

Suburb flyover report

FORREST (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



FORREST - 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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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)

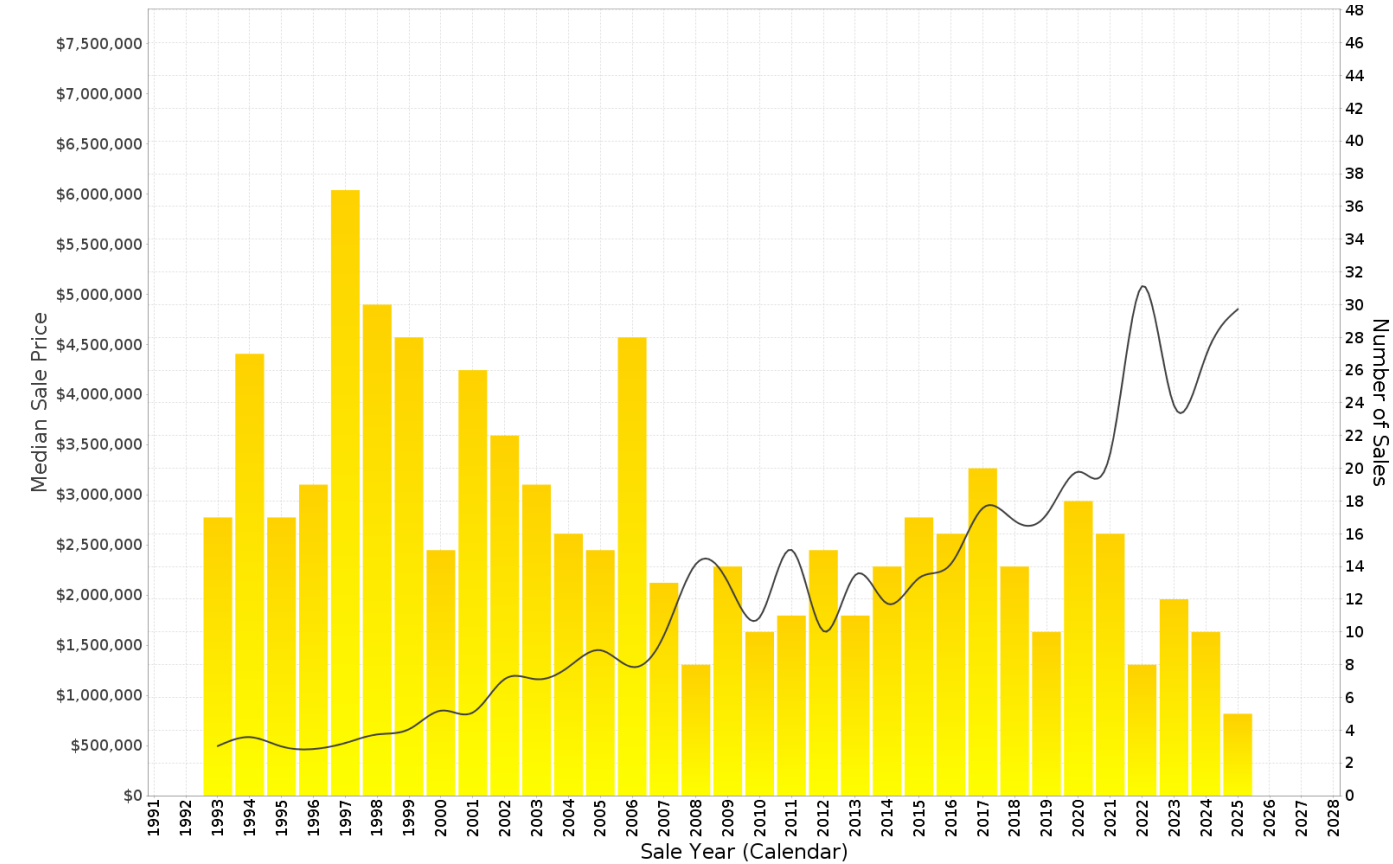
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

