

# Suburb flyover report

DOWNER (HOUSE)

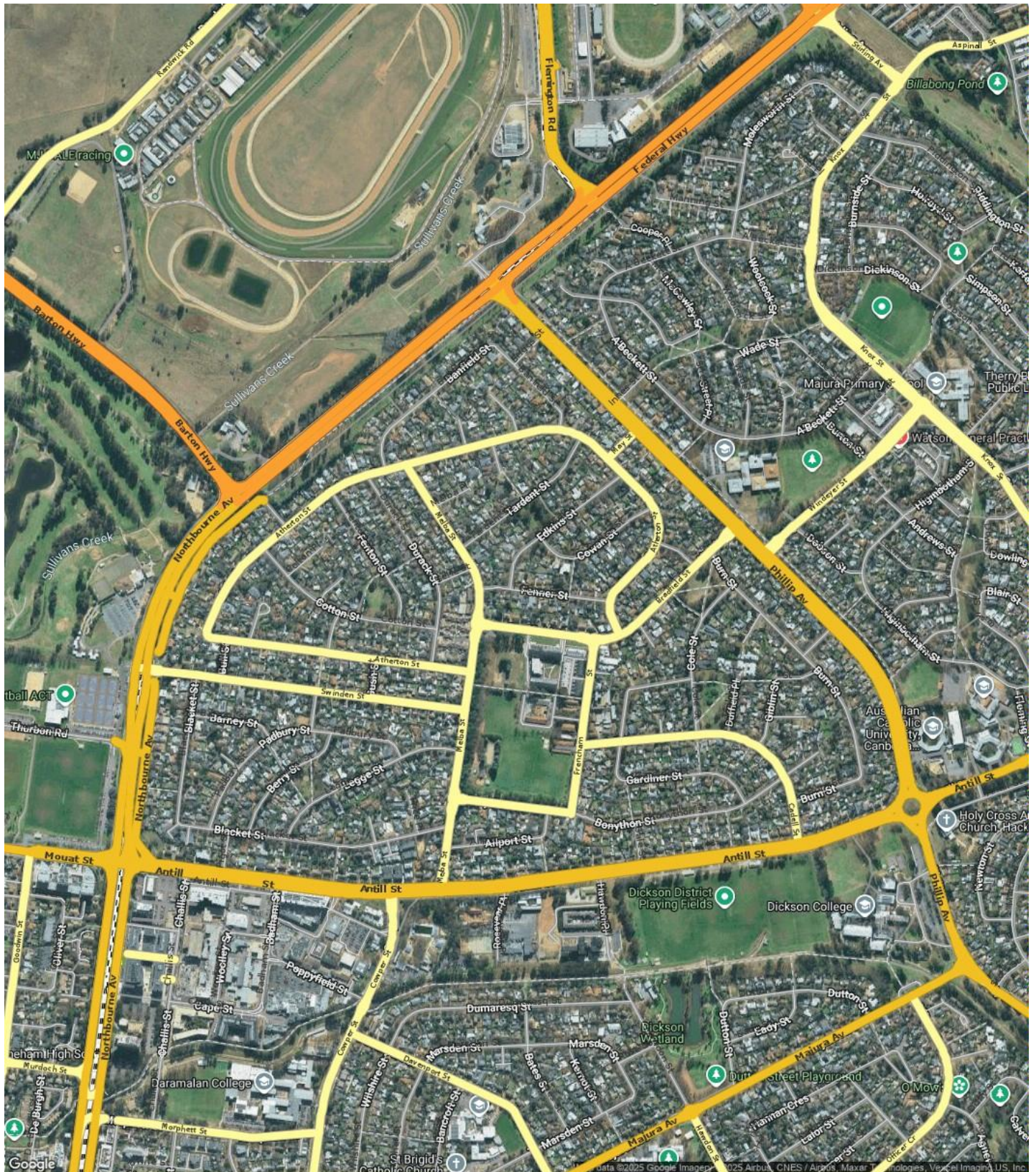
PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

