

# Suburb flyover report

ARANDA (HOUSE)

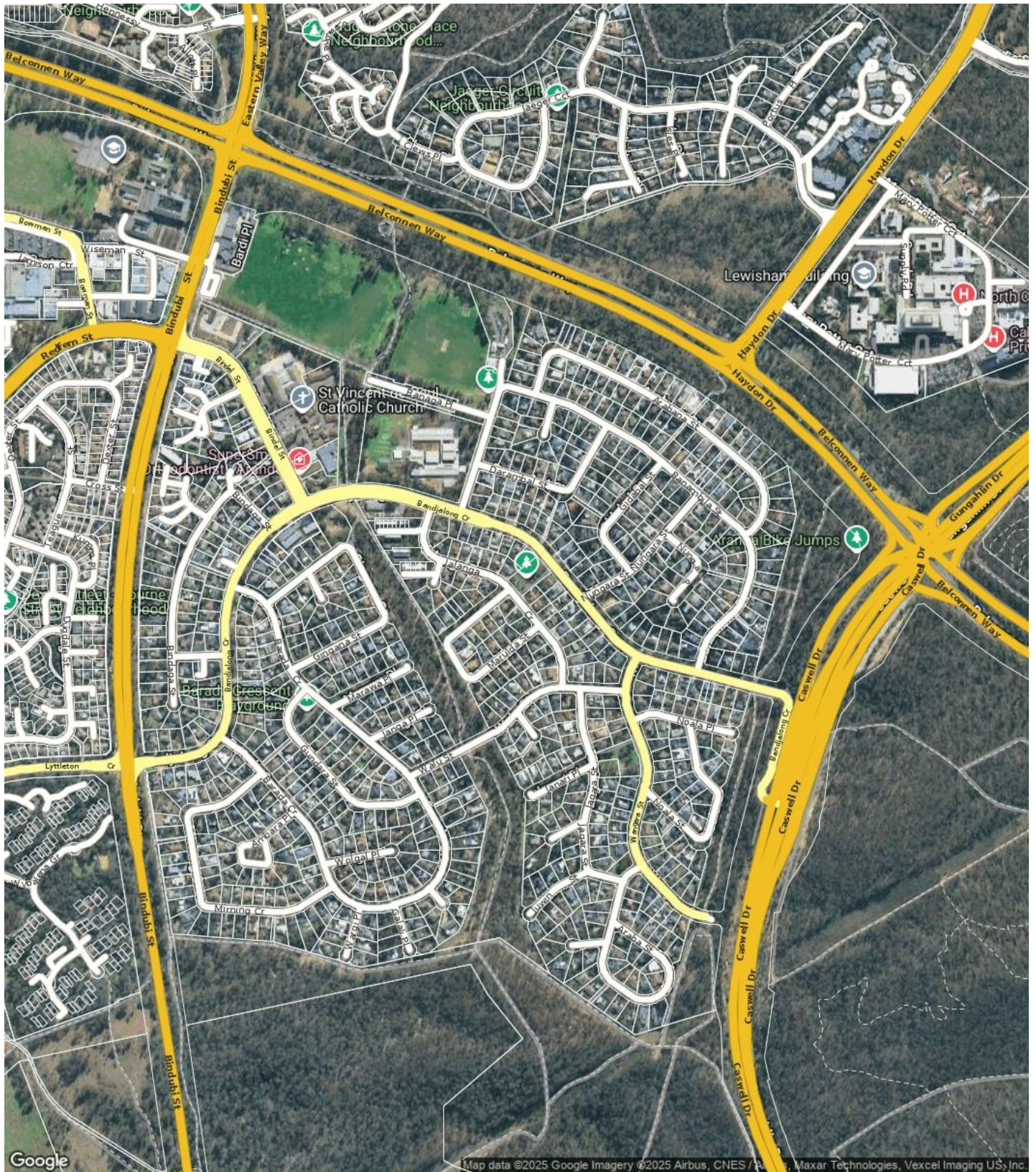
PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

