

Suburb flyover report

SPENCE (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



SPENCE - 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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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)

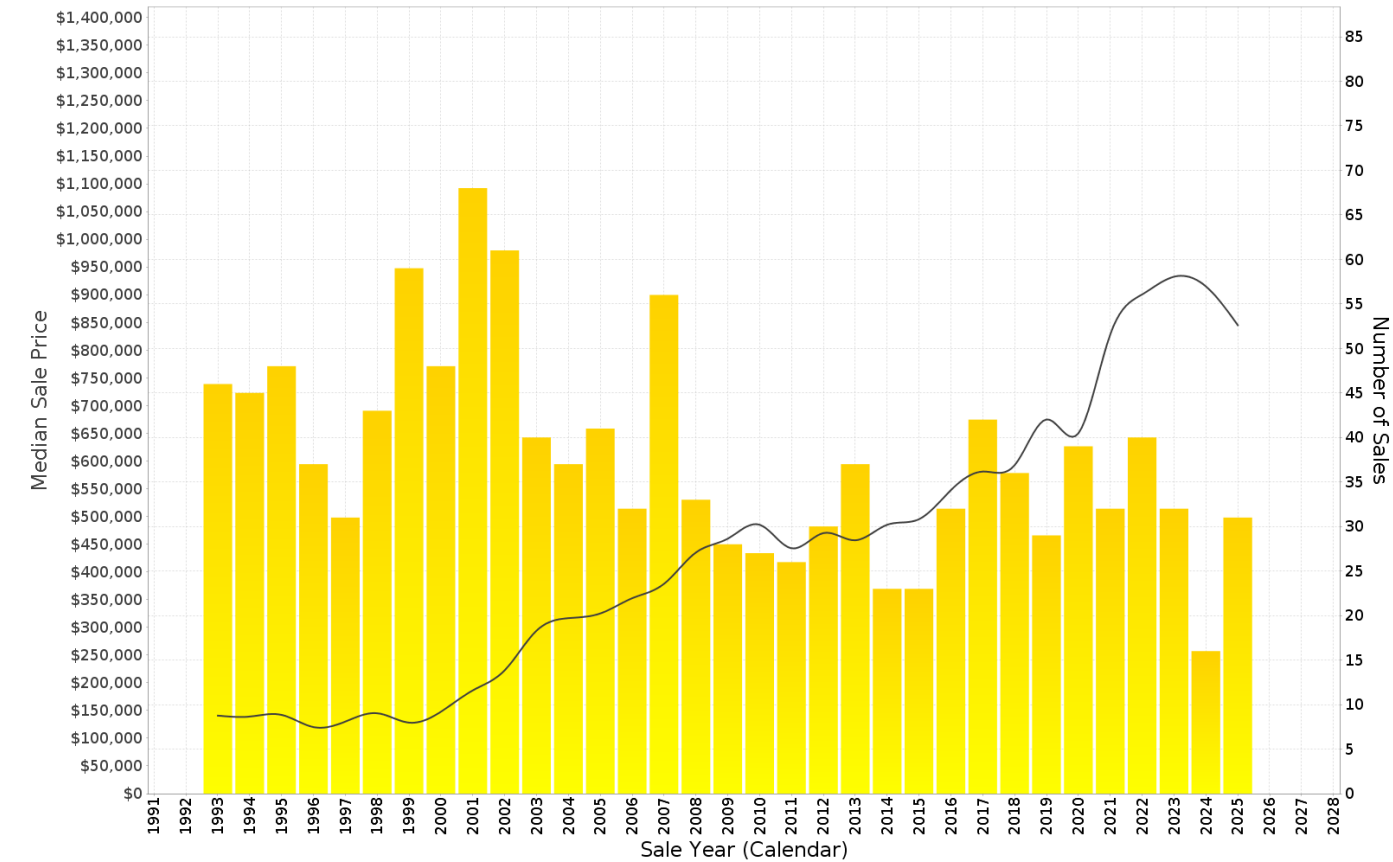
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

