

RayWhite.

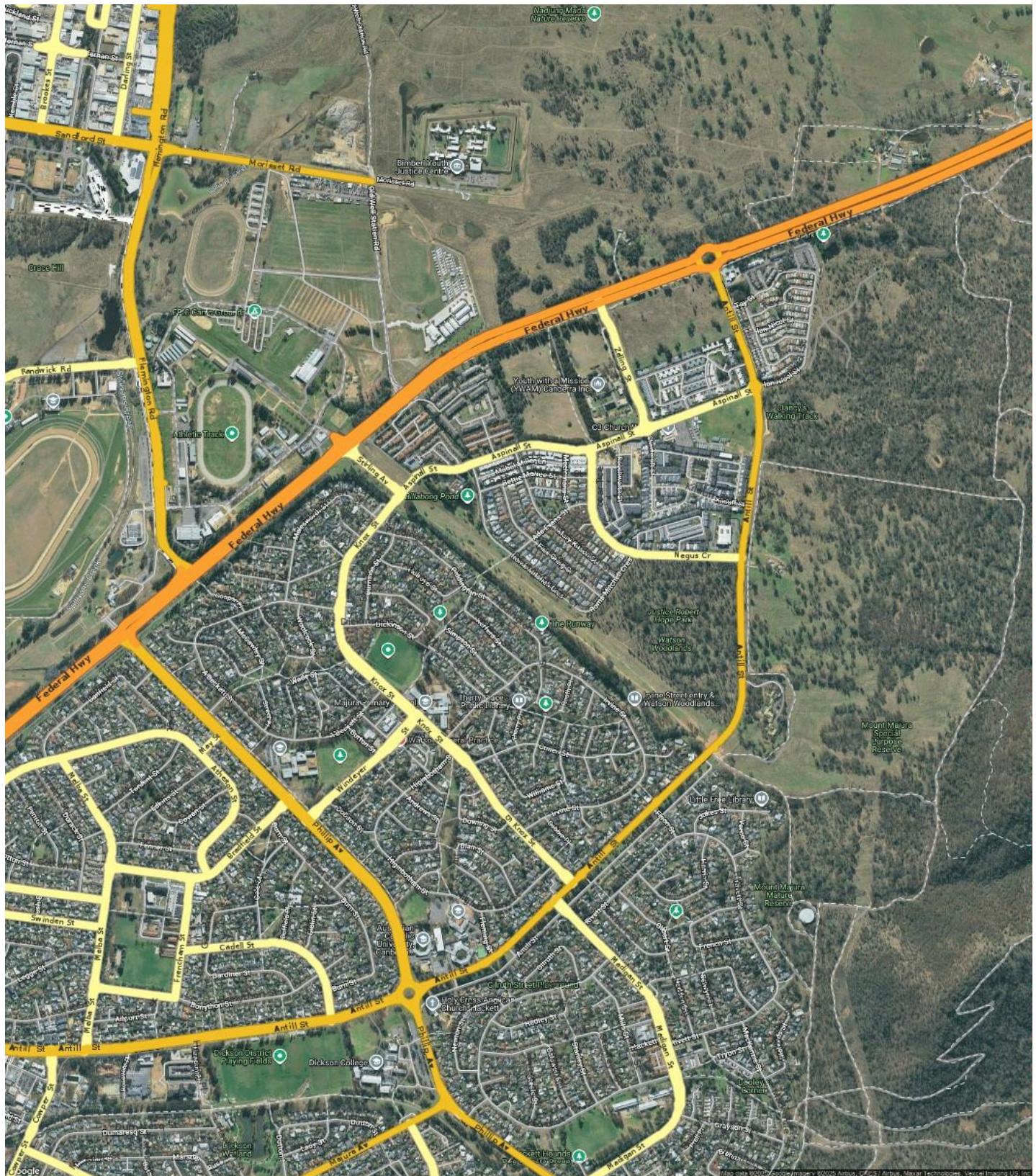
Suburb flyover report

WATSON (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA



WATSON - Suburb Map



WATSON - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	56	\$ 517,526	0.0 %	\$ 200,000	\$ 775,000
2009	48	\$ 559,000	8.0 %	\$ 182,000	\$ 865,000
2010	151	\$ 444,900	-20.4 %	\$ 137,500	\$ 762,500
2011	48	\$ 570,000	28.1 %	\$ 195,000	\$ 910,000
2012	48	\$ 550,500	-3.4 %	\$ 379,900	\$ 825,000
2013	57	\$ 575,000	4.5 %	\$ 5,300	\$ 920,000
2014	53	\$ 599,000	4.2 %	\$ 390,000	\$ 795,000
2015	76	\$ 652,000	8.8 %	\$ 167,000	\$ 1,050,000
2016	70	\$ 691,000	6.0 %	\$ 170,000	\$ 1,141,000
