

Suburb flyover report

DOWNER (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



DOWNER - 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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DOWNER - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	56	\$ 459,000	0.0 %	\$ 343,200	\$ 928,558
2008	43	\$ 460,000	0.2 %	\$ 72,961	\$ 685,000
2009	49	\$ 542,500	17.9 %	\$ 390,000	\$ 775,000
2010	41	\$ 615,000	13.4 %	\$ 130,000	\$ 788,000
2011	41	\$ 585,000	-4.9 %	\$ 285,000	\$ 925,000
2012	41	\$ 590,000	0.9 %	\$ 100,000	\$ 870,000
2013	54	\$ 595,000	0.8 %	\$ 7,000	\$ 907,000
2014	45	\$ 625,000	5.0 %	\$ 247,500	\$ 916,000
2015	67	\$ 673,500	7.8 %	\$ 300,000	\$ 960,000
2016	42	\$ 745,000	10.6 %	\$ 482,000	\$ 996,000
2017	46	\$ 865,000	16.1 %	\$ 432,000	\$ 1,413,000
2018	45	\$ 817,500	-5.5 %	\$ 90,000	\$ 1,500,000
2019	52	\$ 815,000	-0.3 %	\$ 165,000	\$ 967,500
2020	53	\$ 880,000	8.0 %	\$ 315,000	\$ 1,455,000
2021	56	\$ 1,252,500	42.3 %	\$ 500,025	\$ 2,010,000
2022	46	\$ 1,287,500	2.8 %	\$ 300,000	\$ 2,055,000
2023	47	\$ 1,150,000	-10.7 %	\$ 537,187	\$ 1,800,000
2024	51	\$ 1,151,000	0.1 %	\$ 450,000	\$ 2,400,000
2025	24	\$ 1,151,500	0.0 %	\$ 880,000	\$ 2,122,500

Median Sale Price

\$1.17m

Based on 34 recorded House sales within the last 12 months (Oct '24 - Sep '25)

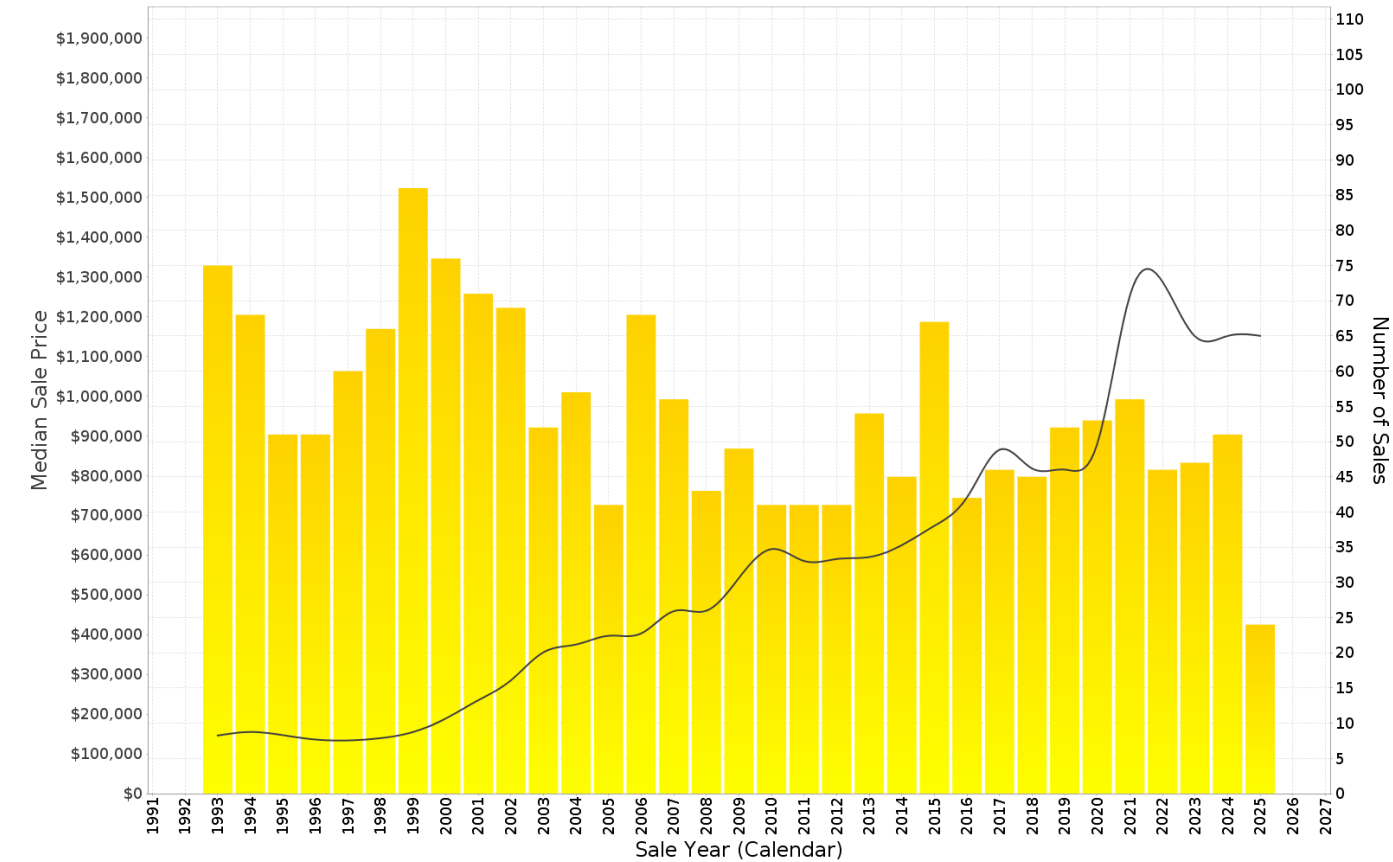
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

