

# Suburb flyover report

DEAKIN (HOUSE)

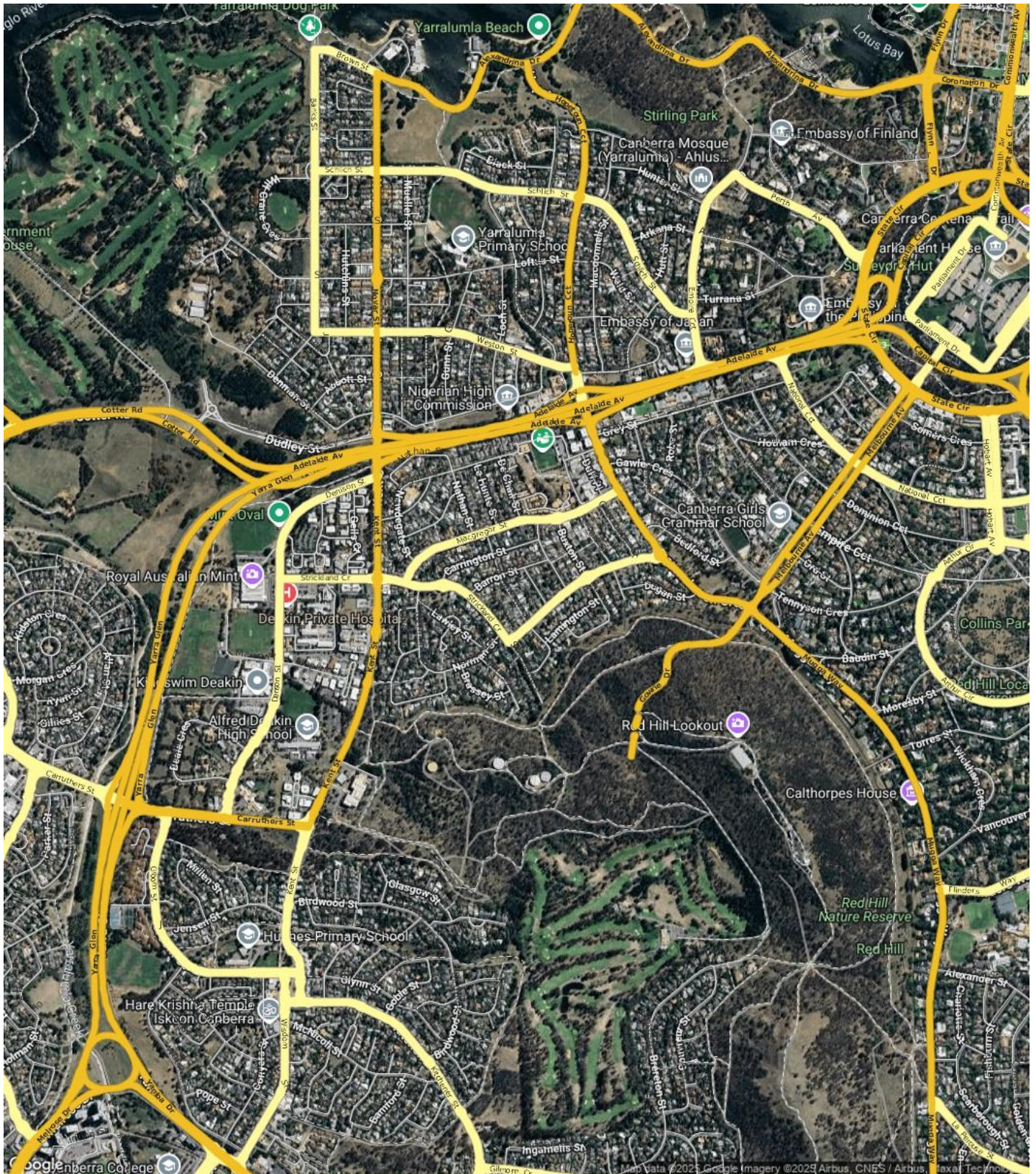
PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

