

RayWhite.

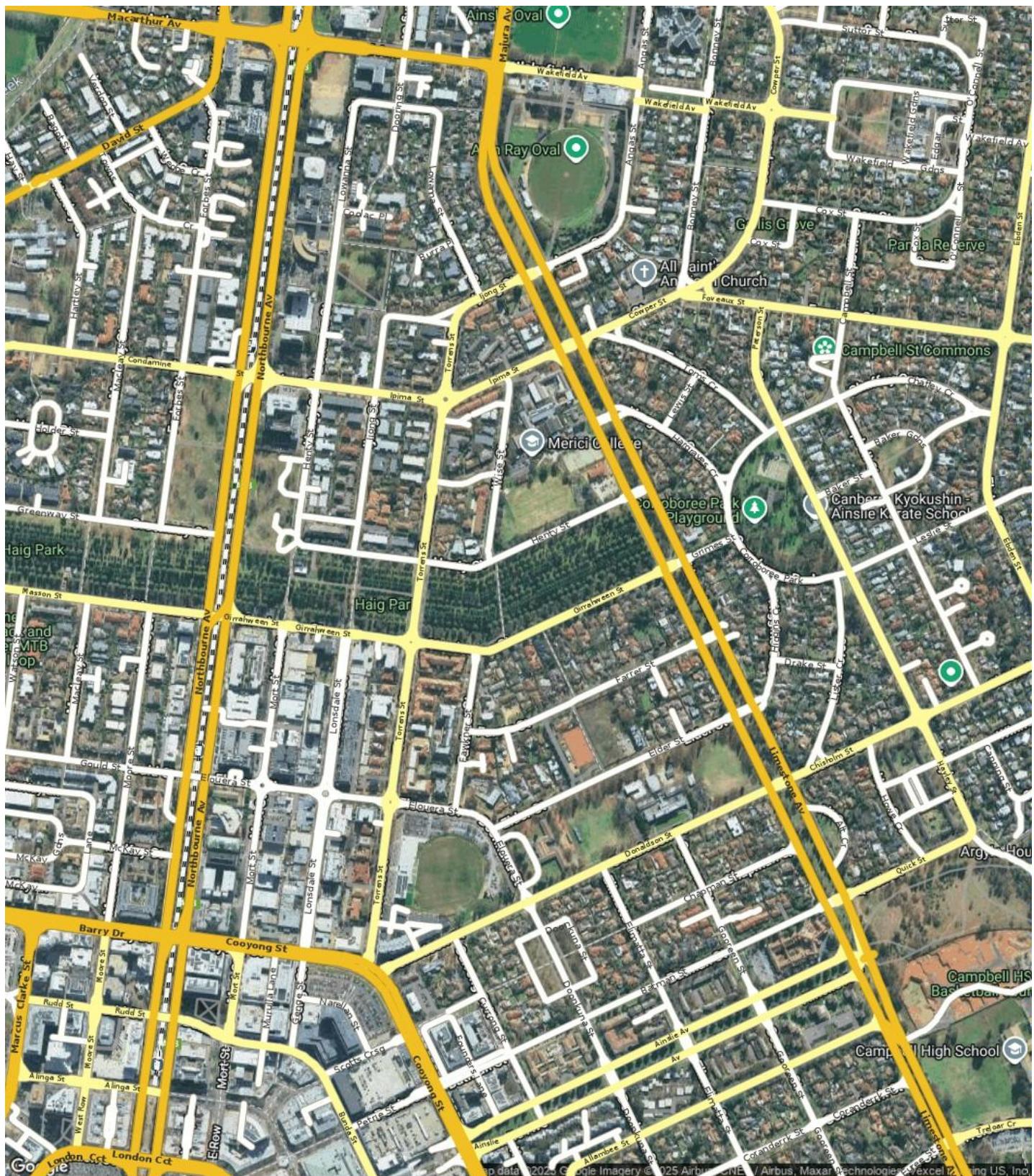
Suburb flyover report

BRADDON (UNIT)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA



BRADDON - Suburb Map



BRADDON - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2008	139	\$ 391,000	0.0 %	\$ 105,000	\$ 1,550,000
2009	156	\$ 401,750	2.7 %	\$ 190,000	\$ 650,000
2010	218	\$ 450,000	12.0 %	\$ 175,000	\$ 1,131,900
2011	241	\$ 420,000	-6.7 %	\$ 194,000	\$ 2,359,225
2012	201	\$ 430,000	2.4 %	\$ 60,000	\$ 3,445,000
2013	202	\$ 428,700	-0.3 %	\$ 5,173	\$ 3,622,781
2014	178	\$ 439,950	2.6 %	\$ 103,460	\$ 1,660,000
2015	292	\$ 459,900	4.5 %	\$ 41,800	\$ 3,200,000
2016	220	\$ 461,250	0.3 %	\$ 46,500	\$ 60,000,000