**RayWhite.**





## DOWNER - 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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DOWNER - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	43	\$ 460,000	0.0 %	\$ 72,961	\$ 685,000
2009	49	\$ 542,500	17.9 %	\$ 390,000	\$ 775,000
2010	41	\$ 615,000	13.4 %	\$ 130,000	\$ 788,000
2011	41	\$ 585,000	-4.9 %	\$ 285,000	\$ 925,000
2012	41	\$ 590,000	0.9 %	\$ 100,000	\$ 870,000
2013	53	\$ 595,000	0.8 %	\$ 7,000	\$ 907,000
2014	45	\$ 625,000	5.0 %	\$ 247,500	\$ 916,000
2015	66	\$ 674,250	7.9 %	\$ 300,000	\$ 960,000
2016	42	\$ 745,000	10.5 %	\$ 482,000	\$ 996,000
2017	46	\$ 865,000	16.1 %	\$ 432,000	\$ 1,413,000
2018	45	\$ 817,500	-5.5 %	\$ 90,000	\$ 1,500,000
2019	52	\$ 815,000	-0.3 %	\$ 165,000	\$ 967,500
2020	53	\$ 880,000	8.0 %	\$ 315,000	\$ 1,455,000
2021	55	\$ 1,250,000	42.0 %	\$ 500,025	\$ 2,010,000
2022	45	\$ 1,300,000	4.0 %	\$ 300,000	\$ 2,055,000
2023	47	\$ 1,150,000	-11.5 %	\$ 537,187	\$ 1,800,000
2024	51	\$ 1,151,000	0.1 %	\$ 450,000	\$ 2,400,000
2025	31	\$ 1,153,000	0.2 %	\$ 880,000	\$ 2,122,500
2026	0				

Median Sale Price

\$1.15m

Based on 31 recorded House sales within the last 12 months (2025)

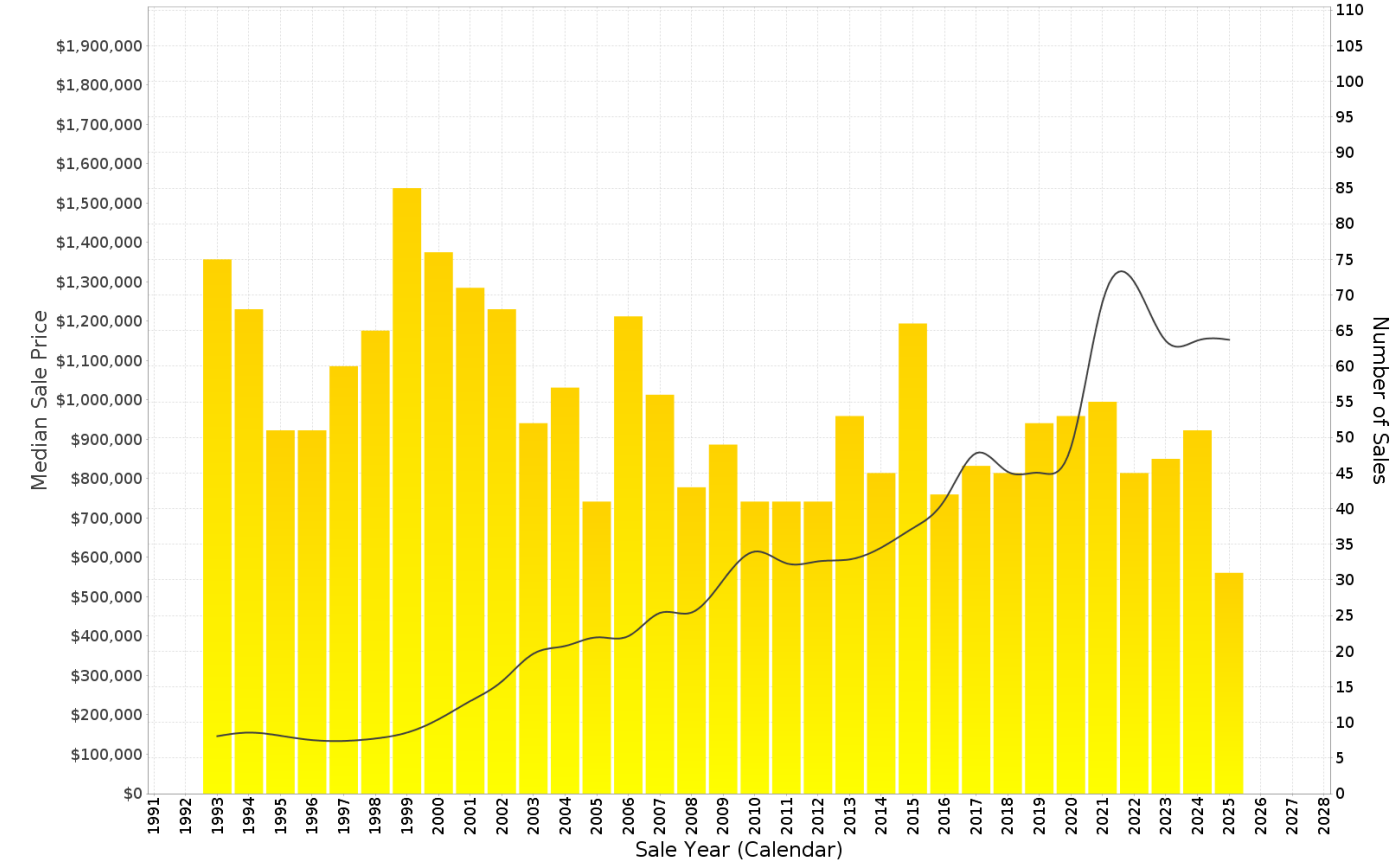
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

