

RayWhite.

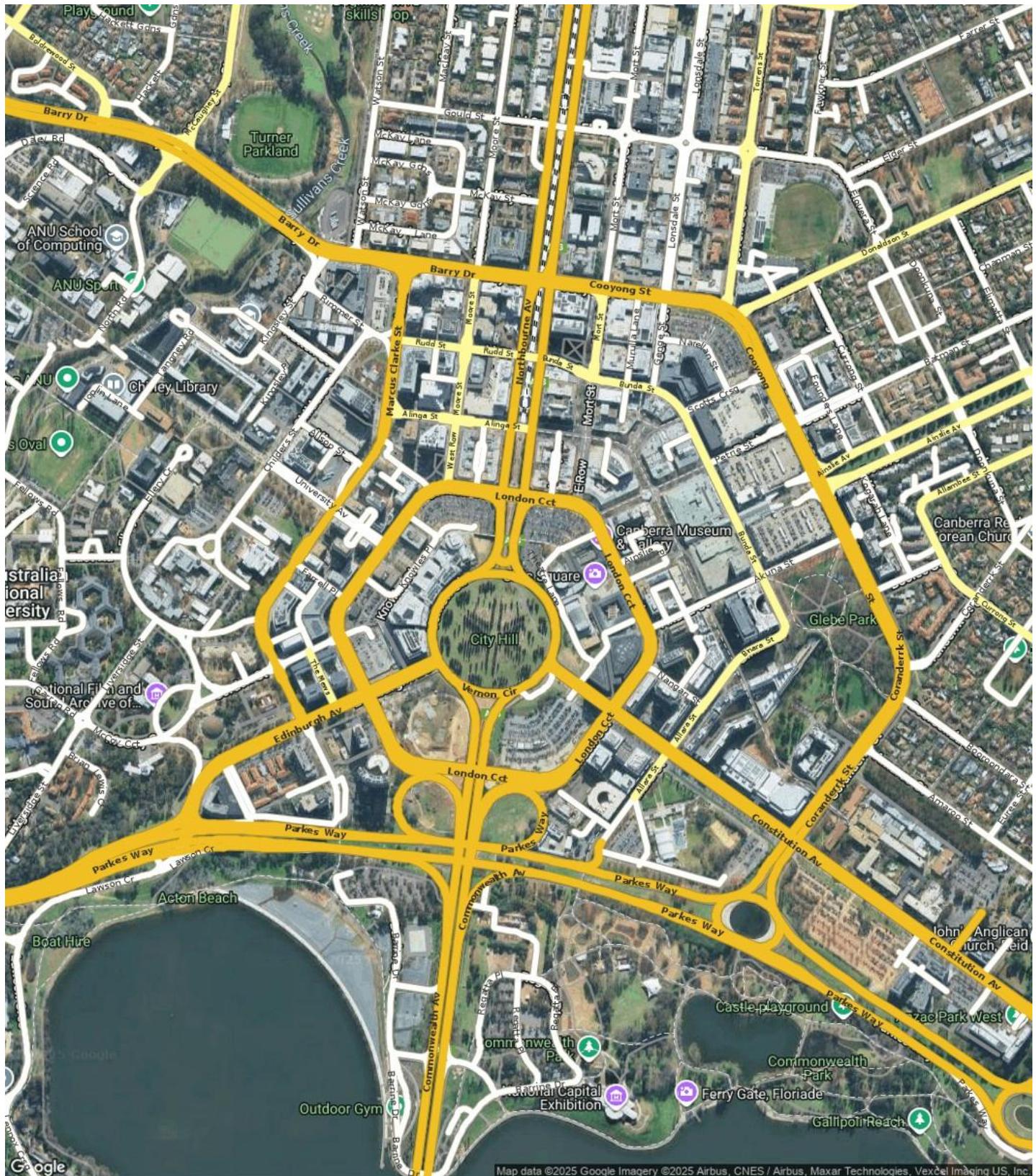
Suburb flyover report

CANBERRA CITY (UNIT)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA



CANBERRA CITY - Suburb Map



CANBERRA CITY - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2008	93	\$ 400,000	0.0 %	\$ 180,000	\$ 2,000,000
2009	151	\$ 470,000	17.5 %	\$ 108,750	\$ 8,025,000
2010	162	\$ 473,210	0.7 %	\$ 150,000	\$ 1,700,000
2011	101	\$ 480,000	1.4 %	\$ 115,500	\$ 1,585,250
2012	84	\$ 513,000	6.9 %	\$ 212,000	\$ 8,000,000
2013	79	\$ 418,000	-18.5 %	\$ 210,000	\$ 1,224,000
2014	133	\$ 505,000	20.8 %	\$ 110,000	\$ 23,000,000
2015	121	\$ 565,000	11.9 %	\$ 170,000	\$ 1,610,000
2016	282	\$ 555,000	-1.8 %	\$ 74,900	\$ 29,200,000