**RayWhite.**





## DEAKIN - 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)

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DEAKIN - Sales Statistics (Houses)

| Year | # Sales | Median       | Growth  | Low          | High          |
|------|---------|--------------|---------|--------------|---------------|
| 2007 | 56      | \$ 815,000   | 0.0 %   | \$ 185,000   | \$ 2,075,000  |
| 2008 | 43      | \$ 760,000   | -6.7 %  | \$ 549,500   | \$ 1,605,000  |
| 2009 | 47      | \$ 803,000   | 5.7 %   | \$ 575,000   | \$ 4,300,000  |
| 2010 | 38      | \$ 881,500   | 9.8 %   | \$ 615,000   | \$ 2,150,000  |
| 2011 | 36      | \$ 902,500   | 2.4 %   | \$ 600,000   | \$ 2,271,000  |
| 2012 | 49      | \$ 936,000   | 3.7 %   | \$ 598,000   | \$ 2,450,000  |
| 2013 | 43      | \$ 860,000   | -8.1 %  | \$ 450,000   | \$ 1,551,000  |
| 2014 | 46      | \$ 915,000   | 6.4 %   | \$ 575,000   | \$ 1,625,000  |
| 2015 | 54      | \$ 995,000   | 8.7 %   | \$ 375,000   | \$ 2,450,000  |
| 2016 | 40      | \$ 1,170,500 | 17.6 %  | \$ 440,000   | \$ 2,650,000  |
| 2017 | 47      | \$ 1,235,000 | 5.5 %   | \$ 400,000   | \$ 5,750,000  |
| 2018 | 34      | \$ 1,307,500 | 5.9 %   | \$ 792,000   | \$ 3,750,000  |
| 2019 | 42      | \$ 1,362,500 | 4.2 %   | \$ 890,000   | \$ 3,245,000  |
| 2020 | 60      | \$ 1,379,250 | 1.2 %   | \$ 650,000   | \$ 3,500,000  |
| 2021 | 45      | \$ 2,175,000 | 57.7 %  | \$ 1,150,000 | \$ 24,000,000 |
| 2022 | 44      | \$ 2,037,500 | -6.3 %  | \$ 185,000   | \$ 9,000,000  |
| 2023 | 40      | \$ 1,775,000 | -12.9 % | \$ 900,000   | \$ 6,770,000  |
| 2024 | 36      | \$ 1,810,000 | 2.0 %   | \$ 1,100,000 | \$ 4,550,000  |
| 2025 | 18      | \$ 1,717,500 | -5.1 %  | \$ 1,218,000 | \$ 4,270,000  |

Median Sale Price

\$1.69m

Based on 26 recorded House sales within the last 12 months (Oct '24 - Sep '25)

