

RayWhite.

Suburb flyover report

FORDE (HOUSE)

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FORDE - Suburb Map



FORDE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	39	\$ 545,000	0.0 %	\$ 176,000	\$ 709,000
2009	98	\$ 546,000	0.2 %	\$ 196,000	\$ 917,000
2010	57	\$ 594,800	8.9 %	\$ 230,000	\$ 930,000
2011	57	\$ 595,000	0.0 %	\$ 120,000	\$ 993,000
2012	93	\$ 579,000	-2.7 %	\$ 8,000	\$ 900,000
2013	114	\$ 622,500	7.5 %	\$ 90,000	\$ 1,007,500
2014	93	\$ 639,950	2.8 %	\$ 174,000	\$ 1,030,000
2015	69	\$ 703,000	9.9 %	\$ 327,500	\$ 1,225,000
2016	78	\$ 702,500	-0.1 %	\$ 410,000	\$ 1,270,000
2017	67	\$ 800,000	13.9 %	\$ 327,000	\$ 1,400,000
2018	67	\$ 812,000	1.5 %	\$ 437,000	\$ 2,035,000
2019	83	\$ 785,000	-3.3 %	\$ 410,000	\$ 1,490,000
2020	66	\$ 798,500	1.7 %	\$ 201,343	\$ 2,150,000
2021	70	\$ 1,117,500	39.9 %	\$ 300,000	\$ 2,300,000
2022	58	\$ 1,167,500	4.5 %	\$ 516,000	\$ 2,360,000
2023	72	\$ 1,152,500	-1.3 %	\$ 650,000	\$ 2,350,000
2024	49	\$ 1,145,000	-0.7 %	\$ 600,000	\$ 3,240,000
2025	40	\$ 1,155,000	0.9 %	\$ 120,000	\$ 1,950,000
2026	0				

Median Sale Price

\$1.16m

Based on 40 recorded House sales within the last 12 months (2025)

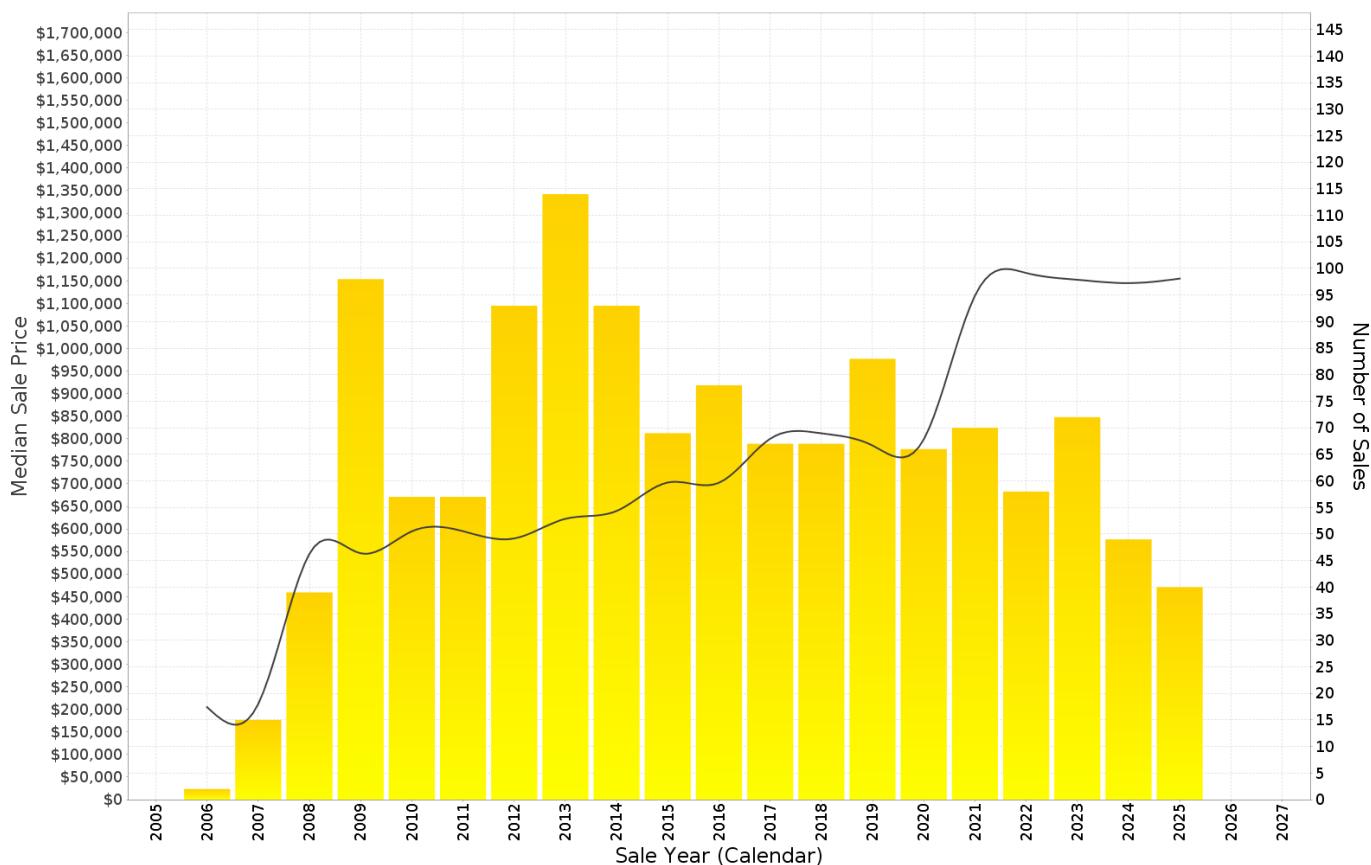
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