**RayWhite.**





## 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)

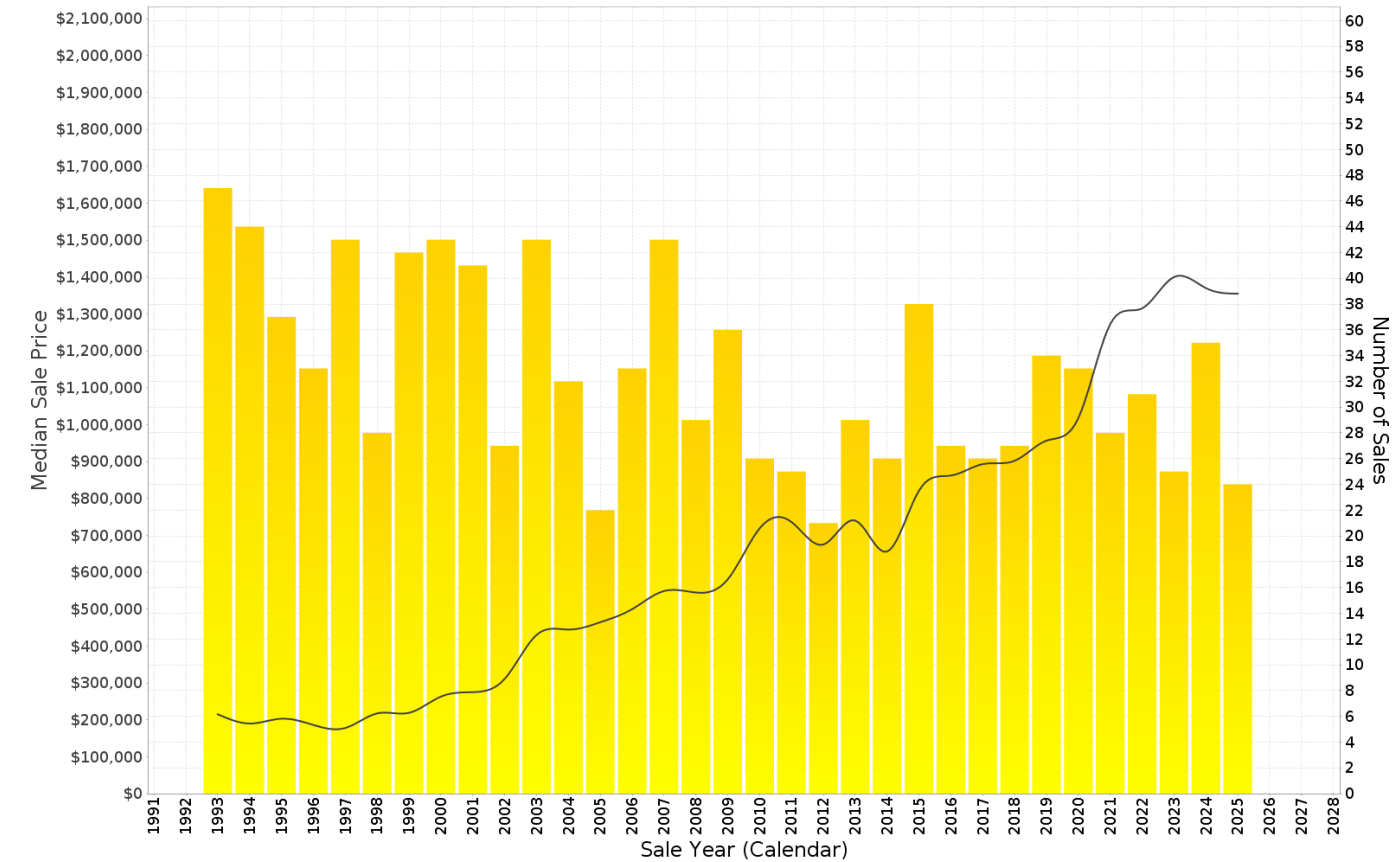
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

