

RayWhite.

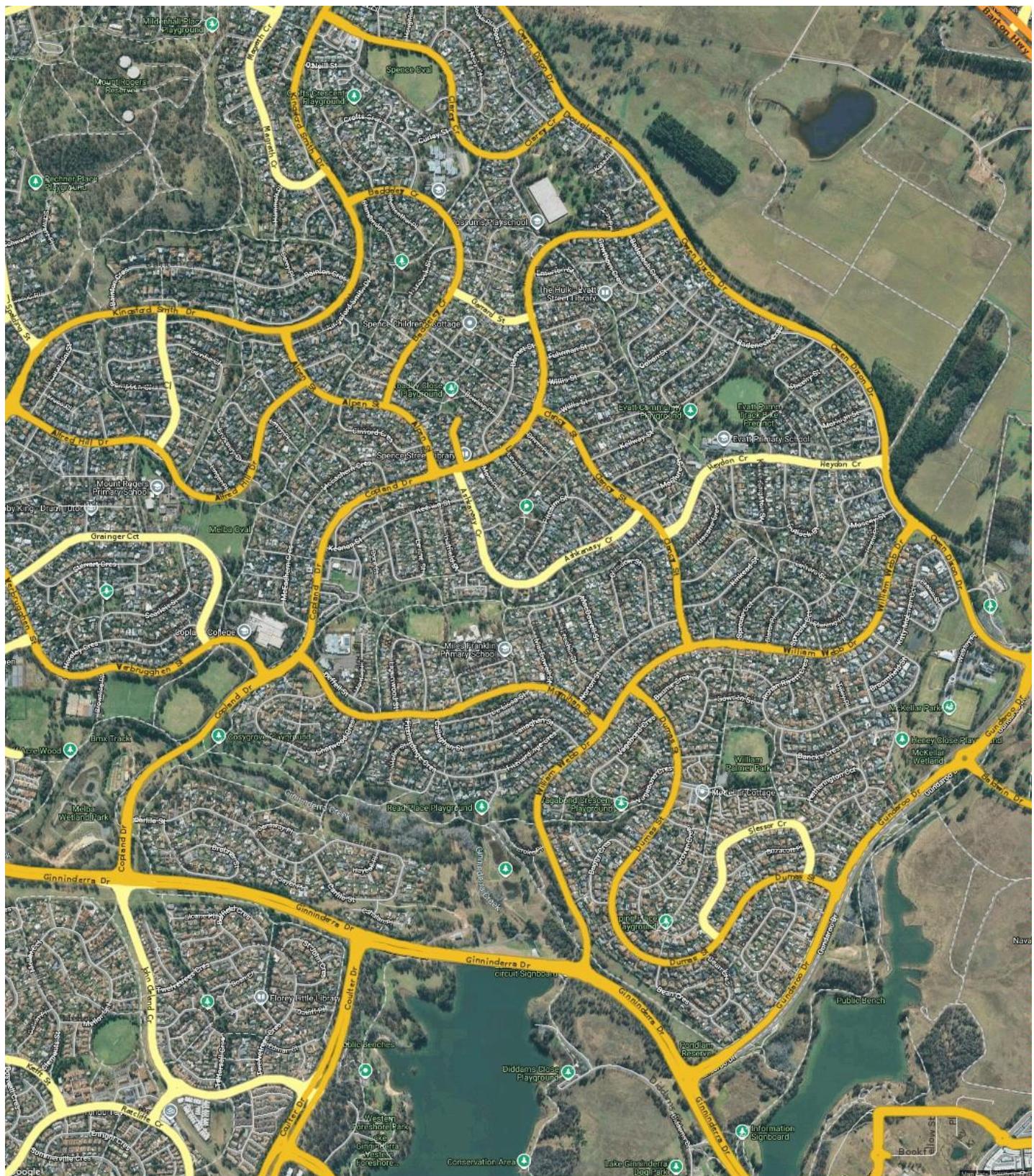
Suburb flyover report

EVATT (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA



EVATT - Suburb Map



EVATT - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	90	\$ 401,000	0.0 %	\$ 150,000	\$ 612,000
2009	79	\$ 435,000	8.5 %	\$ 200,000	\$ 750,000
2010	63	\$ 469,000	7.8 %	\$ 75,650	\$ 771,000
2011	54	\$ 447,500	-4.6 %	\$ 245,000	\$ 745,000
2012	61	\$ 460,000	2.8 %	\$ 215,000	\$ 742,500
2013	64	\$ 474,500	3.2 %	\$ 6,650	\$ 750,000
2014	60	\$ 460,500	-3.0 %	\$ 156,666	\$ 925,000
2015	50	\$ 481,250	4.5 %	\$ 225,000	\$ 780,000
2016	72	\$ 541,500	12.5 %	\$ 200,000	\$ 1,120,000