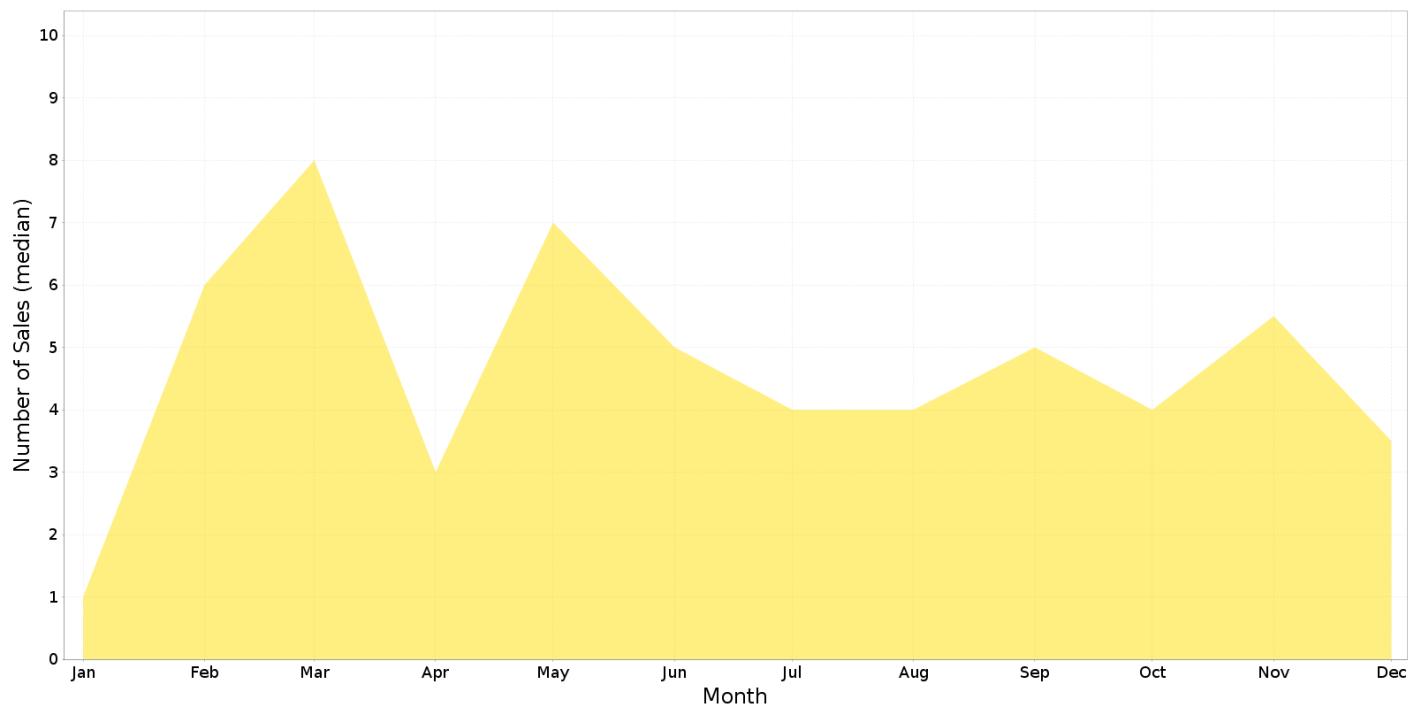
+0.9%

Current Median Price: \$1,155,000
Previous Median Price: \$1,145,000

