

**RayWhite.**

# Suburb flyover report

**FORREST (HOUSE)**

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA



# FORREST - Suburb Map



# FORREST - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	8	\$ 2,310,000	0.0 %	\$ 1,325,000	\$ 2,800,000
2009	14	\$ 2,130,000	-7.8 %	\$ 1,665,000	\$ 3,250,000
2010	10	\$ 1,777,500	-16.5 %	\$ 1,307,500	\$ 3,700,000
2011	11	\$ 2,450,000	37.8 %	\$ 1,200,000	\$ 3,400,000
2012	15	\$ 1,640,000	-33.1 %	\$ 187,500	\$ 3,650,000
2013	11	\$ 2,200,000	34.1 %	\$ 790,000	\$ 3,000,000
2014	14	\$ 1,915,000	-13.0 %	\$ 1,420,000	\$ 3,400,000
2015	17	\$ 2,170,000	13.3 %	\$ 1,670,000	\$ 3,710,000
2016	16	\$ 2,310,000	6.5 %	\$ 1,515,000	\$ 5,500,000
2017	20	\$ 2,867,500	24.1 %	\$ 900,000	\$ 6,000,000
2018	14	\$ 2,740,000	-4.4 %	\$ 1,200,000	\$ 6,450,000
2019	10	\$ 2,801,750	2.3 %	\$ 1,445,000	\$ 6,230,000
2020	18	\$ 3,230,000	15.3 %	\$ 2,275,000	\$ 5,530,000
2021	16	\$ 3,415,000	5.7 %	\$ 2,300,000	\$ 8,410,000
2022	8	\$ 5,080,000	48.8 %	\$ 2,600,000	\$ 5,700,000
2023	12	\$ 3,890,000	-23.4 %	\$ 1,800,000	\$ 8,300,000
2024	10	\$ 4,385,000	12.7 %	\$ 2,825,000	\$ 6,100,000
2025	5	\$ 4,850,000	10.6 %	\$ 3,300,000	\$ 6,150,000
2026	0				

Median Sale Price

**\$4.85m**

Based on 5 recorded House sales within the last 12 months (2025)