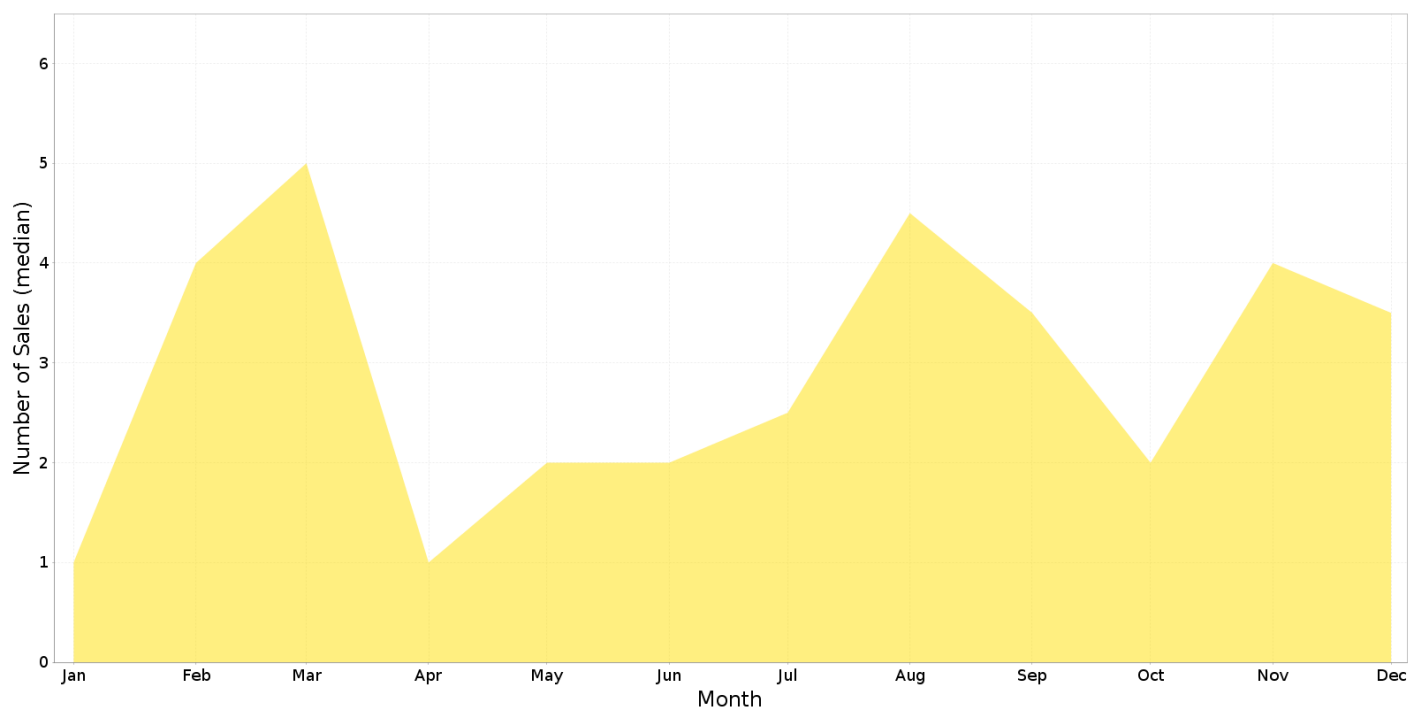
-1.1%

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

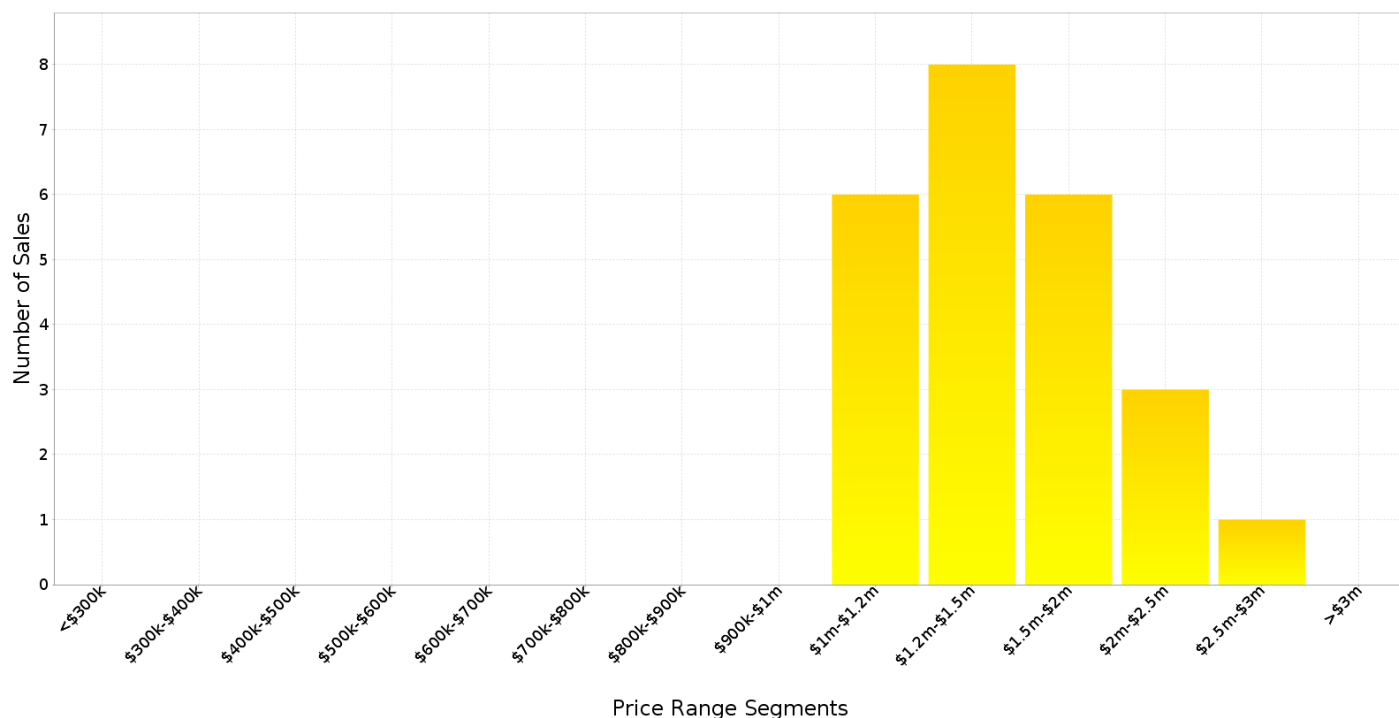
