

Suburb flyover report

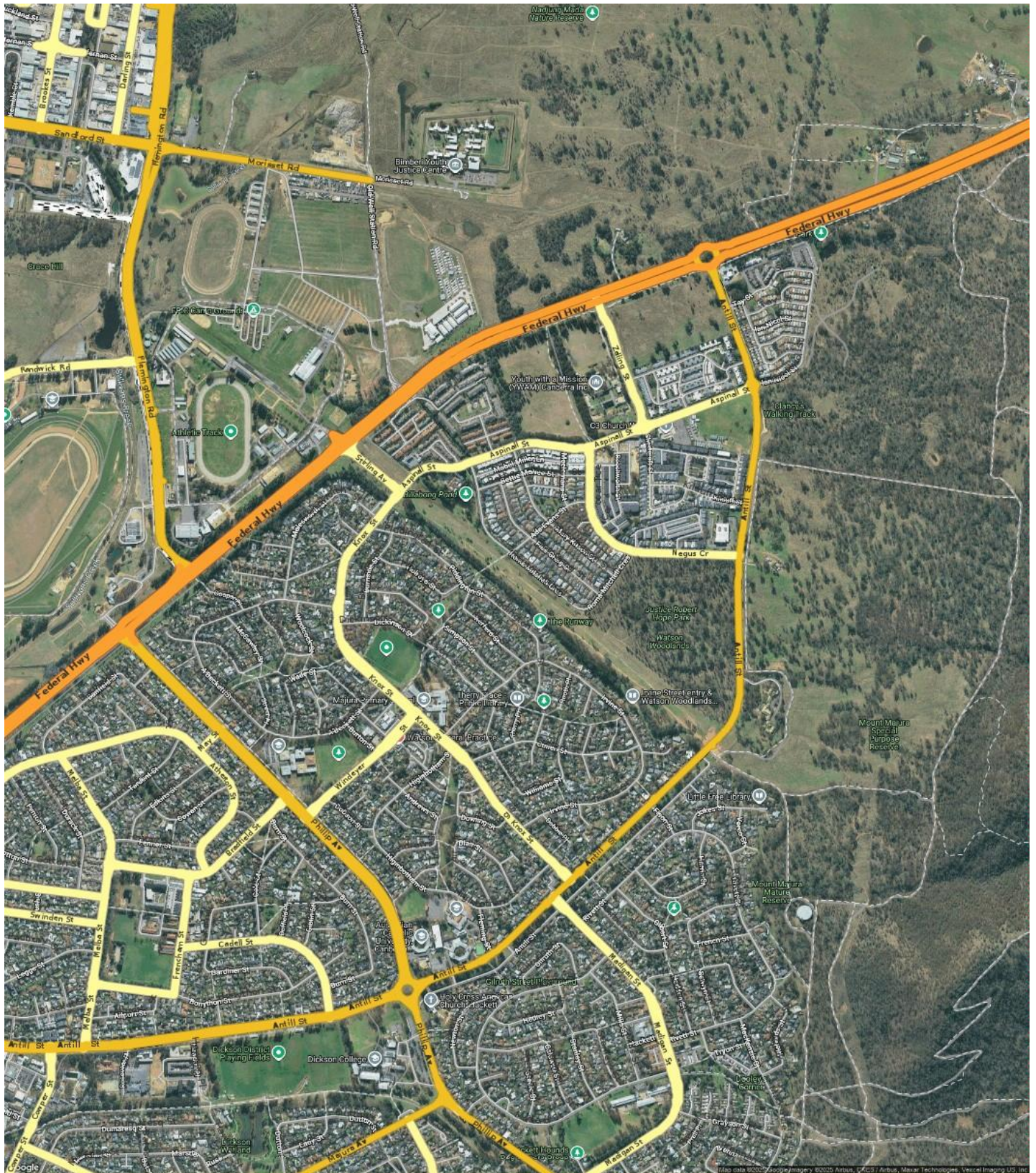
WATSON (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



WATSON - 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 (pricefinder.com.au)

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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)