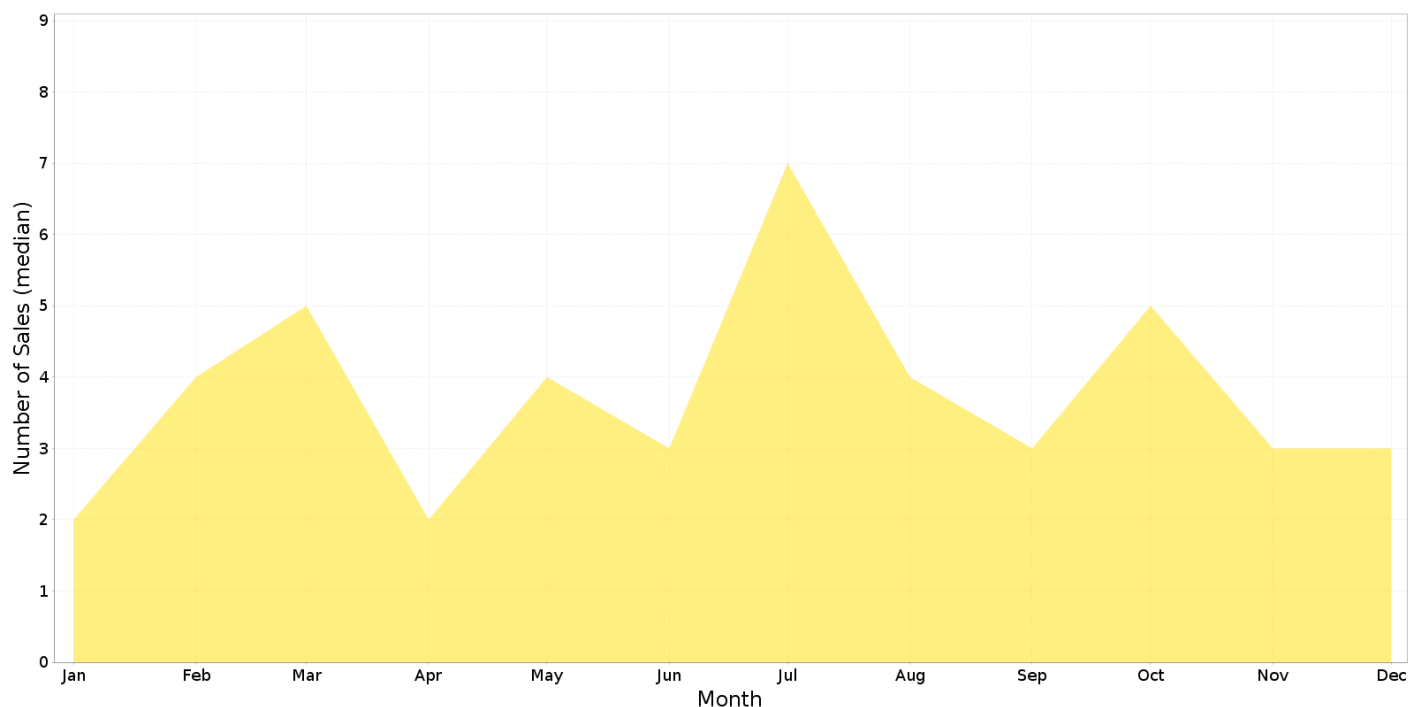
+0.2%

Current Median Price: \$1,153,000  
Previous Median Price: \$1,151,000

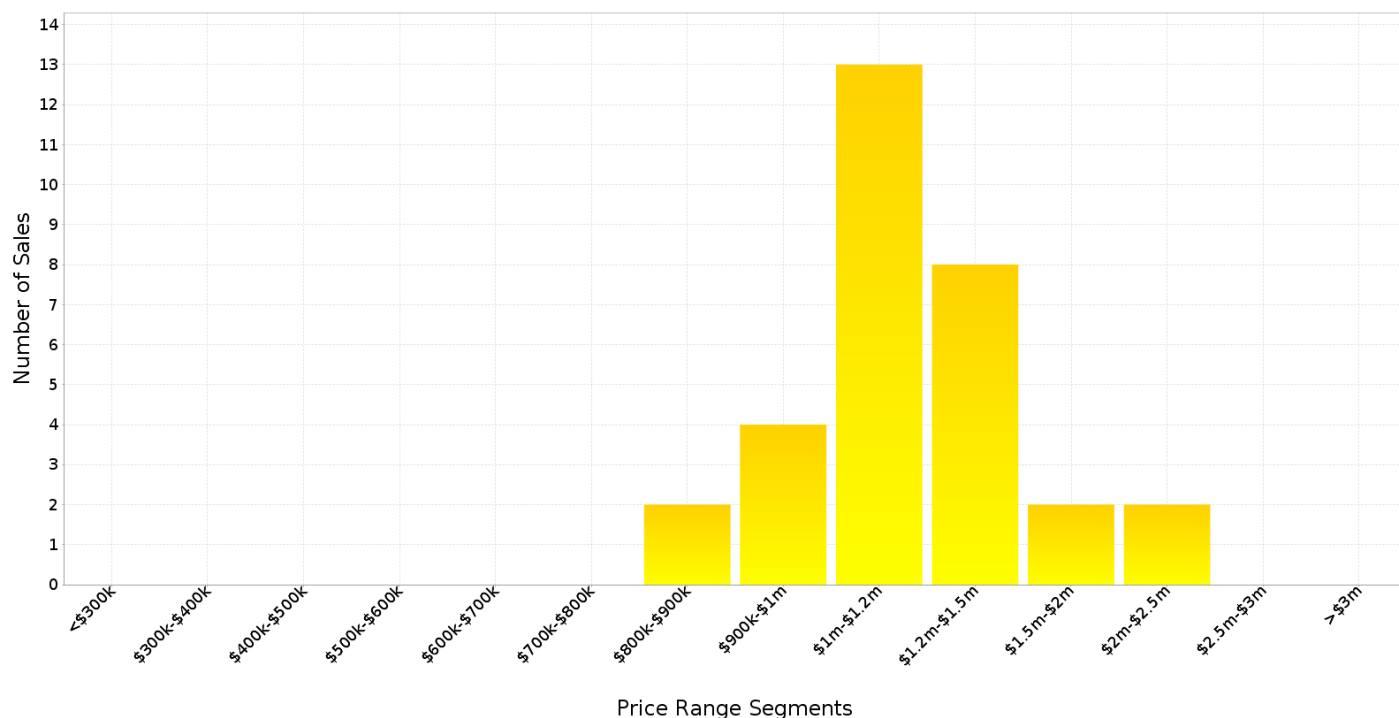
Based on 82 recorded House sales compared over the last two rolling 12 month periods