Based on 59 recorded House sales compared over the last two rolling 12 month periods



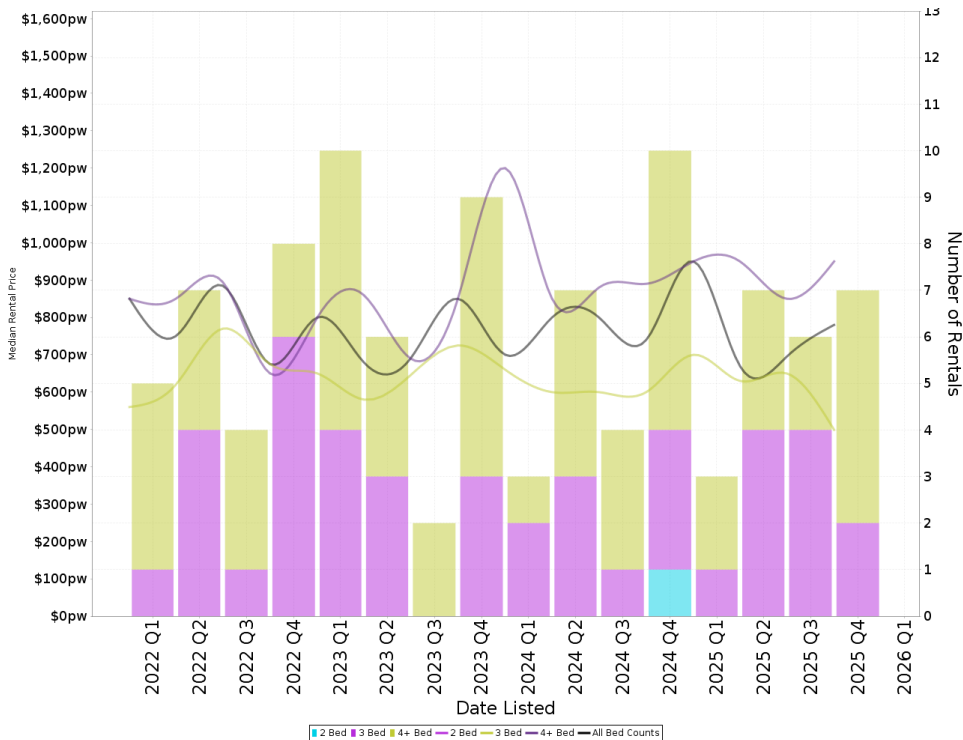
## ARANDA - Peak Selling Periods (3 years)



