

Suburb flyover report

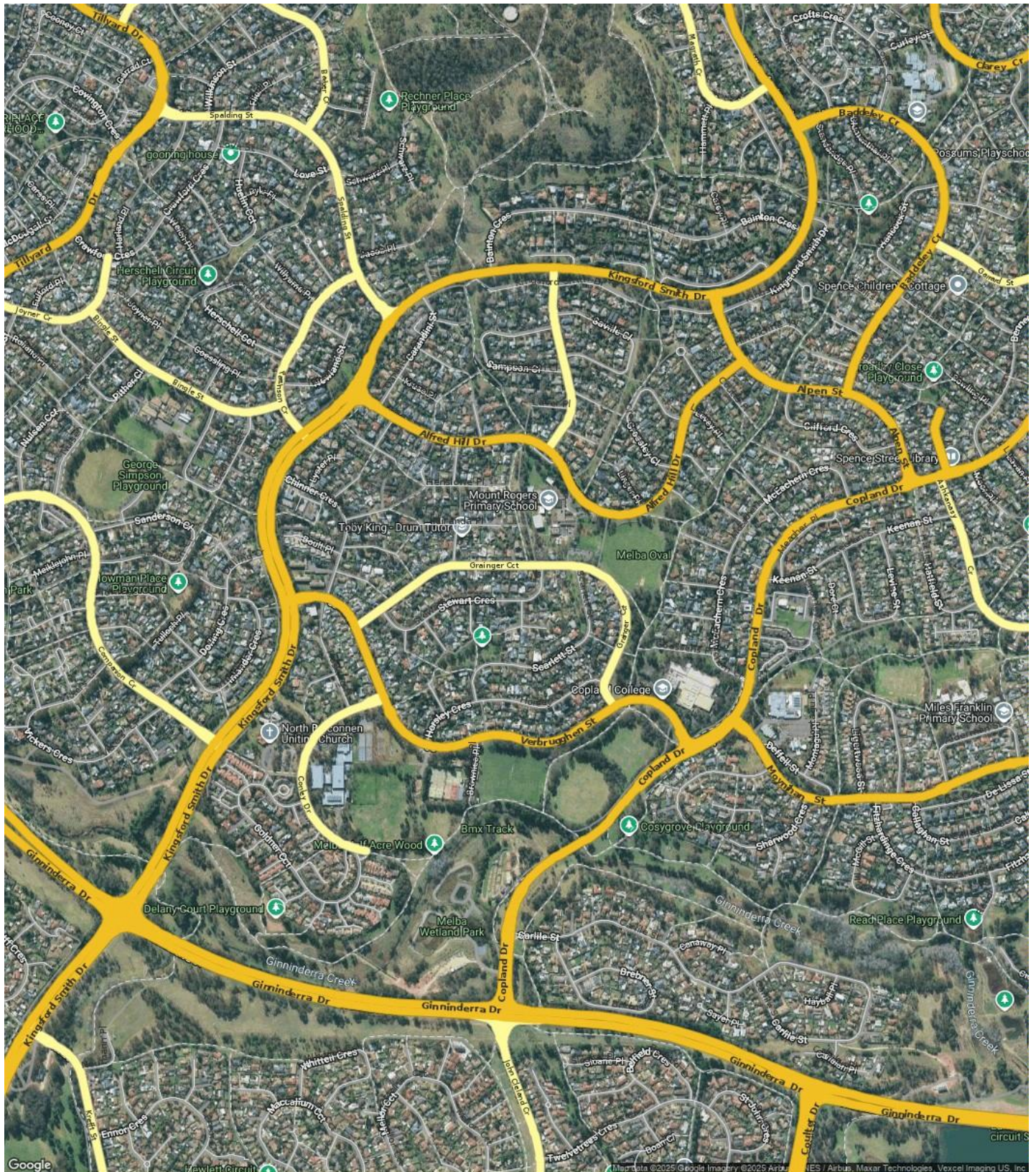
MELBA (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



