

Suburb flyover report

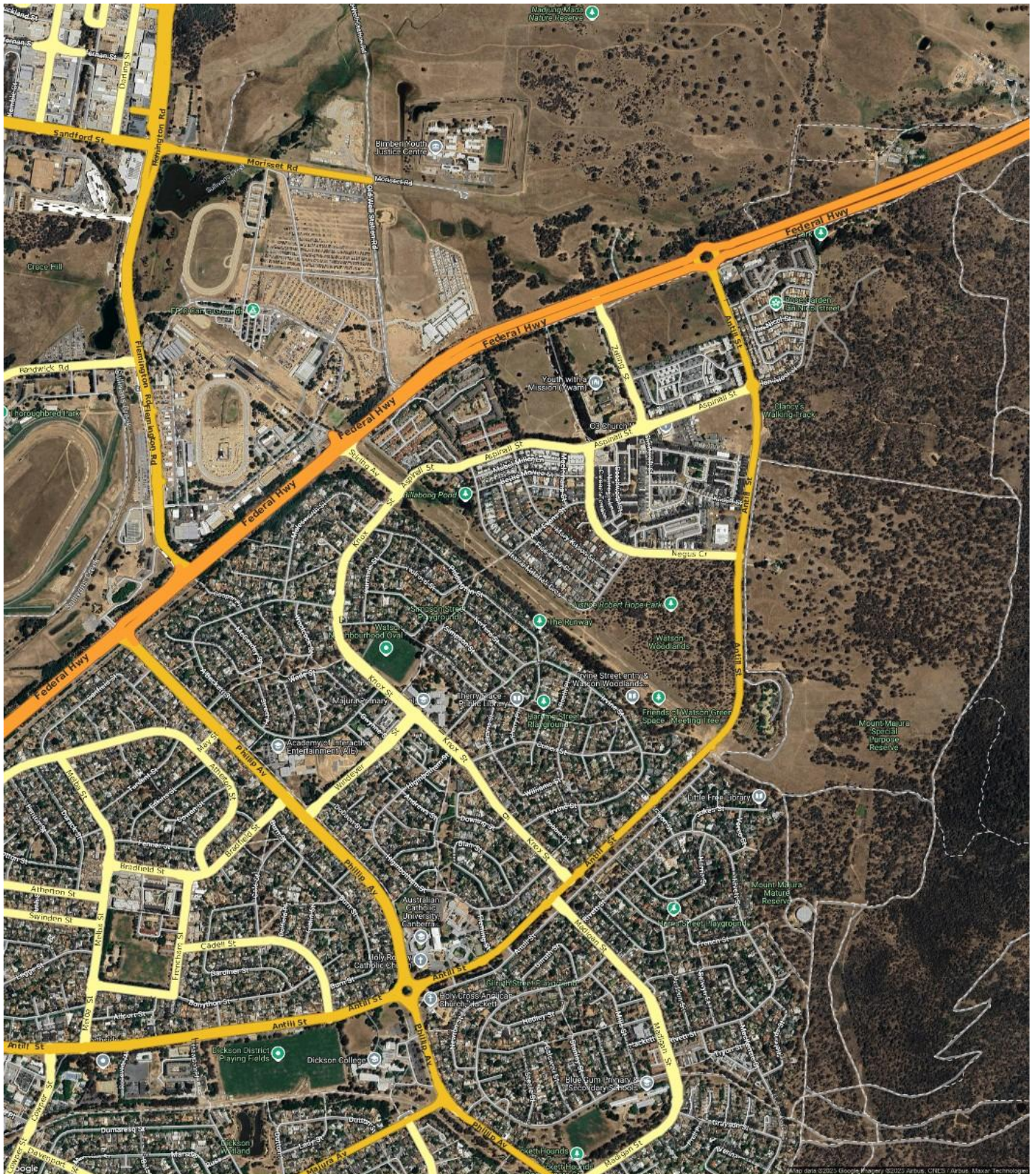
WATSON (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



WATSON - 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.