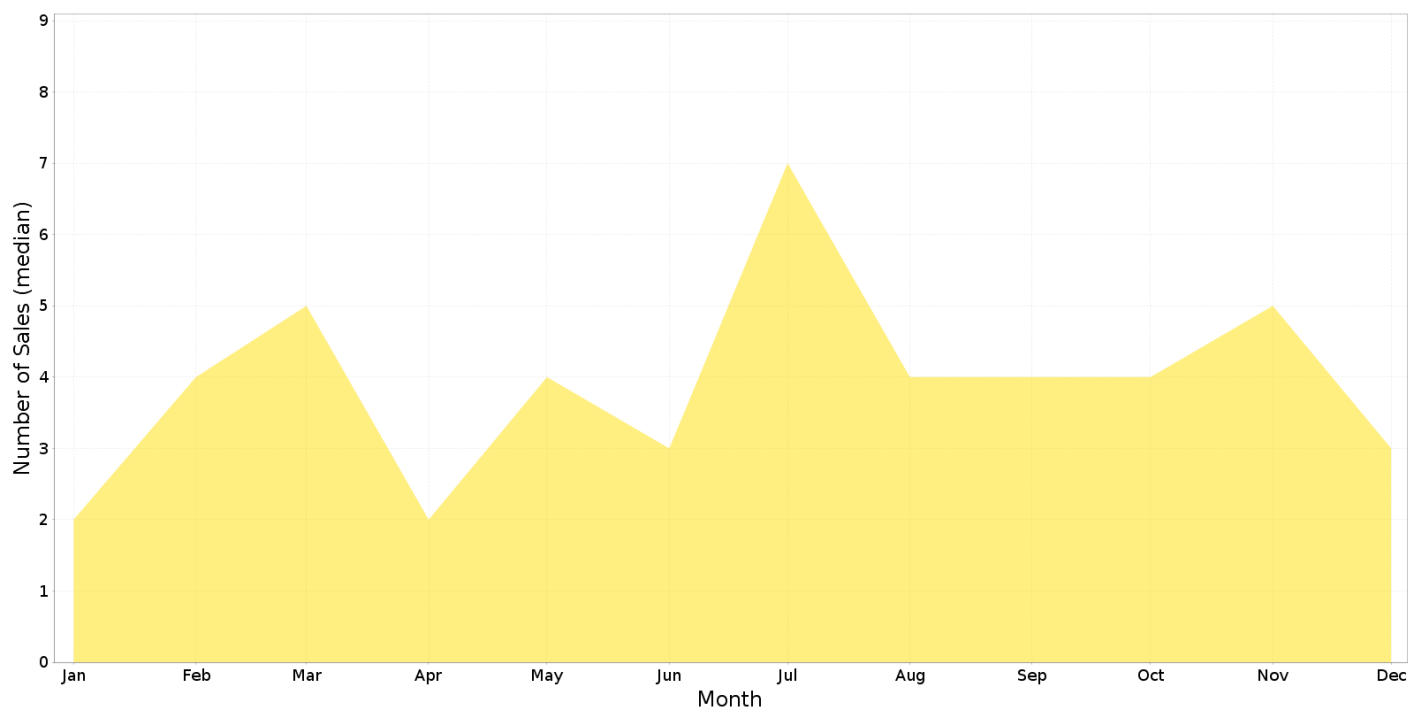
-1.1%

Current Median Price: \$1,167,500
Previous Median Price: \$1,180,000

