

Suburb flyover report

PEARCE (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



PEARCE - 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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PEARCE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	37	\$ 560,000	0.0 %	\$ 140,000	\$ 1,275,000
2008	33	\$ 513,000	-8.4 %	\$ 215,000	\$ 885,000
2009	39	\$ 587,000	14.4 %	\$ 447,500	\$ 1,290,000
2010	26	\$ 660,000	12.4 %	\$ 525,000	\$ 1,205,000
2011	14	\$ 617,250	-6.5 %	\$ 300,000	\$ 1,080,000
2012	30	\$ 652,500	5.7 %	\$ 205,000	\$ 1,195,000
2013	24	\$ 627,500	-3.8 %	\$ 6,200	\$ 1,476,000
2014	27	\$ 729,500	16.3 %	\$ 520,000	\$ 2,300,000
2015	33	\$ 747,000	2.4 %	\$ 300,000	\$ 1,500,000
2016	22	\$ 770,000	3.1 %	\$ 325,000	\$ 1,440,000
2017	32	\$ 827,500	7.5 %	\$ 665,000	\$ 1,536,000
2018	30	\$ 826,000	-0.2 %	\$ 650,000	\$ 1,375,000
2019	26	\$ 776,250	-6.0 %	\$ 10,500	\$ 1,818,000
2020	30	\$ 1,030,000	32.7 %	\$ 447,500	\$ 3,050,000
2021	34	\$ 1,415,000	37.4 %	\$ 702,000	\$ 2,400,000
2022	35	\$ 1,365,000	-3.5 %	\$ 850,000	\$ 2,550,000
2023	20	\$ 1,285,000	-5.9 %	\$ 850,000	\$ 2,000,000
2024	27	\$ 1,260,000	-1.9 %	\$ 600,000	\$ 3,000,000
2025	15	\$ 1,390,000	10.3 %	\$ 1,150,000	\$ 2,030,000

Median Sale Price

\$1.32m

Based on 23 recorded House sales within the last 12 months (Oct '24 - Sep '25)

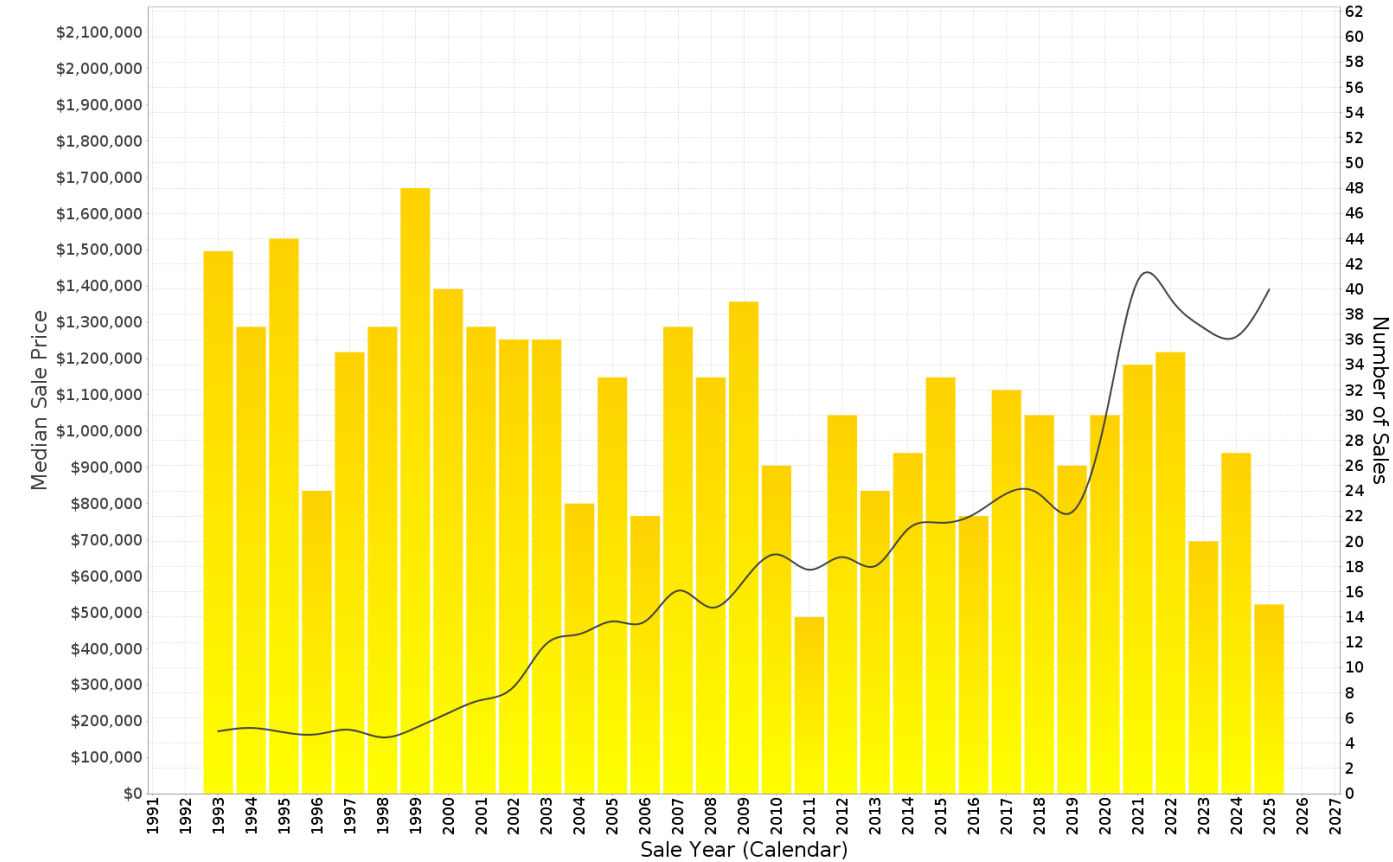
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

