

Suburb flyover report

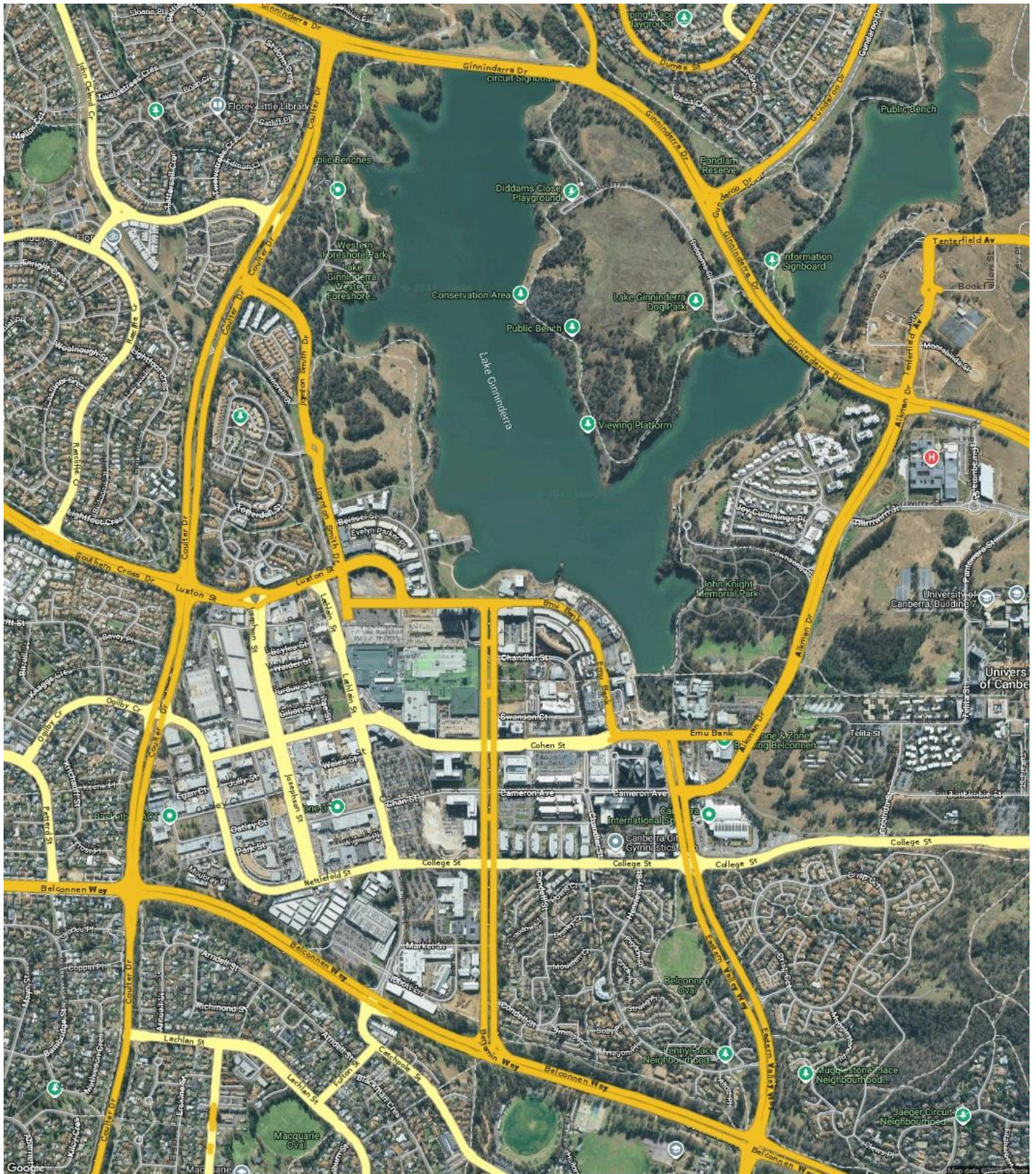
BELCONNEN (UNIT)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



BELCONNEN - Suburb Map



Prepared on 05/01/2026 by Customer Care VA , +61 (02) 6173 6300 at Ray White Canberra. © Property Data Solutions Pty Ltd 2026 (pricfinder.com.au)

