

Suburb flyover report

BRADDON (UNIT)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



BRADDON - 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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BRADDON - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2007	273	\$ 360,000	0.0 %	\$ 111,666	\$ 950,500
2008	139	\$ 391,000	8.6 %	\$ 105,000	\$ 1,550,000
2009	157	\$ 402,500	2.9 %	\$ 190,000	\$ 650,000
2010	218	\$ 450,000	11.8 %	\$ 175,000	\$ 1,131,900
2011	241	\$ 420,000	-6.7 %	\$ 194,000	\$ 2,359,225
2012	201	\$ 430,000	2.4 %	\$ 60,000	\$ 3,445,000
2013	202	\$ 428,700	-0.3 %	\$ 5,173	\$ 3,622,781
2014	178	\$ 439,950	2.6 %	\$ 103,460	\$ 1,660,000
2015	292	\$ 459,900	4.5 %	\$ 41,800	\$ 3,200,000
2016	220	\$ 461,250	0.3 %	\$ 46,500	\$ 60,000,000
2017	424	\$ 450,000	-2.4 %	\$ 19,000	\$ 11,500,000
2018	395	\$ 489,000	8.7 %	\$ 142,290	\$ 1,562,000
2019	563	\$ 679,000	38.9 %	\$ 192,500	\$ 78,088,207
2020	473	\$ 495,000	-27.1 %	\$ 195,000	\$ 1,580,000
2021	589	\$ 570,000	15.2 %	\$ 60,000	\$ 66,000,000
2022	401	\$ 600,000	5.3 %	\$ 274,000	\$ 6,500,000
2023	341	\$ 560,000	-6.7 %	\$ 25,000	\$ 11,100,000
2024	294	\$ 612,000	9.3 %	\$ 315,000	\$ 20,000,000
2025	128	\$ 600,000	-2.0 %	\$ 77,500	\$ 1,550,000

Median Sale Price

\$600k

Based on 199 recorded Unit sales within the last 12 months (Oct '24 - Sep '25)

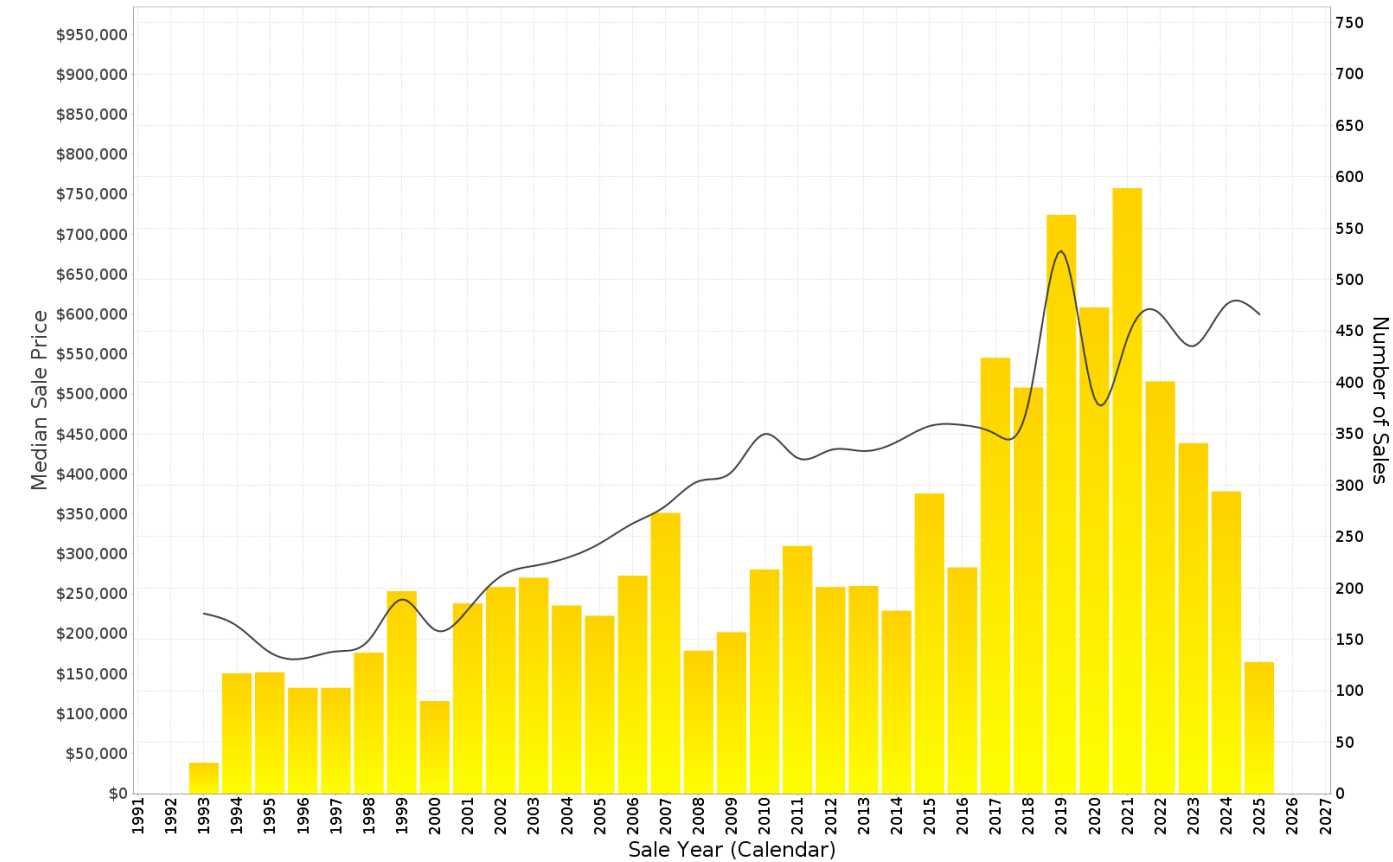
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

