

# Suburb flyover report

AMAROO (HOUSE)

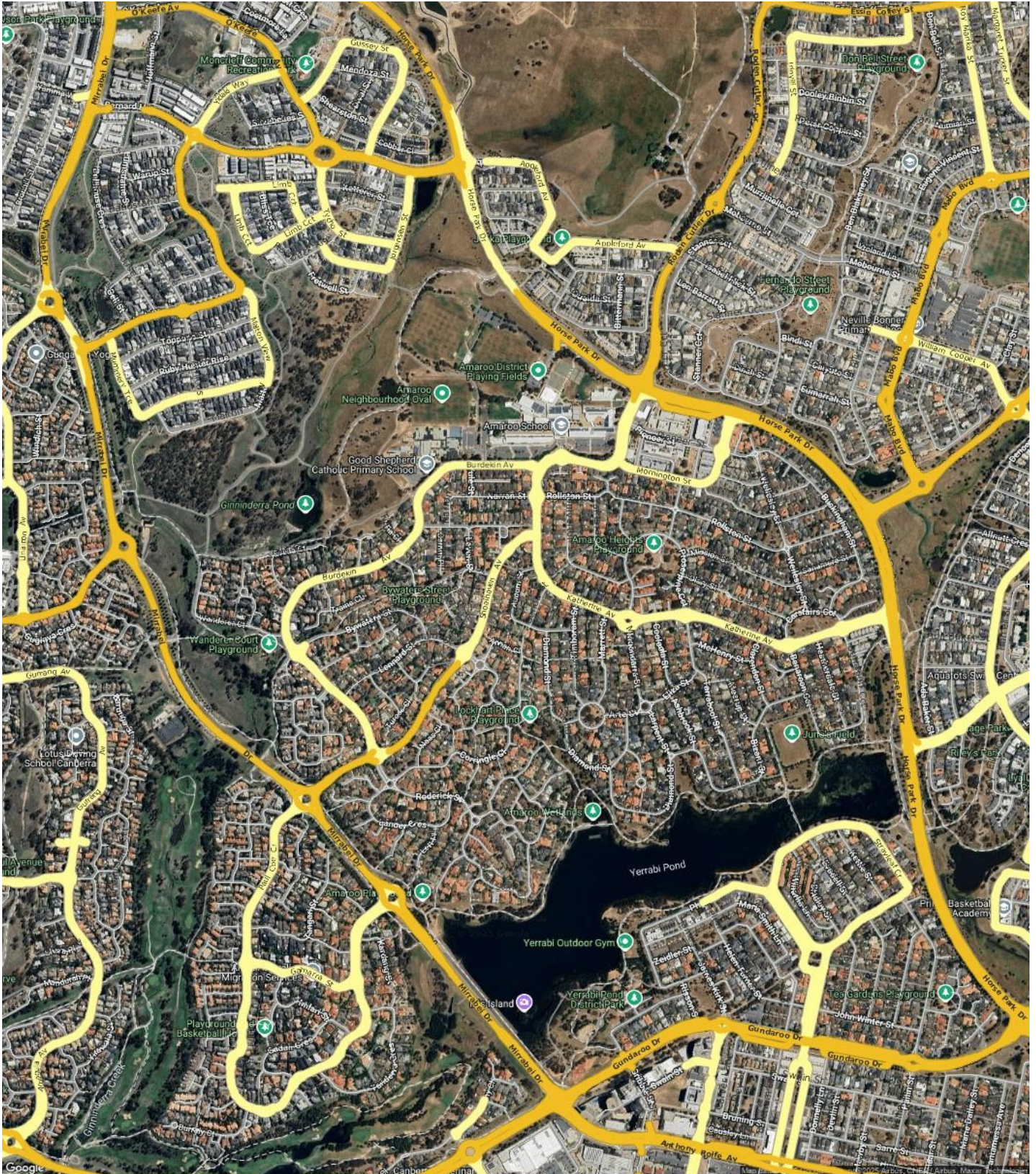
PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

