

# Suburb flyover report

FORDE (HOUSE)

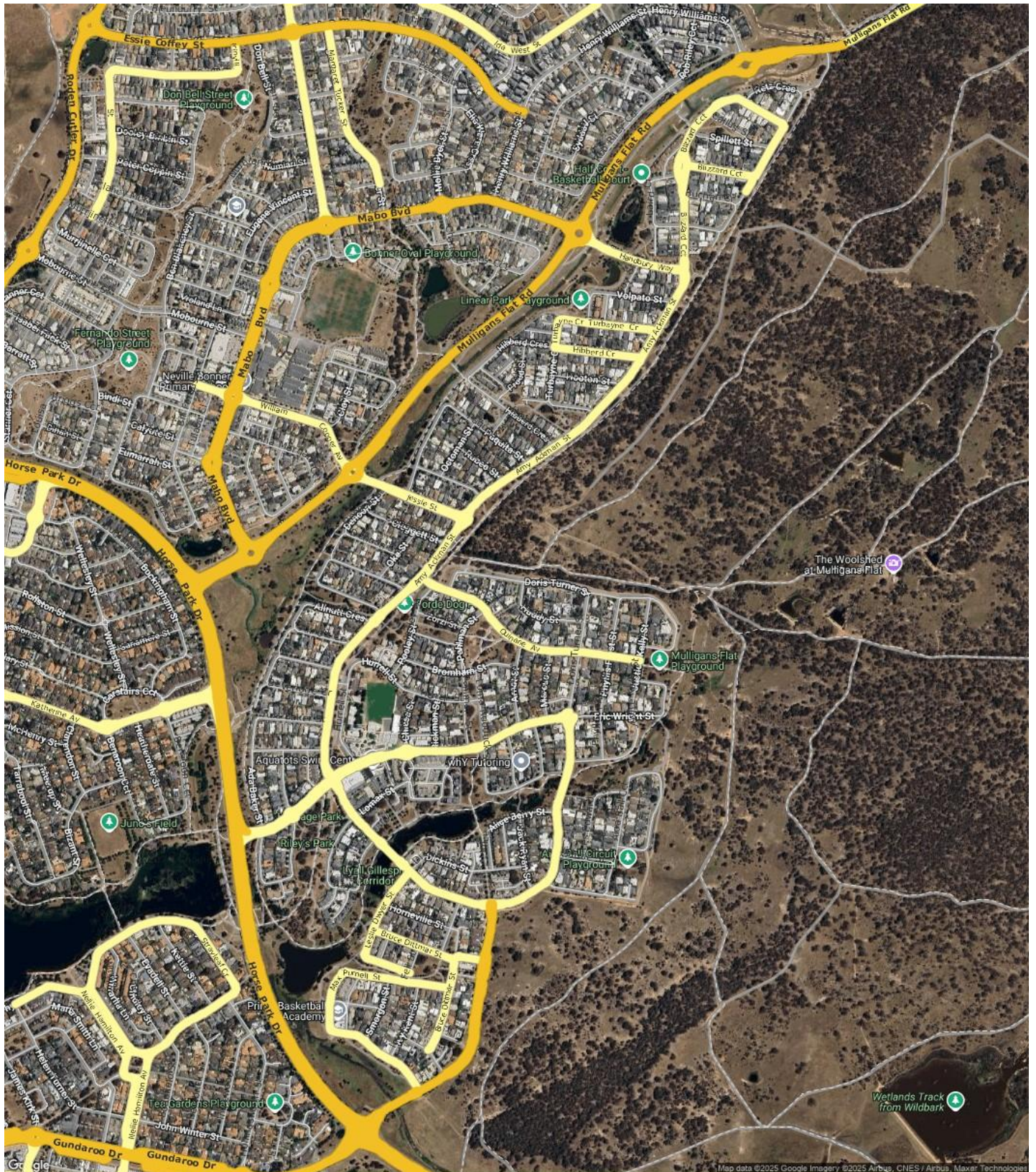
PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

