

**RayWhite.**

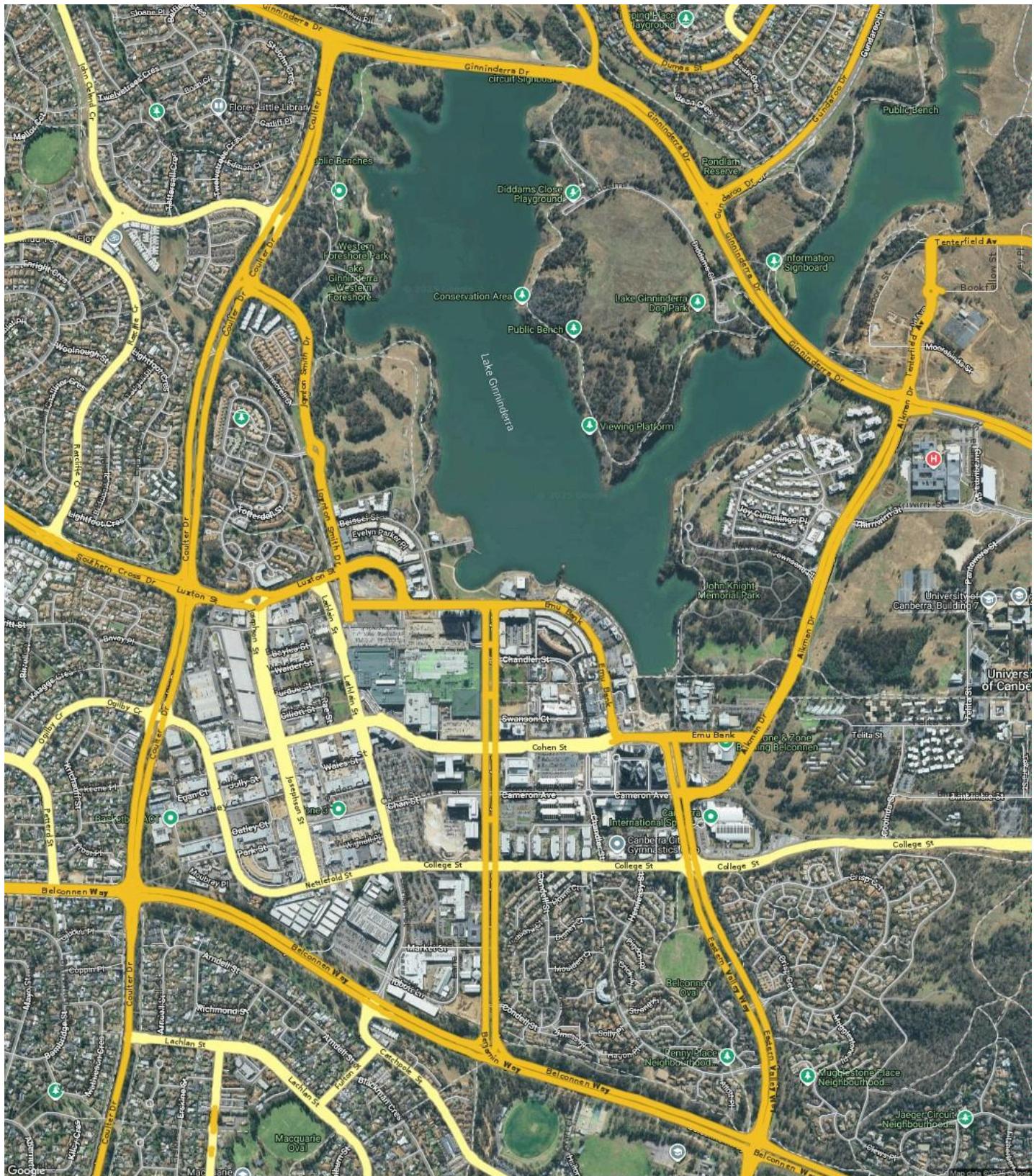
# Suburb flyover report

**BELCONNEN (UNIT)**

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA



