

RayWhite.

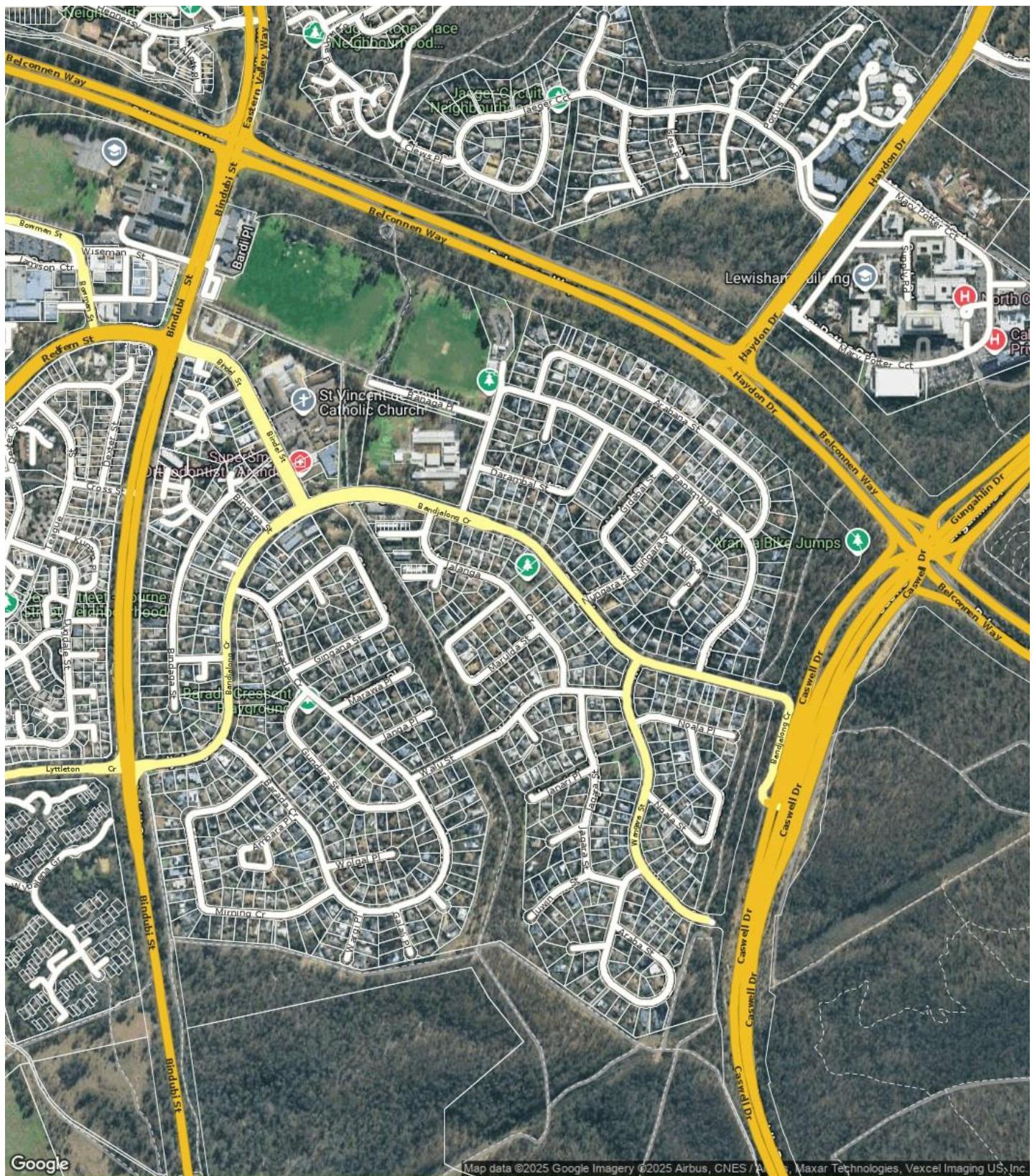
Suburb flyover report

ARANDA (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA



ARANDA - Suburb Map



ARANDA - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	29	\$ 545,000	0.0 %	\$ 292,500	\$ 780,000
2009	36	\$ 581,000	6.6 %	\$ 417,000	\$ 905,000
2010	26	\$ 719,000	23.8 %	\$ 200,000	\$ 1,000,000
2011	25	\$ 736,000	2.4 %	\$ 265,000	\$ 1,020,000
2012	21	\$ 675,000	-8.3 %	\$ 530,000	\$ 1,090,000
2013	29	\$ 740,000	9.6 %	\$ 500,000	\$ 990,000
2014	26	\$ 656,000	-11.4 %	\$ 216,670	\$ 1,000,000
2015	38	\$ 821,250	25.2 %	\$ 299,352	\$ 1,187,000
2016	27	\$ 862,000	5.0 %	\$ 320,000	\$ 1,400,000