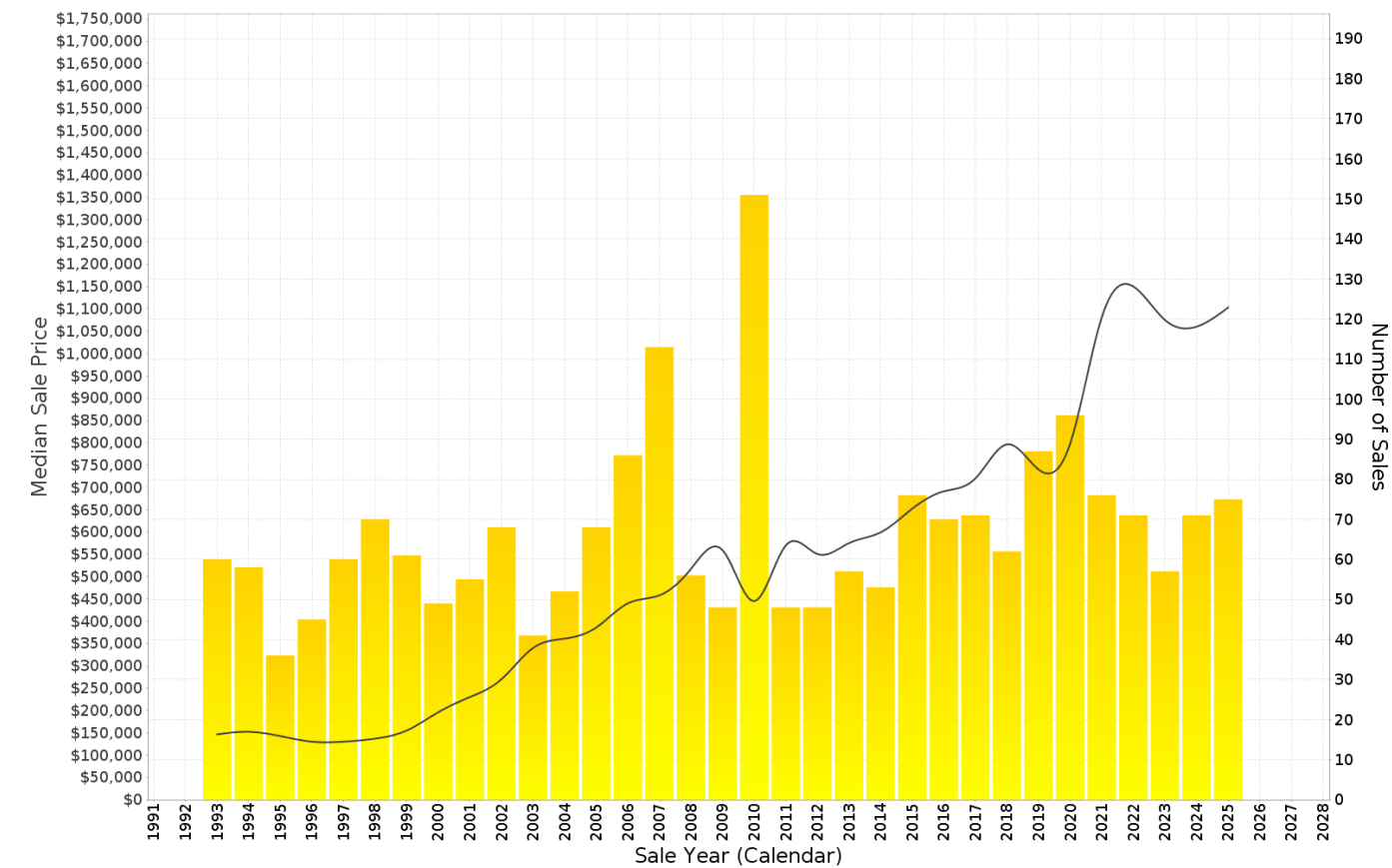
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

