

Suburb flyover report

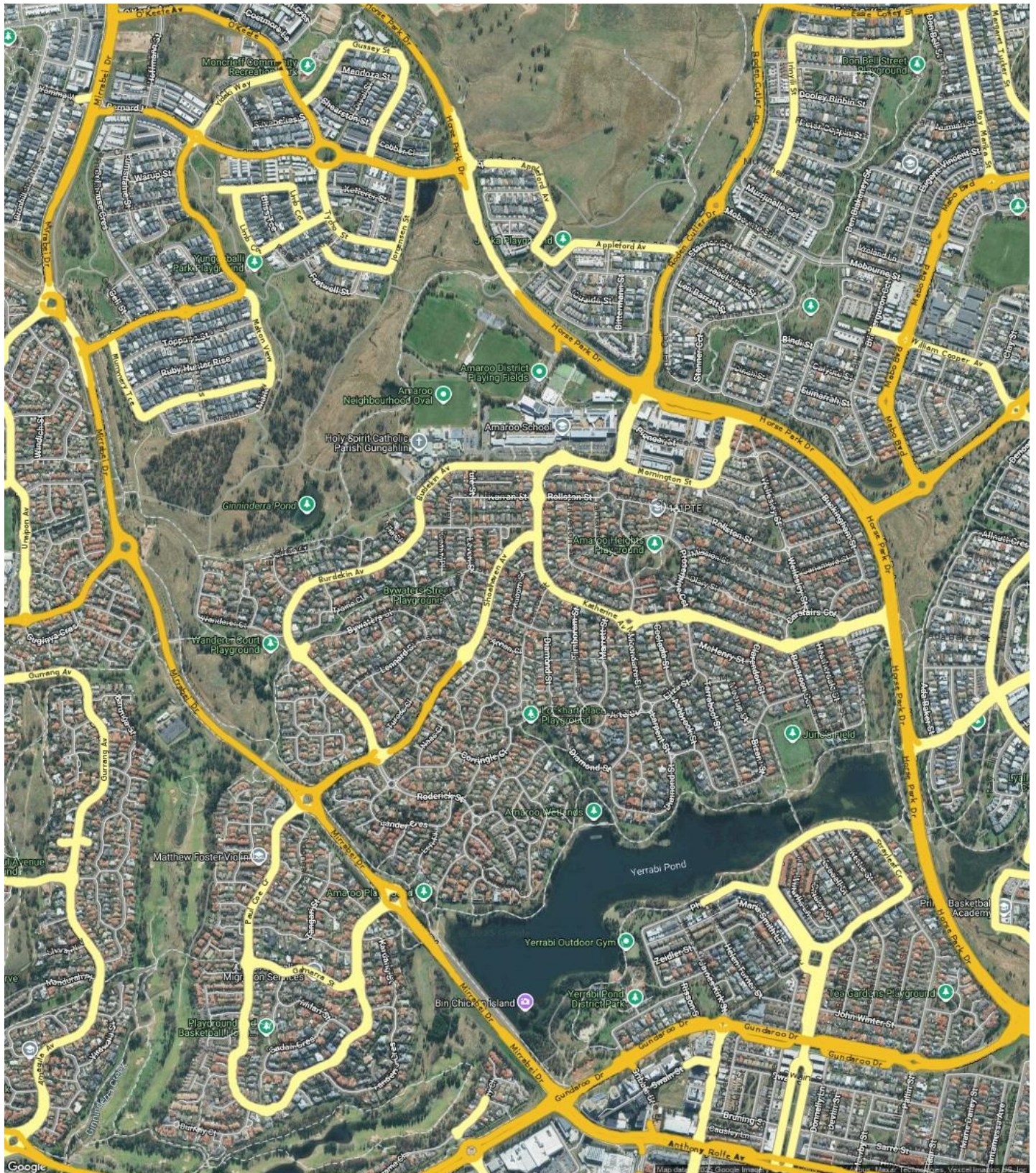
AMAROO (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



