

Suburb flyover report

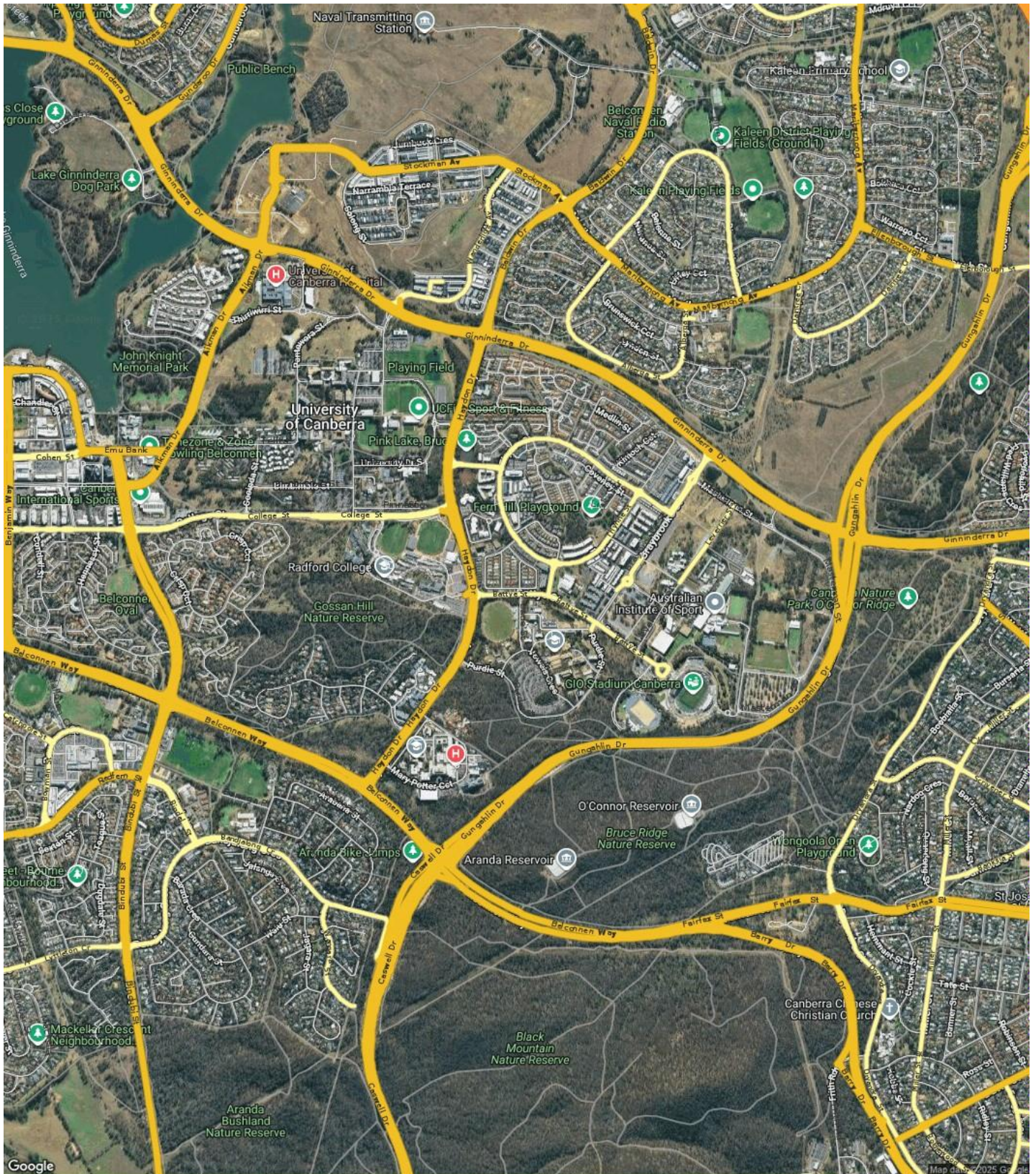
BRUCE (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



BRUCE - 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 (pricefinder.com.au)

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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)