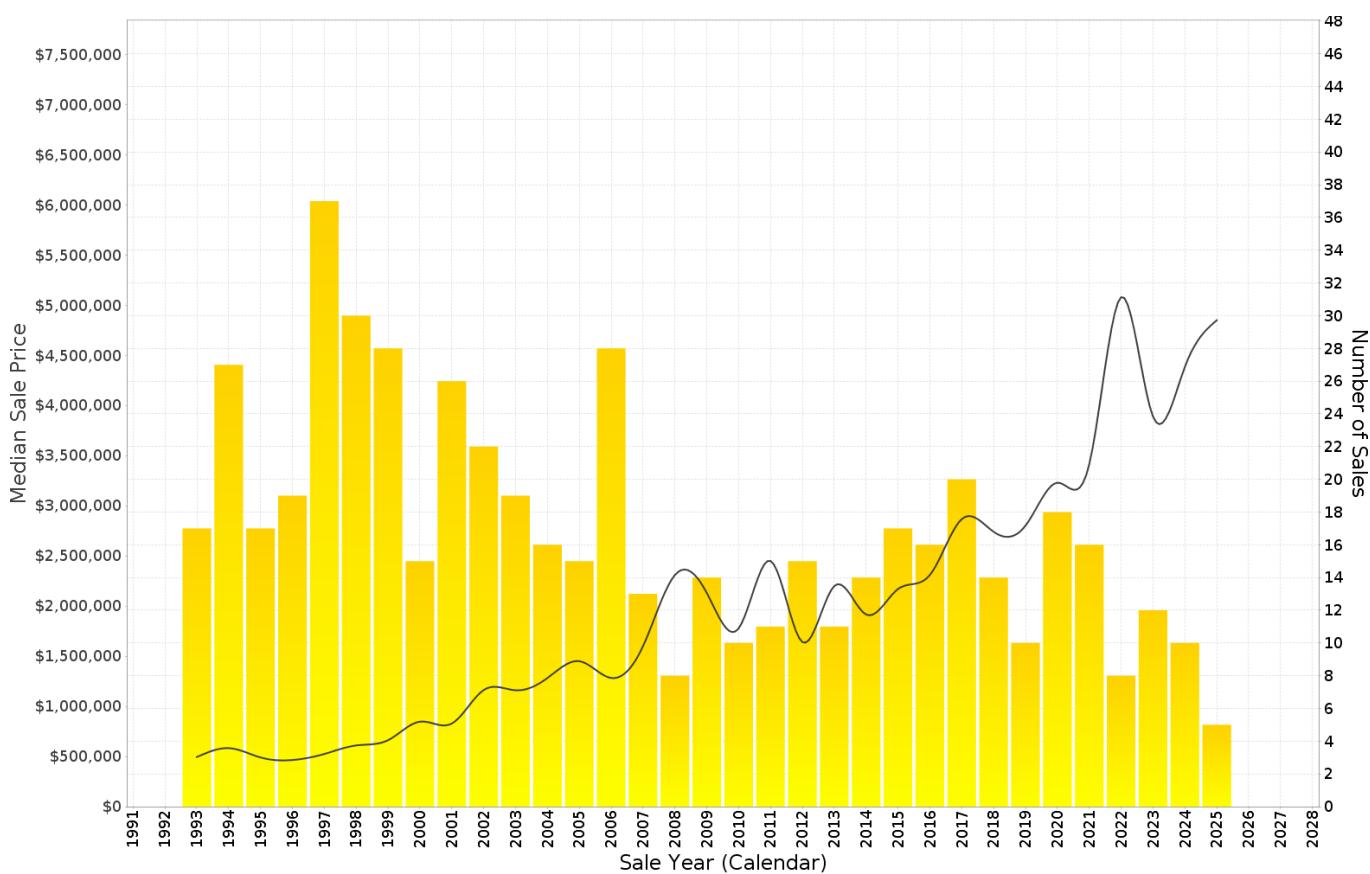
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