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BELCONNEN - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2008	209	\$ 342,900	0.0 %	\$ 10,000	\$ 4,049,000
2009	274	\$ 380,000	10.8 %	\$ 192,500	\$ 1,660,000
2010	425	\$ 396,900	4.4 %	\$ 129,200	\$ 859,900
2011	169	\$ 400,000	0.8 %	\$ 194,950	\$ 780,000
2012	191	\$ 400,000	0.0 %	\$ 280,000	\$ 780,000
2013	181	\$ 408,000	2.0 %	\$ 202,500	\$ 900,000
2014	339	\$ 407,000	-0.2 %	\$ 72,000	\$ 3,828,000
2015	280	\$ 377,450	-7.3 %	\$ 120,700	\$ 800,000
2016	279	\$ 410,000	8.6 %	\$ 60,000	\$ 1,400,000
2017	369	\$ 410,000	0.0 %	\$ 177,500	\$ 1,320,000
2018	609	\$ 420,000	2.4 %	\$ 115,000	\$ 1,150,000
2019	261	\$ 405,000	-3.6 %	\$ 175,000	\$ 5,224,558
2020	507	\$ 400,000	-1.2 %	\$ 130,000	\$ 5,517,300
2021	651	\$ 480,000	20.0 %	\$ 158,000	\$ 5,149,000
2022	497	\$ 530,900	10.6 %	\$ 60,000	\$ 1,900,000
2023	290	\$ 485,000	-8.6 %	\$ 217,500	\$ 1,265,000
2024	302	\$ 480,000	-1.0 %	\$ 220,000	\$ 1,205,000
2025	238	\$ 475,000	-1.0 %	\$ 122,500	\$ 1,085,000
2026	0				

Median Sale Price

\$475k

Based on 238 recorded Unit sales within the last 12 months (2025)

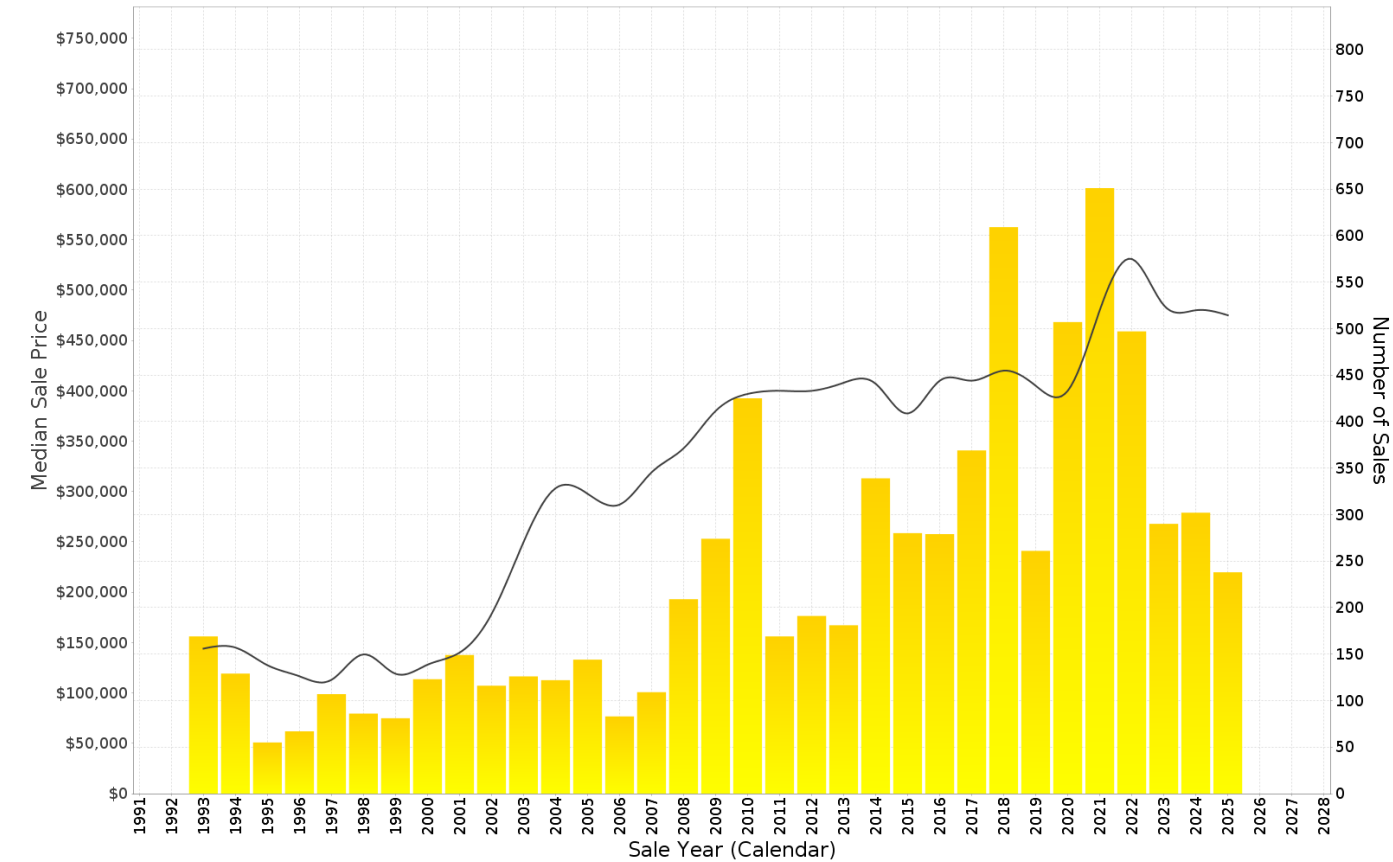
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