2017	425	\$ 450,000	-2.4 %	\$ 19,000	\$ 11,500,000
2018	395	\$ 489,000	8.7 %	\$ 142,290	\$ 1,562,000
2019	563	\$ 679,000	38.9 %	\$ 192,500	\$ 78,088,207
2020	472	\$ 493,750	-27.3 %	\$ 195,000	\$ 1,580,000
2021	590	\$ 569,000	15.2 %	\$ 60,000	\$ 66,000,000
2022	401	\$ 600,000	5.4 %	\$ 274,000	\$ 6,500,000
2023	341	\$ 560,000	-6.7 %	\$ 25,000	\$ 11,100,000
2024	311	\$ 600,000	7.1 %	\$ 315,000	\$ 20,000,000
2025	188	\$ 572,500	-4.6 %	\$ 77,500	\$ 1,550,000
2026	1	\$ 735,000	28.4 %	\$ 735,000	\$ 735,000

Median Sale Price

\$572k

Based on 188 recorded Unit sales within the last 12 months (2025)

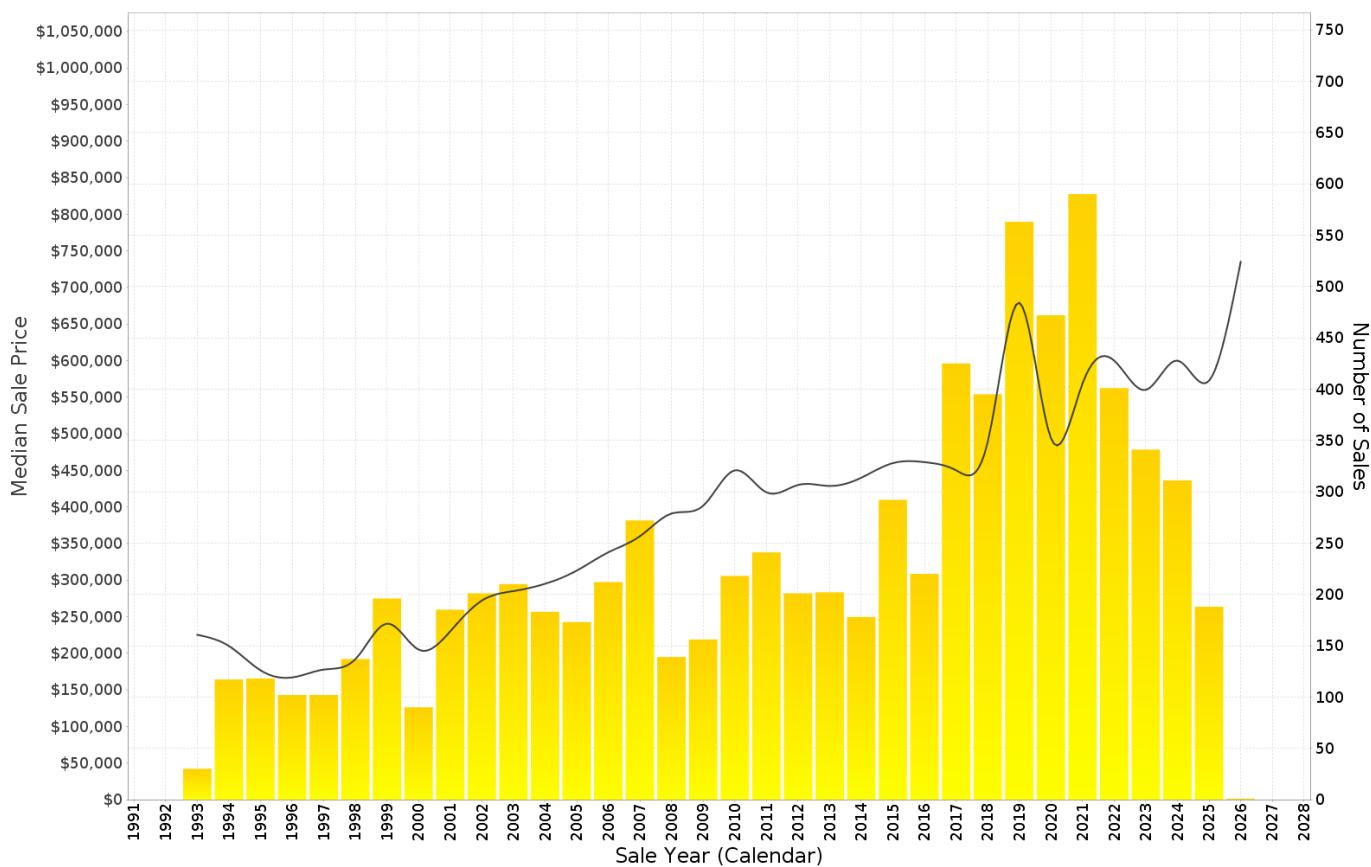
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

