

**RayWhite.**

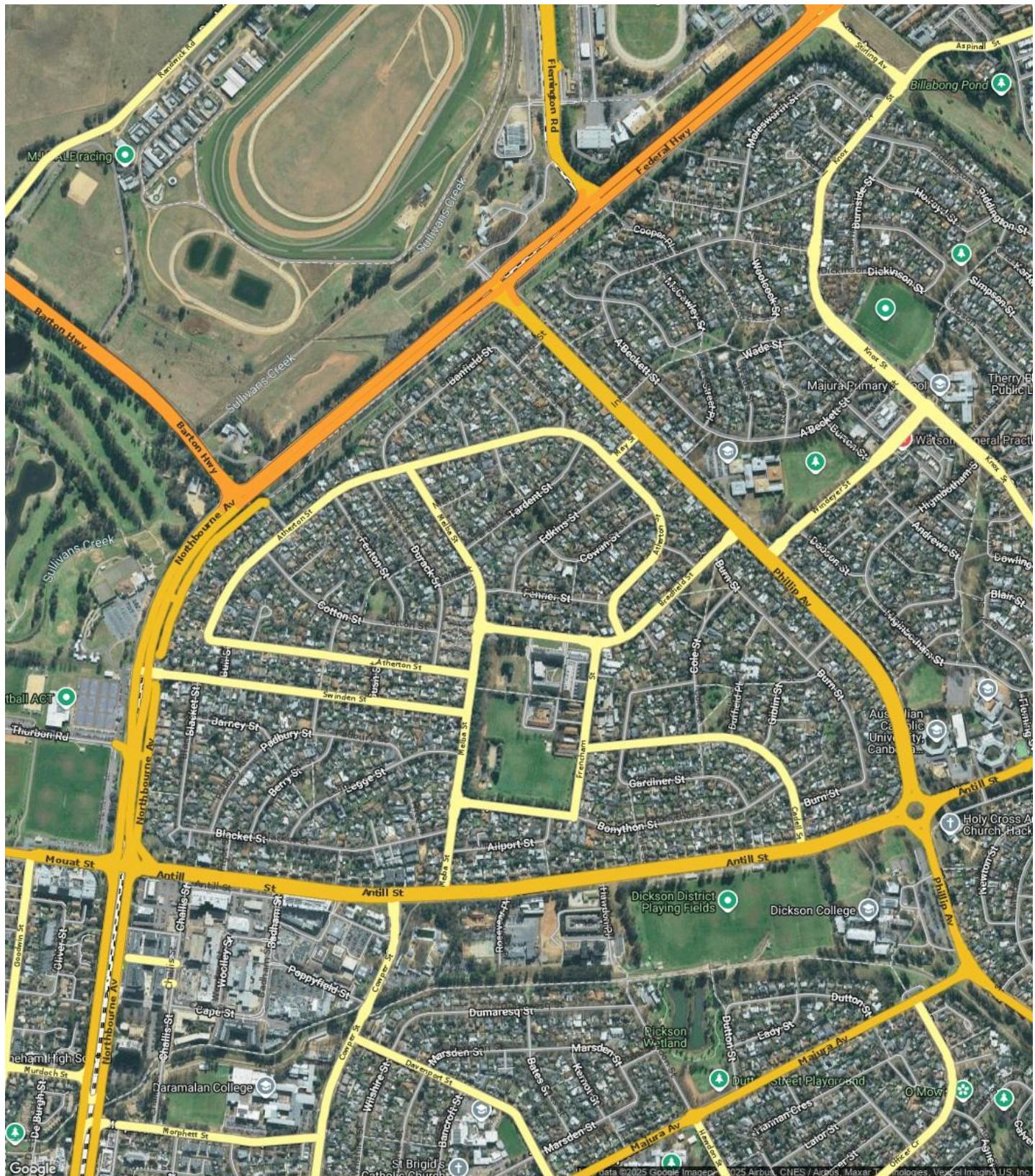
# Suburb flyover report

**DOWNER (HOUSE)**

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA