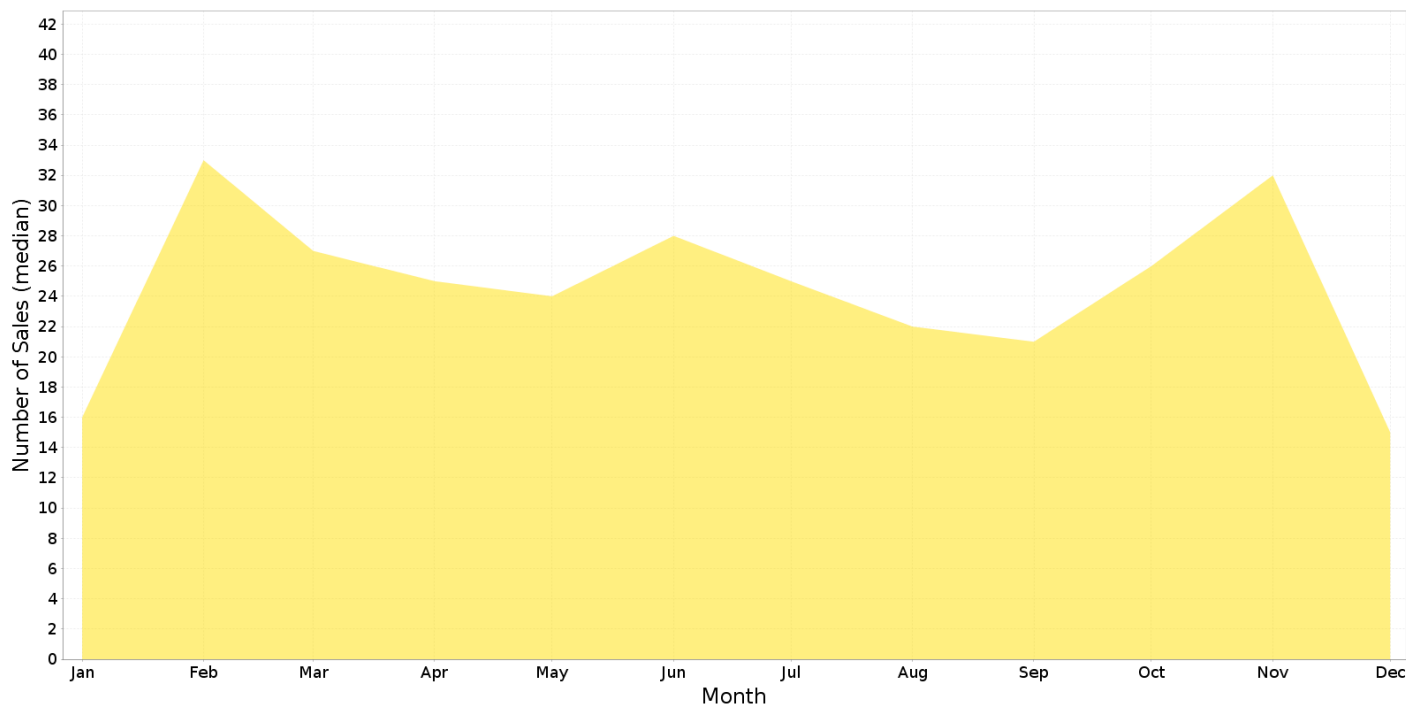
-1.0%

Current Median Price: \$475,000
Previous Median Price: \$480,000