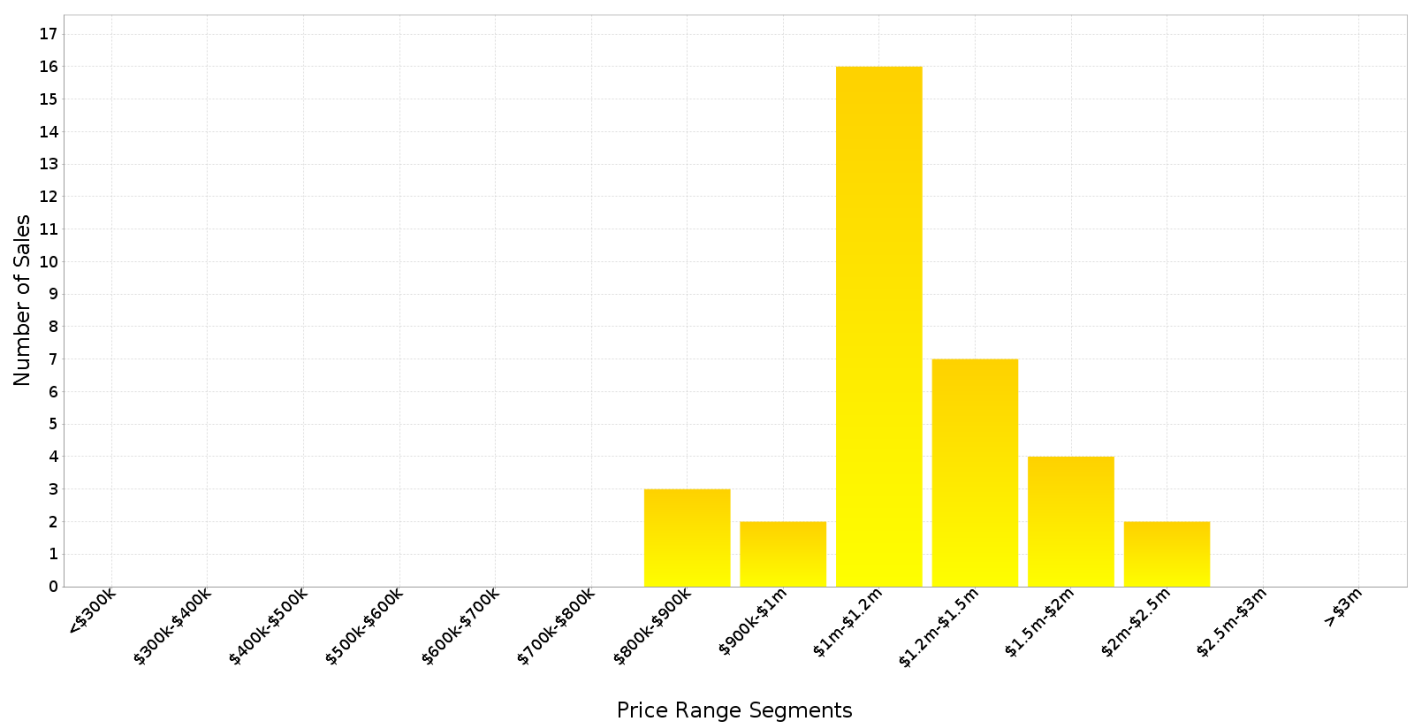
Based on 87 recorded House sales compared over the last two rolling 12 month periods



