

Suburb flyover report

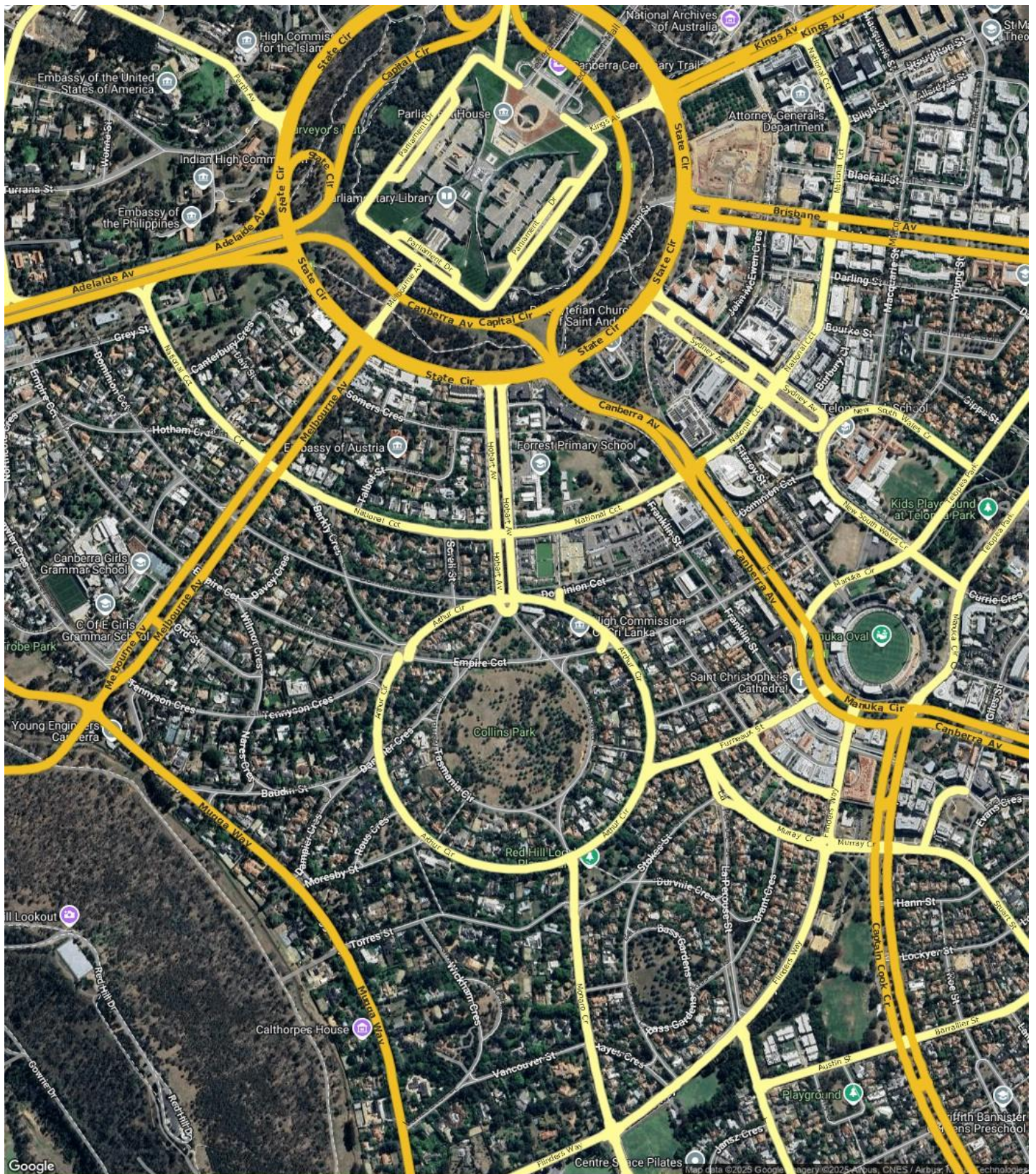
FORREST (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



FORREST - 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.