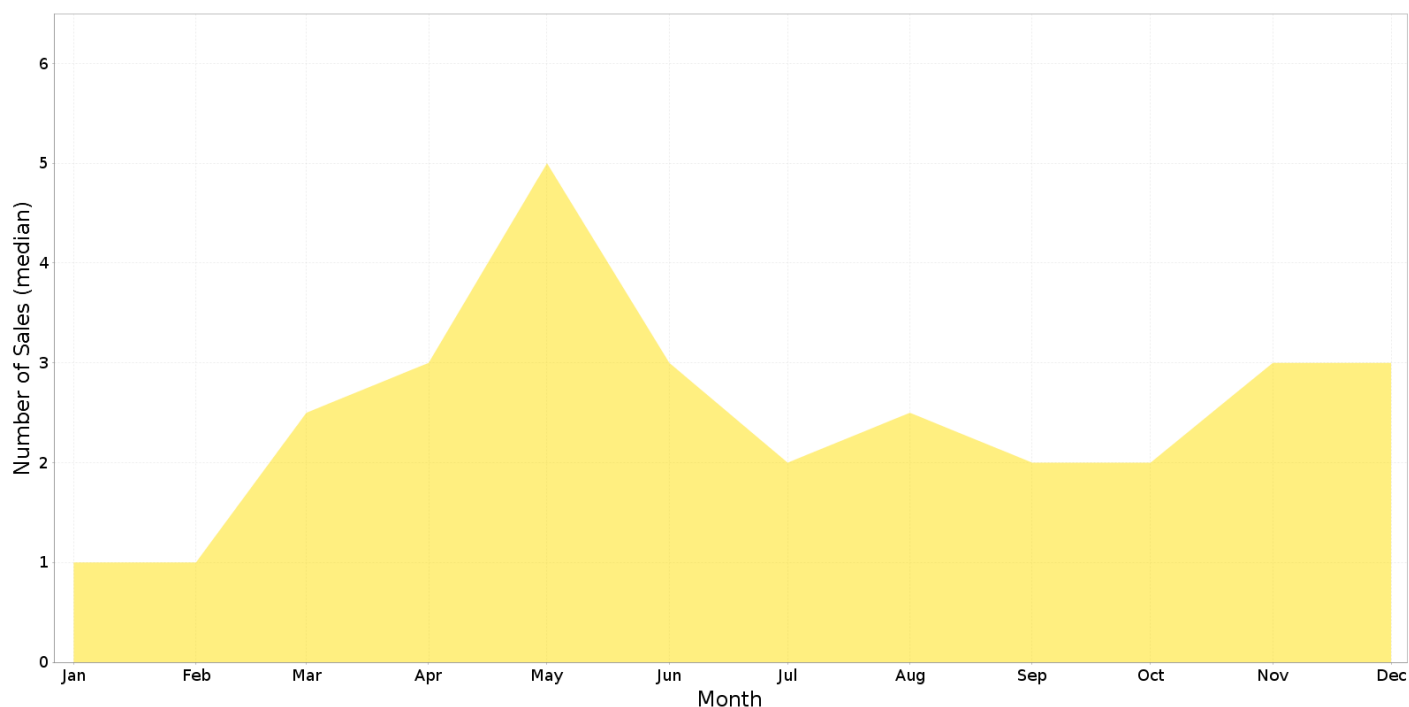
+7.3%

Current Median Price: \$1,325,000
Previous Median Price: \$1,235,000

