

**RayWhite.**

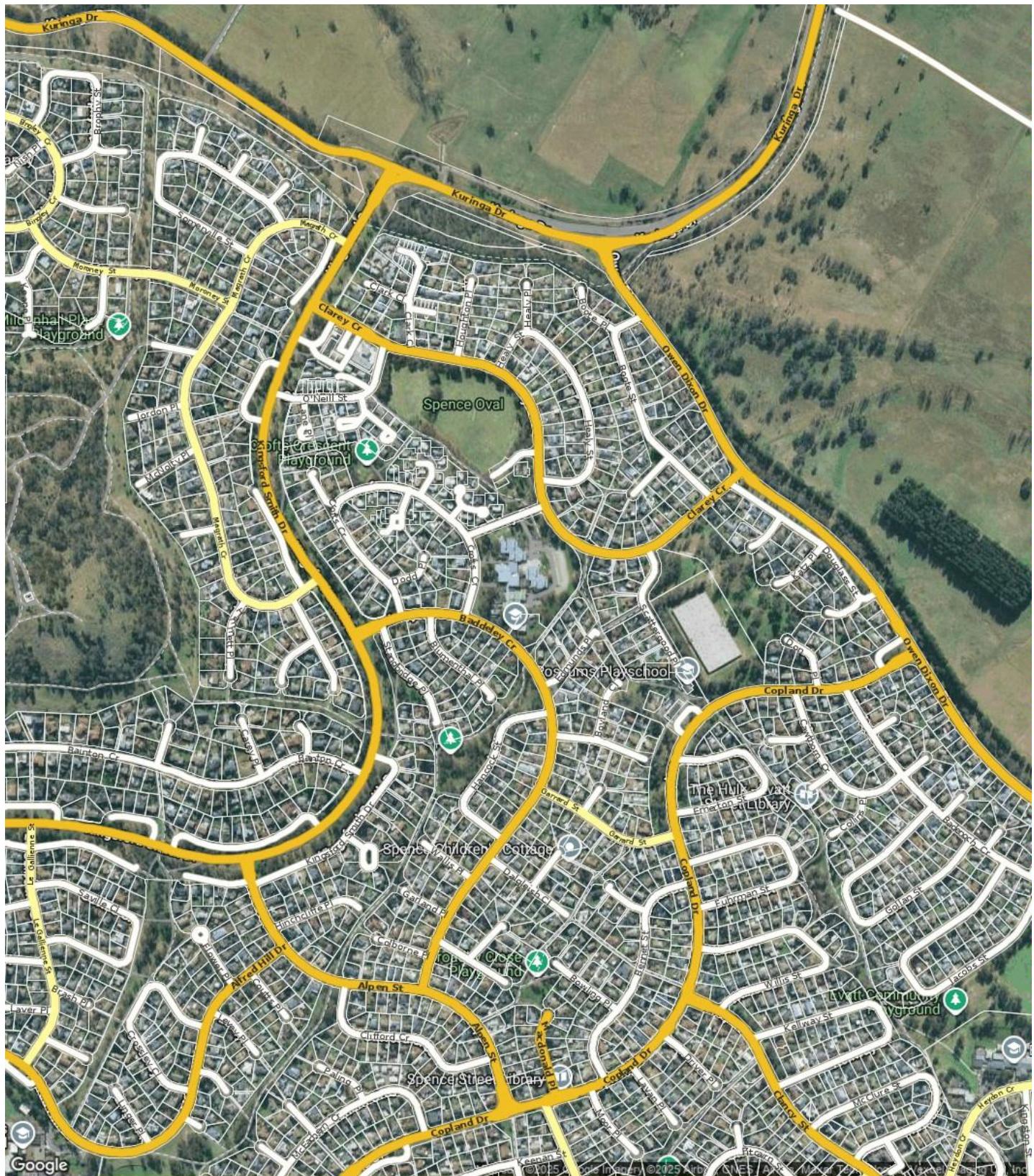
# Suburb flyover report

**SPENCE (HOUSE)**

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA



# SPENCE - Suburb Map



# SPENCE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	33	\$ 435,000	0.0 %	\$ 6,500	\$ 645,000
2009	28	\$ 460,000	5.7 %	\$ 330,000	\$ 630,000
2010	27	\$ 485,000	5.4 %	\$ 371,000	\$ 660,000
2011	26	\$ 442,500	-8.8 %	\$ 355,000	\$ 600,000
2012	30	\$ 470,000	6.2 %	\$ 366,000	\$ 660,800
2013	37	\$ 457,000	-2.8 %	\$ 70,000	\$ 645,000
2014	23	\$ 485,000	6.1 %	\$ 25,000	\$ 646,500
2015	23	\$ 495,000	2.1 %	\$ 333,000	\$ 737,000
2016	32	\$ 547,500	10.6 %	\$ 385,000	\$ 790,000