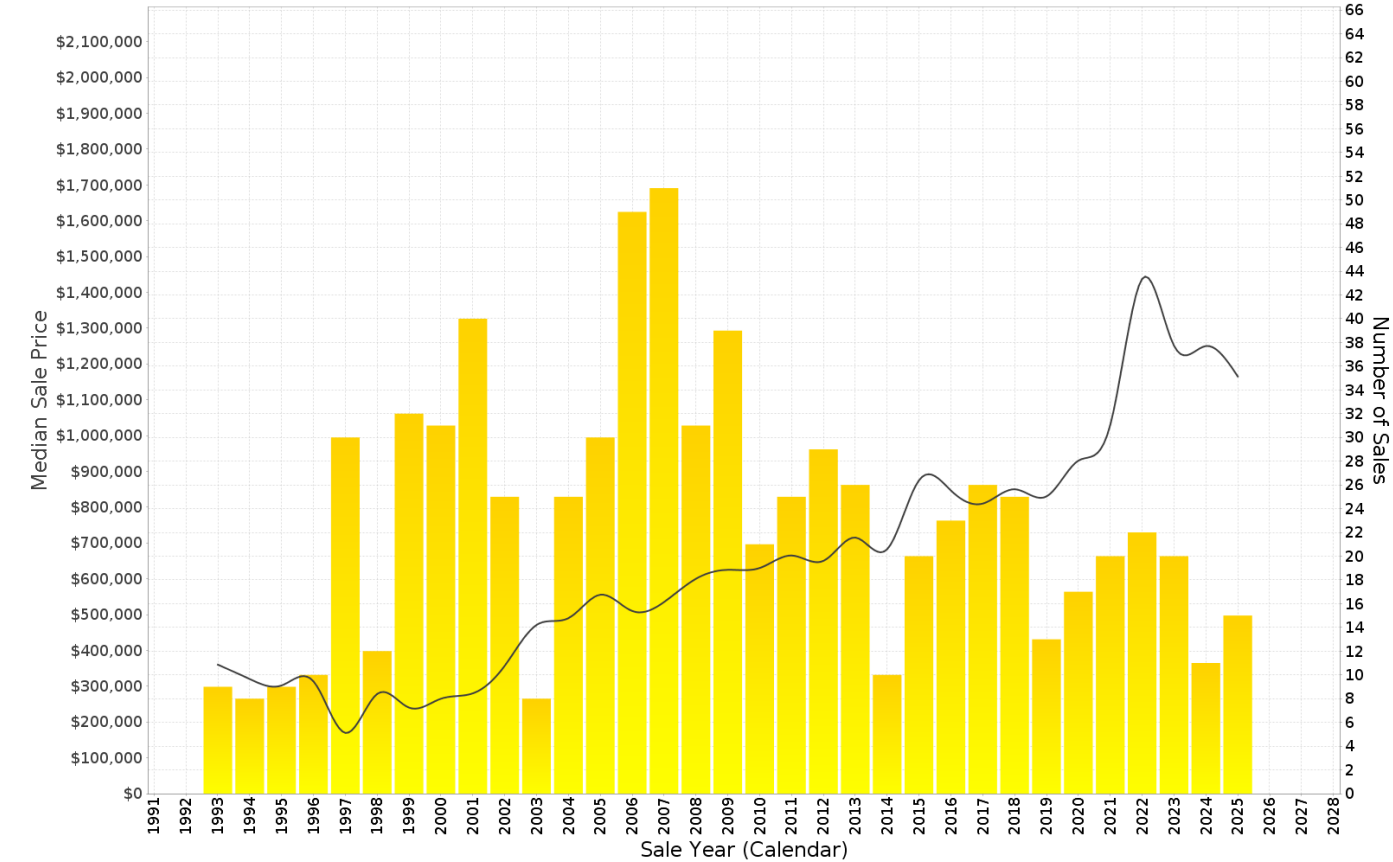
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