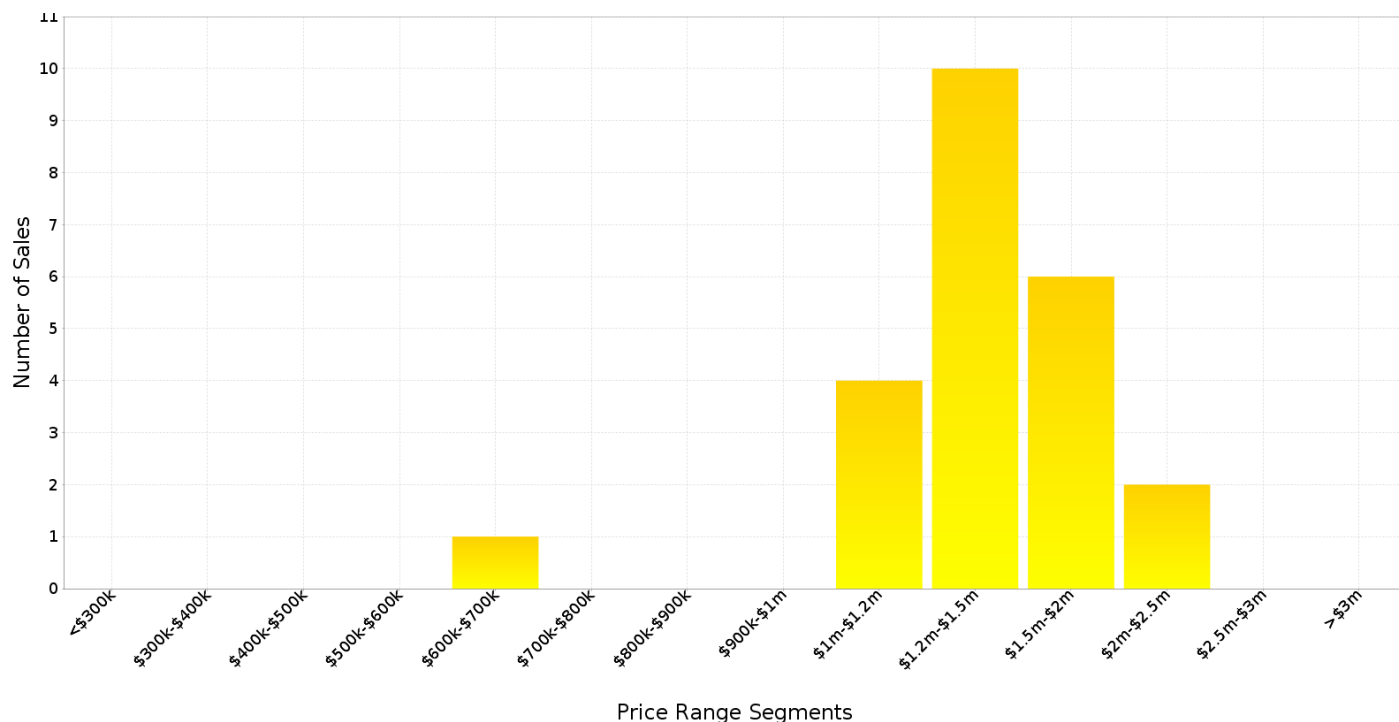
Based on 49 recorded House sales compared over the last two rolling 12 month periods