# BELCONNEN - Suburb Map



# 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)

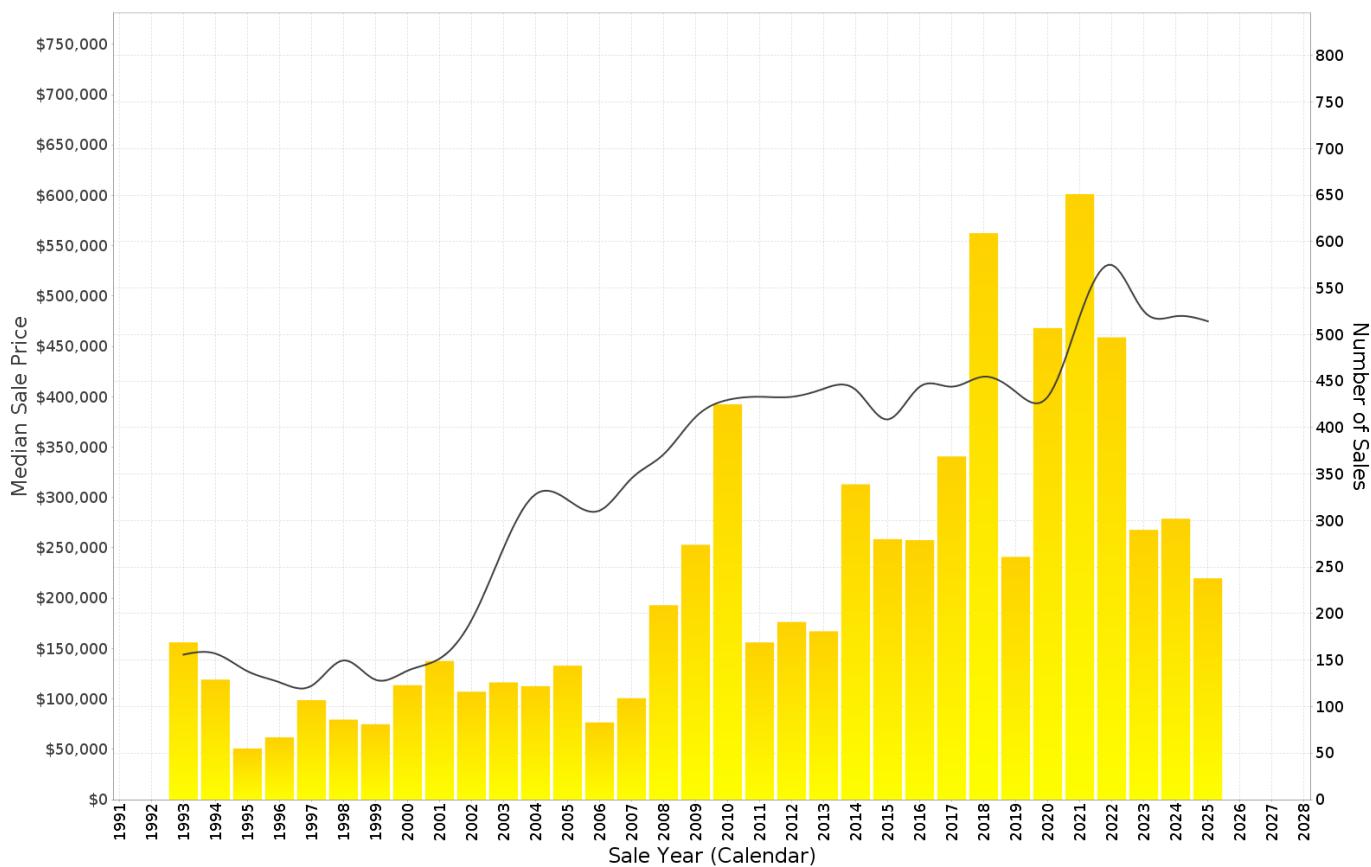
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