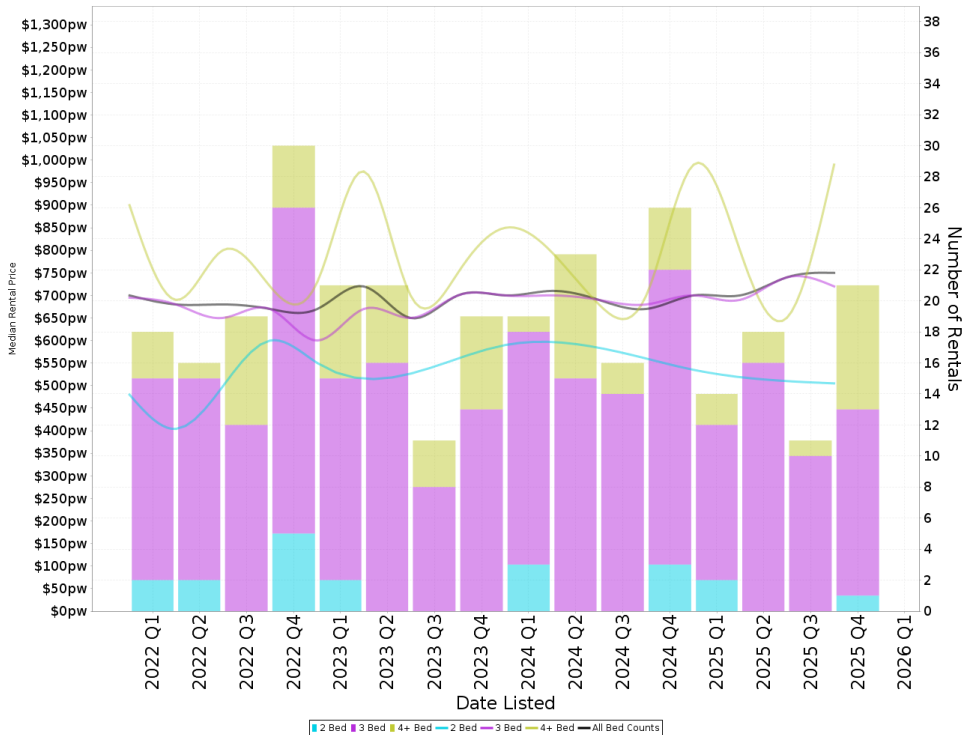
## DOWNER - Peak Selling Periods (3 years)



## DOWNER - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+0.2%**

Current Median Price: \$1,153,000  
Previous Median Price: \$1,151,000

Based on 82 registered House sales compared over the last two rolling 12 month periods.

