

# Suburb flyover report

MONCRIEFF (HOUSE)

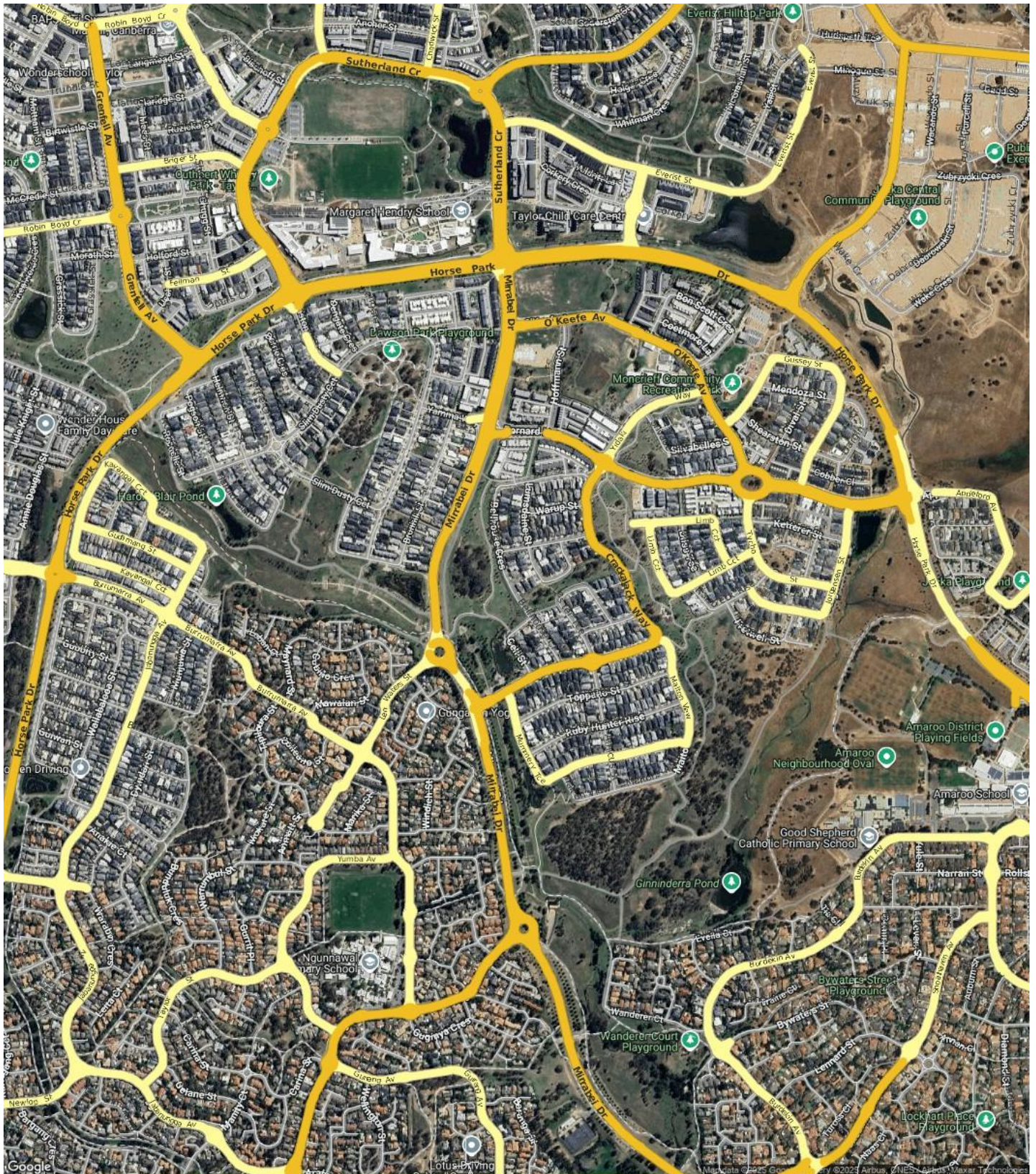
PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

**RayWhite.**





# MONCRIEFF - 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)

The materials are provided as an information source only. © The Property Insights are Territory Data, which is the property of the Australian Capital Territory. No part of it may in any form or by any means (electronic, mechanical, microcopying, photocopying, recording or otherwise) be reproduced, stored in a retrieval system or transmitted without prior permission. Enquiries should be directed to: Manager, Customer Services, Environment and Planning Directorate, GPO Box 158, Canberra ACT 2601.