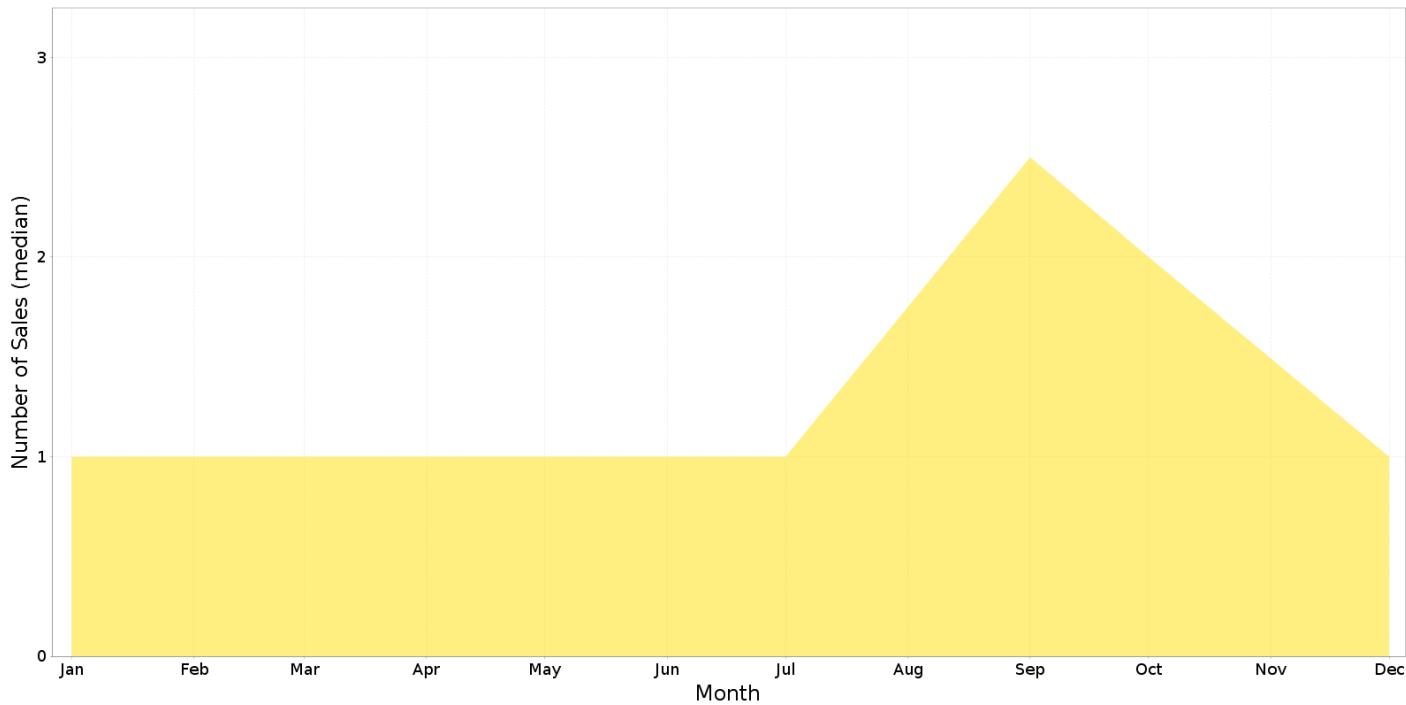
**+10.6%**

Current Median Price: \$4,850,000  
Previous Median Price: \$4,385,000

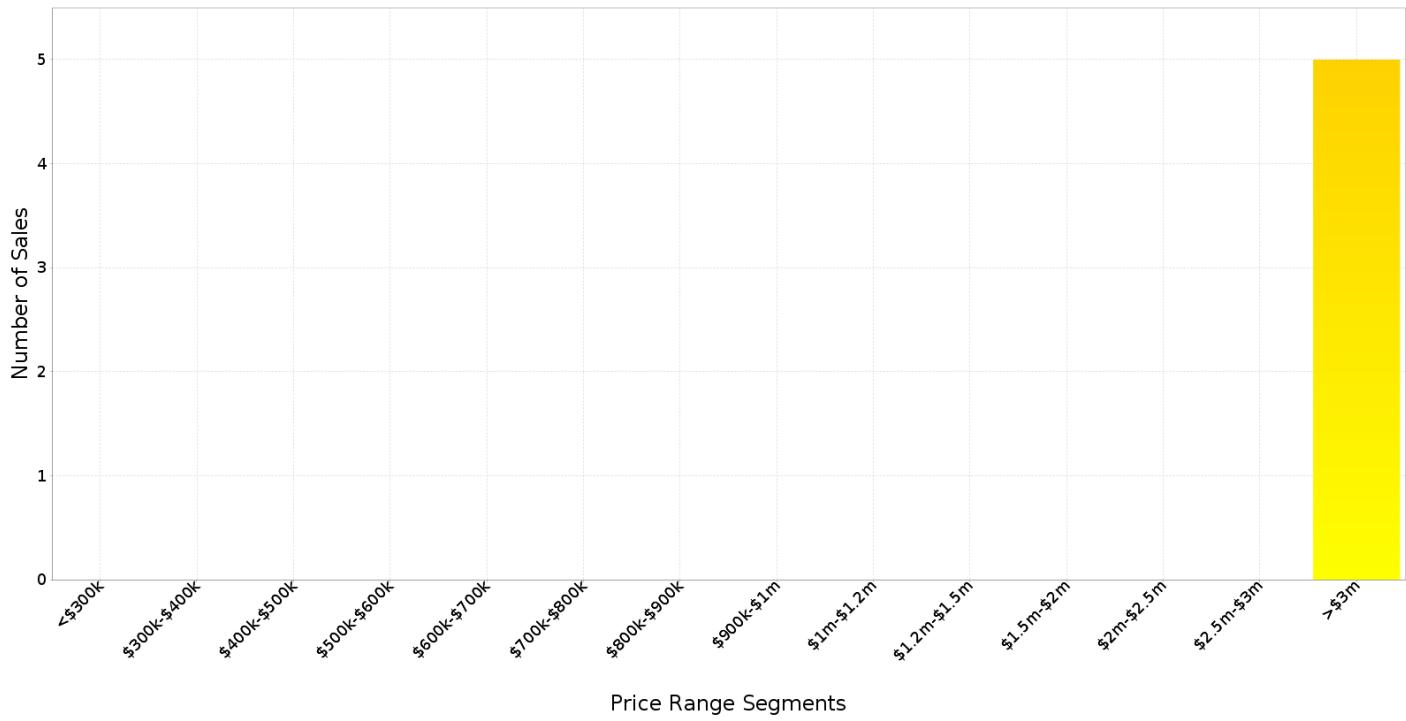
Based on 15 recorded House sales compared over the last two rolling 12 month periods