# DOWNER - Suburb Map



# 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)

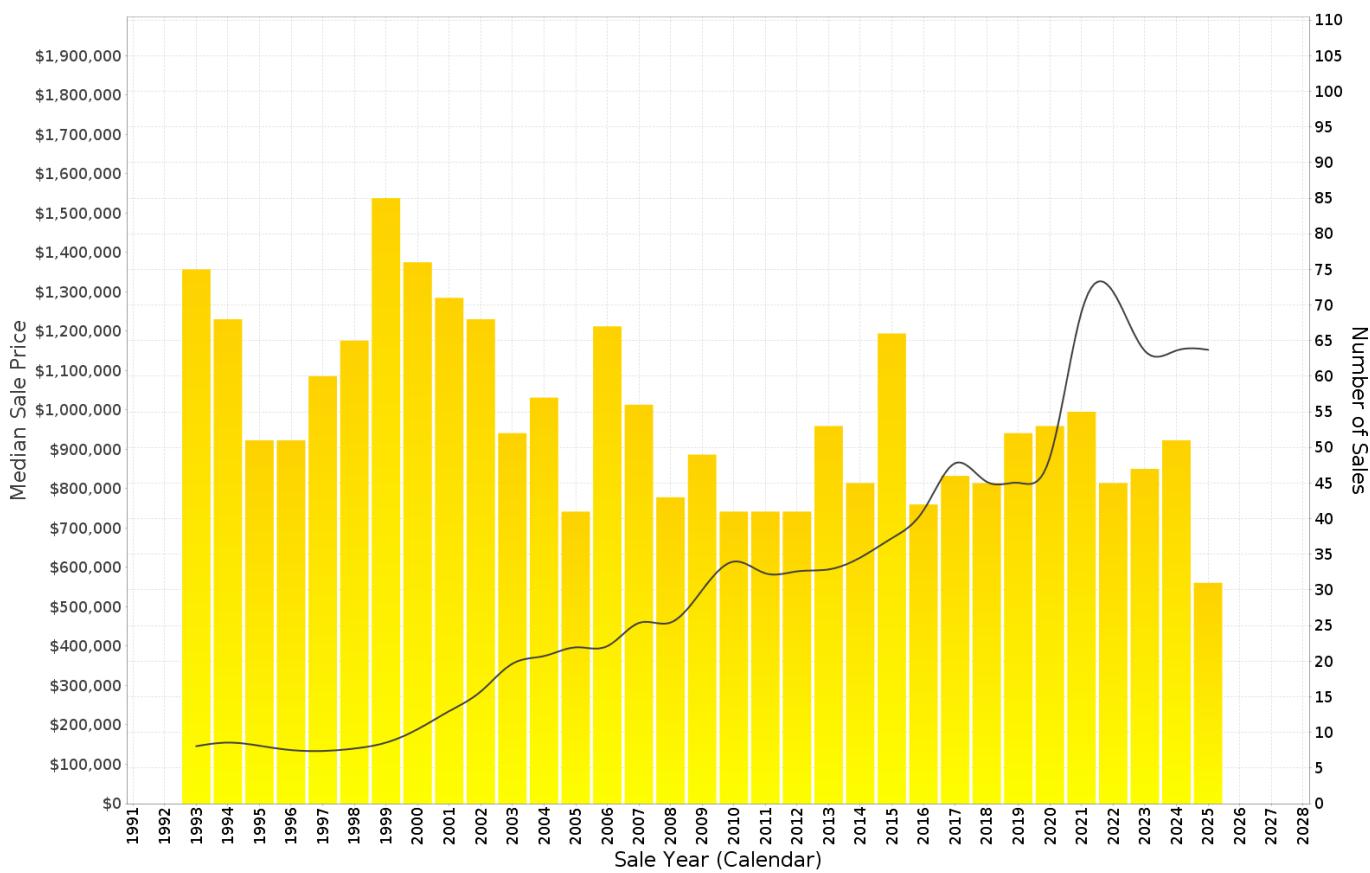
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