FORREST - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	13	\$ 1,600,000	0.0 %	\$ 1,300,000	\$ 2,805,000
2008	8	\$ 2,310,000	44.4 %	\$ 1,325,000	\$ 2,800,000
2009	14	\$ 2,130,000	-7.8 %	\$ 1,665,000	\$ 3,250,000
2010	10	\$ 1,777,500	-16.5 %	\$ 1,307,500	\$ 3,700,000
2011	11	\$ 2,450,000	37.8 %	\$ 1,200,000	\$ 3,400,000
2012	15	\$ 1,640,000	-33.1 %	\$ 187,500	\$ 3,650,000
2013	11	\$ 2,200,000	34.1 %	\$ 790,000	\$ 3,000,000
2014	14	\$ 1,915,000	-13.0 %	\$ 1,420,000	\$ 3,400,000
2015	17	\$ 2,170,000	13.3 %	\$ 1,670,000	\$ 3,710,000
2016	16	\$ 2,310,000	6.5 %	\$ 1,515,000	\$ 5,500,000
2017	20	\$ 2,867,500	24.1 %	\$ 900,000	\$ 6,000,000
2018	14	\$ 2,740,000	-4.4 %	\$ 1,200,000	\$ 6,450,000
2019	10	\$ 2,801,750	2.3 %	\$ 1,445,000	\$ 6,230,000
2020	18	\$ 3,230,000	15.3 %	\$ 2,275,000	\$ 5,530,000
2021	16	\$ 3,415,000	5.7 %	\$ 2,300,000	\$ 8,410,000
2022	8	\$ 5,080,000	48.8 %	\$ 2,600,000	\$ 5,700,000
2023	12	\$ 3,890,000	-23.4 %	\$ 1,800,000	\$ 8,300,000
2024	10	\$ 4,385,000	12.7 %	\$ 2,825,000	\$ 6,100,000
2025	2	\$ 4,475,000	2.1 %	\$ 3,700,000	\$ 5,250,000

Median Sale Price

\$3.9m

Based on 5 recorded House sales within the last 12 months (Oct '24 - Sep '25)