2017	250	\$ 549,900	-0.9 %	\$ 150,000	\$ 1,989,900
2018	172	\$ 559,950	1.8 %	\$ 100,000	\$ 59,000,000
2019	143	\$ 529,950	-5.4 %	\$ 47,000	\$ 108,500,000
2020	158	\$ 516,950	-2.5 %	\$ 190,000	\$ 22,652,768
2021	231	\$ 545,000	5.4 %	\$ 205,000	\$ 78,226,966
2022	182	\$ 547,500	0.5 %	\$ 6,500	\$ 24,000,000
2023	131	\$ 550,000	0.5 %	\$ 204,000	\$ 50,000,000
2024	147	\$ 515,000	-6.4 %	\$ 220,000	\$ 90,050,000
2025	98	\$ 527,500	2.4 %	\$ 265,000	\$ 1,640,000
2026	0				

Median Sale Price

\$528k

Based on 98 recorded Unit sales within the last 12 months (2025)

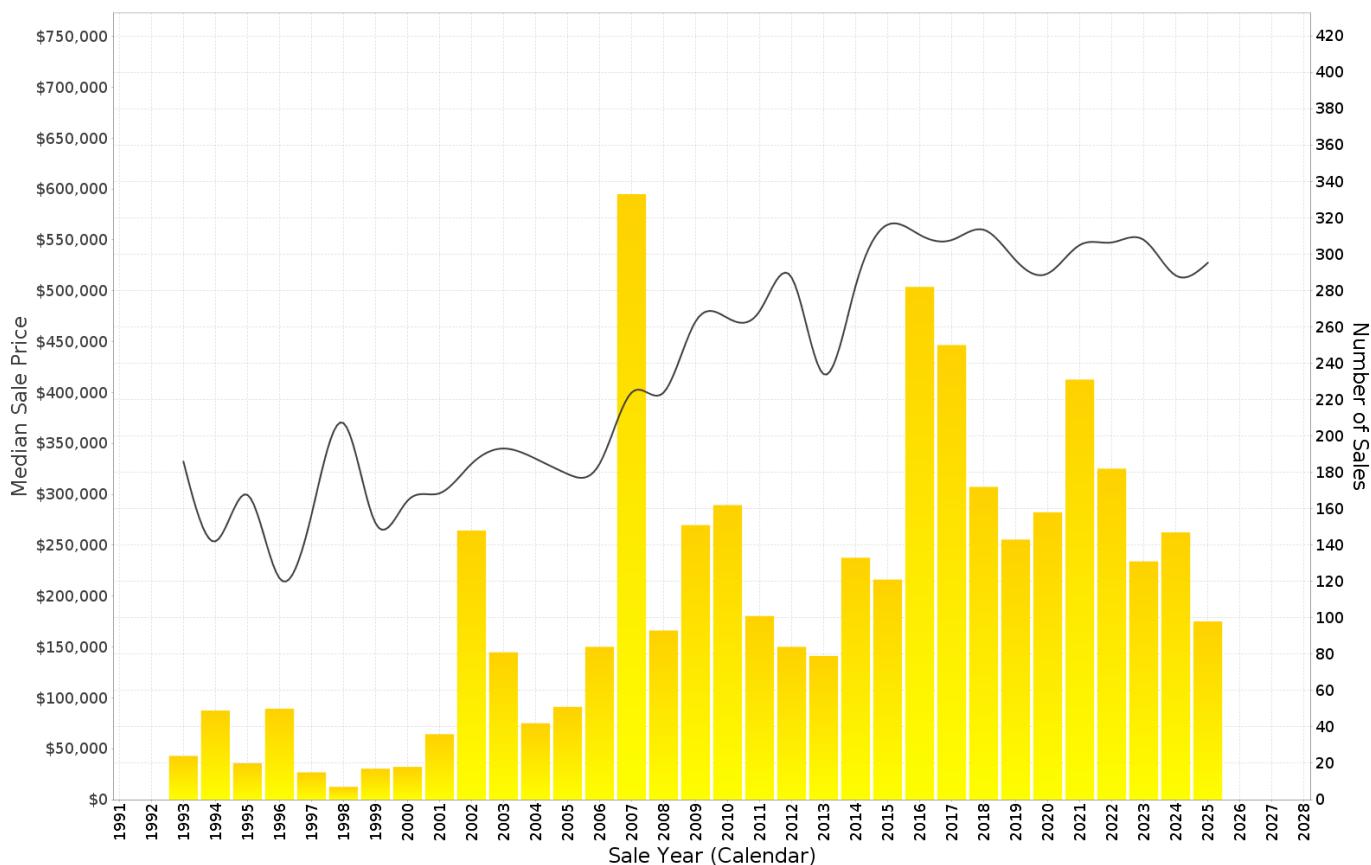
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