WATSON - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	114	\$ 458,000	0.0 %	\$ 104,000	\$ 730,000
2008	56	\$ 517,526	13.0 %	\$ 200,000	\$ 775,000
2009	48	\$ 559,000	8.0 %	\$ 182,000	\$ 865,000
2010	151	\$ 444,900	-20.4 %	\$ 137,500	\$ 762,500
2011	48	\$ 570,000	28.1 %	\$ 195,000	\$ 910,000
2012	48	\$ 550,500	-3.4 %	\$ 379,900	\$ 825,000
2013	57	\$ 575,000	4.5 %	\$ 5,300	\$ 920,000
2014	53	\$ 599,000	4.2 %	\$ 390,000	\$ 795,000
2015	77	\$ 652,000	8.8 %	\$ 167,000	\$ 1,050,000
2016	70	\$ 691,000	6.0 %	\$ 170,000	\$ 1,141,000
2017	71	\$ 720,000	4.2 %	\$ 304,400	\$ 1,175,000
2018	62	\$ 796,500	10.6 %	\$ 362,500	\$ 1,570,000
2019	87	\$ 740,000	-7.1 %	\$ 328,900	\$ 1,400,000
2020	96	\$ 798,050	7.8 %	\$ 365,000	\$ 3,077,167
2021	77	\$ 1,100,000	37.8 %	\$ 357,500	\$ 17,900,000
2022	72	\$ 1,150,000	4.5 %	\$ 300,000	\$ 2,650,000
2023	57	\$ 1,075,000	-6.5 %	\$ 455,000	\$ 2,270,000
2024	71	\$ 1,060,000	-1.4 %	\$ 126,000	\$ 2,160,000
2025	44	\$ 1,111,500	4.9 %	\$ 635,000	\$ 2,200,000

Median Sale Price

\$1.12m

Based on 70 recorded House sales within the last 12 months (Oct '24 - Sep '25)

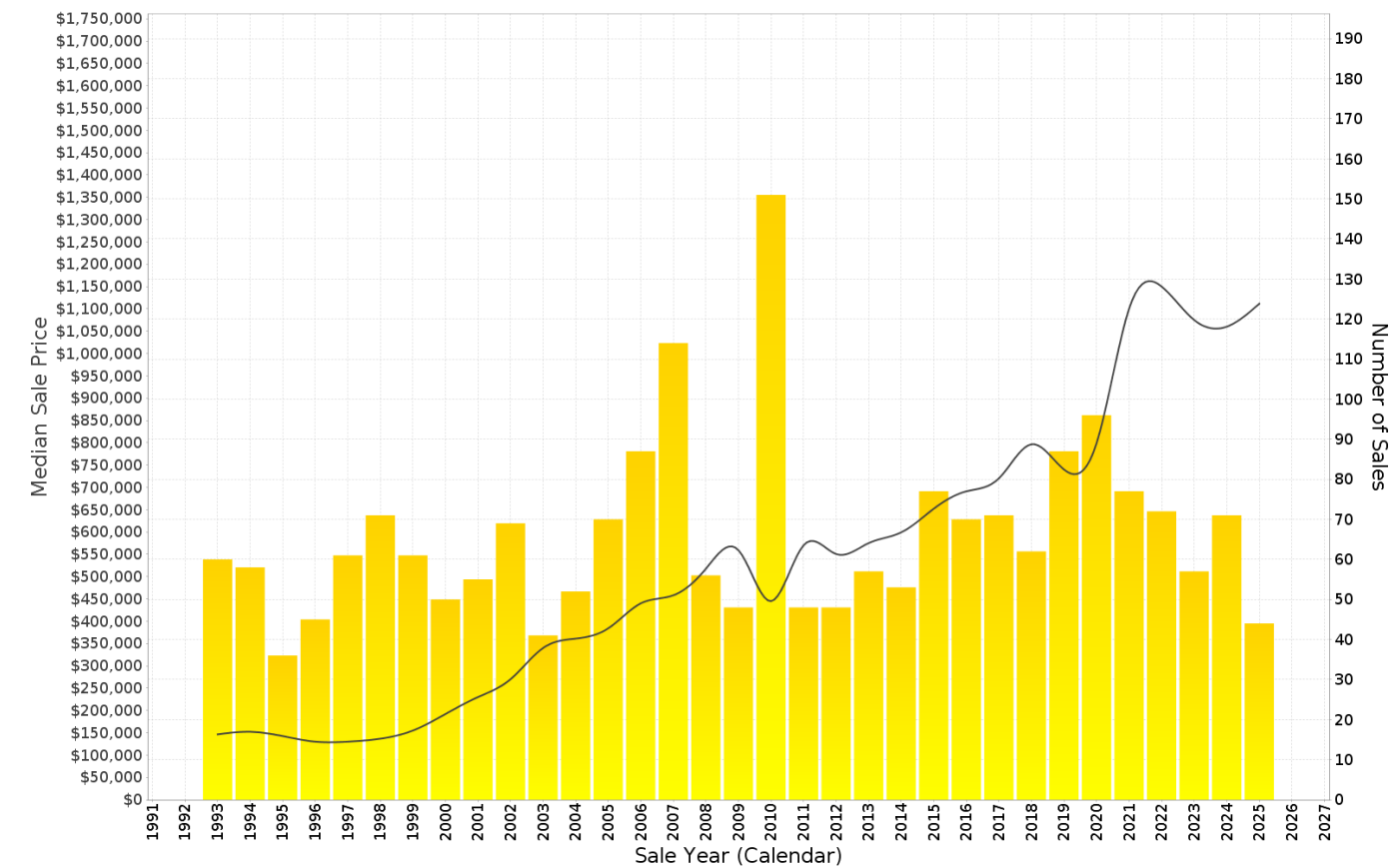
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