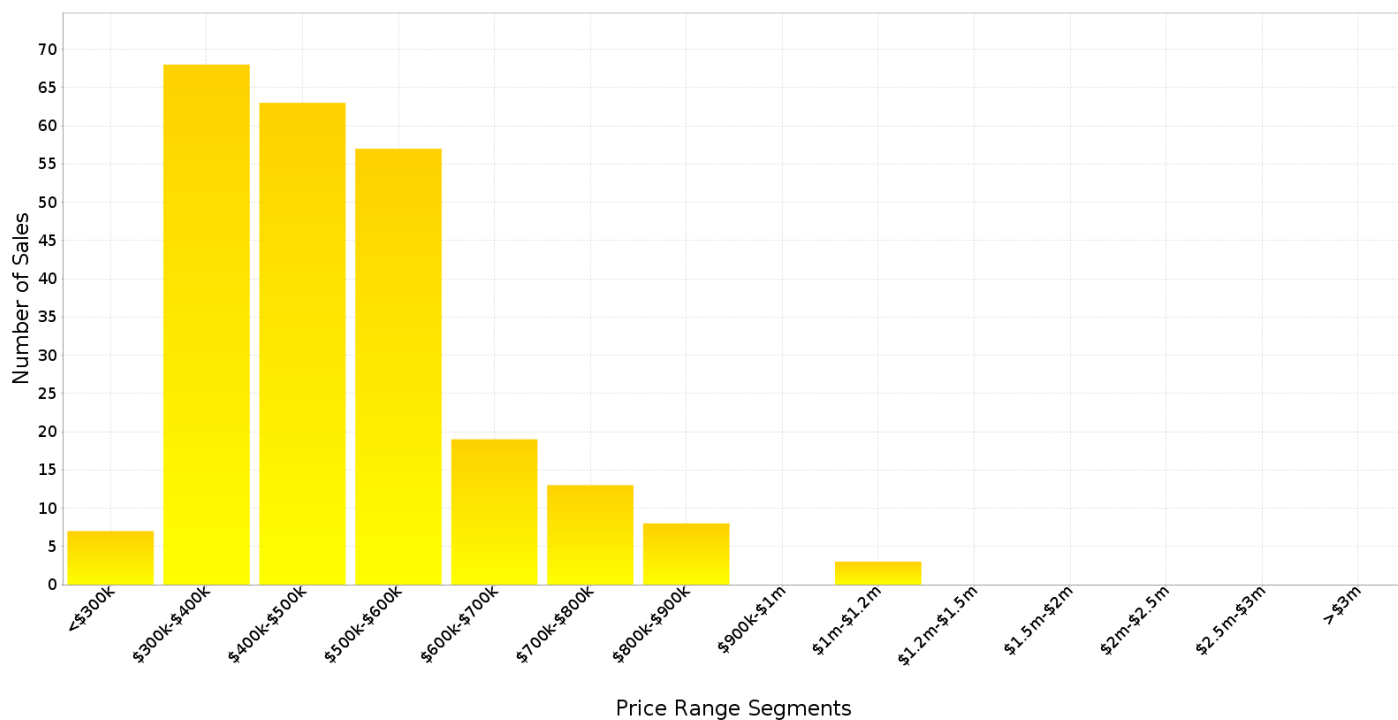
Based on 540 recorded Unit sales compared over the last two rolling 12 month periods



