

Suburb flyover report

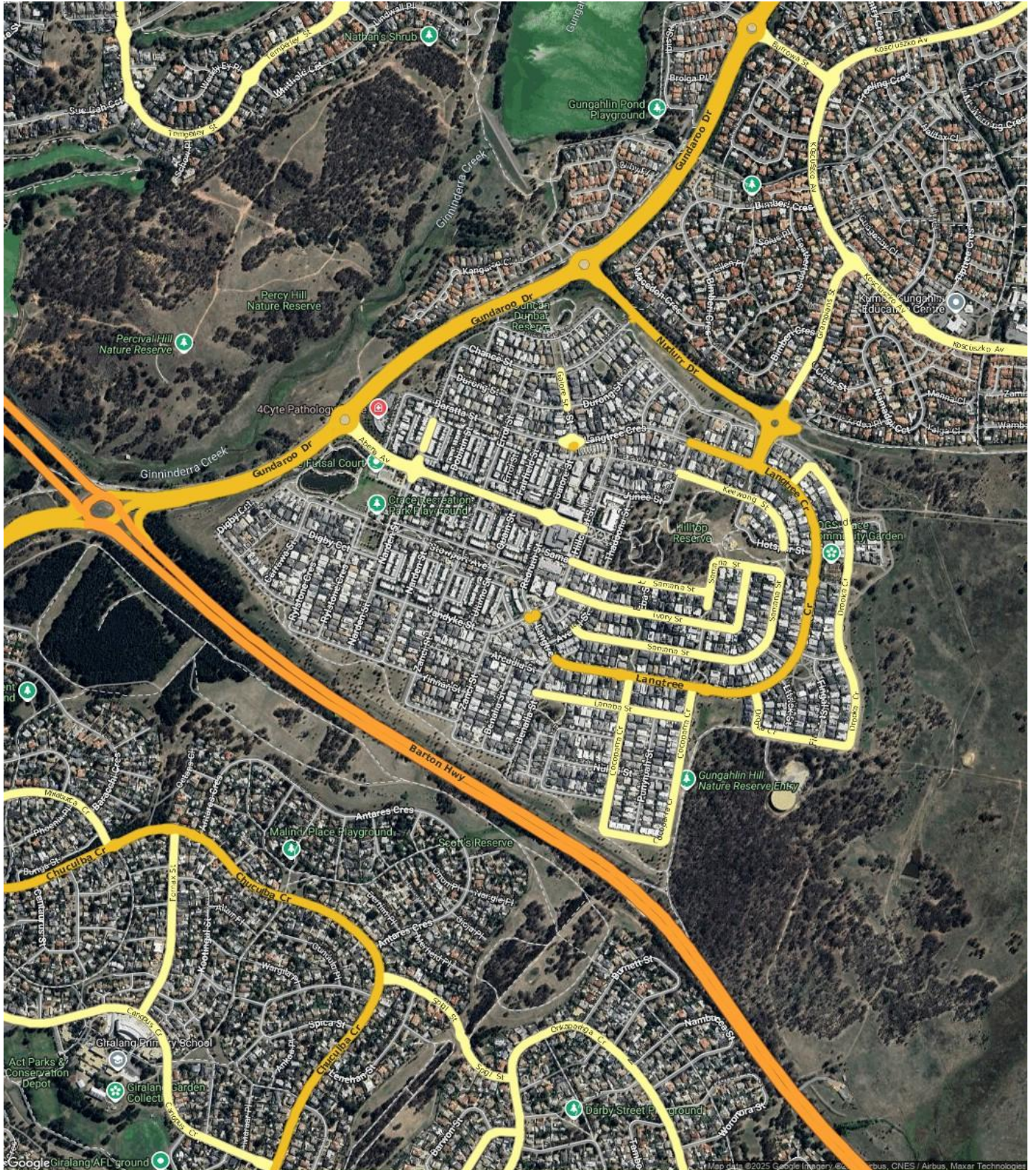
CRACE (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