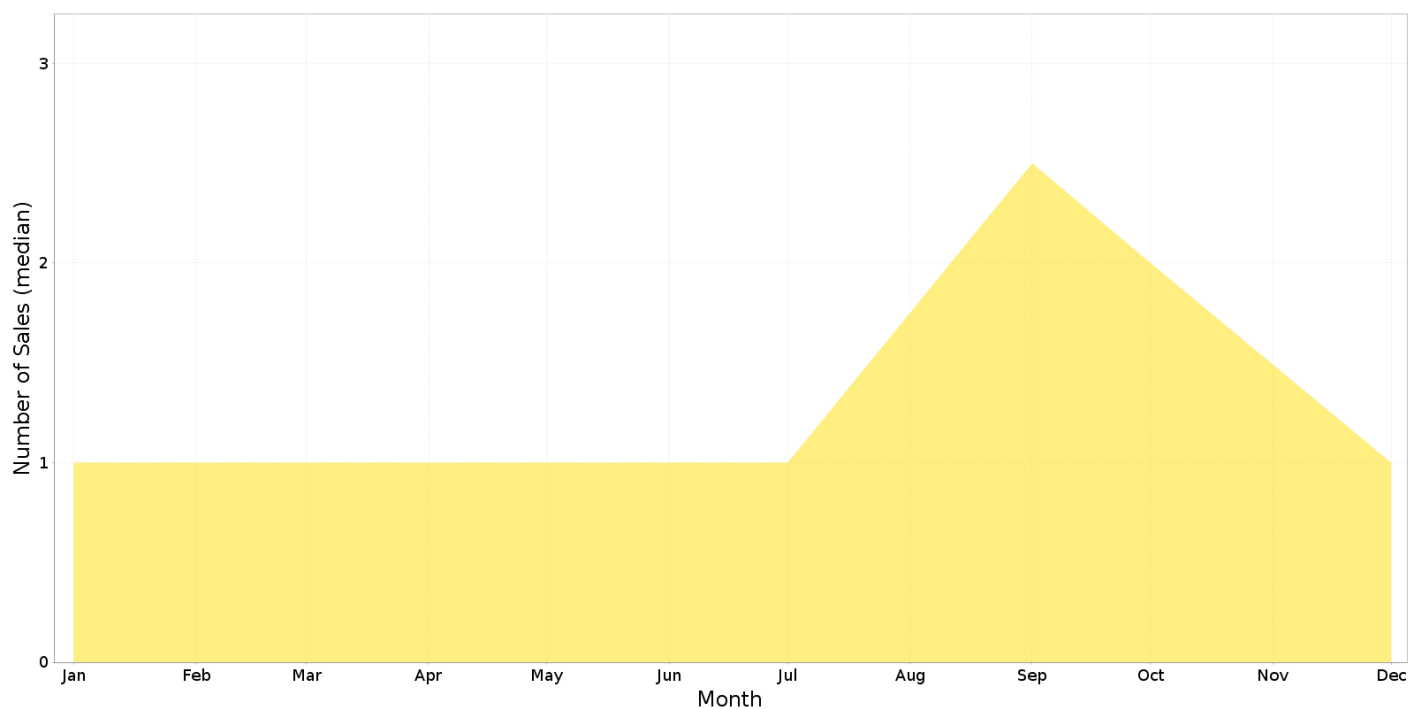
+10.6%

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