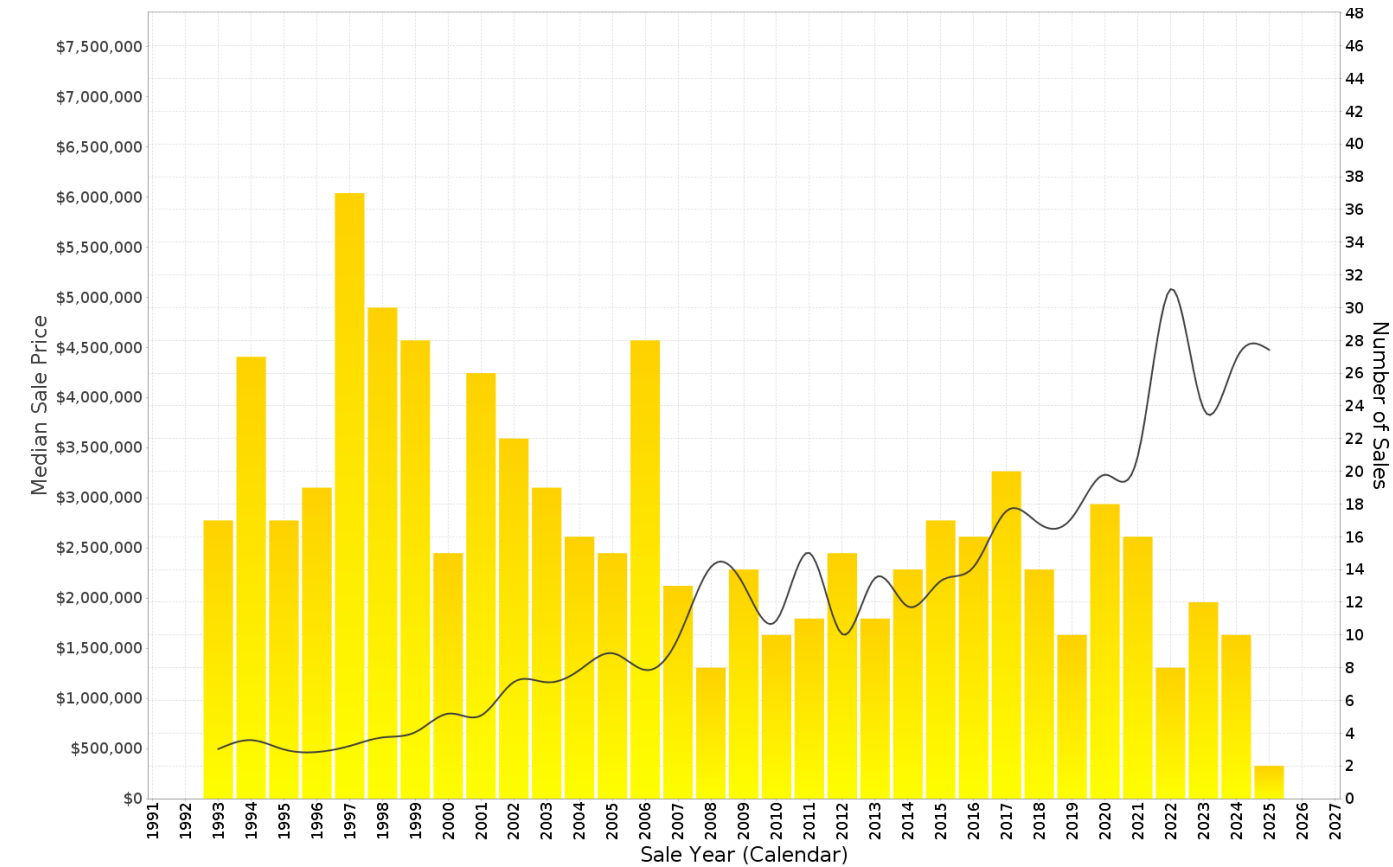
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