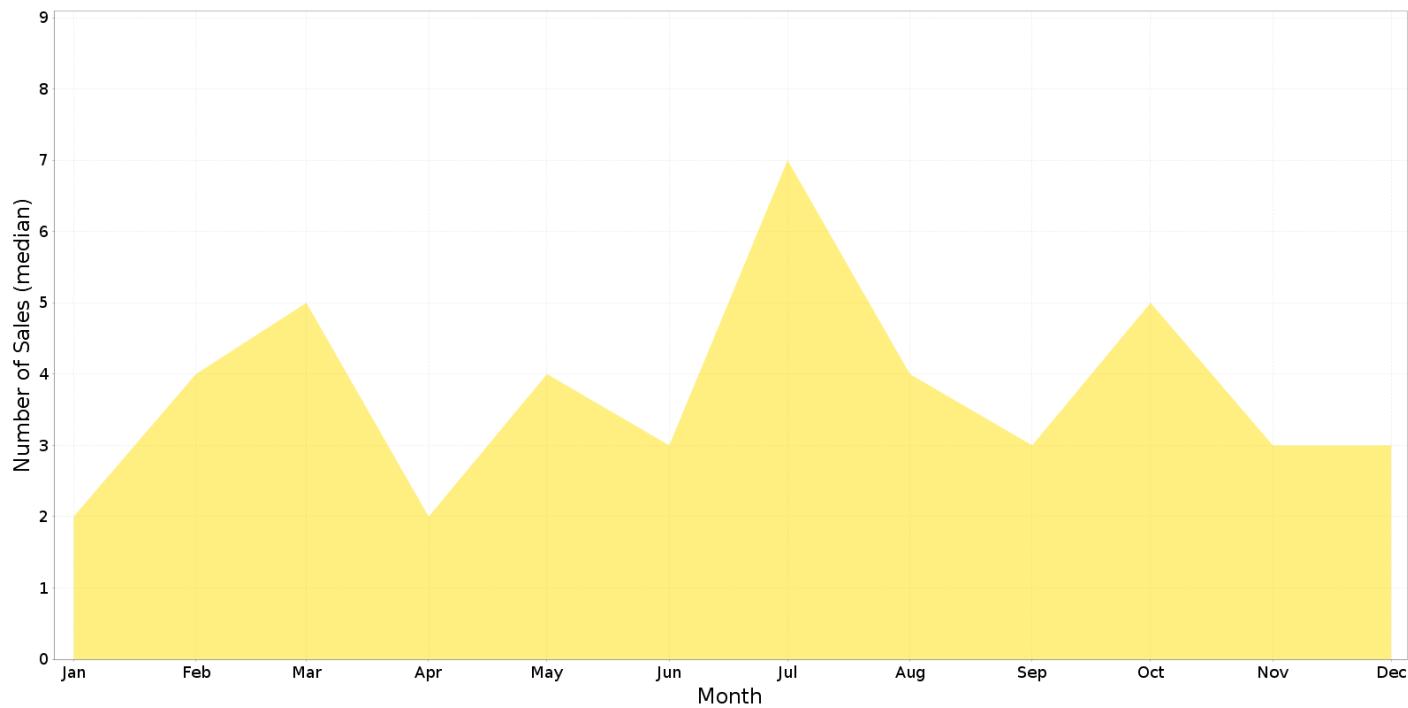
**+0.2%**

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

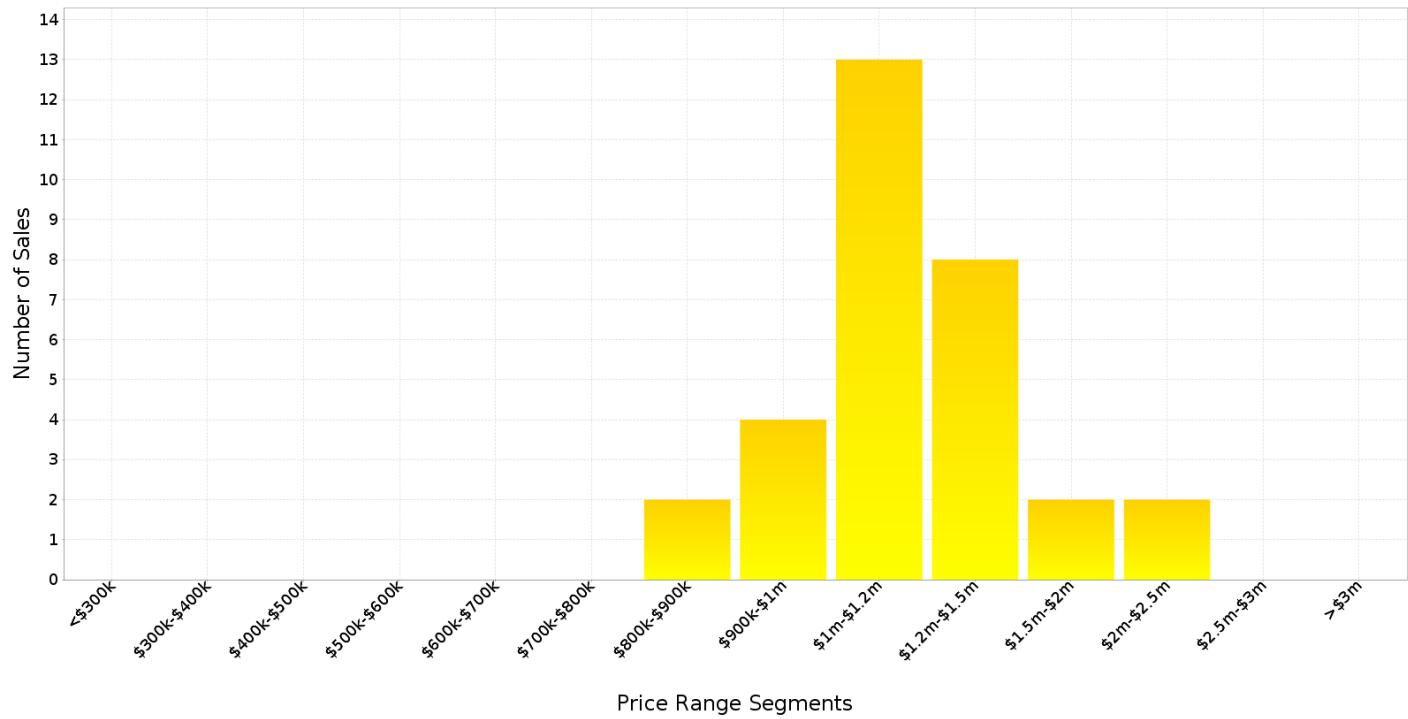
Based on 82 recorded House sales compared over the last two rolling 12 month periods