2017	42	\$ 581,000	6.1 %	\$ 400,000	\$ 1,000,000
2018	36	\$ 592,500	2.0 %	\$ 140,000	\$ 838,000
2019	29	\$ 675,000	13.9 %	\$ 11,000	\$ 1,100,000
2020	39	\$ 650,000	-3.7 %	\$ 82,000	\$ 820,000
2021	32	\$ 828,500	27.5 %	\$ 315,000	\$ 1,475,000
2022	40	\$ 900,500	8.7 %	\$ 640,000	\$ 1,375,000
2023	32	\$ 932,500	3.6 %	\$ 400,000	\$ 8,000,000
2024	16	\$ 915,000	-1.9 %	\$ 770,000	\$ 1,120,000
2025	31	\$ 845,000	-7.7 %	\$ 400,000	\$ 1,215,000
2026	0				

## Median Sale Price

**\$845k**

Based on 31 recorded House sales within the last 12 months (2025)

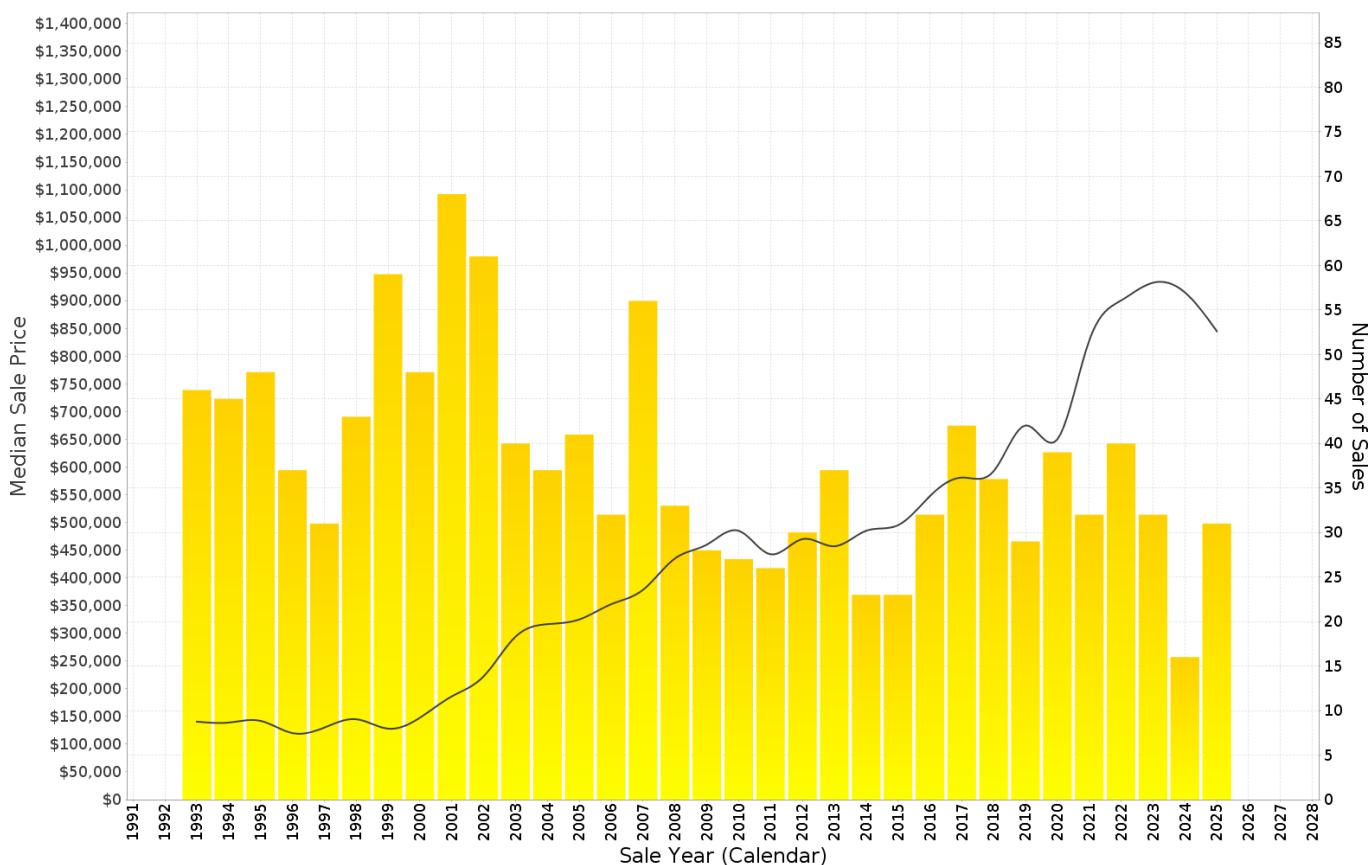
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