CRACE - 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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CRACE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2009	85	\$ 124,000	0.0 %	\$ 65,000	\$ 636,000
2010	74	\$ 316,500	155.2 %	\$ 65,000	\$ 822,426
2011	109	\$ 410,000	29.5 %	\$ 77,000	\$ 805,000
2012	69	\$ 540,000	31.7 %	\$ 91,000	\$ 783,590
2013	102	\$ 560,250	3.8 %	\$ 267,500	\$ 1,200,000
2014	72	\$ 654,500	16.8 %	\$ 397,000	\$ 920,000
2015	84	\$ 694,500	6.1 %	\$ 350,000	\$ 1,470,000
2016	63	\$ 675,000	-2.8 %	\$ 225,000	\$ 1,220,000
2017	76	\$ 775,000	14.8 %	\$ 95,000	\$ 1,257,000
2018	51	\$ 780,000	0.6 %	\$ 417,000	\$ 1,625,000
2019	50	\$ 772,500	-1.0 %	\$ 420,000	\$ 1,461,000
2020	80	\$ 808,006	4.6 %	\$ 250,000	\$ 1,630,000
2021	80	\$ 935,000	15.7 %	\$ 380,000	\$ 3,125,430
2022	94	\$ 868,000	-7.2 %	\$ 650,000	\$ 2,825,000
2023	51	\$ 1,158,000	33.4 %	\$ 340,000	\$ 1,908,000
2024	76	\$ 1,140,000	-1.6 %	\$ 610,000	\$ 2,190,000
2025	40	\$ 1,068,750	-6.2 %	\$ 530,000	\$ 1,940,000

Median Sale Price

\$1.11m

Based on 64 recorded House sales within the last 12 months (Oct '24 - Sep '25)

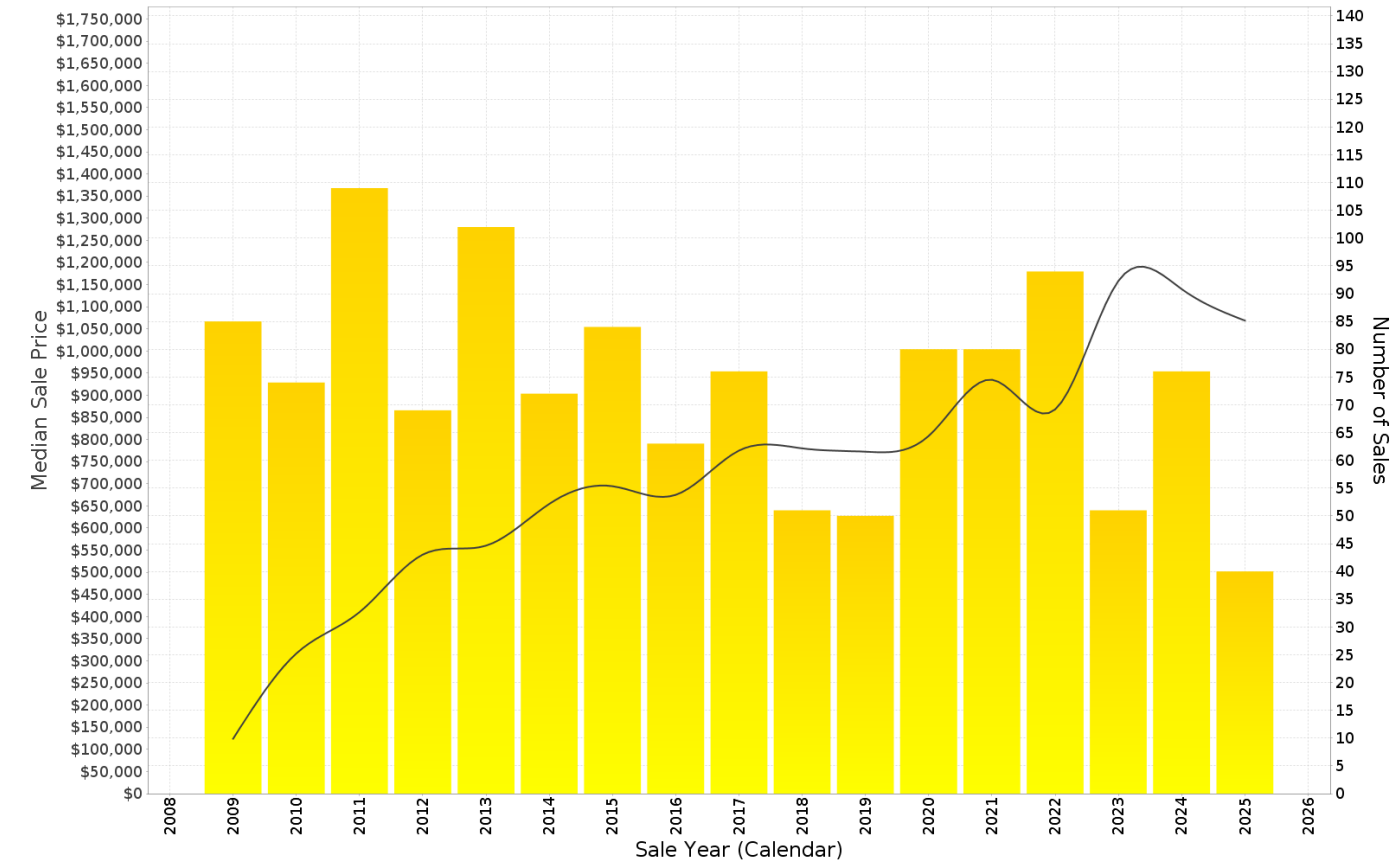
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