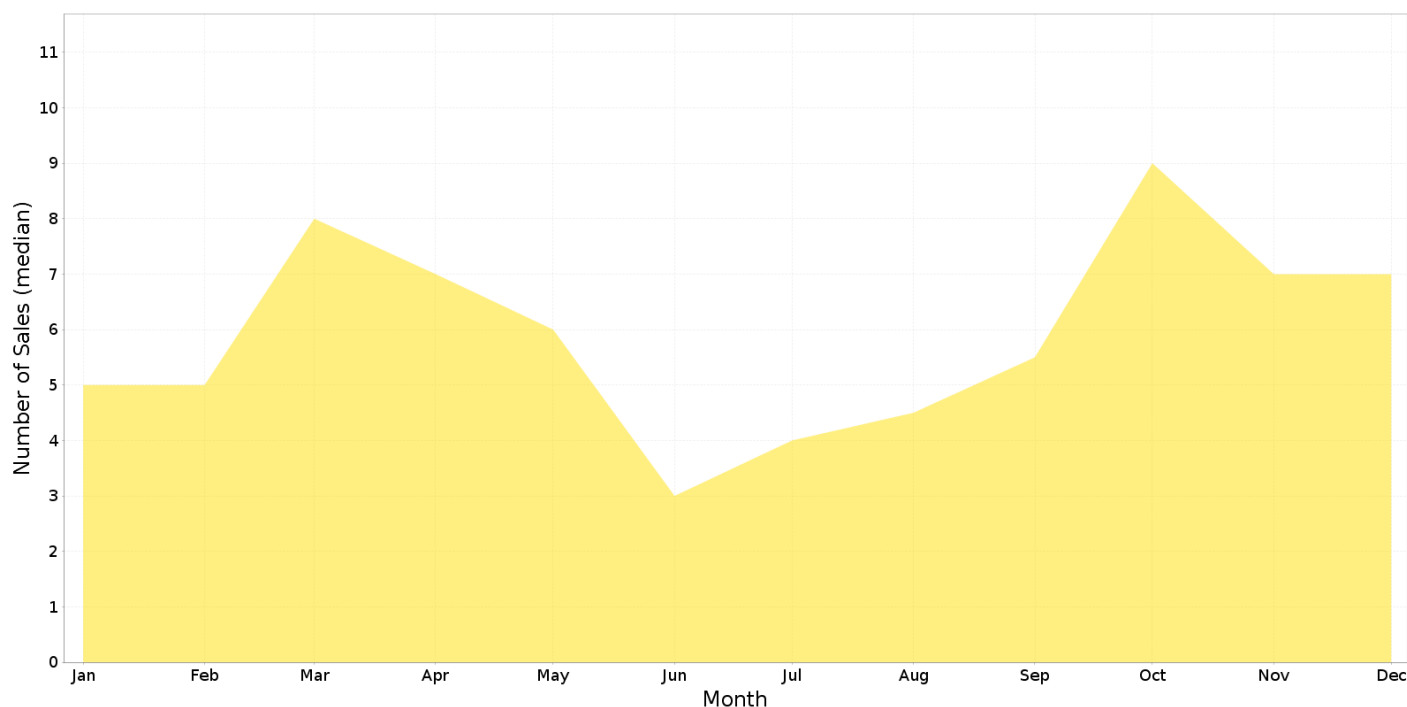
+3.4%

Current Median Price: \$1,125,000
Previous Median Price: \$1,087,500