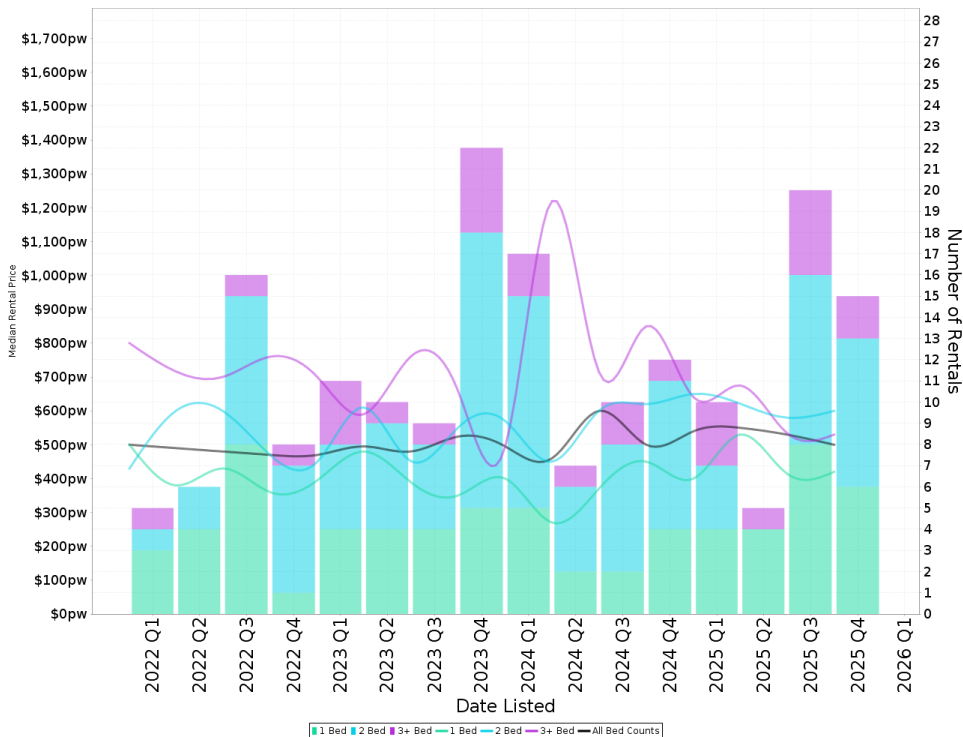
### Suburb Rental Yield

**+3.2%**

Current Median Price: \$1,153,000  
Current Median Rent: \$720

Based on 64 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-29.6%**

Current Median Price: \$500,000  
Previous Median Price: \$710,000

Based on 44 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+5.5%**

Current Median Price: \$500,000  
Current Median Rent: \$530

Based on 50 registered Unit rentals compared over the last 12 months.