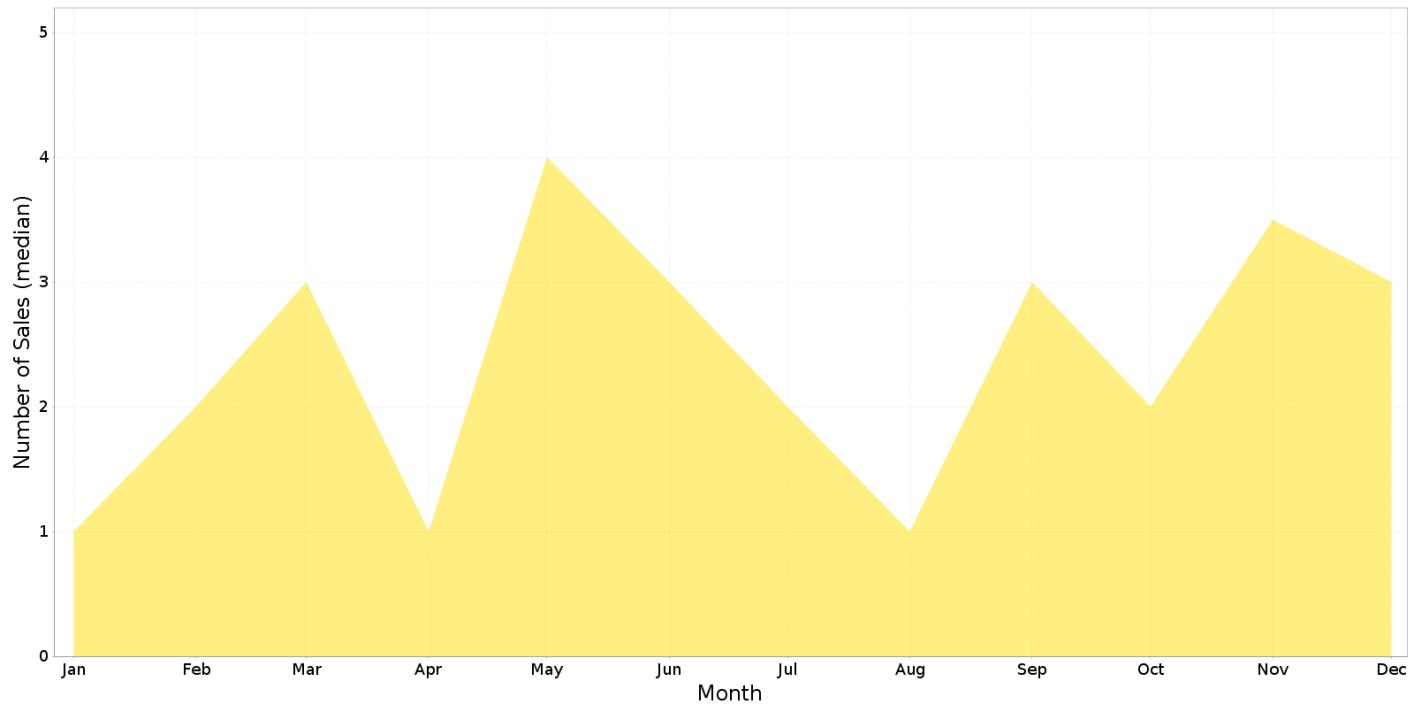
**-7.7%**

Current Median Price: \$845,000  
Previous Median Price: \$915,000