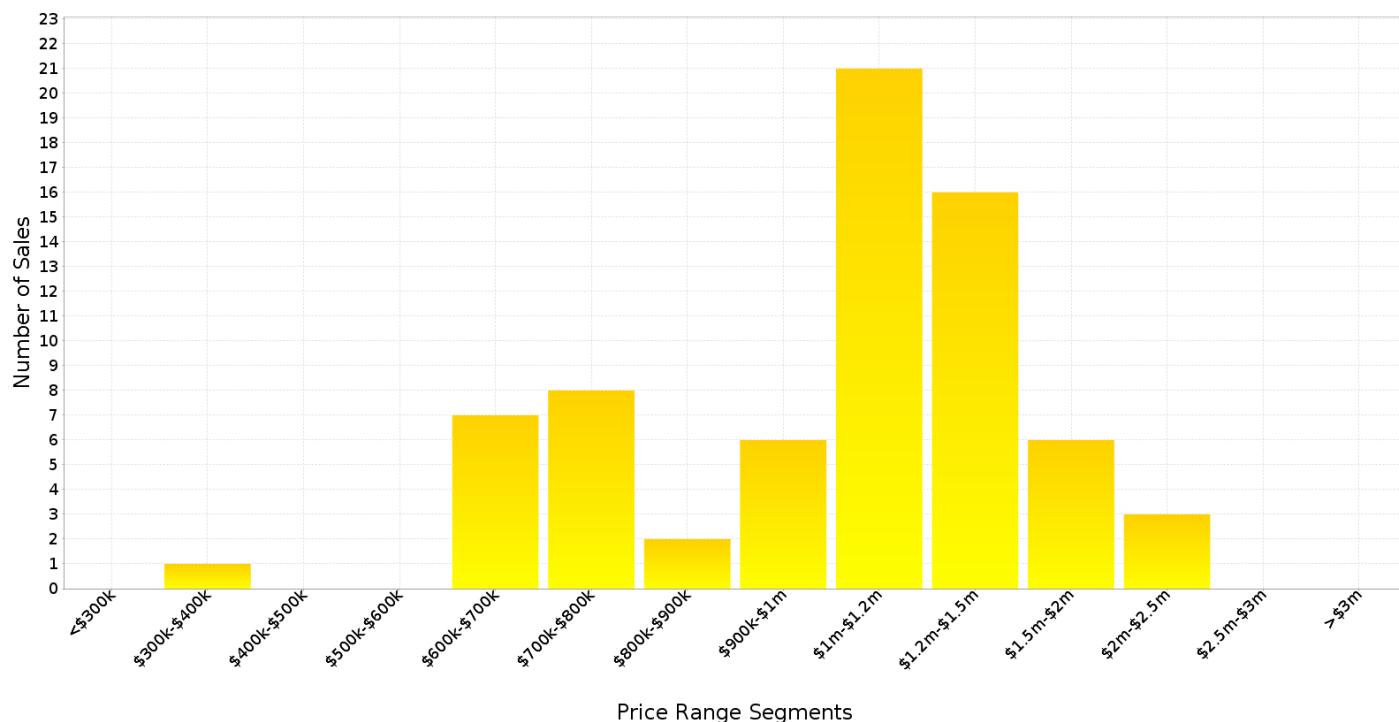
Based on 128 recorded House sales compared over the last two rolling 12 month periods