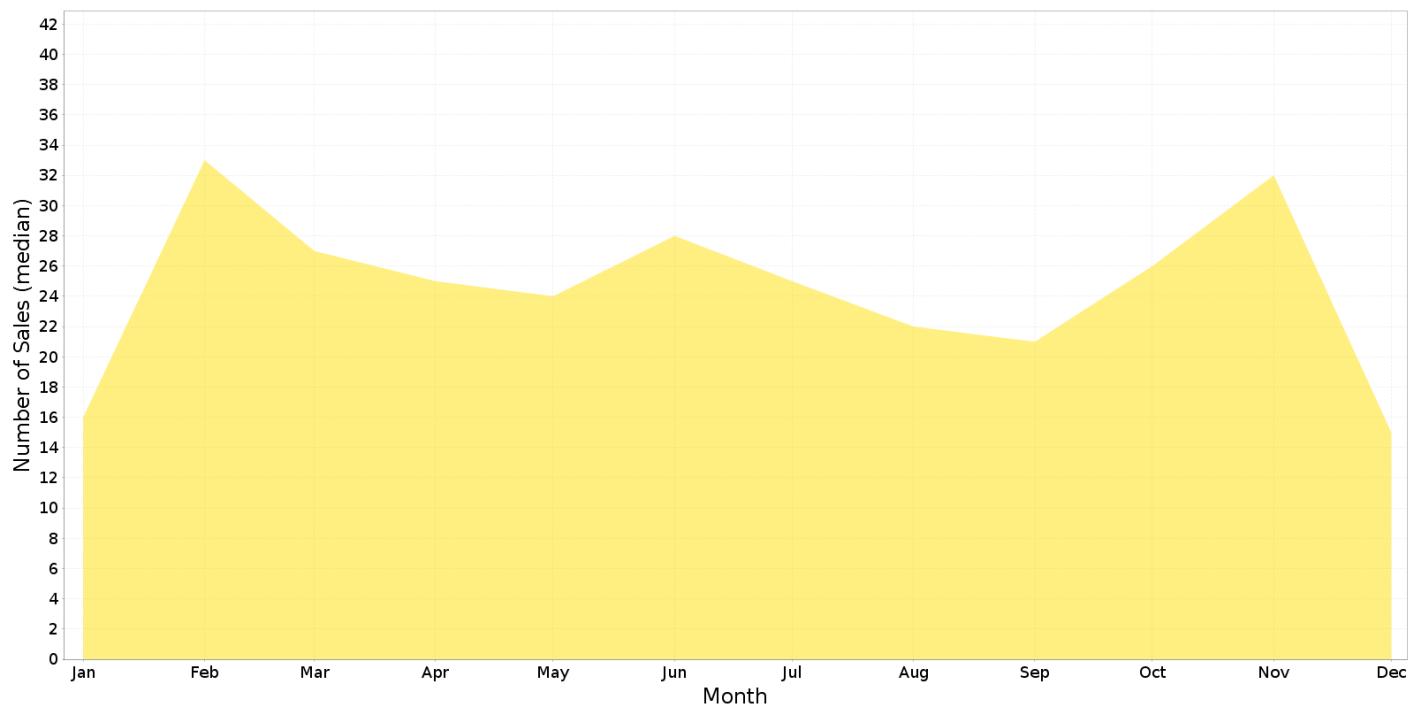
**-1.0%**

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