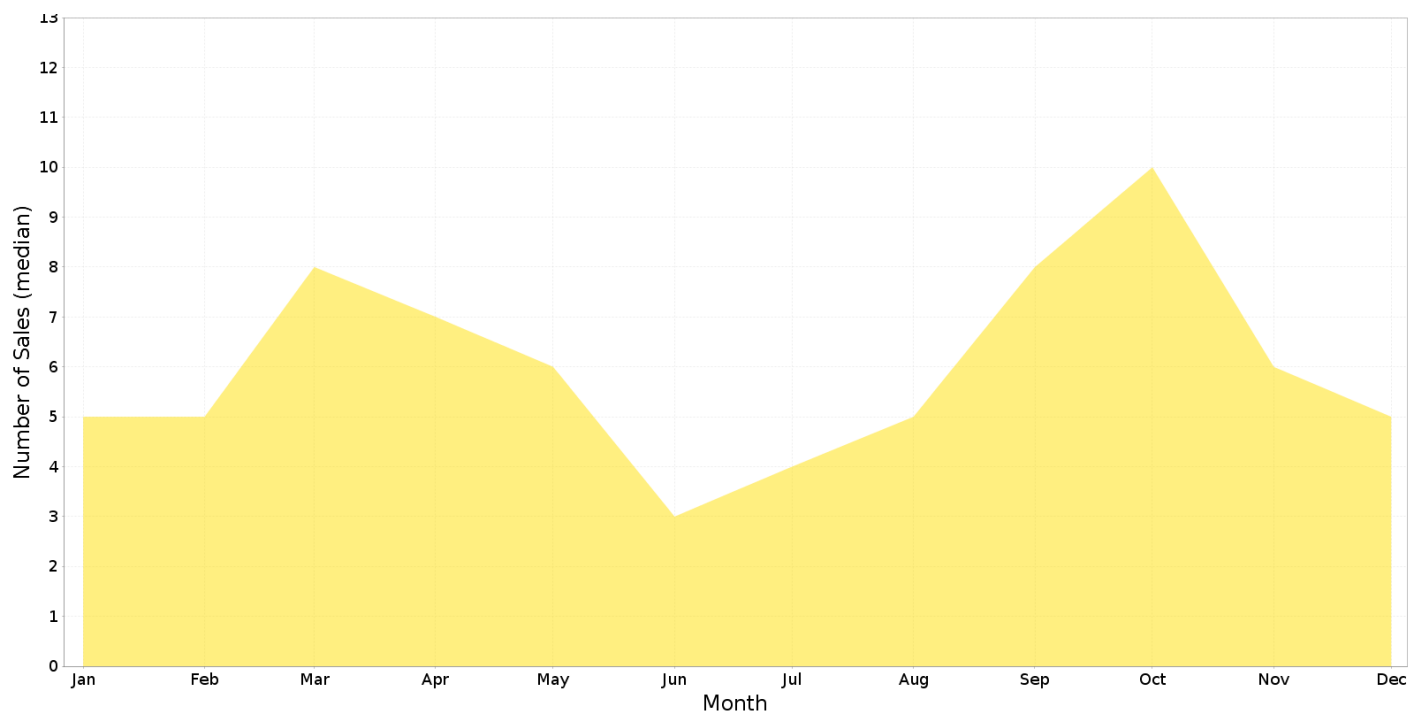
+4.1%

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

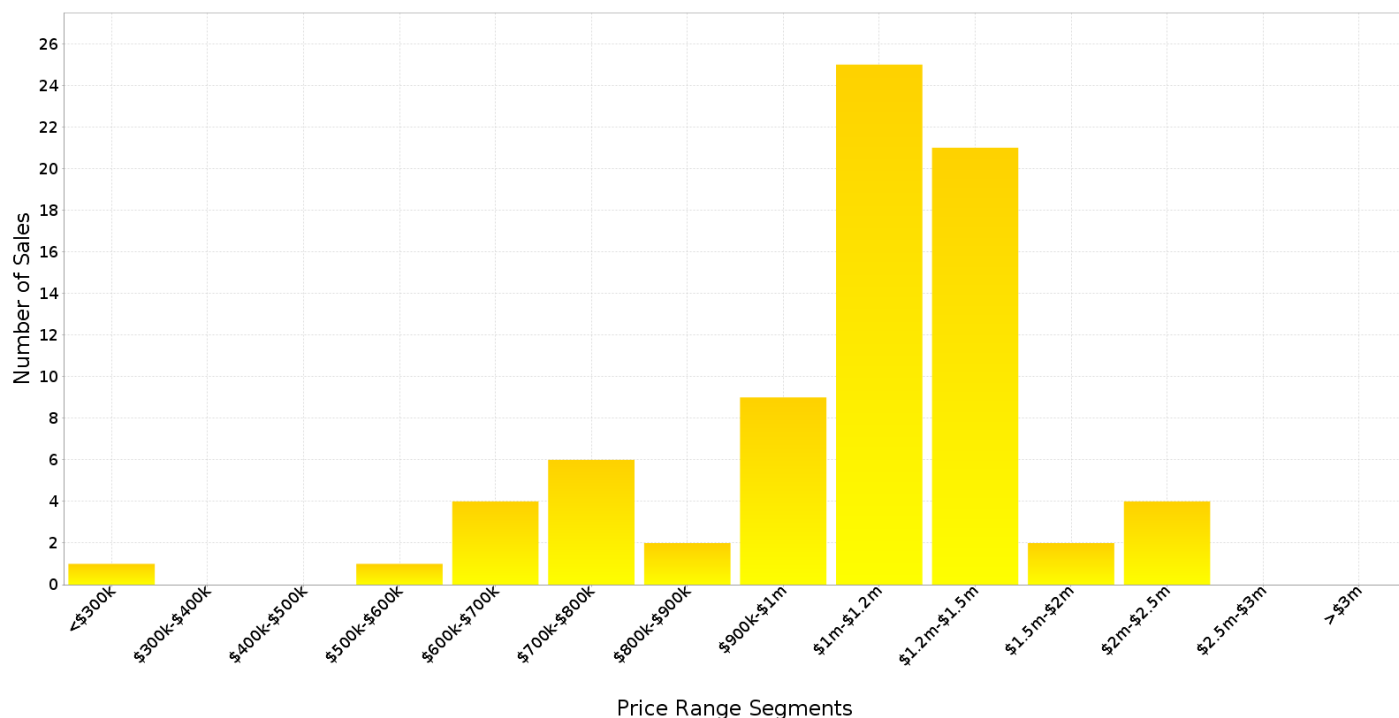