2017	71	\$ 720,000	4.2 %	\$ 304,400	\$ 1,175,000
2018	62	\$ 796,500	10.6 %	\$ 362,500	\$ 1,570,000
2019	87	\$ 740,000	-7.1 %	\$ 328,900	\$ 1,400,000
2020	96	\$ 798,050	7.8 %	\$ 365,000	\$ 3,077,167
2021	76	\$ 1,081,500	35.5 %	\$ 357,500	\$ 17,900,000
2022	71	\$ 1,150,000	6.3 %	\$ 300,000	\$ 2,650,000
2023	57	\$ 1,075,000	-6.5 %	\$ 455,000	\$ 2,270,000
2024	71	\$ 1,060,000	-1.4 %	\$ 126,000	\$ 2,160,000
2025	75	\$ 1,103,000	4.1 %	\$ 270,000	\$ 2,200,000
2026	0				

Median Sale Price

\$1.1m

Based on 75 recorded House sales within the last 12 months (2025)

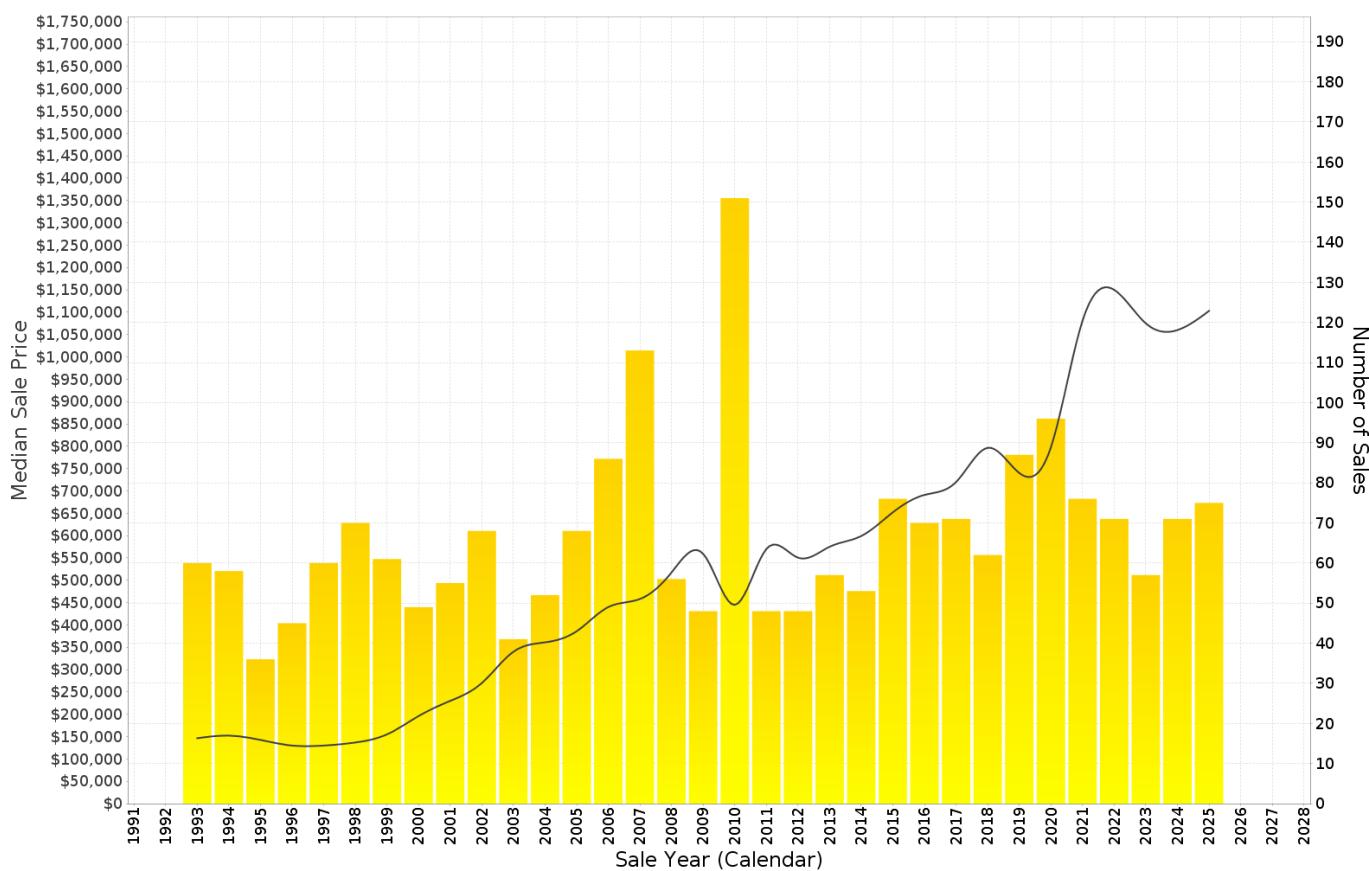
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