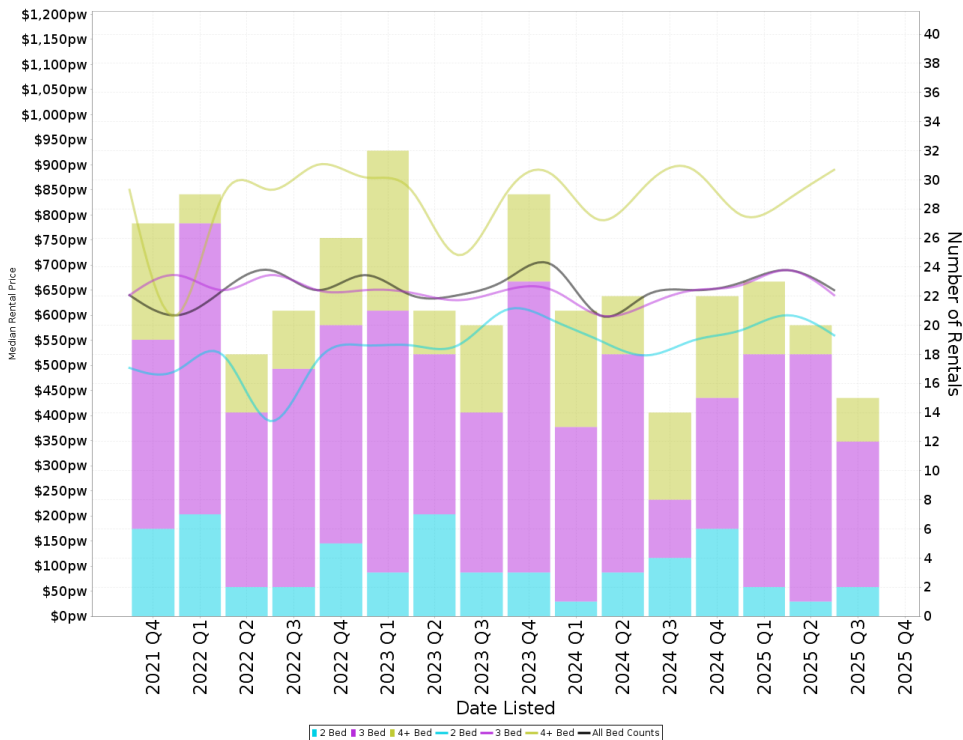
WATSON - Peak Selling Periods (3 years)



WATSON - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+3.4%

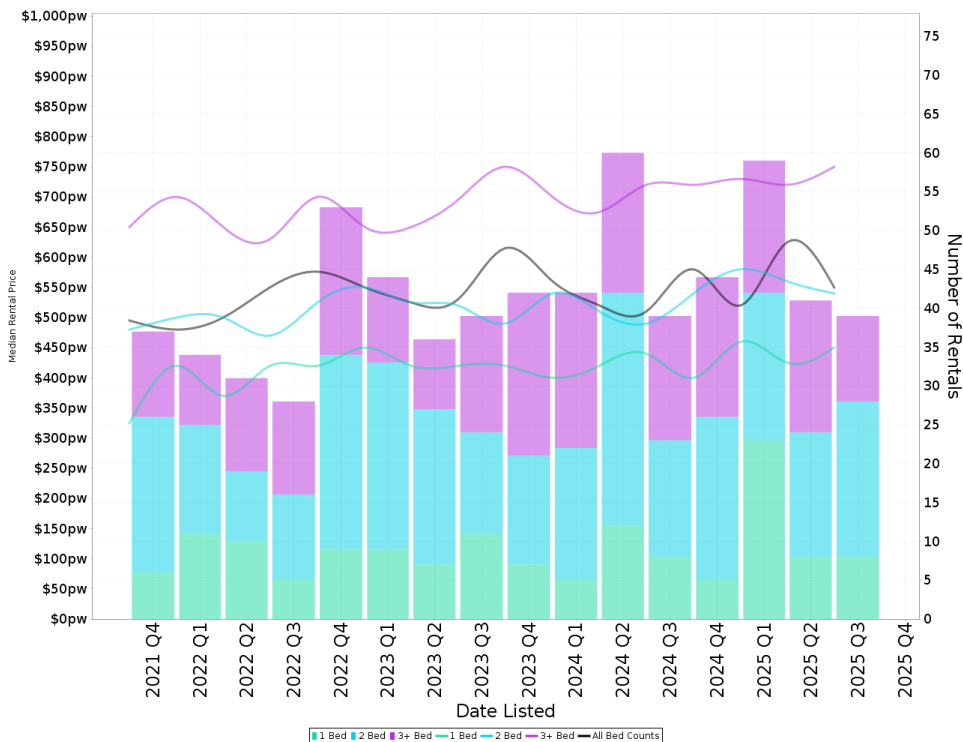
Current Median Price: \$1,125,000
Previous Median Price: \$1,087,500
 Based on 128 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.1%

Current Median Price: \$1,125,000
Current Median Rent: \$665
 Based on 80 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+0.4%

Current Median Price: \$552,000
Previous Median Price: \$550,000
 Based on 165 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.4%

Current Median Price: \$552,000
Current Median Rent: \$570
 Based on 183 registered Unit rentals compared over the last 12 months.

