

**RayWhite.**

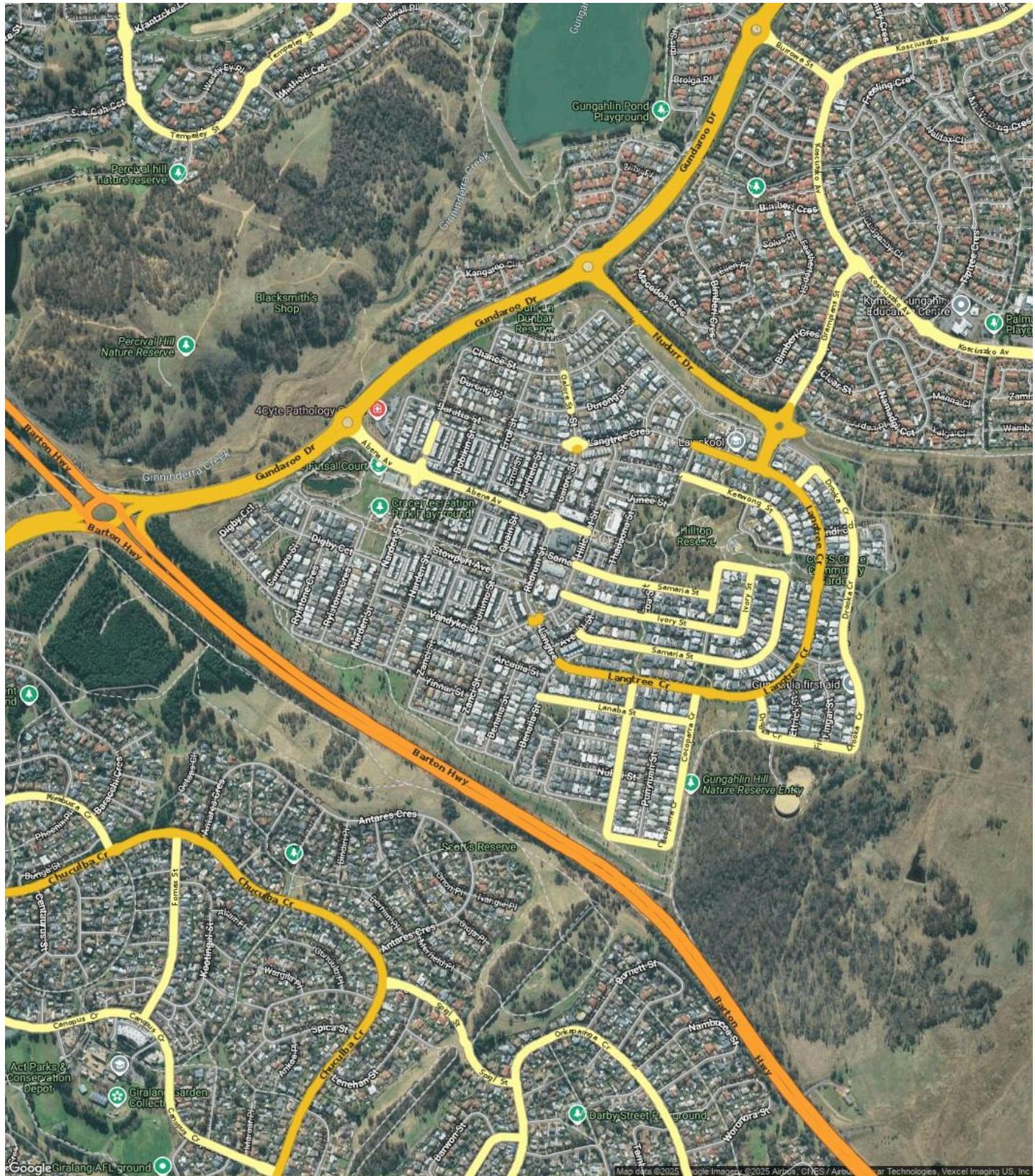
# Suburb flyover report

**CRACE (HOUSE)**

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA



## CRACE - Suburb Map



# CRACE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2009	85	\$ 124,000	0.0 %	\$ 65,000	\$ 636,000
2010	74	\$ 316,500	155.2 %	\$ 65,000	\$ 822,426
2011	109	\$ 410,000	29.5 %	\$ 77,000	\$ 805,000
2012	69	\$ 540,000	31.7 %	\$ 91,000	\$ 783,590
2013	102	\$ 560,250	3.8 %	\$ 267,500	\$ 1,200,000
2014	72	\$ 654,500	16.8 %	\$ 397,000	\$ 920,000
2015	84	\$ 694,500	6.1 %	\$ 350,000	\$ 1,470,000
2016	63	\$ 675,000	-2.8 %	\$ 225,000	\$ 1,220,000
