

Suburb flyover report

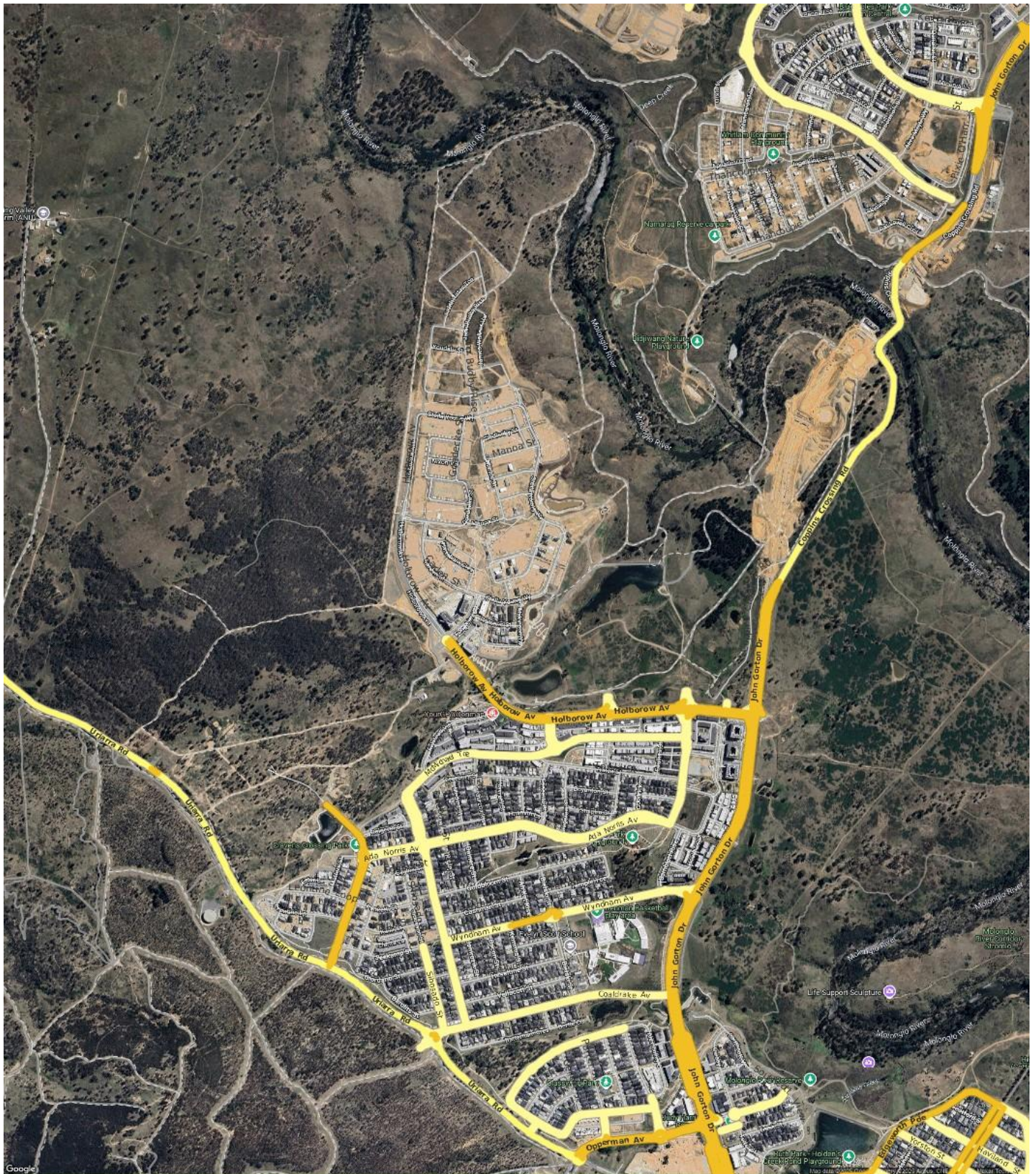
DENMAN PROSPECT (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