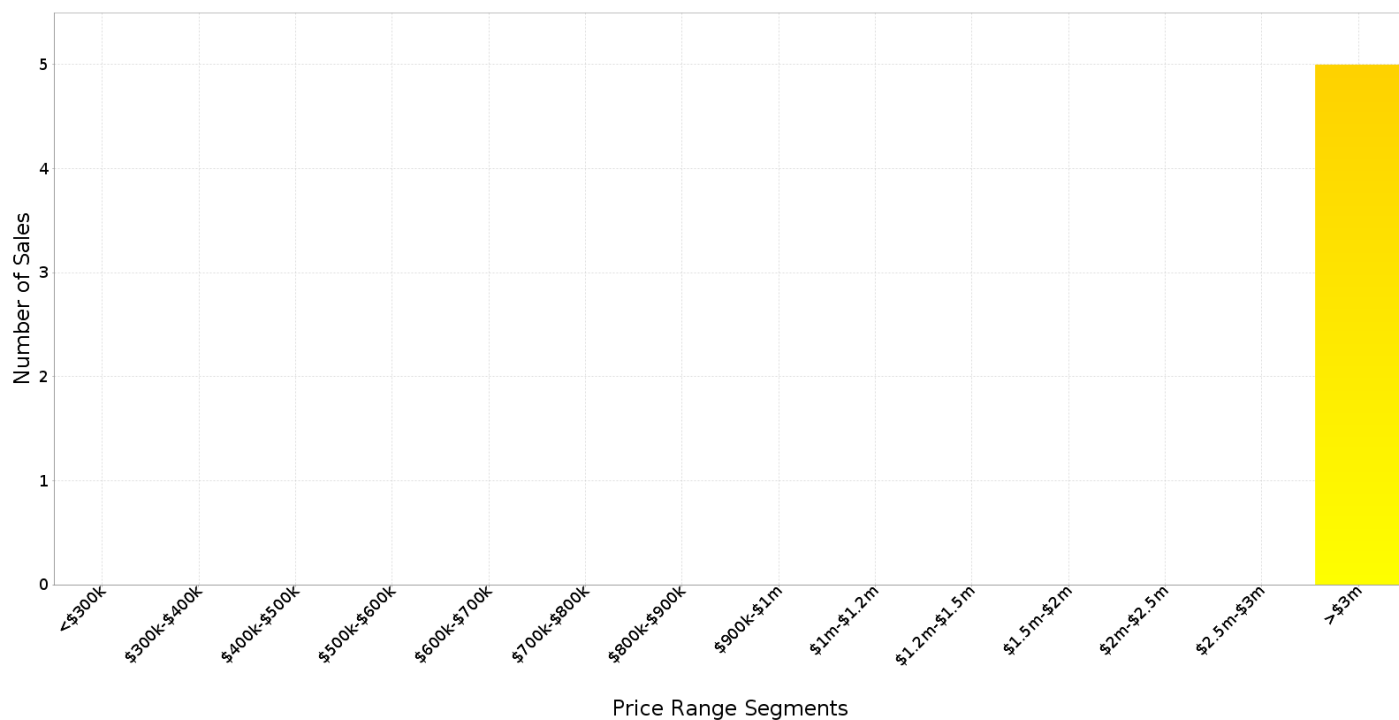
Based on 15 recorded House sales compared over the last two rolling 12 month periods