MELBA - 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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MELBA - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	31	\$ 415,000	0.0 %	\$ 190,000	\$ 605,000
2009	33	\$ 421,500	1.6 %	\$ 348,000	\$ 636,000
2010	35	\$ 467,000	10.8 %	\$ 40,000	\$ 941,000
2011	37	\$ 487,000	4.3 %	\$ 365,000	\$ 1,125,000
2012	45	\$ 500,000	2.7 %	\$ 250,000	\$ 950,000
2013	32	\$ 482,500	-3.5 %	\$ 370,000	\$ 1,230,000
2014	41	\$ 505,500	4.8 %	\$ 369,000	\$ 850,000
2015	35	\$ 507,000	0.3 %	\$ 376,000	\$ 810,000
2016	44	\$ 572,500	12.9 %	\$ 390,000	\$ 1,100,000
2017	33	\$ 605,000	5.7 %	\$ 302,500	\$ 980,000
2018	57	\$ 602,000	-0.5 %	\$ 396,000	\$ 1,225,000
2019	39	\$ 615,500	2.2 %	\$ 455,000	\$ 1,475,000
2020	54	\$ 702,500	14.1 %	\$ 365,000	\$ 1,373,000
2021	45	\$ 850,000	21.0 %	\$ 539,800	\$ 1,330,000
2022	40	\$ 1,022,500	20.3 %	\$ 270,000	\$ 1,270,000
2023	30	\$ 950,000	-7.1 %	\$ 690,000	\$ 1,700,000
2024	29	\$ 900,000	-5.3 %	\$ 675,000	\$ 1,400,000
2025	29	\$ 916,000	1.8 %	\$ 750,000	\$ 1,670,000
2026	0				

Median Sale Price

\$916k

Based on 29 recorded House sales within the last 12 months (2025)

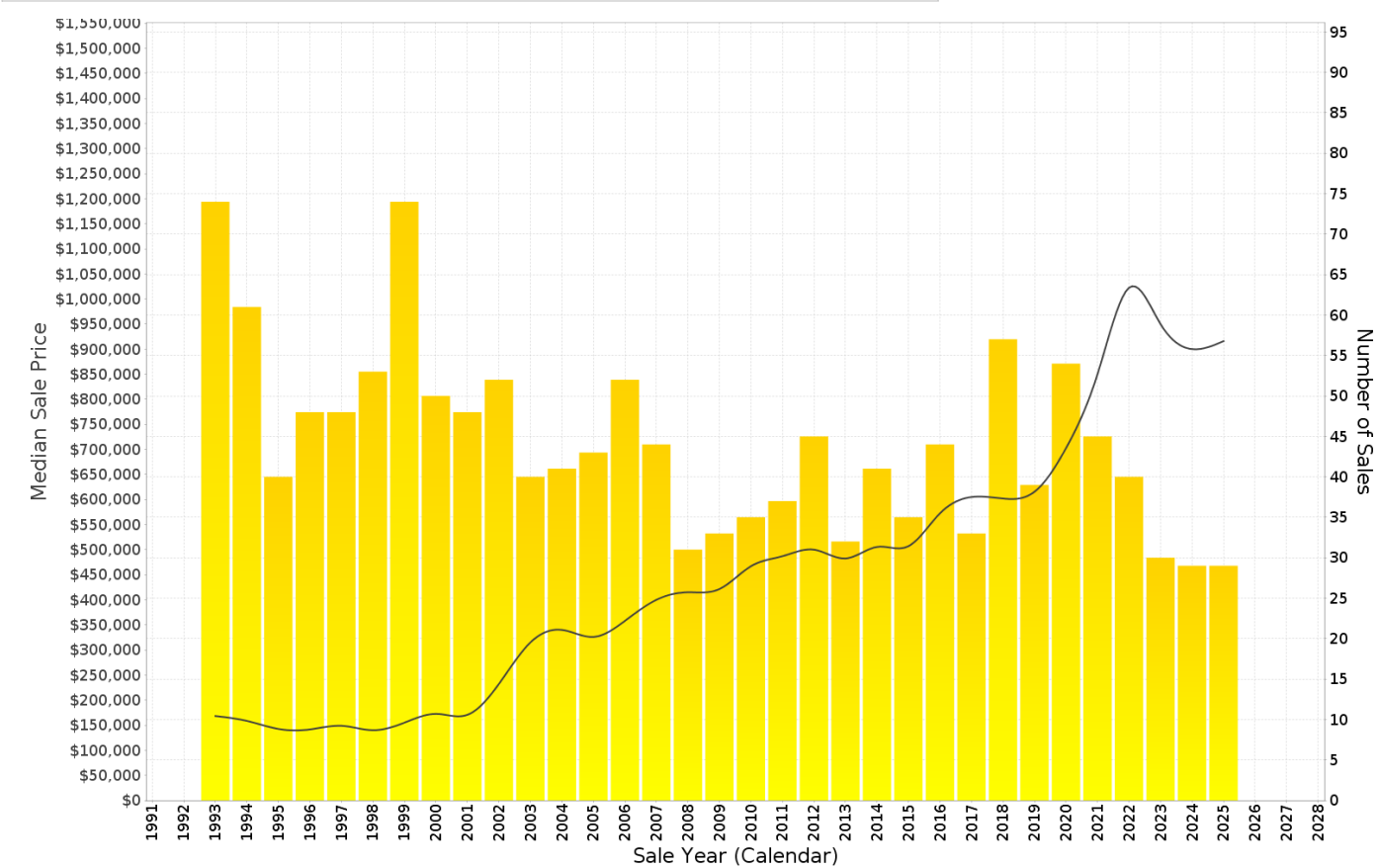
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