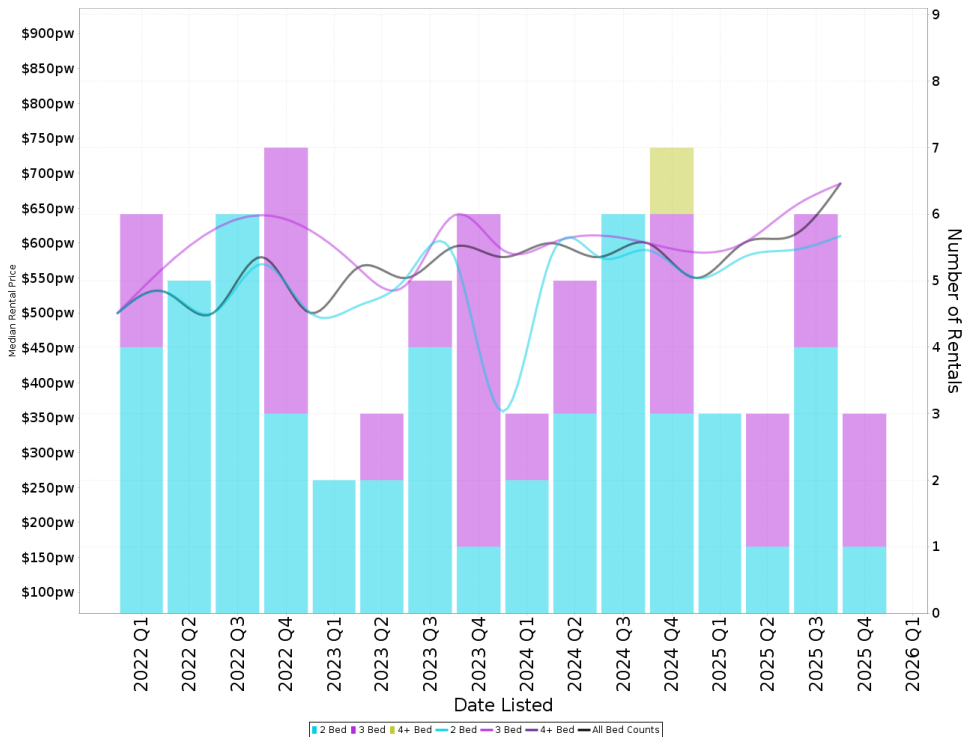
BELCONNEN - Peak Selling Periods (3 years)



BELCONNEN - Price Range Segments (12 months)



Median Weekly Rents (Houses)



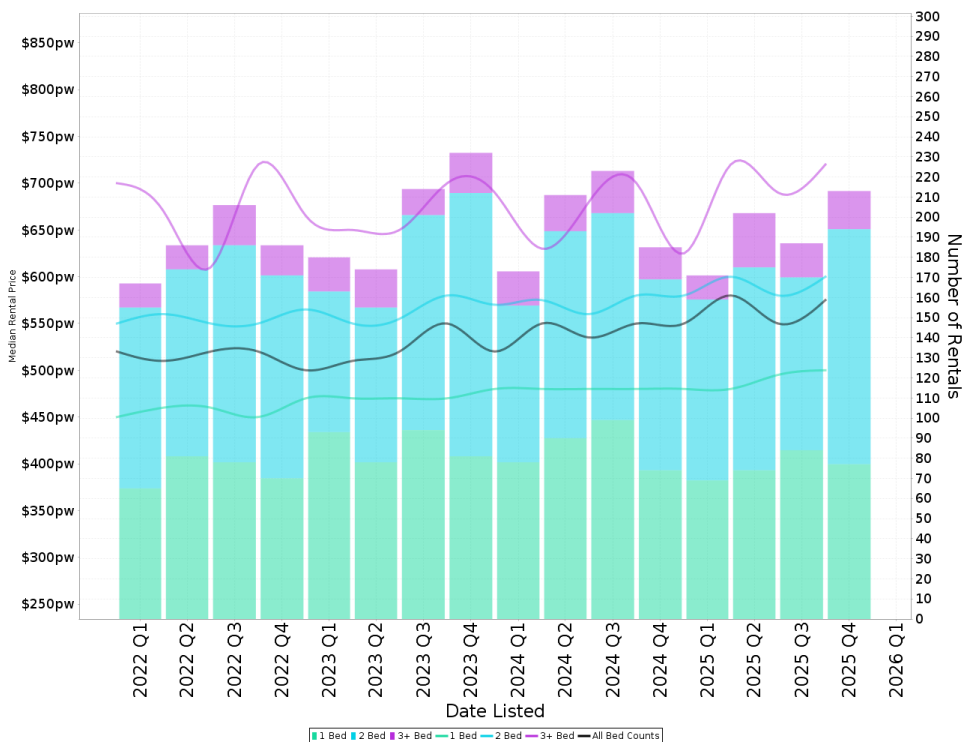
Suburb Sale Price Growth

N/A

Suburb Rental Yield

N/A

Median Weekly Rents (Units)



Suburb Sale Price Growth

-1.0%

Current Median Price: \$475,000
Previous Median Price: \$480,000
Based on 540 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+6.1%

Current Median Price: \$475,000
Current Median Rent: \$560
Based on 773 registered Unit rentals compared over the last 12 months.

