

# Suburb flyover report

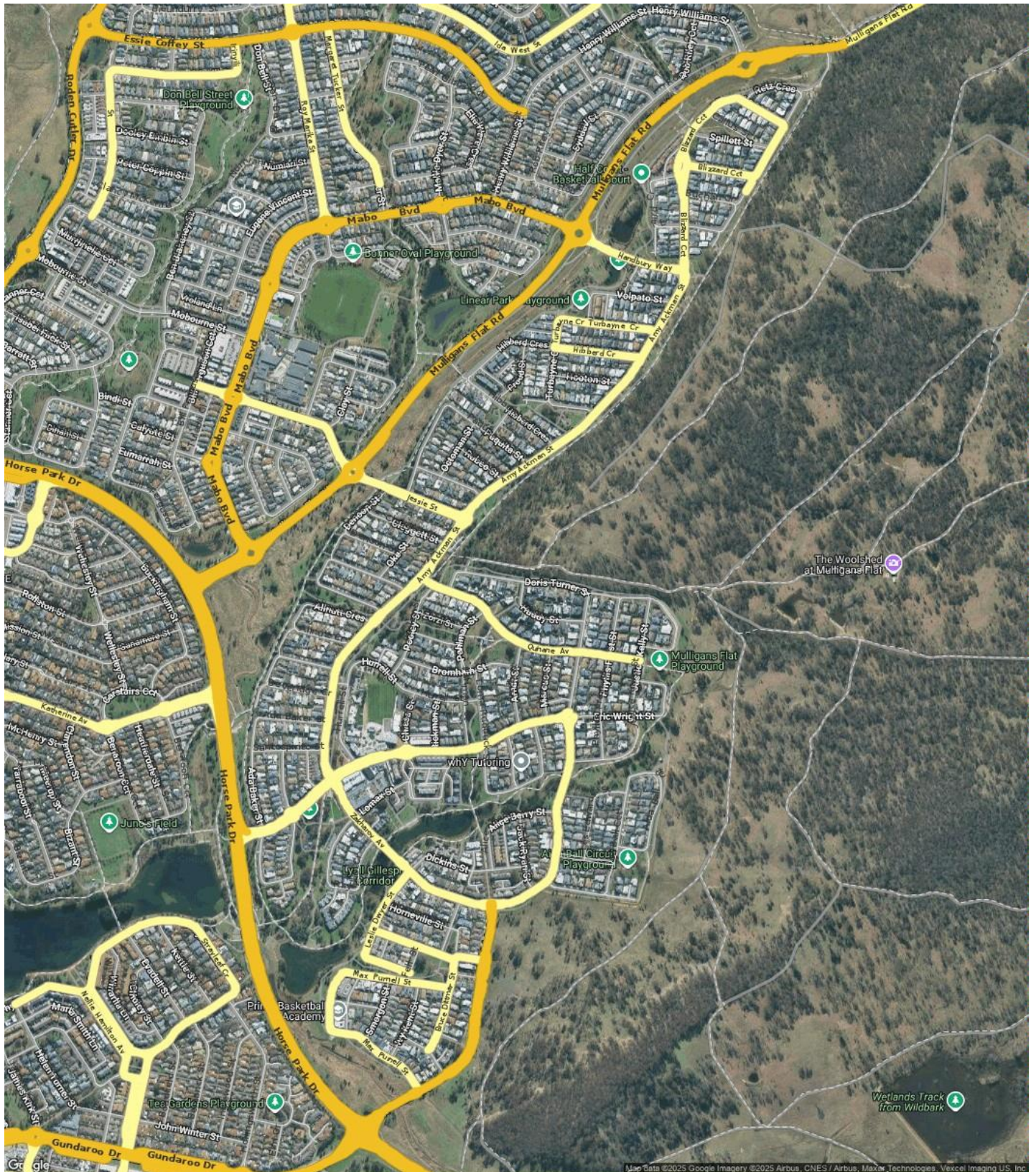
FORDE (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