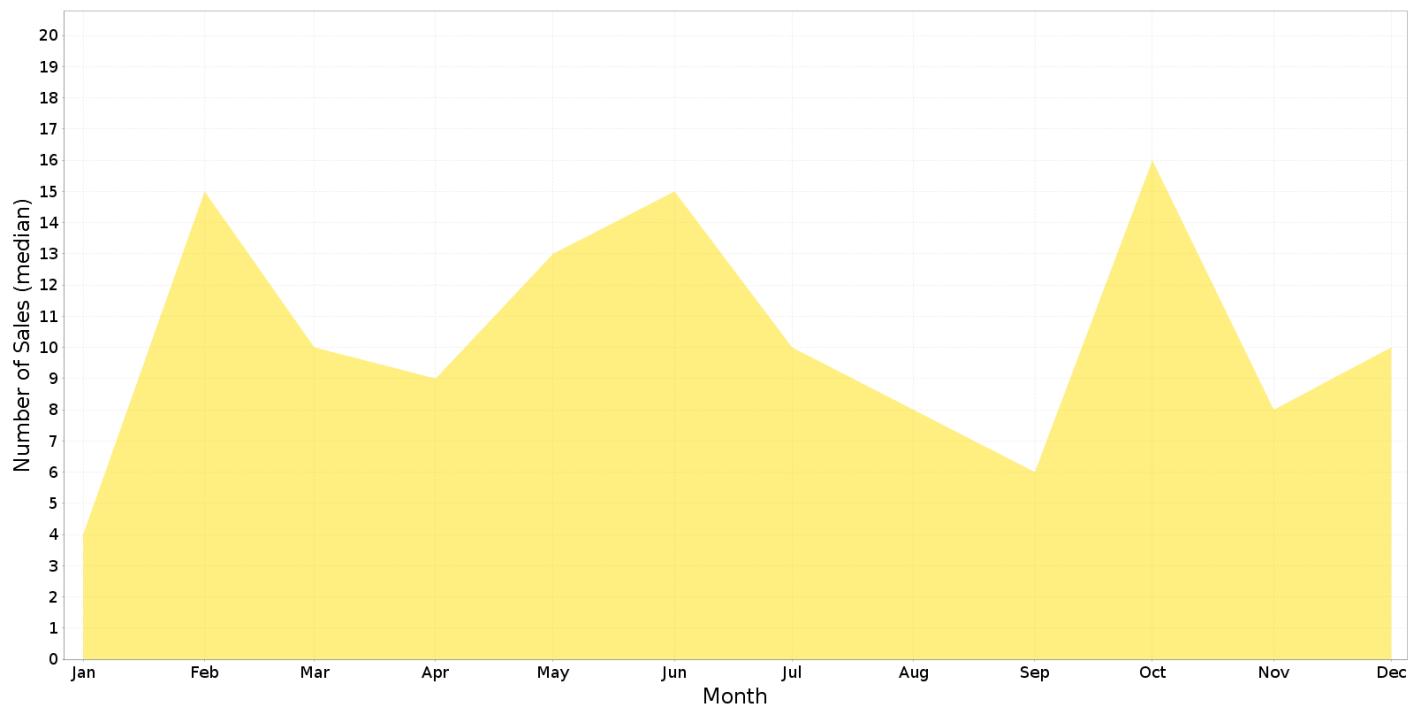
+2.4%

Current Median Price: \$527,500
Previous Median Price: \$515,000

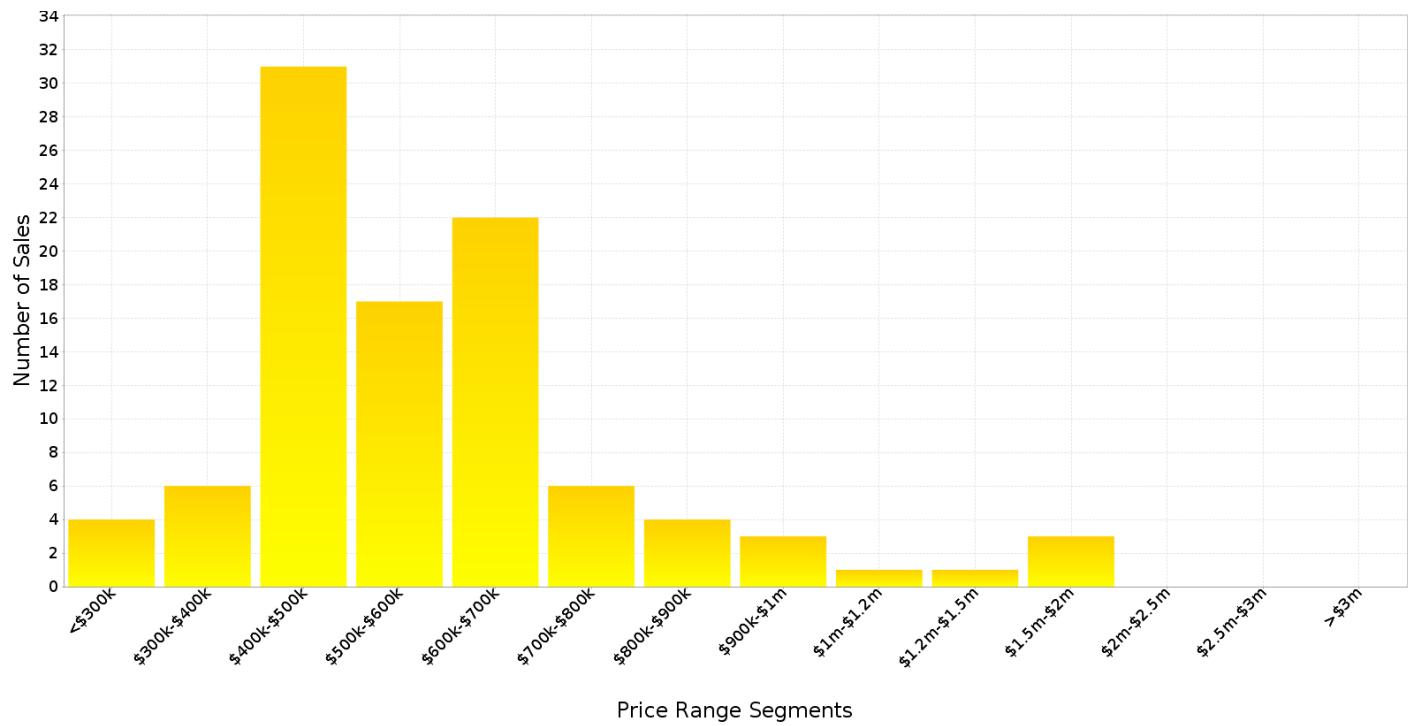