**RayWhite.**





## FORDE - 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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## FORDE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	15	\$ 212,000	0.0 %	\$ 140,000	\$ 550,000
2008	39	\$ 545,000	157.1 %	\$ 176,000	\$ 709,000
2009	98	\$ 546,000	0.2 %	\$ 196,000	\$ 917,000
2010	57	\$ 594,800	8.9 %	\$ 230,000	\$ 930,000
2011	57	\$ 595,000	0.0 %	\$ 120,000	\$ 993,000
2012	93	\$ 579,000	-2.7 %	\$ 8,000	\$ 900,000
2013	114	\$ 622,500	7.5 %	\$ 90,000	\$ 1,007,500
2014	93	\$ 639,950	2.8 %	\$ 174,000	\$ 1,030,000
2015	69	\$ 703,000	9.9 %	\$ 327,500	\$ 1,225,000
2016	78	\$ 702,500	-0.1 %	\$ 410,000	\$ 1,270,000
2017	67	\$ 800,000	13.9 %	\$ 327,000	\$ 1,400,000
2018	67	\$ 812,000	1.5 %	\$ 437,000	\$ 2,035,000
2019	83	\$ 785,000	-3.3 %	\$ 410,000	\$ 1,490,000
2020	66	\$ 798,500	1.7 %	\$ 201,343	\$ 2,150,000
2021	70	\$ 1,117,500	39.9 %	\$ 300,000	\$ 2,300,000
2022	58	\$ 1,167,500	4.5 %	\$ 516,000	\$ 2,360,000
2023	72	\$ 1,152,500	-1.3 %	\$ 650,000	\$ 2,350,000
2024	49	\$ 1,145,000	-0.7 %	\$ 600,000	\$ 3,240,000
2025	29	\$ 1,010,000	-11.8 %	\$ 682,000	\$ 1,930,000

### Median Sale Price

# \$1.06m

Based on 39 recorded House sales within the last 12 months (Oct '24 - Sep '25)

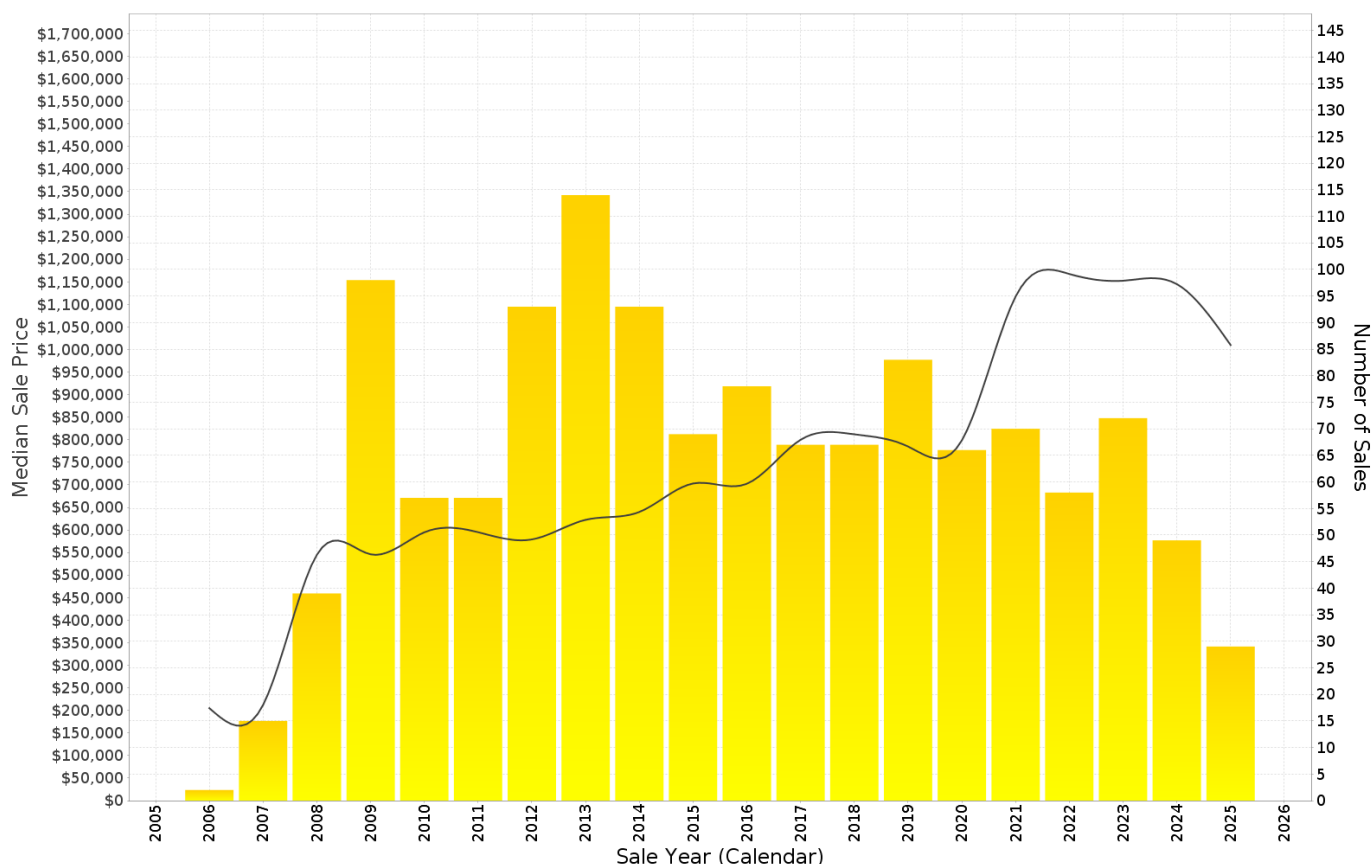
Based on a rolling 12 month period and may differ from calendar year statistics