2017	26	\$ 893,000	3.6 %	\$ 640,000	\$ 1,405,000
2018	27	\$ 902,000	1.0 %	\$ 630,000	\$ 1,260,000
2019	34	\$ 956,524	6.0 %	\$ 712,500	\$ 1,430,000
2020	33	\$ 1,018,000	6.4 %	\$ 380,000	\$ 1,600,000
2021	28	\$ 1,272,500	25.0 %	\$ 360,000	\$ 1,635,000
2022	31	\$ 1,315,000	3.3 %	\$ 745,000	\$ 2,550,000
2023	25	\$ 1,400,000	6.5 %	\$ 987,500	\$ 2,260,000
2024	35	\$ 1,370,000	-2.1 %	\$ 960,000	\$ 3,000,000
2025	24	\$ 1,355,000	-1.1 %	\$ 1,000,000	\$ 2,500,000
2026	0				

Median Sale Price

\$1.35m

Based on 24 recorded House sales within the last 12 months (2025)

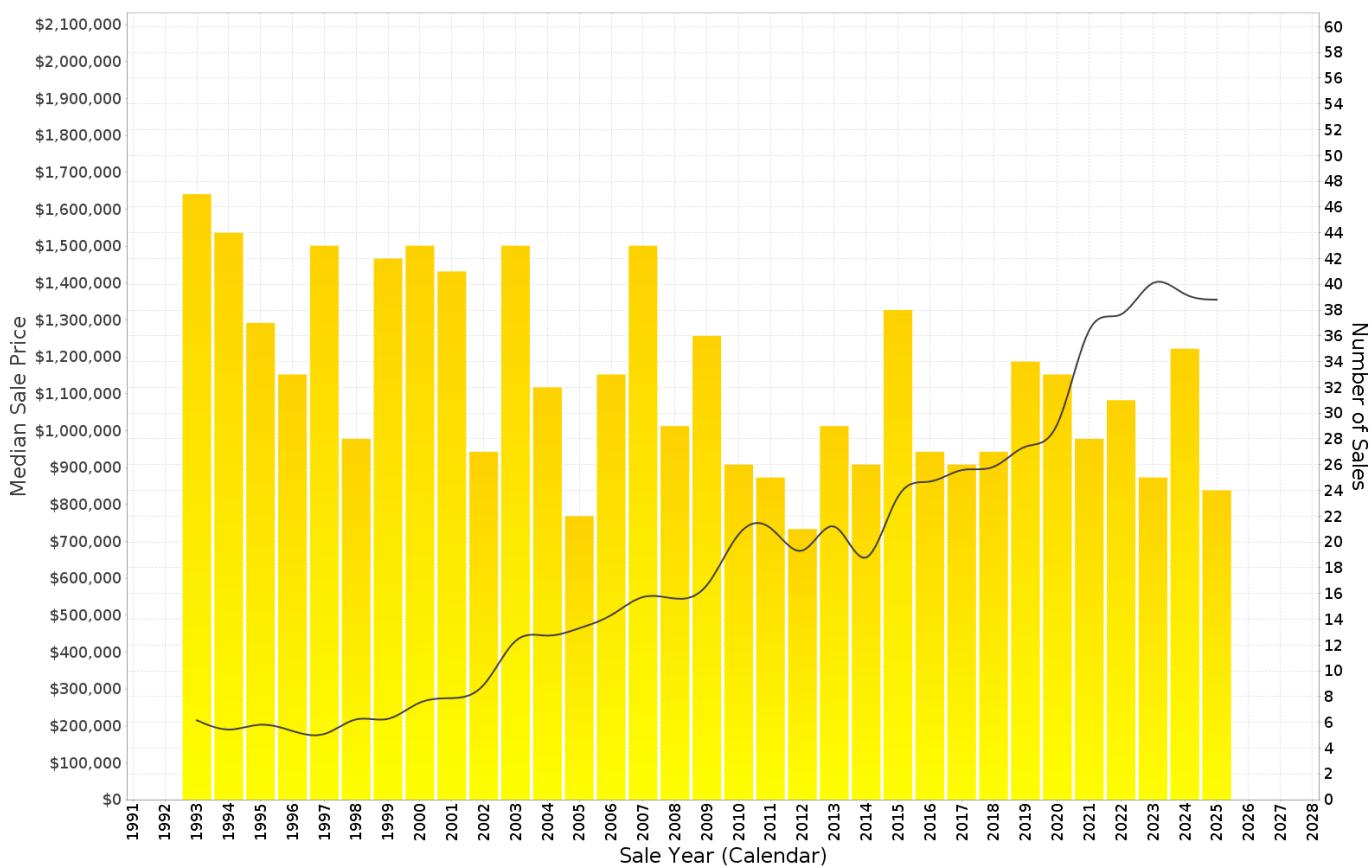
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