Based on 146 recorded House sales compared over the last two rolling 12 month periods



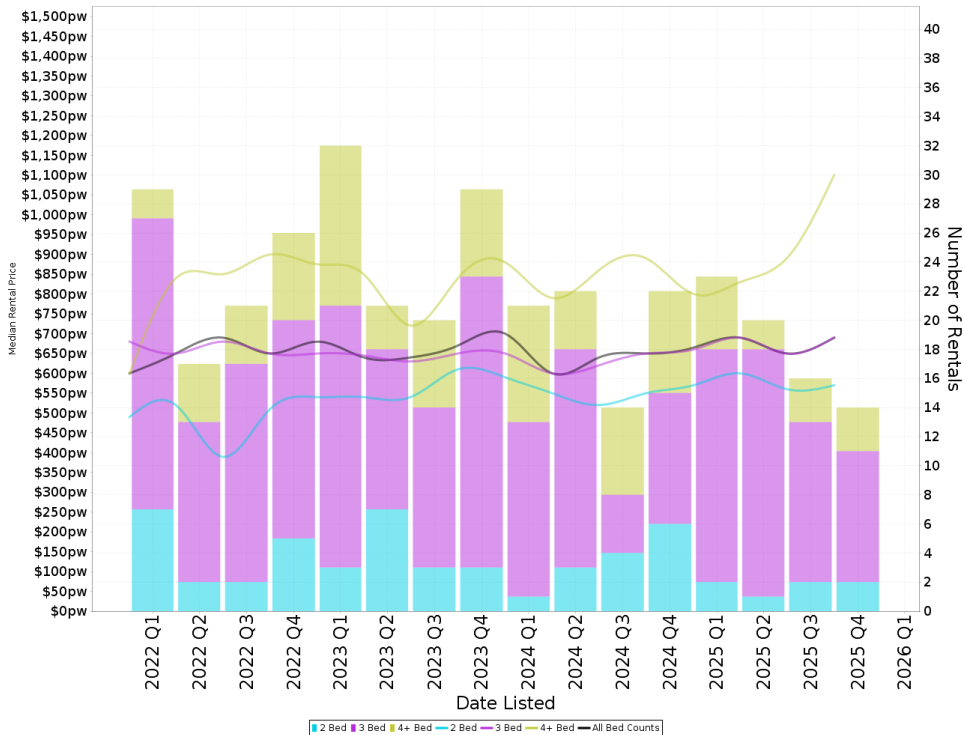
WATSON - Peak Selling Periods (3 years)