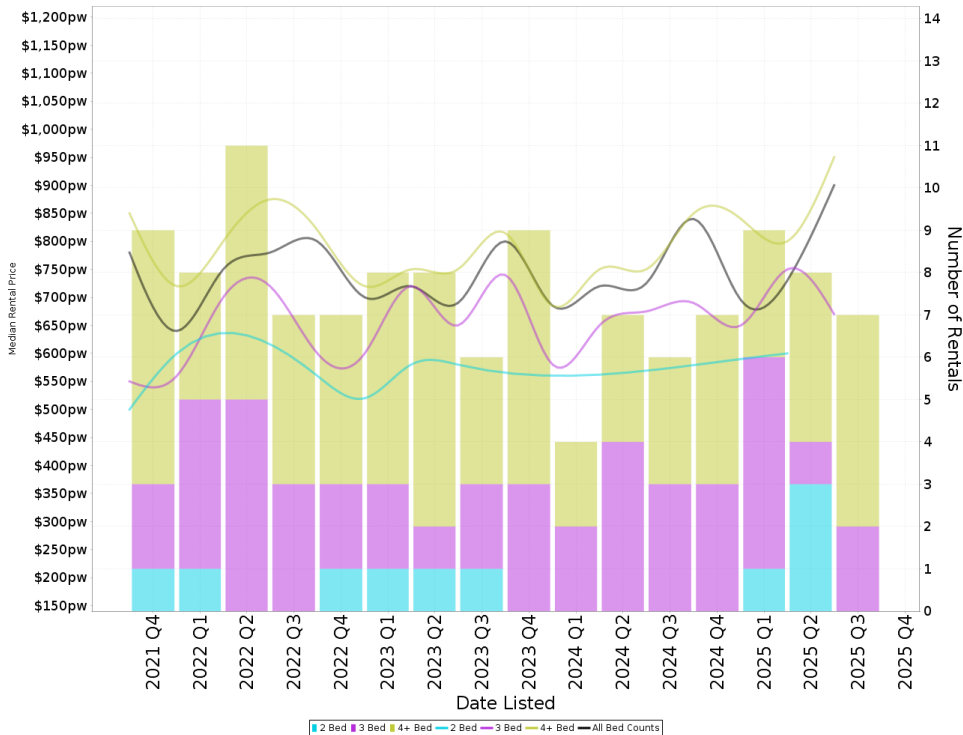
PEARCE - Peak Selling Periods (3 years)



PEARCE - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+7.3%

Current Median Price: \$1,325,000
Previous Median Price: \$1,235,000

Based on 49 registered House sales compared over the last two rolling 12 month periods.

