

# Suburb flyover report

DENMAN PROSPECT (HOUSE)

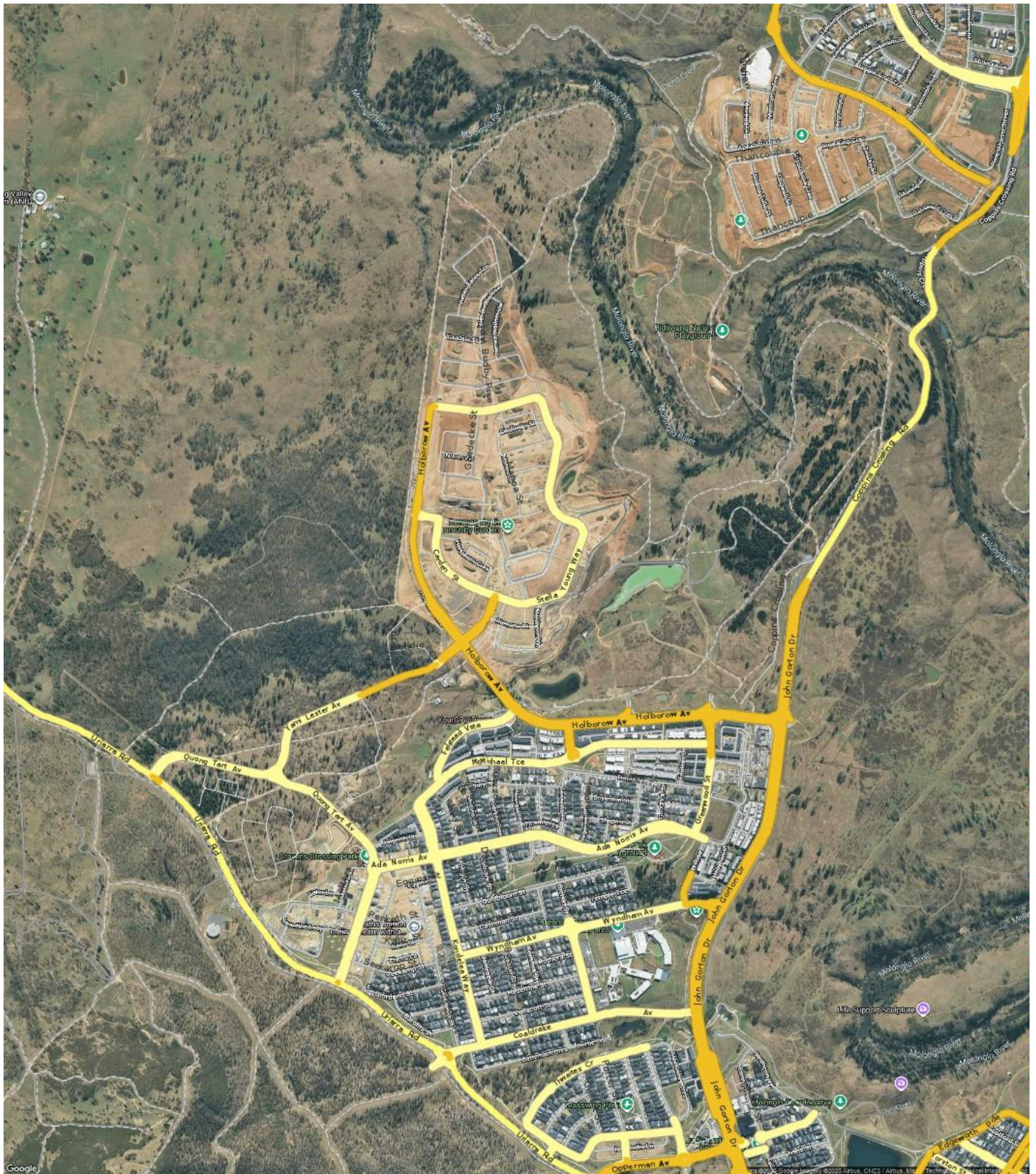
PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

**RayWhite.**





# DENMAN PROSPECT - Suburb Map





DENMAN PROSPECT - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2015	2	\$ 456,500	0.0 %	\$ 453,000	\$ 460,000
2016	6	\$ 654,810	43.4 %	\$ 390,000	\$ 985,115
2017	10	\$ 992,500	51.6 %	\$ 440,000	\$ 1,050,000
2018	27	\$ 775,000	-21.9 %	\$ 415,000	\$ 1,277,500
2019	21	\$ 998,000	28.8 %	\$ 450,000	\$ 1,700,000
2020	55	\$ 872,000	-12.6 %	\$ 50,000	\$ 1,655,000
2021	59	\$ 1,185,000	35.9 %	\$ 353,000	\$ 2,350,000
2022	25	\$ 1,600,000	35.0 %	\$ 250,000	\$ 2,360,000
2023	38	\$ 1,490,250	-6.9 %	\$ 685,000	\$ 1,850,000
2024	34	\$ 1,435,000	-3.7 %	\$ 1,010,000	\$ 2,275,000
2025	47	\$ 1,456,000	1.5 %	\$ 900,000	\$ 2,300,000
2026	0				