Based on 245 recorded Unit sales compared over the last two rolling 12 month periods



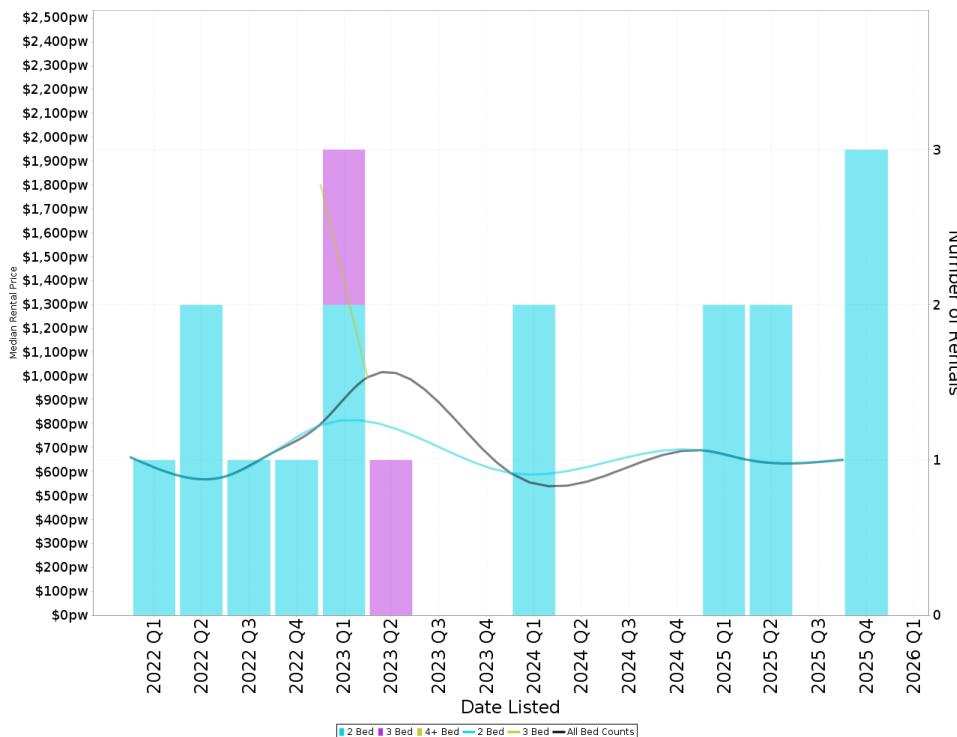
CANBERRA CITY - Peak Selling Periods (3 years)