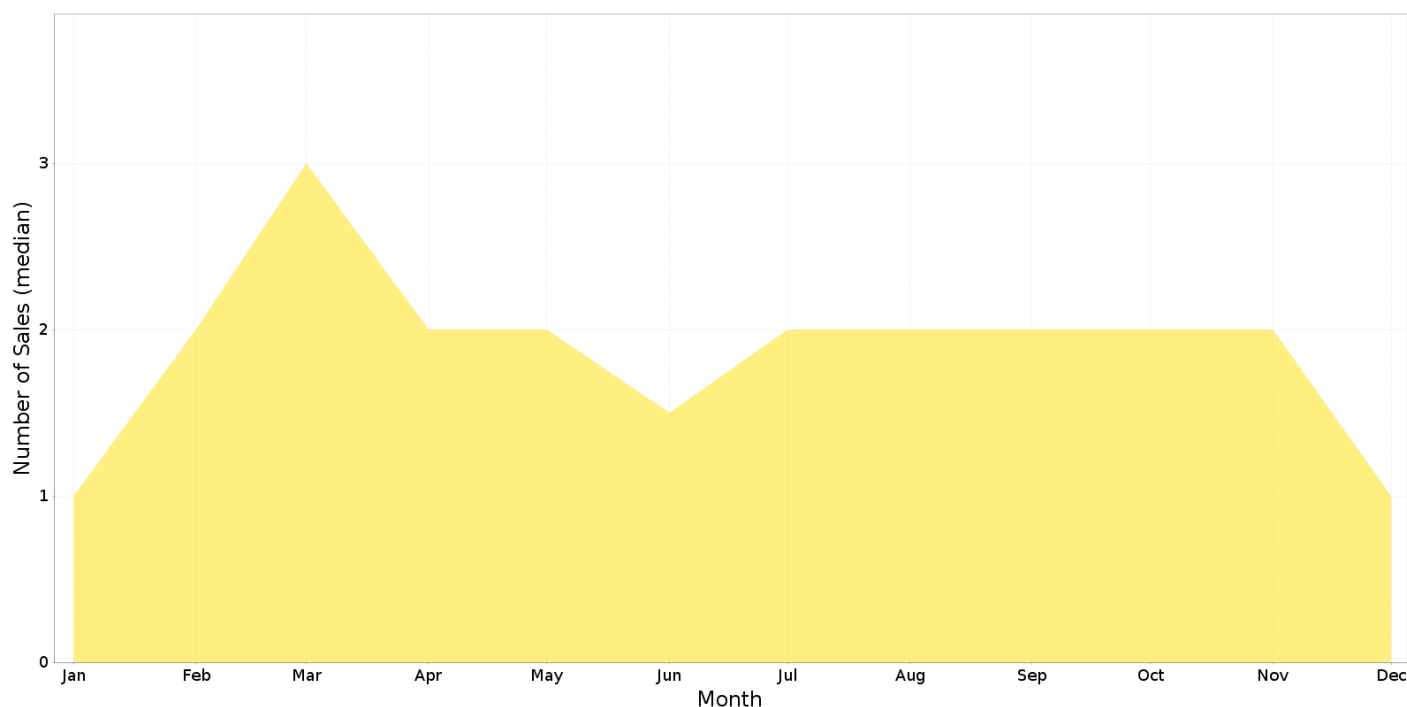
-6.8%

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

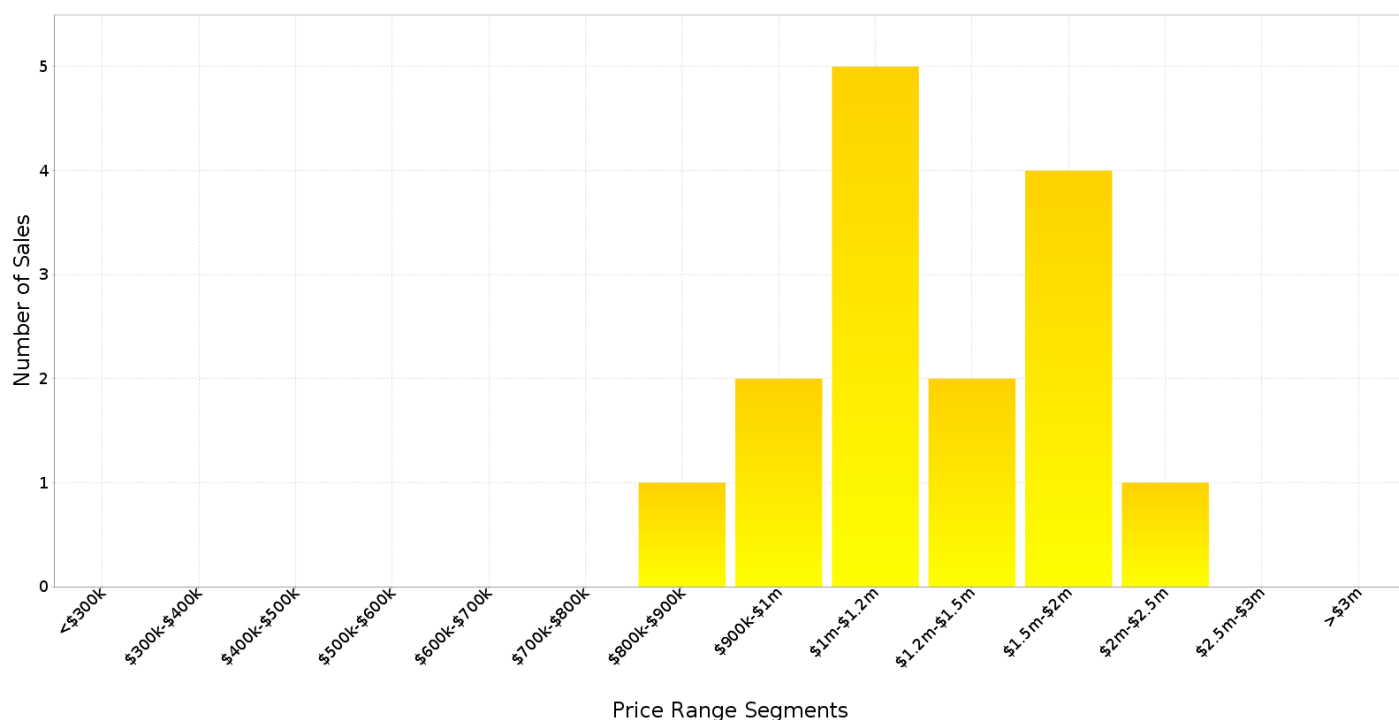
Based on 26 recorded House sales compared over the last two rolling 12 month periods