2017	59	\$ 570,000	5.3 %	\$ 273,600	\$ 936,000
2018	67	\$ 625,000	9.6 %	\$ 62,000	\$ 1,127,000
2019	55	\$ 612,000	-2.1 %	\$ 360,000	\$ 1,037,000
2020	81	\$ 685,000	11.9 %	\$ 285,000	\$ 1,500,000
2021	70	\$ 860,000	25.5 %	\$ 330,000	\$ 1,360,000
2022	64	\$ 890,000	3.5 %	\$ 47,500	\$ 1,385,000
2023	63	\$ 885,000	-0.6 %	\$ 82,000	\$ 1,330,000
2024	55	\$ 901,000	1.8 %	\$ 353,706	\$ 1,550,000
2025	52	\$ 873,500	-3.1 %	\$ 400,000	\$ 1,270,000
2026	0				

Median Sale Price

\$874k

Based on 52 recorded House sales within the last 12 months (2025)

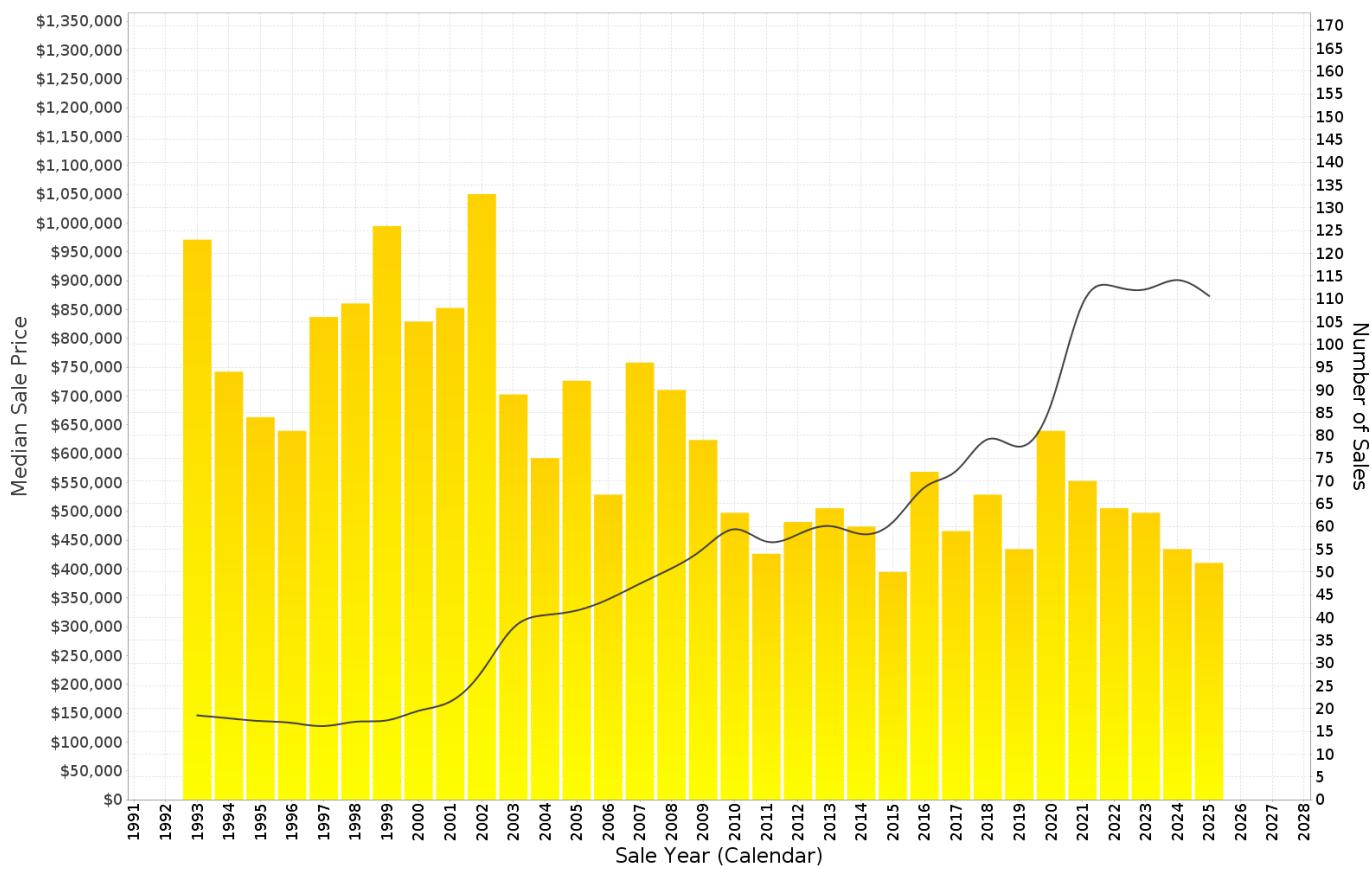
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