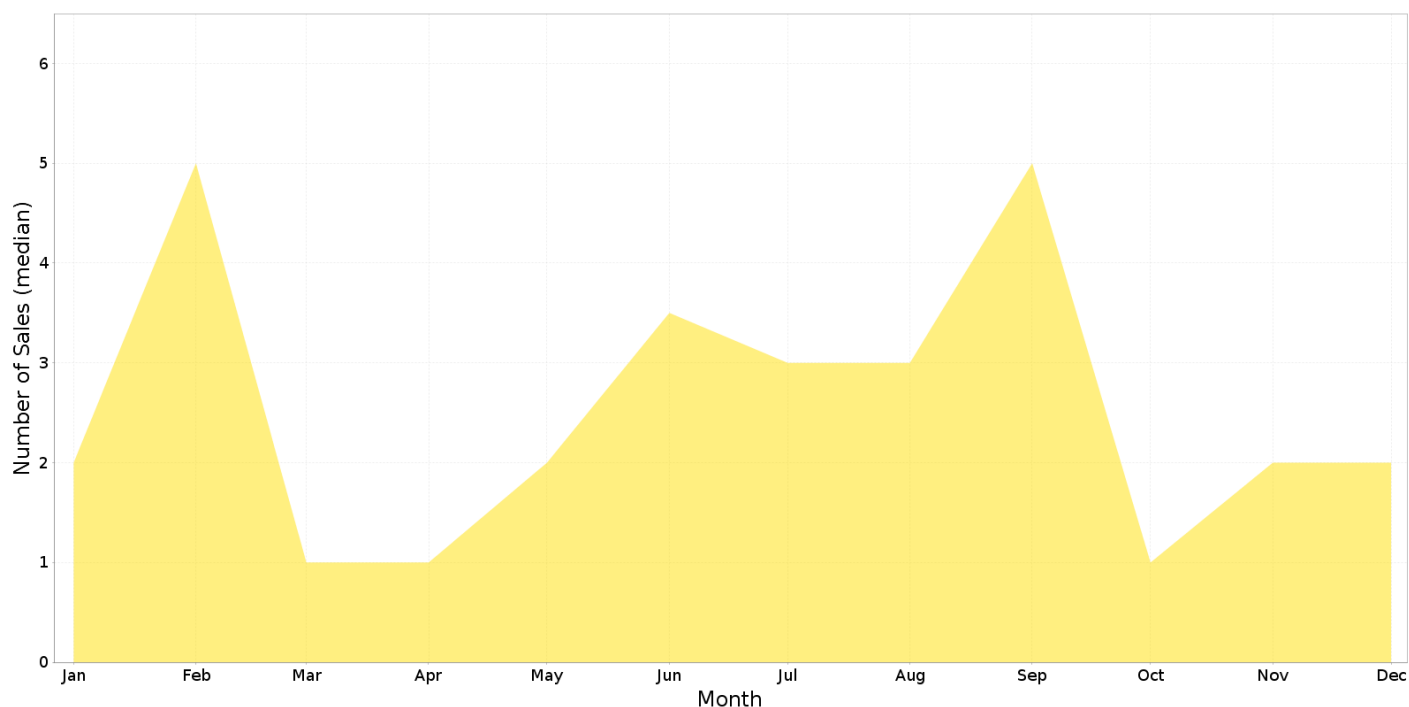
+1.8%

Current Median Price: \$916,000
Previous Median Price: \$900,000