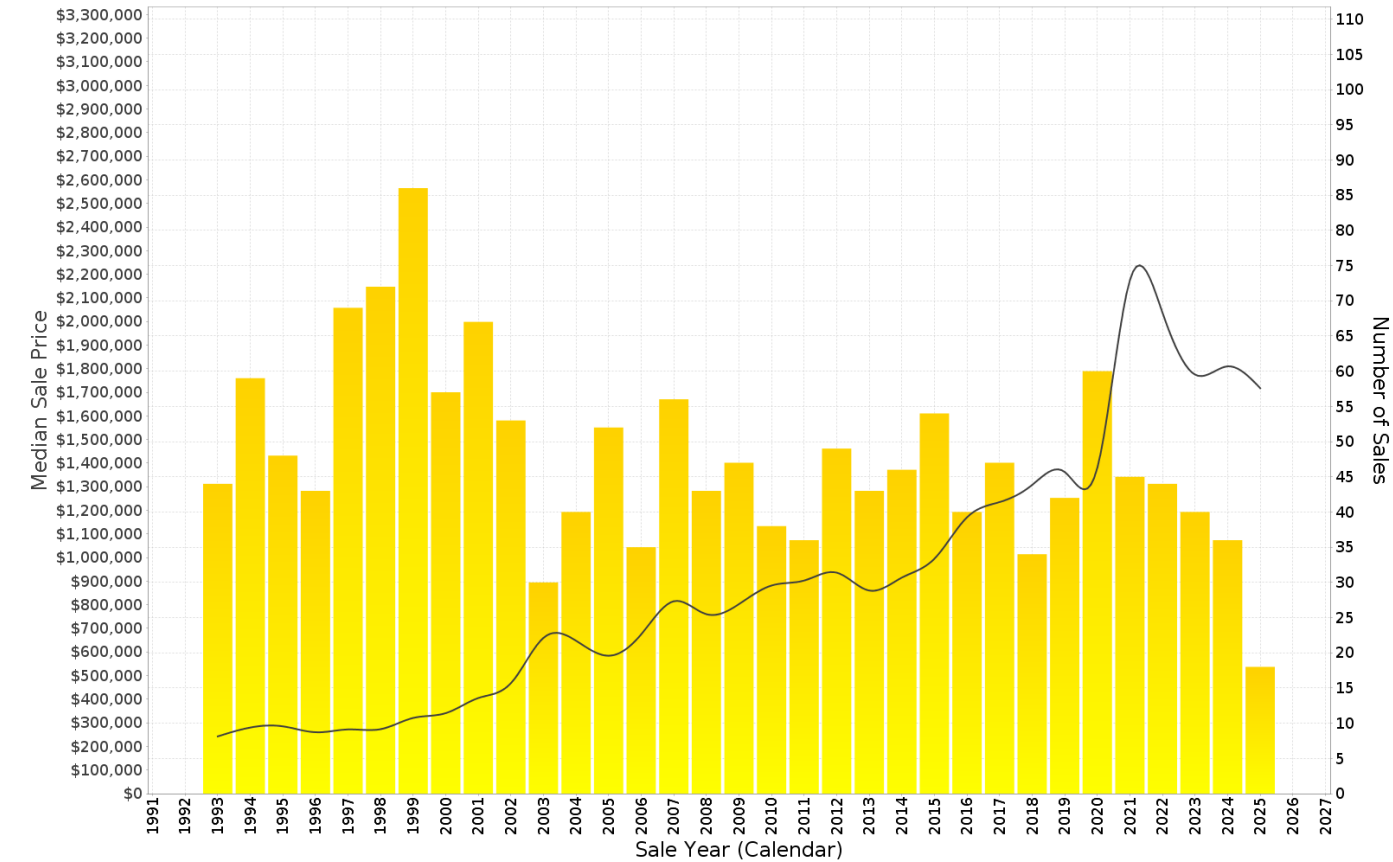
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