AMAROO - 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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AMAROO - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	85	\$ 462,500	0.0 %	\$ 315,000	\$ 1,095,000
2009	91	\$ 464,000	0.3 %	\$ 180,000	\$ 890,000
2010	74	\$ 519,500	12.0 %	\$ 293,334	\$ 950,000
2011	67	\$ 495,000	-4.7 %	\$ 197,500	\$ 806,000
2012	81	\$ 510,000	3.0 %	\$ 280,000	\$ 852,000
2013	68	\$ 527,495	3.4 %	\$ 22,750	\$ 797,500
2014	79	\$ 545,000	3.3 %	\$ 227,500	\$ 1,155,000
2015	88	\$ 547,500	0.5 %	\$ 300,000	\$ 875,000
2016	62	\$ 637,500	16.4 %	\$ 132,000	\$ 1,135,000
2017	76	\$ 651,500	2.2 %	\$ 340,000	\$ 1,400,000
2018	61	\$ 667,500	2.5 %	\$ 269,500	\$ 1,025,000
2019	61	\$ 700,000	4.9 %	\$ 460,000	\$ 1,025,000
2020	87	\$ 749,500	7.1 %	\$ 213,333	\$ 1,350,000
2021	84	\$ 895,000	19.4 %	\$ 150,000	\$ 1,670,000
2022	59	\$ 970,000	8.4 %	\$ 11,000	\$ 1,565,000
2023	58	\$ 945,000	-2.6 %	\$ 655,000	\$ 1,700,000
2024	66	\$ 957,500	1.3 %	\$ 457,500	\$ 1,785,000
2025	61	\$ 975,000	1.8 %	\$ 390,000	\$ 1,485,000
2026	0				

Median Sale Price

\$975k

Based on 61 recorded House sales within the last 12 months (2025)

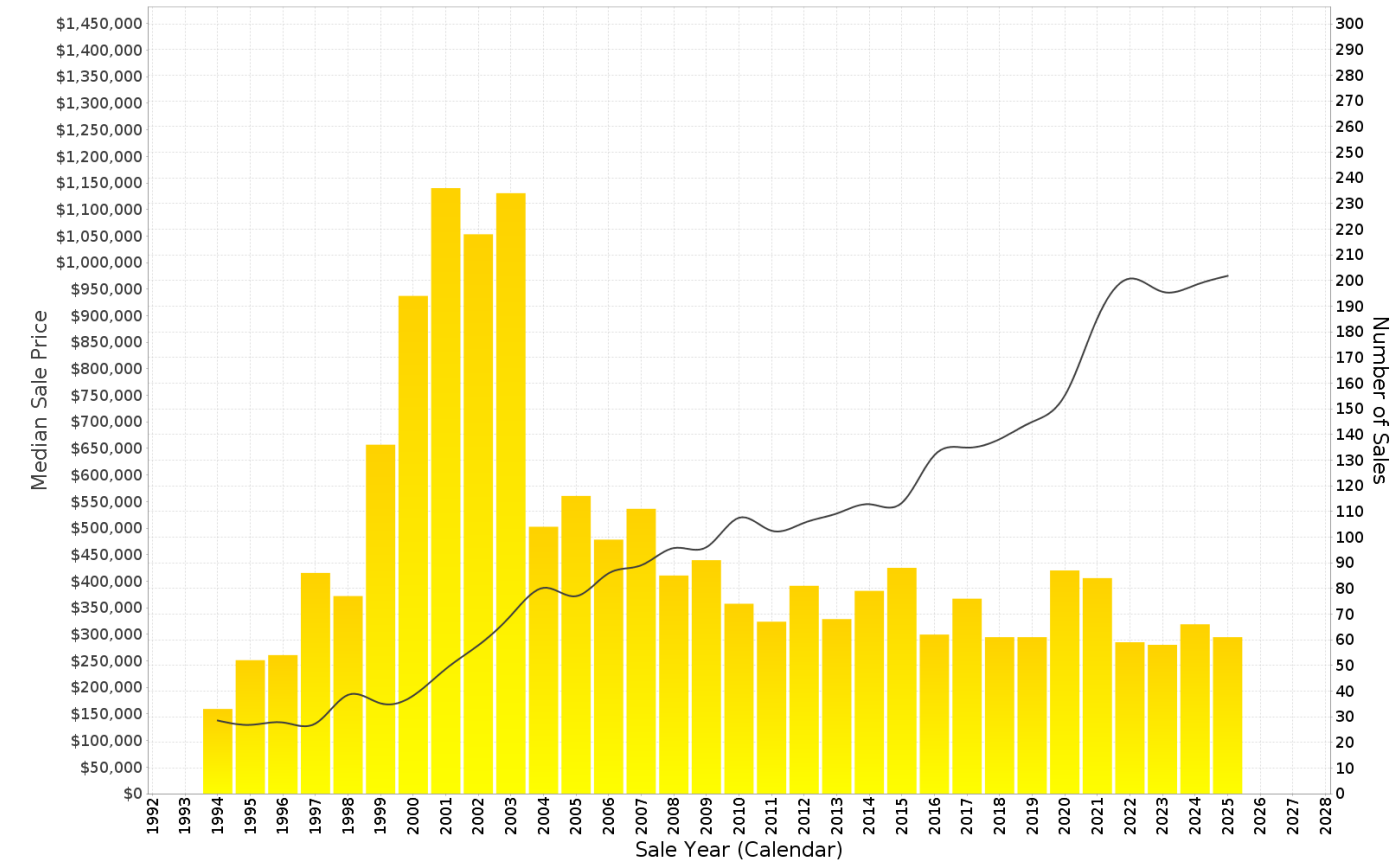
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