**RayWhite.**





# AMAROO - 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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# AMAROO - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	111	\$ 430,000	0.0 %	\$ 182,500	\$ 821,000
2008	86	\$ 463,750	7.8 %	\$ 315,000	\$ 1,095,000
2009	91	\$ 464,000	0.1 %	\$ 180,000	\$ 890,000
2010	74	\$ 519,500	12.0 %	\$ 293,334	\$ 950,000
2011	67	\$ 495,000	-4.7 %	\$ 197,500	\$ 806,000
2012	81	\$ 510,000	3.0 %	\$ 280,000	\$ 852,000
2013	68	\$ 527,495	3.4 %	\$ 22,750	\$ 797,500
2014	79	\$ 545,000	3.3 %	\$ 227,500	\$ 1,155,000
2015	88	\$ 547,500	0.5 %	\$ 300,000	\$ 875,000
2016	62	\$ 637,500	16.4 %	\$ 132,000	\$ 1,135,000
2017	76	\$ 651,500	2.2 %	\$ 340,000	\$ 1,400,000
2018	61	\$ 667,500	2.5 %	\$ 269,500	\$ 1,025,000
2019	61	\$ 700,000	4.9 %	\$ 460,000	\$ 1,025,000
2020	87	\$ 749,500	7.1 %	\$ 213,333	\$ 1,350,000
2021	84	\$ 895,000	19.4 %	\$ 150,000	\$ 1,670,000
2022	59	\$ 970,000	8.4 %	\$ 11,000	\$ 1,565,000
2023	58	\$ 945,000	-2.6 %	\$ 655,000	\$ 1,700,000
2024	66	\$ 957,500	1.3 %	\$ 457,500	\$ 1,785,000
2025	39	\$ 975,000	1.8 %	\$ 390,000	\$ 1,485,000

Median Sale Price

\$968k

Based on 56 recorded House sales within the last 12 months (Oct '24 - Sep '25)

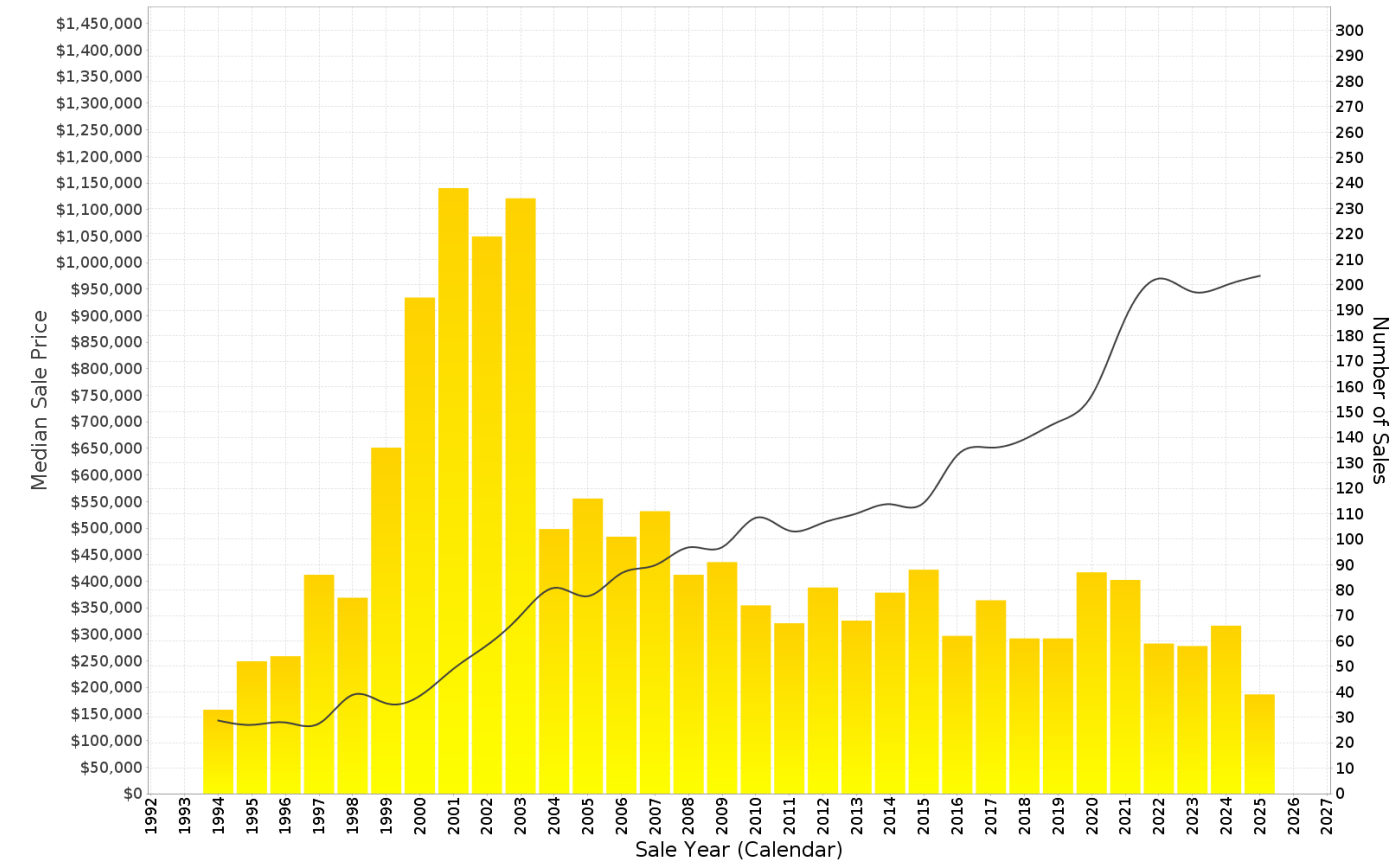
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