### Suburb Growth

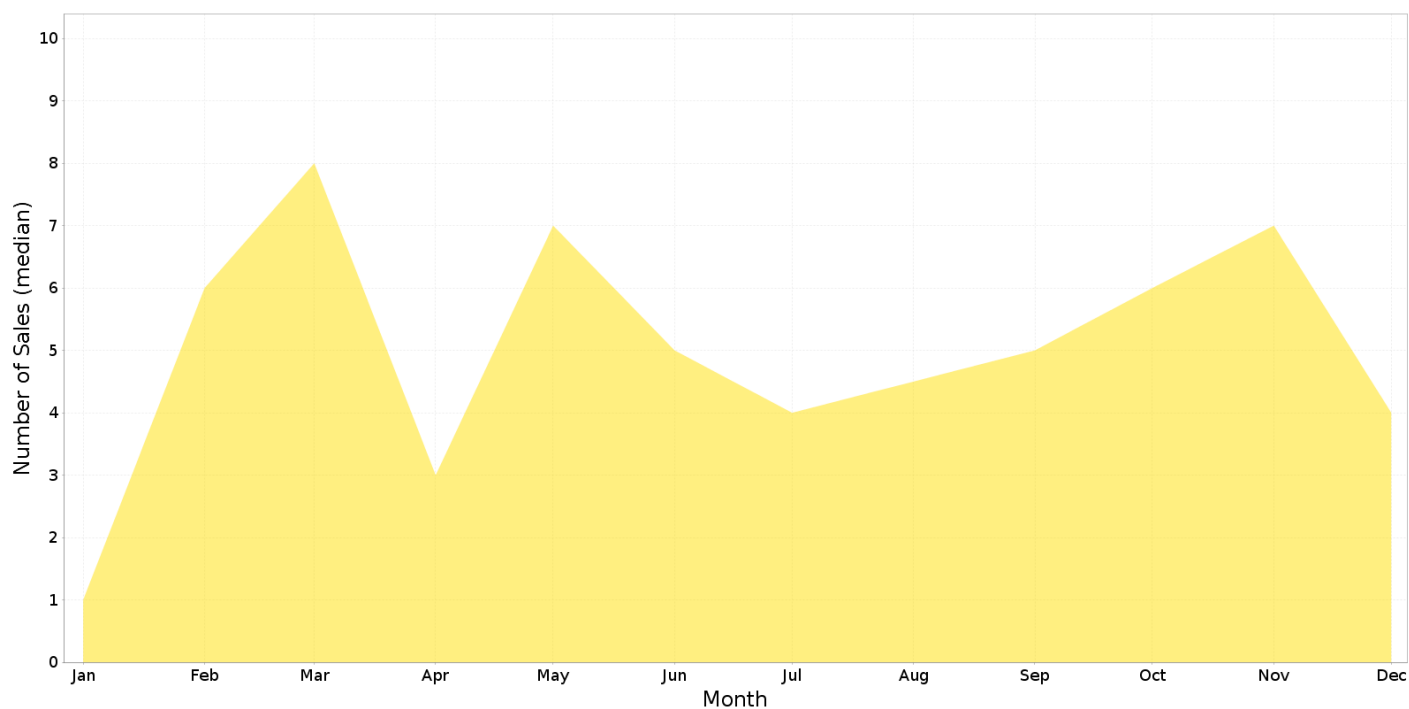
# -7.4%

Current Median Price: \$1,065,000  
Previous Median Price: \$1,150,000