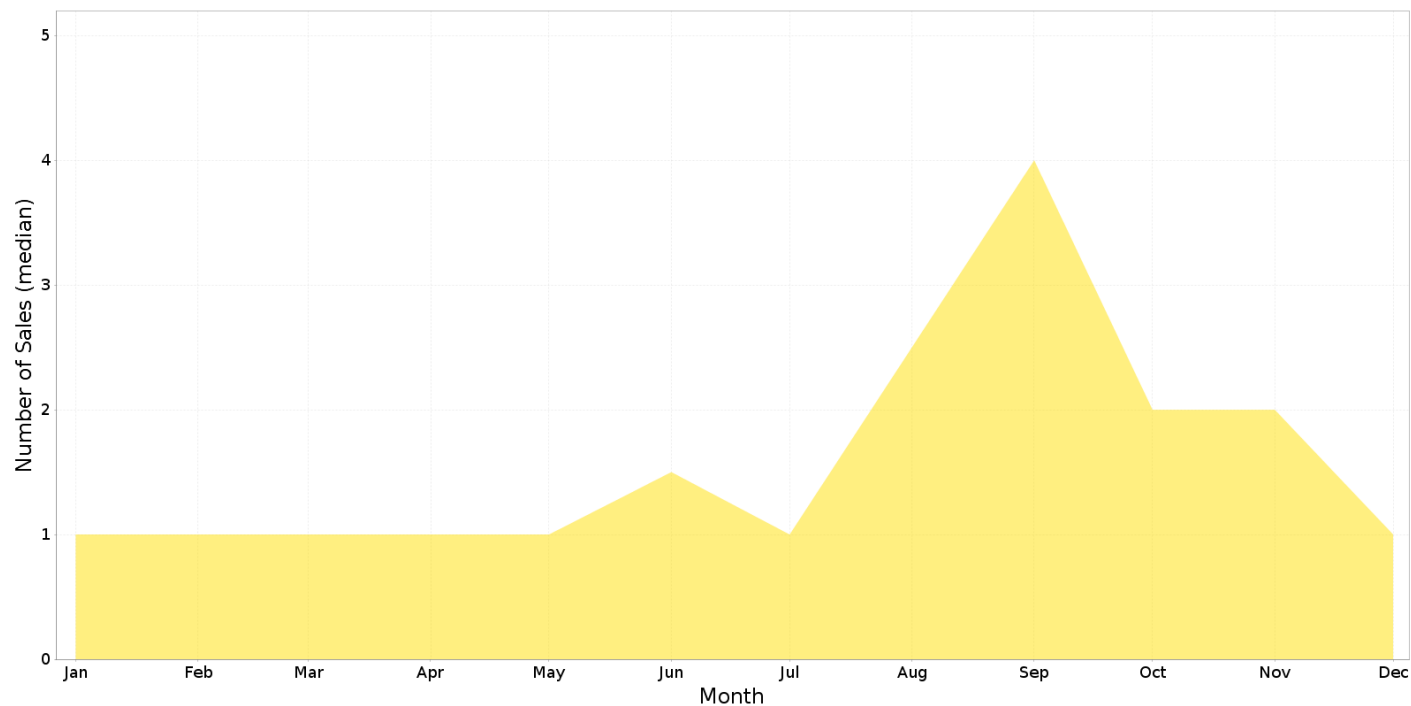
-9.7%

Current Median Price: \$3,900,000
Previous Median Price: \$4,320,000

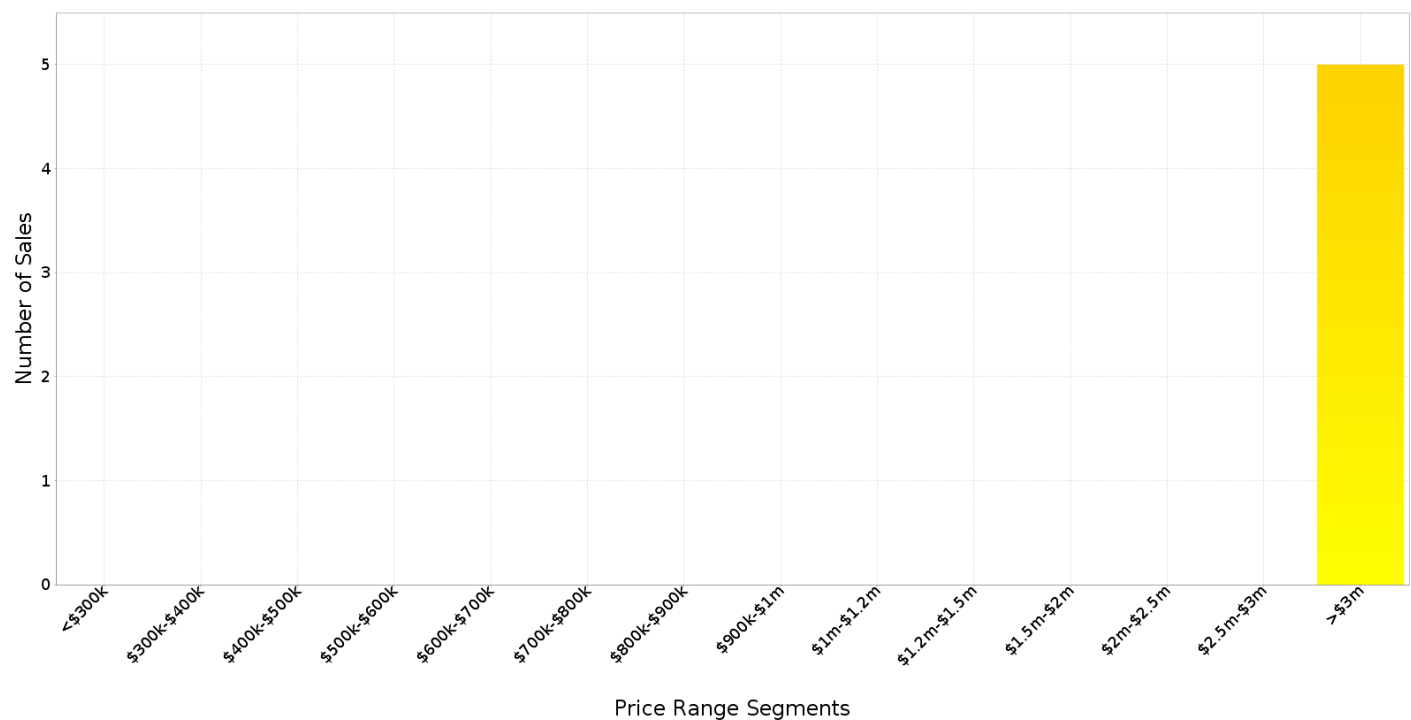
Based on 14 recorded House sales compared over the last two rolling 12 month periods