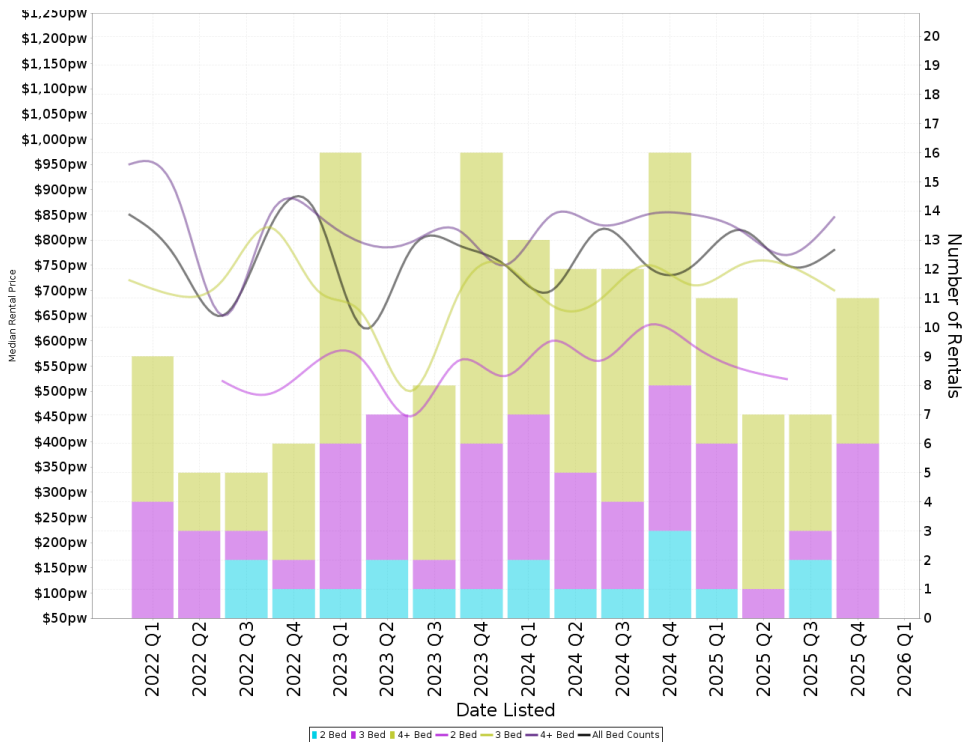
BRUCE - Peak Selling Periods (3 years)



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.

