

Suburb flyover report

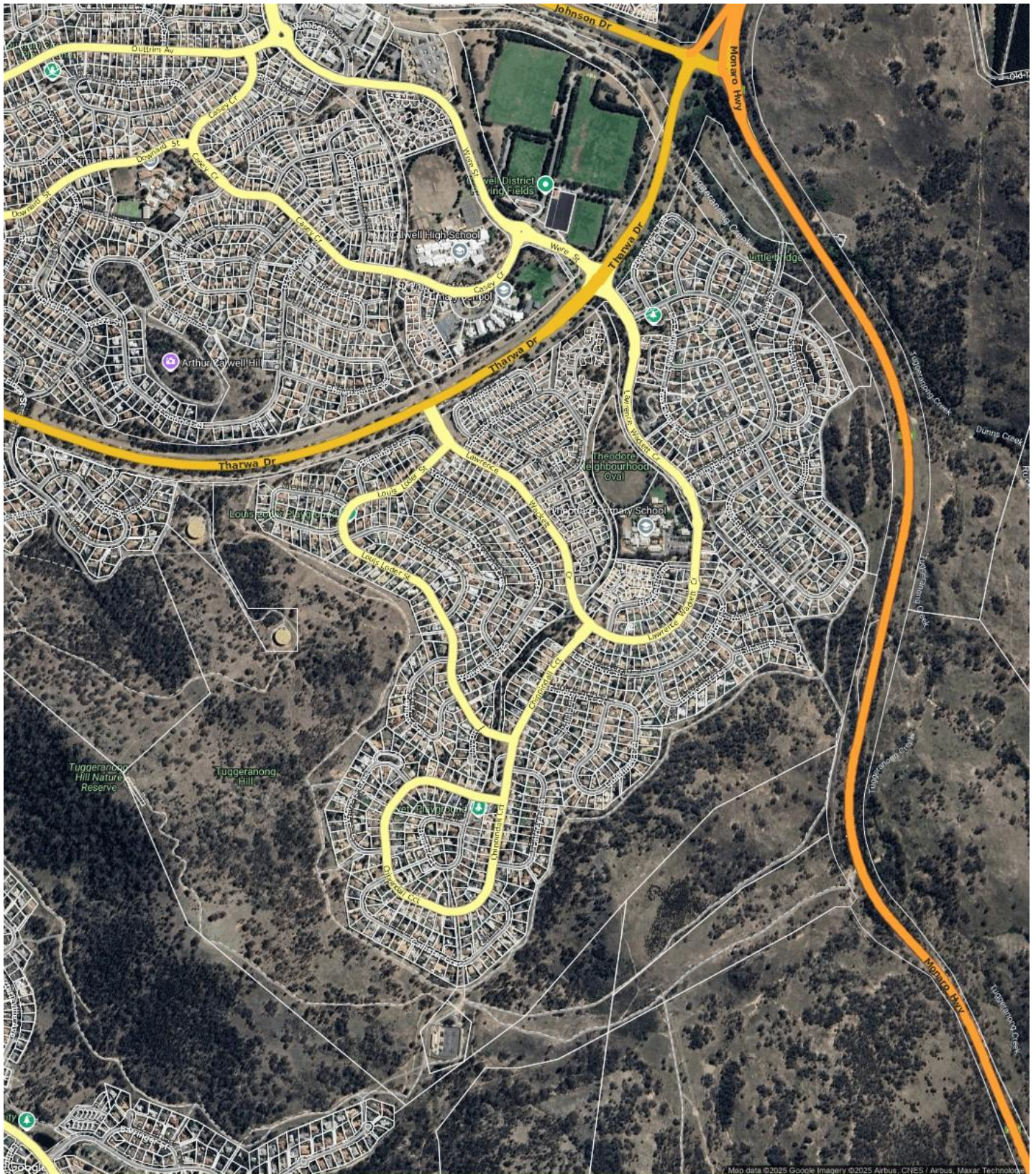
THEODORE (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