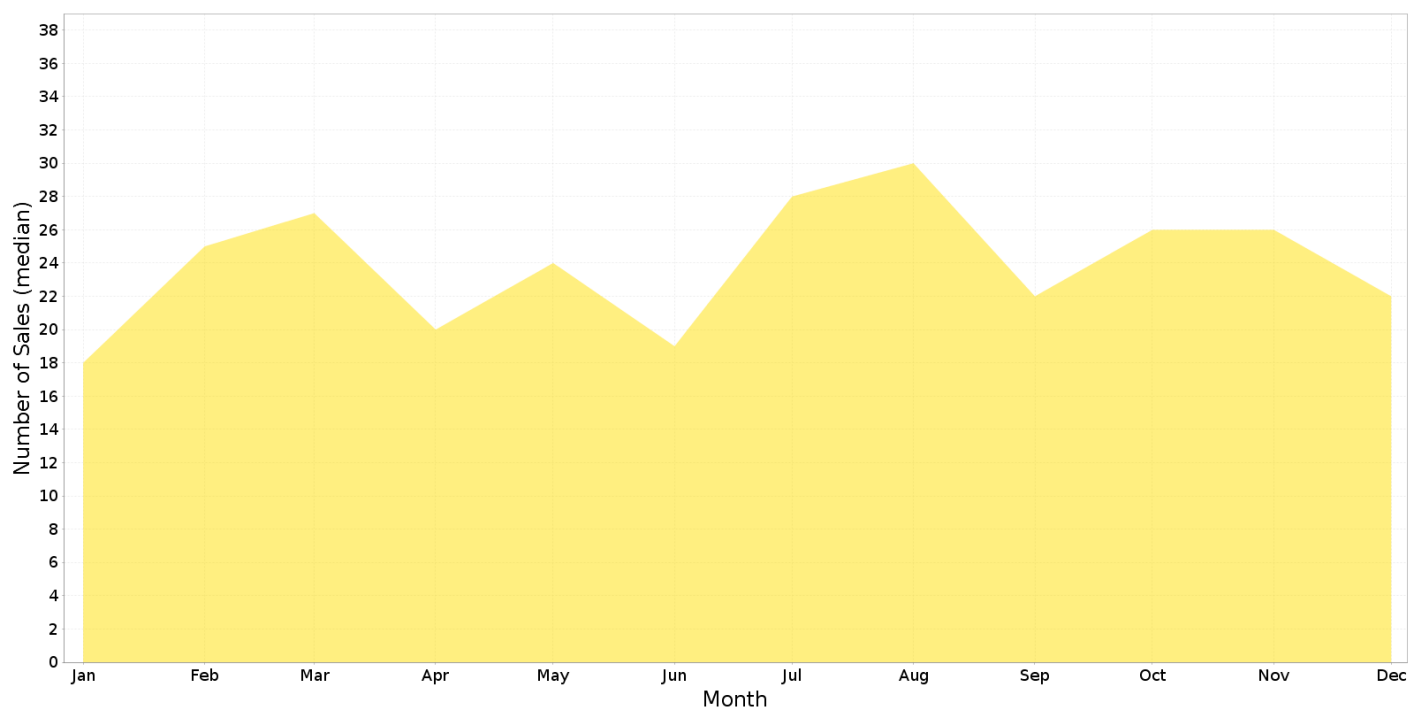
+2.6%

Current Median Price: \$600,000
Previous Median Price: \$585,000