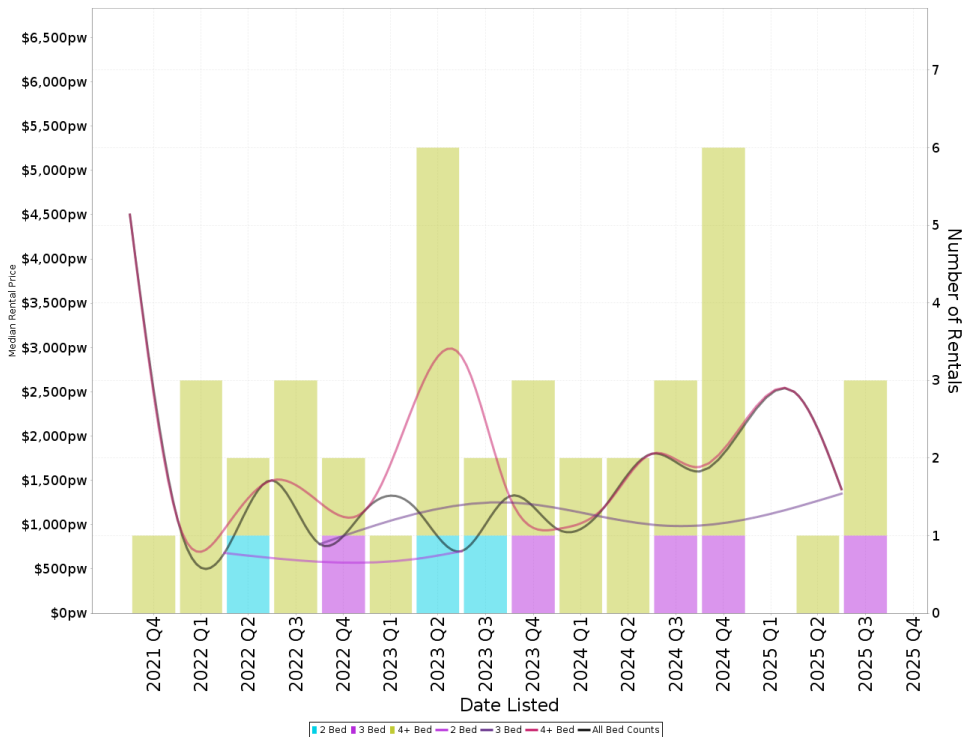
FORREST - Peak Selling Periods (3 years)



FORREST - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-9.7%

Current Median Price: \$3,900,000
Previous Median Price: \$4,320,000

Based on 14 registered House sales compared over the last two rolling 12 month periods.