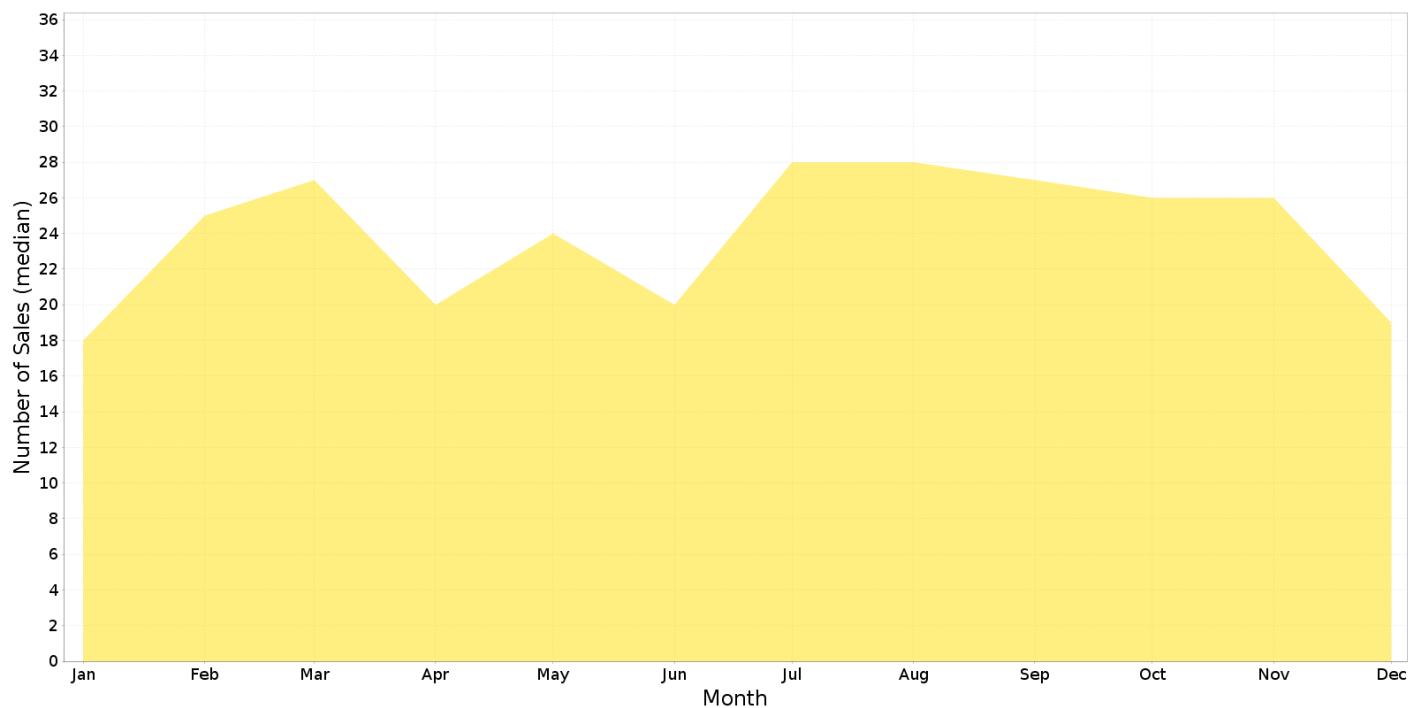
-4.6%

Current Median Price: \$572,500
Previous Median Price: \$600,000