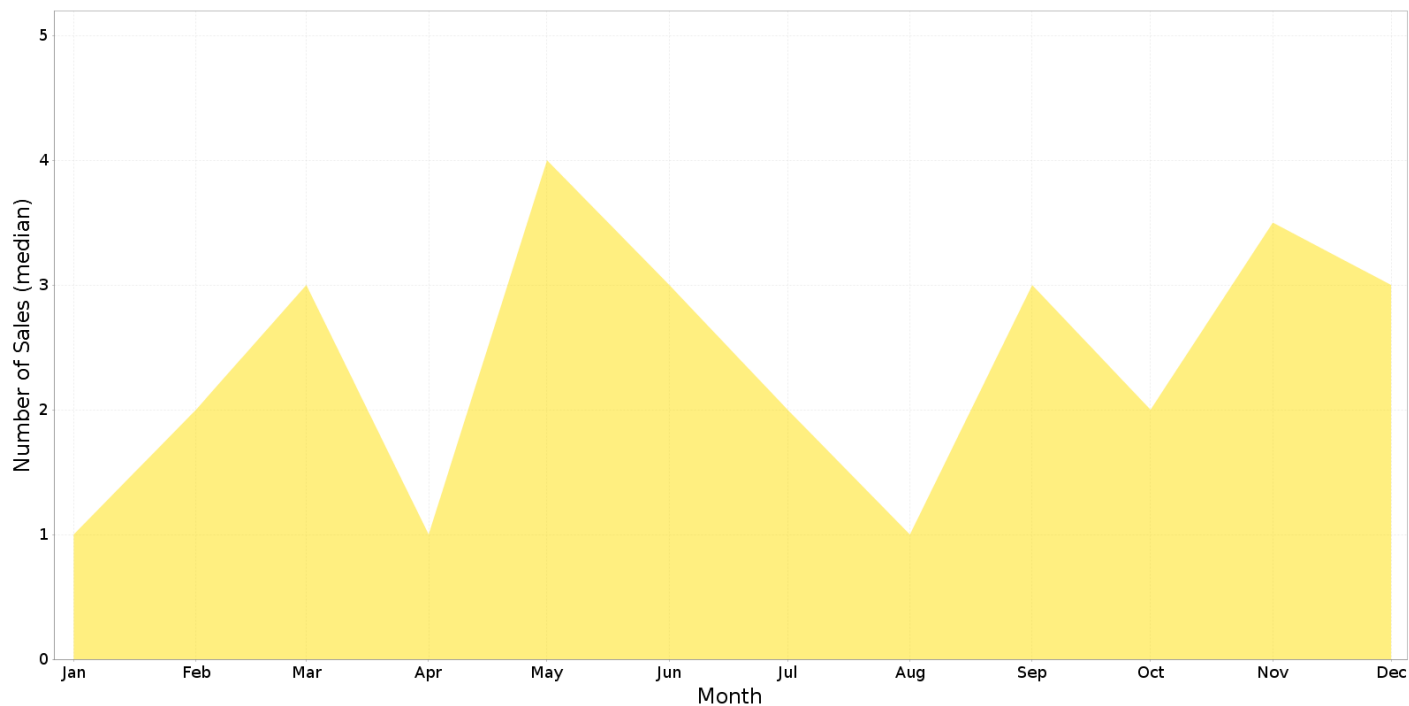
-7.7%

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

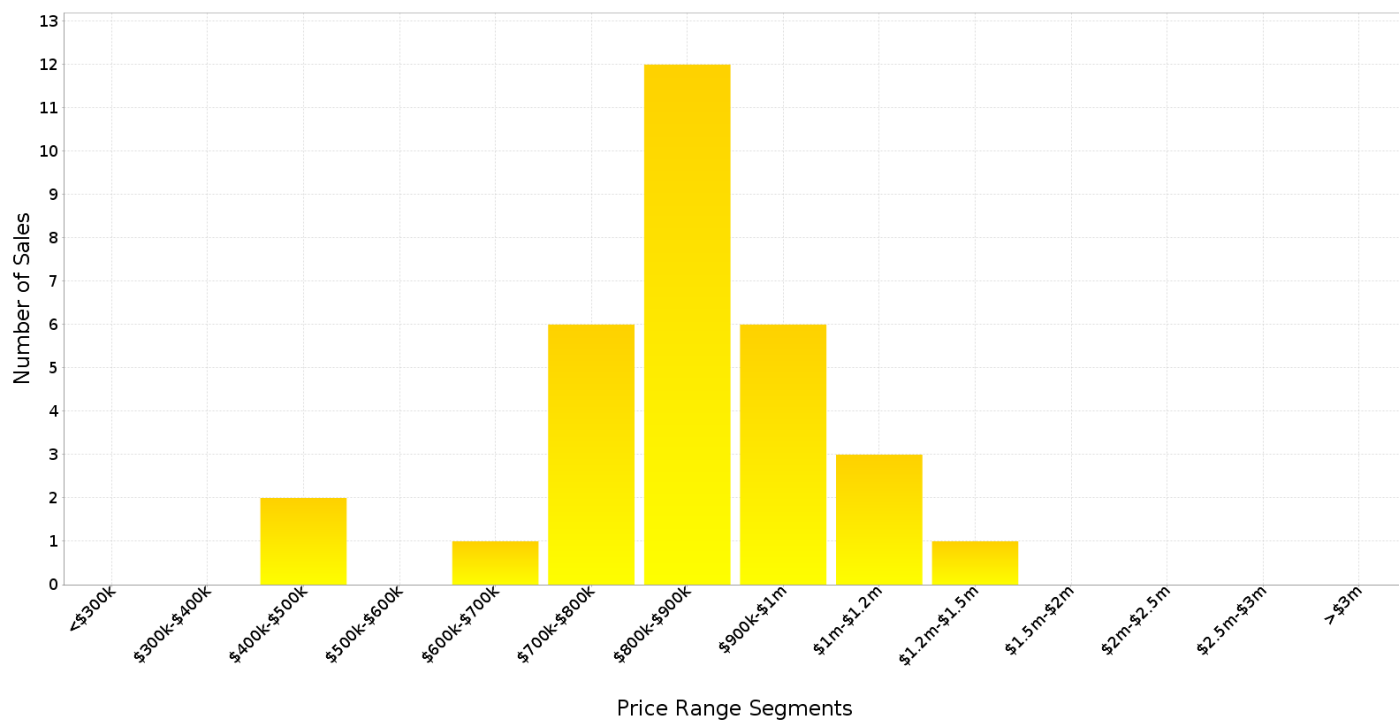
Based on 47 recorded House sales compared over the last two rolling 12 month periods