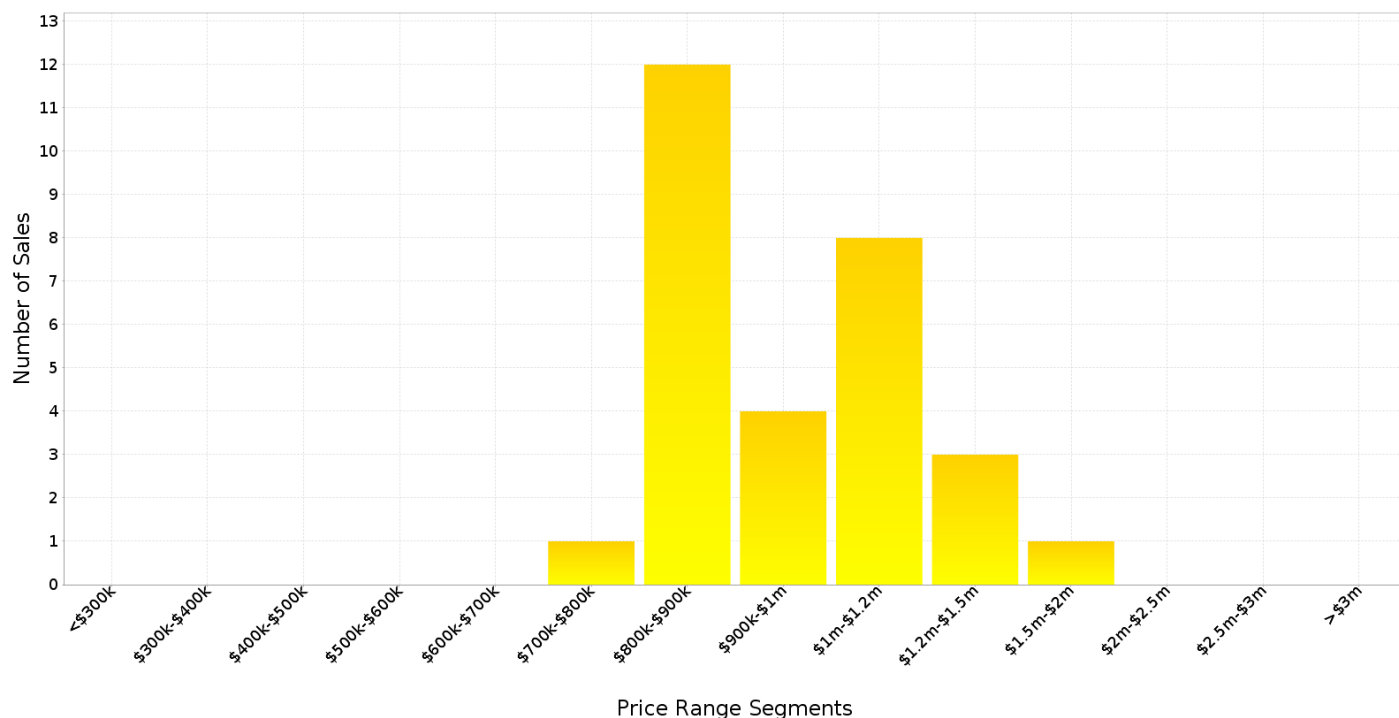
Based on 58 recorded House sales compared over the last two rolling 12 month periods