BELCONNEN - Recently Sold Properties

Median Sale Price

\$475k

Based on 238 recorded Unit sales within the last 12 months (2025)

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

Suburb Growth

-1.0%

Current Median Price: \$475,000
Previous Median Price: \$480,000

Based on 540 recorded Unit sales compared over the last two rolling 12 month periods

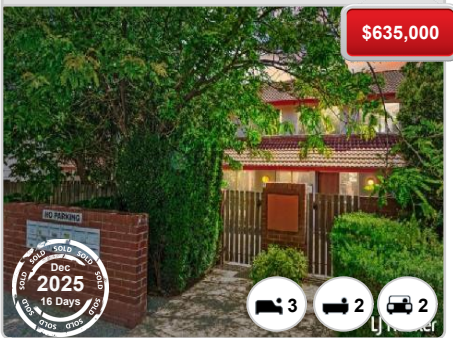
Sold Properties

238

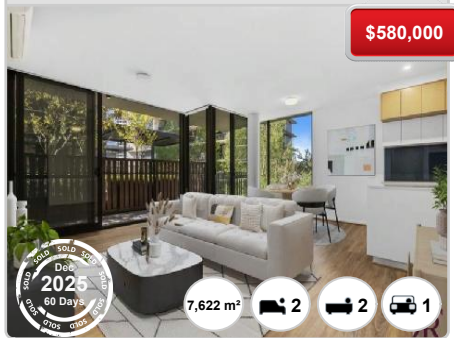
Based on recorded Unit sales within the 12 months (2025)