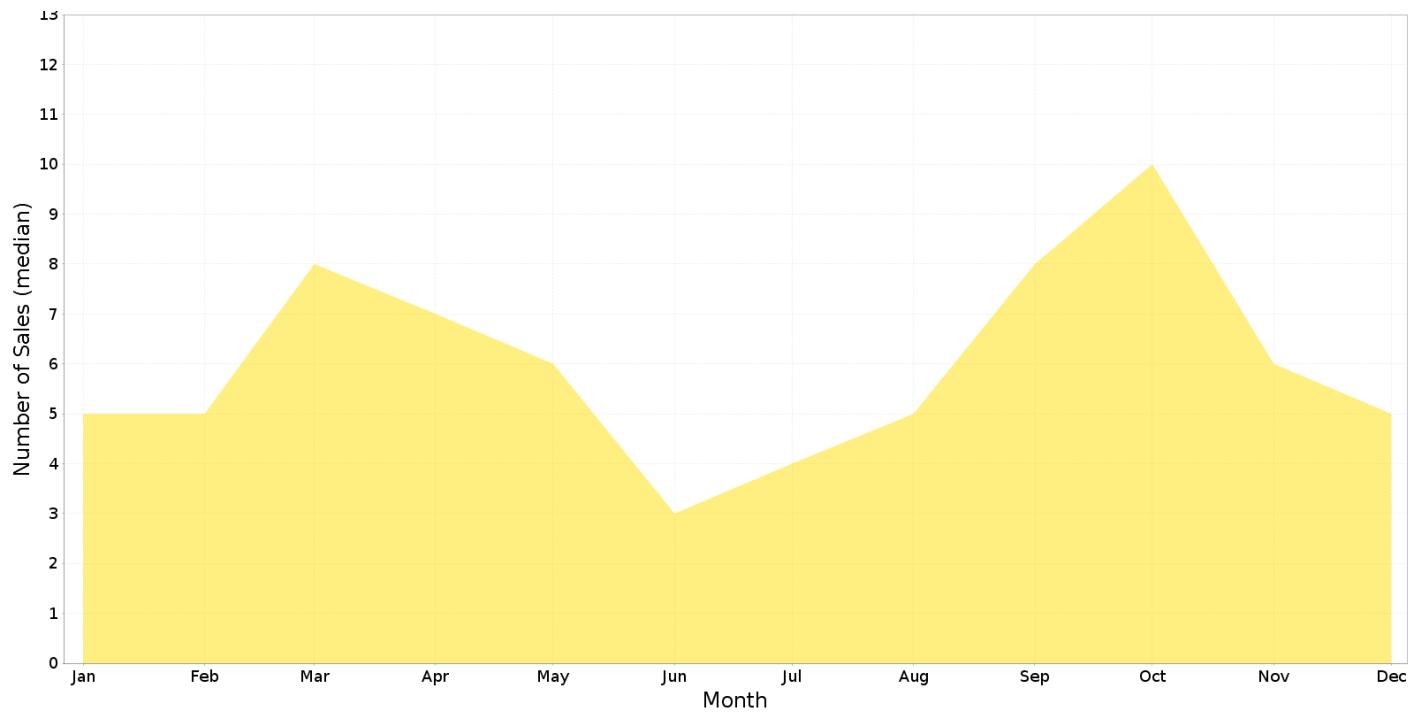
+4.1%

Current Median Price: \$1,103,000
Previous Median Price: \$1,060,000