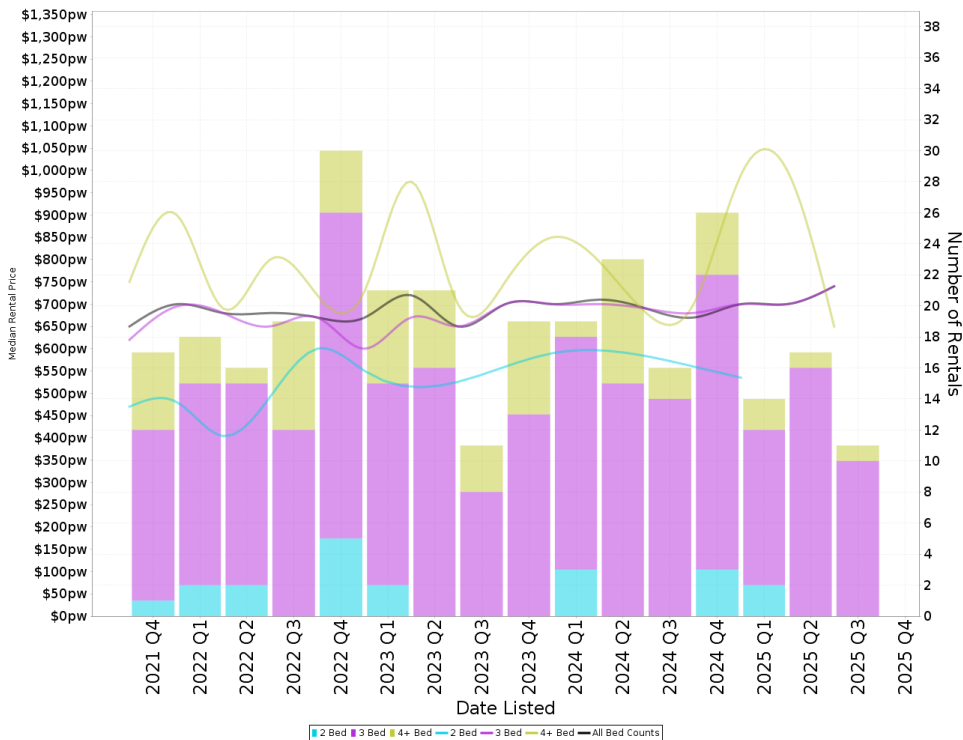
DOWNER - Peak Selling Periods (3 years)



DOWNER - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-1.1%

Current Median Price: \$1,167,500
Previous Median Price: \$1,180,000

Based on 87 registered House sales compared over the last two rolling 12 month periods.