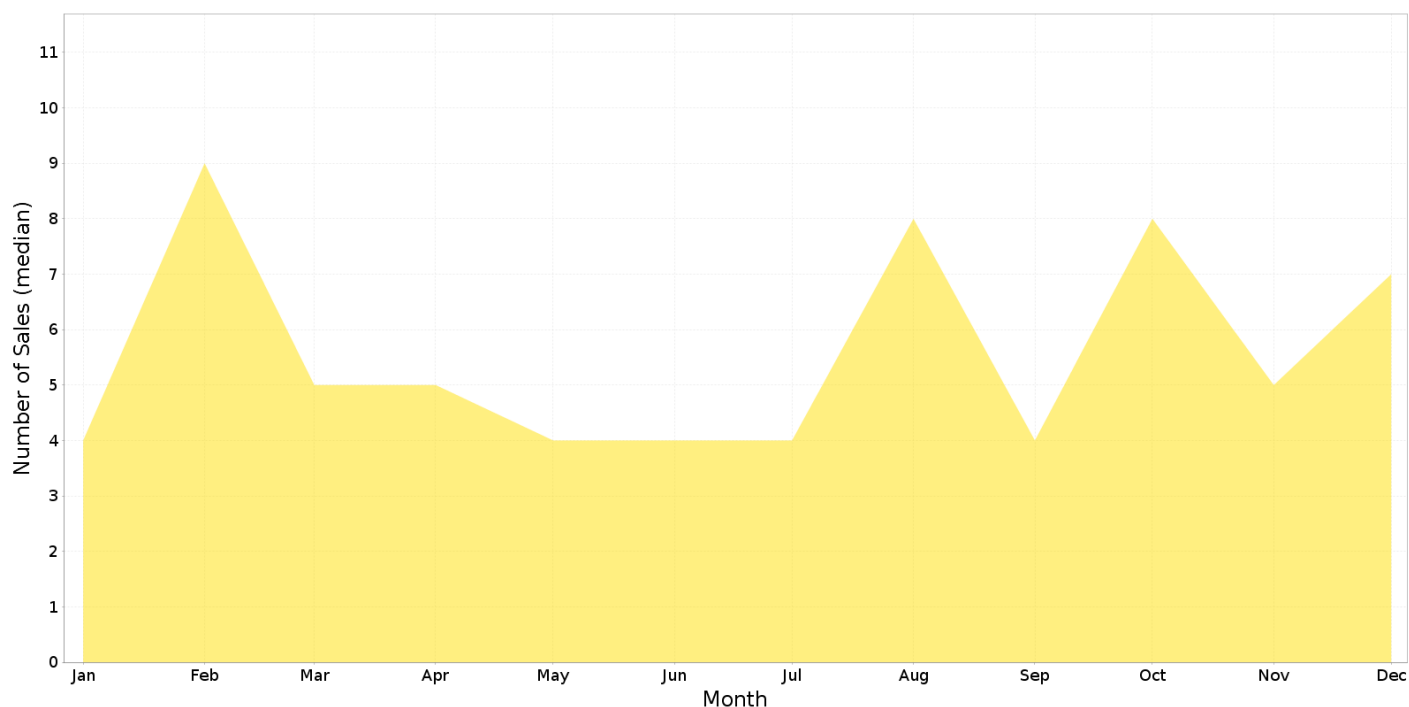
+1.6%

Current Median Price: \$1,112,500
Previous Median Price: \$1,095,000

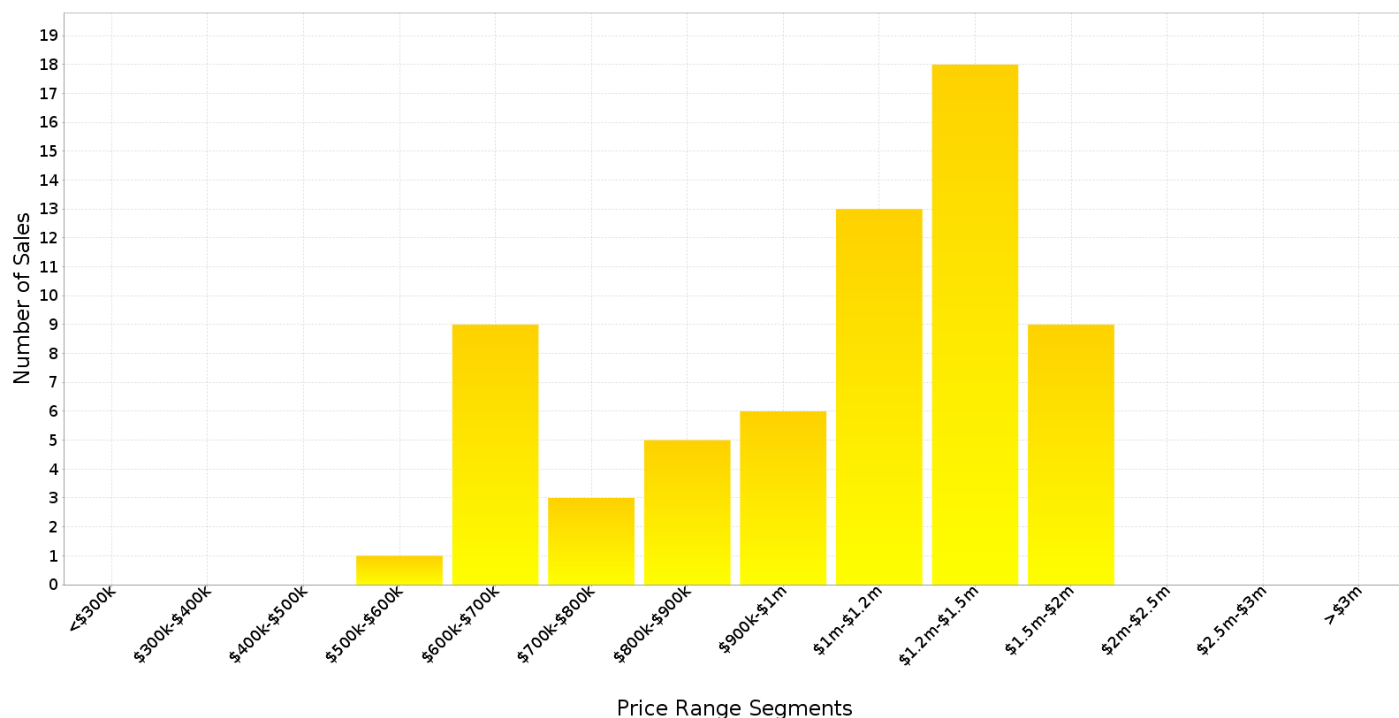