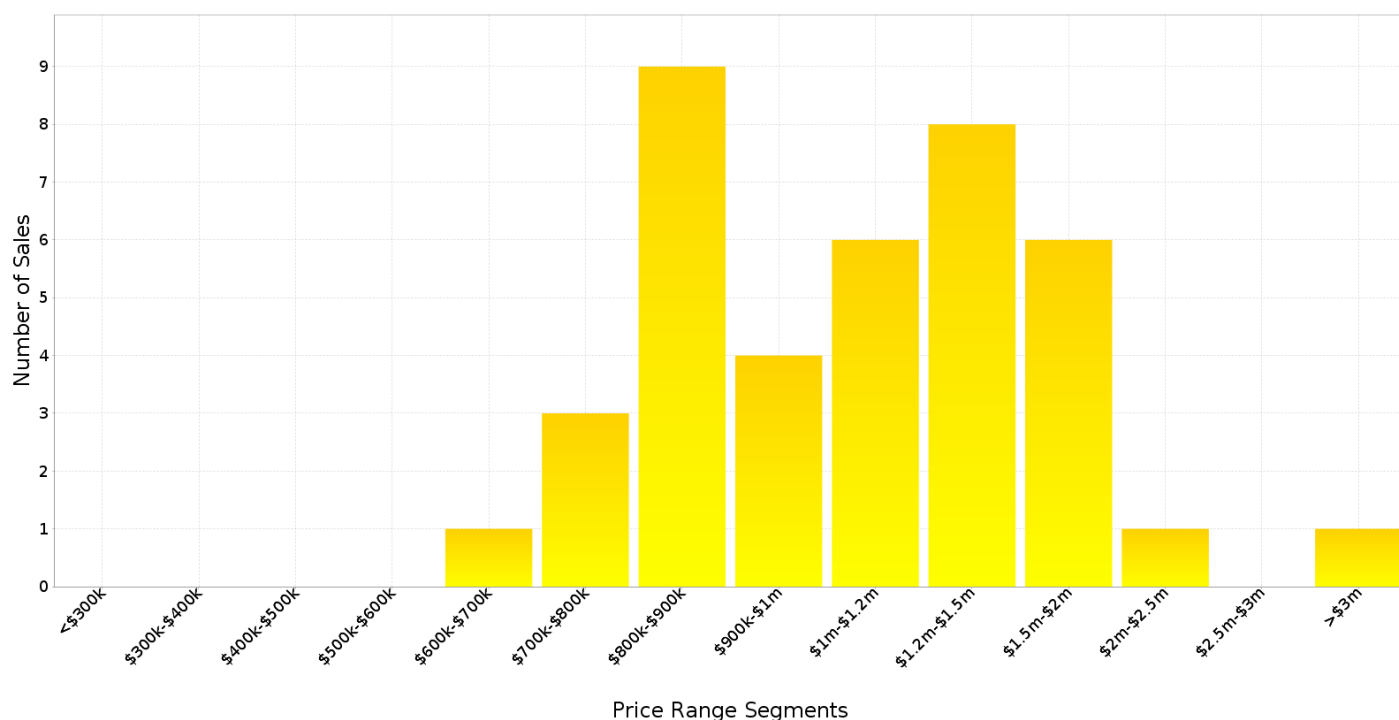
Based on 99 recorded House sales compared over the last two rolling 12 month periods