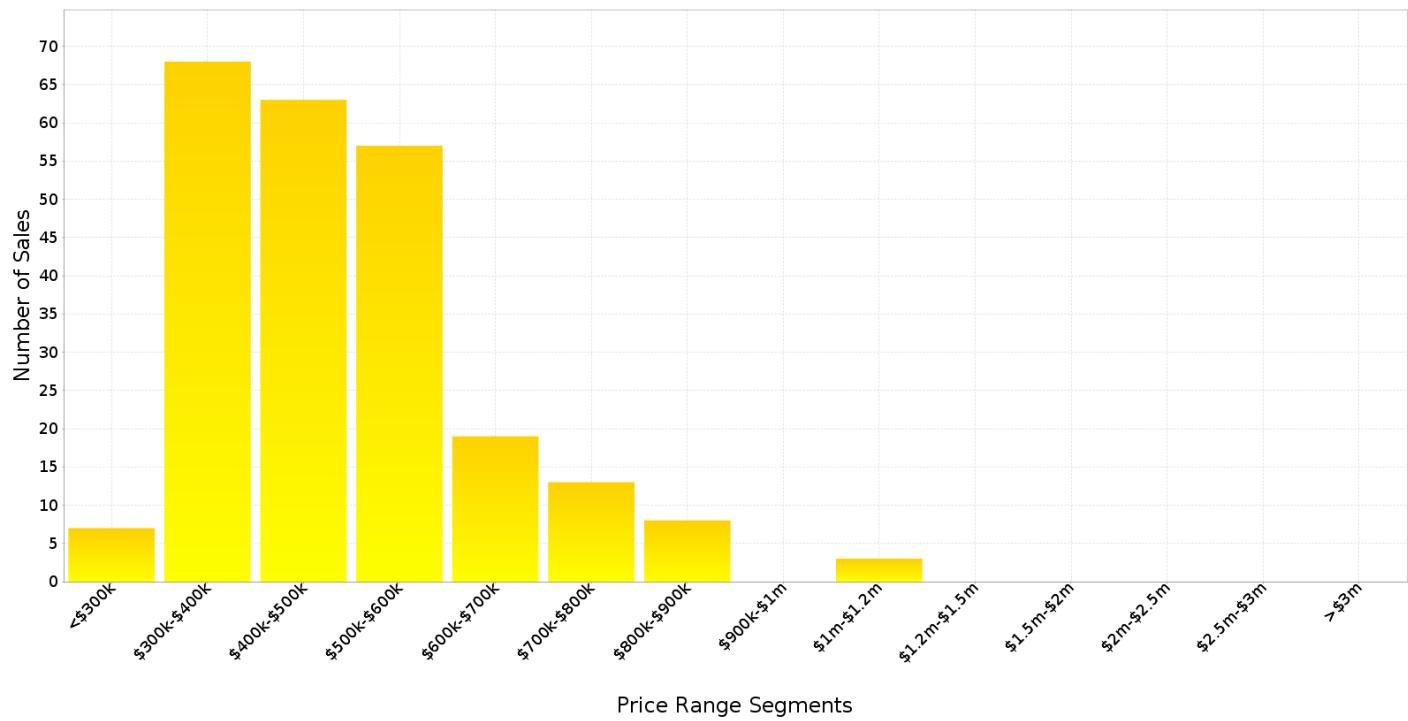
Based on 540 recorded Unit sales compared over the last two rolling 12 month periods