Based on 134 recorded House sales compared over the last two rolling 12 month periods



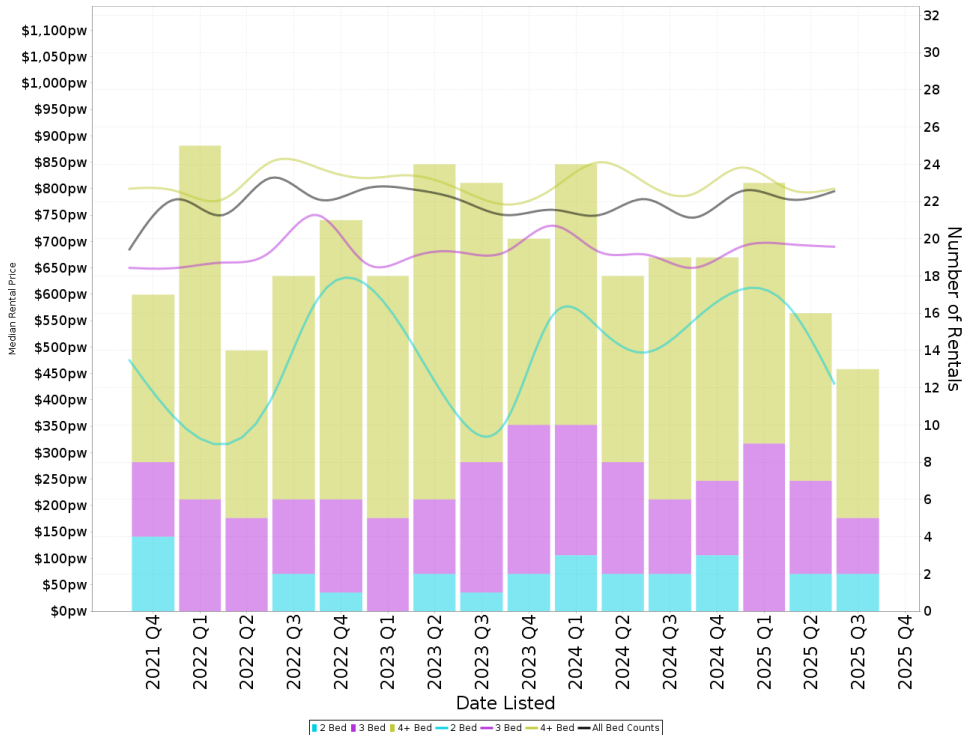
CRACE - Peak Selling Periods (3 years)