MONCRIEFF - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2014	1	\$ 217,000	0.0 %	\$ 217,000	\$ 217,000
2015	1	\$ 380,000	75.1 %	\$ 380,000	\$ 380,000
2016	70	\$ 382,000	0.5 %	\$ 250,000	\$ 1,524,000
2017	119	\$ 630,000	64.9 %	\$ 222,850	\$ 932,000
2018	64	\$ 752,500	19.4 %	\$ 233,000	\$ 935,000
2019	69	\$ 720,000	-4.3 %	\$ 305,000	\$ 1,010,000
2020	76	\$ 764,000	6.1 %	\$ 410,000	\$ 1,220,000
2021	82	\$ 899,500	17.7 %	\$ 300,000	\$ 1,580,000
2022	52	\$ 1,060,000	17.8 %	\$ 340,000	\$ 10,999,000
2023	53	\$ 1,070,000	0.9 %	\$ 455,000	\$ 1,850,000
2024	53	\$ 1,005,000	-6.1 %	\$ 658,000	\$ 1,600,000
2025	23	\$ 1,050,000	4.5 %	\$ 370,000	\$ 1,300,000

Median Sale Price

\$1.04m

Based on 38 recorded House sales within the last 12 months (Oct '24 - Sep '25)

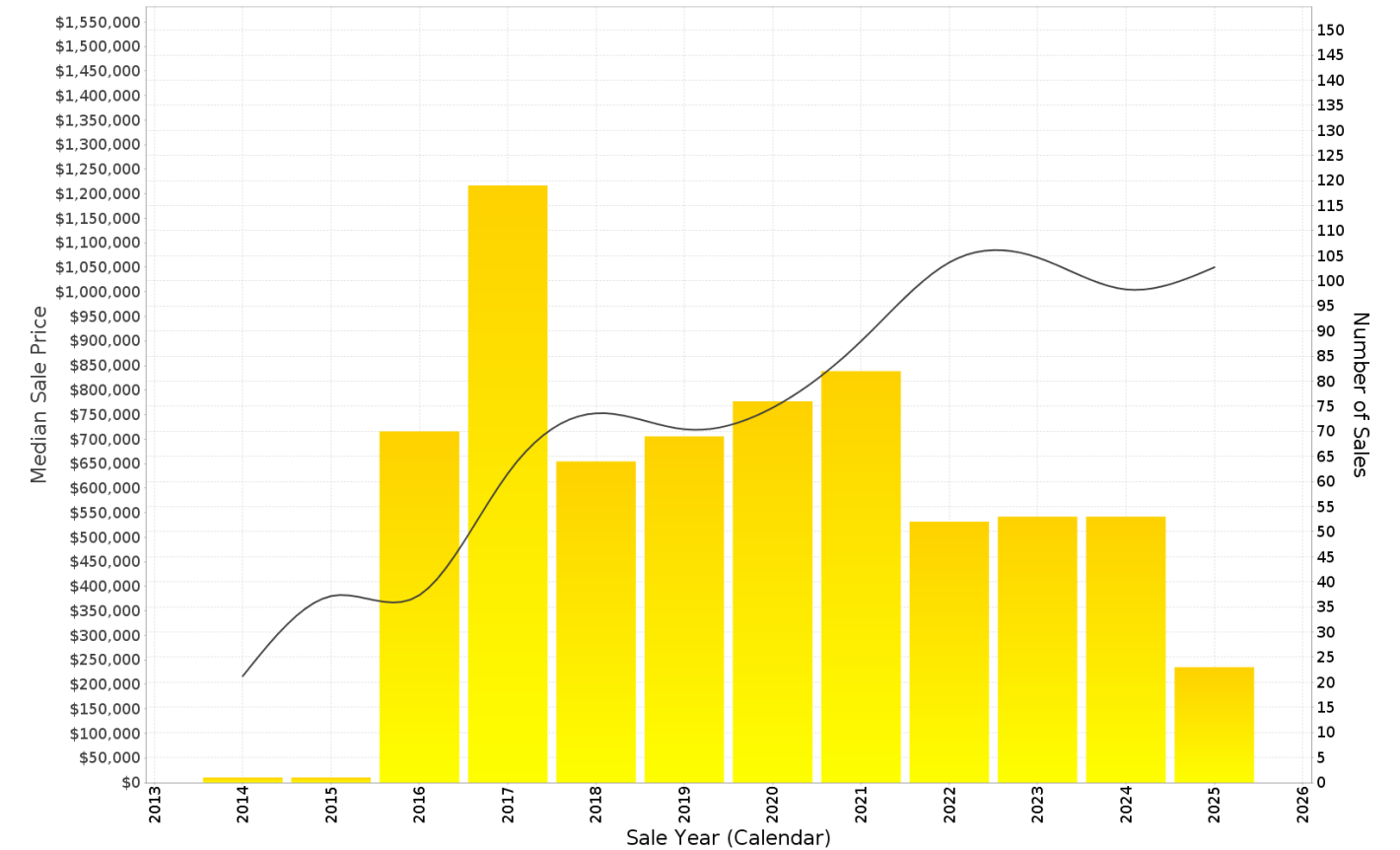
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