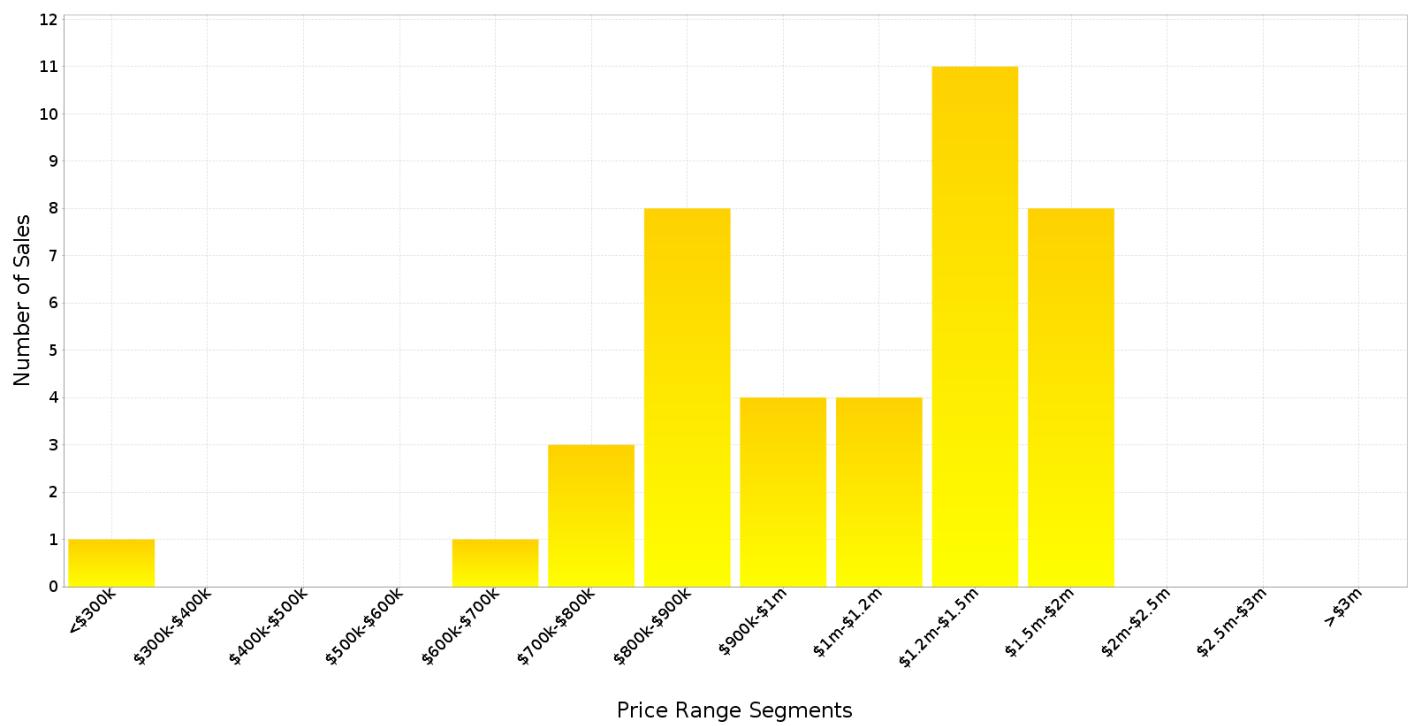
Based on 89 recorded House sales compared over the last two rolling 12 month periods