CRACE - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+1.6%

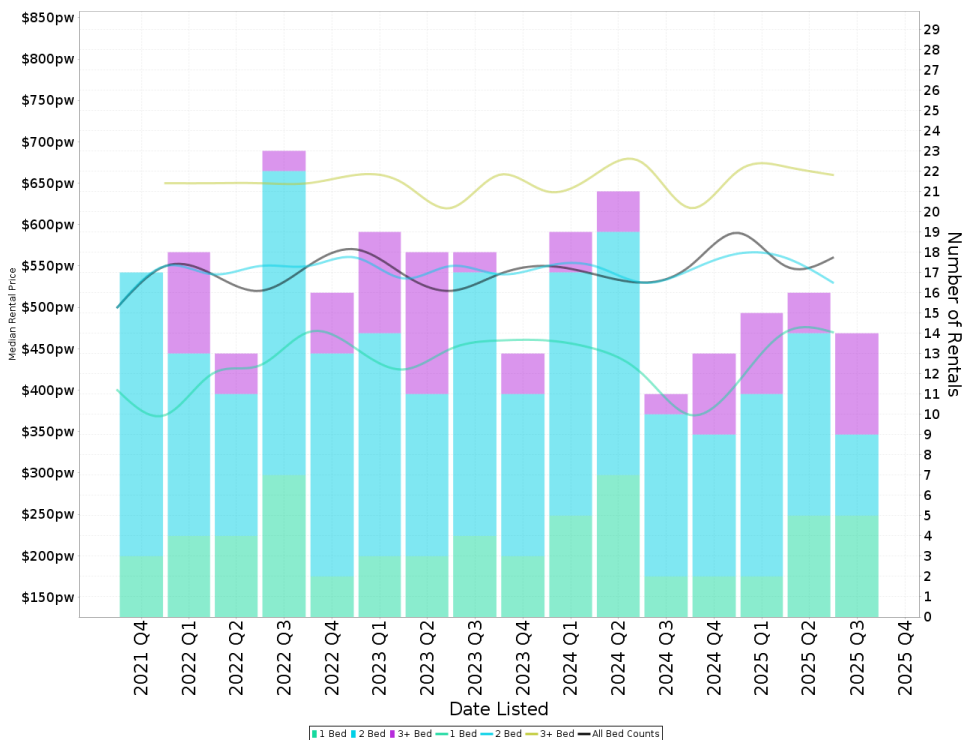
Current Median Price: \$1,112,500
Previous Median Price: \$1,095,000
 Based on 134 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.6%

Current Median Price: \$1,112,500
Current Median Rent: \$780
 Based on 71 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-5.1%

Current Median Price: \$396,000
Previous Median Price: \$417,500
 Based on 31 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+7.4%

Current Median Price: \$396,000
Current Median Rent: \$560
 Based on 58 registered Unit rentals compared over the last 12 months.

