

**RayWhite.**

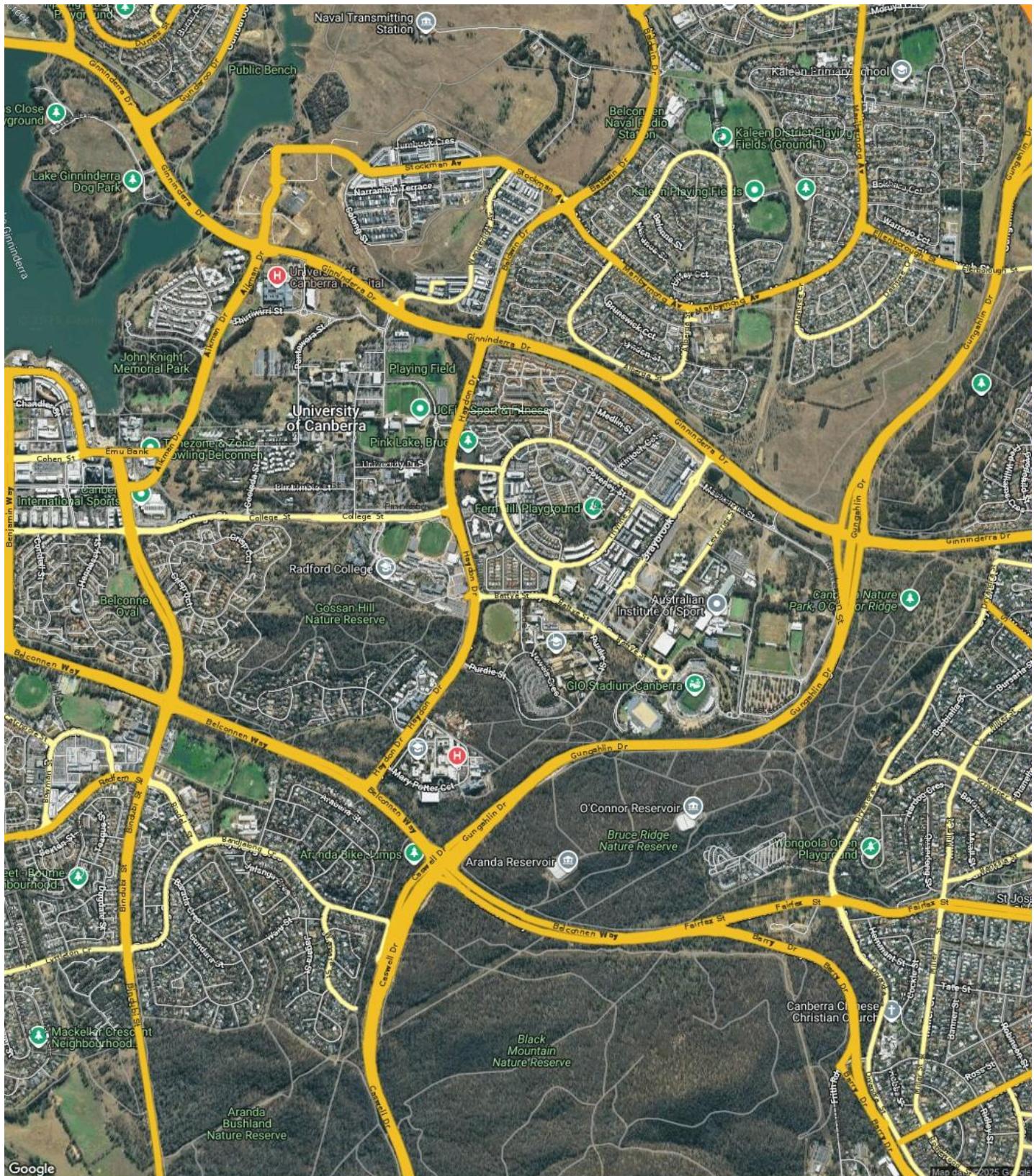
# Suburb flyover report

**BRUCE (HOUSE)**

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# BRUCE - Suburb Map



# BRUCE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	31	\$ 600,000	0.0 %	\$ 4,400	\$ 1,040,000
2009	39	\$ 625,000	4.2 %	\$ 370,000	\$ 1,261,000
2010	21	\$ 630,000	0.8 %	\$ 537,500	\$ 1,070,000
2011	25	\$ 665,000	5.6 %	\$ 535,000	\$ 1,430,000
2012	29	\$ 650,000	-2.3 %	\$ 305,000	\$ 1,200,000
2013	26	\$ 715,000	10.0 %	\$ 575,000	\$ 1,256,000
2014	10	\$ 682,500	-4.5 %	\$ 600,000	\$ 1,145,000
2015	20	\$ 875,000	28.2 %	\$ 510,000	\$ 1,375,000
2016	23	\$ 846,500	-3.3 %	\$ 560,000	\$ 1,605,000