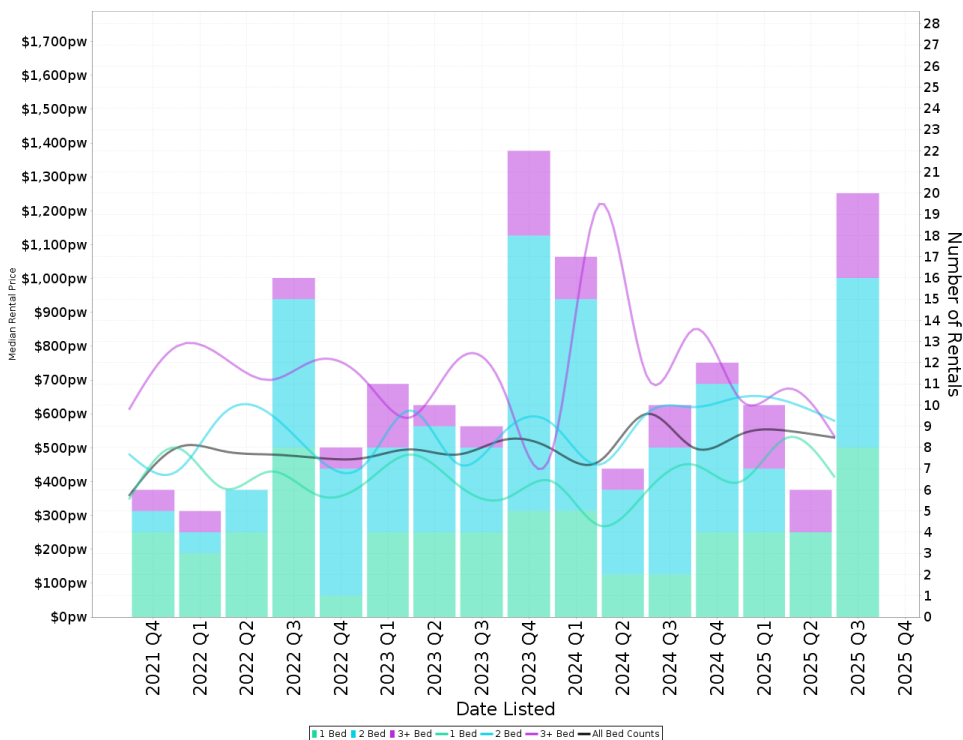
Suburb Rental Yield

+3.1%

Current Median Price: \$1,167,500
Current Median Rent: \$700

Based on 68 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-29.9%

Current Median Price: \$529,000
Previous Median Price: \$755,000

Based on 42 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.3%

Current Median Price: \$529,000
Current Median Rent: \$535

Based on 48 registered Unit rentals compared over the last 12 months.

DOWNER - Recently Sold Properties

Median Sale Price

\$1.17m

Based on 34 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

-1.1%

Current Median Price: \$1,167,500
Previous Median Price: \$1,180,000

Based on 87 recorded House sales compared over the last two rolling 12 month periods

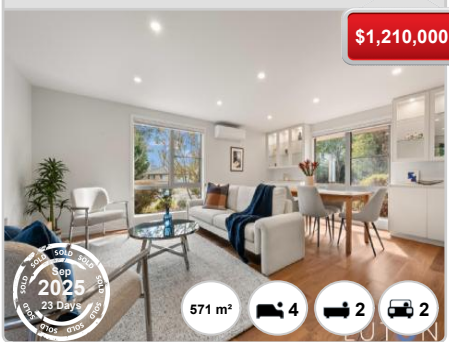
Sold Properties

34

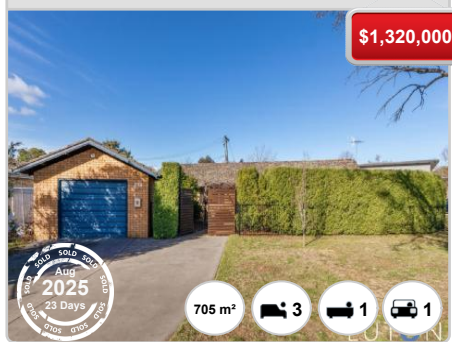
Based on recorded House sales within the 12 months (Oct '24 - Sep '25)