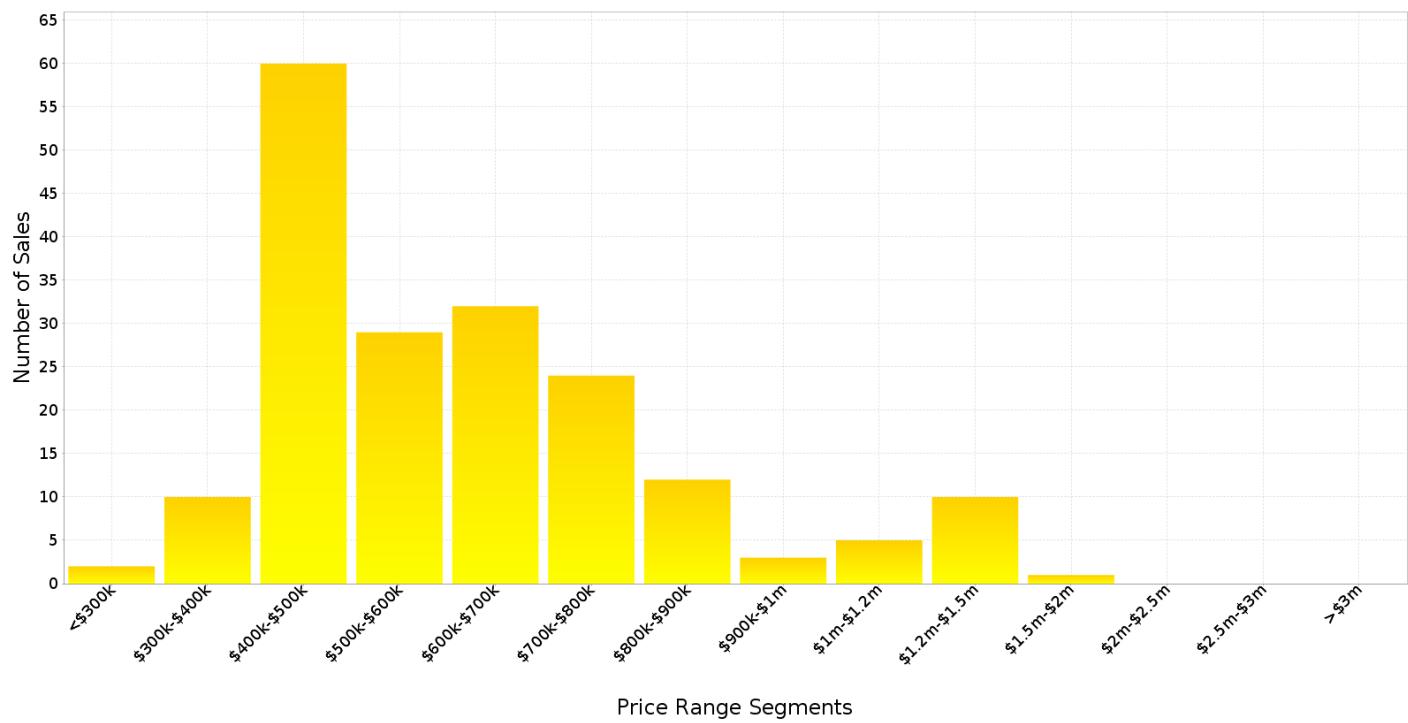
Based on 499 recorded Unit sales compared over the last two rolling 12 month periods