DENMAN PROSPECT - 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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DENMAN PROSPECT - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2015	2	\$ 456,500	0.0 %	\$ 453,000	\$ 460,000
2016	6	\$ 654,810	43.4 %	\$ 390,000	\$ 985,115
2017	10	\$ 992,500	51.6 %	\$ 440,000	\$ 1,050,000
2018	27	\$ 775,000	-21.9 %	\$ 415,000	\$ 1,277,500
2019	21	\$ 998,000	28.8 %	\$ 450,000	\$ 1,700,000
2020	55	\$ 872,000	-12.6 %	\$ 50,000	\$ 1,655,000
2021	59	\$ 1,185,000	35.9 %	\$ 353,000	\$ 2,350,000
2022	25	\$ 1,600,000	35.0 %	\$ 250,000	\$ 2,360,000
2023	38	\$ 1,490,250	-6.9 %	\$ 685,000	\$ 1,850,000
2024	34	\$ 1,435,000	-3.7 %	\$ 1,010,000	\$ 2,275,000
2025	28	\$ 1,465,500	2.1 %	\$ 995,000	\$ 2,150,000

Median Sale Price

\$1.48m

Based on 39 recorded House sales within the last 12 months (Oct '24 - Sep '25)

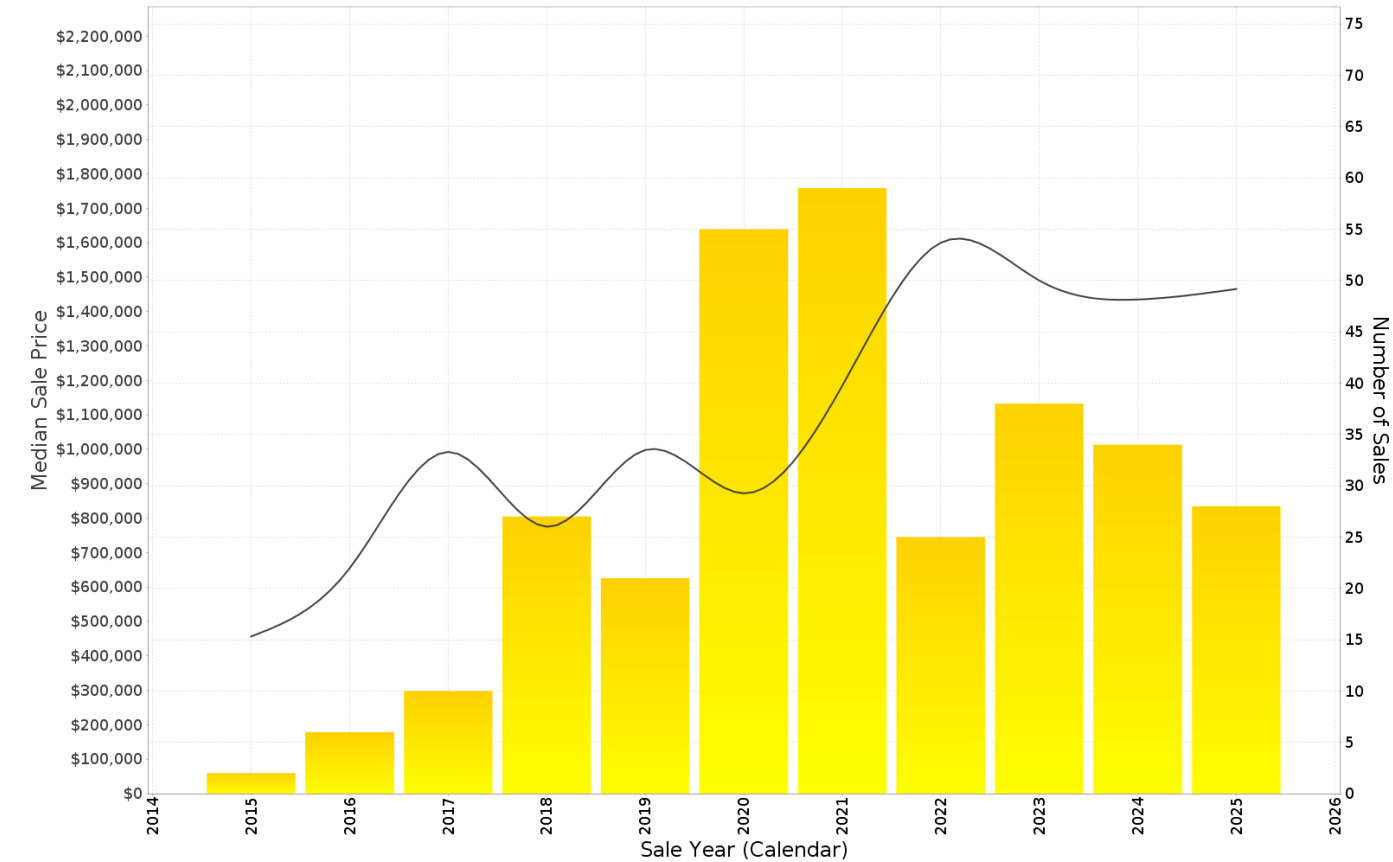
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