# DOWNER - Recently Sold Properties

Median Sale Price  
**\$1.15m**

Based on 31 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  
**+0.2%**

Current Median Price: \$1,153,000  
Previous Median Price: \$1,151,000


Based on 82 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties  
**31**

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

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

**51 SWINDEN ST**

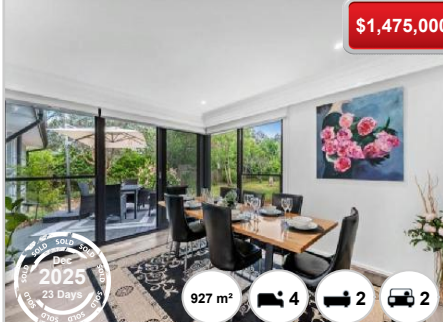


**\$1,300,000**

Sold Dec 2025  
23 Days

745 m<sup>2</sup> 4 1 1

**52 BRADFIELD ST**

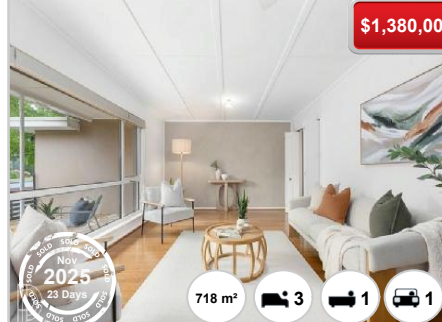


**\$1,475,000**

Sold Dec 2025  
23 Days

927 m<sup>2</sup> 4 2 2

**73 MELBA ST**



**\$1,380,000**

Sold Nov 2025  
23 Days

718 m<sup>2</sup> 3 1 1

**24 CADELL ST**




**\$1,035,000**

Sold Nov 2025  
23 Days

780 m<sup>2</sup> 2 1 2

**40 BRADFIELD PL**




**\$1,115,000**

Sold Nov 2025  
23 Days

776 m<sup>2</sup> 3 1 2

**77 BONYTHON ST**



**\$1,290,000**

Sold Nov 2025  
23 Days

785 m<sup>2</sup> 3 1 2

**32 SWINDEN ST**

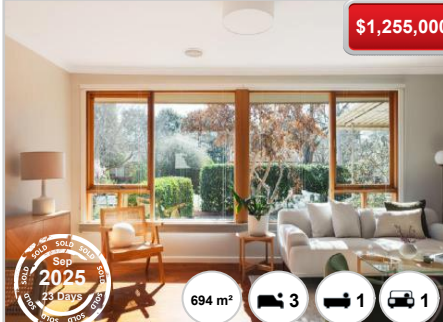


**\$1,360,000**

Sold Oct 2025  
30 Days

722 m<sup>2</sup> 3 1 2