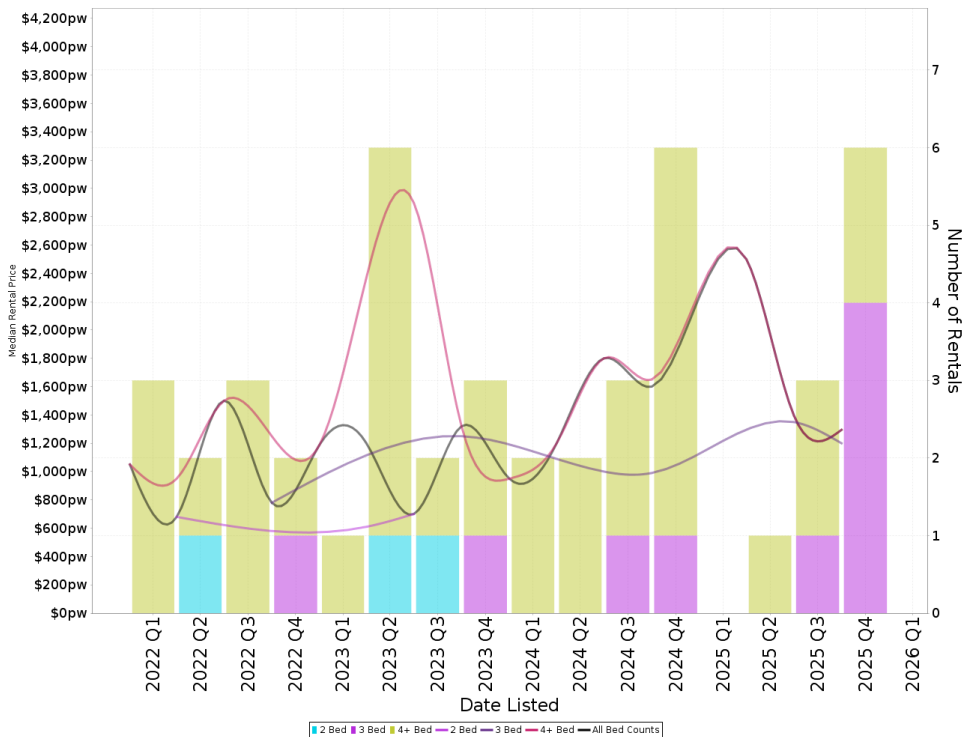
FORREST - Peak Selling Periods (3 years)



FORREST - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+10.6%

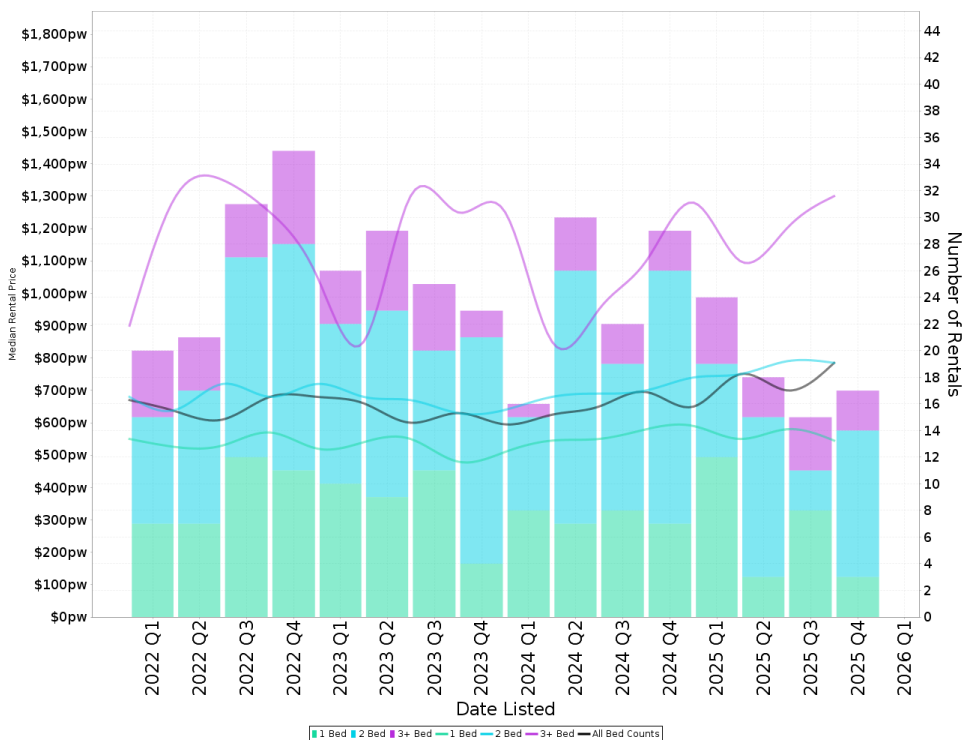
Current Median Price: \$4,850,000
Previous Median Price: \$4,385,000
Based on 15 registered House sales compared over the last two rolling 12 month periods.