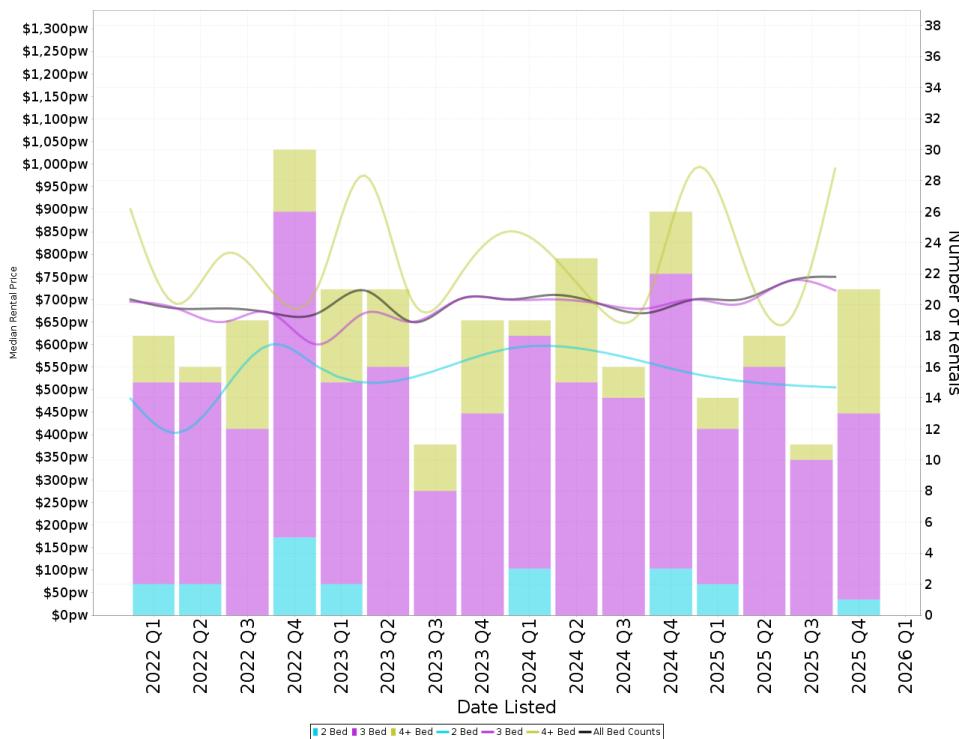
## DOWNER - Peak Selling Periods (3 years)