CRACE - Recently Sold Properties

Median Sale Price

\$1.11m

Based on 64 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

+1.6%

Current Median Price: \$1,112,500
Previous Median Price: \$1,095,000

Based on 134 recorded House sales compared over the last two rolling 12 month periods

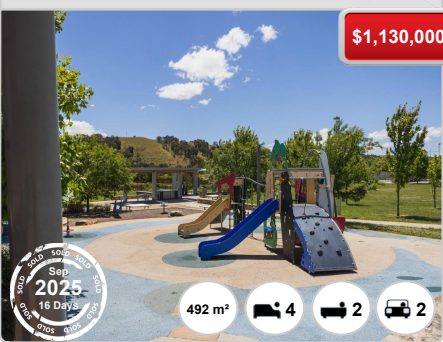
Sold Properties

64

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

1 ARCADIA ST



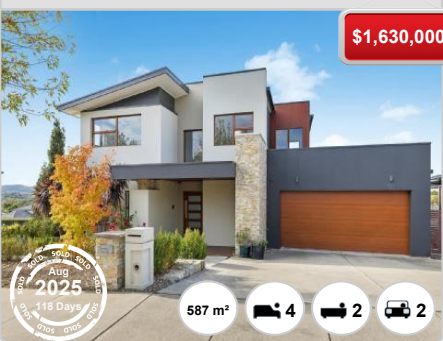
16 MARANUNGA CRES



38 NULERI ST



43 KEEWONG ST



20 ZANCI ST



43 DIGBY CCT



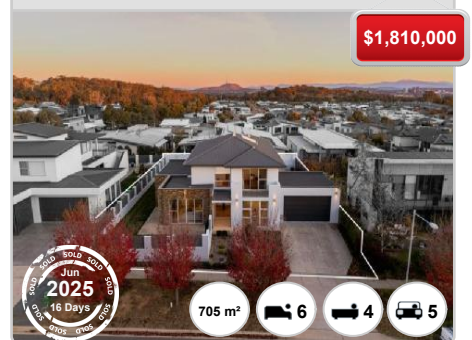
40 COCOPARRA CRES



56 REDRUTH ST



50 SAMARIA ST



52 DROOKA CRES

\$1,865,000

SOLD Jun 2025
N/A

706 m² 4 3 2

17 ULTIMO ST

\$850,000

SOLD Jun 2025
10 Days

272 m² 3 2 2

8 CHANCE ST

\$870,000

SOLD Jun 2025
N/A

250 m² 3 2 2

53 STOWPORT ST

\$961,000

SOLD May 2025
24 Days

364 m² 3 2 2

88 ZANCI ST

\$1,338,000

SOLD May 2025
24 Days

540 m² 4 2 2

10 REDRUTH ST

\$622,000

SOLD May 2025
279 Days

135 m² 2 2 1

56 SAMARIA ST

\$1,940,000

SOLD May 2025
88 Days

777 m² 5 4 2

117 NARDEN ST

\$685,000

SOLD May 2025
19 Days

180 m² 2 1 2

67 ZANCI ST

\$1,095,000

SOLD May 2025
48 Days

439 m² 4 2 2

29 LANABA ST

\$1,160,000

SOLD May 2025
20 Days

458 m² 3 2 2

71 CHANCE ST

\$1,200,000

SOLD May 2025
49 Days

493 m² 4 2 2

49 BENALLA ST

\$1,815,000

SOLD May 2025
161 Days

548 m² 6 4 2

CRACE - Properties For Rent

Median Rental Price

\$780 /w

Based on 71 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

+3.6%

Current Median Price: \$1,112,500
Current Median Rent: \$780

Based on 64 recorded House sales and 71 House rentals compared over the last 12 months

Number of Rentals

71

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

99 Cocoparra Cres

\$540 per week



FOR RENT

FOR RENT

Sep 2025

5 Days

FOR RENT

FOR RENT

598 m²

2

1

2

99 COCOPARRA CRESCENT

\$540 weekly



FOR RENT

FOR RENT

Sep 2025

5 Days

FOR RENT

FOR RENT

598 m²

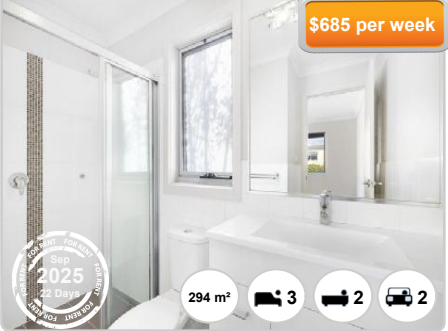
2

1

2

3 TAPLOW STREET

\$685 per week



FOR RENT

FOR RENT

Sep 2025

22 Days

FOR RENT

FOR RENT

294 m²

3

2

2