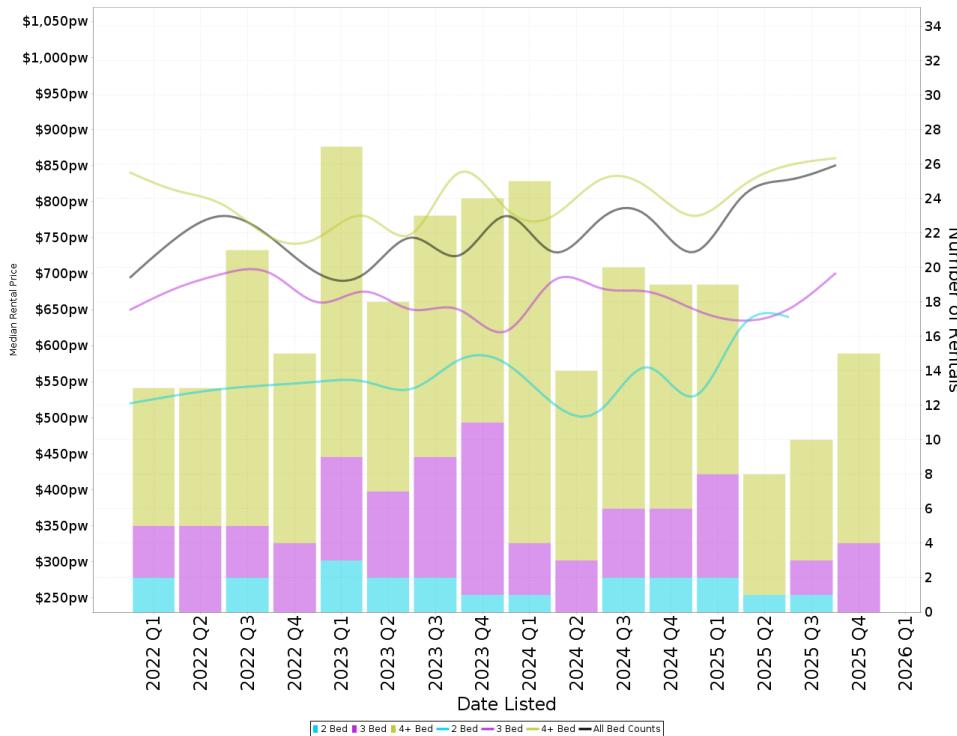
FORDE - Peak Selling Periods (3 years)