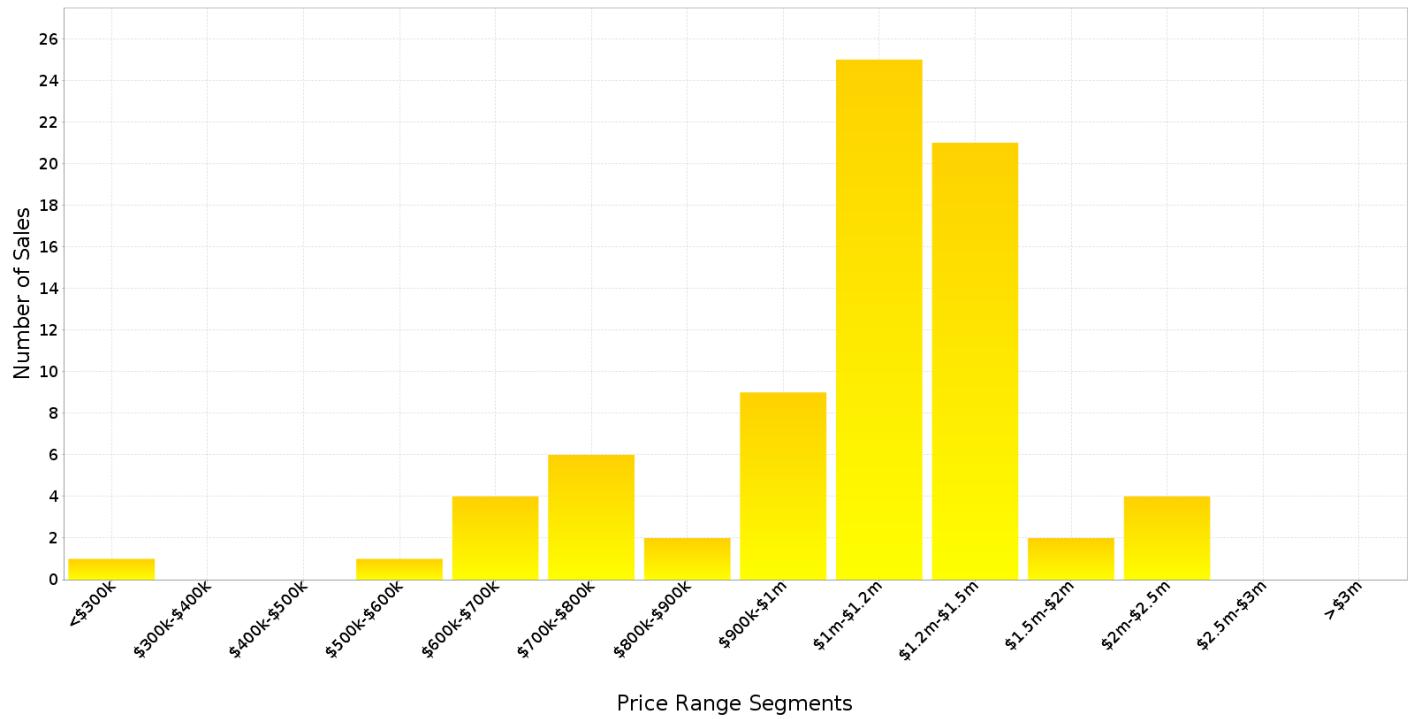
Based on 146 recorded House sales compared over the last two rolling 12 month periods