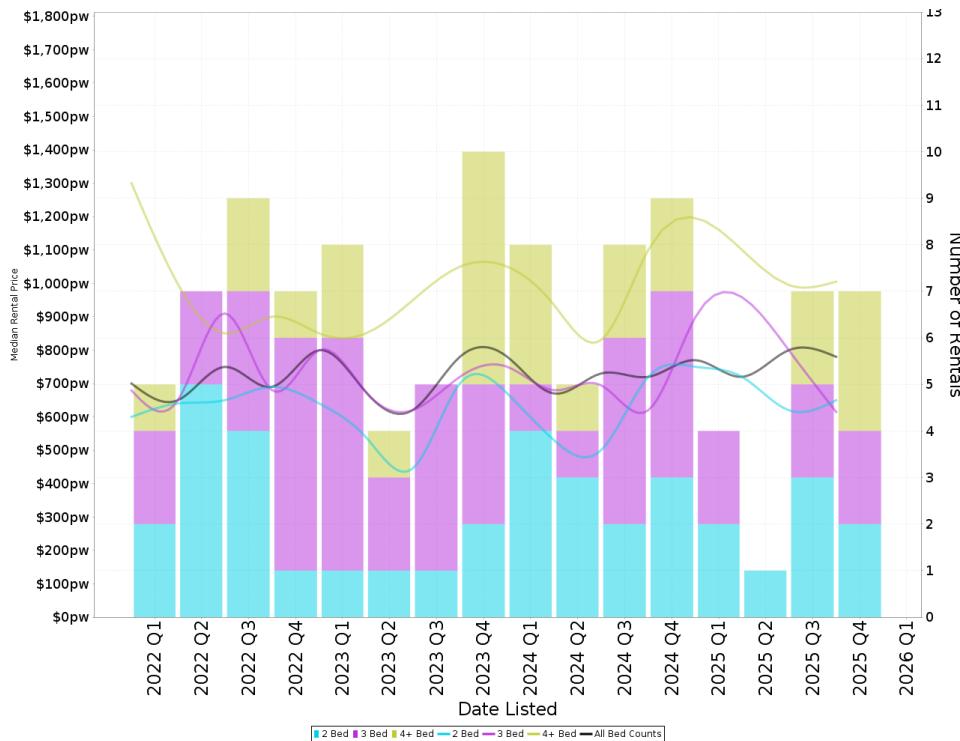
BRADDON - Peak Selling Periods (3 years)



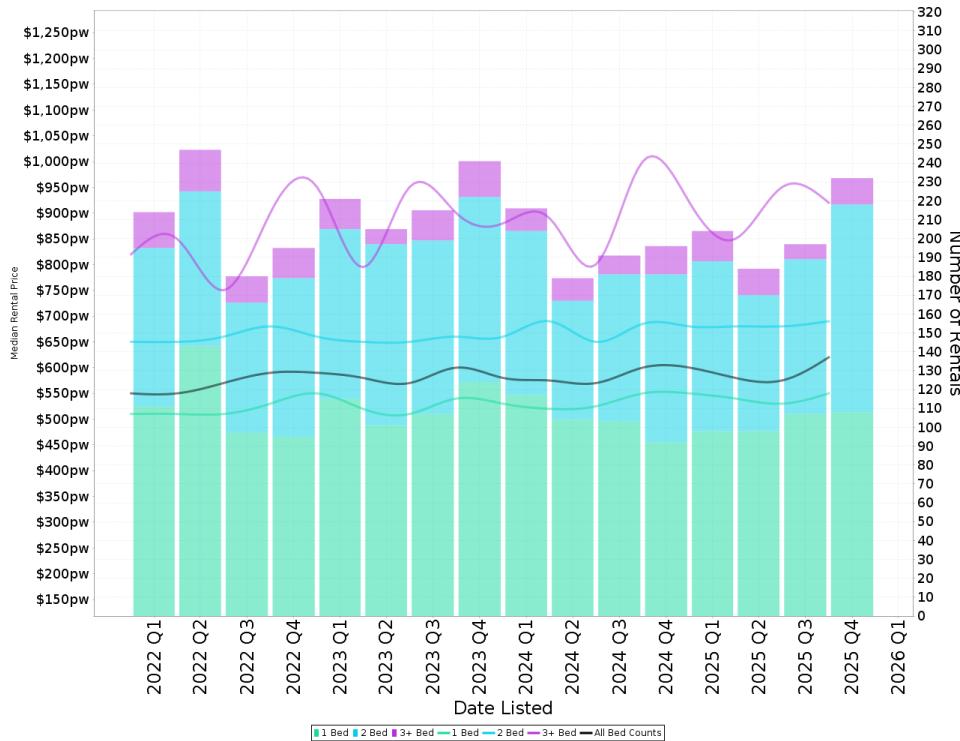
BRADDON - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Median Weekly Rents (Units)