FORDE - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+0.9%

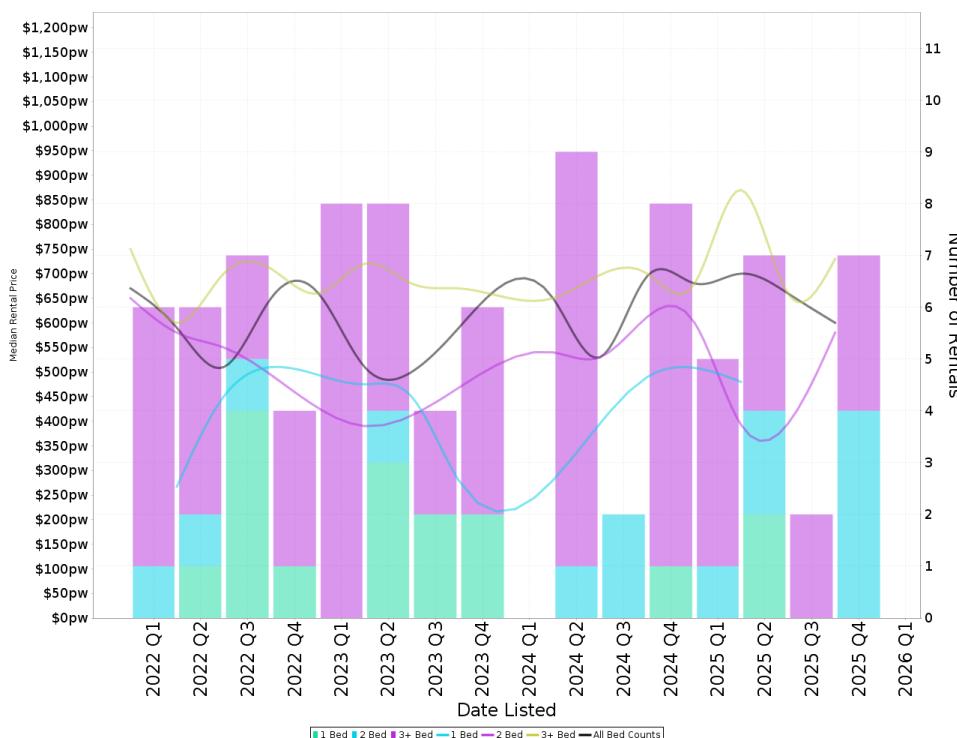
Current Median Price: \$1,155,000
 Previous Median Price: \$1,145,000
 Based on 89 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.6%

Current Median Price: \$1,155,000
 Current Median Rent: \$795
 Based on 52 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-2.3%

Current Median Price: \$820,000
 Previous Median Price: \$839,500
 Based on 19 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.2%

Current Median Price: \$820,000
 Current Median Rent: \$660
 Based on 21 registered Unit rentals compared over the last 12 months.

FORDE - Recently Sold Properties

Median Sale Price

\$1.16m

Based on 40 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

+0.9%

Current Median Price: \$1,155,000
Previous Median Price: \$1,145,000

Based on 89 recorded House sales compared over the last two rolling 12 month periods