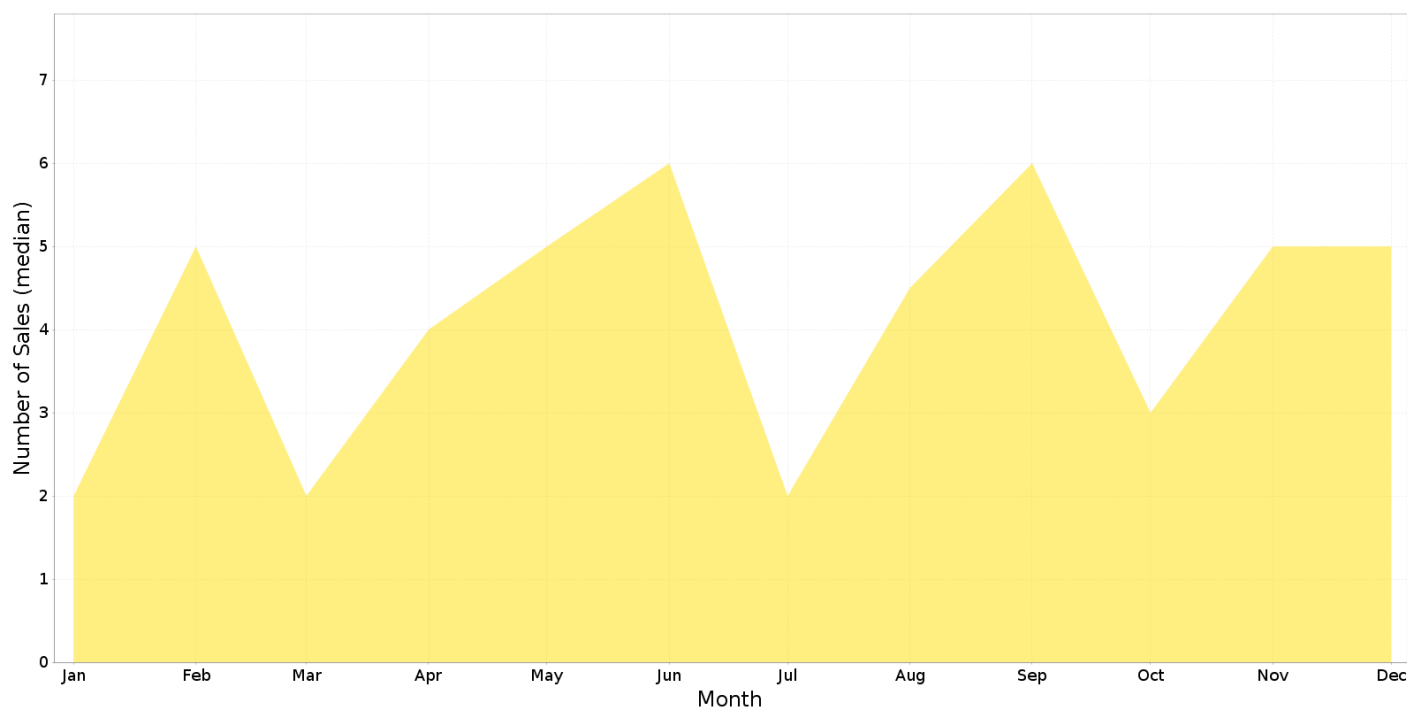
+3.6%

Current Median Price: \$1,040,000  
Previous Median Price: \$1,004,000