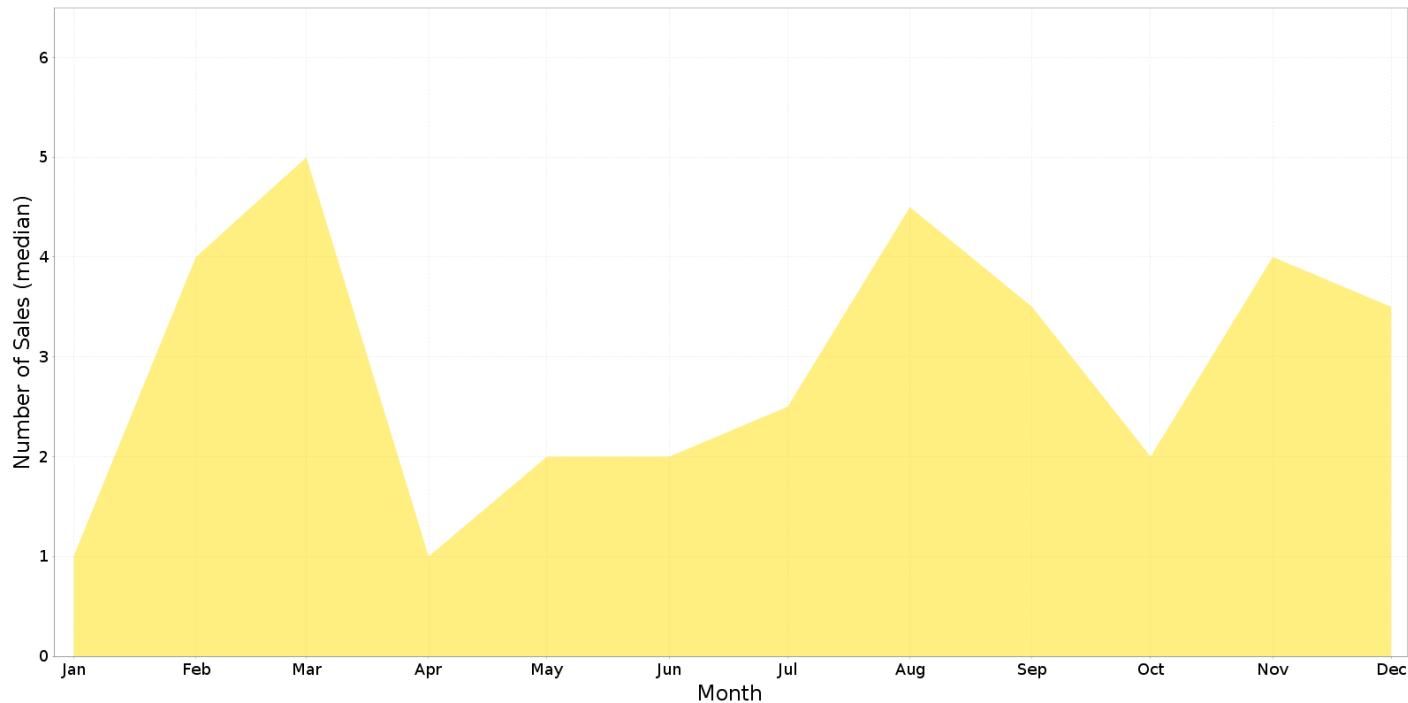
-1.1%

Current Median Price: \$1,355,000
Previous Median Price: \$1,370,000