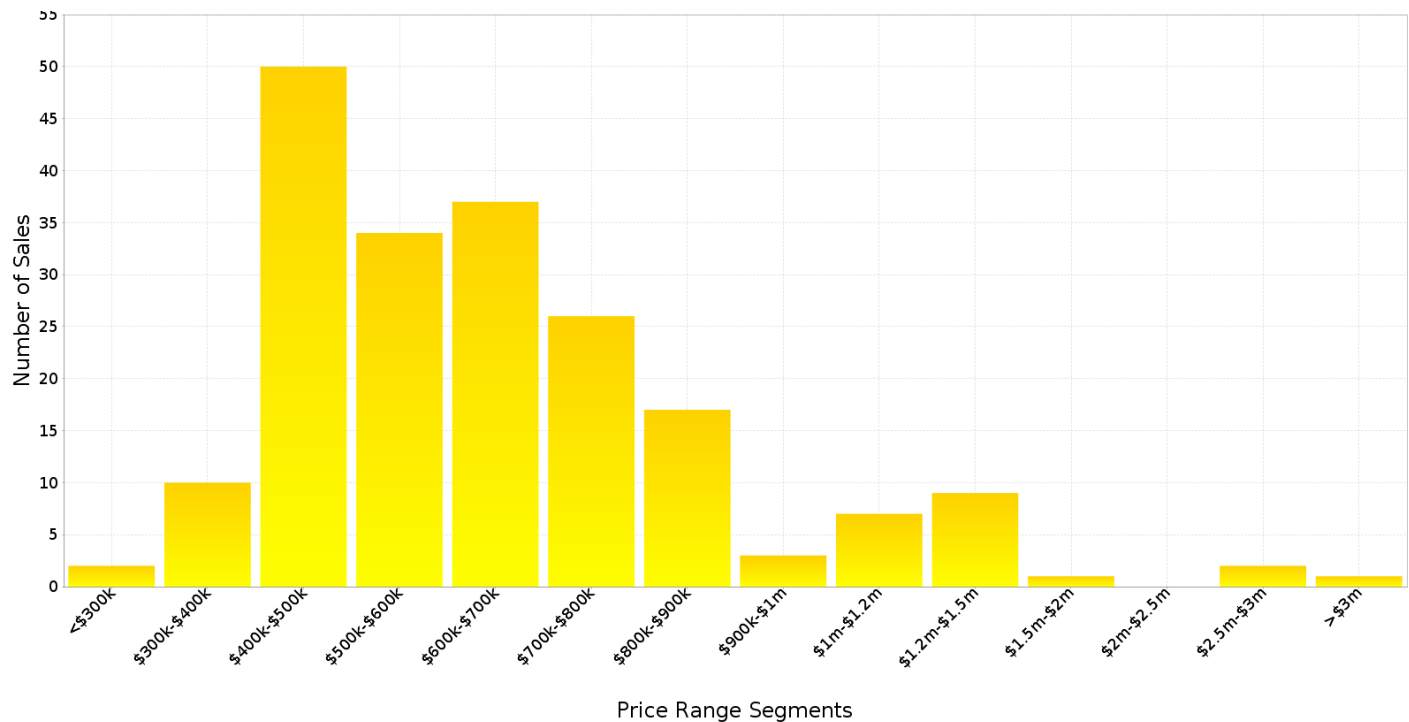
Based on 497 recorded Unit sales compared over the last two rolling 12 month periods