CANBERRA CITY - Price Range Segments (12 months)



Median Weekly Rents (Houses)



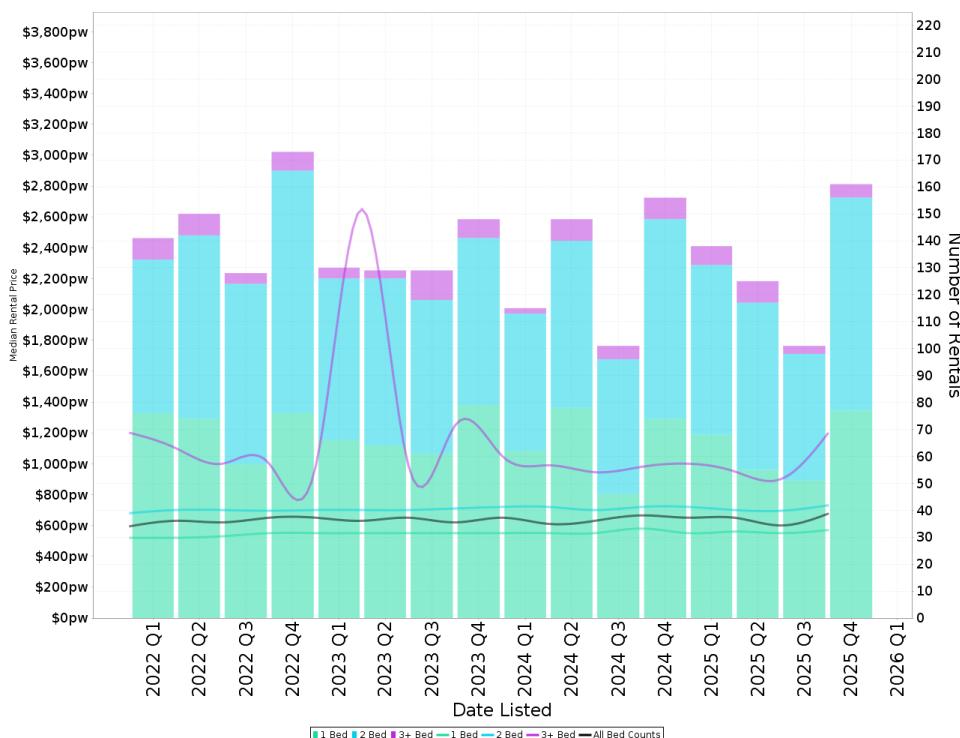
Suburb Sale Price Growth

N/A

Suburb Rental Yield

N/A

Median Weekly Rents (Units)



Suburb Sale Price Growth

+2.4%

Current Median Price: \$527,500
 Previous Median Price: \$515,000
 Based on 245 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+6.4%

Current Median Price: \$527,500
 Current Median Rent: \$650
 Based on 525 registered Unit rentals compared over the last 12 months.

CANBERRA CITY - Recently Sold Properties

Median Sale Price

\$528k

Based on 98 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

+2.4%

Current Median Price: \$527,500
Previous Median Price: \$515,000

Based on 245 recorded Unit sales compared over the last two rolling 12 month periods