## ARANDA - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-1.1%**

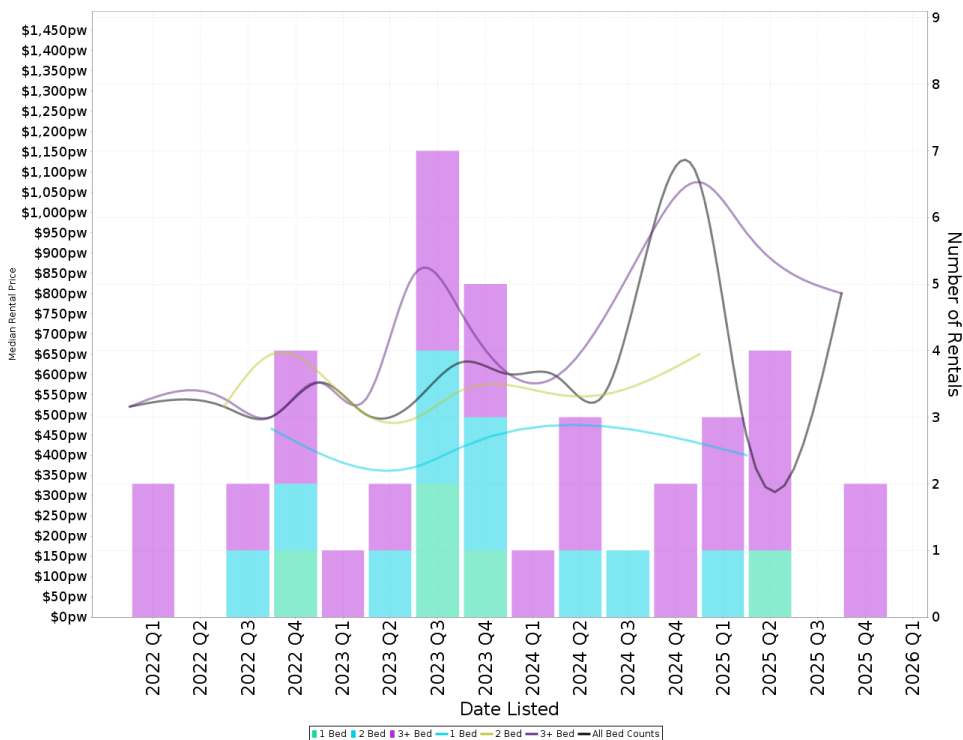
**Current Median Price: \$1,355,000**  
**Previous Median Price: \$1,370,000**  
 Based on 59 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.0%**

**Current Median Price: \$1,355,000**  
**Current Median Rent: \$780**  
 Based on 23 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+15.9%**

**Current Median Price: \$857,500**  
**Previous Median Price: \$740,000**  
 Based on 13 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+5.4%**

**Current Median Price: \$857,500**  
**Current Median Rent: \$895**  
 Based on 9 registered Unit rentals compared over the last 12 months.