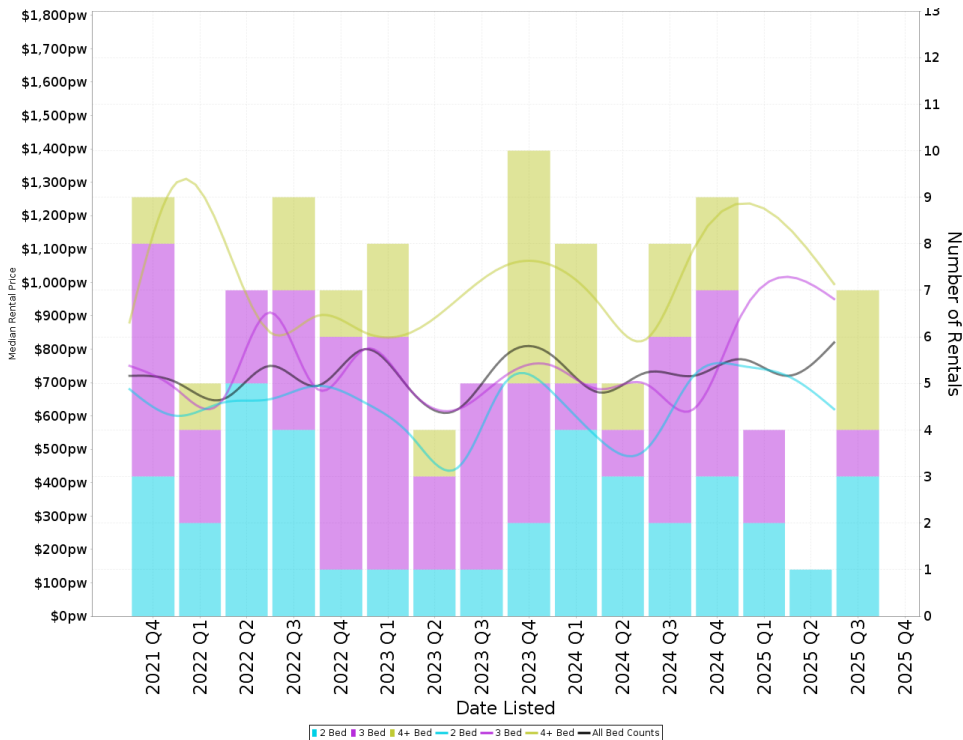
BRADDON - Peak Selling Periods (3 years)



BRADDON - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-17.6%

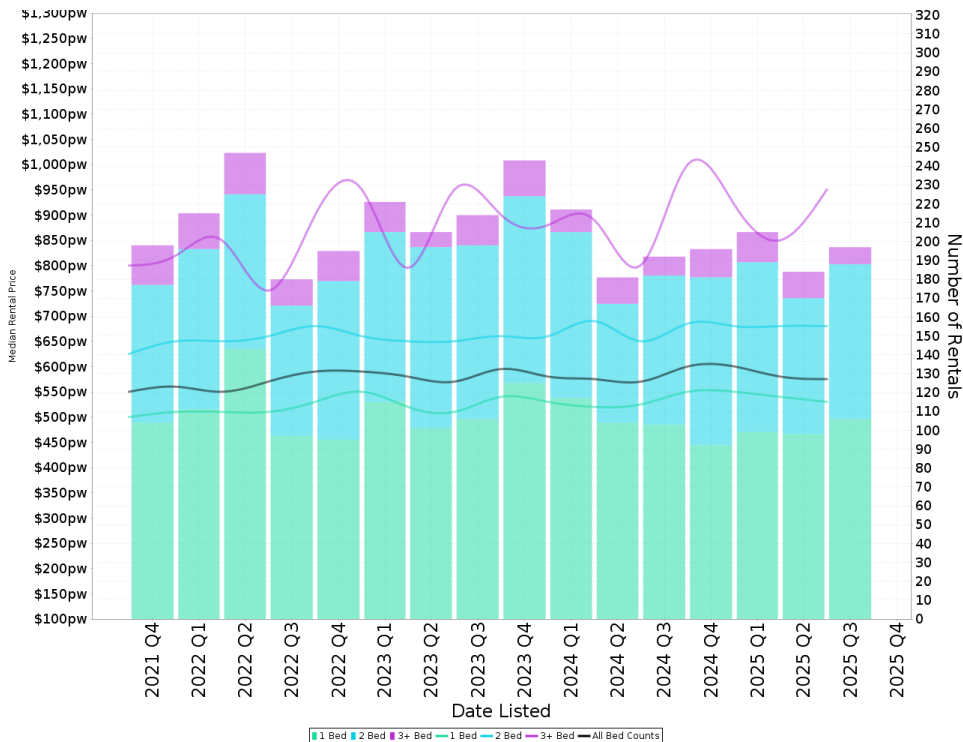
Current Median Price: \$1,202,500
Previous Median Price: \$1,458,500
Based on 19 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.2%

