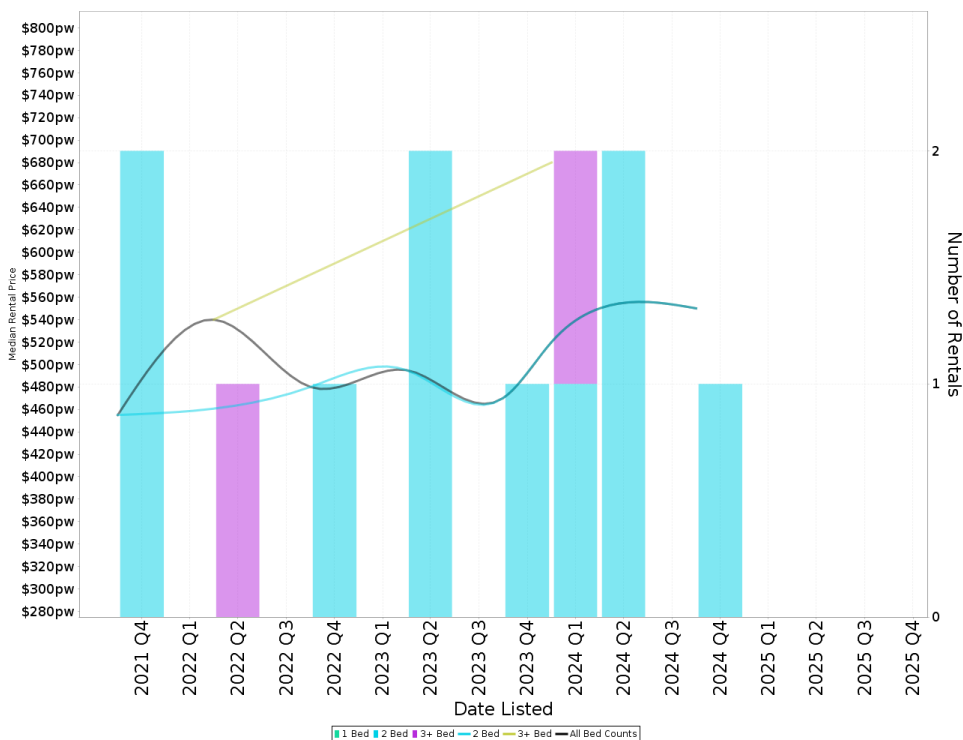
Suburb Rental Yield

+3.9%

Current Median Price: \$837,500
Current Median Rent: \$625

Based on 20 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+5.0%

Current Median Price: \$835,000
Previous Median Price: \$795,000

Based on 11 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.4%

Current Median Price: \$835,000
Current Median Rent: \$550

Based on 1 registered Unit rentals compared over the last 12 months.

SPENCE - Recently Sold Properties

Median Sale Price

\$838k

Based on 20 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

-8.5%

Current Median Price: \$837,500
Previous Median Price: \$915,000

Based on 40 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

20

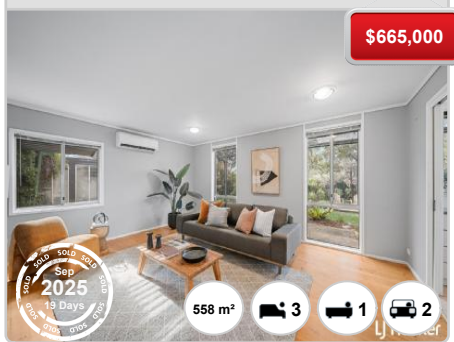
Based on recorded House sales within the 12 months (Oct '24 - Sep '25)

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

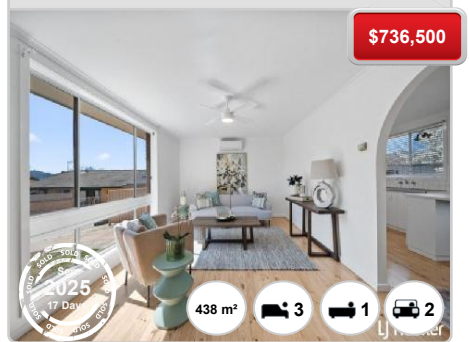
13 MAGRATH CRES



49 CROFTS CRES



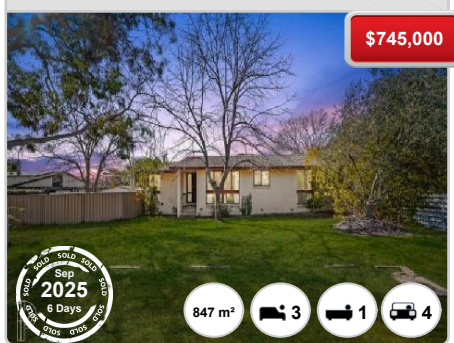
12 LANE PL



33 BENNET ST



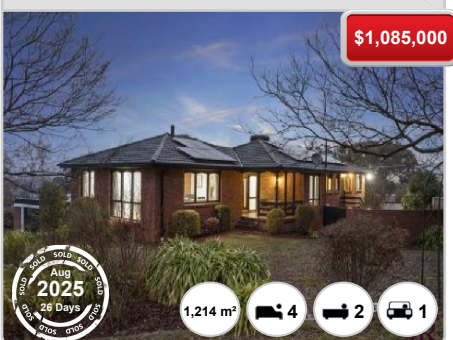
2 HOUGHTON PL



9 DOUGLASS PL



13 BENNET PL



1/11 MAGRATH CRES



4 DOUGLASS PL



1 SOMERVILLE ST



4 HOUGHTON PL



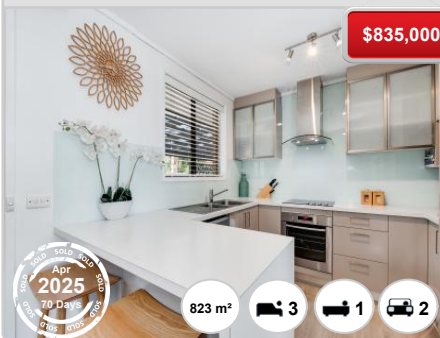
7 HEALY PL



53 MAGRATH CRES



31 DALGLEISH CL



61 MAGRATH CRES