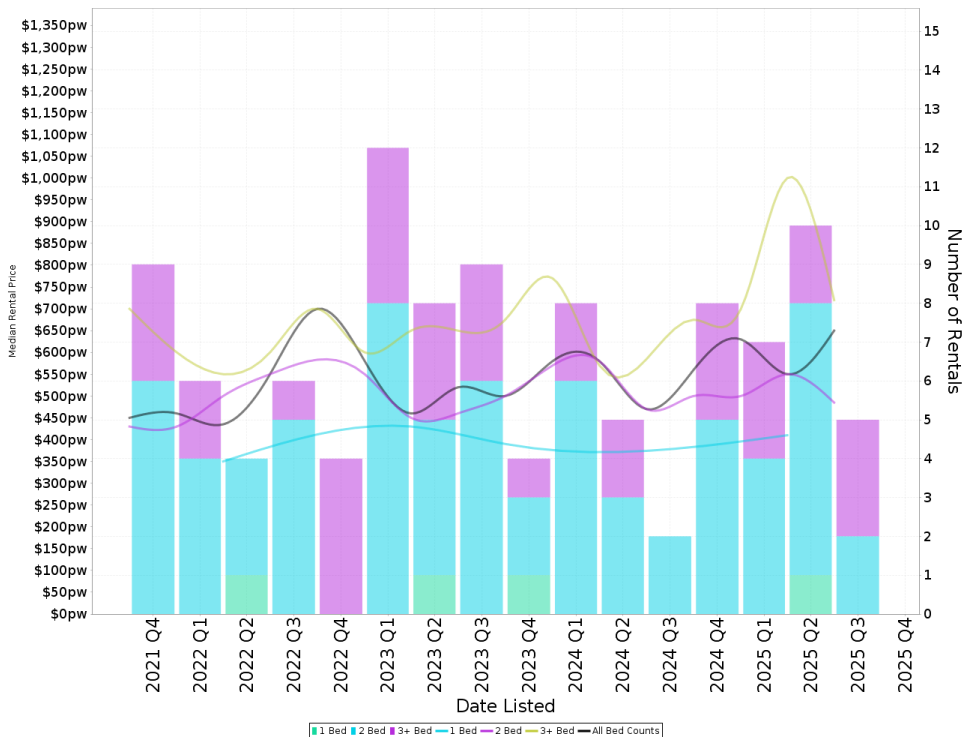
Suburb Rental Yield

+2.9%

Current Median Price: \$1,325,000
Current Median Rent: \$750

Based on 31 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+7.0%

Current Median Price: \$776,000
Previous Median Price: \$725,000

Based on 41 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.8%

Current Median Price: \$776,000
Current Median Rent: \$560

Based on 30 registered Unit rentals compared over the last 12 months.

PEARCE - Recently Sold Properties

Median Sale Price
\$1.32m

Based on 23 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
+7.3%

Current Median Price: \$1,325,000
Previous Median Price: \$1,235,000

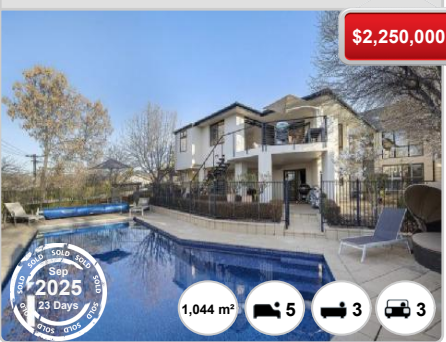
Based on 49 recorded House sales compared over the last two rolling 12 month periods

Sold Properties
23

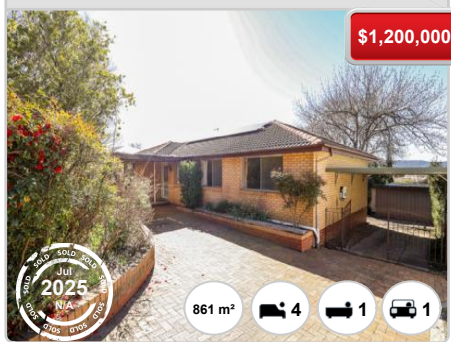
Based on recorded House sales within the 12 months (Oct '24 - Sep '25)

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

17 ANSTEY ST



12 BLACKBURN ST



34 MCLAREN CRES



7 CUMBERLEGE CRES



16 JULIUS ST



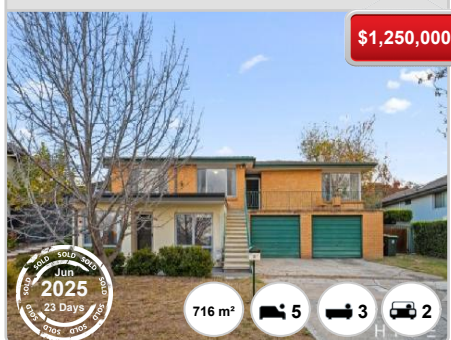
48 PARKHILL ST



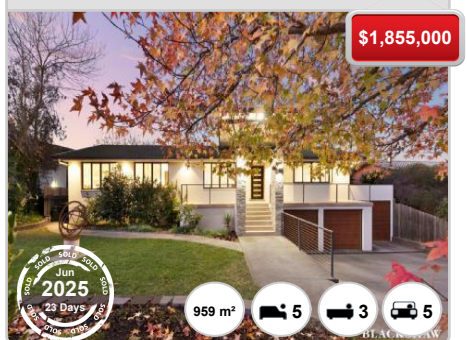
15 HODGSON CRES



5 WHITHAM PL



21 MCLAREN CRES



14 MCNAMARA ST



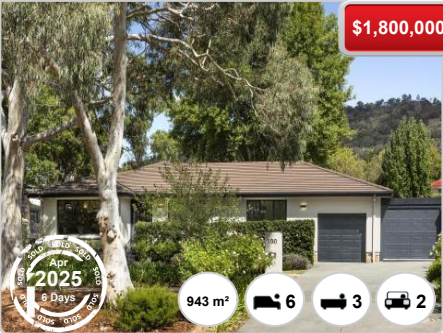
3 LOW PL



43 SHEEHAN ST



100 MACFARLAND CRES



PEARCE - Properties For Rent

Median Rental Price

\$750 /w

Based on 31 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: \$1,325,000
Current Median Rent: \$750

Based on 23 recorded House sales and 31 House rentals compared over the last 12 months

Number of Rentals

31

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