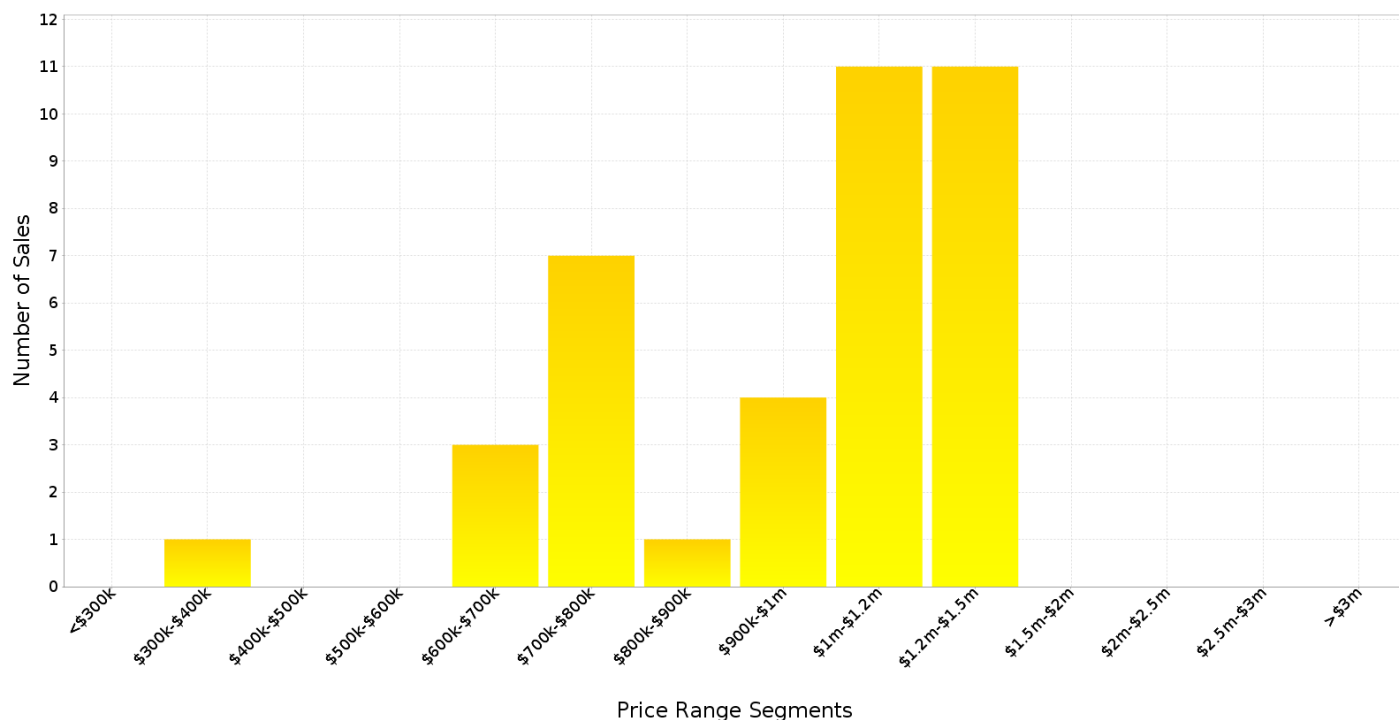
Based on 92 recorded House sales compared over the last two rolling 12 month periods