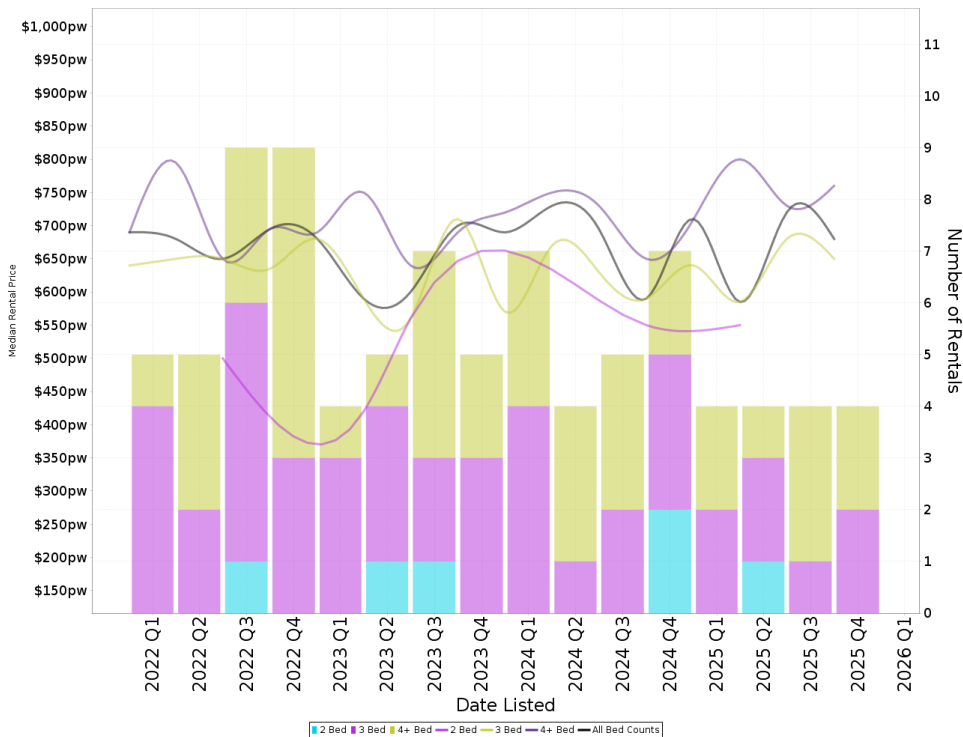
MELBA - Peak Selling Periods (3 years)



MELBA - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+1.8%

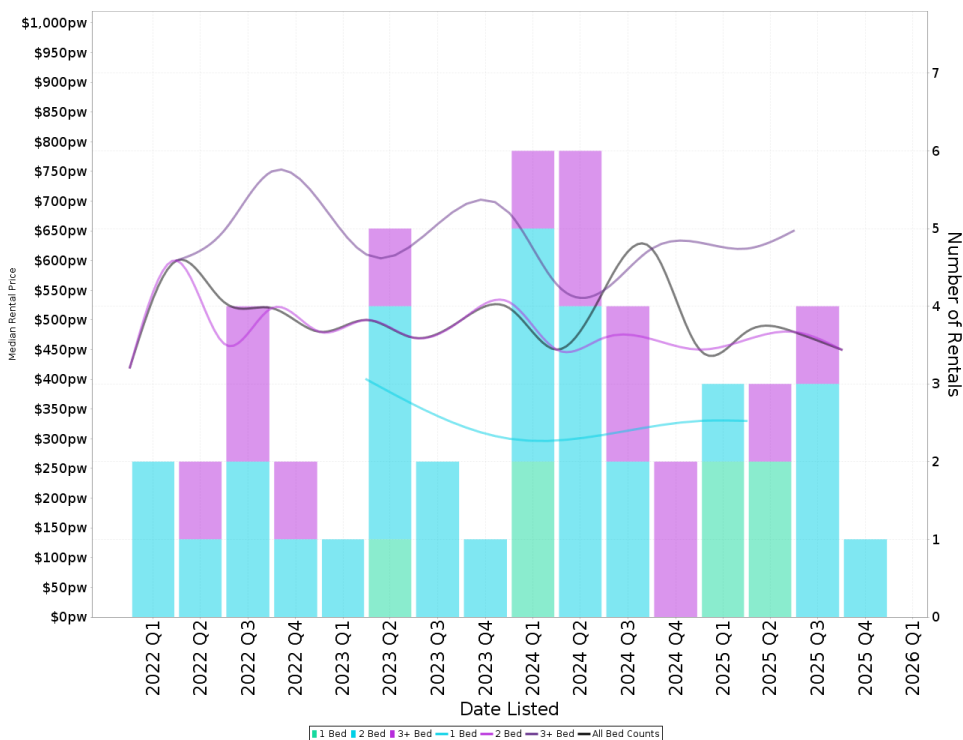
Current Median Price: \$916,000
Previous Median Price: \$900,000
 Based on 58 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.0%

Current Median Price: \$916,000
Current Median Rent: \$710
 Based on 16 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-7.0%

Current Median Price: \$606,500
Previous Median Price: \$652,500
 Based on 17 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.1%

Current Median Price: \$606,500
Current Median Rent: \$480
 Based on 11 registered Unit rentals compared over the last 12 months.