**RayWhite.**



## FORDE - 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 (pricfinder.com.au)

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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)

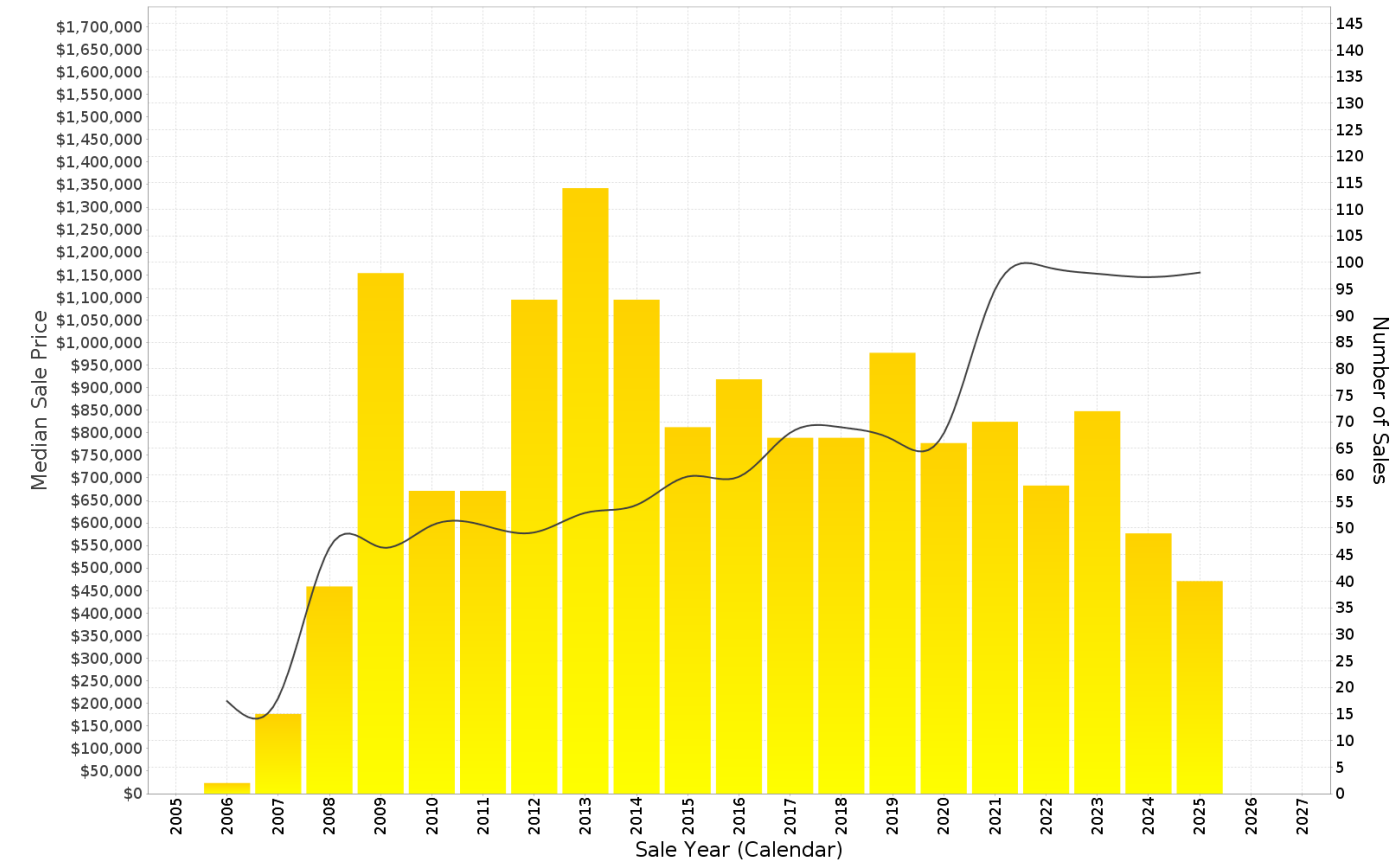
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