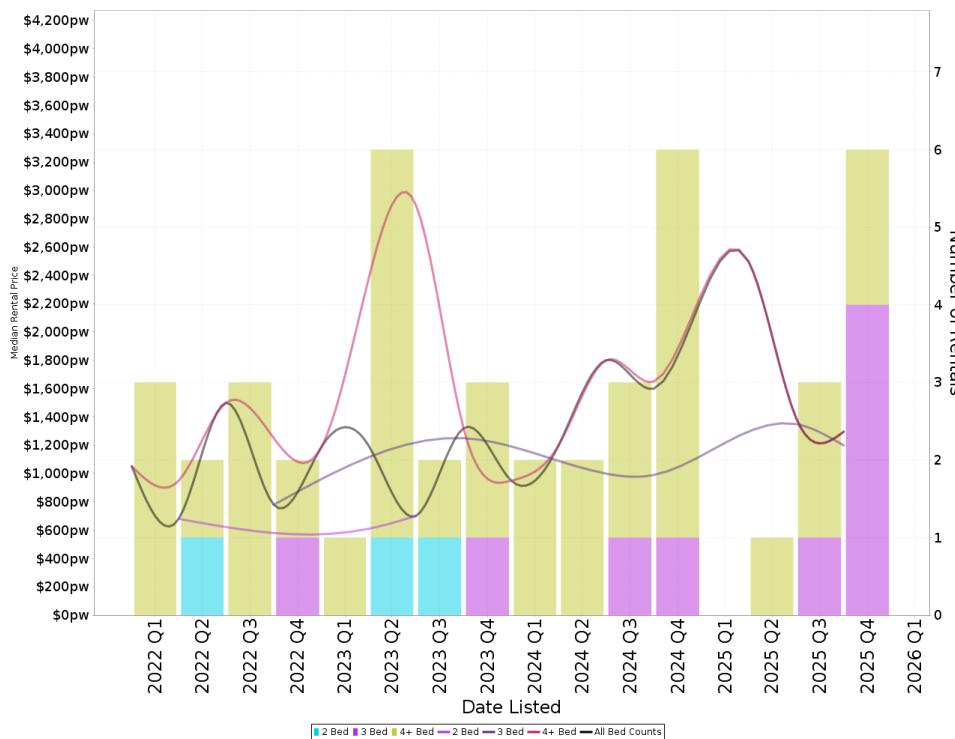
## FORREST - Peak Selling Periods (3 years)