2017	26	\$ 810,000	-4.3 %	\$ 365,000	\$ 1,556,000
2018	25	\$ 850,000	4.9 %	\$ 675,000	\$ 1,650,000
2019	13	\$ 830,000	-2.4 %	\$ 718,000	\$ 1,835,000
2020	17	\$ 930,000	12.0 %	\$ 410,000	\$ 1,495,000
2021	20	\$ 1,030,000	10.8 %	\$ 670,000	\$ 2,475,000
2022	22	\$ 1,437,500	39.6 %	\$ 820,000	\$ 2,900,000
2023	20	\$ 1,251,000	-13.0 %	\$ 930,000	\$ 3,990,000
2024	11	\$ 1,250,000	-0.1 %	\$ 980,000	\$ 2,100,000
2025	15	\$ 1,165,000	-6.8 %	\$ 880,000	\$ 2,060,000
2026	0				

## Median Sale Price

**\$1.17m**

Based on 15 recorded House sales within the last 12 months (2025)

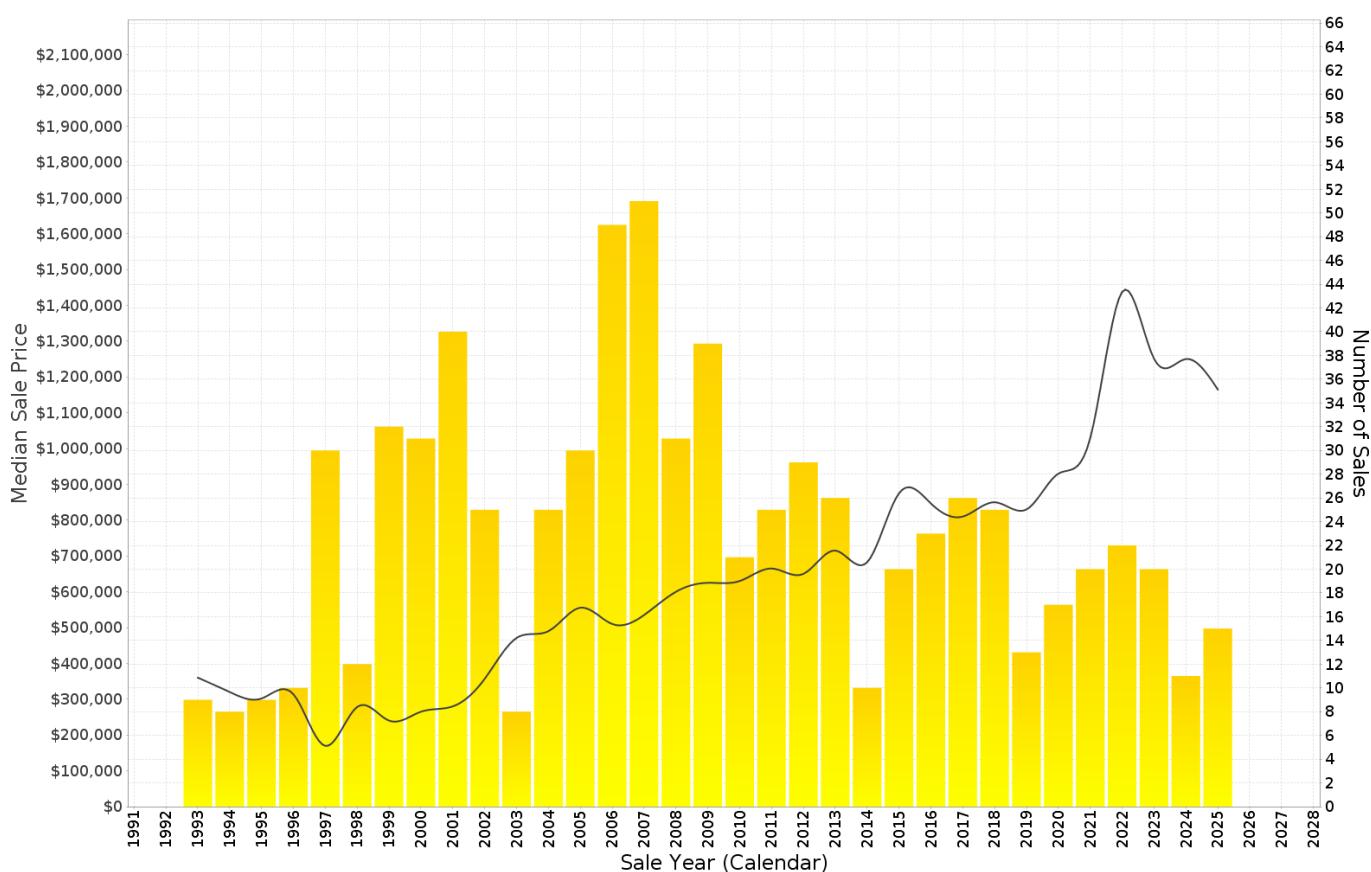
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