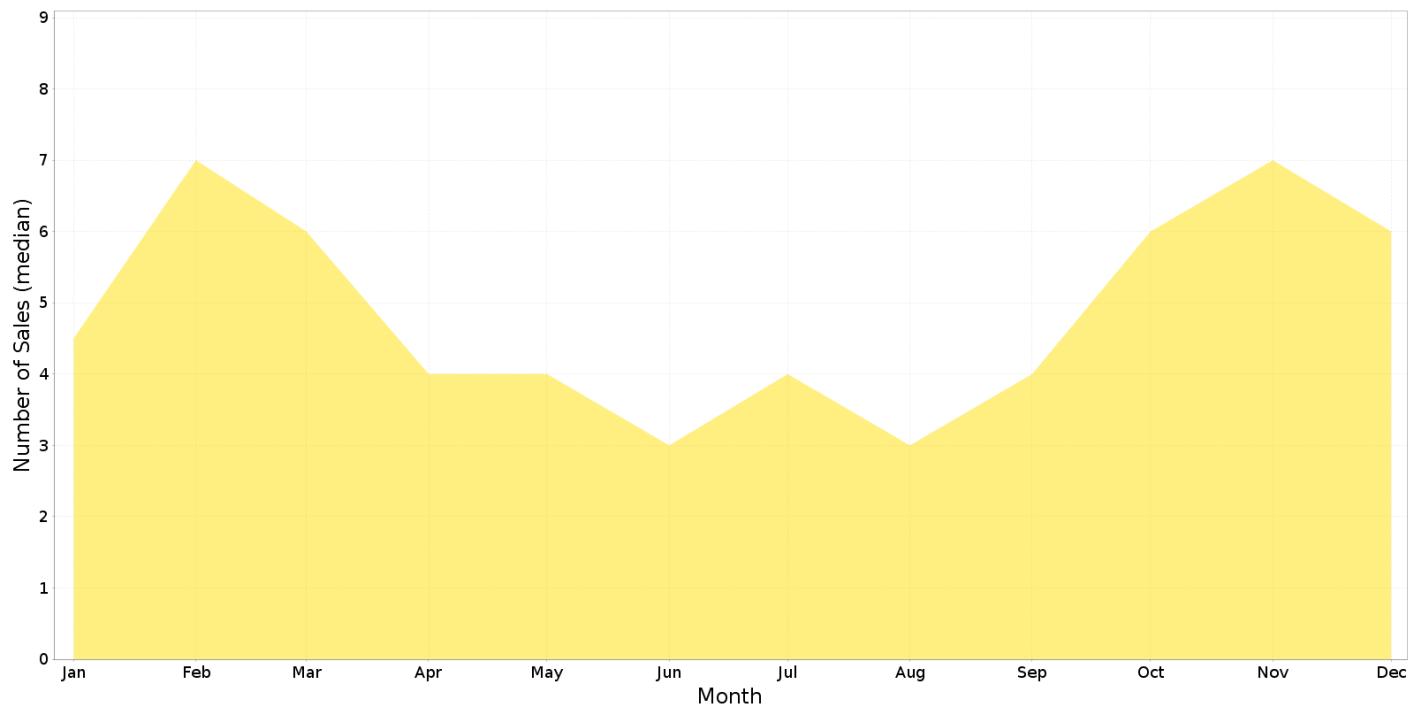
-3.1%

Current Median Price: \$873,500
Previous Median Price: \$901,000