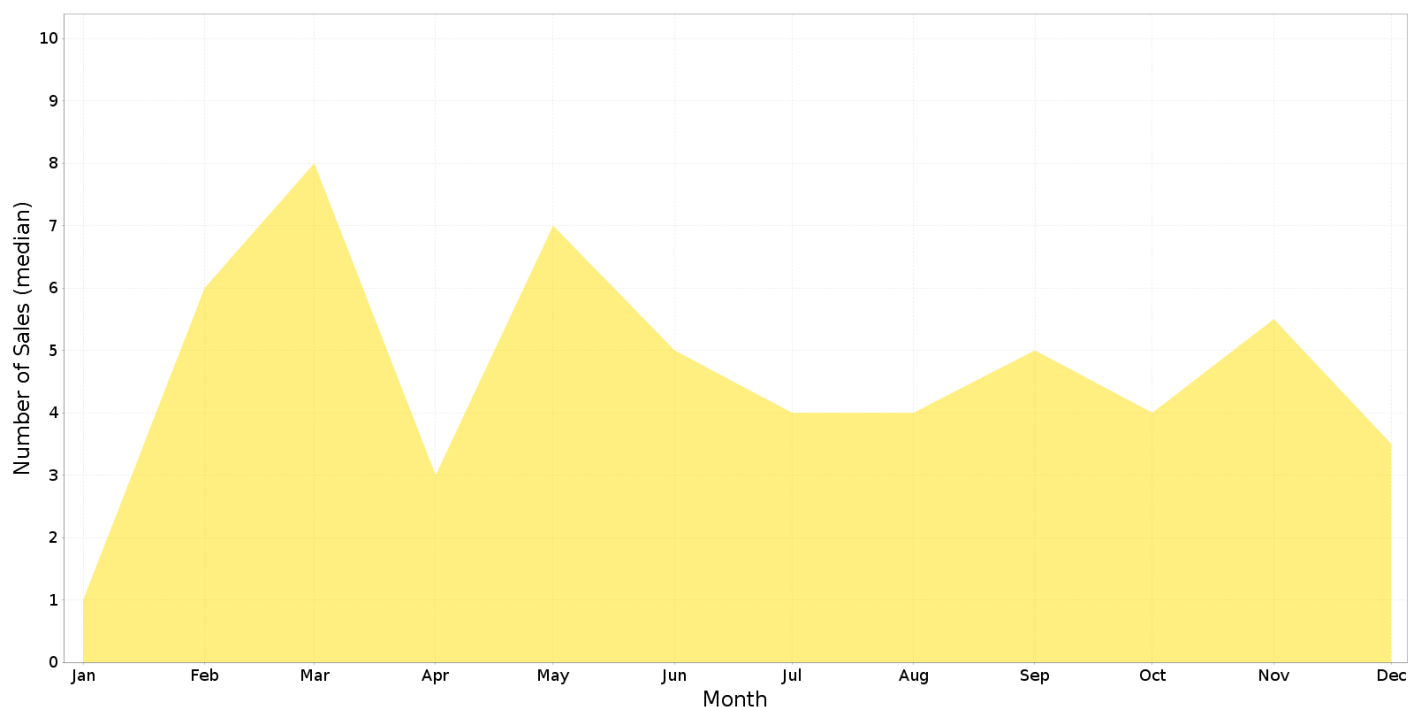
+0.9%

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