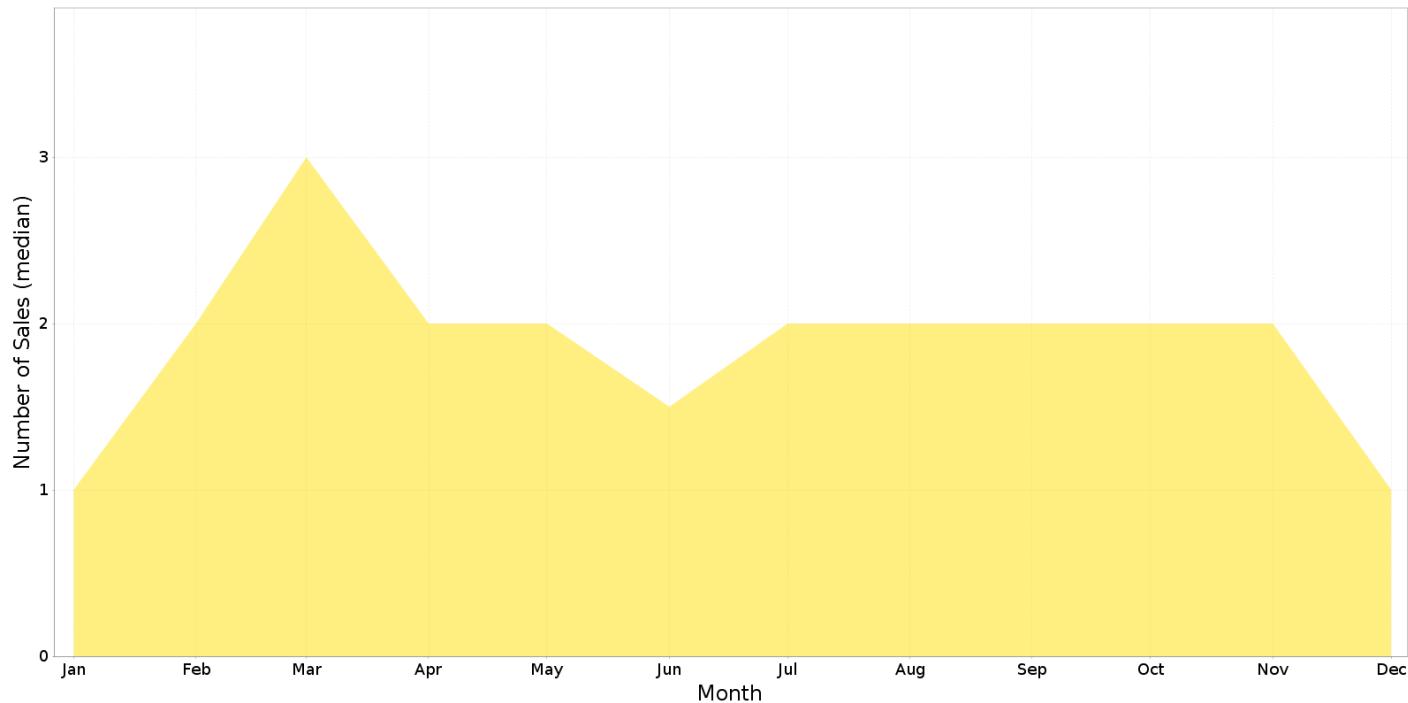
**-6.8%**

Current Median Price: \$1,165,000  
Previous Median Price: \$1,250,000