WATSON - Recently Sold Properties

Median Sale Price

\$1.12m

Based on 70 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

+3.4%

Current Median Price: \$1,125,000
Previous Median Price: \$1,087,500

Based on 128 recorded House sales compared over the last two rolling 12 month periods


Sold Properties

70

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

7 SIMPSON ST




\$1,471,000

Sep 2025
18 Days

742 m² 4 2 3

5 BLAIR ST




\$1,180,000

Sep 2025
24 Days

726 m² 3 1 1

37 EHRLICH CCT




\$1,025,000

Sep 2025
31 Days

210 m² 3 4 2

17 MOLESWORTH ST




\$1,100,000

Sep 2025
40 Days

709 m² 3 1 1

22 KERFERD ST

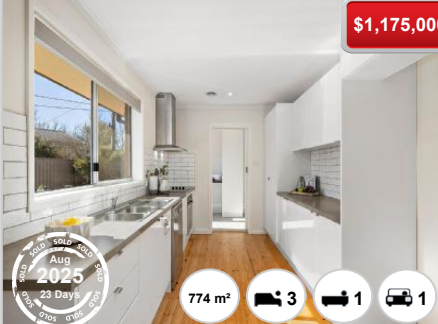


\$1,045,000

Sep 2025
25 Days

636 m² 3 1 1

34 A'BECKETT ST




\$1,175,000

Aug 2025
23 Days

774 m² 3 1 1

80 IRVINE ST




\$1,177,000

Aug 2025
15 Days

756 m² 3 1 1

11 DICKINSON ST




\$1,270,000

Aug 2025
5 Days

617 m² 4 2 3

84 A'BECKETT ST



\$1,025,000

Aug 2025
88 Days

721 m² 4 1 1

6 PEDEN PL

\$1,400,000



SOLD Jul 2025
25 Days

766 m² 4 2 3

2 STOW PL

\$1,185,000



SOLD Jul 2025
23 Days

765 m² 3 1 1

65 IAN NICOL ST

\$707,500




SOLD Jul 2025
84 Days

221 m² 3 1 1

285 ANTILL ST

\$1,100,000




SOLD Jul 2025
N/A

669 m² 3 2 1

14 PHIPPARD CRT

\$1,160,000




SOLD Jul 2025
27 Days

247 m² 4 3 2

22 TAY ST

\$740,000




SOLD Jun 2025
28 Days

247 m² 3 1 2

237 ANTILL ST

\$995,000

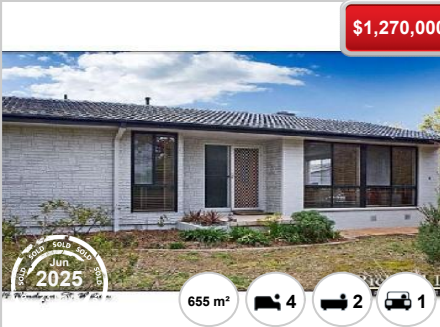


SOLD Jun 2025
105 Days

919 m² 3 1 1

14 WINDEYER ST

\$1,270,000




SOLD Jun 2025
N/A

655 m² 4 2 1

99 PHILLIP AVE

\$1,275,000

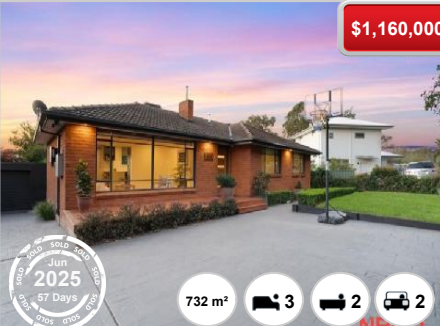


SOLD Jun 2025
92 Days

766 m² 4 2 2

319 ANTILL ST

\$1,160,000

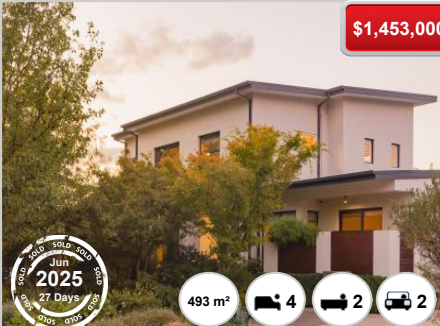


SOLD Jun 2025
57 Days

732 m² 3 2 2

23 MCCLEMAN'S ST

\$1,453,000




SOLD Jun 2025
27 Days

493 m² 4 2 2

50 TAY ST

\$635,000



SOLD May 2025
116 Days

197 m² 2 1 1

WATSON - Properties For Rent

Median Rental Price

\$665 /w

Based on 80 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: \$1,125,000
Current Median Rent: \$665