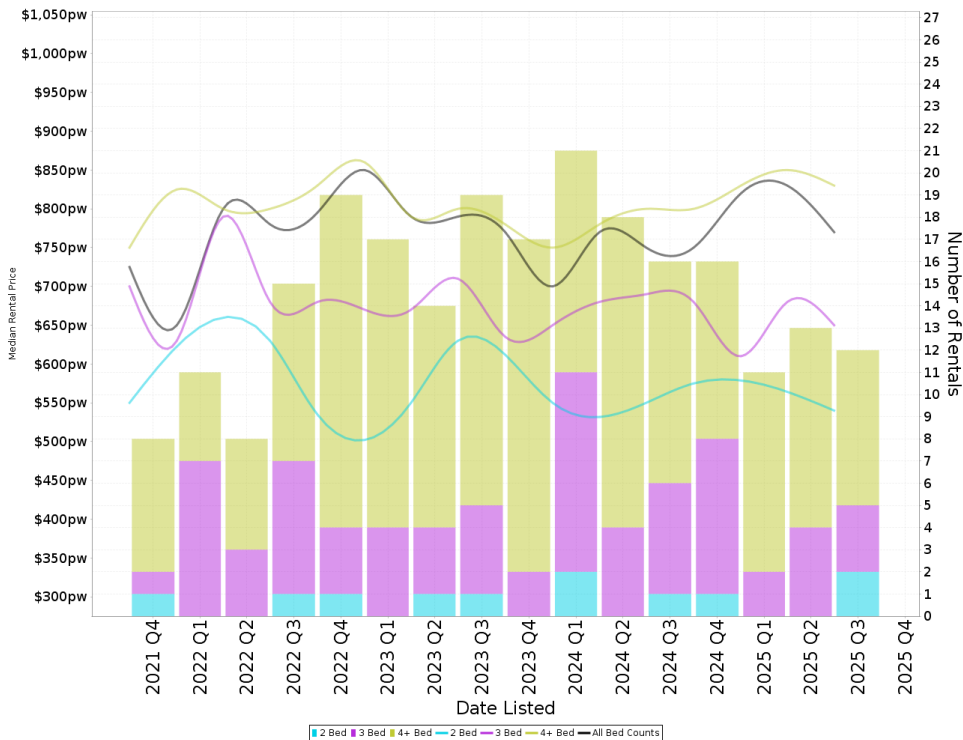
## MONCRIEFF - Peak Selling Periods (3 years)



## MONCRIEFF - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+3.6%**

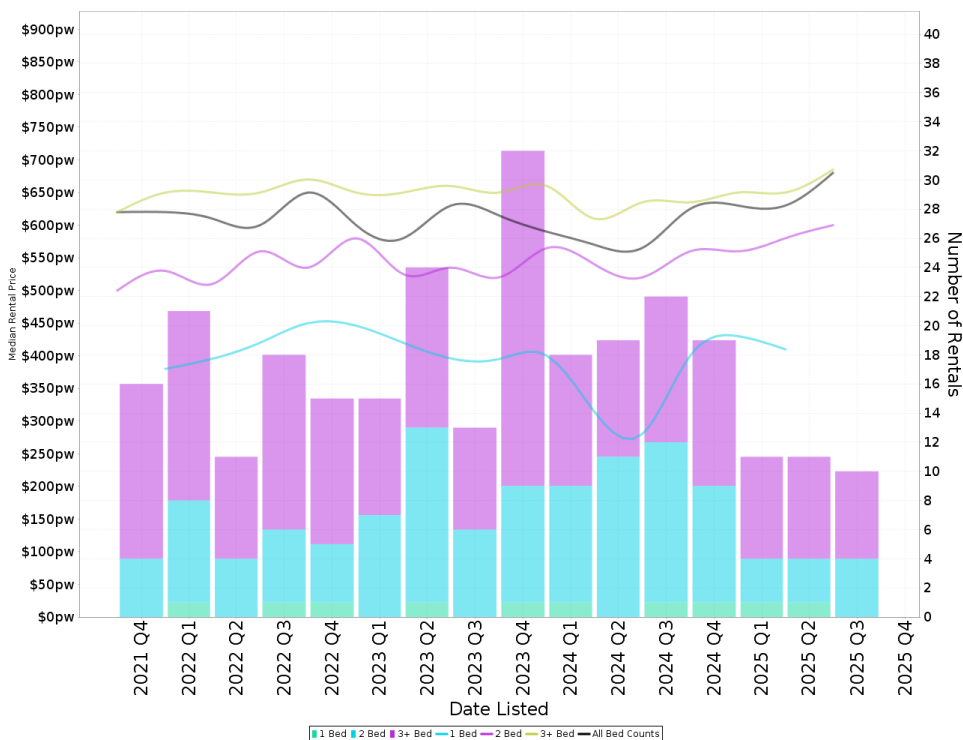
**Current Median Price: \$1,040,000**  
**Previous Median Price: \$1,004,000**  
 Based on 92 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.0%**