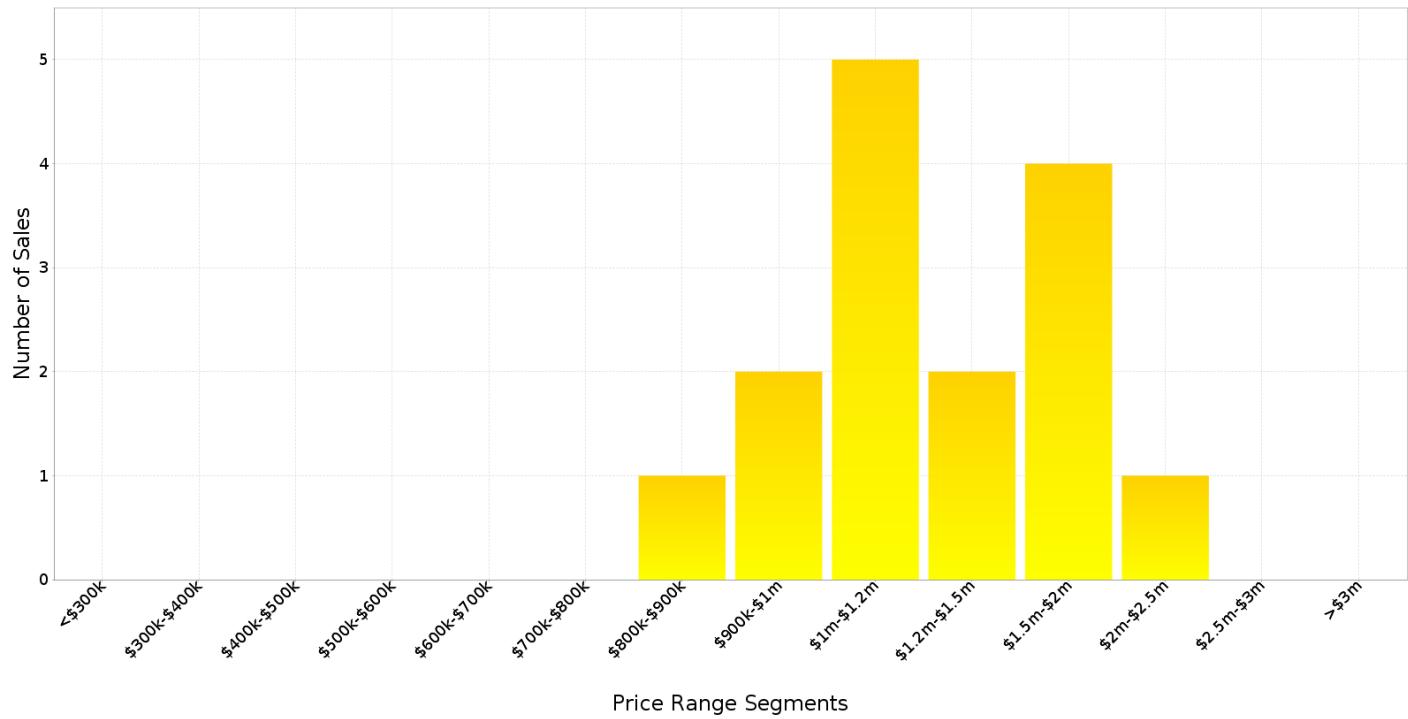
Based on 26 recorded House sales compared over the last two rolling 12 month periods