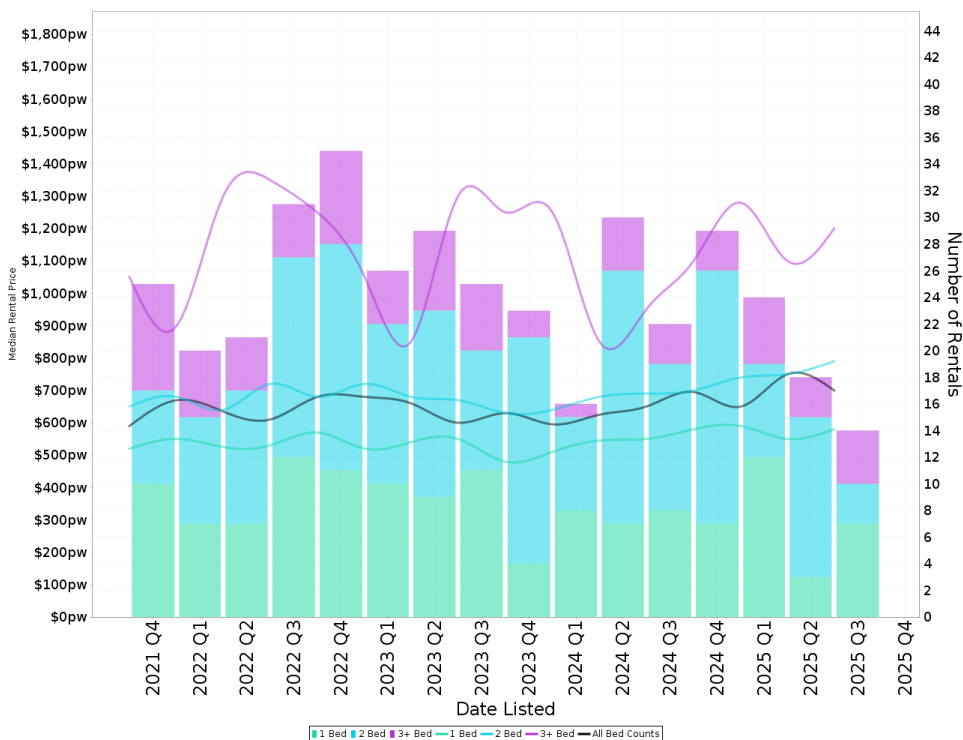
Suburb Rental Yield

+2.1%

Current Median Price: \$3,900,000
Current Median Rent: \$1,600

Based on 10 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-8.5%

Current Median Price: \$777,500
Previous Median Price: \$850,000

Based on 75 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.6%

Current Median Price: \$777,500
Current Median Rent: \$695

Based on 85 registered Unit rentals compared over the last 12 months.

FORREST - Recently Sold Properties

Median Sale Price

\$3.9m

Based on 5 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

-9.7%

Current Median Price: \$3,900,000
Previous Median Price: \$4,320,000

Based on 14 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

5

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

36 DOMINION CIR



\$2,850,000

Aug 2025

162 Days

1,614 m²

4

3

2

5 MORESBY ST



\$5,250,000

Apr 2025

164 Days

1,543 m²

4

4

3

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)

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.

FORREST - Properties For Rent

Median Rental Price

\$1,600 /w

Based on 10 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

+2.1%

Current Median Price: \$3,900,000
Current Median Rent: \$1,600

Based on 5 recorded House sales and 10 House rentals compared over the last 12 months

Number of Rentals

10

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

4 Arthur Circle



\$1,350 pw

For rent in Forrest - For rent in Forrest

Sep 2025

1 Day

For rent in Forrest - For rent in Forrest

1,144 m²

3

2

2

4 ARTHUR CIRCLE



\$1,350 pw

For rent in Forrest - For rent in Forrest

Aug 2025

33 Days

For rent in Forrest - For rent in Forrest

1,144 m²

3

2

2

24 Arthur Circle



\$2,650

For rent in Forrest - For rent in Forrest

Jul 2025

88 Days

For rent in Forrest - For rent in Forrest

1,350 m²

5

3

3