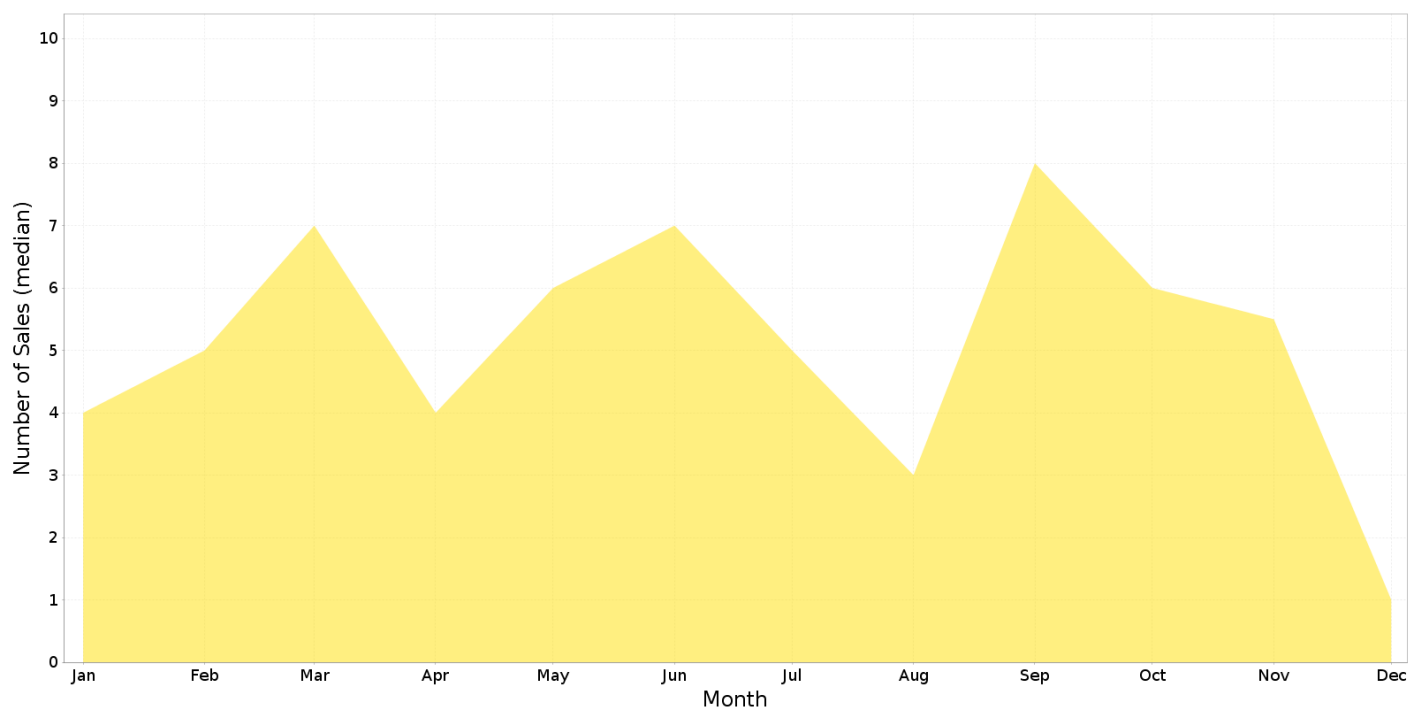
+1.8%

Current Median Price: \$975,000
Previous Median Price: \$957,500