2017	76	\$ 775,000	14.8 %	\$ 95,000	\$ 1,257,000
2018	51	\$ 780,000	0.6 %	\$ 417,000	\$ 1,625,000
2019	50	\$ 772,500	-1.0 %	\$ 420,000	\$ 1,461,000
2020	80	\$ 808,006	4.6 %	\$ 250,000	\$ 1,630,000
2021	80	\$ 935,000	15.7 %	\$ 380,000	\$ 3,125,430
2022	94	\$ 868,000	-7.2 %	\$ 650,000	\$ 2,825,000
2023	51	\$ 1,158,000	33.4 %	\$ 340,000	\$ 1,908,000
2024	76	\$ 1,140,000	-1.6 %	\$ 610,000	\$ 2,190,000
2025	58	\$ 1,112,500	-2.4 %	\$ 530,000	\$ 1,940,000
2026	0				

## Median Sale Price

**\$1.11m**

Based on 58 recorded House sales within the last 12 months (2025)

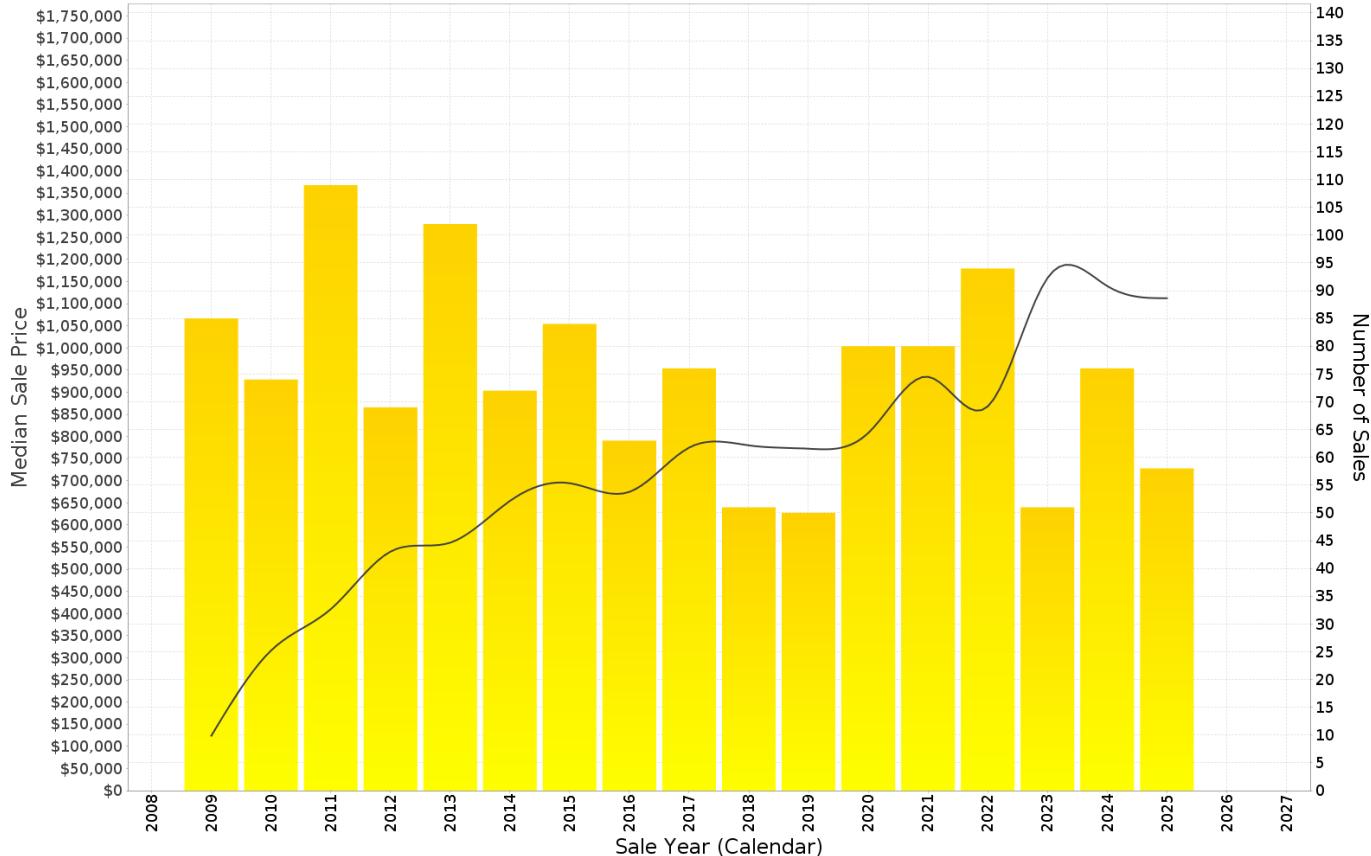
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