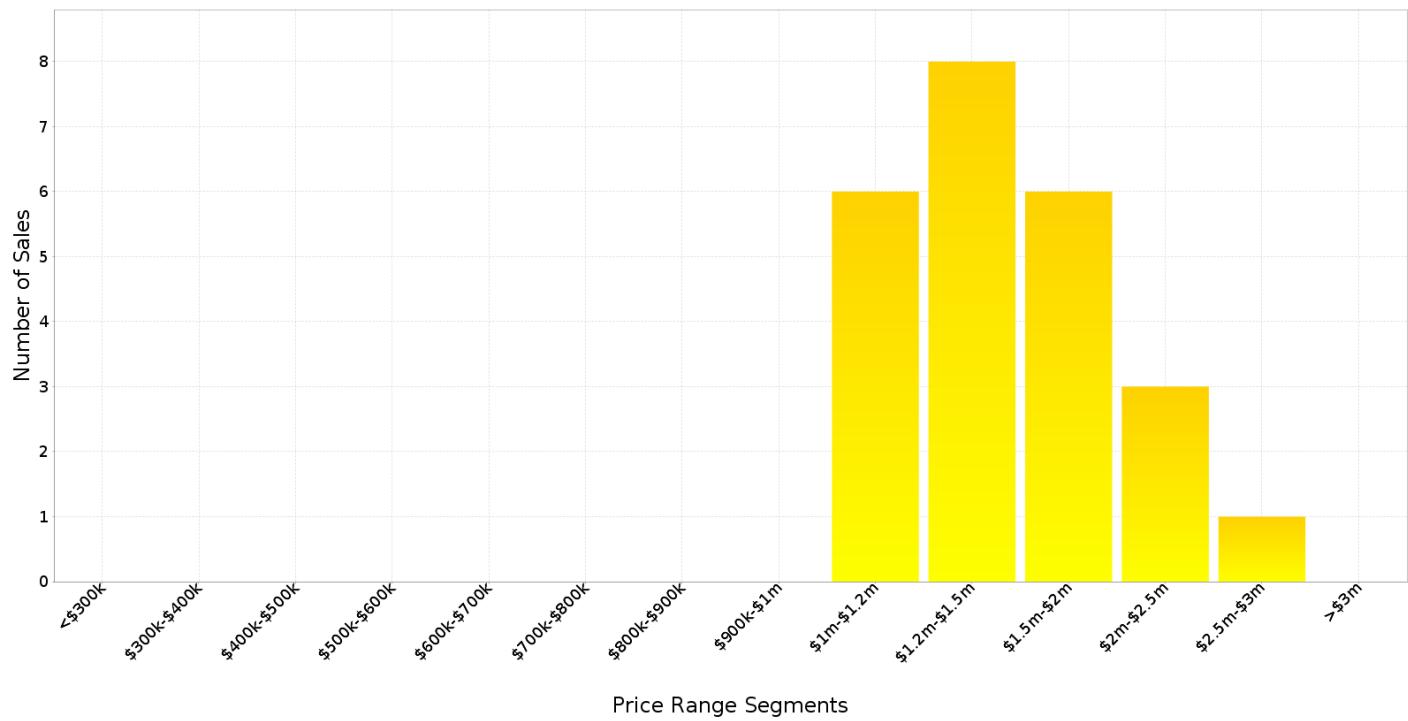
Based on 59 recorded House sales compared over the last two rolling 12 month periods