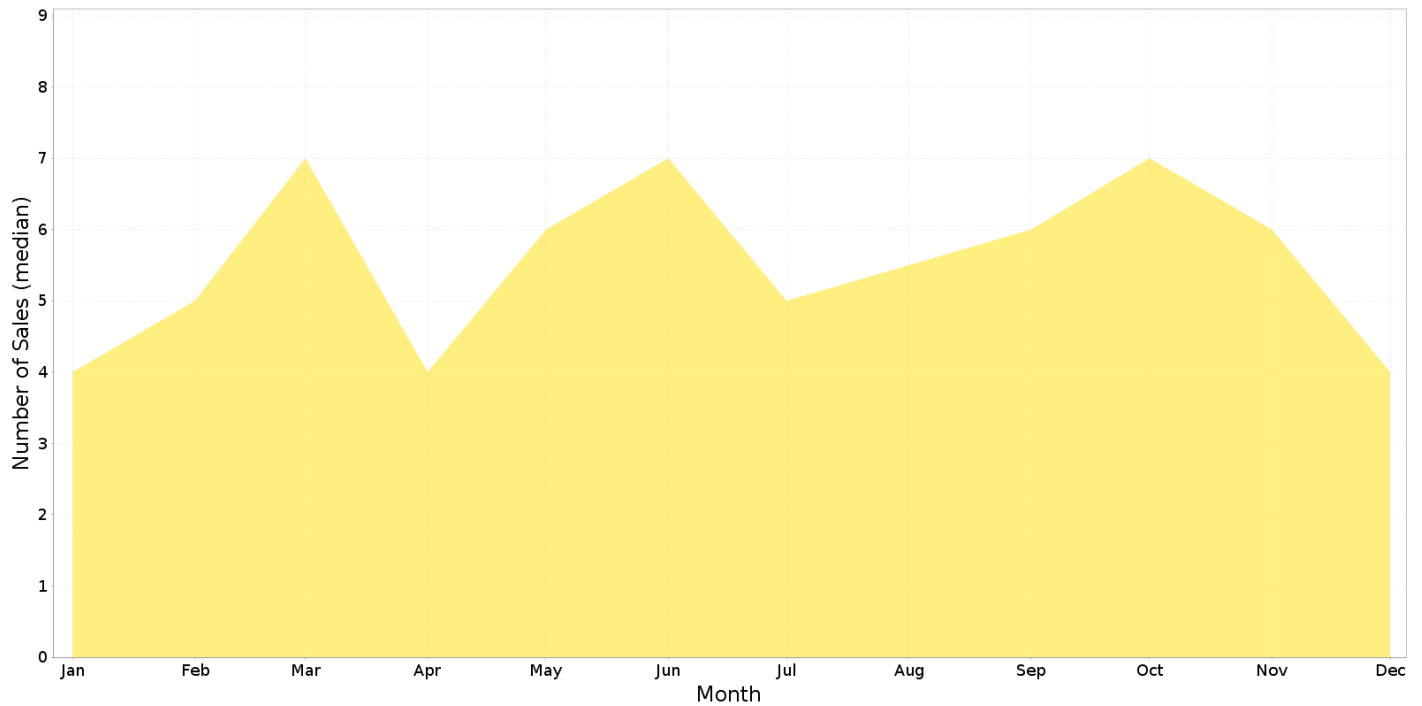
+1.3%

Current Median Price: \$967,500  
Previous Median Price: \$955,000