Current Median Price: \$1,202,500
Current Median Rent: \$750
Based on 21 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+2.6%

Current Median Price: \$600,000
Previous Median Price: \$585,000
Based on 497 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.1%

Current Median Price: \$600,000
Current Median Rent: \$590
Based on 782 registered Unit rentals compared over the last 12 months.

BRADDON - Recently Sold Properties

Median Sale Price
\$600k

Based on 199 recorded Unit 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
+2.6%

Current Median Price: \$600,000
Previous Median Price: \$585,000

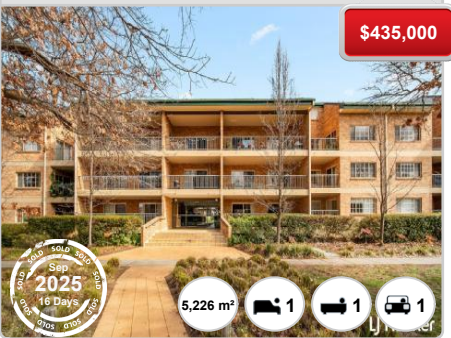
Based on 497 recorded Unit sales compared over the last two rolling 12 month periods

Sold Properties
199

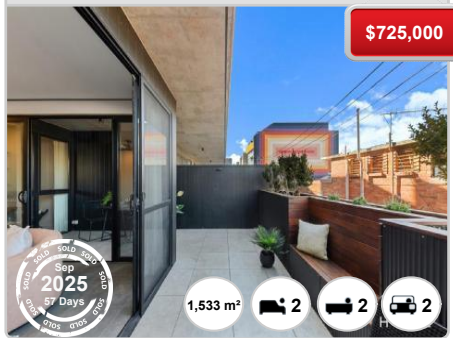
Based on recorded Unit sales within the 12 months (Oct '24 - Sep '25)