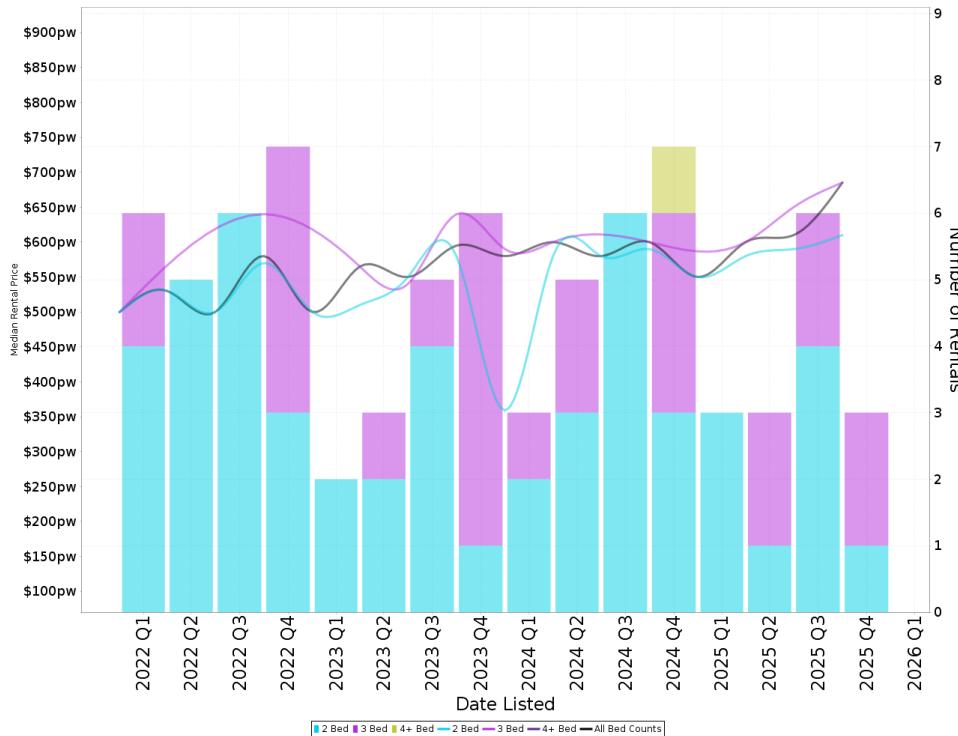
## BELCONNEN - Peak Selling Periods (3 years)