THEODORE - 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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THEODORE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	57	\$ 401,000	0.0 %	\$ 157,500	\$ 567,000
2008	65	\$ 390,000	-2.7 %	\$ 146,000	\$ 675,000
2009	55	\$ 431,000	10.5 %	\$ 300,000	\$ 4,305,000
2010	38	\$ 454,375	5.4 %	\$ 325,000	\$ 739,000
2011	41	\$ 450,000	-1.0 %	\$ 320,000	\$ 649,000
2012	41	\$ 452,000	0.4 %	\$ 345,000	\$ 675,000
2013	48	\$ 502,500	11.2 %	\$ 27,592	\$ 775,000
2014	32	\$ 485,000	-3.5 %	\$ 387,000	\$ 720,000
2015	50	\$ 492,500	1.5 %	\$ 382,000	\$ 740,000
2016	45	\$ 510,000	3.6 %	\$ 191,667	\$ 810,000
2017	43	\$ 536,000	5.1 %	\$ 130,000	\$ 717,000
2018	40	\$ 573,000	6.9 %	\$ 455,000	\$ 795,000
2019	58	\$ 592,500	3.4 %	\$ 355,000	\$ 820,000
2020	51	\$ 637,000	7.5 %	\$ 300,000	\$ 890,000
2021	48	\$ 740,000	16.2 %	\$ 160,000	\$ 1,381,000
2022	38	\$ 898,000	21.4 %	\$ 640,000	\$ 1,390,000
2023	30	\$ 840,000	-6.5 %	\$ 670,000	\$ 1,336,000
2024	46	\$ 870,000	3.6 %	\$ 425,000	\$ 1,500,000
2025	29	\$ 886,000	1.8 %	\$ 720,000	\$ 1,218,000

Median Sale Price

\$892k

Based on 38 recorded House sales within the last 12 months (Oct '24 - Sep '25)

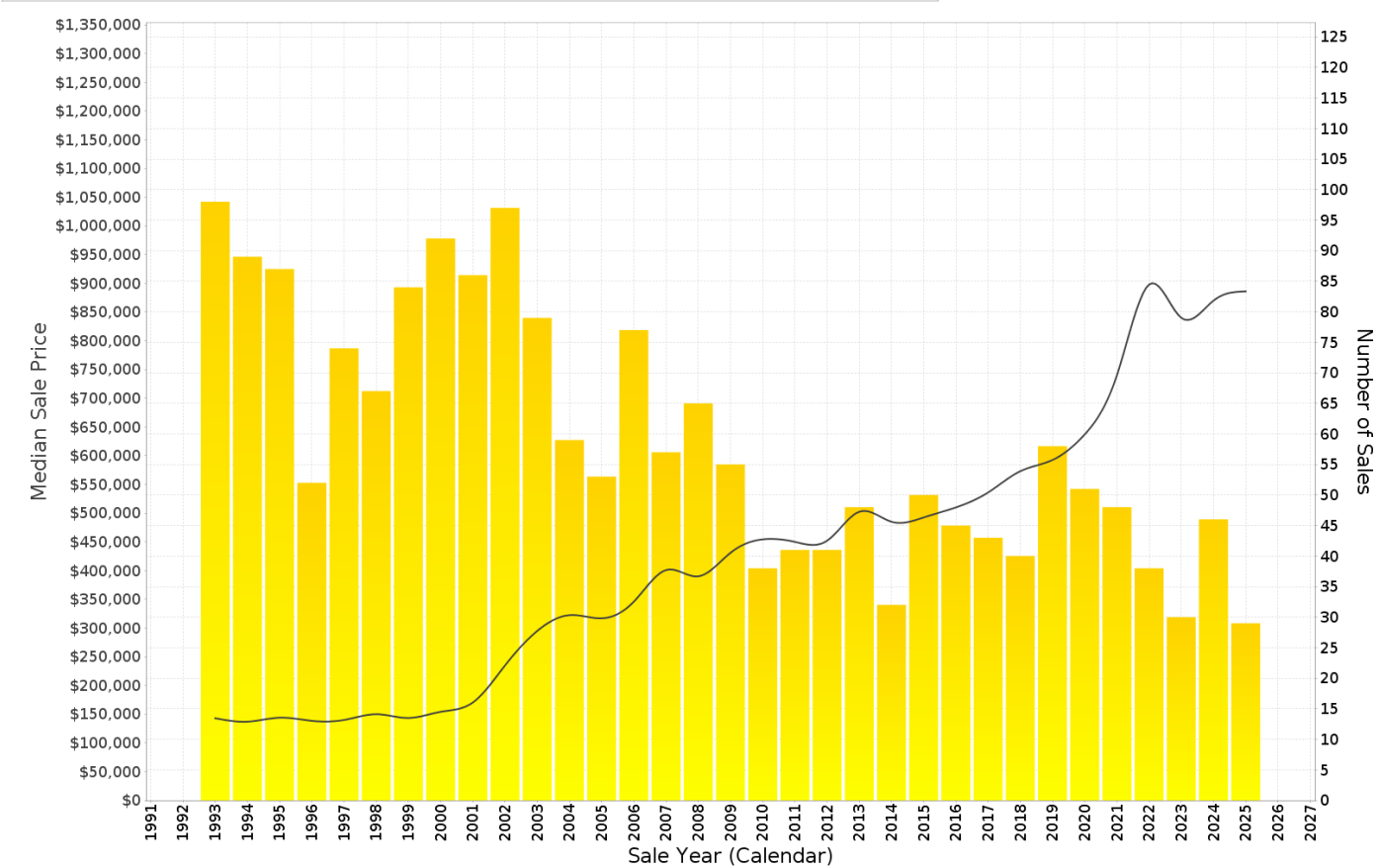
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