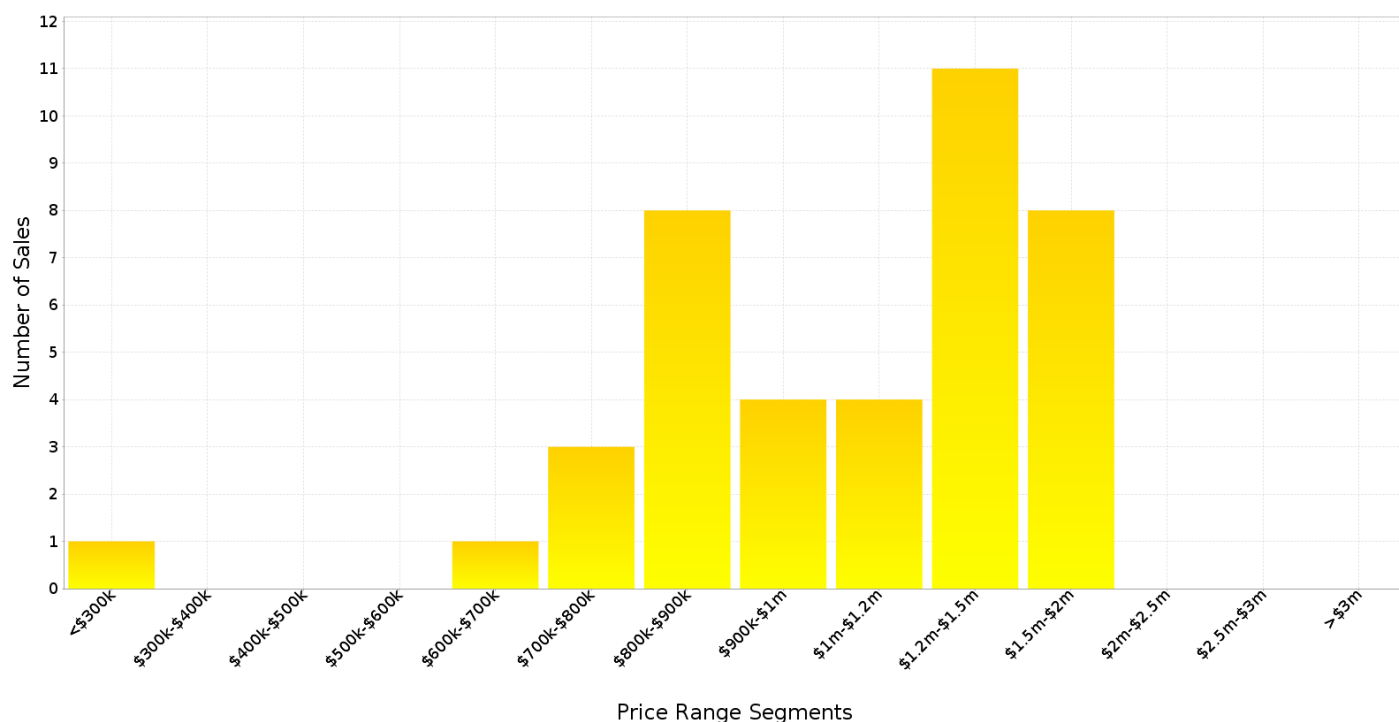
Based on 89 recorded House sales compared over the last two rolling 12 month periods