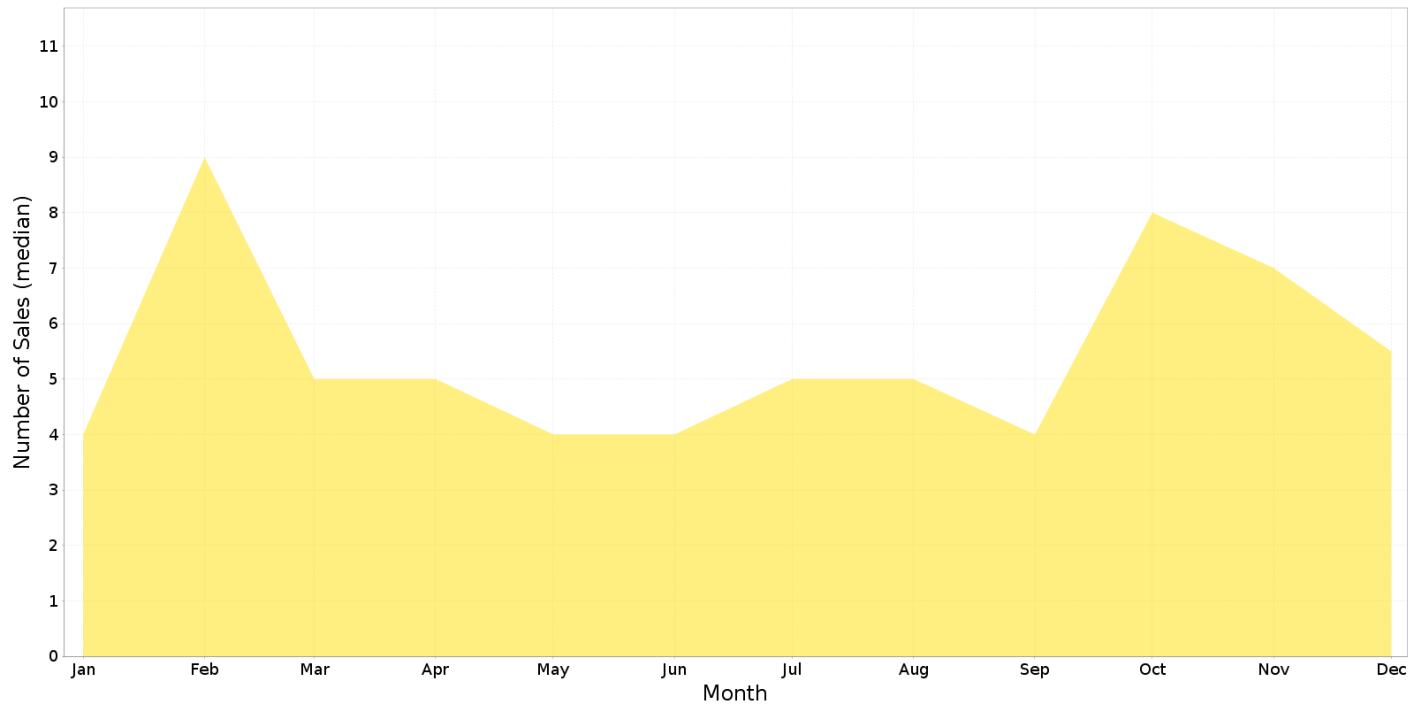
**-2.4%**

Current Median Price: \$1,112,500  
Previous Median Price: \$1,140,000