WATSON - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+4.1%

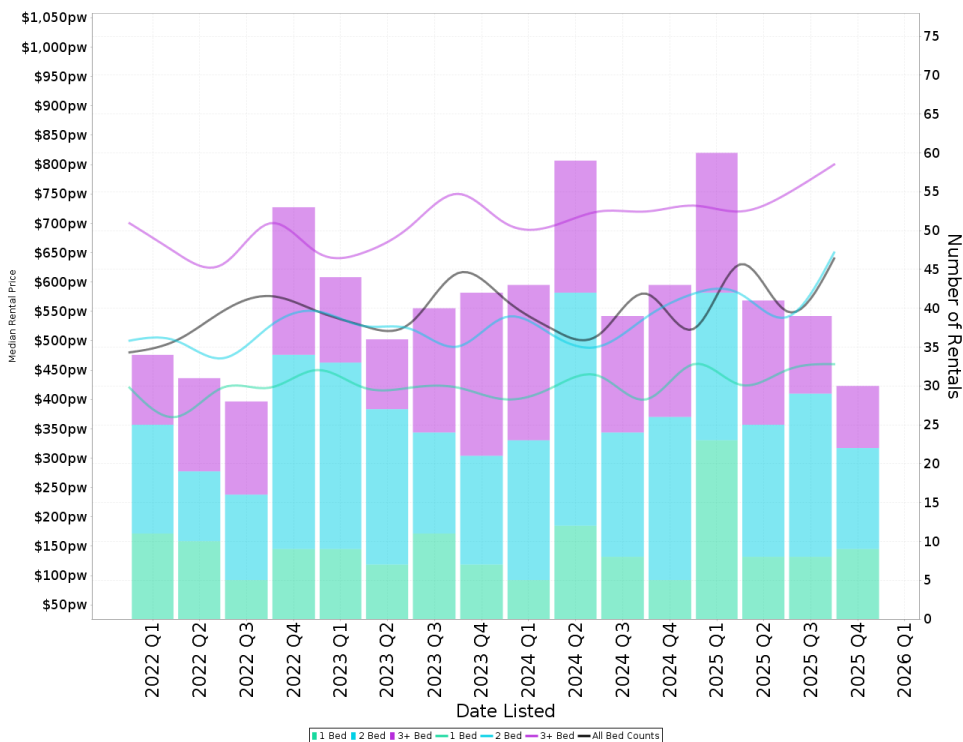
Current Median Price: \$1,103,000
Previous Median Price: \$1,060,000
 Based on 146 registered House sales compared over the last two rolling 12 month periods.