Based on 70 recorded House sales and 80 House rentals compared over the last 12 months

Number of Rentals

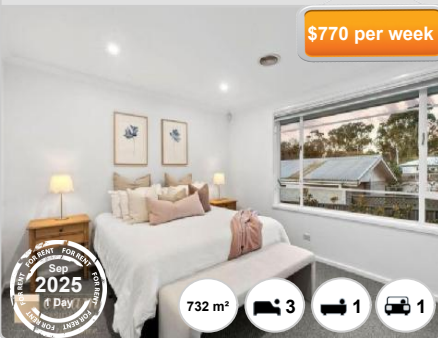
80

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

315 ANTILL STREET

\$770 per week



732 m²

3

1

1

4 Andrews Street

\$800



692 m²

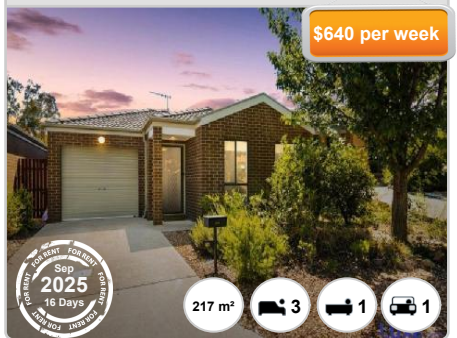
3

1

1

74 IAN NICOL STREET

\$640 per week



217 m²

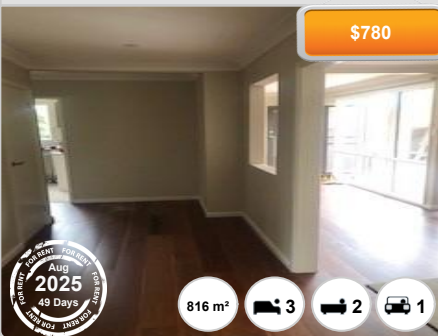
3

1

1

4 Foster Place

\$780



816 m²

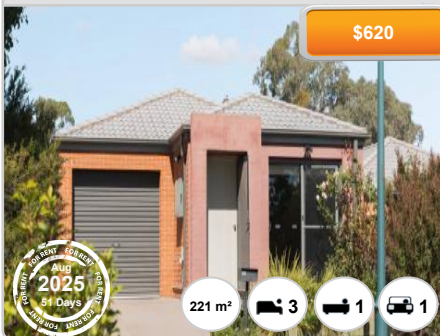
3

2

1

65 Ian Nicol Street

\$620



221 m²

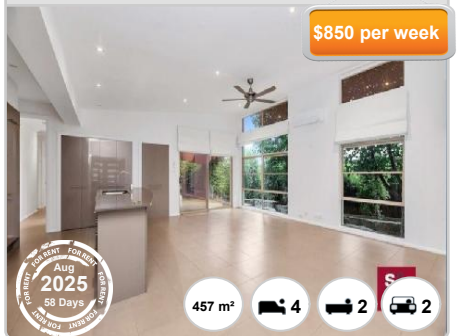
3

1

1

54 MARY KITSON STREET

\$850 per week



457 m²

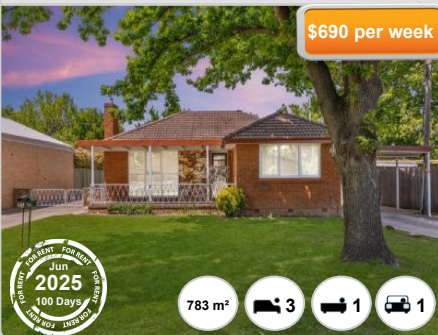
4

2

2

3A Dickinson Street

\$690 per week



783 m²

3

1

1

20 HOLROYD STREET

\$800 Per Week



725 m²

3

1

1