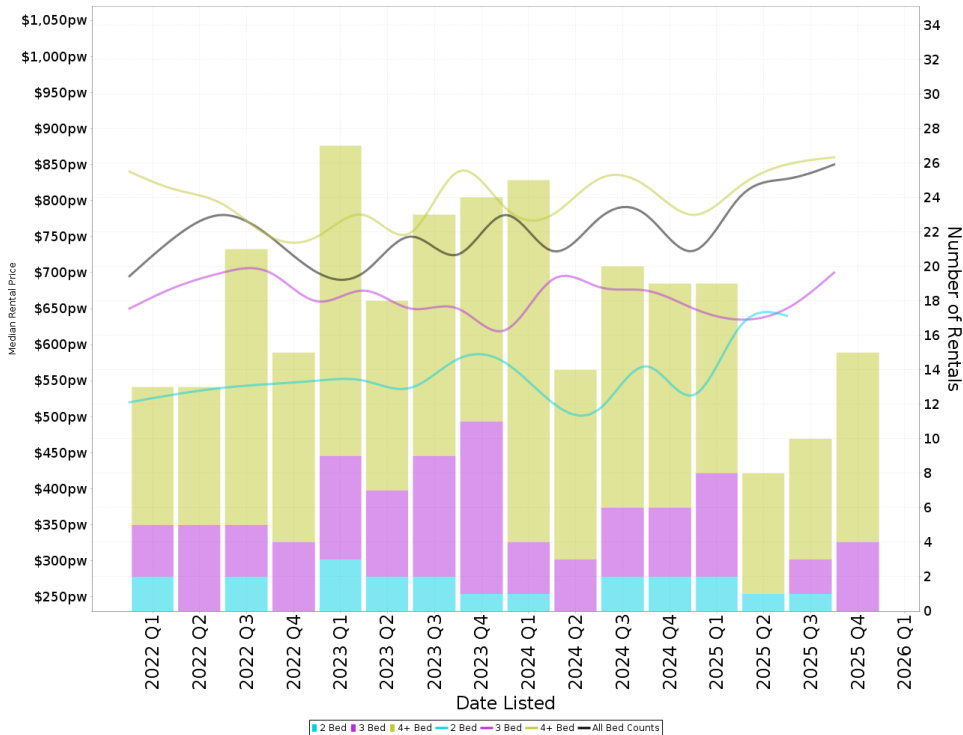
## FORDE - Peak Selling Periods (3 years)