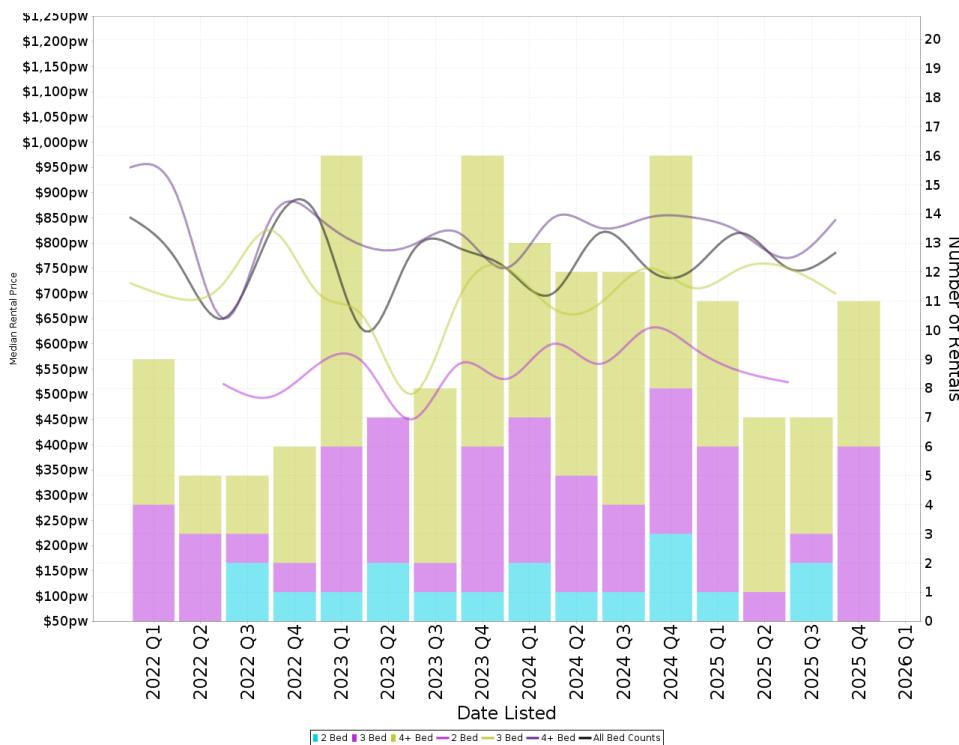
## BRUCE - Peak Selling Periods (3 years)



## BRUCE - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-6.8%**

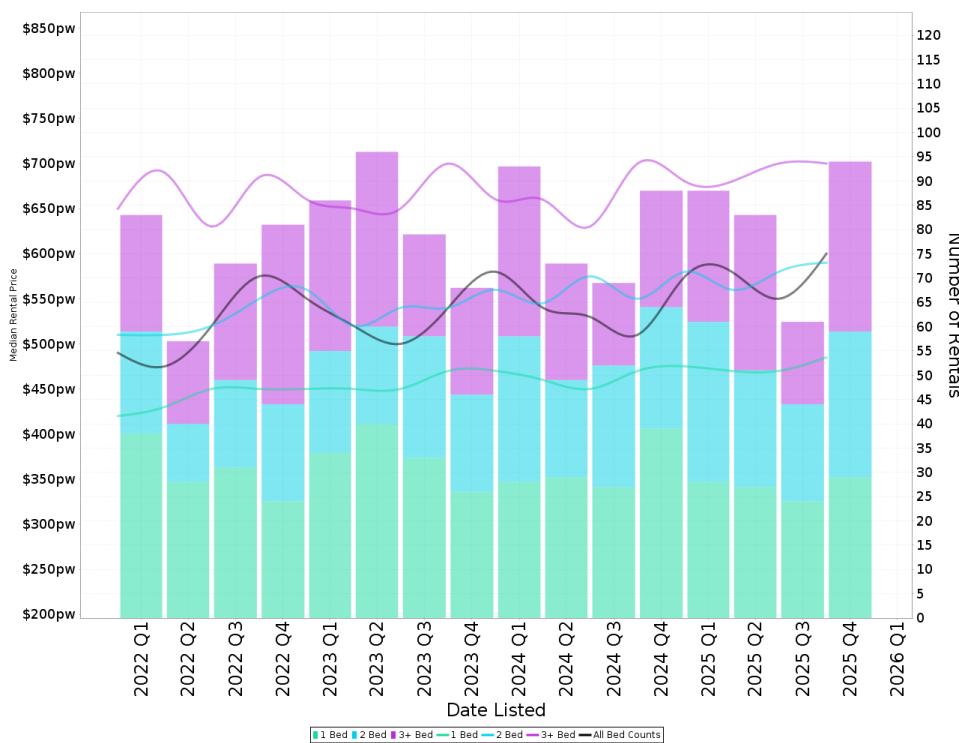
Current Median Price: \$1,165,000  
 Previous Median Price: \$1,250,000  
 Based on 26 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.5%**