## BELCONNEN - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



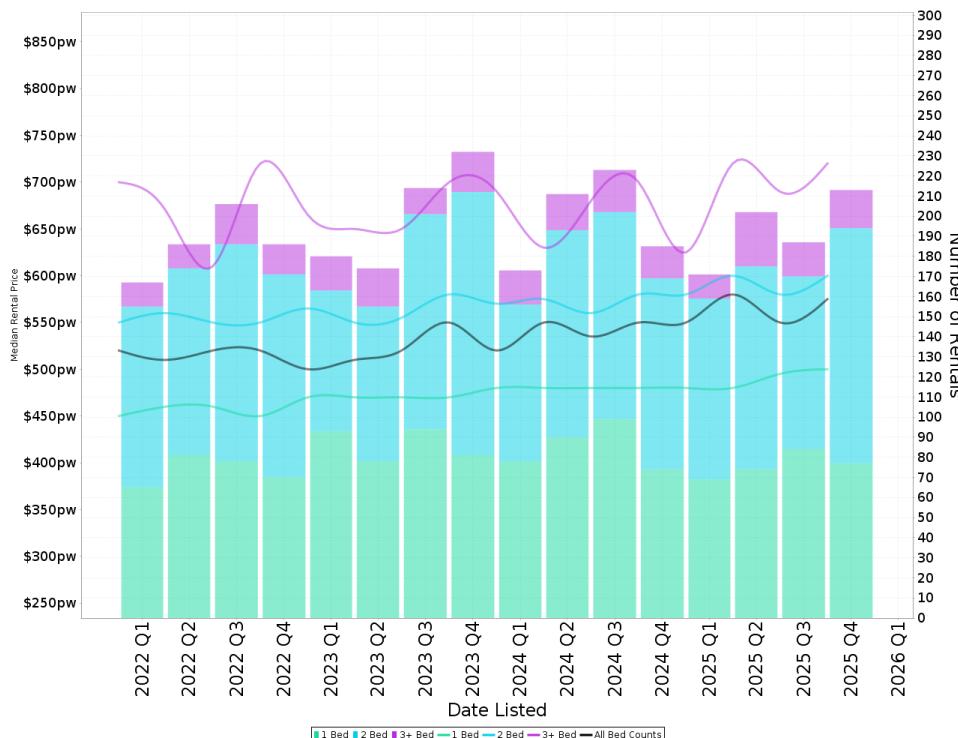
Suburb Sale Price Growth

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

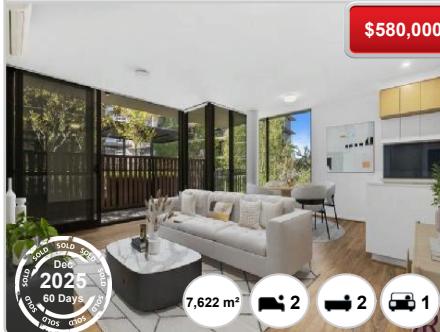
### 5/8 RANKEN PL



\$635,000



### 20/2 VERYARD LANE



\$580,000



### 15 SOLLY PL



\$590,000



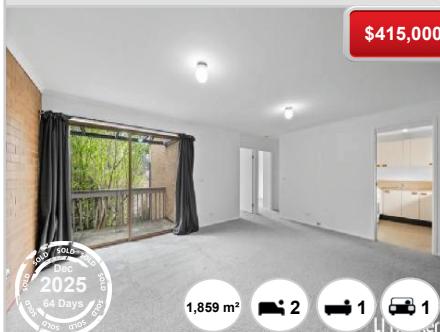
### 57/13 CHANDLER ST



\$340,000



### 6/2 PLAYFAIR PL



\$415,000



### 2/18 SOLLY PL



\$429,000



### 4/99 TOTTERDELL ST



\$710,000



### 6/5 SOUNDY CL



\$470,000



### 19/170 TOTTERDELL ST



\$597,000



**808/120 EASTERN VALLEY WAY**



**\$515,000**

63 Days

2025

2 2 1

**1409/2 GRAZIER LANE**



**\$450,000**

34 Days

2025

2 2 1

**2 GATEHOUSE PL**



**\$720,000**

75 Days

2025

3 1 1

**611/1 GRAZIER LANE**



**\$481,000**

67 Days

2025

2 2 1

**29/93-101 HENNESSY ST**



**\$182,000**

104 Days

2025

1 1 -

**29/93- HENNESSY ST**



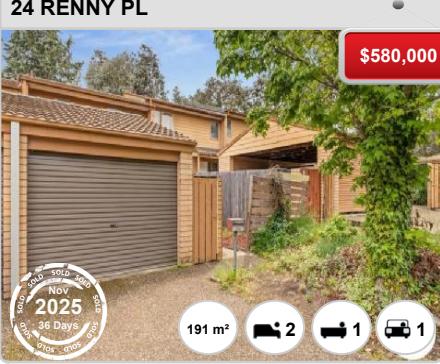
**\$182,000**

104 Days

2025

1 1 -

**24 RENNY PL**



**\$580,000**

36 Days

2025

191 m<sup>2</sup> 2 1 1

**2014/120 EASTERN VALLEY WAY**



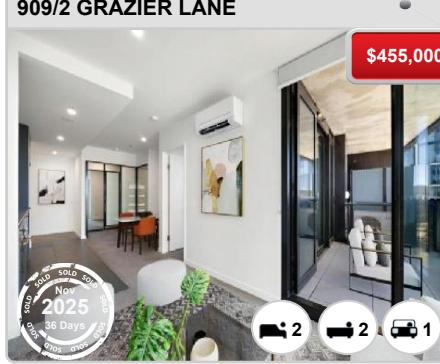
**\$338,500**

N/A

2025

1 1 1

**909/2 GRAZIER LANE**



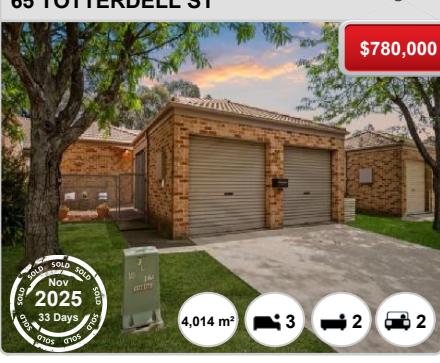