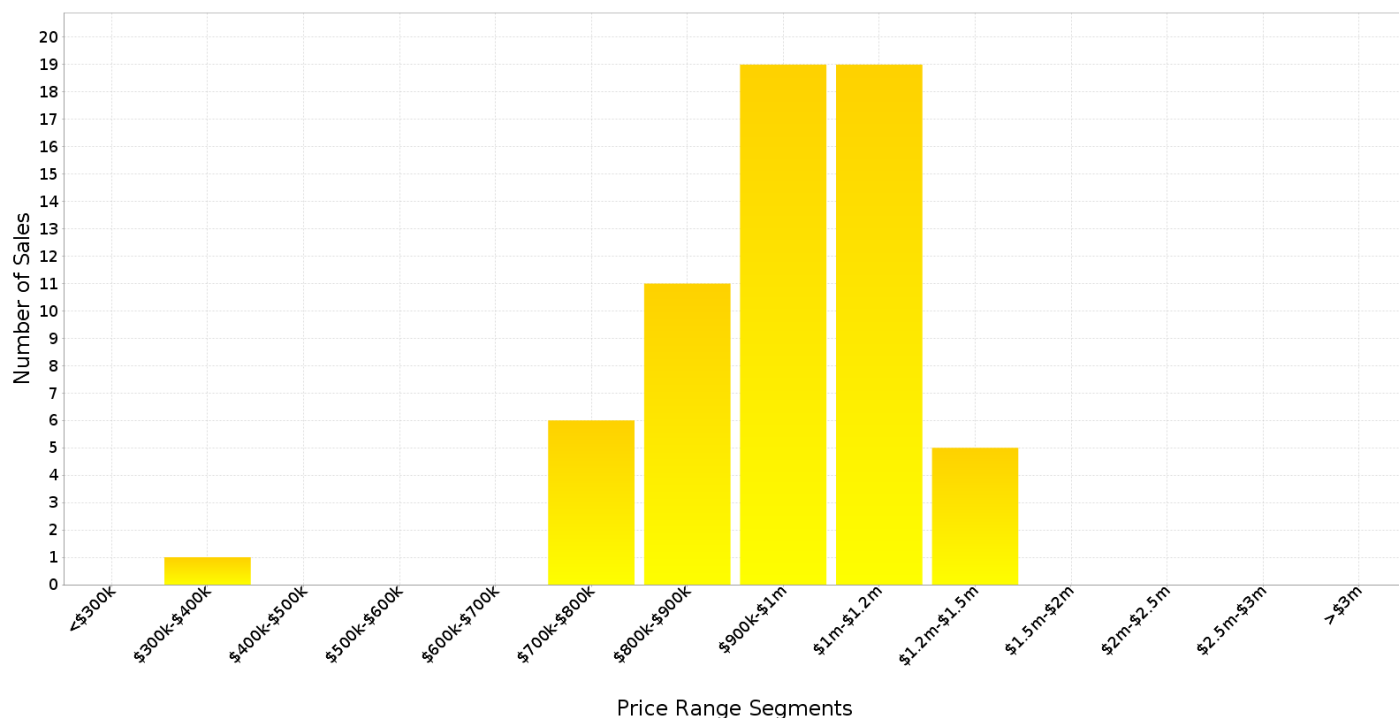
Based on 127 recorded House sales compared over the last two rolling 12 month periods