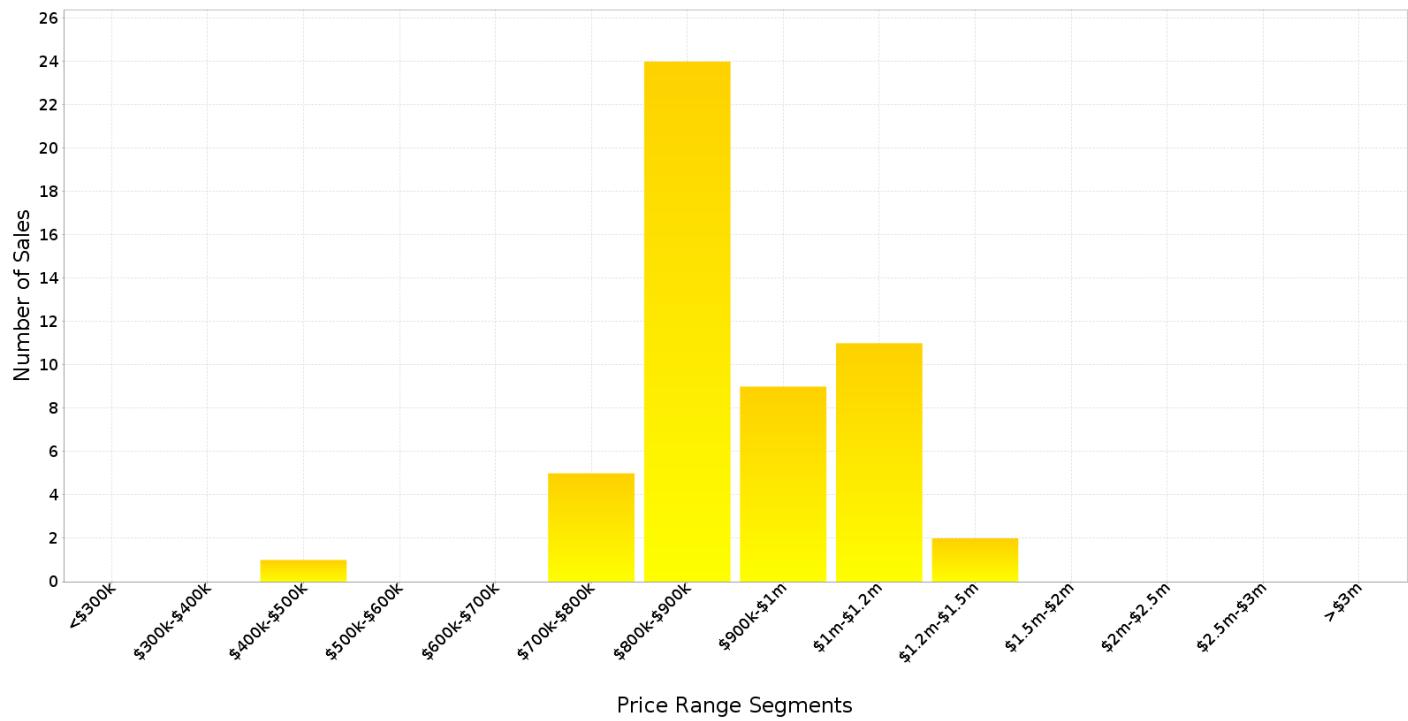
Based on 107 recorded House sales compared over the last two rolling 12 month periods