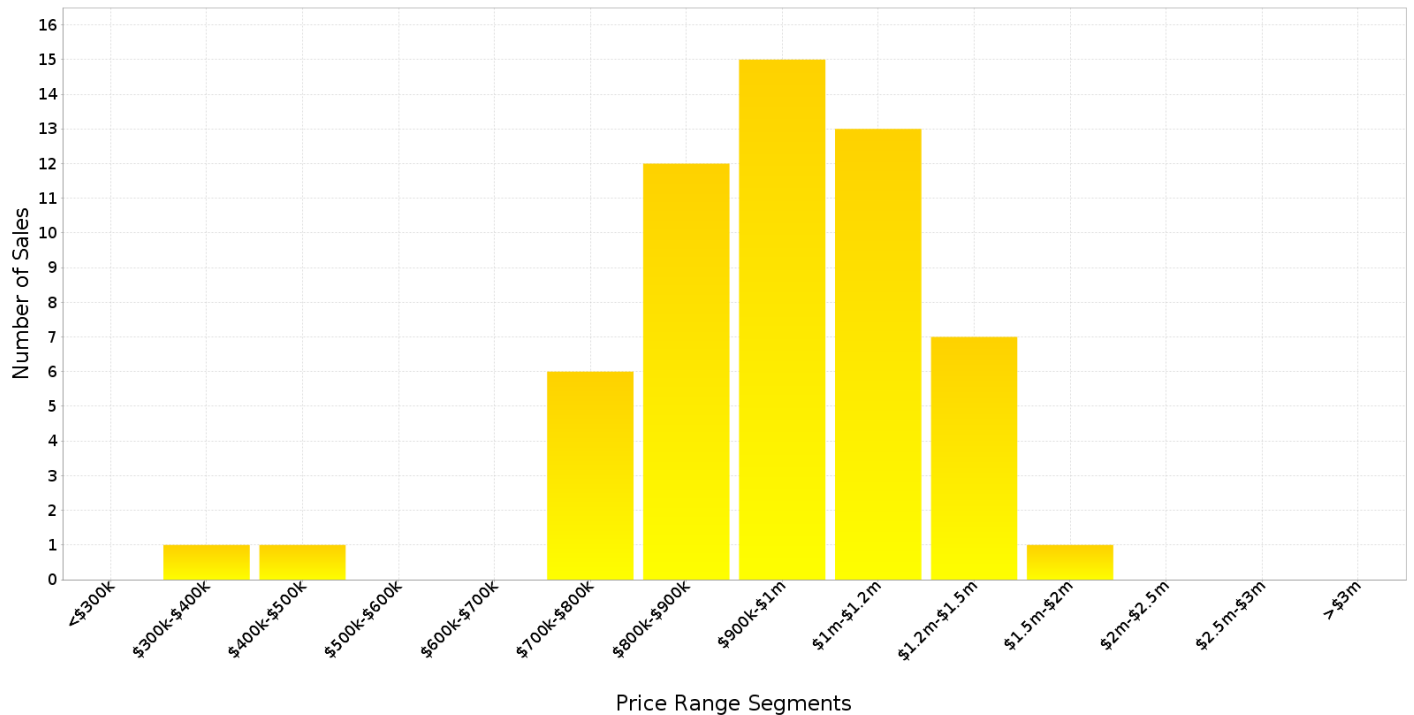
Based on 115 recorded House sales compared over the last two rolling 12 month periods