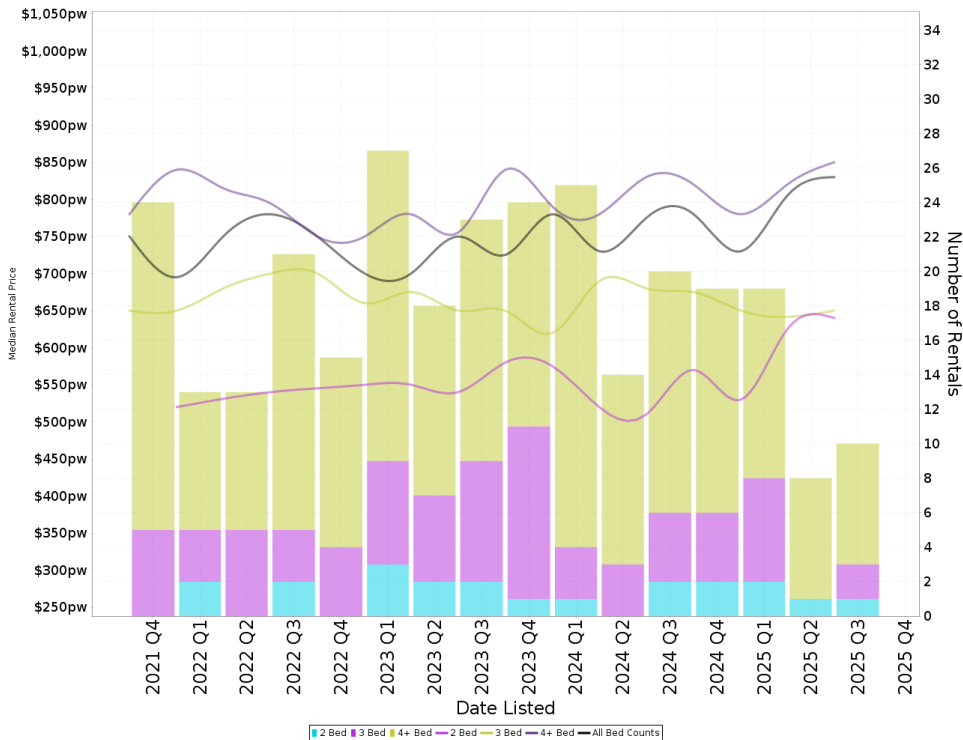
## FORDE - Peak Selling Periods (3 years)



## FORDE - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-7.4%**

**Current Median Price: \$1,065,000**  
**Previous Median Price: \$1,150,000**

Based on 99 registered House sales compared over the last two rolling 12 month periods.