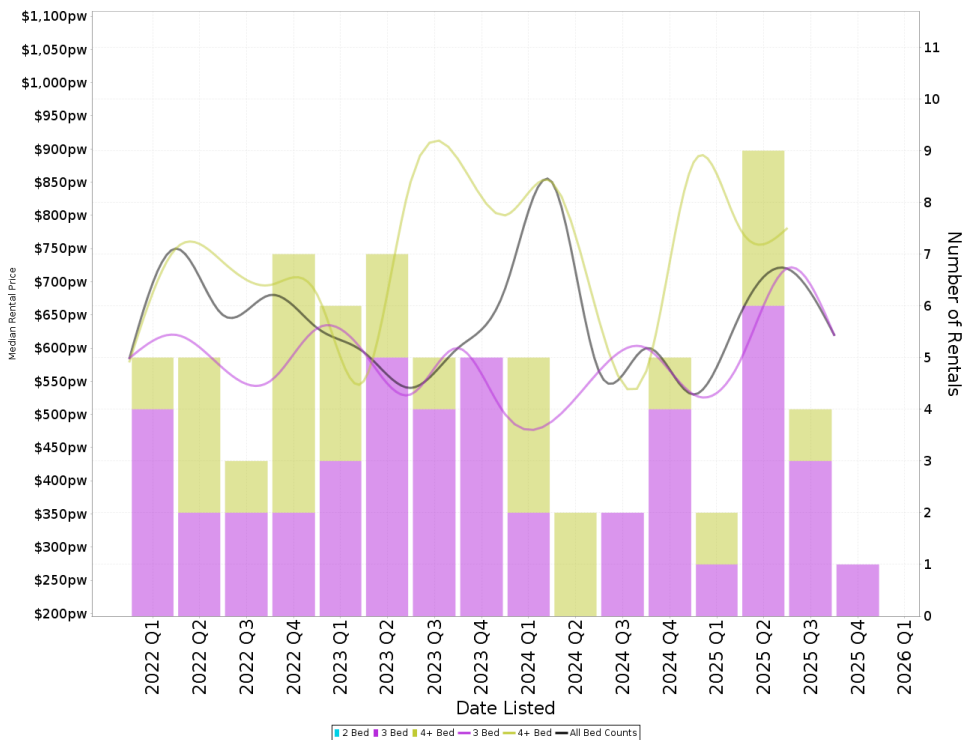
SPENCE - Peak Selling Periods (3 years)