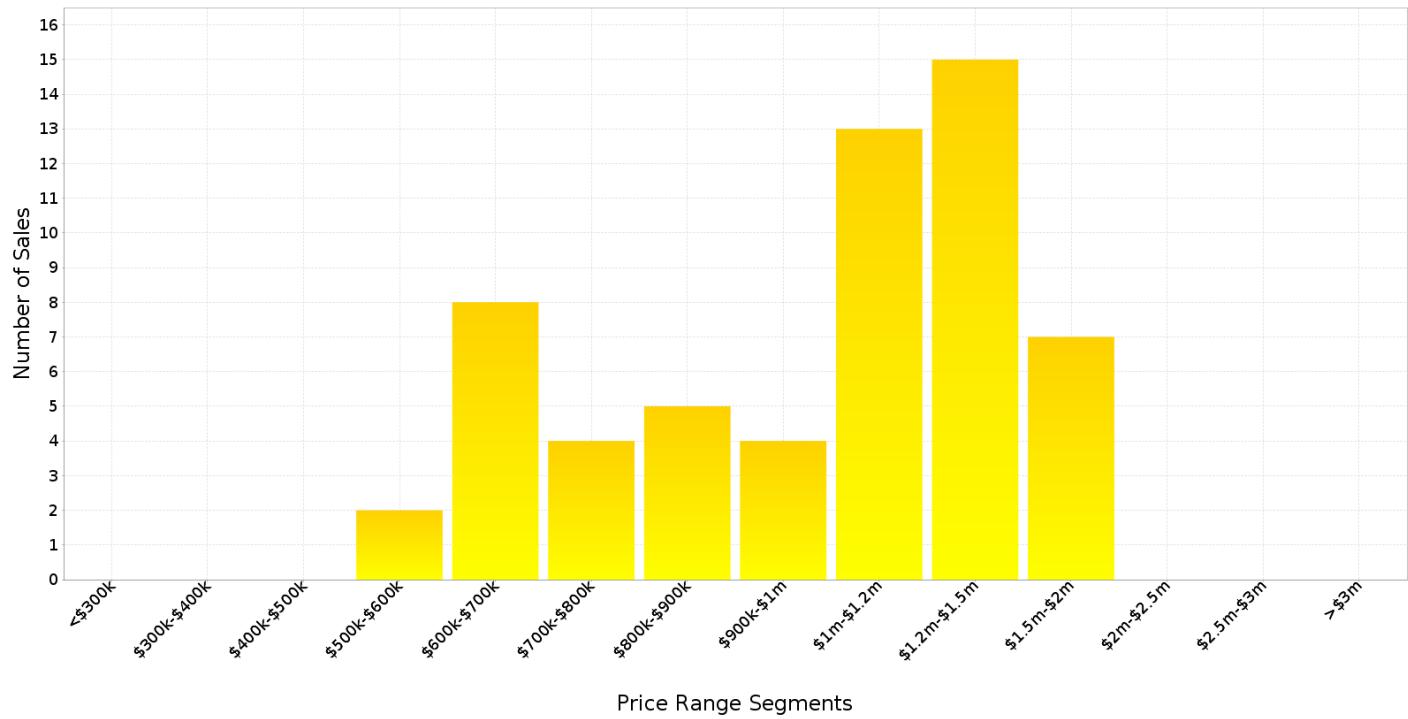
Based on 134 recorded House sales compared over the last two rolling 12 month periods