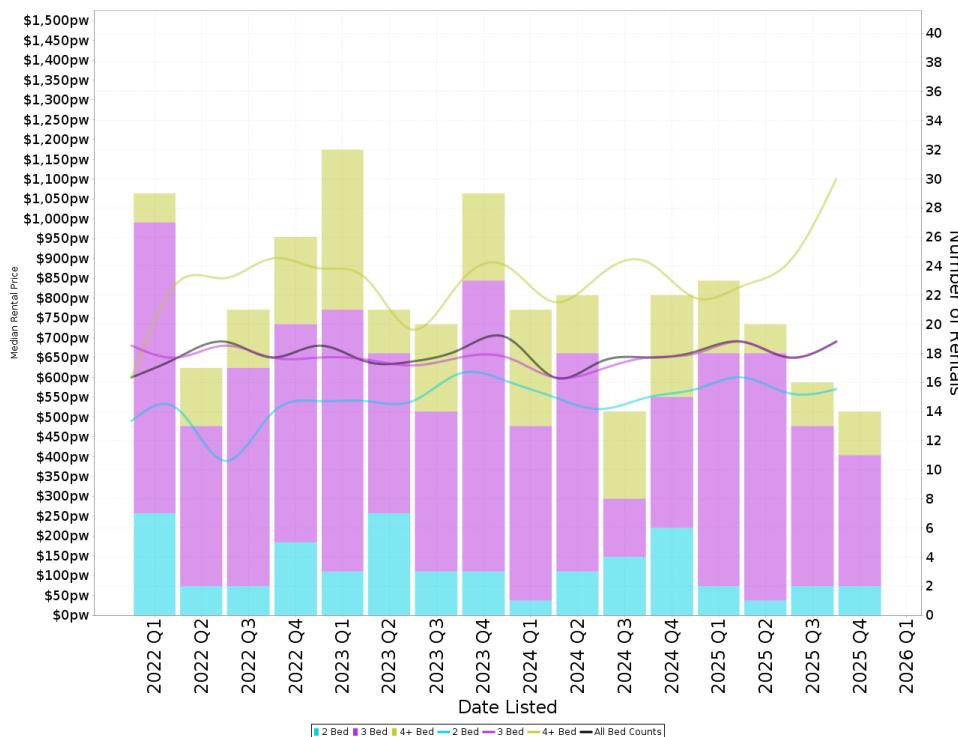
WATSON - Peak Selling Periods (3 years)



WATSON - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+4.1%

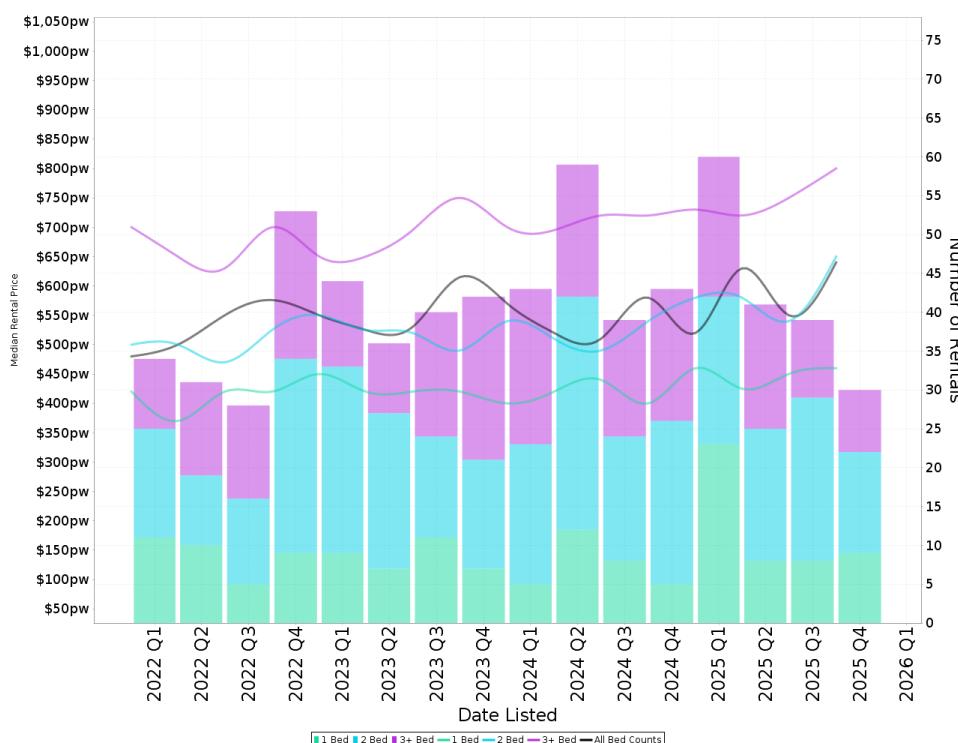
Current Median Price: \$1,103,000
Previous Median Price: \$1,060,000
Based on 146 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.3%

Current Median Price: \$1,103,000
Current Median Rent: \$690
Based on 73 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+1.4%

Current Median Price: \$562,500
Previous Median Price: \$555,000
Based on 174 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.4%

Current Median Price: \$562,500
Current Median Rent: \$580
Based on 170 registered Unit rentals compared over the last 12 months.