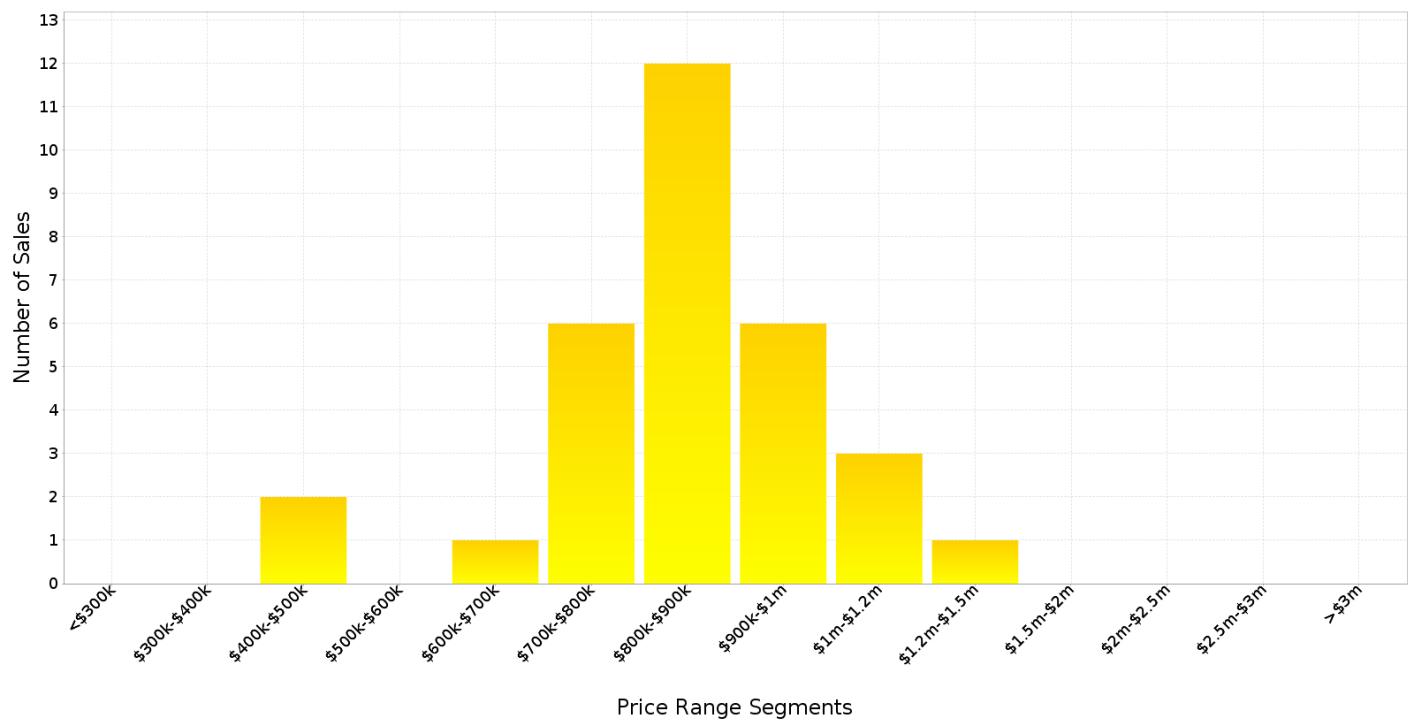
Based on 47 recorded House sales compared over the last two rolling 12 month periods