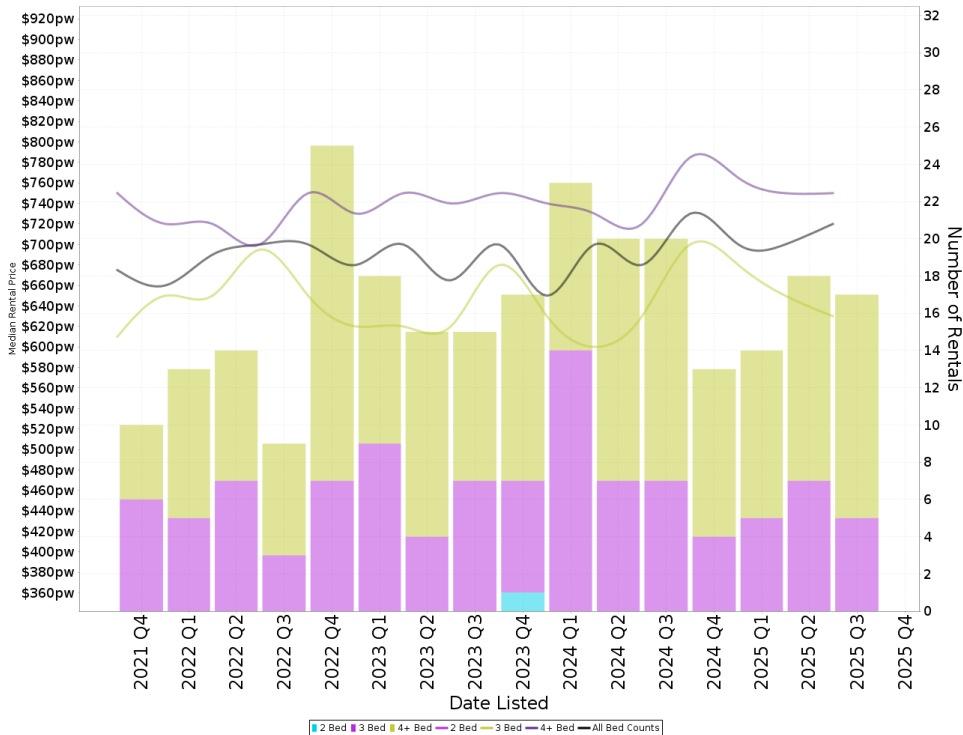
## AMAROO - Peak Selling Periods (3 years)



## AMAROO - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+1.3%**

**Current Median Price: \$967,500**  
**Previous Median Price: \$955,000**

Based on 115 registered House sales compared over the last two rolling 12 month periods.