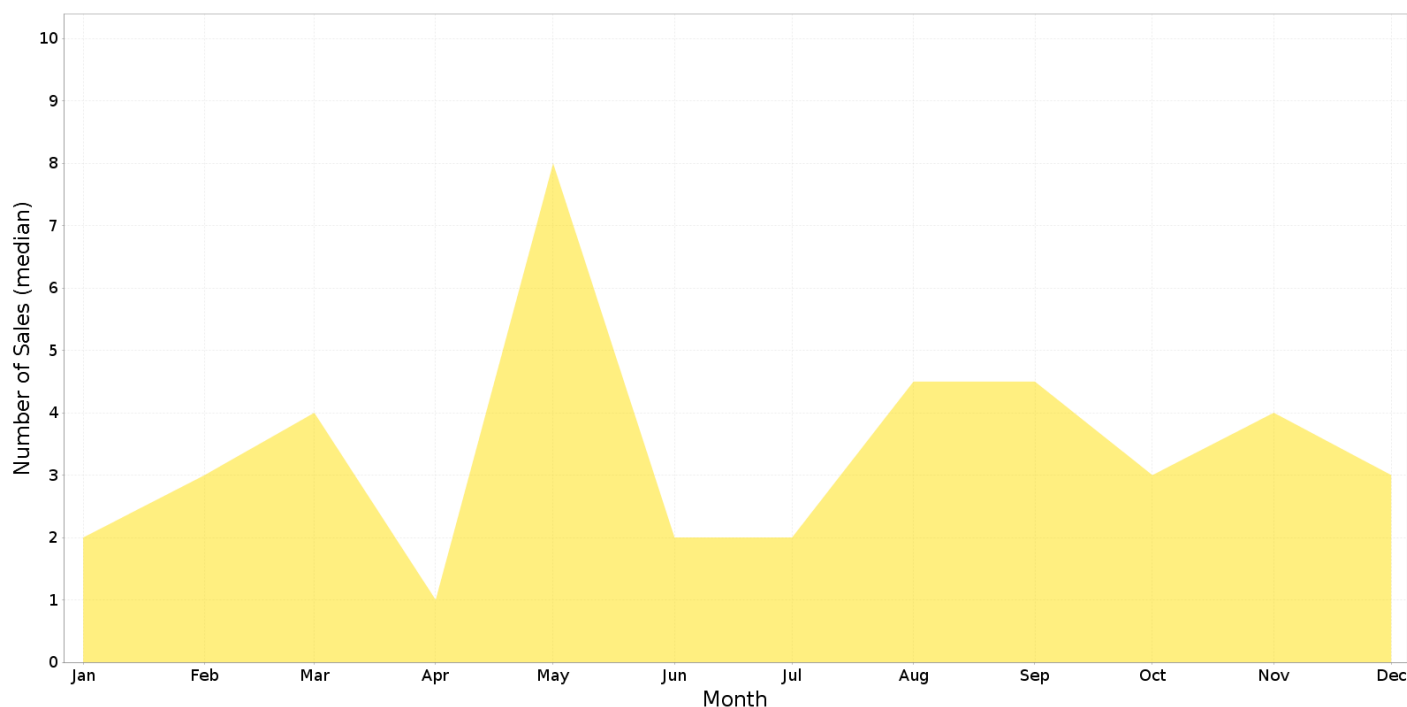
+4.6%

Current Median Price: \$891,750
Previous Median Price: \$852,500