WATSON - Recently Sold Properties

Median Sale Price

\$1.1m

Based on 75 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

+4.1%

Current Median Price: \$1,103,000
Previous Median Price: \$1,060,000

Based on 146 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

75

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

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

67 TAY ST



\$724,500

202 m²

48 KNOX ST



\$967,000

864 m²

44 WILLIAMS ST



\$1,300,000

839 m²

19 BETTIE MCNEE ST



\$921,500

240 m²

45 IRVINE ST



\$1,597,000

956 m²

81 NEGUS CRES



\$1,600,000

318 m²

44 WILLIAMS ST



\$1,300,000

839 m²

26 SIMPSON ST



\$1,400,000

839 m²

28 WINDEYER ST



\$1,000,000

650 m²

15 EHRLICH CCT



\$840,000

Sold 2025 25 Days

116 m² | 3 Bed | 2 Bath | 1 Car

20 A`BECKETT ST



\$1,606,000

Sold 2025 25 Days

618 m² | 4 Bed | 2 Bath | 3 Car

2 THERRY PL

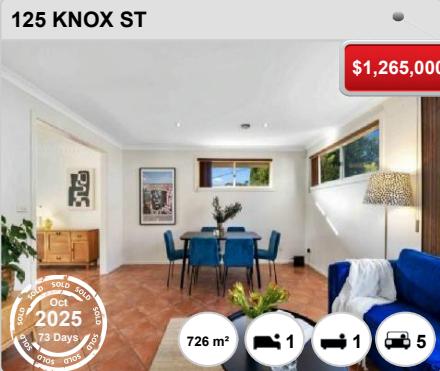


\$1,277,500

Sold 2025 23 Days

663 m² | 3 Bed | 1 Bath | 1 Car

125 KNOX ST



\$1,265,000

Sold 2025 73 Days

726 m² | 1 Bed | 1 Bath | 5 Car

48 IAN NICOL ST



\$690,000

Sold 2025 34 Days

194 m² | 2 Bed | 1 Bath | 1 Car

17 A`BECKETT ST



\$1,100,000

Sold 2025 27 Days

678 m² | 3 Bed | 2 Bath | 1 Car

29 WOOLCOCK ST



\$1,100,000

Sold 2025 108 Days

742 m² | 5 Bed | 2 Bath | 2 Car

38 IRVINE ST

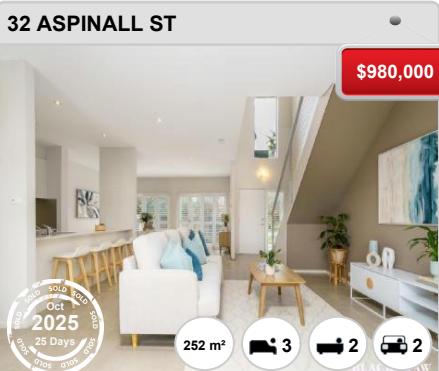


\$1,300,000

Sold 2025 23 Days

632 m² | 4 Bed | 2 Bath | 1 Car

32 ASPINALL ST



\$980,000

Sold 2025 25 Days

252 m² | 3 Bed | 2 Bath | 2 Car

27 EHRLICH CCT



\$700,000

Sold 2025 21 Days

105 m² | 2 Bed | 2 Bath | 1 Car

4 THERRY PL



\$1,400,000

Sold 2025 N/A

664 m² | 3 Bed | 1 Bath | 1 Car

108 IRVINE ST



\$1,400,000

Sold 2025 8 Days

664 m² | 3 Bed | 2 Bath | 1 Car

WATSON - Properties For Rent

Median Rental Price

\$690 /w

Based on 73 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

+3.3%

Current Median Price: \$1,103,000
Current Median Rent: \$690

Based on 75 recorded House sales and 73 House rentals compared over the last 12 months

Number of Rentals

73

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

64 Whitmore Crescent



\$620 per week

202 m²

3 1 1

6 Whitmore Crescent



\$580 per week

194 m²

2 1 1

43 PIDDINGTON STREET



\$670.00 per week

943 m²

3 1 1

4 Andrews Street



\$800

692 m²

3 1 1

4 Foster Place



\$765

816 m²

3 2 1

20 HOLROYD STREET



\$750 per week

725 m²

3 1 1