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

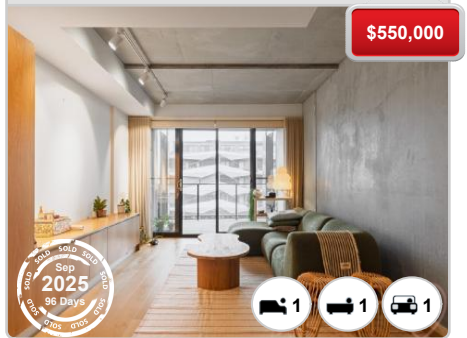
62/11 FAWKNER ST



5/40 MORT ST



419/27 LONSDALE ST



14/11 FAWKNER ST



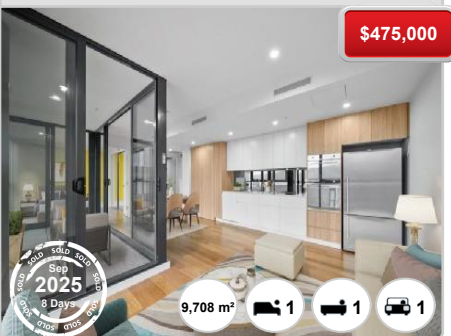
37/2 TORRENS ST



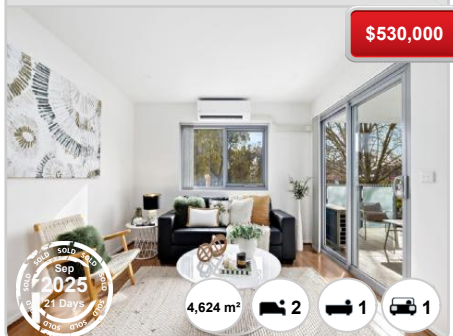
85/2 TORRENS ST



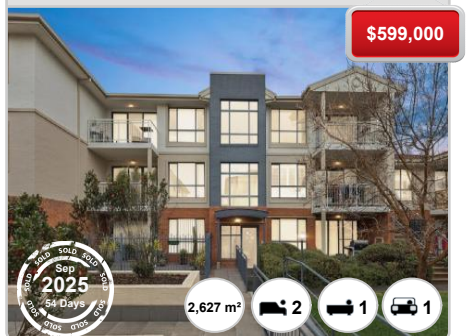
711/45 AINSLIE AVE



18/10 IPIMA ST



21/21 IJONG ST



219/43 CURRONG STREET N

\$700,000

9,706 m² 2 2 -

Sold Aug 2025 158 Days

419/74 - 76 NORTHBOURNE AVE

\$460,000

2 2 1

Sold Aug 2025 158 Days

41/10 LONSDALE ST

\$530,000

1,254 m² 1 1 1

Sold Aug 2025 50 Days

330/24 LONSDALE ST

\$555,000

1 1 1

Sold Aug 2025 37 Days

106/104 NORTHBOURNE ST

\$500,000

4,180 m² 1 1 1

Sold Aug 2025 164 Days

100/2 TORRENS ST

\$755,000

8,204 m² 2 2 2

Sold Aug 2025 65 Days

39/40 MORT ST

\$495,000

1,533 m² 1 1 1

Sold Jul 2025 378 Days

527/61 COOYONG ST

\$589,000

2 2 2

Sold Jul 2025 165 Days

331/55 CURRONG STREET ST

\$650,000

1.11 ha - - -

Sold Jul 2025 165 Days

133/106 NORTHBOURNE AVE

\$495,000

2,090 m² - - -

Sold Jul 2025 N/A

43/60 HENTY ST

\$720,000

3,359 m² 2 2 1

Sold Jul 2025 N/A

309/43 CURRONG STREET ST

\$725,750

9,708 m² 1 1 1

Sold Jul 2025 N/A

BRADDON - Properties For Rent

Median Rental Price

\$590 /w

Based on 782 recorded Unit 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

+5.1%

Current Median Price: \$600,000
Current Median Rent: \$590

Based on 199 recorded Unit sales and 782 Unit rentals compared over the last 12 months

Number of Rentals

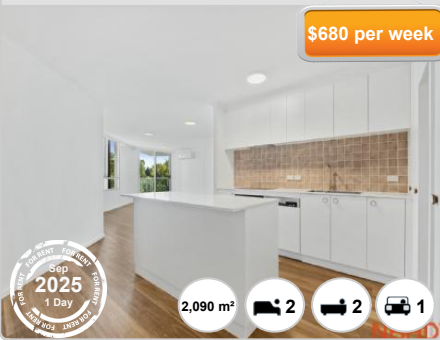
782

Based on recorded Unit rentals within the last 12 months (Oct '24 - Sep '25)