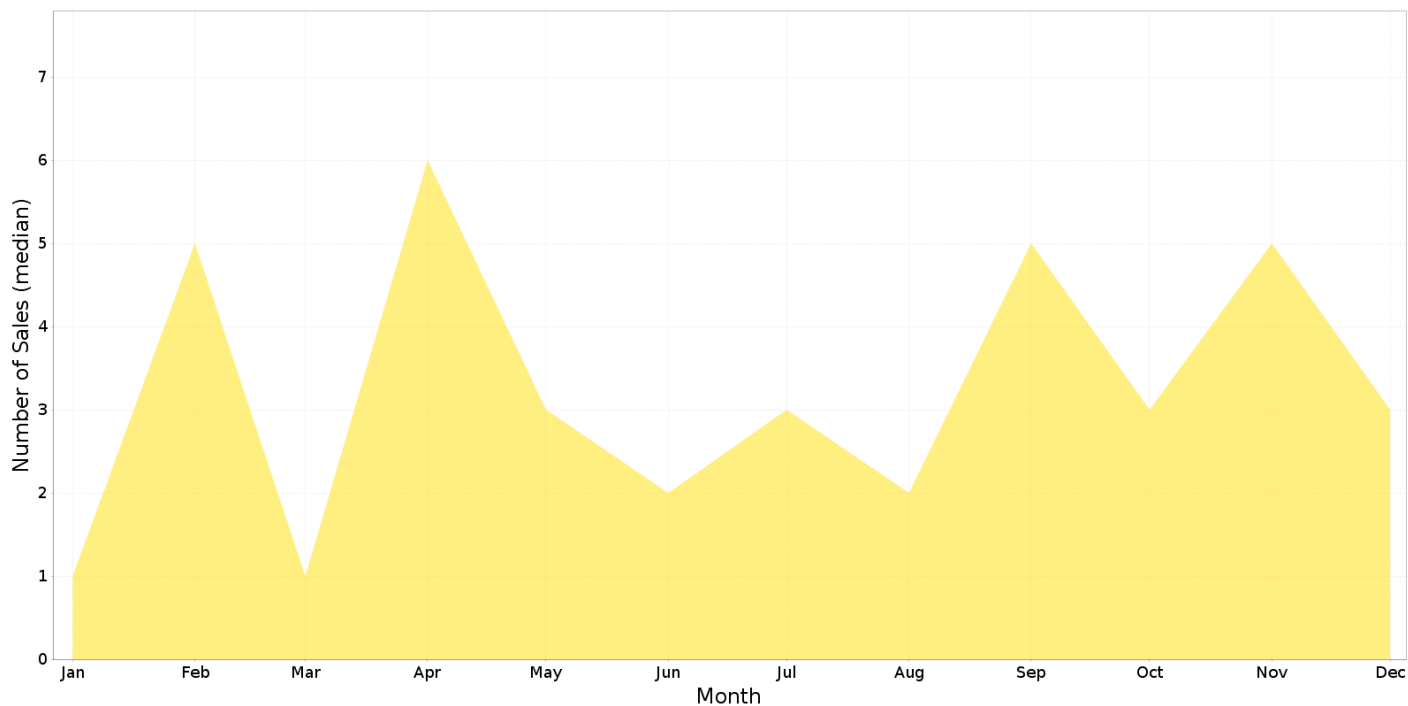
-15.9%

Current Median Price: \$1,692,500  
Previous Median Price: \$2,011,457

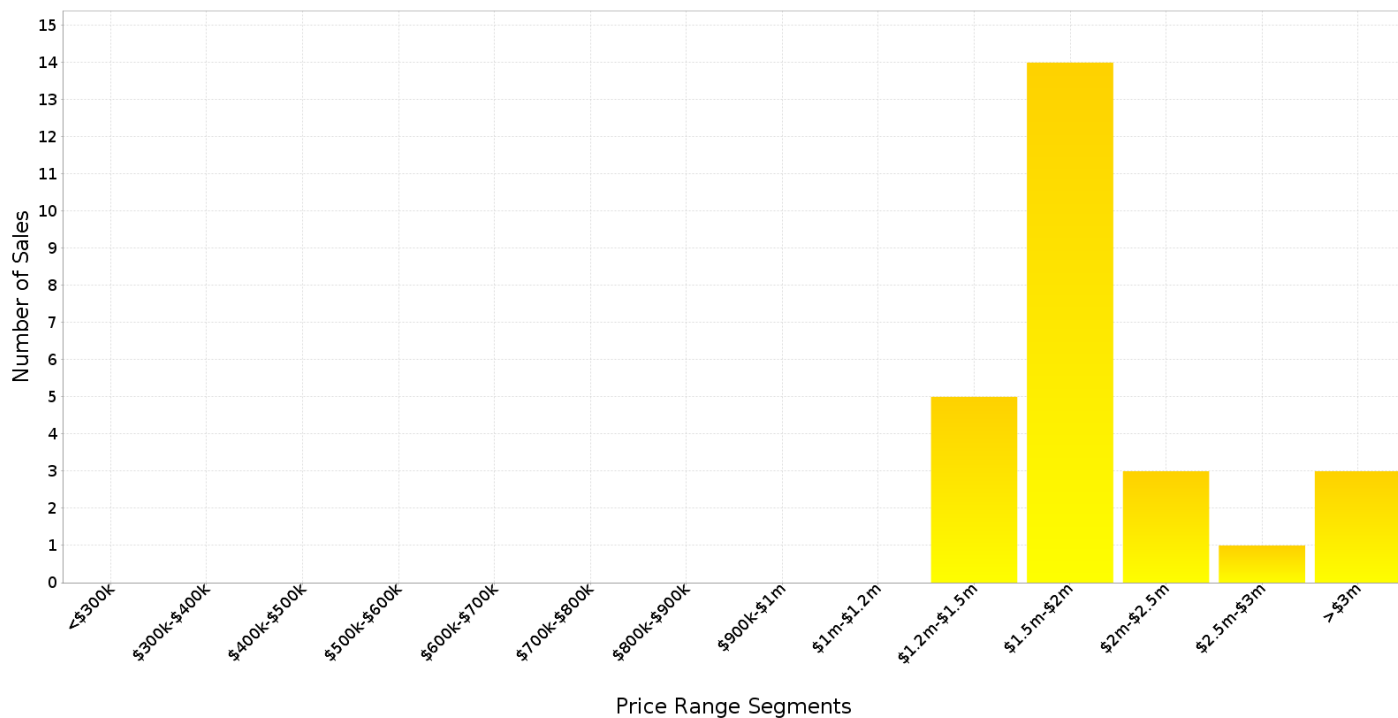