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

5/8 RANKEN PL



20/2 VERYARD LANE



15 SOLLY PL



57/13 CHANDLER ST



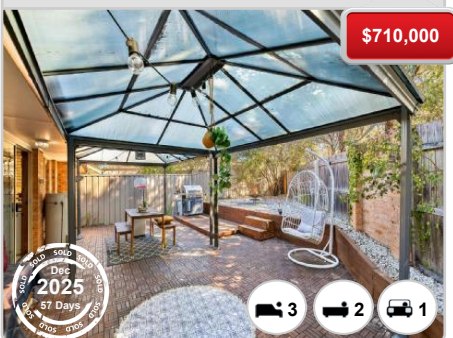
6/2 PLAYFAIR PL



2/18 SOLLY PL



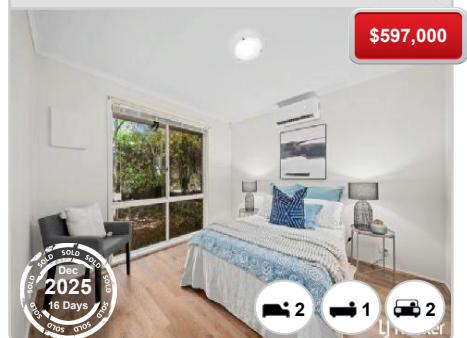
4/99 TOTTERDELL ST



6/5 SOUNDY CL



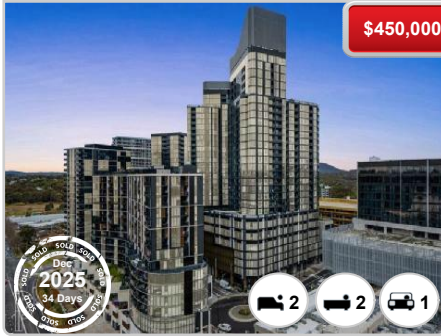
19/170 TOTTERDELL ST



808/120 EASTERN VALLEY WAY



1409/2 GRAZIER LANE



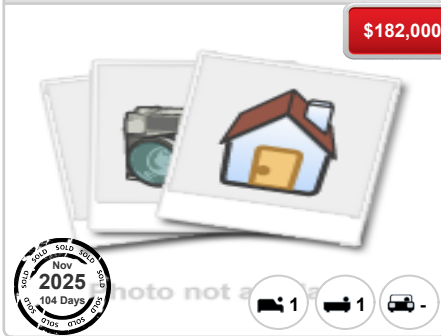
2 GATEHOUSE PL



611/1 GRAZIER LANE



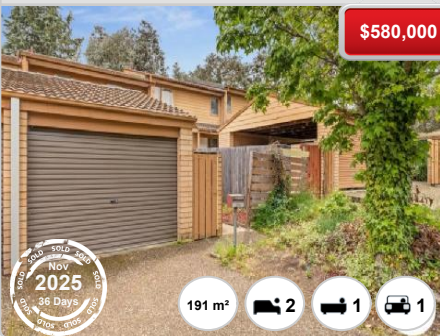
29/93-101 HENNESSY ST



29/93- HENNESSY ST



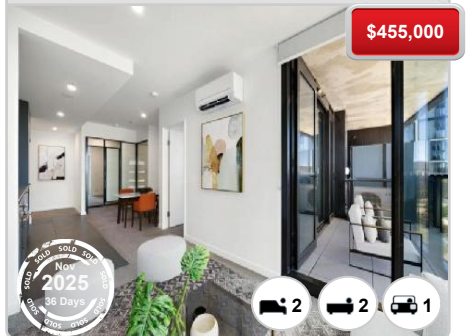
24 RENNY PL



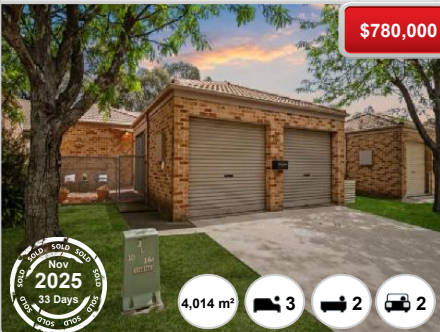
2014/120 EASTERN VALLEY WAY



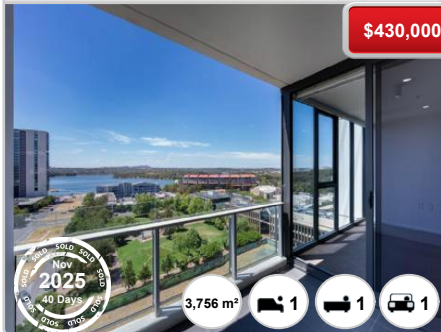
909/2 GRAZIER LANE



65 TOTTERDELL ST



172/39 BENJAMIN WAY



2009/1 GRAZIER LANE



BELCONNEN - Properties For Rent

Median Rental Price

\$560 /w

Based on 773 recorded Unit rentals within the last 12 months (2025)

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

Rental Yield

+6.1%

Current Median Price: \$475,000
Current Median Rent: \$560

Based on 238 recorded Unit sales and 773 Unit rentals compared over the last 12 months