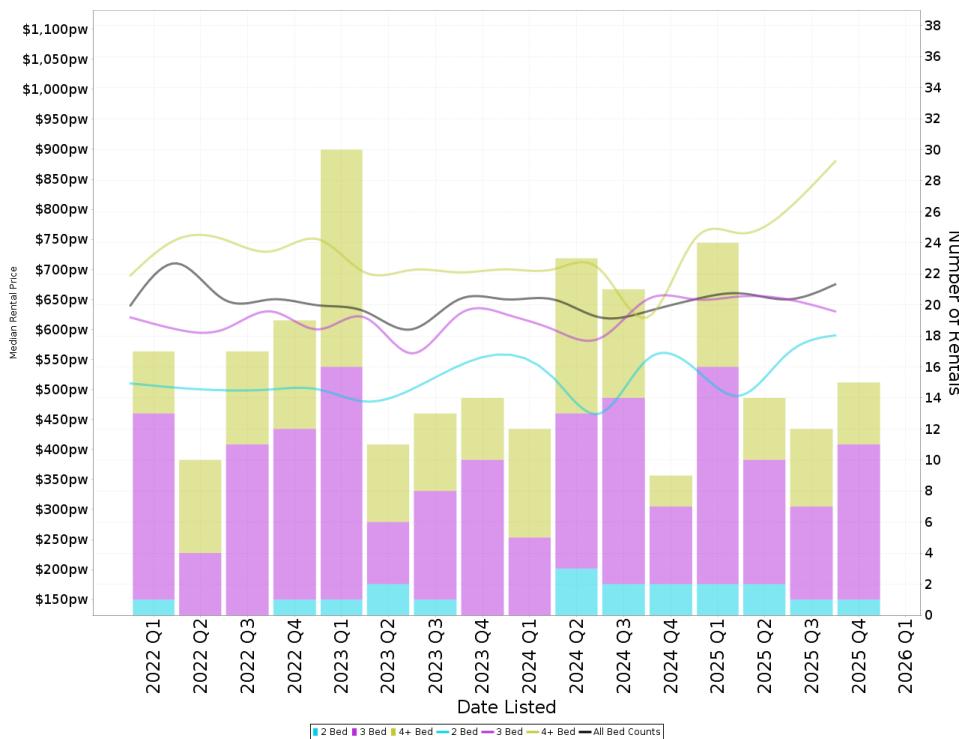
EVATT - Peak Selling Periods (3 years)



EVATT - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-3.1%

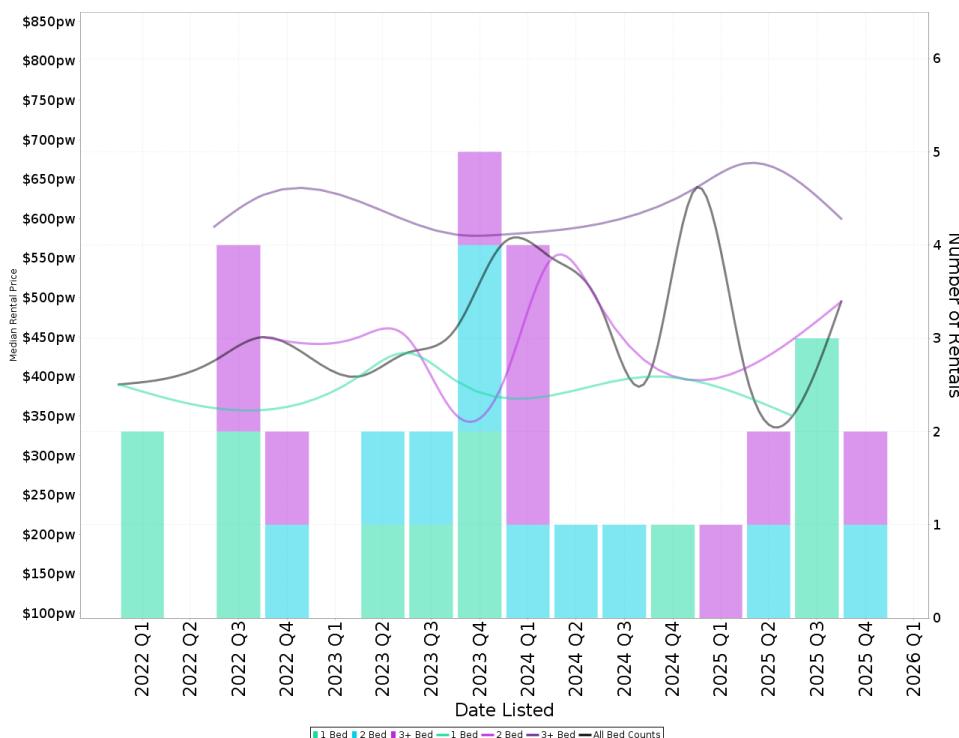
Current Median Price: \$873,500
Previous Median Price: \$901,000
Based on 107 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.9%

Current Median Price: \$873,500
Current Median Rent: \$660
Based on 65 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+8.7%

Current Median Price: \$791,500
Previous Median Price: \$728,000
Based on 23 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.0%

Current Median Price: \$791,500
Current Median Rent: \$450
Based on 8 registered Unit rentals compared over the last 12 months.