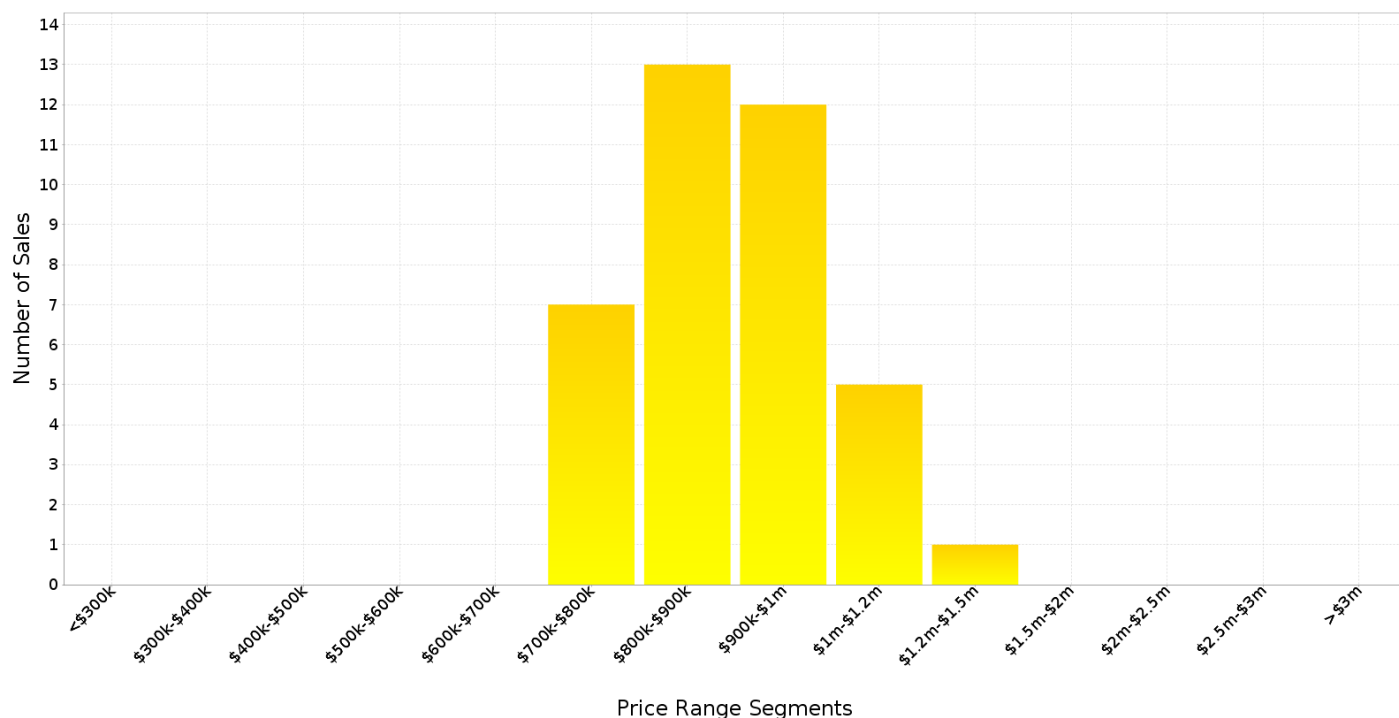
Based on 86 recorded House sales compared over the last two rolling 12 month periods