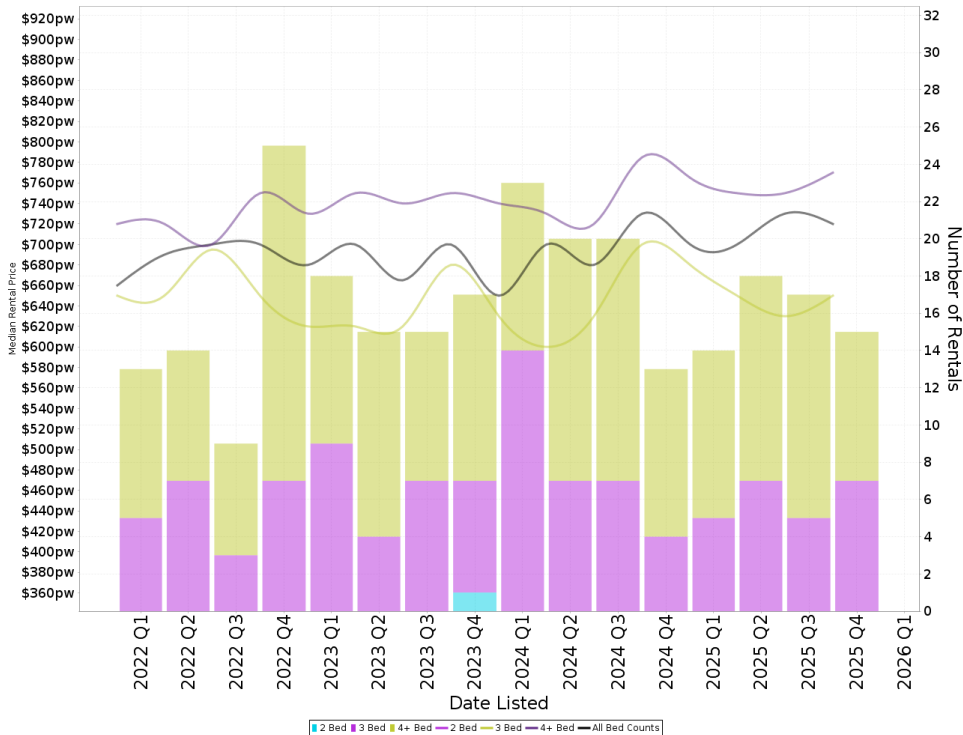
AMAROO - Peak Selling Periods (3 years)



AMAROO - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+1.8%

Current Median Price: \$975,000
Previous Median Price: \$957,500

Based on 127 registered House sales compared over the last two rolling 12 month periods.

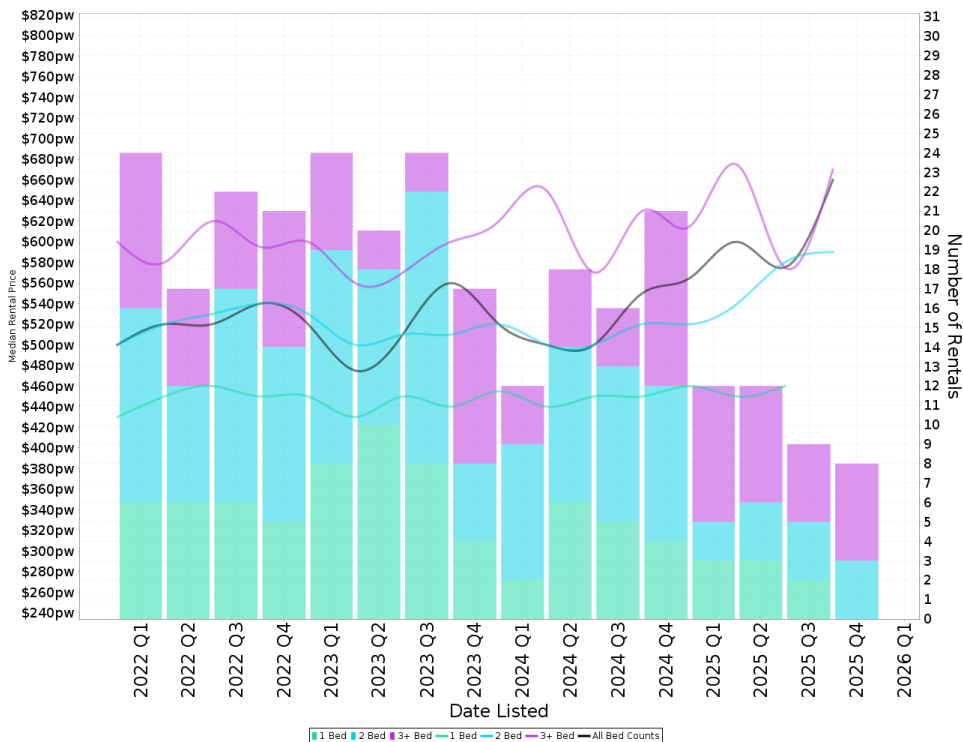
Suburb Rental Yield

+3.8%

Current Median Price: \$975,000
Current Median Rent: \$720

Based on 64 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+8.2%

Current Median Price: \$735,000
Previous Median Price: \$679,000

Based on 36 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.2%

Current Median Price: \$735,000
Current Median Rent: \$590

Based on 41 registered Unit rentals compared over the last 12 months.