SPENCE - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-7.7%

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

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

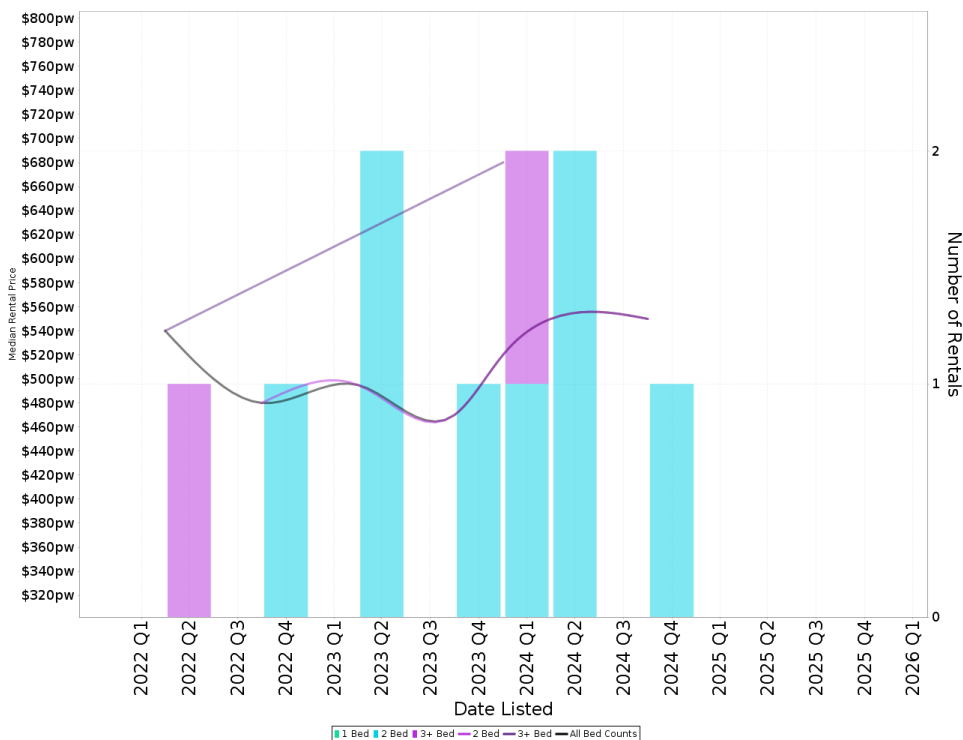
Suburb Rental Yield

+4.0%

Current Median Price: \$845,000
Current Median Rent: \$650

Based on 16 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-28.4%

Current Median Price: \$608,500
Previous Median Price: \$850,000

Based on 14 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

N/A

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

\$880,000



817 m²

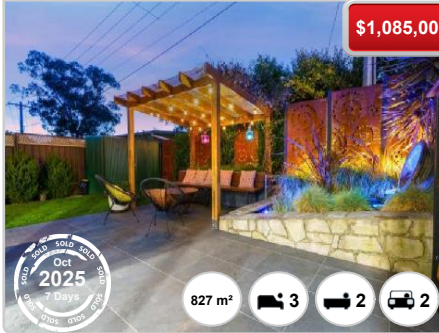
3

1

6

149A COPLAND DR

\$1,085,000



827 m²

3

2

2

3 KATZ PL

\$1,153,000



1,041 m²

4

2

2

161 OWEN DIXON DR

\$850,000



766 m²

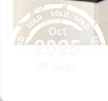
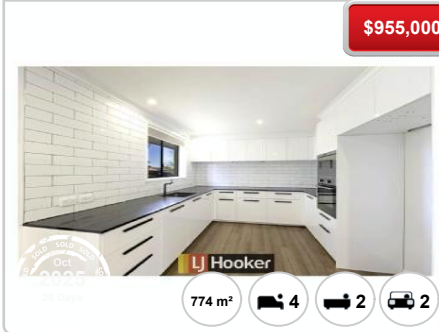
4

1

2

25 BADDELEY CRES

\$955,000



774 m²

4

2

2

9 HANCOCK ST

\$790,000



1,018 m²

-

-

-

13 THORNTON PL

\$775,000



1,130 m²

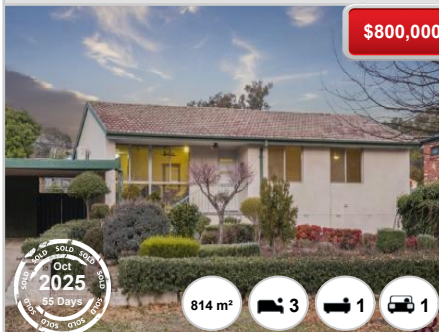
3

2

2

18 HANCOCK ST

\$800,000



814 m²

3

1

1

67 BADDELEY CRES

\$840,000



886 m²

3

1

2

3 TRENWITH CL

\$995,000

SOLD Sep 2025
N/A

735 m² 4 2 1

49 CROFTS CRES

\$665,000

SOLD Sep 2025
19 Days

558 m² 3 1 2

13 MAGRATH CRES

\$953,300

SOLD Sep 2025
21 Days

1,018 m² 4 2 2

4 HANCOCK ST

\$845,000

SOLD Sep 2025
24 Days

714 m² 3 1 1

33 BENNET ST

\$831,000

SOLD Sep 2025
51 Days

936 m² 3 1 1

31 BROADBY CL

\$990,000

SOLD Sep 2025
9 Days

869 m² 4 2 2

2 HOUGHTON PL

\$745,000

SOLD Sep 2025
8 Days

847 m² 3 1 2

5 BROADBY CL

\$990,000

SOLD Sep 2025
7 Days

690 m² 4 2 2

9 DOUGLASS PL

\$1,090,000

SOLD Sep 2025
15 Days

936 m² 4 2 2

13 BENNET PL

\$1,085,000

SOLD Aug 2025
26 Days

1,214 m² 4 2 1

1/11 MAGRATH CRES

\$837,000

SOLD Aug 2025
17 Days

1,083 m² 3 2 2

27 BOOTE ST

\$1,100,000

SOLD Jul 2025
31 Days

825 m² 4 2 1