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

416/100 Northbourne Avenue

\$680 per week



2,090 m²

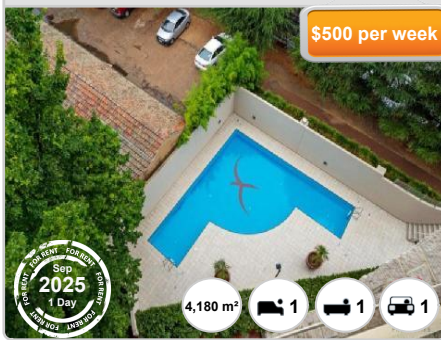
2

2

1

701/86 NORTHBOURNE AVENUE

\$500 per week



4,180 m²

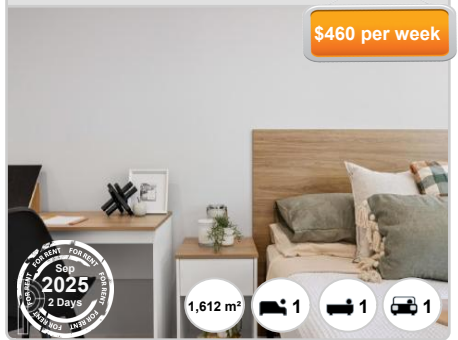
1

1

1

36/30 Wakefield Avenue

\$460 per week



1,612 m²

1

1

1

306/65 Cooyong Street

\$780pw



1,141 m²

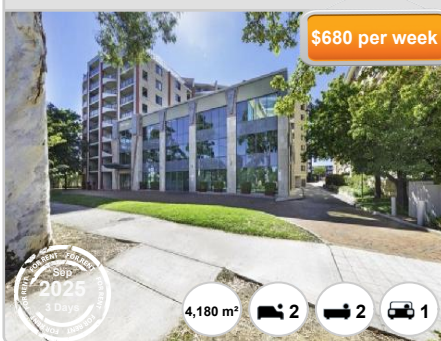
2

2

1

2/86 NORTHBOURNE AVENUE

\$680 per week



4,180 m²

2

2

1

604/51 Mort St

\$620 per week



2,090 m²

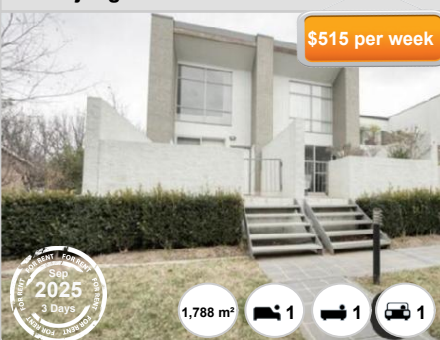
1

1

1

10/20 Ijong Street

\$515 per week



1,788 m²

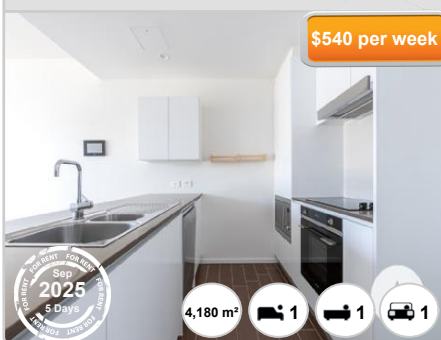
1

1

1

104/104 Northbourne Avenue

\$540 per week



4,180 m²

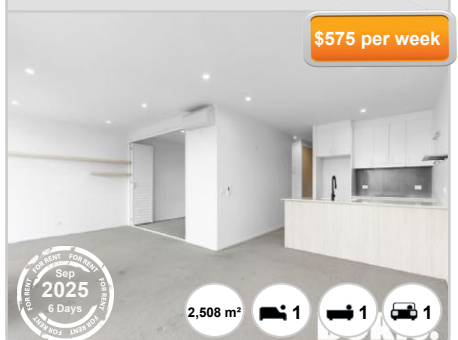
1

1

1

23/30 Lonsdale Street

\$575 per week



2,508 m²

1

1

1

17/30 IJONG STREET

\$530 per week

Sep 2025
7 Days

3,735 m² 1 1 1

425/61 COOYONG STREET

\$550

Sep 2025
8 Days

1,141 m² 1 1 1

604/2 BATMAN STREET

\$560 per week

Sep 2025
9 Days

9,708 m² 1 1 1

604/2 Batman St

\$560 per week

Sep 2025
8 Days

9,708 m² 1 1 1

24/57 Lowanna Street

\$850 per week

Sep 2025
9 Days

2,181 m² 2 2 2

204/42 Mort Street

\$510 per week

Sep 2025
9 Days

1,533 m² 1 1 1

618/1 Elouera Street Street

\$850pw

Sep 2025
10 Days

2 2 1

618/1 ELOUERA STREET

\$850pw

Sep 2025
10 Days

2 2 1

11/80 Henty Street

\$700

Sep 2025
11 Days

2,627 m² 2 2 2

54 LOWANNA STREET

\$695 per week

Sep 2025
12 Days

3,335 m² 2 1 1

9/80 Henty Street

\$620 pw

Sep 2025
12 Days

2,627 m² 2 2 2

304/2 Batman Street

\$600 per week

Sep 2025
13 Days

9,708 m² 1 1 1