Sold Properties

98

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

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

52/20 ALLARA ST



\$609,000

1,380 m²

2 2 1

71/20 ALLARA ST



\$430,000

1,380 m²

1 1 1

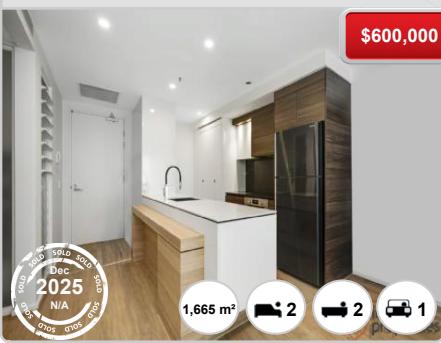
402/19 MARCUS CLARKE ST



\$850,000

2 2 2

135/264 CITY WALK



\$600,000

1,665 m²

2 2 1

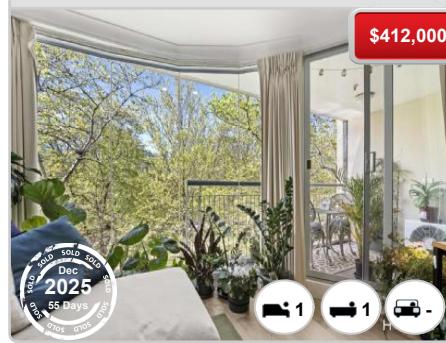
616/2 AKUNA ST



\$330,000

1 1 1

308/222 CITY WALK



\$412,000

1 1 1

1113/39 LONDON CCT



\$595,000

39

2 1 1

201/12 MARCUS CLARKE ST

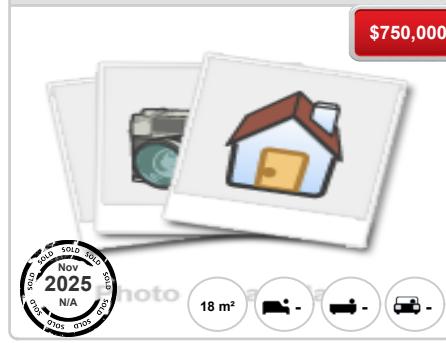


\$313,000

6,923 m²

1 1 1

92/45 WEST ROW

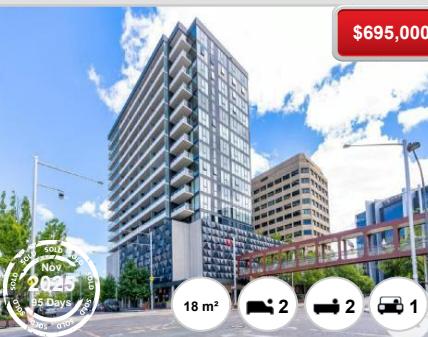


\$750,000

18 m²

1 1 1

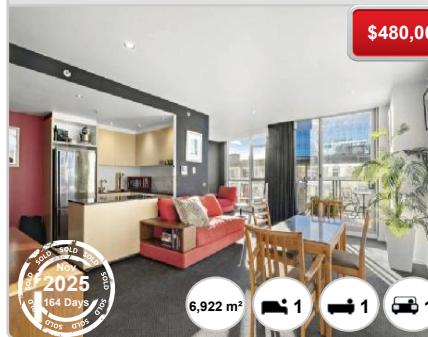
109/45 WEST ROW


\$695,000

18 m²
1
2
2
1



61/2 EDINBURGH AVE


\$480,000

6,922 m²
1
1
1



21/12 MARCUS CLARKE ST


\$465,000

6,923 m²
1
1
1



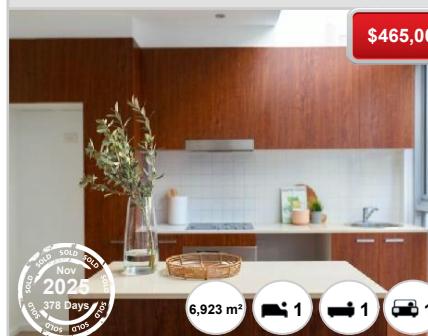
114/20 ALLARA ST


\$470,800

1,381 m²
1
1
1



5/1 THE MEWS


\$465,000

6,923 m²
1
1
1



76/20 ALLARA ST


\$650,000

1,381 m²
2
2
1



130/2 AKUNA ST


\$405,000

2,306 m²
-
-
-



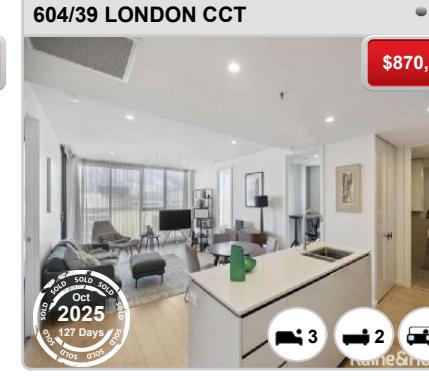
805/2 AKUNA ST


\$405,000

6,923 m²
2
1
1



604/39 LONDON CCT


\$870,000

-
3
2
2



131/264 CITY WALK


\$400,000

1,665 m²
1
1
1



48/12 MARCUS CLARKE AVE


\$600,000

6,923 m²
1
1
1



325/12 MARCUS CLARKE AVE


\$1,325,500

6,923 m²
3
2
2



CANBERRA CITY - Properties For Rent

Median Rental Price

\$650 /w

Based on 525 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

+6.4%

Current Median Price: \$527,500
Current Median Rent: \$650

Based on 98 recorded Unit sales and 525 Unit rentals compared over the last 12 months