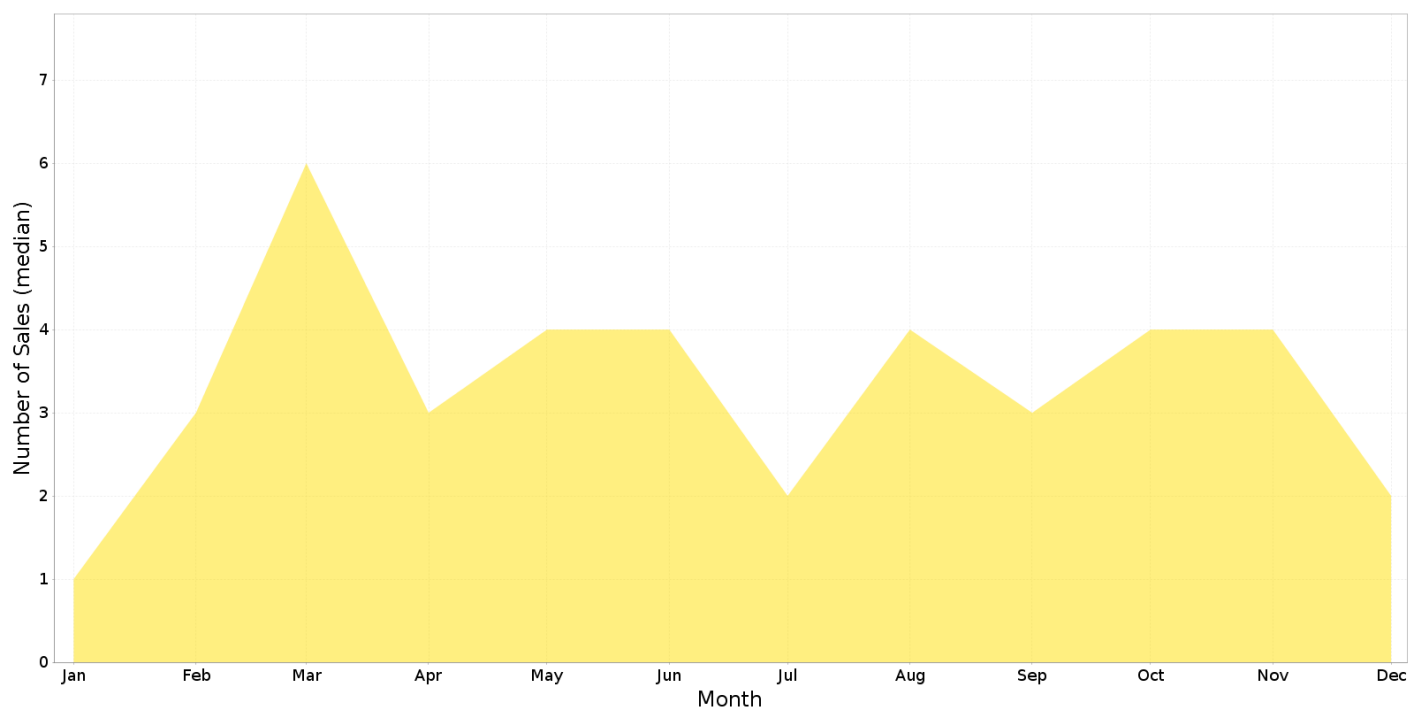
+5.7%

Current Median Price: \$1,480,000
Previous Median Price: \$1,400,000