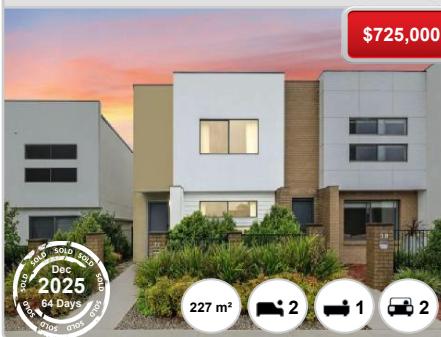
Sold Properties

40

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

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

32 HIBBERD CRES



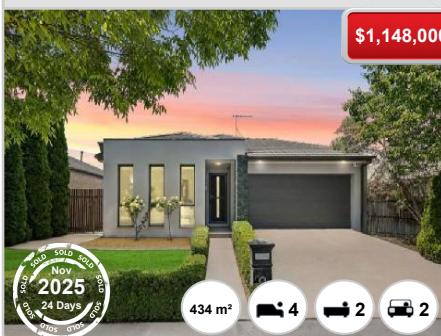
21 LESLIE DWYER ST



16 LOMA RUDDUCK ST



18 PAQUITA ST



21 BRUCE DITTMAR ST



91 FRANCIS FORDE BVD



24 IVY KENT ST



1 MARCUS ST



4 POOLEY ST



41 HELEN LEONARD CRES



\$1,045,000

Oct 2025
34 Days

390 m² | 4 Bed | 2 Bath | 2 Car

82 BLIZZARD CCT



\$1,210,000

Oct 2025
7 Days

507 m² | 4 Bed | 2 Bath | 2 Car

101 AMY ACKMAN ST



\$1,400,000

Oct 2025
34 Days

929.1 m² | 4 Bed | 2 Bath | 2 Car

15 IVY KENT ST



\$1,375,000

Sep 2025
20 Days

479 m² | 5 Bed | 3 Bath | 2 Car

53 PAQUITA ST



\$1,275,000

Sep 2025
24 Days

441 m² | 4 Bed | 2 Bath | 2 Car

33 ZAKHAROV AVE



\$895,000

Sep 2025
9 Days

362 m² | 3 Bed | 2 Bath | 1 Car

27 DAVID WALSH AVE



\$1,257,500

Aug 2025
29 Days

599 m² | 4 Bed | 2 Bath | 2 Car

10 ERIC WRIGHT ST



\$1,950,000

Aug 2025
297 Days

886 m² | 5 Bed | 2 Bath | 2 Car

20 BUCHAN CRES



\$120,000

Aug 2025
N/A

465.0 m² | 4 Bed | 1 Bath | 2 Car

2 ERIC WRIGHT ST



\$925,000

Aug 2025
18 Days

1,694 m² | 3 Bed | 2 Bath | 2 Car

1 ERIC WRIGHT ST



\$821,000

Jul 2025
115 Days

506 m² | 2 Bed | 1 Bath | 1 Car

25 BLIZZARD CCT



\$1,180,000

Jul 2025
44 Days

465 m² | 4 Bed | 2 Bath | 2 Car

FORDE - Properties For Rent

Median Rental Price

\$795 /w

Based on 52 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: \$1,155,000
Current Median Rent: \$795

Based on 40 recorded House sales and 52 House rentals compared over the last 12 months

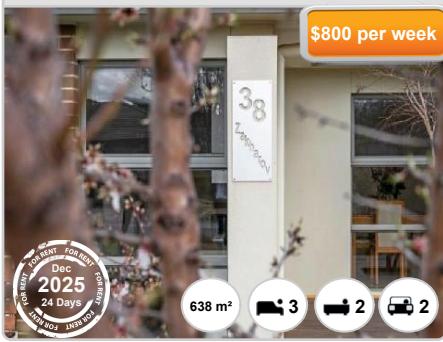
Number of Rentals

52

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

38 ZAKHAROV AVENUE

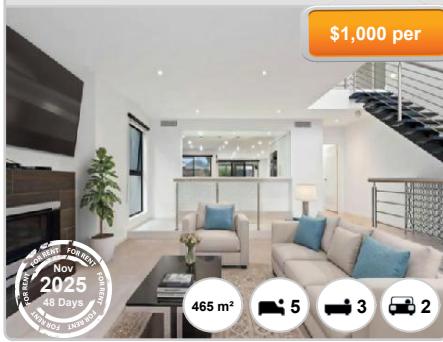


FOR RENT
Dec 2025
24 Days

638 m²

\$800 per week

15 VOLPATO STREET

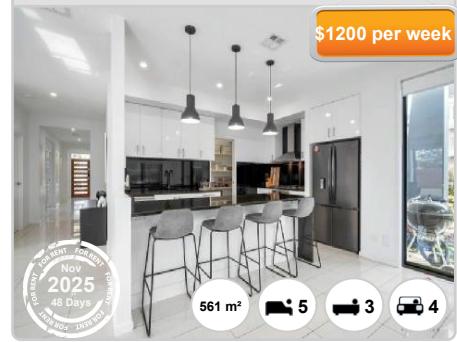


FOR RENT
Nov 2025
48 Days

465 m²

\$1,000 per week

43 QUINANE STREET



FOR RENT
Nov 2025
48 Days

561 m²

\$1200 per week