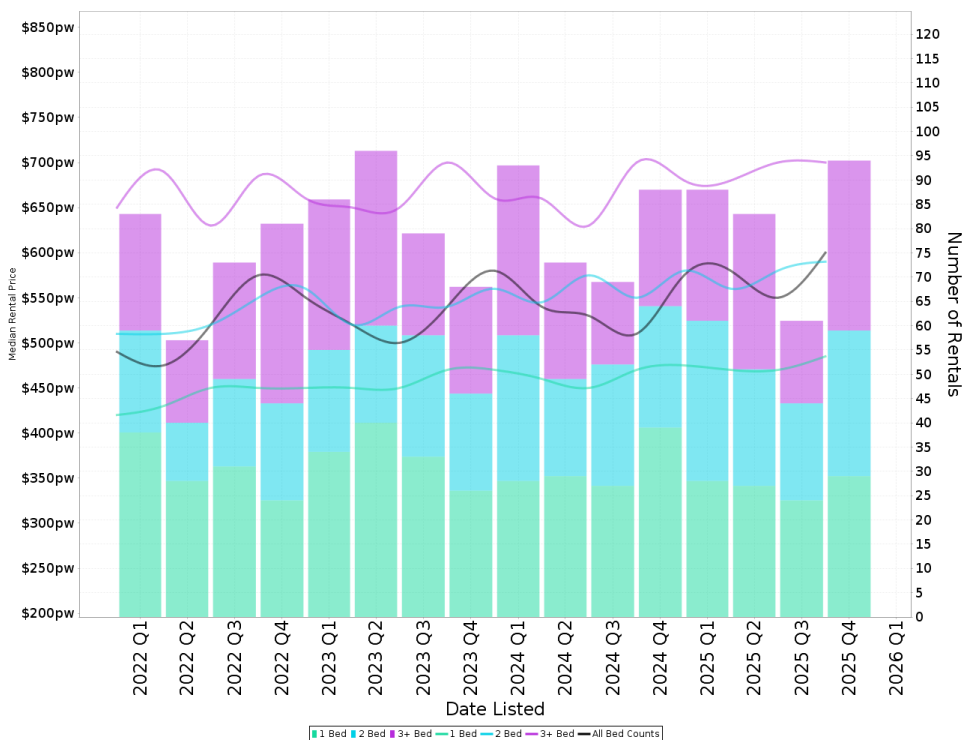
Suburb Rental Yield

+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

Sold Dec 2025
33 Days

429 m² 4 2 2

74/121 THYNNE ST




\$1,285,000

Sold Nov 2025
85 Days

4.92 ha 4 2 2

96 JAEGER CCT

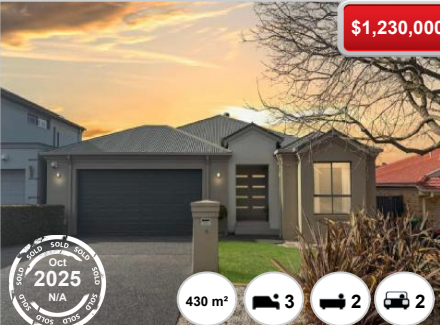


\$1,940,000

Sold Oct 2025
357 Days

875 m² 4 2 2

15 MEDLIN ST




\$1,230,000

Sold Oct 2025
N/A

430 m² 3 2 2

10/2 GOLDMAN ST

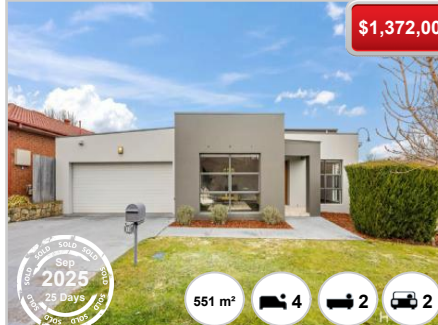


\$835,000

Sold Oct 2025
132 Days

4,685 m² 3 2 2

13 ERDOS ST




\$1,372,000

Sold Sep 2025
25 Days

551 m² 4 2 2

59 LAMPARD CCT

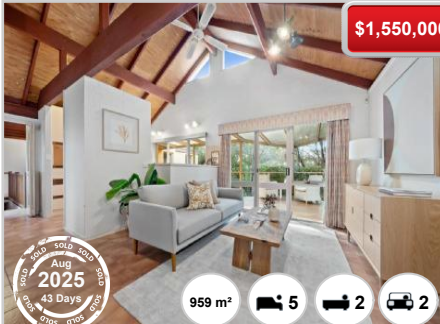


\$1,150,000

Sold Sep 2025
16 Days

399 m² 4 2 2

22 MADDISON CL




\$1,550,000

Sold Aug 2025
43 Days

959 m² 5 2 2

29 LAMPARD CCT



\$860,000

Sold Aug 2025
54 Days

394 m² 3 2 1

25 LAMPARD CCT



53 NORMAN FISHER CCT



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

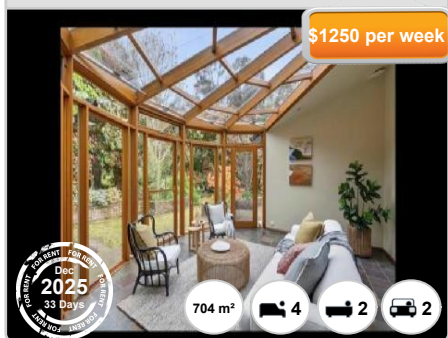
Based on recorded House rentals within the last 12 months (2025)

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

14 Paget Street



104 JAEGER CIRCUIT



8 FUNDER STREET