Number of Rentals

525

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

1902/2 MARCUS CLARKE STREET



\$695 per week

Jan 2026 1 Day

7,982 m² 2 2 2

918/240 BUNDA STREET

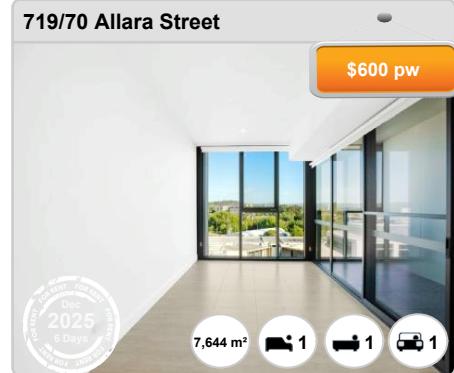


\$1100 per week

Jan 2026 4 Days

4,180 m² 2 2 2

719/70 Allara Street

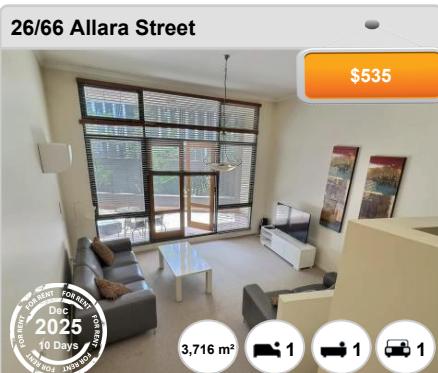


\$600 pw

Dec 2025 6 Days

7,644 m² 1 1 1

26/66 Allara Street

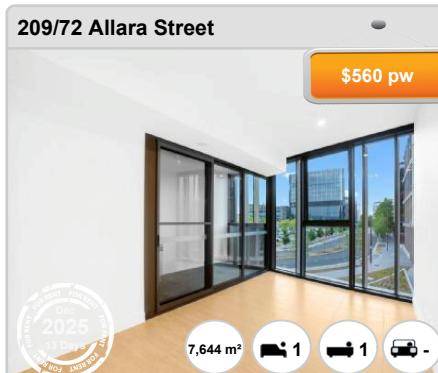


\$535

Dec 2025 10 Days

3,716 m² 1 1 1

209/72 Allara Street

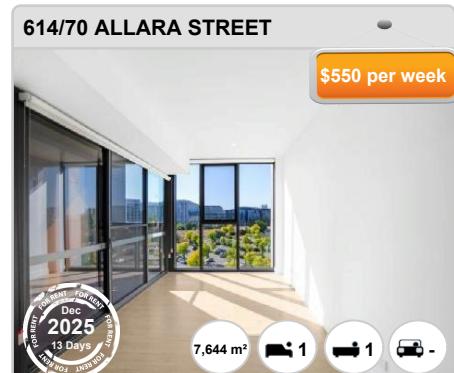


\$560 pw

Dec 2025 17 Days

7,644 m² 1 1 1

614/70 ALLARA STREET

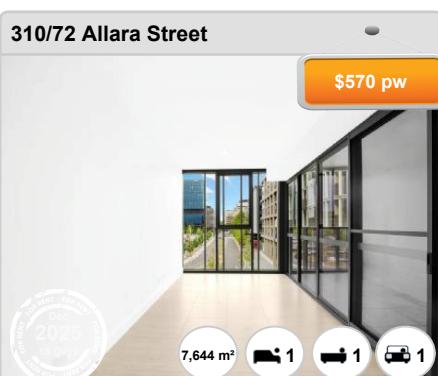


\$550 per week

Dec 2025 13 Days

7,644 m² 1 1 1

310/72 Allara Street

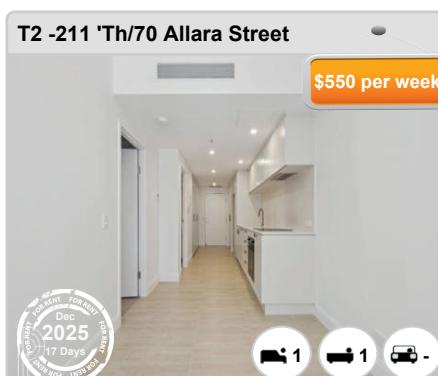


\$570 pw

Dec 2025 17 Days

7,644 m² 1 1 1

T2 -211 'Th/70 Allara Street



\$550 per week

Dec 2025 17 Days

1 1 1

1209/25 EDINBURGH AVENUE



\$1350 per week

Dec 2025 17 Days

57 m² 3 2 3

1209/25 Edinburgh Ave

\$1,350 per week



57 m²

17 Days

FOR RENT

Dec 2025

3 Bed 2 Bath 3 Car

1B/70 ALLARA STREET

\$530 per week



1 Bed 1 Bath 1 Car

17 Days

FOR RENT