## 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.

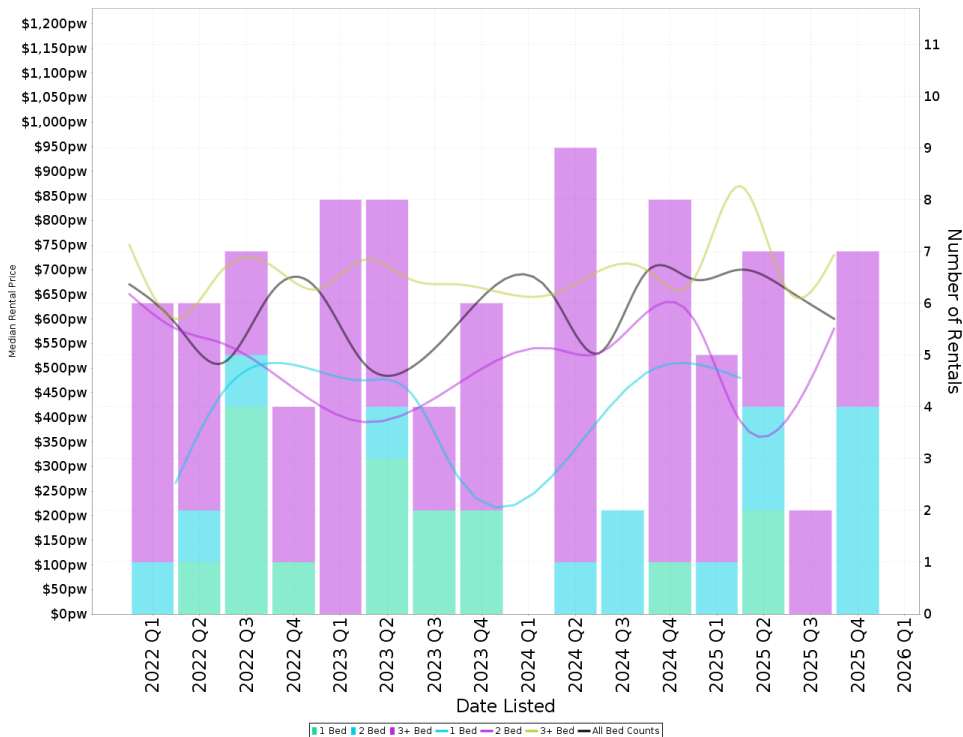
### Suburb Rental Yield

**+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

**\$725,000**



227 m<sup>2</sup>



21 LESLIE DWYER ST

**\$980,000**



332 m<sup>2</sup>



16 LOMA RUDDUCK ST

**\$943,000**



364 m<sup>2</sup>



18 PAQUITA ST

**\$1,148,000**



434 m<sup>2</sup>



21 BRUCE DITTMAR ST

**\$793,843**



331 m<sup>2</sup>



91 FRANCIS FORDE BVD

**\$1,200,000**

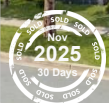


500 m<sup>2</sup>



24 IVY KENT ST

**\$1,067,500**



463 m<sup>2</sup>



1 MARCUS ST

**\$958,000**



398 m<sup>2</sup>



4 POOLEY ST

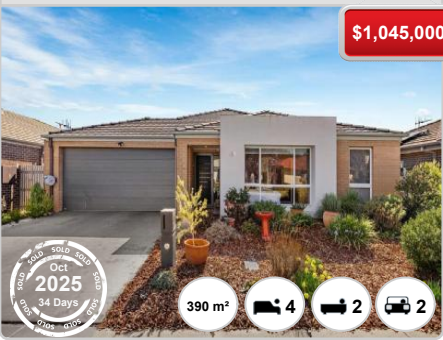
**\$1,677,000**



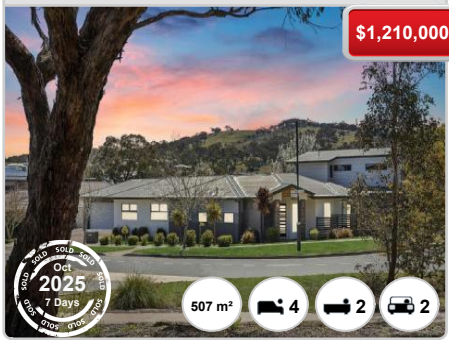
807 m<sup>2</sup>



41 HELEN LEONARD CRES



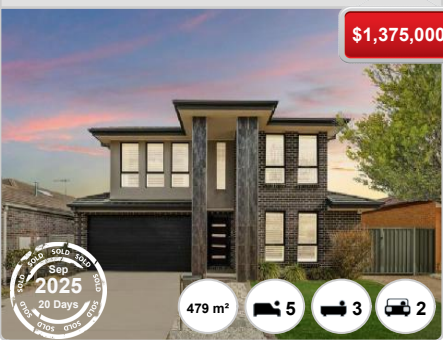
82 BLIZZARD CCT



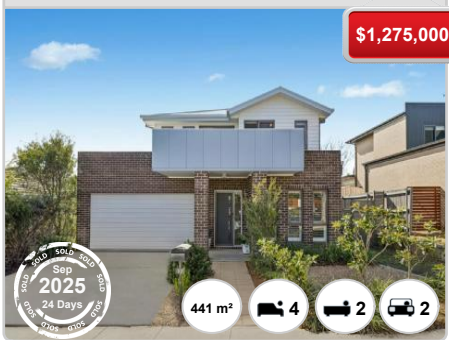