Based on 63 recorded House sales compared over the last two rolling 12 month periods



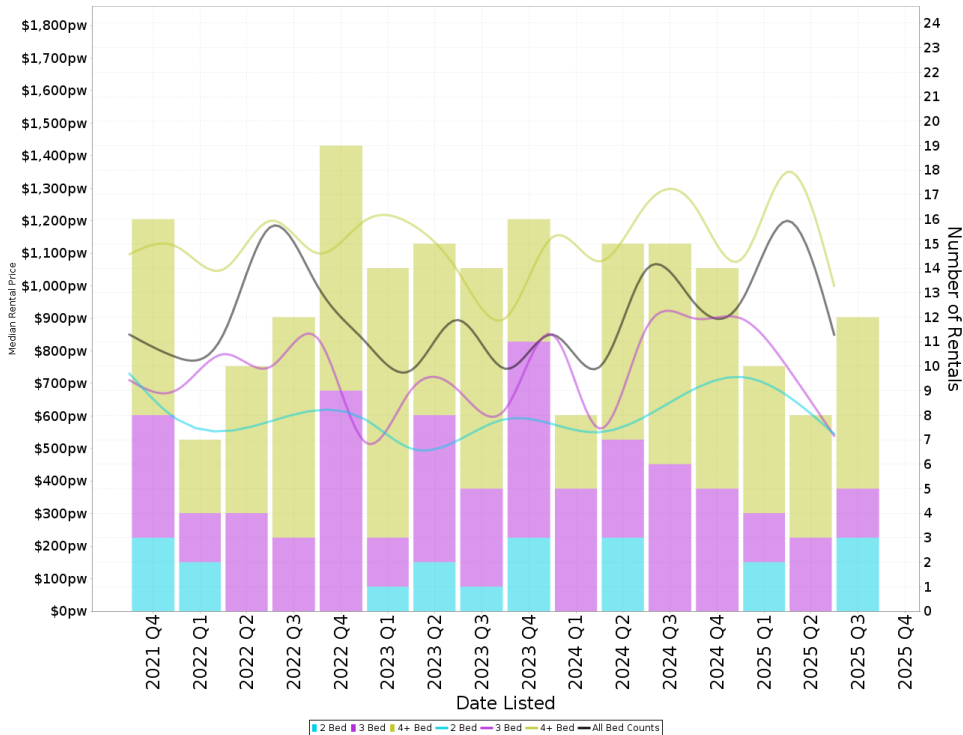
## DEAKIN - Peak Selling Periods (3 years)