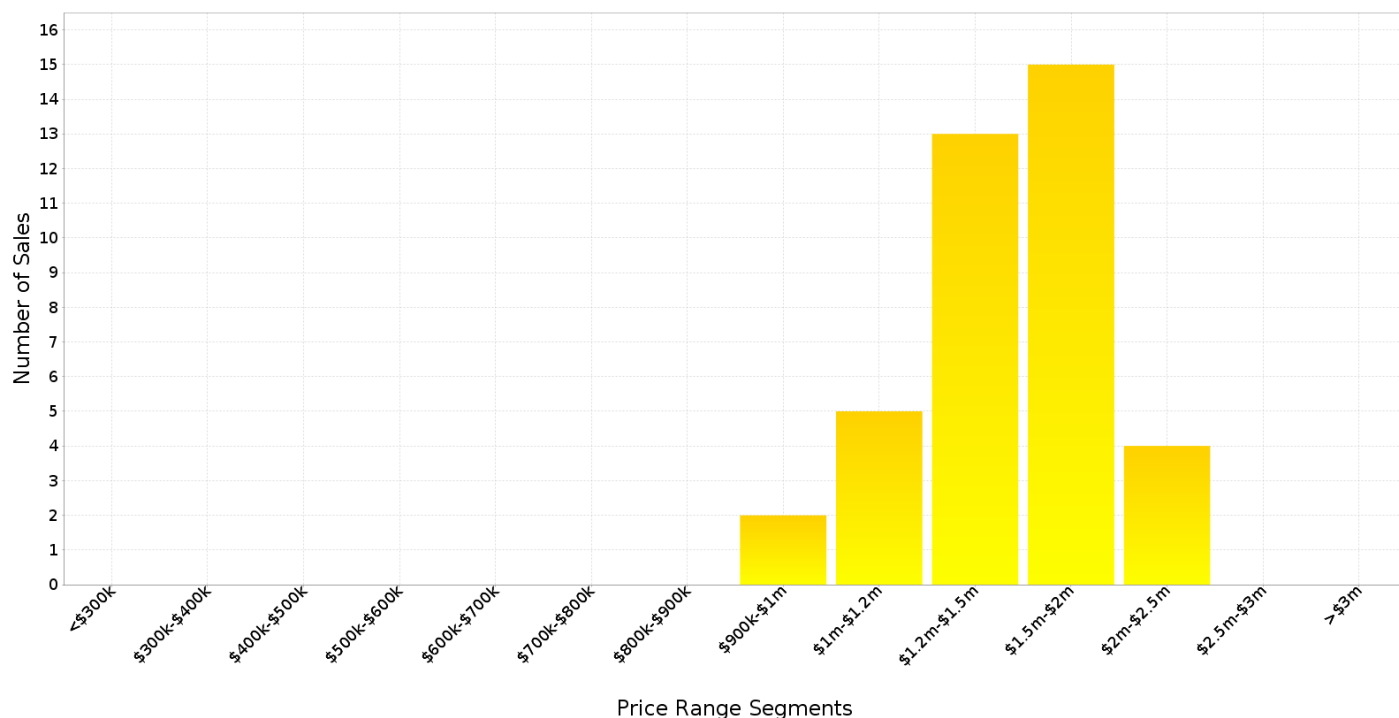
Based on 69 recorded House sales compared over the last two rolling 12 month periods