EVATT - Recently Sold Properties

Median Sale Price

\$874k

Based on 52 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

-3.1%

Current Median Price: \$873,500
Previous Median Price: \$901,000

Based on 107 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

52

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

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

9 MCHUGH ST



\$850,000

765 m²

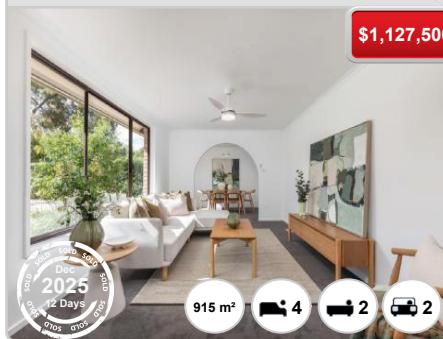
26 MONTAGU PL



\$870,000

412 m²

18 PITCAIRN ST



\$1,127,500

915 m²

10 WILLIS ST



\$1,060,000

734 m²

48 BREBNER ST



\$965,000

1,014 m²

8 LAVAN PL



\$1,120,000

841 m²

15 FUHRMAN ST



\$1,006,000

690 m²

57 HEYDON CRES



\$870,000

690 m²

38 JACOBS ST



\$777,000

834 m²

11 GLEADOW ST



\$950,000

Oct 2025
11 Days
11 Sold

771 m²   

17 SHEEHY ST



\$830,000

Oct 2025
24 Days
10 Sold

794 m²   

4 SMART PL



\$856,000

Oct 2025
9 Days
10 Sold

823 m²   

108 COPLAND DR



\$847,250

Oct 2025
13 Days
10 Sold

798 m²   

35 SHARWOOD CRES



\$1,050,000

Oct 2025
47 Days
10 Sold

770 m²   

10 STENHOUSE CL



\$715,000

Oct 2025
23 Days
10 Sold

397 m²   

14 CARLILE ST



\$880,000

Oct 2025
22 Days
10 Sold

1,024 m²   

11 DRIVER PL



\$1,030,000

Sep 2025
21 Days
10 Sold

1,093 m²   

40 JACOBS ST



\$835,000

Sep 2025
34 Days
10 Sold

843 m²   

5 WILLIS ST



\$1,073,000

Sep 2025
23 Days
10 Sold

818 m²   

9 CAWTHORN CRES



\$855,000

AUG 2025
26 Days
10 Sold

882 m²   

27 SHEEHY ST



\$950,000

AUG 2025
N/A
10 Sold

800 m²   

EVATT - Properties For Rent

Median Rental Price

\$660 /w

Based on 65 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

+3.9%

Current Median Price: \$873,500
Current Median Rent: \$660

Based on 52 recorded House sales and 65 House rentals compared over the last 12 months

Number of Rentals

65

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

41 Sharwood Crescent

\$1,000 per week

BLACKSHAW

BELCONNEN



745 m² 4 3 2

57 Heydon Crescent

\$730 Per Week



690 m² 3 1 2

10 KISSANE CRESCENT

\$600 per week



30 SHEEHY STREET

\$630 per week



908 m² 3 1 1

12 BADENOCH CRESCENT

\$600 per week



898 m² 3 1 1

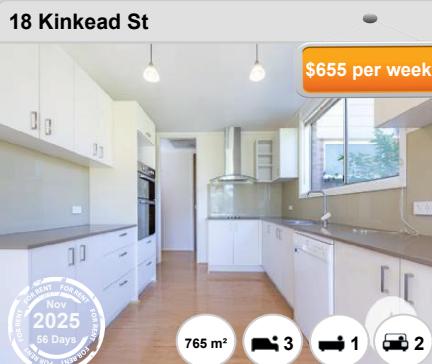
18 KINKEAD STREET

\$655 per week



18 Kinkead St

\$655 per week



765 m² 3 1 2