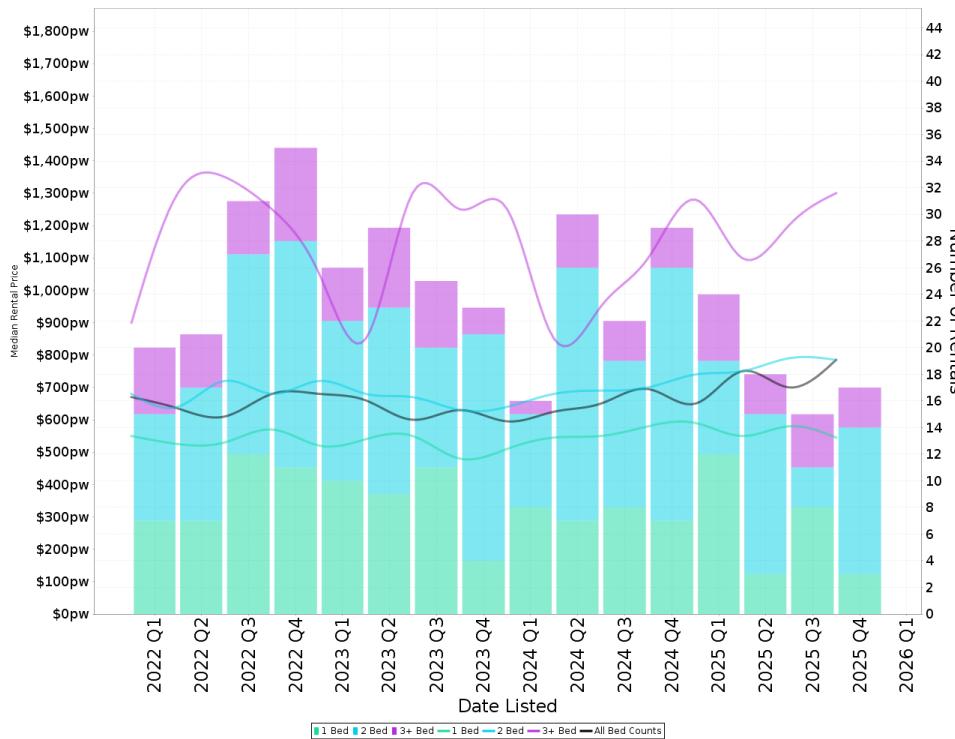
## FORREST - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



## Median Weekly Rents (Units)



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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Suburb Sale Price Growth

**+10.6%**

Current Median Price: \$4,850,000  
Previous Median Price: \$4,385,000  
Based on 15 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

**+1.4%**

Current Median Price: \$4,850,000  
Current Median Rent: \$1,350  
Based on 10 registered House rentals compared over the last 12 months.

Suburb Sale Price Growth

**-17.6%**

Current Median Price: \$700,000  
Previous Median Price: \$849,000  
Based on 76 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

**+5.2%**

Current Median Price: \$700,000  
Current Median Rent: \$700  
Based on 74 registered Unit rentals compared over the last 12 months.

# FORREST - Recently Sold Properties

## Median Sale Price

**\$4.85m**

Based on 5 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

**+10.6%**

Current Median Price: \$4,850,000  
Previous Median Price: \$4,385,000

Based on 15 recorded House sales compared over the last two rolling 12 month periods

## # Sold Properties

**5**

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

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

12 HOBART AVE



9 DAMPIER CRES



18 TENNYSON CRES



61 EMPIRE CCT



# FORREST - Properties For Rent

## Median Rental Price

**\$1,350 /w**

Based on 10 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

**+1.4%**

Current Median Price: \$4,850,000  
Current Median Rent: \$1,350

Based on 5 recorded House sales and 10 House rentals compared over the last 12 months

## Number of Rentals

**10**

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

13 Arthur Cir



\$2,100 per

13 ARTHUR CIRCLE



\$2100 per week

57 FRANKLIN STREET



\$1350 per week

84 ARTHUR CIRCLE



\$1800 per week

4 ARTHUR CIRCLE



\$1350 per week

4 Arthur Circle



\$1,350 pw

4 Arthur Circle



\$1,350 pw