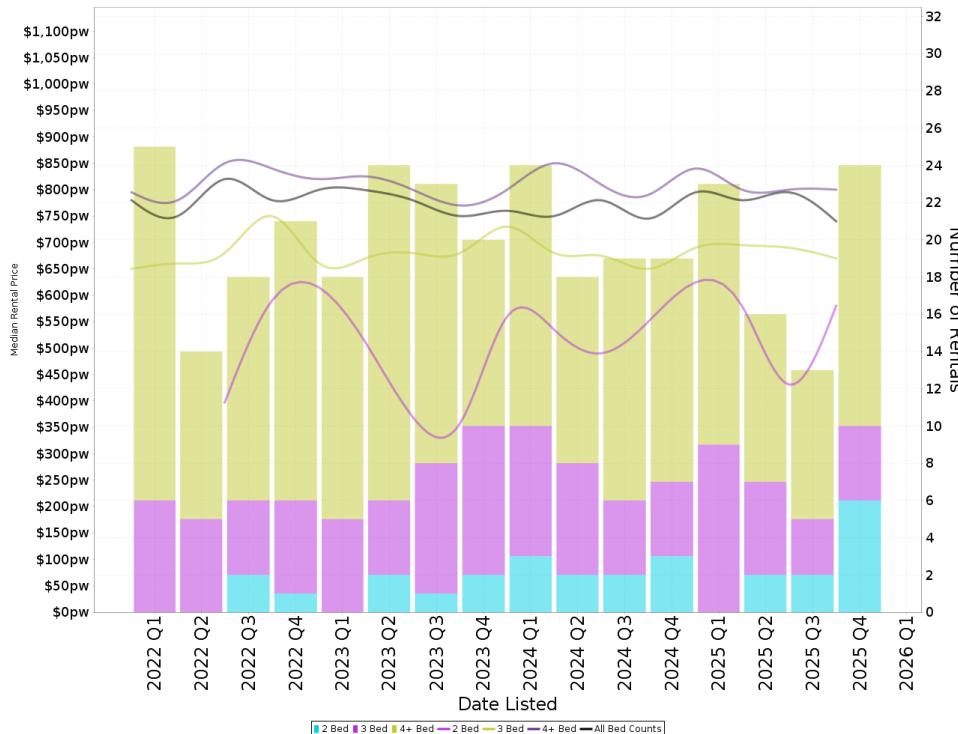
## CRACE - Peak Selling Periods (3 years)



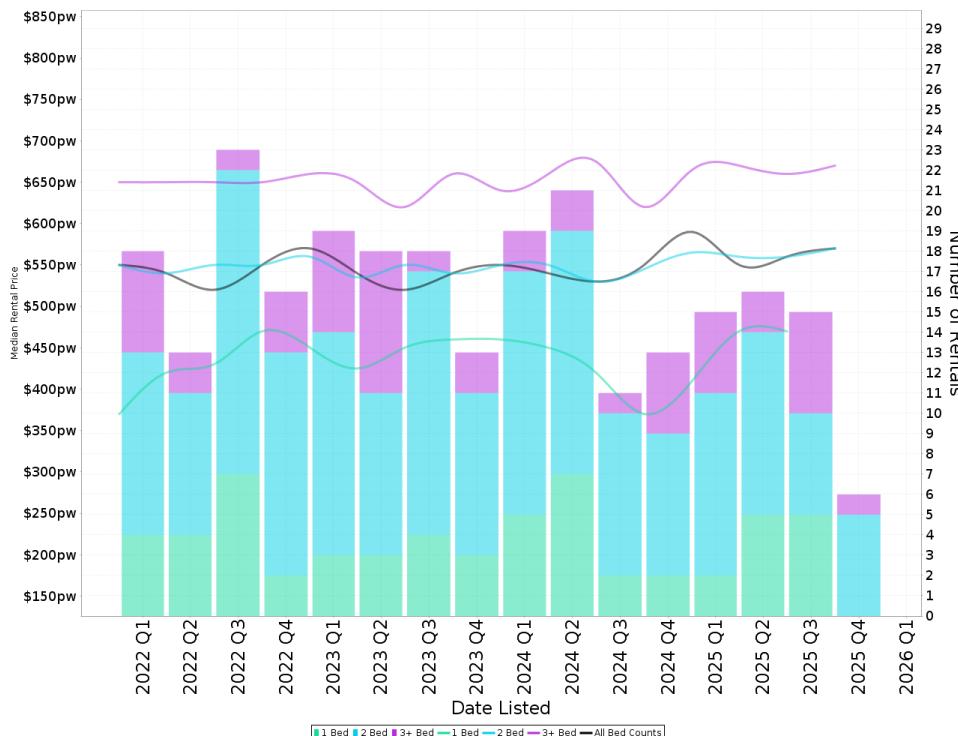
## CRACE - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



## Median Weekly Rents (Units)



# CRACE - Recently Sold Properties

## Median Sale Price

# \$1.11m

Based on 58 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

# -2.4%

Current Median Price: \$1,112,500  
Previous Median Price: \$1,140,000

Based on 134 recorded House sales compared over the last two rolling 12 month periods