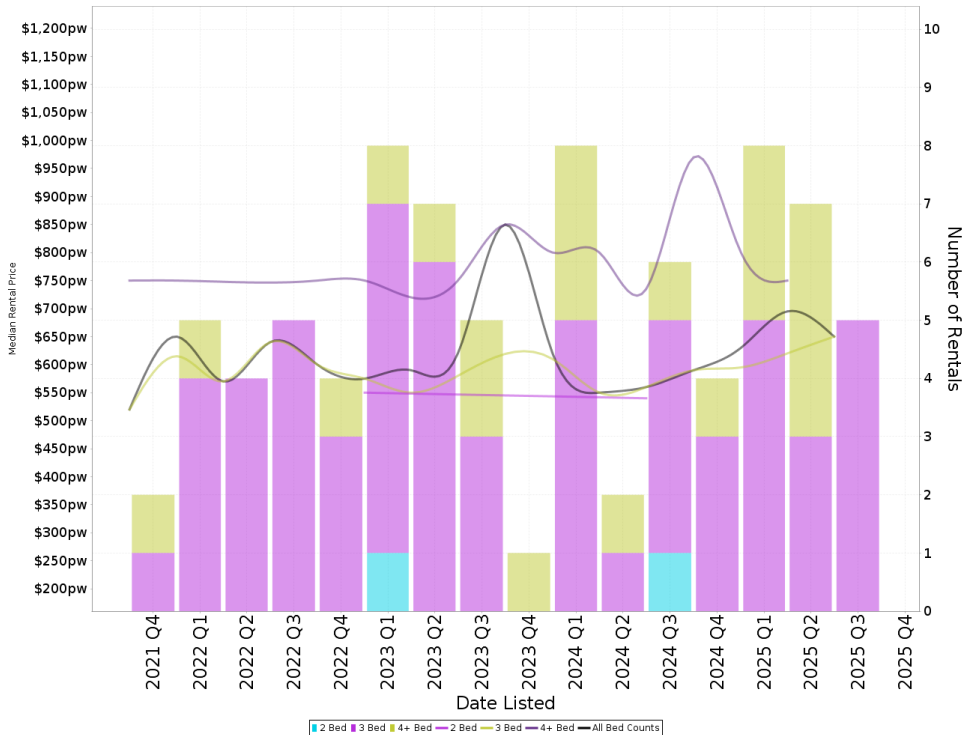
THEODORE - Peak Selling Periods (3 years)



THEODORE - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+4.6%

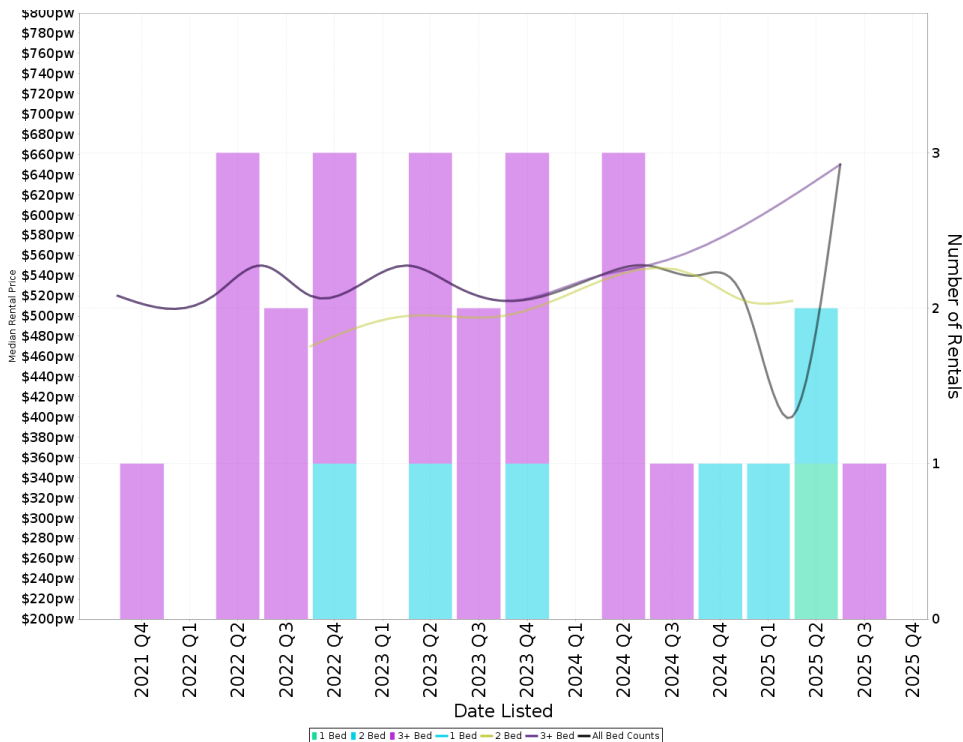
Current Median Price: \$891,750
Previous Median Price: \$852,500
 Based on 86 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.7%