**\$455,000**

36 Days

2025

2 2 1

**65 TOTTERDELL ST**



**\$780,000**

33 Days

2025

4,014 m<sup>2</sup> 3 2 2

**172/39 BENJAMIN WAY**



**\$430,000**

40 Days

2025

3,756 m<sup>2</sup> 1 1 1

**2009/1 GRAZIER LANE**



**\$551,000**

79 Days

2025

2 2 2

# 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

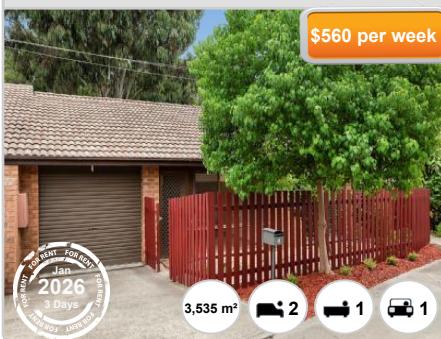
## Number of Rentals

# 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



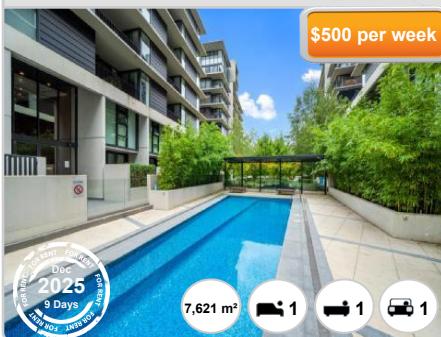
### 504/6 GRAZIER LANE



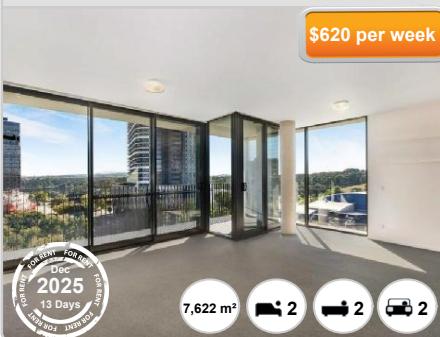
### 904/4 Grazier Lane



### 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 m<sup>2</sup>   

FOR RENT FOR SALE FOR LEASE FOR BUY **2025** 19 Days After Rent

**8/72 TOTTERDELL STREET**



**\$650 per week**

2,690 m<sup>2</sup>   

FOR RENT FOR SALE FOR LEASE FOR BUY **2025** 20 Days After Rent

**1411/161 EMU BANK**

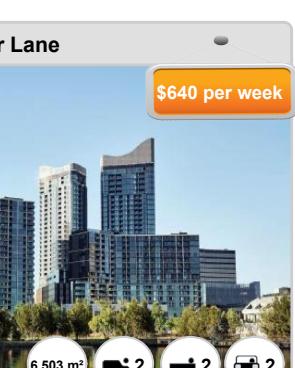


**\$580 per week**

2,690 m<sup>2</sup>   

FOR RENT FOR SALE FOR LEASE FOR BUY **2025** 20 Days After Rent

**1806/3 Grazier Lane**



**\$640 per week**

6,503 m<sup>2</sup>   

FOR RENT FOR SALE FOR LEASE FOR BUY **2025** 21 Days After Rent

**801/1 Grazier Lane**

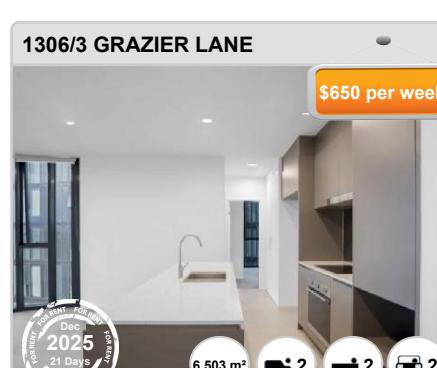