Current Median Price: \$1,165,000  
 Current Median Rent: \$780  
 Based on 36 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-4.9%**

Current Median Price: \$530,000  
 Previous Median Price: \$557,500  
 Based on 289 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+5.7%**

Current Median Price: \$530,000  
 Current Median Rent: \$580  
 Based on 326 registered Unit rentals compared over the last 12 months.

# BRUCE - Recently Sold Properties

## Median Sale Price

# \$1.17m

Based on 15 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

# -6.8%

Current Median Price: \$1,165,000  
Previous Median Price: \$1,250,000

Based on 26 recorded House sales compared over the last two rolling 12 month periods

## # Sold Properties

# 15

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

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

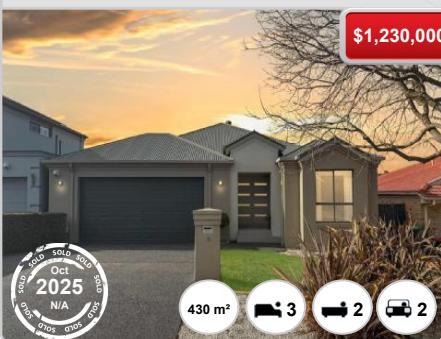
3 MEDLIN ST



\$1,346,500

429 m<sup>2</sup> 4 2 2

15 MEDLIN ST



\$1,230,000

430 m<sup>2</sup> 3 2 2

74/121 THYNNE ST



\$1,285,000

4.92 ha 4 2 2

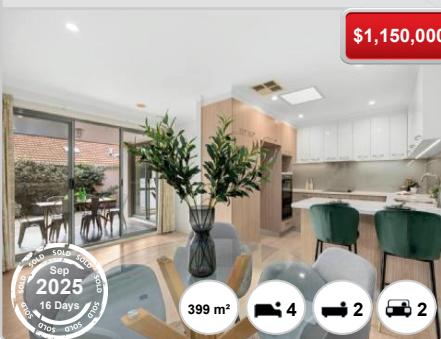
10/2 GOLDMAN ST



\$835,000

4,685 m<sup>2</sup> 3 2 2

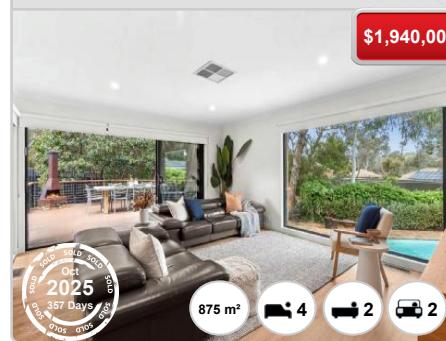
59 LAMPARD CCT



\$1,150,000

399 m<sup>2</sup> 4 2 2

96 JAEGER CCT



\$1,940,000

875 m<sup>2</sup> 4 2 2

13 ERDOS ST



\$1,372,000

551 m<sup>2</sup> 4 2 2

22 MADDISON CL



\$1,550,000

959 m<sup>2</sup> 5 2 2

29 LAMPARD CCT



\$860,000

394 m<sup>2</sup> 3 2 1

25 LAMPARD CCT



364 m<sup>2</sup>

\$880,000

53 NORMAN FISHER CCT



422 m<sup>2</sup>

\$1,165,000

# BRUCE - Properties For Rent

## Median Rental Price

**\$780 /w**

Based on 36 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

**+3.5%**

Current Median Price: \$1,165,000  
Current Median Rent: \$780

Based on 15 recorded House sales and 36 House rentals compared over the last 12 months

## Number of Rentals

**36**

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

### 14 Paget Street



### 104 JAEGER CIRCUIT



### 8 FUNDER STREET