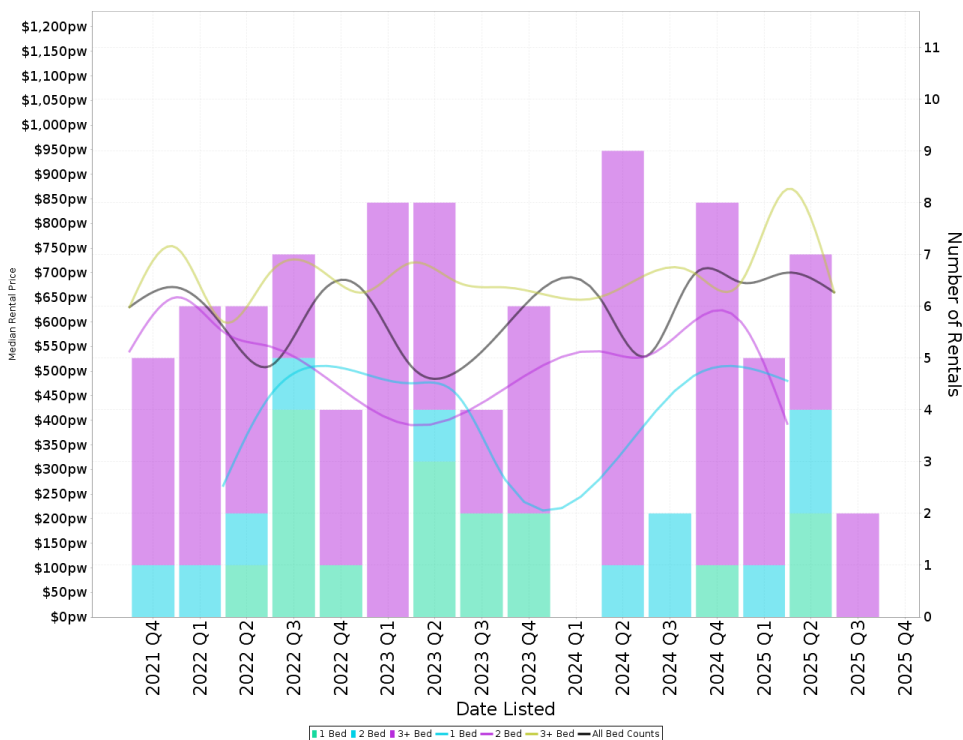
### Suburb Rental Yield

**+3.8%**

**Current Median Price: \$1,065,000**  
**Current Median Rent: \$770**

Based on 56 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-7.8%**

**Current Median Price: \$780,500**  
**Previous Median Price: \$846,500**

Based on 24 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.6%**

**Current Median Price: \$780,500**  
**Current Median Rent: \$690**

Based on 22 registered Unit rentals compared over the last 12 months.

# FORDE - Recently Sold Properties

Median Sale Price  
**\$1.06m**

Based on 39 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  
**-7.4%**

Current Median Price: \$1,065,000  
Previous Median Price: \$1,150,000

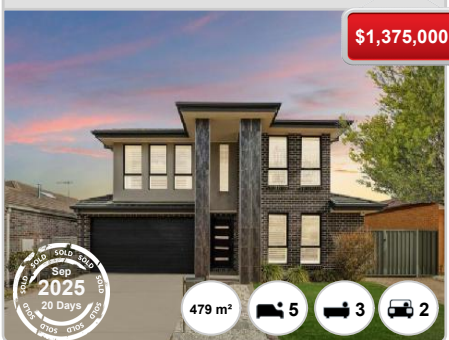
Based on 99 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties  
**39**

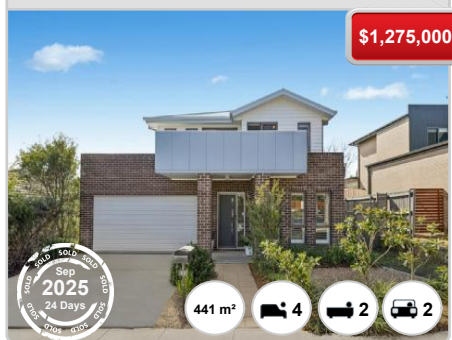
Based on recorded House sales within the 12 months (Oct '24 - Sep '25)