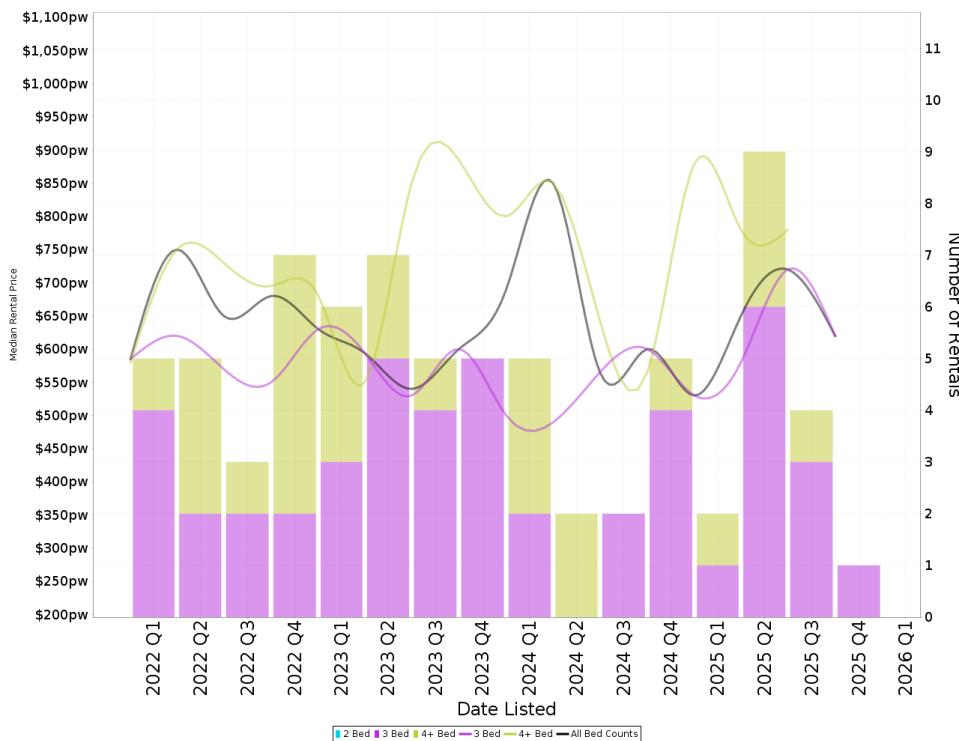
## SPENCE - Peak Selling Periods (3 years)



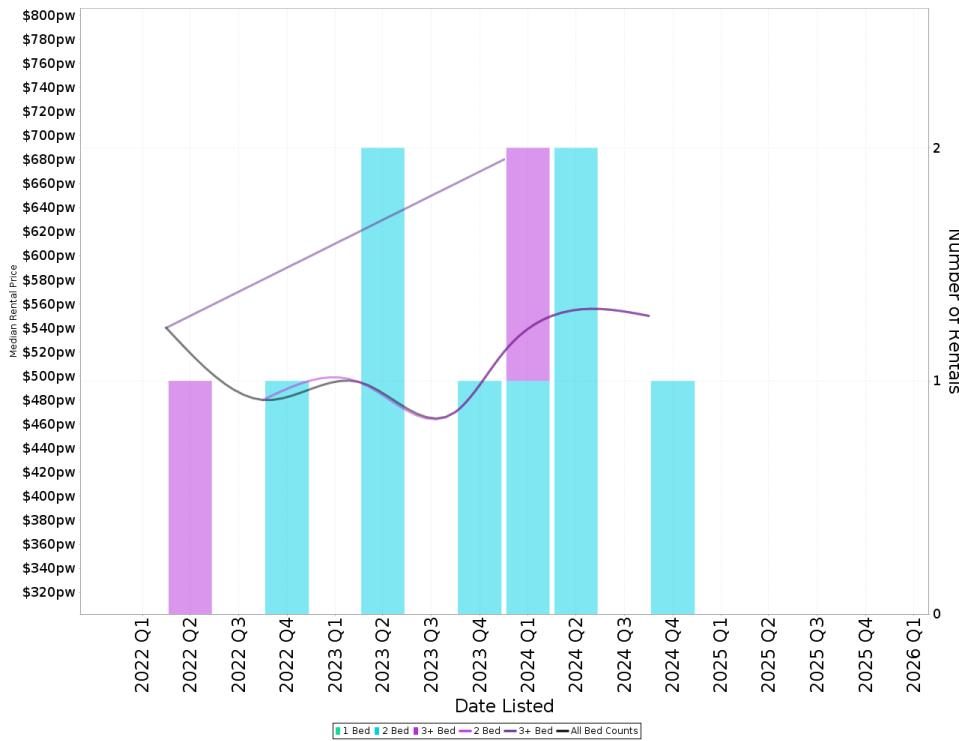
## SPENCE - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



## Median Weekly Rents (Units)



# SPENCE - Recently Sold Properties

## Median Sale Price

# \$845k

Based on 31 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

# -7.7%

Current Median Price: \$845,000  
Previous Median Price: \$915,000

Based on 47 recorded House sales compared over the last two rolling 12 month periods