Number of Rentals

773

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

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

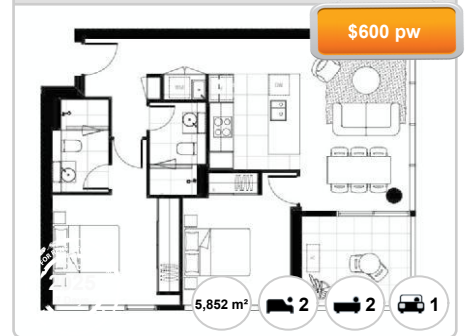
4/14 Amess Place



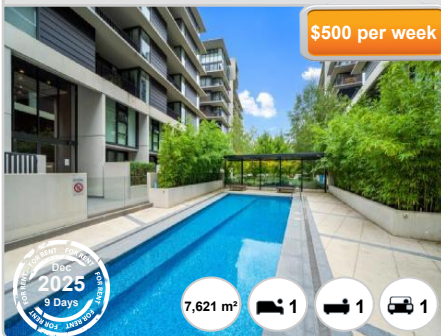
504/6 GRAZIER LANE



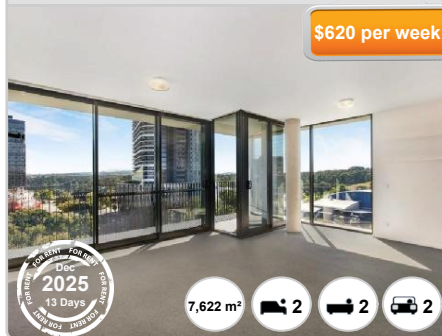
904/4 Grazier Lane



73/8 Veryard Lane



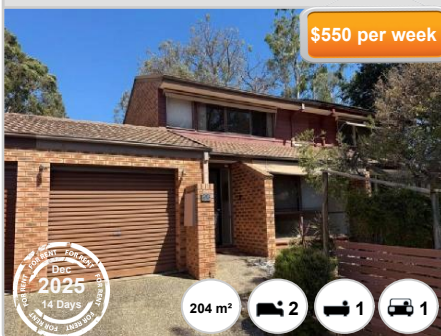
109/99 EASTERN VALLEY WAY



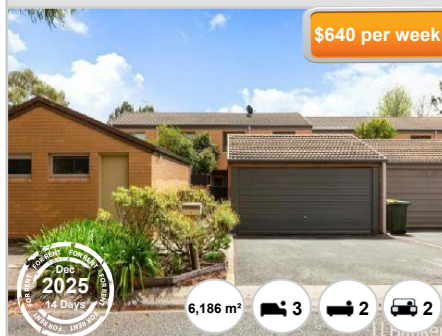
2013/2 Grazier Lane



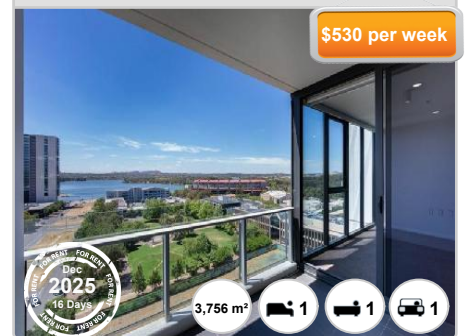
20 DISNEY COURT



15 DISNEY COURT

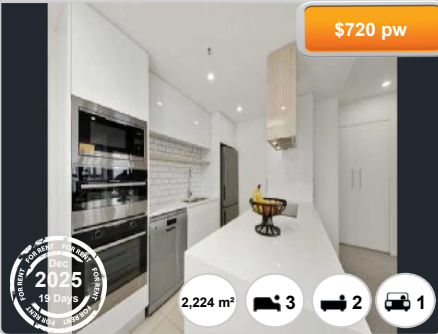


172/39 BENJAMIN WAY



1916/120 Eastern Valley Way

\$720 pw



2,224 m²



8/72 TOTTERDELL STREET

\$650 per week



1411/161 EMU BANK

\$580 per week



2,690 m²



1806/3 Grazier Lane

\$640 per week



6,503 m²



801/1 Grazier Lane

\$500 per week

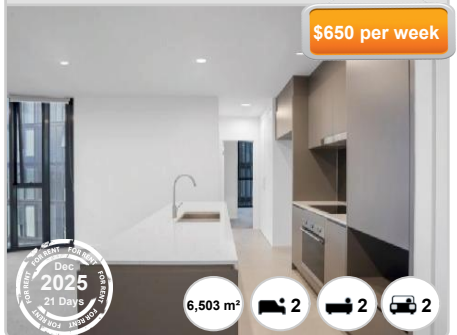


6,503 m²



1306/3 GRAZIER LANE

\$650 per week

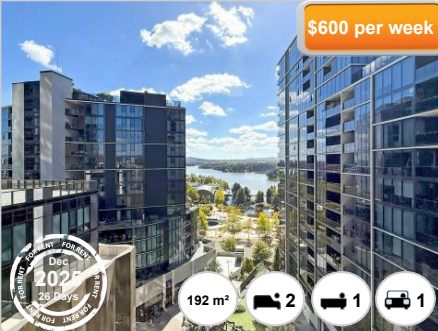


6,503 m²



903/2 Grazier Lane

\$600 per week



192 m²



108/8 Veryard Lane

\$460 per week



7,621 m²



1907/2 Grazier Lane

\$490 per week



192 m²



13/51 TOTTERDELL STREET

\$570 per week



3,801 m²



2209/2 Grazier Lane

\$600 pw



192 m²



1311/2 Grazier Lane

\$580 per week



192 m²