**Current Median Price: \$1,040,000**  
**Current Median Rent: \$800**  
 Based on 52 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-2.2%**

**Current Median Price: \$665,000**  
**Previous Median Price: \$680,000**  
 Based on 85 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.9%**

**Current Median Price: \$665,000**  
**Current Median Rent: \$630**  
 Based on 51 registered Unit rentals compared over the last 12 months.

# MONCRIEFF - Recently Sold Properties

Median Sale Price

**\$1.04m**

Based on 38 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

**+3.6%**

Current Median Price: \$1,040,000  
Previous Median Price: \$1,004,000

Based on 92 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**38**

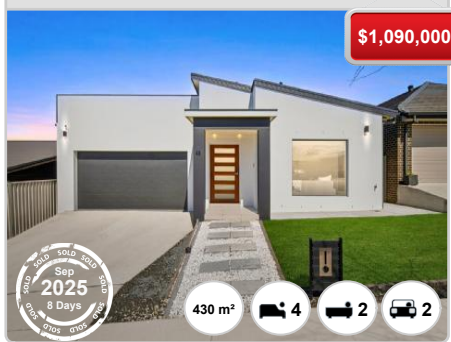
Based on recorded House sales within the 12 months (Oct '24 - Sep '25)

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

19 SLIM DUSTY CCT



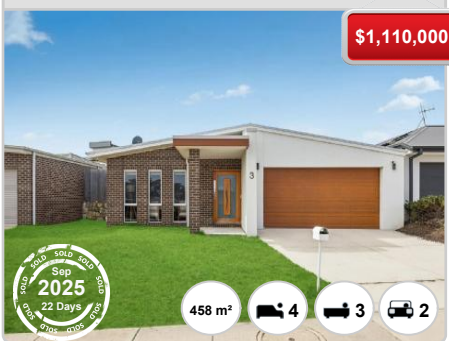
43 JORGENSEN ST



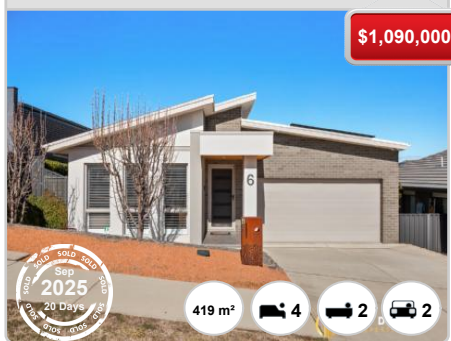
8/42 DENGATE CRES



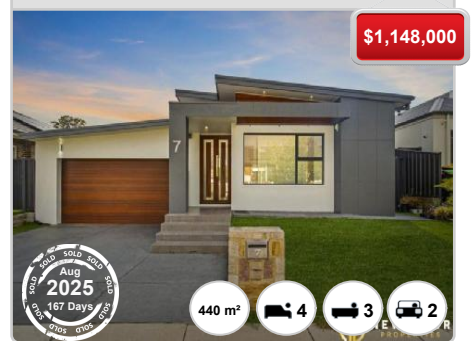
3 MYRA LAW CRES



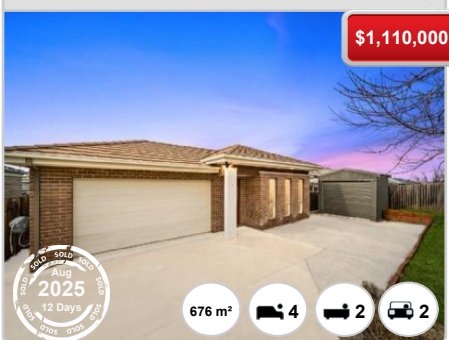
6 PIKLER RISE



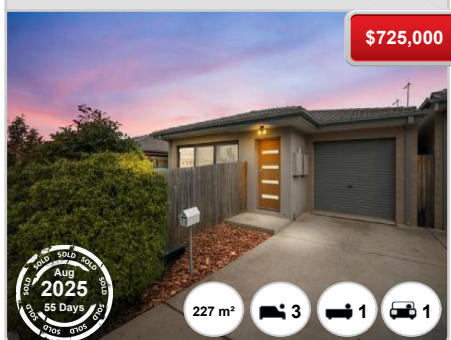
7 DULCIE HOLLAND CRES



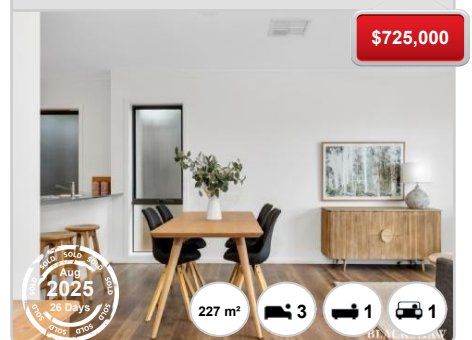
29 BRONHILL ST



18 SHEARSTON ST



12 SHEARSTON ST