AMAROO - Recently Sold Properties

Median Sale Price

\$975k

Based on 61 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: \$975,000
Previous Median Price: \$957,500

Based on 127 recorded House sales compared over the last two rolling 12 month periods

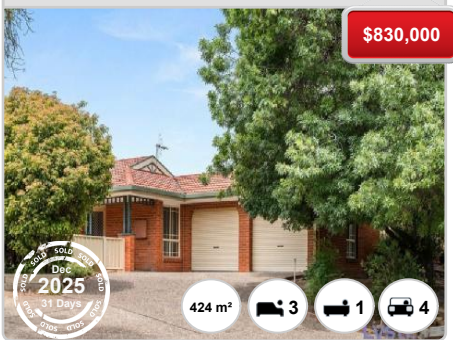
Sold Properties

61

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

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

40 CORRINGLE CL



3 TRAINE CRT



21 TYENNA CL



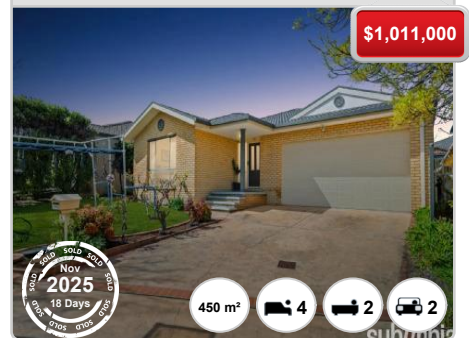
65 ROLLSTON ST



12 MORNINGTON ST



19 DIAMOND ST



3 BEMM PL



31 MAGENTA SQ



23 BUCKINGHAM ST



5 EVELLA CRT



19 OLARY ST



44 KATHERINE AVE



2 GENOA ST



18 COOLOOLA ST



10 BENAROO CCT



18 MISSION ST



13 MCHENRY ST



10 AUBURN ST



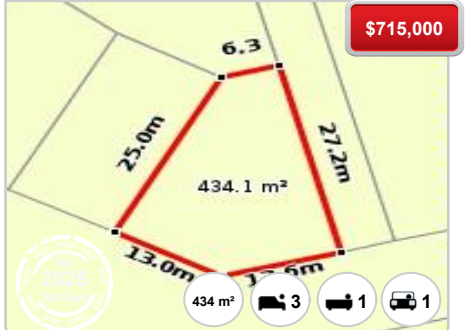
4 GENOA ST



1 INKERMANN ST



16 PHELP CRT



AMAROO - Properties For Rent

Median Rental Price

\$720 /w

Based on 64 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

+3.8%

Current Median Price: \$975,000
Current Median Rent: \$720

Based on 61 recorded House sales and 64 House rentals compared over the last 12 months

Number of Rentals

64

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

7 Saxby Close




\$650

376 m² 3 beds 1 bath 1 car

Dec 2025 14 Days

13 OLARY STREET



\$800 per week

677 m² 4 beds 2 bath 2 car

Dec 2025 19 Days

13 Alice Street



\$770

493 m² 4 beds 1 bath 2 car

Nov 2025 59 Days

11 MAGENTA SQUARE

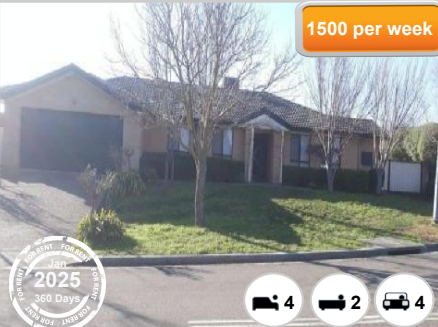


\$650 per week

361 m² 3 beds 2 bath 1 car

Nov 2025 63 Days

119 KATHERINE AVENUE



1500 per week

4 beds 2 bath 4 car

Jan 2025 260 Days