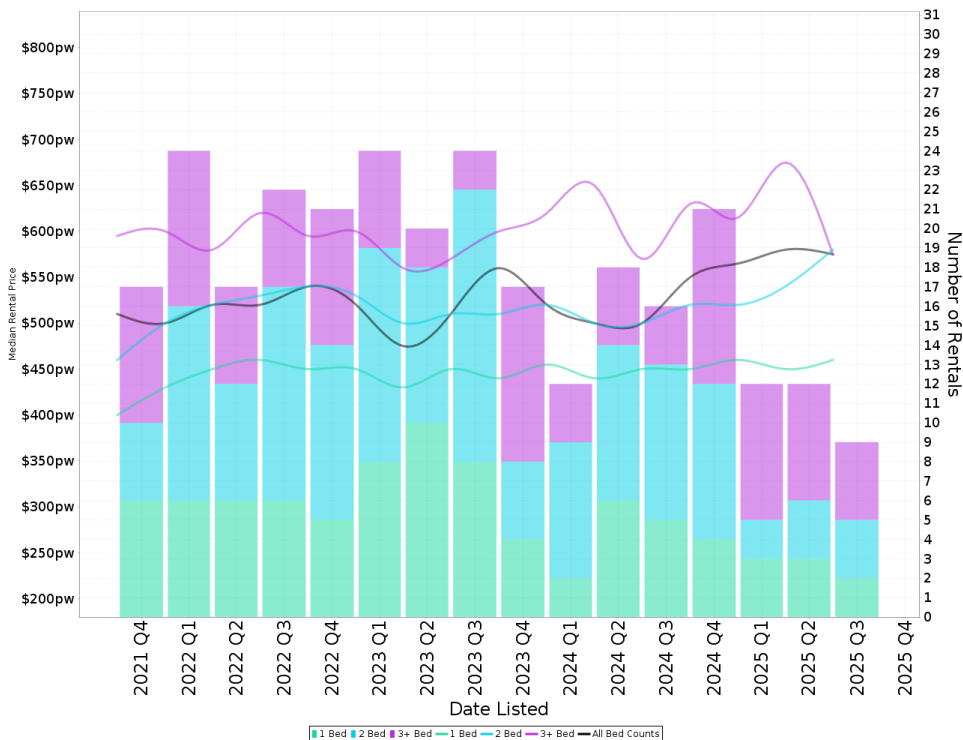
### Suburb Rental Yield

**+3.9%**

**Current Median Price: \$967,500**  
**Current Median Rent: \$720**

Based on 62 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+15.1%**

**Current Median Price: \$745,000**  
**Previous Median Price: \$647,500**

Based on 34 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.9%**

**Current Median Price: \$745,000**  
**Current Median Rent: \$565**

Based on 54 registered Unit rentals compared over the last 12 months.