**33 TOPPANO ST**

**\$1,080,000**

403 m<sup>2</sup> 4 2 2

SOLD Jun 2025 86 Days

**4 COLGAN ST**

**\$995,000**

381 m<sup>2</sup> 4 2 2

SOLD Jun 2025 41 Days

**54 BELLHOUSE CRES**

**\$1,125,000**

420 m<sup>2</sup> 4 2 2

SOLD Jun 2025 23 Days

**36 TOPPANO ST**

**\$1,100,000**

445 m<sup>2</sup> 4 2 2

SOLD Jun 2025 16 Days

**72 BERNARD HEINZE AVE**

**\$750,000**

292 m<sup>2</sup> 3 2 2

SOLD Jun 2025 72 Days

**61 MALTON VIEW**

**\$1,300,000**

475 m<sup>2</sup> 4 2 2

SOLD Jun 2025 23 Days

**4 SPOUSE PL**

**\$1,105,000**

457 m<sup>2</sup> 4 2 2

SOLD Jun 2025 29 Days

**8 SPOUSE PL**

**\$1,000,000**

404 m<sup>2</sup> 4 2 2

SOLD Jun 2025 N/A

**38 DORRIE CRES**

**\$725,000**

192 m<sup>2</sup> 3 2 1

SOLD May 2025 86 Days

**64 BRONHILL ST**

**\$370,000**

153 m<sup>2</sup> - - -

SOLD May 2025 N/A

**47 BRONHILL ST**

**\$910,000**

430 m<sup>2</sup> 3 2 2

SOLD May 2025 15 Days

**45 BRONHILL ST**

**\$1,150,000**

674 m<sup>2</sup> 4 2 2

SOLD May 2025 15 Days

# MONCRIEFF - Properties For Rent

## Median Rental Price

**\$800 /w**

Based on 52 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

**+4.0%**

Current Median Price: \$1,040,000  
Current Median Rent: \$800

Based on 38 recorded House sales and 52 House rentals compared over the last 12 months

## Number of Rentals

**52**

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