Current Median Price: \$891,750
Current Median Rent: \$640
 Based on 24 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-1.4%

Current Median Price: \$646,000
Previous Median Price: \$655,000
 Based on 34 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.1%

Current Median Price: \$646,000
Current Median Rent: \$515
 Based on 5 registered Unit rentals compared over the last 12 months.

THEODORE - Recently Sold Properties

Median Sale Price

\$892k

Based on 38 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

+4.6%

Current Median Price: \$891,750
Previous Median Price: \$852,500

Based on 86 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

38

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

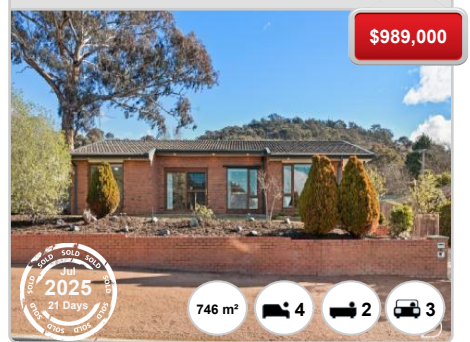
62 TEWKSBURY CCT



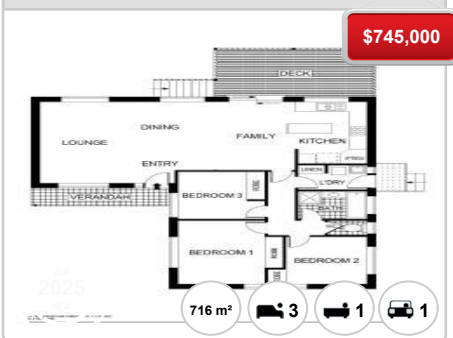
7 TOPP PL



109 CHIPPINDALL CCT



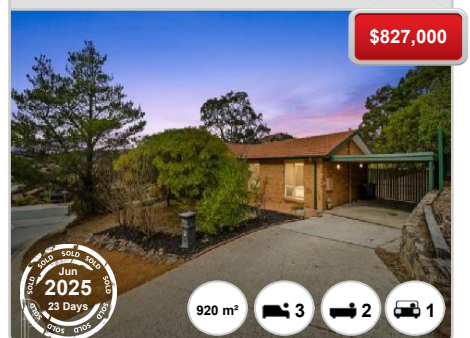
31 MACKERRAS CRES



90 LAWRENCE WACKETT CRES



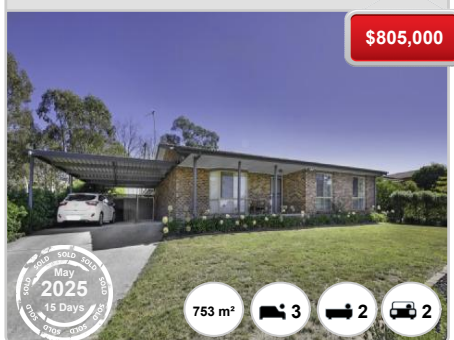
70 LOUIS LODER CRES



35 LOUIS LODER ST



131 LAWRENCE WACKETT CRES



7 LOUIS LODER ST



32 FREDA GIBSON CCT