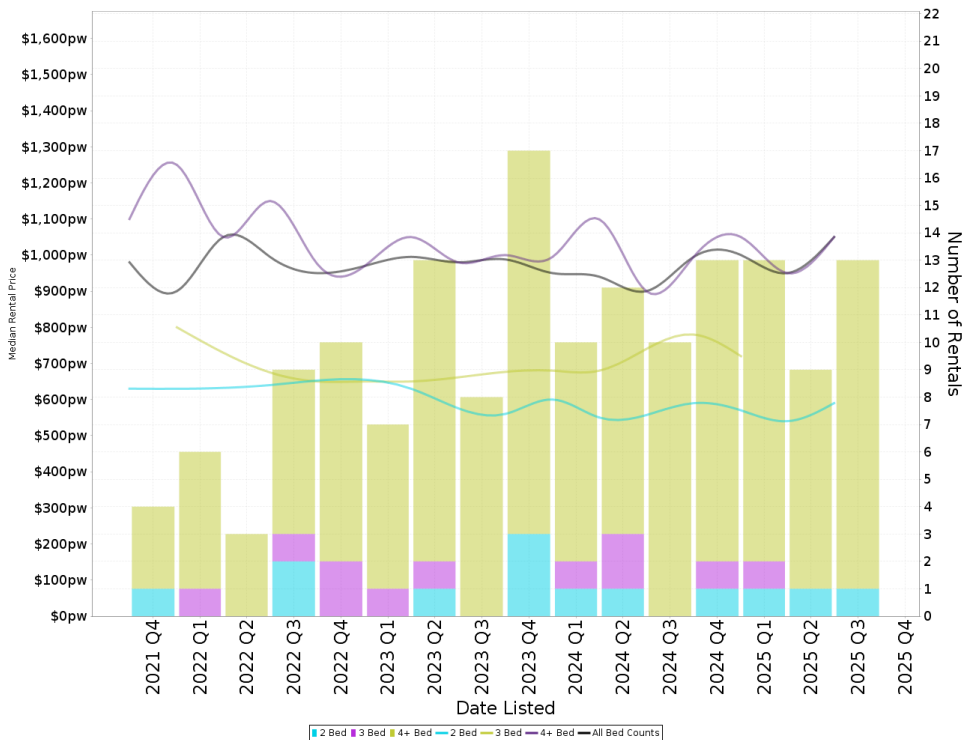
DENMAN PROSPECT - Peak Selling Periods (3 years)



DENMAN PROSPECT - Price Range Segments (12)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+5.7%

Current Median Price: \$1,480,000
Previous Median Price: \$1,400,000

Based on 69 registered House sales compared over the last two rolling 12 month periods.