# 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**

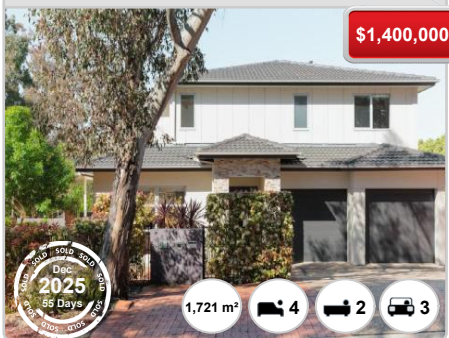
Based on recorded House sales within the 12 months (2025)

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

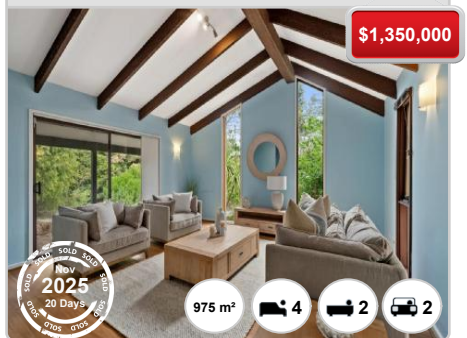
37 BANAMBILA ST



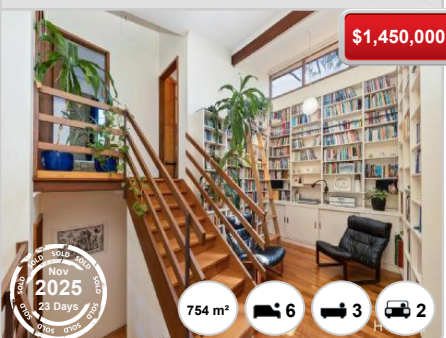
28A BINDEL PL



35 WANGARA ST



29 ARABA ST



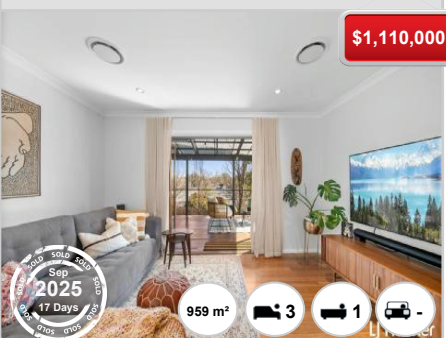
35 BARADA CRES



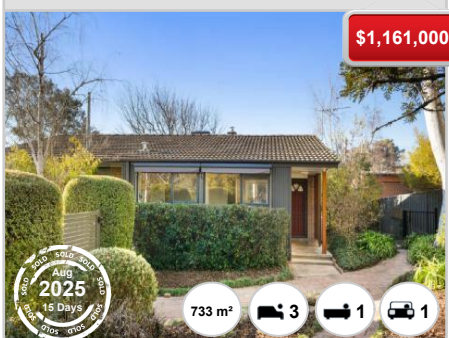
10 NOALA ST



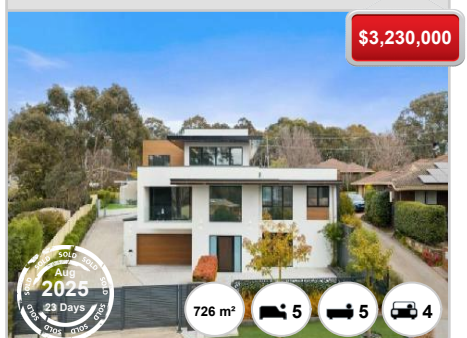
6 GINGANA PL



5 NOALA ST

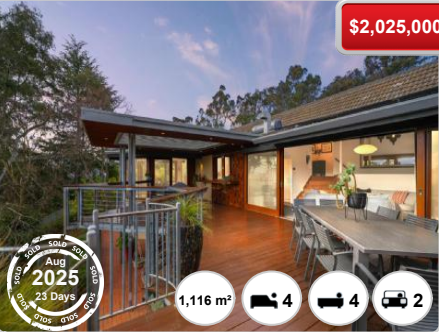


1/32 BINDAGA PL



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