## DEAKIN - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-15.9%**

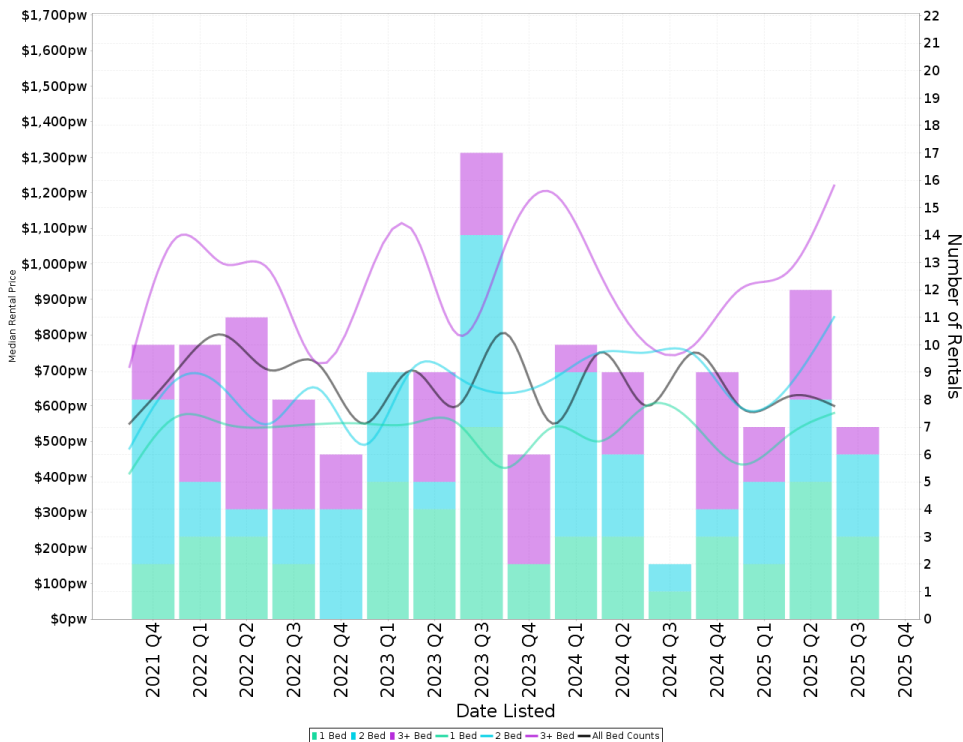
**Current Median Price: \$1,692,500**  
**Previous Median Price: \$2,011,457**  
 Based on 63 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+2.9%**

**Current Median Price: \$1,692,500**  
**Current Median Rent: \$950**  
 Based on 44 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-4.5%**

**Current Median Price: \$997,000**  
**Previous Median Price: \$1,044,500**  
 Based on 29 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.4%**

**Current Median Price: \$997,000**  
**Current Median Rent: \$650**  
 Based on 35 registered Unit rentals compared over the last 12 months.