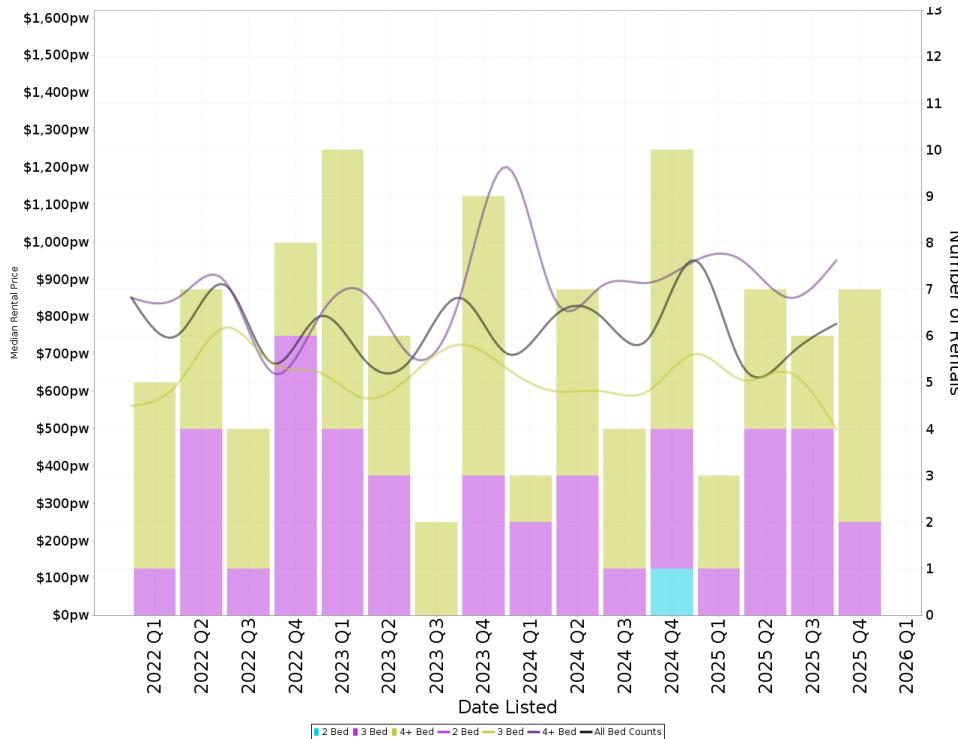
ARANDA - Peak Selling Periods (3 years)