BRADDON - Recently Sold Properties

Median Sale Price

\$572k

Based on 188 recorded Unit sales within the last 12 months (2025)

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

Suburb Growth

-4.6%

Current Median Price: \$572,500
Previous Median Price: \$600,000

Based on 499 recorded Unit sales compared over the last two rolling 12 month periods

Sold Properties

188

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

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

717/1 ELOUERA ST

\$625,000



126/55 CURRONG STREET N

\$600,000



12/90 LOWANNA ST

\$715,000



7/43 IJONG ST

\$695,000



511/27 LONSDALE ST

\$840,000



802/86 NORTHOURNE AVE

\$420,000



111/47 CURRONG STREET AVE

\$472,000



202/74 - 76 NORTHOURNE AVE

\$467,000



15/20 IJONG ST

\$792,500



65/11 FAWKNER ST



\$450,000

Nov 2025
27 Days
SOLD

5,226 m² • 1 • 1 • 1

207/17 DOORING ST

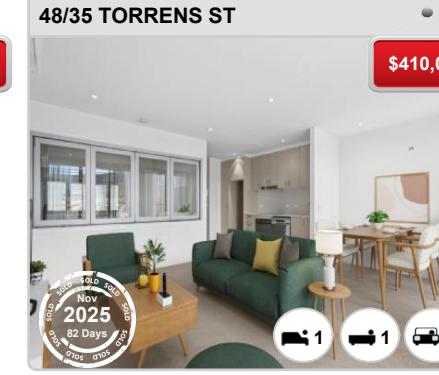


\$395,000

Nov 2025
N/A
SOLD

5,898 m² • 1 • 1 • 1

48/35 TORRENS ST

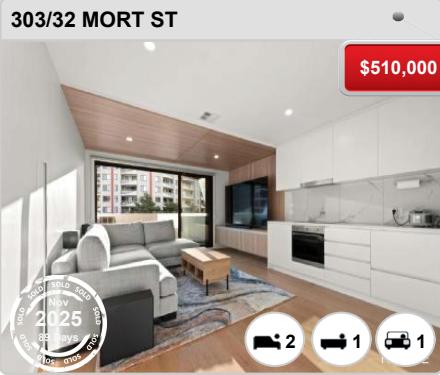


\$410,000

Nov 2025
62 Days
SOLD

1 • 1 • 1

303/32 MORT ST



\$510,000

Nov 2025
89 Days
SOLD

2 • 1 • 1

208/17 DOORING ST



\$605,000

Nov 2025
10 Days
SOLD

2 • 2 • 2

726/61 COOYONG ST



\$670,000

Nov 2025
37 Days
SOLD

2 • 2 • 2

418/55 CURRONG STREET ST



\$670,000

Nov 2025
N/A
SOLD

1.11 ha • - • - • -

4/59 TORRENS ST



\$1,400,000

Nov 2025
N/A
SOLD

1,533 m² • 3 • 2 • 2

809/74-76 NORTHOBOURNE AVE

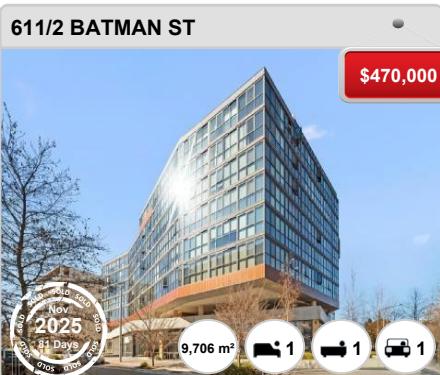


\$330,000

Nov 2025
193 Days
SOLD

1 • 1 • 1

611/2 BATMAN ST



\$470,000

Nov 2025
81 Days
SOLD

9,706 m² • 1 • 1 • 1

BUILDING ORI, 14/30 LONSDALE ST



\$765,000

Nov 2025
194 Days
SOLD

2,508 m² • 2 • 2 • 2

523/55 CURRONG STREET N



\$478,000

Nov 2025
N/A
SOLD

1 • 1 • 1

BRADDON - Properties For Rent

Median Rental Price

\$600 /w

Based on 817 recorded Unit rentals within the last 12 months (2025)