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

15 IVY KENT ST



53 PAQUITA ST



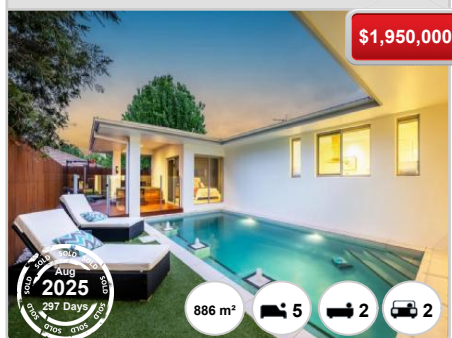
33 ZAKHAROV AVE



27 DAVID WALSH AVE



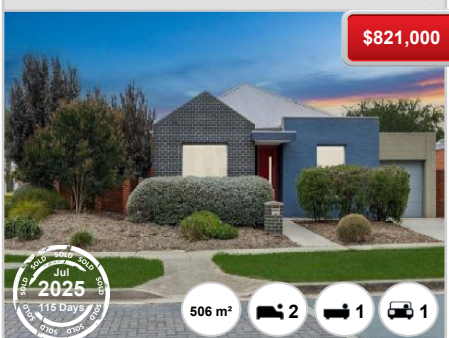
10 ERIC WRIGHT ST



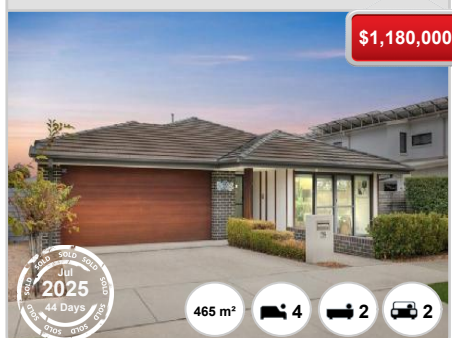
2 ERIC WRIGHT ST



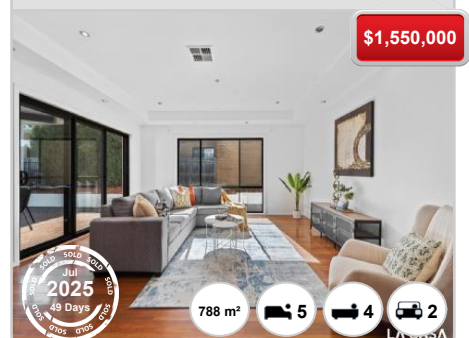
1 ERIC WRIGHT ST



25 BLIZZARD CCT

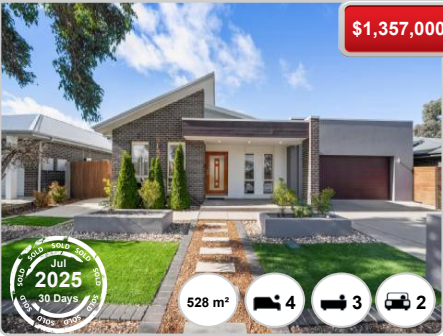


5 DORIS TURNER ST

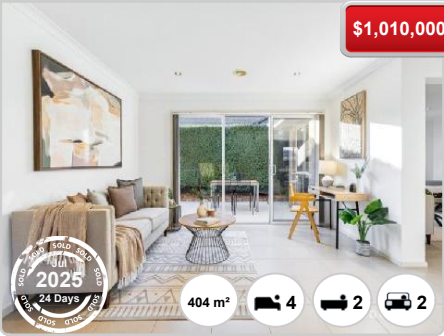




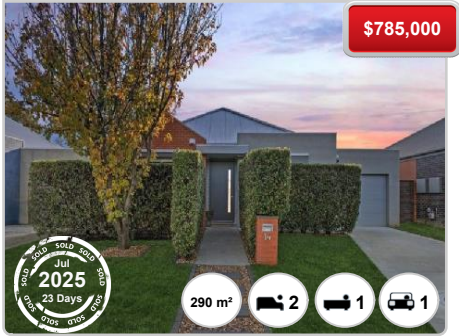
14 PHYLLIS FROST ST



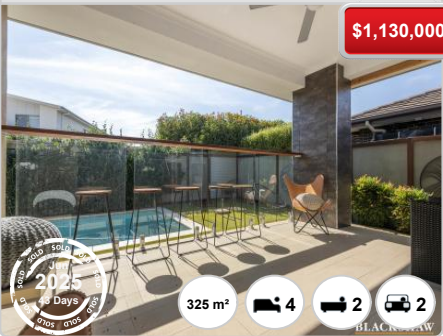
12 GRANNALL ST



14 RIDDING ST



5 HORNEVILLE ST



6 ALLNUTT CRES



52 HURRELL ST



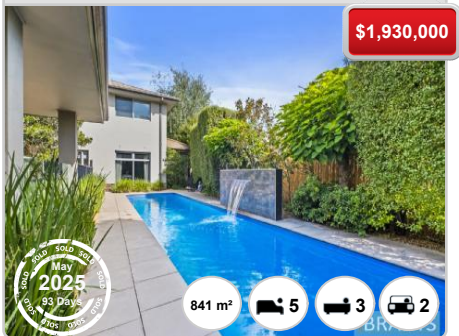
33 HIBBERD CRES



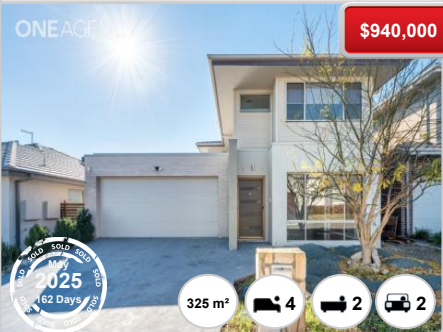
43 ADA BAKER ST



14 DENOON ST



10 HOOTON ST



31 HIBBERD CRES



15 JESSIE ST