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.

Median Weekly Rents (Units)



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

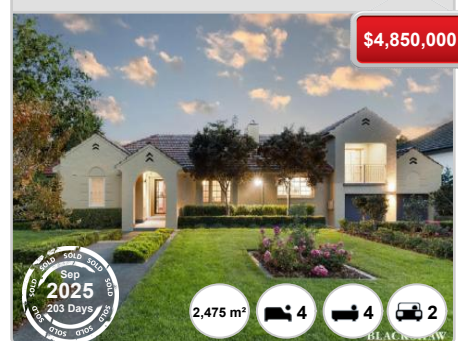
12 HOBART AVE



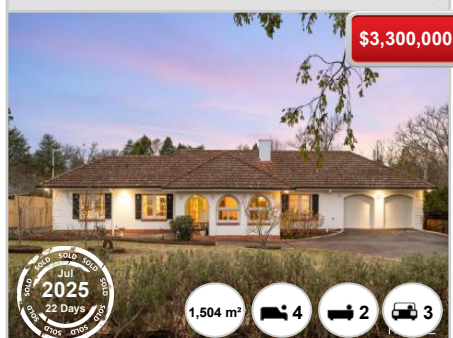
9 DAMPIER CRES



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

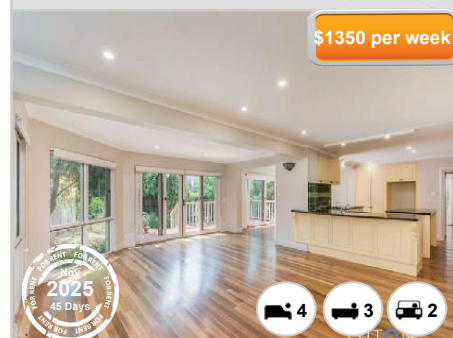
13 Arthur Cir



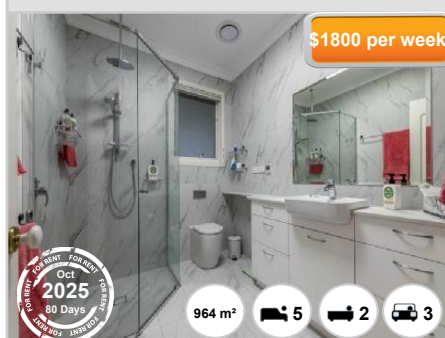
13 ARTHUR CIRCLE



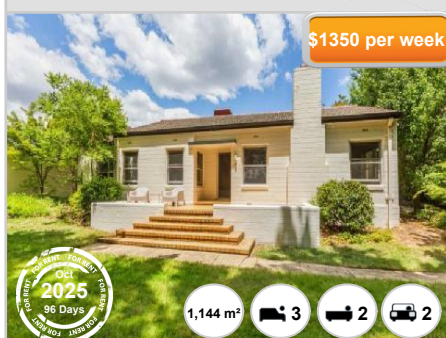
57 FRANKLIN STREET



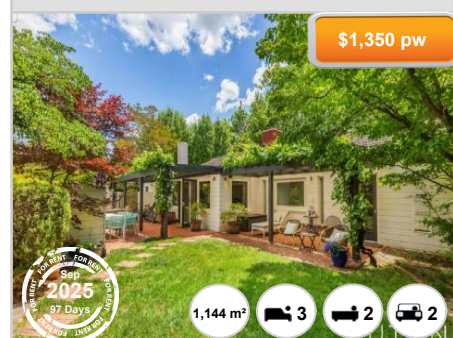
84 ARTHUR CIRCLE



4 ARTHUR CIRCLE



4 Arthur Circle



4 Arthur Circle