# AMAROO - Recently Sold Properties

Median Sale Price

**\$968k**

Based on 56 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

**+1.3%**

Current Median Price: \$967,500  
Previous Median Price: \$955,000

Based on 115 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**56**

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 MCHENRY ST



600 m<sup>2</sup>

4

2

2

4 GENOA ST



539 m<sup>2</sup>

3

2

2

17 SANAMERE ST



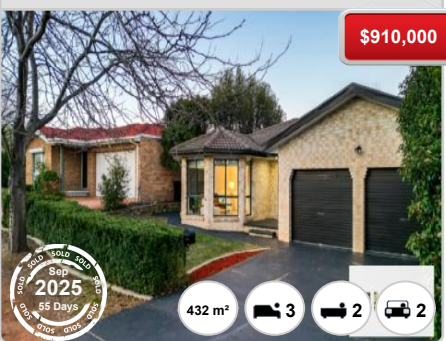
502 m<sup>2</sup>

3

2

2

7 CLARENDON ST



432 m<sup>2</sup>

3

2

2

23 DIAMOND ST



451 m<sup>2</sup>

4

2

2

14 OLARY ST



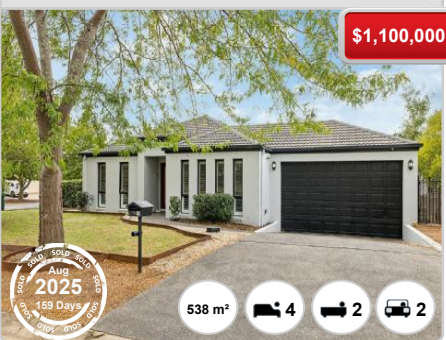
432 m<sup>2</sup>

3

2

2

18 WELLESLEY ST



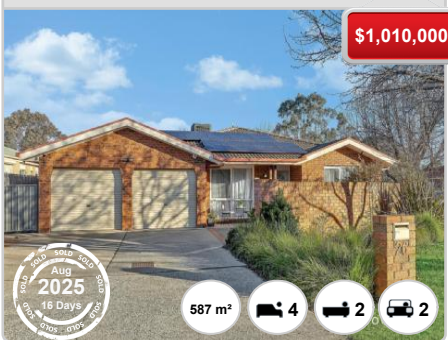
538 m<sup>2</sup>

4

2

2

26 TRAIINE CRT



587 m<sup>2</sup>

4

2

2

32 WELLESLEY ST



494 m<sup>2</sup>

3

2

1



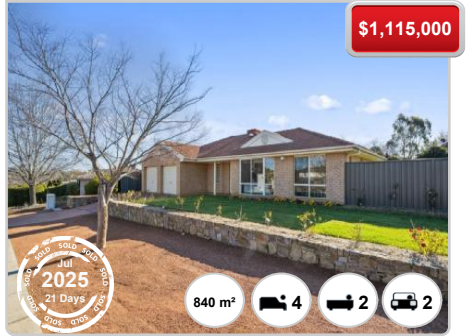
6 HEATHERDALE ST



22 DULVERTON ST



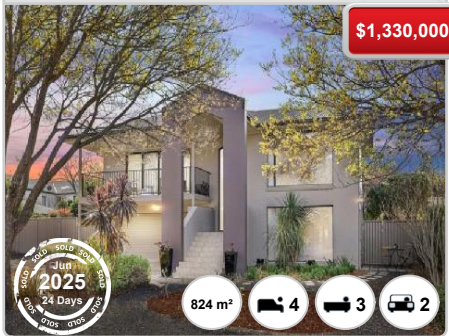
67 BURDEKIN AVE



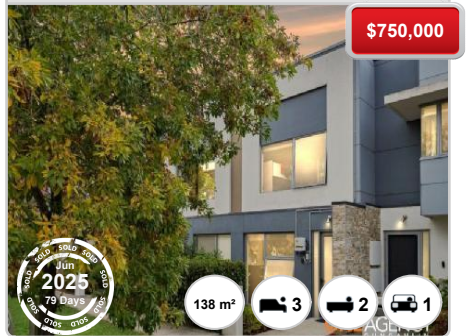
8 MOONDARRA ST



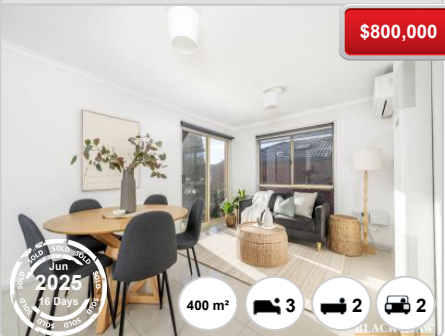
9 LARPENT ST



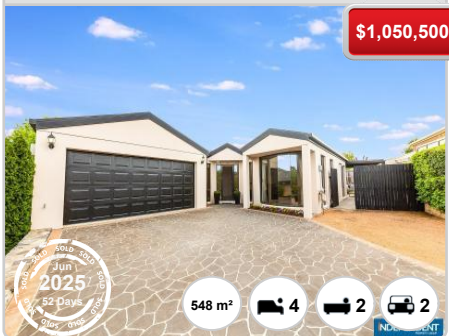
16 MORNINGTON ST



8 LOCKHART PL



26 AUBURN ST



33 BARRINGTON CRES



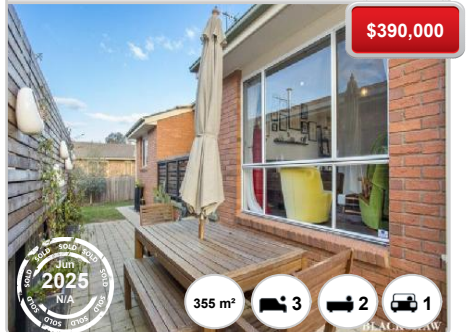
66A MORNINGTON ST



17 BUCKINGHAM ST



6 GRACE PL



# AMAROO - Properties For Rent

## Median Rental Price

**\$720 /w**

Based on 62 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: \$967,500  
Current Median Rent: \$720

Based on 56 recorded House sales and 62 House rentals compared over the last 12 months

## Number of Rentals


**62**

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

**41 Dulverton Street**

**\$710 per week**




450 m<sup>2</sup> 4 2 2

For rent Sep 2025 10 Days

**3 Newstead Street**

**\$690 per week**




488 m<sup>2</sup> 3 2 2

For rent Sep 2025 13 Days

**119 KATHERINE AVENUE**

**1500 per week**



4 2 4

For rent Jan 2025 264 Days