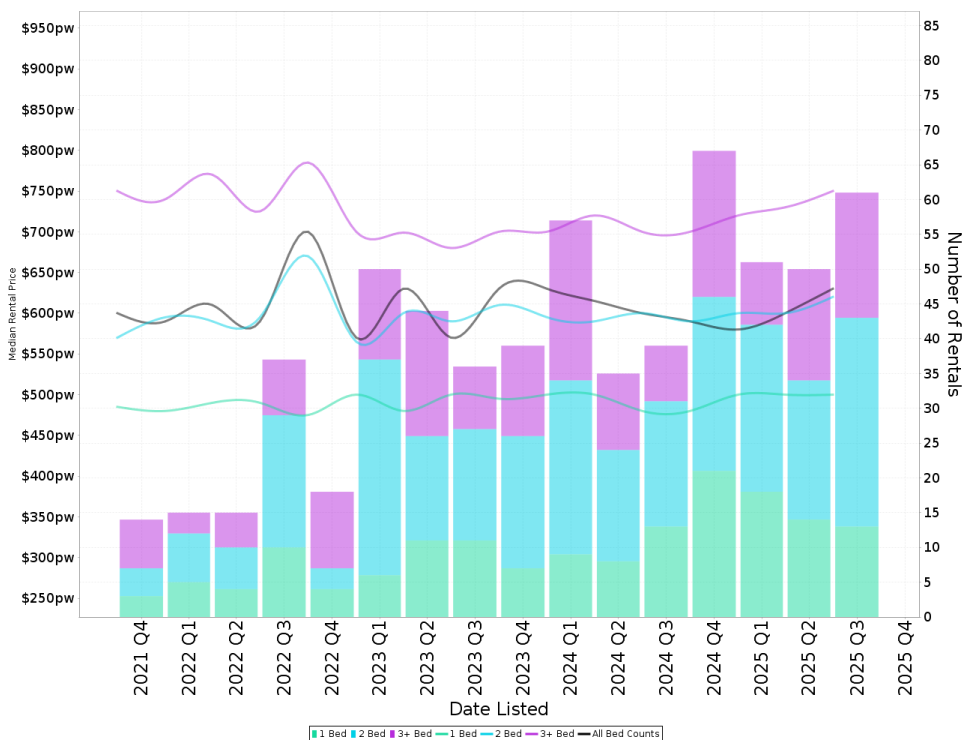
Suburb Rental Yield

+3.5%

Current Median Price: \$1,480,000
Current Median Rent: \$985

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

Median Weekly Rents (Units)



Suburb Sale Price Growth

-6.2%

Current Median Price: \$600,000
Previous Median Price: \$639,900

Based on 328 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.2%

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

Based on 229 registered Unit rentals compared over the last 12 months.

DENMAN PROSPECT - Recently Sold Properties

Median Sale Price

\$1.48m

Based on 39 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

+5.7%

Current Median Price: \$1,480,000
Previous Median Price: \$1,400,000

Based on 69 recorded House sales compared over the last two rolling 12 month periods

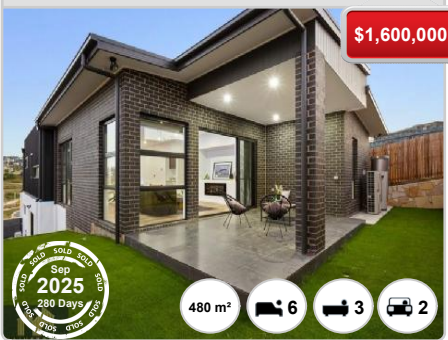
Sold Properties

39

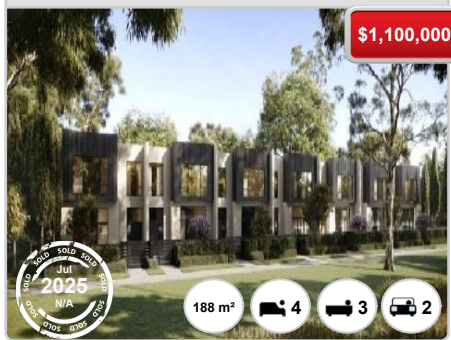
Based on recorded House sales within the 12 months (Oct '24 - Sep '25)