## DOWNER - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



Suburb Sale Price Growth

**+0.2%**

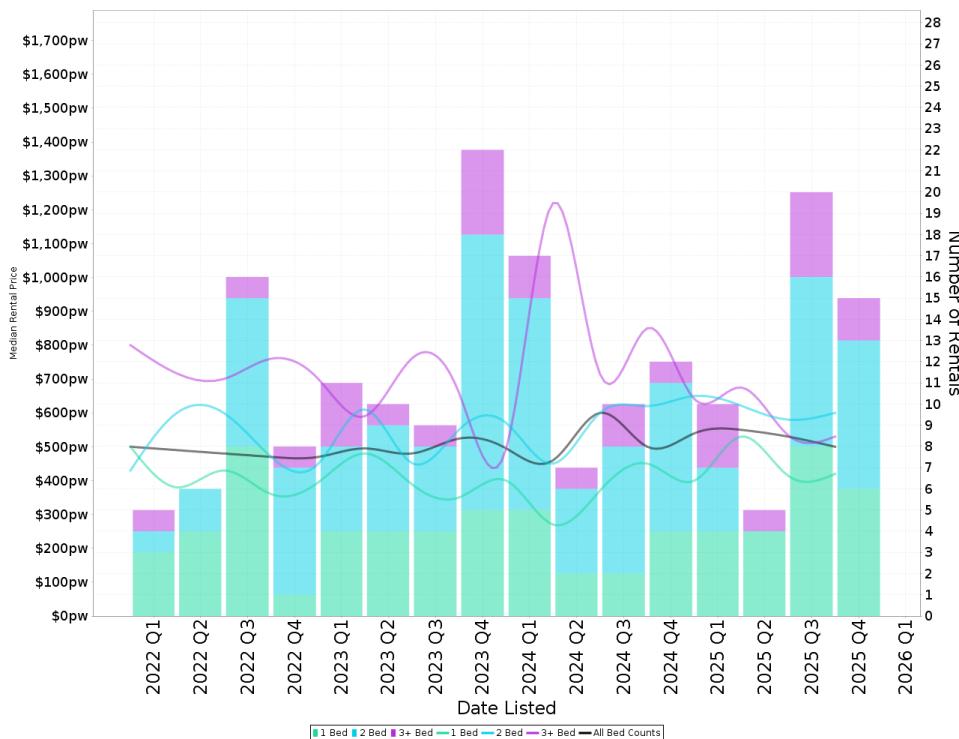
Current Median Price: \$1,153,000  
Previous Median Price: \$1,151,000  
Based on 82 registered House sales compared over the last two rolling 12 month periods.

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

24 CADELL ST



\$1,035,000

32 SWINDEN ST



\$1,360,000

52 BRADFIELD ST



\$1,475,000

40 BRADFIELD PL



\$1,115,000

73 MELBA ST



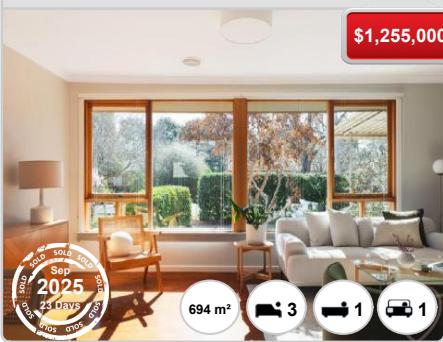
\$1,380,000

77 BONYTHON ST



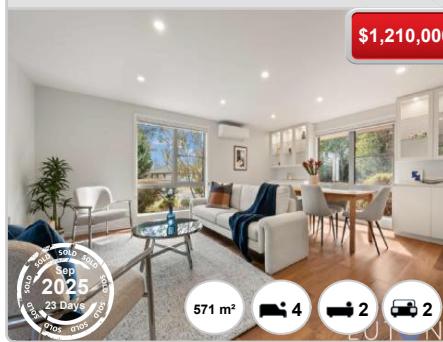
\$1,290,000

84 ATHERTON ST



\$1,255,000

64 SWINDEN ST



\$1,210,000

**47 BURN ST**



**\$947,500**

2025  
222 Days

619 m<sup>2</sup>   

**55 BRADFIELD ST**



**\$985,000**

2025  
N/A

501 m<sup>2</sup>   

**53 BRADFIELD ST**



**\$1,000,000**

2025  
N/A

602 m<sup>2</sup>   

**48 BLACKET ST**



**\$1,430,000**

2025  
N/A

787.0 m<sup>2</sup>   

**213 ATHERTON ST**



**\$1,320,000**

2025  
23 Days

705 m<sup>2</sup>   

**34 LEGGE ST**



**\$1,205,000**

2025  
23 Days

853 m<sup>2</sup>   

**48 BANFIELD ST**



**\$1,095,000**

2025  
76 Days

710 m<sup>2</sup>   

**548 NORTHBORNE AVE**



**\$880,000**

2025  
237 Days

534 m<sup>2</sup>   

Prepared on 05/01/2026 by Customer Care VA , +61 (02) 6173 6300 at Ray White Canberra. © Property Data Solutions Pty Ltd 2026 (pricefinder.com.au)

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# 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**

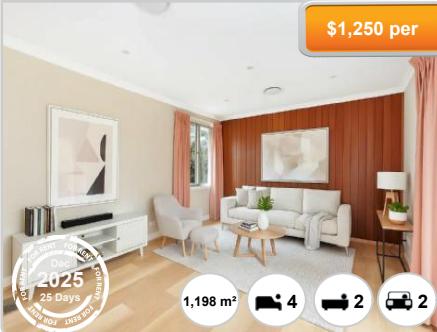
Based on recorded House rentals within the last 12 months (2025)

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