**\$500 per week**

6,503 m<sup>2</sup>   

FOR RENT FOR SALE FOR LEASE FOR BUY **2025** 21 Days After Rent

**1306/3 GRAZIER LANE**

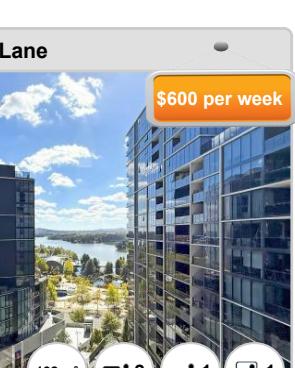


**\$650 per week**

6,503 m<sup>2</sup>   

FOR RENT FOR SALE FOR LEASE FOR BUY **2025** 21 Days After Rent

**903/2 Grazier Lane**

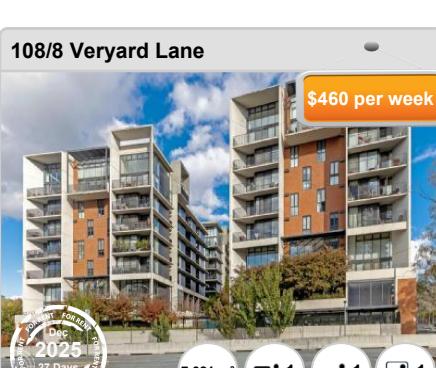


**\$600 per week**

192 m<sup>2</sup>   

FOR RENT FOR SALE FOR LEASE FOR BUY **2025** 26 Days After Rent

**108/8 Veryard Lane**

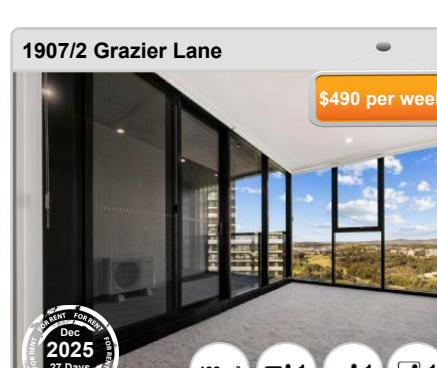


**\$460 per week**

7,621 m<sup>2</sup>   

FOR RENT FOR SALE FOR LEASE FOR BUY **2025** 27 Days After Rent

**1907/2 Grazier Lane**



**\$490 per week**

192 m<sup>2</sup>   

FOR RENT FOR SALE FOR LEASE FOR BUY **2025** 27 Days After Rent

**13/51 TOTTERDELL STREET**

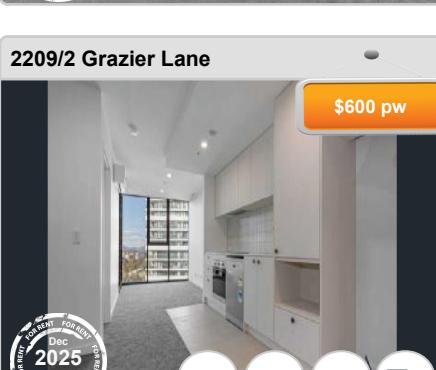


**\$570 per week**

3,801 m<sup>2</sup>   

FOR RENT FOR SALE FOR LEASE FOR BUY **2025** 28 Days After Rent

**2209/2 Grazier Lane**

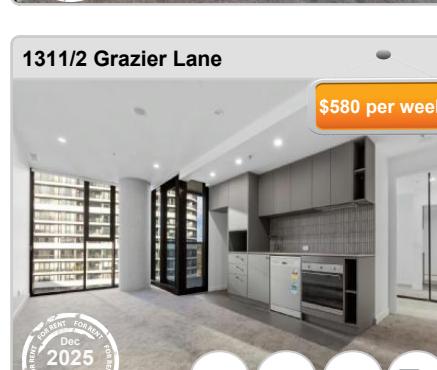


**\$600 pw**

192 m<sup>2</sup>   

FOR RENT FOR SALE FOR LEASE FOR BUY **2025** 28 Days After Rent

**1311/2 Grazier Lane**



**\$580 per week**

192 m<sup>2</sup>   

FOR RENT FOR SALE FOR LEASE FOR BUY **2025** 31 Days After Rent