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

17 STELLA YOUNG WAY



26 HARTSHORN CRES



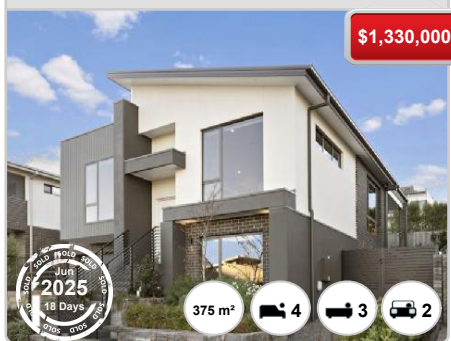
23 MAKINSON VIEW



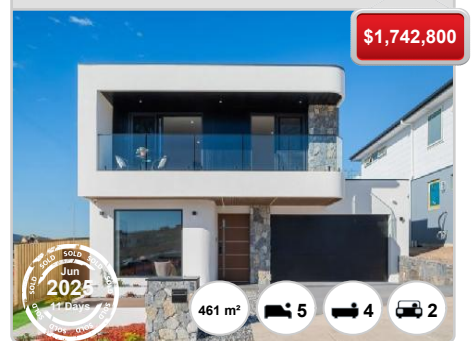
13 BOYANTON ST



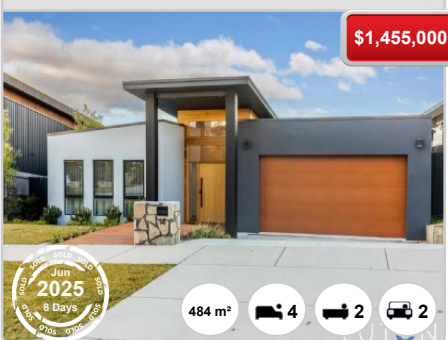
24 VELLACOTT ST



5 LEX WATSON CCT



14 JAMROZIK ST



57 LEONTINE LOOP



20 LEONTINE LOOP



8/15- ROMANO ST

\$1,510,000

photo not available

2025
Jun
N/A

4 3 2

26 GIORDANO ST

\$1,475,000

2025
Jun
N/A

540 m² 4 - -

7 MAKINSON VIEW

\$1,640,000

2025
Jun
14 Days

447 m² 4 3 2

8 CONCETTA ST

\$1,535,000

2025
Jun
24 Days

414 m² 4 3 2

12 MATTERS ST

\$1,860,000

2025
Jun
29 Days

450 m² 4 3 5

15 MEDINA ST

\$1,200,000

2025
May
98 Days

420 m² 4 2 2

11 TEMPLE TCE

\$1,605,000

2025
May
8 Days

579 m² 5 3 2

7 TRINCA ST

\$1,350,000

2025
May
43 Days

380 m² 4 3 2

34 ADA NORRIS AVE

\$2,100,000

2025
May
213 Days

592 m² 4 3 2

129 MCMICHAEL TCE

\$1,120,000

2025
May
N/A

471 m² 4 2 1

2 MATTERS ST

\$1,480,000

2025
May
69 Days

464 m² 4 2 2

16 SEEKAMP ST

\$995,000

2025
May
N/A

210 m² 4 2 2

DENMAN PROSPECT - Properties For Rent

Median Rental Price

\$985 /w

Based on 48 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

+3.5%

Current Median Price: \$1,480,000
Current Median Rent: \$985

Based on 39 recorded House sales and 48 House rentals compared over the last 12 months

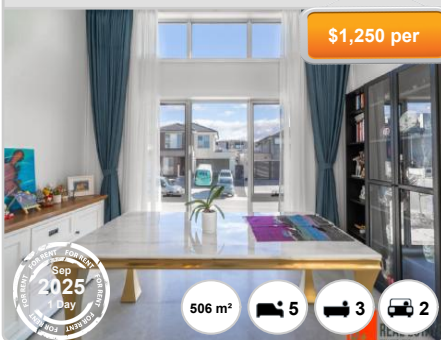
Number of Rentals

48

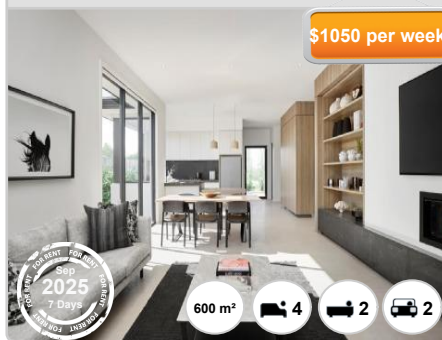
Based on recorded House rentals within the last 12 months (Oct '24 - Sep '25)

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

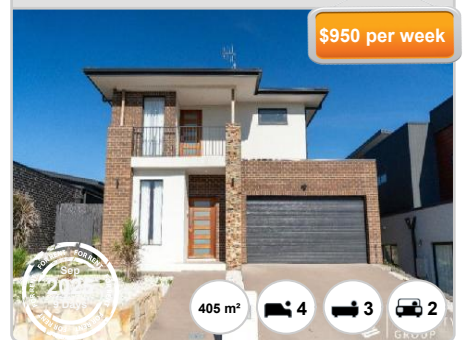
47 Freebury Street



33 Kondalea Way



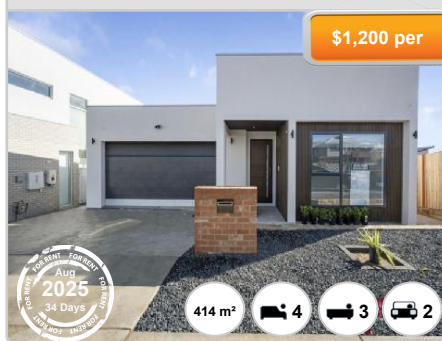
15 GOLGERTH STREET



2 Leontine Loop



120 ADA NORRIS AVENUE



75 Kondalea Way