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

Rental Yield

+5.4%

Current Median Price: \$572,500
Current Median Rent: \$600

Based on 188 recorded Unit sales and 817 Unit rentals compared over the last 12 months

Number of Rentals

817

Based on recorded Unit rentals within the last 12 months (2025)

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

716/86-88 NORTHOBOURNE AVENUE



\$650 per week



407/27 Lonsdale Street



\$1,200 per week



703/102 NORTHOBOURNE AVENUE



\$660 per week



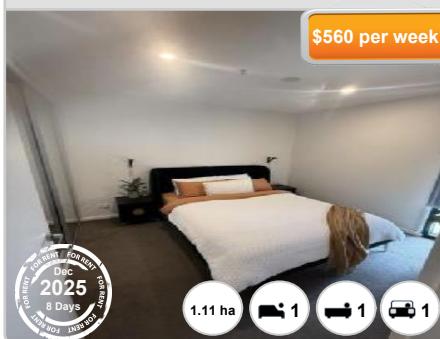
44/10 IPIMA STREET



\$530 per week



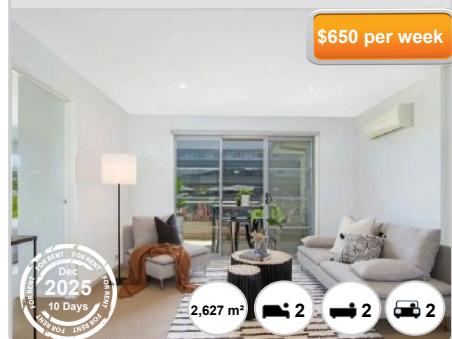
514/55 CURRONG STREET NORTH



\$560 per week



6/80 HENTY STREET



\$650 per week



706/100 NORTHOBOURNE AVENUE



\$650 per week



207/22-24 LONSDALE STREET



\$620 per week



306/254 NORTHOBOURNE AVENUE



\$630 per week



306/254- Northbourne Ave



\$630 per week

14 Days
FOR RENT FOR RENT
Dec 2025

2 2 1

304/65 Cooyong Street



\$780pw

15 Days
FOR RENT FOR RENT
Dec 2025

2 2 1

1,141 m²

33/40 TORRENS STREET



\$520 per week

15 Days
FOR RENT FOR RENT
Dec 2025

1 1 1

6,271 m²

33/40 Torrens St



\$520 per week

15 Days
FOR RENT FOR RENT
Dec 2025

1 1 1

6,271 m²

41/19 FAWKNER STREET



\$620 per week

18 Days
FOR RENT FOR RENT
Dec 2025

2 1 1

209/27 Lonsdale St



\$640 per week

19 Days
FOR RENT FOR RENT
Dec 2025

1 1 1

3,762 m²

15/80 Henty Street Element



\$500 per week

19 Days
FOR RENT FOR RENT
Dec 2025

1 1 1

2,627 m²

15/80 Henty Street, Element



\$500 per week

19 Days
FOR RENT FOR RENT
Dec 2025

1 1 1

2,627 m²

220/61 COOYONG STREET



\$550 per week

19 Days
FOR RENT FOR RENT
Dec 2025

1 1 1

1.11 ha

220/61 Cooyong St



\$550 per week

19 Days
FOR RENT FOR RENT
Dec 2025

1 1 1

1.11 ha

514/86 Northbourne Avenue



\$710 pw

19 Days
FOR RENT FOR RENT
Dec 2025

2 2 2

4,180 m²

314/24 Lonsdale Street



\$770 per week

20 Days
FOR RENT FOR RENT
Dec 2025

2 2 2

5,012 m²