## # Sold Properties

# 31

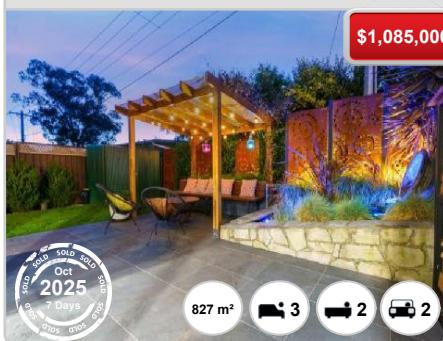
Based on recorded House sales within the 12 months (2025)

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

4 HEALY ST



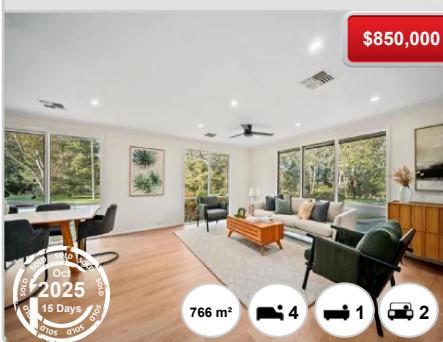
149A COPLAND DR



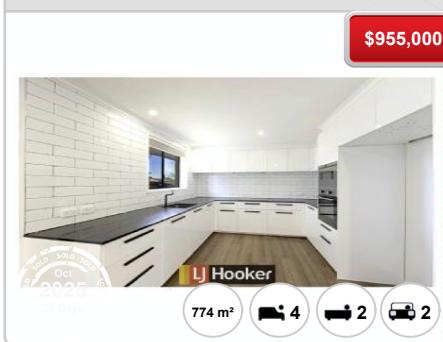
3 KATZ PL



161 OWEN DIXON DR



25 BADDELEY CRES



9 HANCOCK ST



13 THORNTON PL



18 HANCOCK ST



67 BADDELEY CRES



**3 TRENWITH CL**



**\$995,000**

Sold 2025 26 Days 735 m² 4 2 1

**49 CROFTS CRES**



**\$665,000**

Sold 2025 19 Days 558 m² 3 1 2

**13 MAGRATH CRES**



**\$953,300**

Sold 2025 21 Days 1,018 m² 4 2 2

**4 HANCOCK ST**



**\$845,000**

Sold 2025 24 Days 714 m² 3 1 1

**33 BENNET ST**



**\$831,000**

Sold 2025 151 Days 936 m² 3 1 1

**31 BROADBY CL**



**\$990,000**

Sold 2025 9 Days 869 m² 4 2 2

**2 HOUGHTON PL**



**\$745,000**

Sold 2025 6 Days 847 m² 3 1 2

**5 BROADBY CL**



**\$990,000**

Sold 2025 7 Days 690 m² 4 2 2

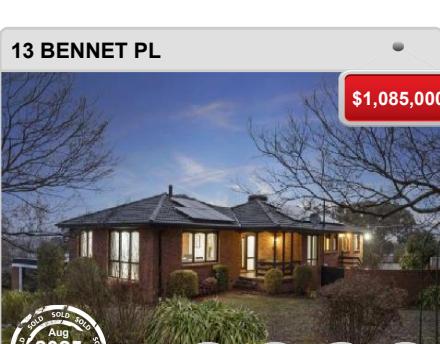
**9 DOUGLASS PL**



**\$1,090,000**

Sold 2025 15 Days 936 m² 4 2 2

**13 BENNET PL**



**\$1,085,000**

Sold 2025 26 Days 1,214 m² 4 2 1

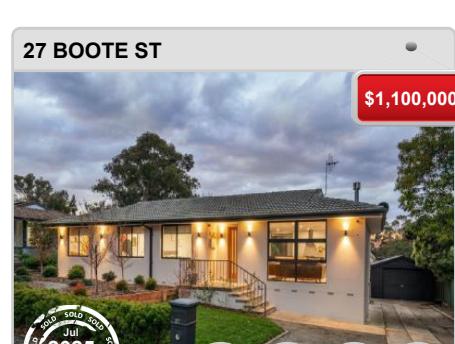
**1/11 MAGRATH CRES**



**\$837,000**

Sold 2025 17 Days 1,083 m² 3 2 2

**27 BOOTE ST**



**\$1,100,000**

Sold 2025 31 Days 825 m² 4 2 1