## # Sold Properties

# 58

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

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

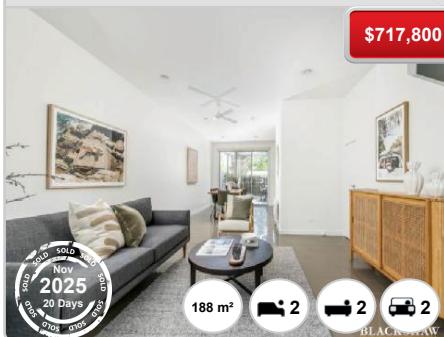
### 29 FAIRFIELD ST



### 2 TAPLOW ST



### 27 DOBIKIN ST



### 5 PARILLA ST



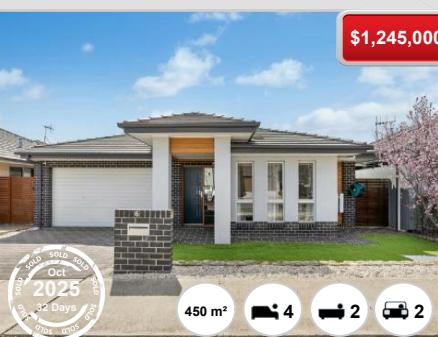
### 168 LANGTREE CRES



### 61 ZANCI ST



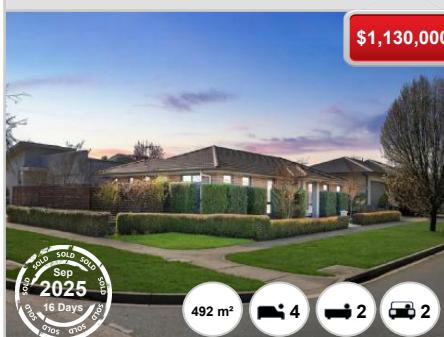
### 6 MARANUNGA CRES



### 10 WADEYE ST



### 1 ARCADIA ST



**16 MARANUNGA CRES**



**\$1,228,000**

453 m<sup>2</sup> • 4 • 2 • 2

Sold: 2025  
36 Days

**35 DIGBY CCT**



**\$1,190,000**

450 m<sup>2</sup> • 4 • 2 • -

Sold: 2025  
36 Days

**9 QUAIN ST**



**\$800,000**

224 m<sup>2</sup> • 3 • 2 • 2

Sold: 2025  
76 Days

**7 ETTRICK ST**



**\$1,650,000**

529 m<sup>2</sup> • - • - • -

Sold: 2025  
N/A

**38 NULERI ST**



**\$1,290,000**

436 m<sup>2</sup> • 4 • 2 • 2

Sold: 2025  
36 Days

**20 REDRUTH ST**



**\$630,000**

135 m<sup>2</sup> • 2 • 1 • 1

Sold: 2025  
36 Days

**17 CHANCE ST**



**\$580,000**

135 m<sup>2</sup> • 2 • 1 • 1

Sold: 2025  
97 Days

**43 KEEWONG ST**



**\$1,630,000**

587 m<sup>2</sup> • 4 • 2 • 2

Sold: 2025  
118 Days

**14 KEEWONG ST**



**\$1,210,000**

446 m<sup>2</sup> • 4 • 2 • 2

Sold: 2025  
18 Days

**20 ZANCI ST**



**\$630,000**

135 m<sup>2</sup> • 2 • 1 • 1

Sold: 2025  
37 Days

**3 MARANUNGA CRES**



**\$1,150,000**

435 m<sup>2</sup> • 4 • 2 • 2

Sold: 2025  
N/A

**14 ERROL ST**



**\$620,000**

135 m<sup>2</sup> • 2 • 1 • 1

Sold: 2025  
131 Days

# CRACE - Properties For Rent

## Median Rental Price

**\$780 /w**

Based on 76 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

**+3.6%**

Current Median Price: \$1,112,500  
Current Median Rent: \$780

Based on 58 recorded House sales and 76 House rentals compared over the last 12 months

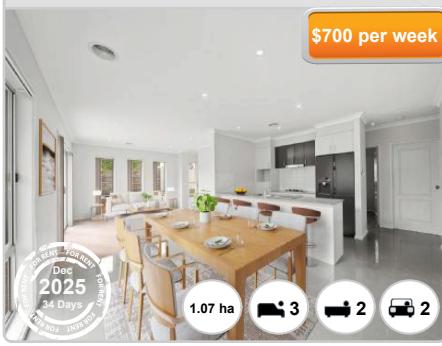
## Number of Rentals

**76**

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

### 26 Maranunga Crescent



### 2 MARANUNGA CRESCENT