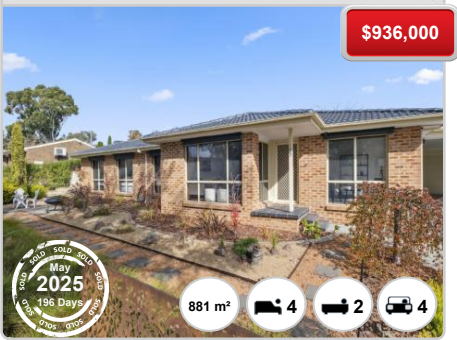
\$850,000

100 LAWRENCE WACKETT CRES



\$725,000

153 LAWRENCE WACKETT CRES



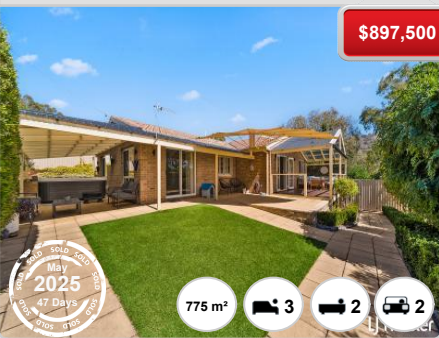
\$936,000

88 LAWRENCE WACKETT CRES



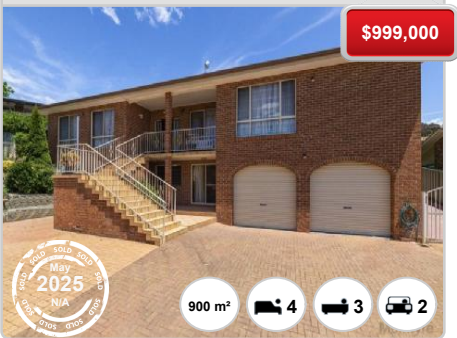
\$720,000

11 FAIRLEY CRES



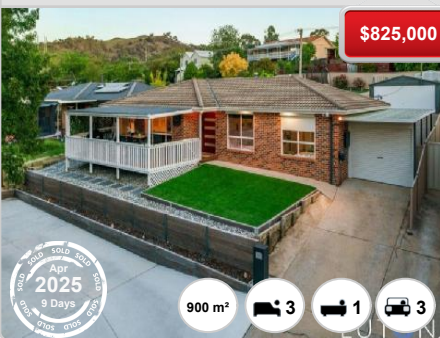
\$897,500

10 COCHRANE CRES



\$999,000

85 CHIPPINDALL CCT



\$825,000

9 CONLON CRES



\$940,000

97 CHIPPINDALL CCT



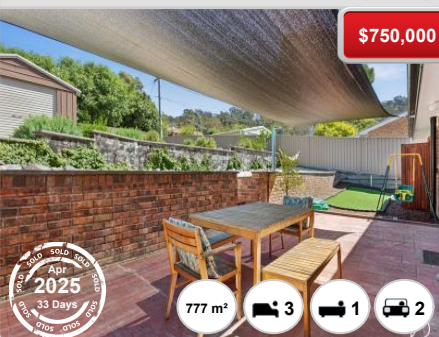
\$1,045,000

5 TOPP PL



\$1,065,000

89 CHIPPINDALL CCT



\$750,000

THEODORE - Properties For Rent

Median Rental Price

\$640 /w

Based on 24 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

+3.7%

Current Median Price: \$891,750
Current Median Rent: \$640

Based on 38 recorded House sales and 24 House rentals compared over the last 12 months

Number of Rentals

24

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

28 Tregear Close



\$640 per week

Sep 2025

6 Days

FOR RENT

FOR RENT

FOR RENT

420 m²

3

1

2

8 ERN FLORENCE CRESCENT



\$600 Per week

Sep 2025

26 Days

FOR RENT

FOR RENT

FOR RENT

402 m²

3

1

1