101 AMY ACKMAN ST



15 IVY KENT ST



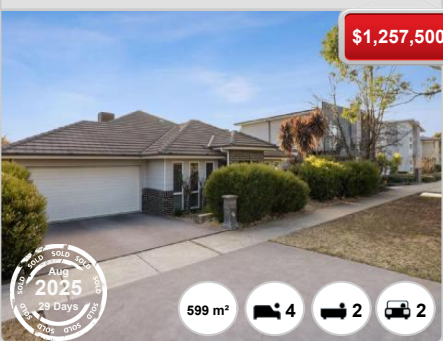
53 PAQUITA ST



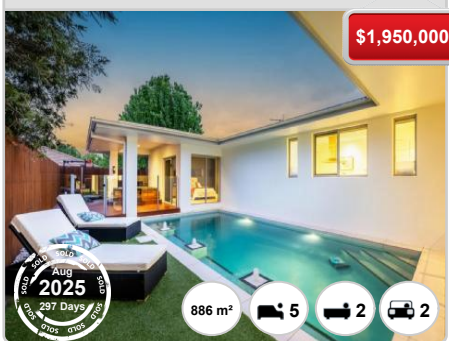
33 ZAKHAROV AVE



27 DAVID WALSH AVE



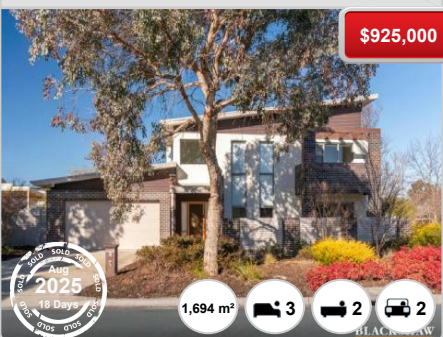
10 ERIC WRIGHT ST



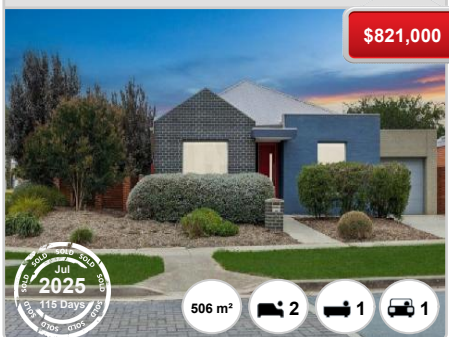
20 BUCHAN CRES



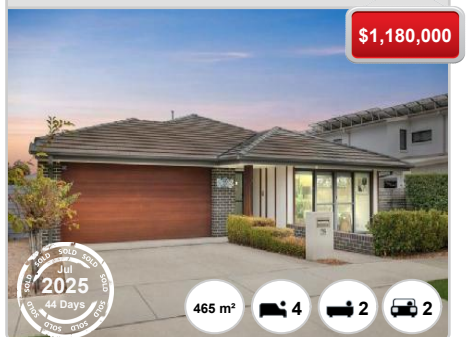
2 ERIC WRIGHT ST



1 ERIC WRIGHT ST



25 BLIZZARD CCT



# 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

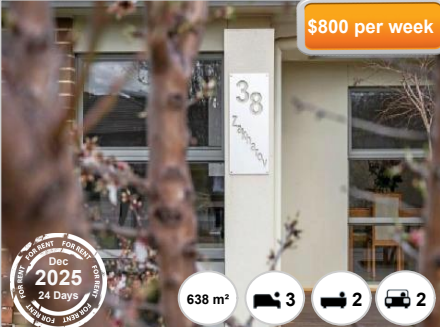
# 52

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**

**\$800 per week**




**638 m<sup>2</sup>** **3** **2** **2**

**Dec 2025**  
24 Days

**15 VOLPATO STREET**

**\$1,000 per**

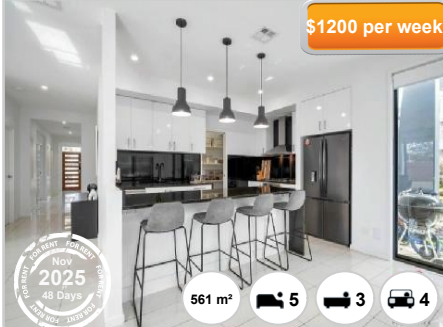


**465 m<sup>2</sup>** **5** **3** **2**

**Nov 2025**  
48 Days

**43 QUINANE STREET**

**\$1200 per week**



**561 m<sup>2</sup>** **5** **3** **4**

**Nov 2025**  
48 Days