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

64 SWINDEN ST



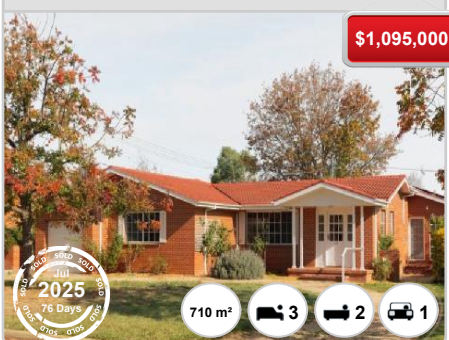
213 ATHERTON ST



34 LEGGE ST



48 BANFIELD ST



548 NORTHBOURNE AVE



4 ALLPORT ST



12 GIBLIN PL



22 CADELL ST



92 PHILLIP AVE



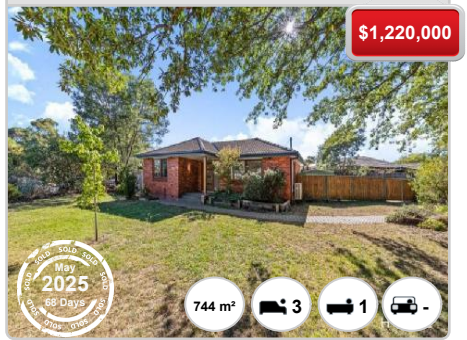
14 BURN ST



9 FENNER ST



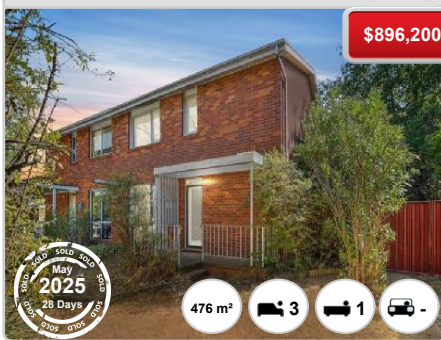
45 PADBURY ST



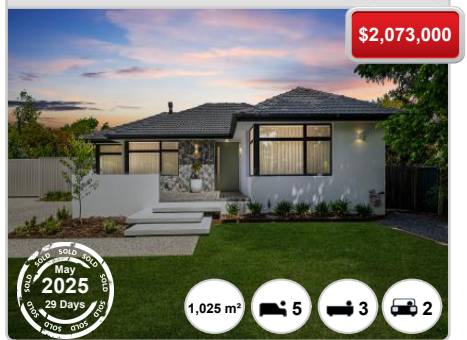
19 FENTON ST



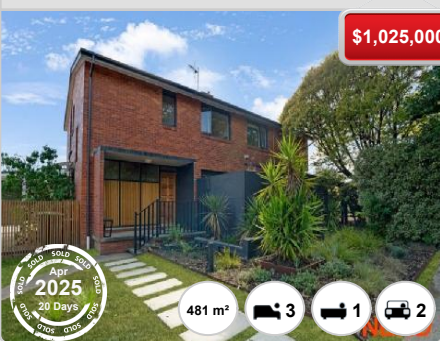
17 ANTILL ST



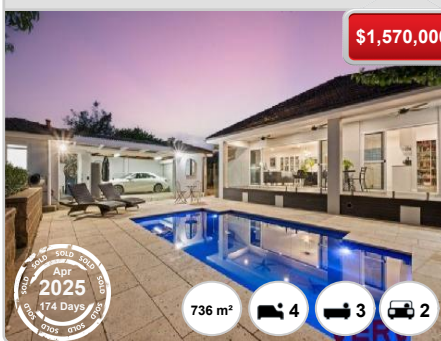
12 COWAN ST



109 ANTILL ST



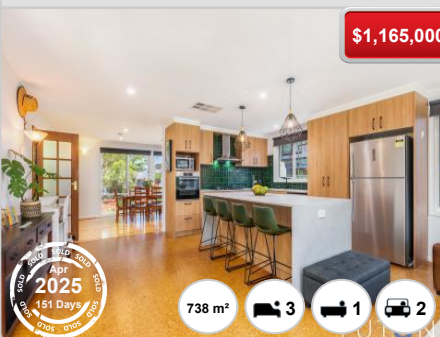
193 ANTILL ST



12 BLACKET ST



5 RAINE PL



DOWNER - Properties For Rent

Median Rental Price

\$700 /w

Based on 68 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

+3.1%

Current Median Price: \$1,167,500
Current Median Rent: \$700

Based on 34 recorded House sales and 68 House rentals compared over the last 12 months


Number of Rentals

68

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

22 Banfield St



\$670 per week

Sep 2025

29 Days


748 m²

3

1

-

104 Phillip Avenue



\$710 per week

Aug 2025

31 Days


759 m²

3

1

1

33 Antill Street



\$600 - \$700

Jun 2025

34 Days

725 m²

3

1

1