# DEAKIN - Recently Sold Properties

Median Sale Price

**\$1.69m**

Based on 26 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

**-15.9%**

Current Median Price: \$1,692,500  
Previous Median Price: \$2,011,457

Based on 63 recorded House sales compared over the last two rolling 12 month periods

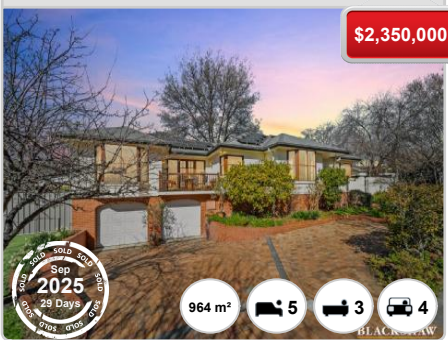
# Sold Properties

**26**

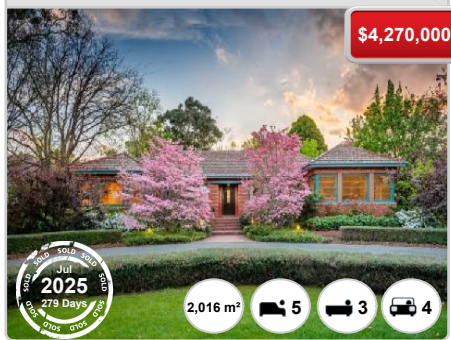
Based on recorded House sales within the 12 months (Oct '24 - Sep '25)

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

27 GORMANSTON CRES



72 NATIONAL CCT



27 NORMAN ST



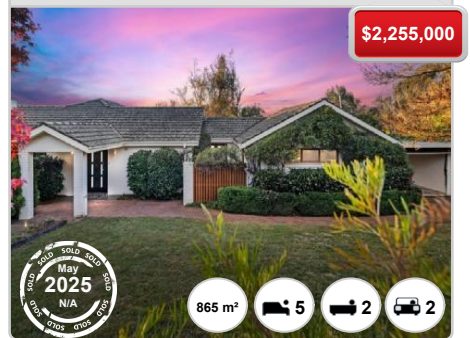
24 FERGUSSON CRES



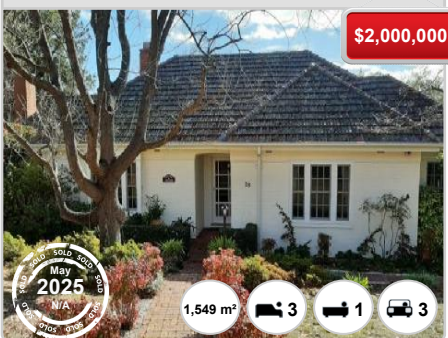
88 EMPIRE CCT



21 DUGAN ST



28 MELBOURNE AVE



81 STRADBROKE ST



89 STONEHAVEN CRES





11 CHERMSIDE ST



154 STRICKLAND CRES



102 BUXTON ST



# DEAKIN - Properties For Rent

Median Rental Price

\$950 /w

Based on 44 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

+2.9%

Current Median Price: \$1,692,500  
Current Median Rent: \$950

Based on 26 recorded House sales and 44 House rentals compared over the last 12 months

Number of Rentals


44

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

44 Stonehaven Crescent

\$545.00 per



527 m<sup>2</sup>

2

1

1

For rent

15 Days

2025

Sep

4 BARRON STREET

\$539 per week



654 m<sup>2</sup>

3

1

1

For rent

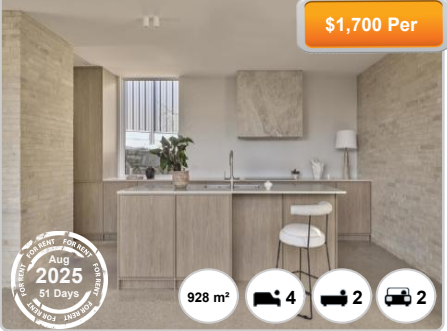
37 Days

2025

Aug

11B Beauchamp Street

\$1,700 Per



928 m<sup>2</sup>

4

2

2

For rent

51 Days

2025

Aug

1/43 GAWLER CRESCENT

\$1900



386 m<sup>2</sup>

4

2

2

For rent

71 Days

2025

Jul

47 GAWLER CRESCENT

\$1,500 per



1,146 m<sup>2</sup>

4

2

2

For rent

301 Days

2024

Dec