**84 ATHERTON ST**




**\$1,255,000**

Sold Sep 2025  
23 Days

694 m<sup>2</sup> 3 1 1

**64 SWINDEN ST**



**\$1,210,000**

Sold Sep 2025  
23 Days

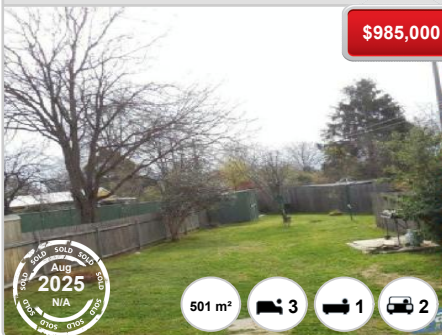
571 m<sup>2</sup> 4 2 2



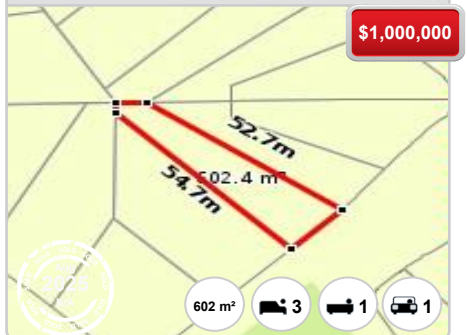
47 BURN ST



55 BRADFIELD ST



53 BRADFIELD ST



48 BLACKET ST



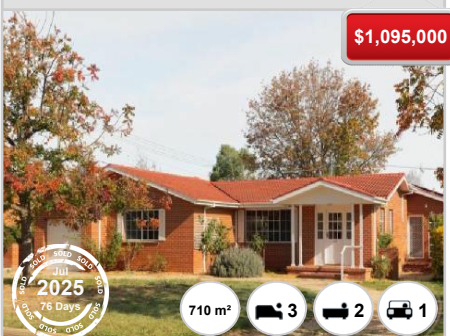
213 ATHERTON ST



34 LEGGE ST



48 BANFIELD ST



548 NORTHBOURNE AVE



# DOWNER - Properties For Rent

## Median Rental Price

# \$720 /w

Based on 64 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

# +3.2%

Current Median Price: \$1,153,000  
Current Median Rent: \$720

Based on 31 recorded House sales and 64 House rentals compared over the last 12 months

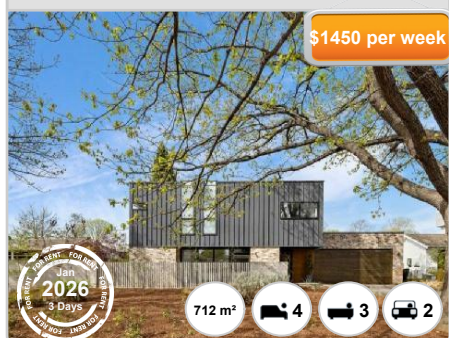
## Number of Rentals

# 64

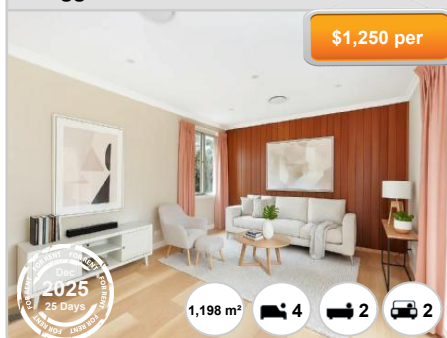
Based on recorded House rentals within the last 12 months (2025)

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

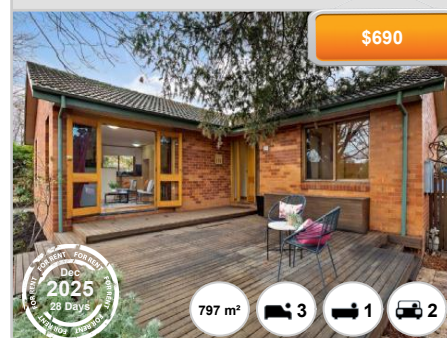
### 42 DURACK STREET



### 8 Legge Street



### 24 Edkins Street



### BLACKET STREET



### 2/50- Blacket Street