MELBA - Recently Sold Properties

Median Sale Price

\$916k

Based on 29 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

+1.8%

Current Median Price: \$916,000
Previous Median Price: \$900,000

Based on 58 recorded House sales compared over the last two rolling 12 month periods

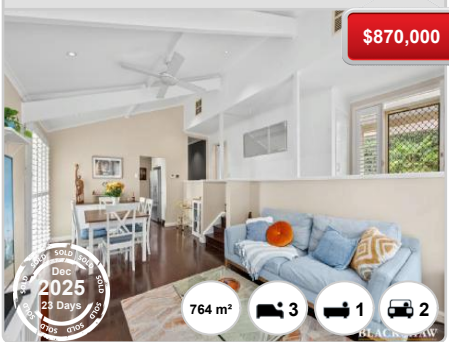
Sold Properties

29

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

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

134 KINGSFORD SMITH DR



\$870,000



764 m²

3

1

2

6 CONLEY DR



\$799,000



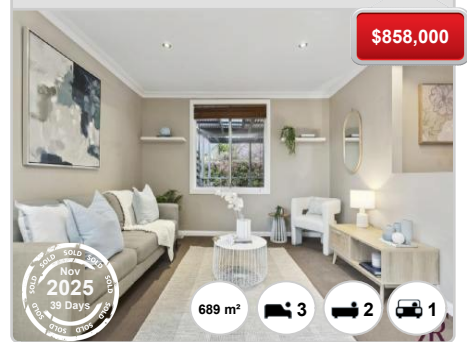
865 m²

3

1

2

70 ALFRED HILL DR



\$858,000



689 m²

3

2

1

49 ALFRED HILL DR



\$841,000



1,077 m²

4

2

4

8 AMADIO PL



\$916,000



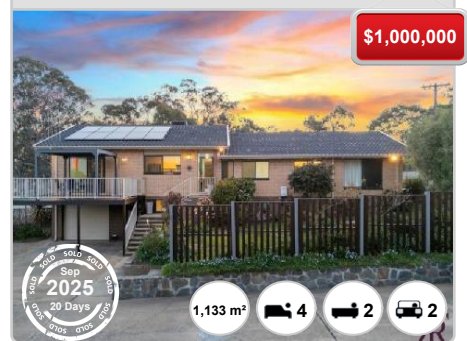
723 m²

4

2

1

156 KINGSFORD SMITH DR



\$1,000,000



1,133 m²

4

2

2

7 BRAHE PL



\$1,020,000



1,407 m²

4

2

2

7 SHARP PL



\$1,098,000



731 m²

3

2

3

13 GOLDNER CCT



\$1,085,000



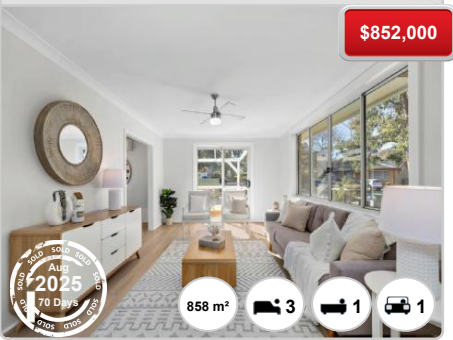
934 m²

4

2

3

26 VERBRUGGHEN ST



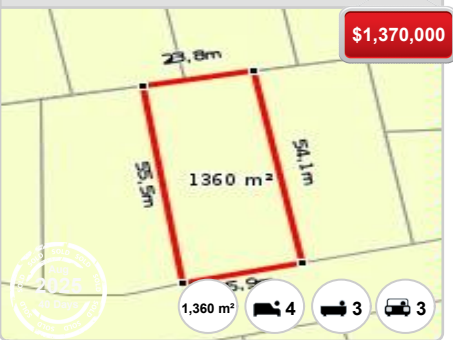
4 CONLEY DR



92 ALFRED HILL DR



33 SAMPSON CL



87 COPLAND DR



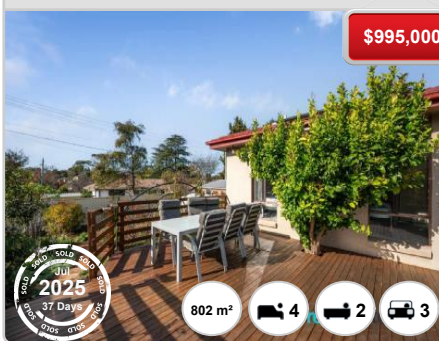
51 VERBRUGGHEN ST



148 KINGSFORD SMITH DR



53 MCEACHERN CRES



7 FLOWER PL