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



48 KNOX ST



44 WILLIAMS ST



19 BETTIE MCNEE ST



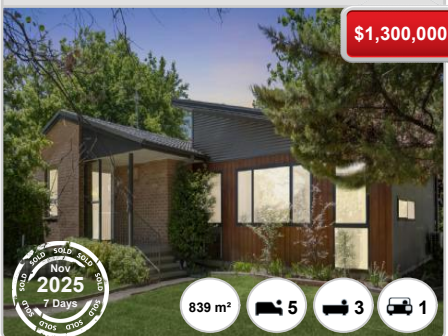
45 IRVINE ST



81 NEGUS CRES



44 WILLIAMS ST



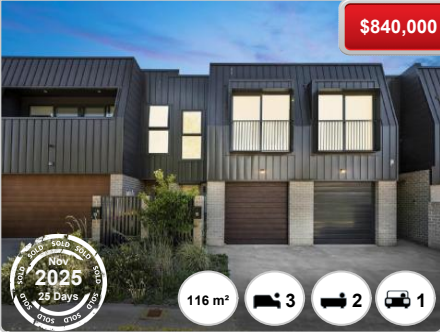
26 SIMPSON ST



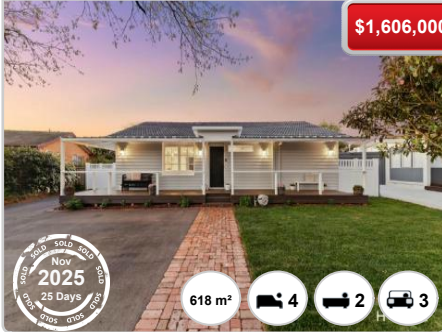
28 WINDEYER ST



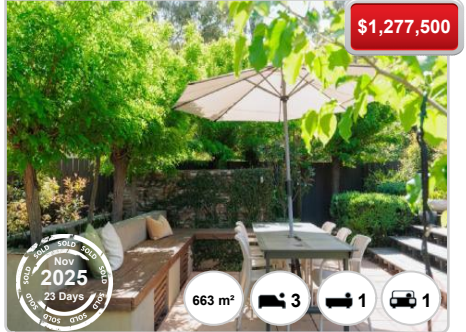
15 EHRLICH CCT



20 A BECKETT ST



2 TERRY PL



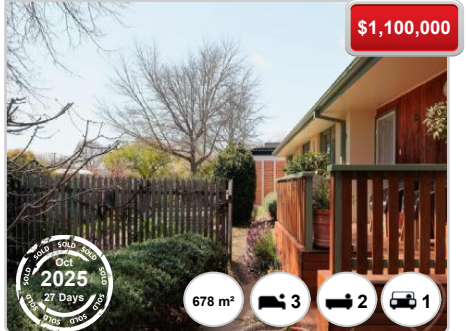
125 KNOX ST



48 IAN NICOL ST



17 A BECKETT ST



29 WOOLCOCK ST



38 IRVINE ST



32 ASPINALL ST



27 EHRLICH CCT



4 TERRY PL



108 IRVINE ST



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

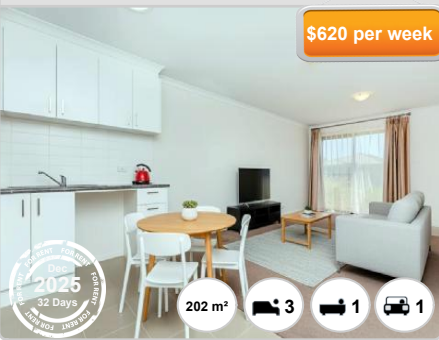
73

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

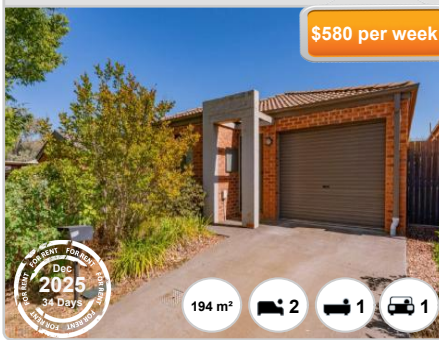
3 Beds

1 Bath

1 Car

6 Whitmore Crescent

\$580 per week



194 m²

2 Beds

1 Bath

1 Car

43 PIDDINGTON STREET

\$670.00 per



943 m²

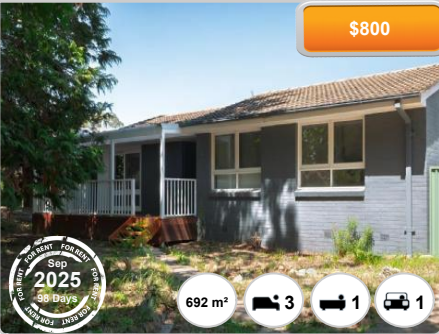
3 Beds

1 Bath

1 Car

4 Andrews Street

\$800



692 m²

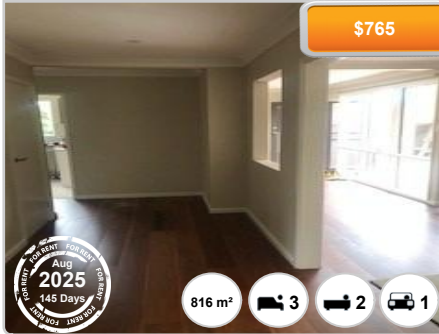
3 Beds

1 Bath

1 Car

4 Foster Place

\$765



816 m²

3 Beds

2 Baths

1 Car

20 HOLROYD STREET

\$750 per week



725 m²

3 Beds

1 Bath

1 Car