Dec 2025

705/70 Allara Street

\$720 pw



7,644 m²

17 Days

FOR RENT

Dec 2025

2 Bed 1 Bath 1 Car

1B/70- Allara Street

\$530pw



18 Days

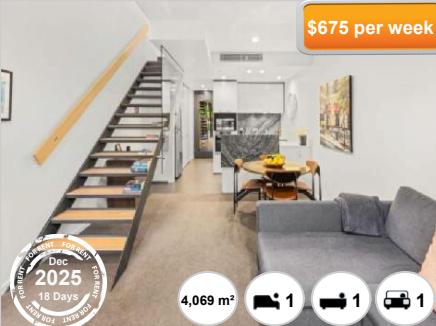
FOR RENT

Dec 2025

1 Bed 1 Bath 1 Car

G12/19 MARCUS CLARKE STREET

\$675 per week



18 Days

FOR RENT

Dec 2025

1 Bed 1 Bath 1 Car

1410/25 EDINBURGH AVENUE

\$620 per week



18 Days

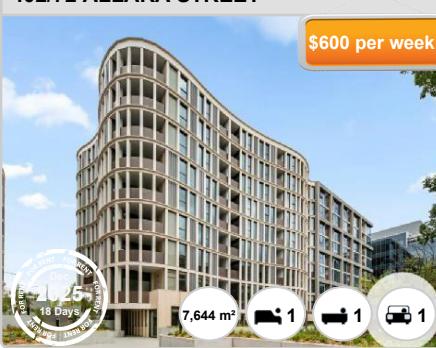
FOR RENT

Dec 2025

1 Bed 1 Bath 1 Car

402/72 ALLARA STREET

\$600 per week



18 Days

FOR RENT

Dec 2025

1 Bed 1 Bath 1 Car

203/70 ALLARA STREET

\$575 per week



18 Days

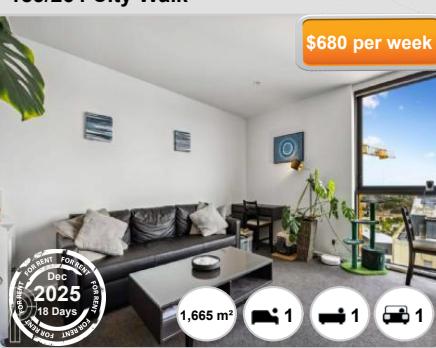
FOR RENT

Dec 2025

1 Bed 1 Bath 1 Car

183/264 City Walk

\$680 per week



18 Days

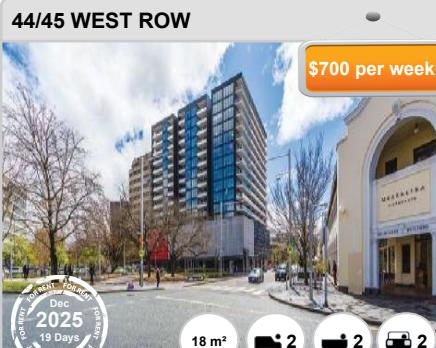
FOR RENT

Dec 2025

1 Bed 1 Bath 1 Car

44/45 WEST ROW

\$700 per week



19 Days

FOR RENT

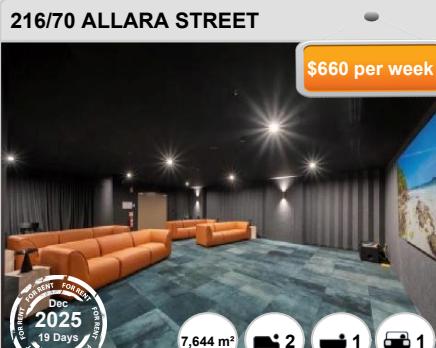
Dec 2025

18 m²

2 Bed 2 Bath 2 Car

216/70 ALLARA STREET

\$660 per week



19 Days

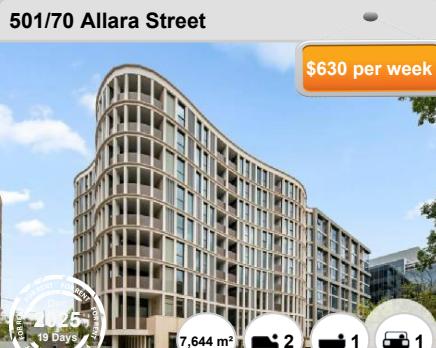
FOR RENT

Dec 2025

2 Bed 1 Bath 1 Car

501/70 Allara Street

\$630 per week



19 Days

FOR RENT

Dec 2025

2 Bed 1 Bath 1 Car