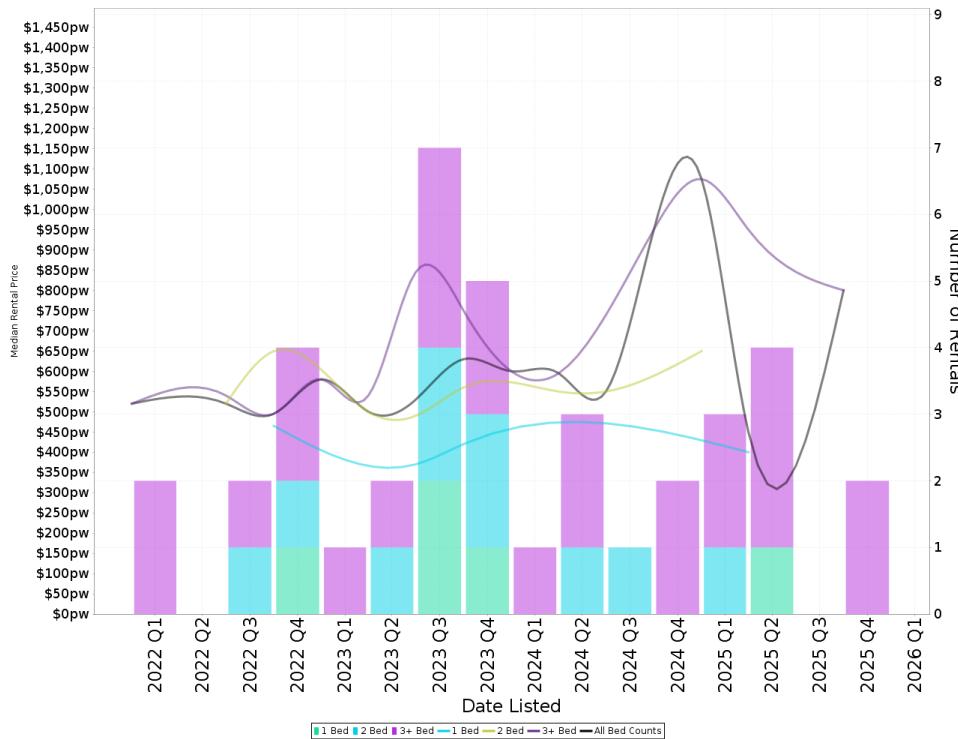
ARANDA - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Median Weekly Rents (Units)



ARANDA - Recently Sold Properties

Median Sale Price

\$1.35m

Based on 24 recorded House sales within the last 12 months (2025)

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

Suburb Growth

-1.1%

Current Median Price: \$1,355,000
Previous Median Price: \$1,370,000

Based on 59 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

24

Based on recorded House sales within the 12 months (2025)

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

37 BANAMBILA ST



\$1,105,000

738 m²

Dec 2025
22 Days
100% Sold

28A BINDEL PL



\$1,400,000

1,721 m²

Dec 2025
55 Days
100% Sold

35 WANGARA ST



\$1,350,000

975 m²

Nov 2025
20 Days
100% Sold

29 ARABA ST



\$1,450,000

754 m²

Nov 2025
23 Days
100% Sold

35 BARADA CRES



\$1,330,000

734 m²

Oct 2025
22 Days
100% Sold

10 NOALA ST



\$1,580,000

695 m²

Oct 2025
8 Days
100% Sold

6 GINGANA PL



\$1,110,000

959 m²

Sep 2025
17 Days
100% Sold

5 NOALA ST



\$1,161,000

733 m²

Aug 2025
15 Days
100% Sold

1/32 BINDAGA PL

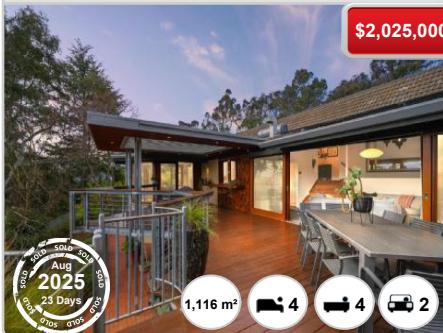


\$3,230,000

726 m²

Aug 2025
23 Days
100% Sold

9A GIDABAL ST



\$2,025,000

5 WOLGAL PL



\$1,000,000

ARANDA - Properties For Rent

Median Rental Price

\$780 /w

Based on 23 recorded House rentals within the last 12 months (2025)

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

Rental Yield

+3.0%

Current Median Price: \$1,355,000
Current Median Rent: \$780

Based on 24 recorded House sales and 23 House rentals compared over the last 12 months

Number of Rentals

23

Based on recorded House rentals within the last 12 months (2025)

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

10 Wangara Street



29 Bindaga Street