Median Sale Price

\$1.46m

Based on 47 recorded House sales within the last 12 months (2025)

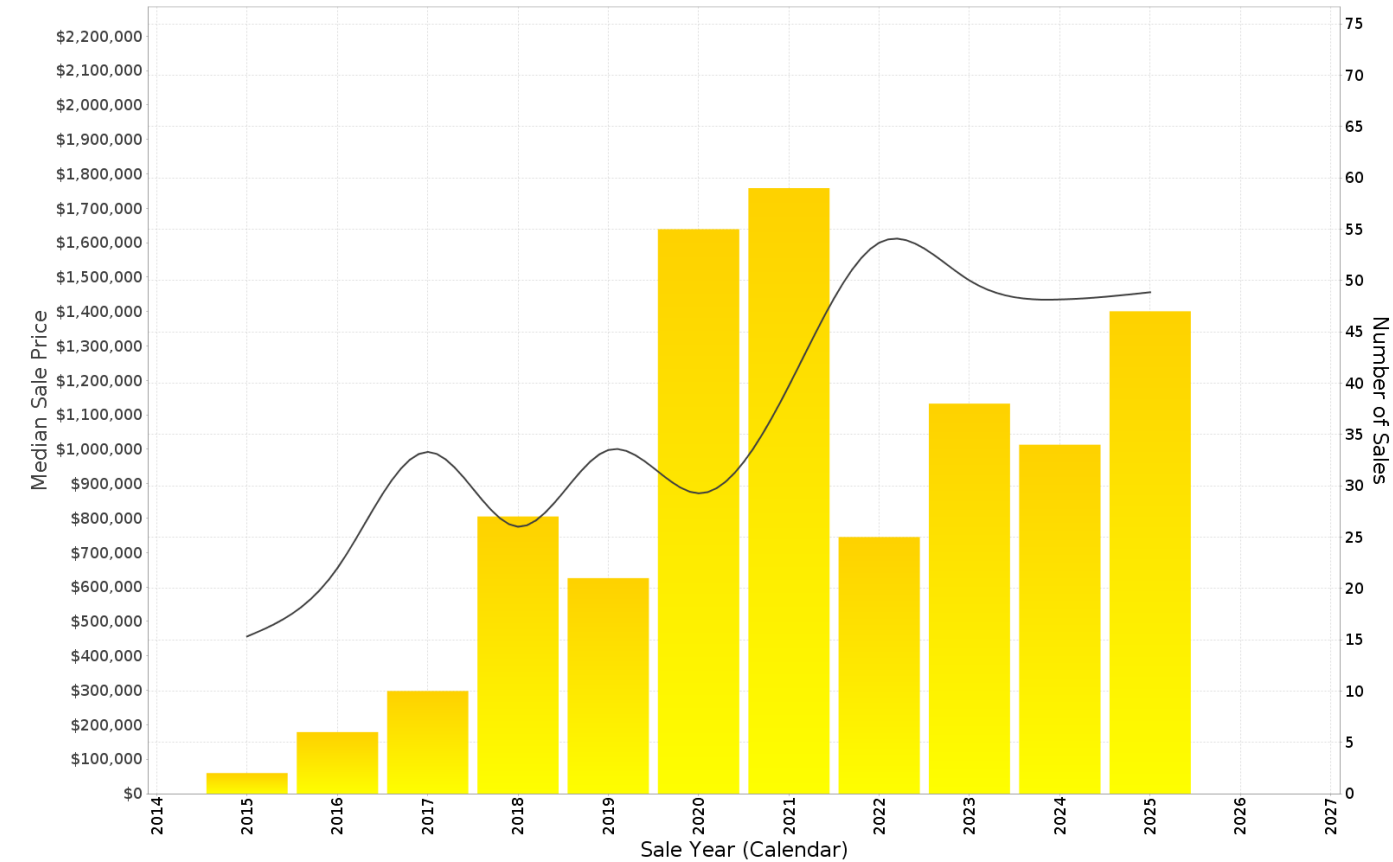
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

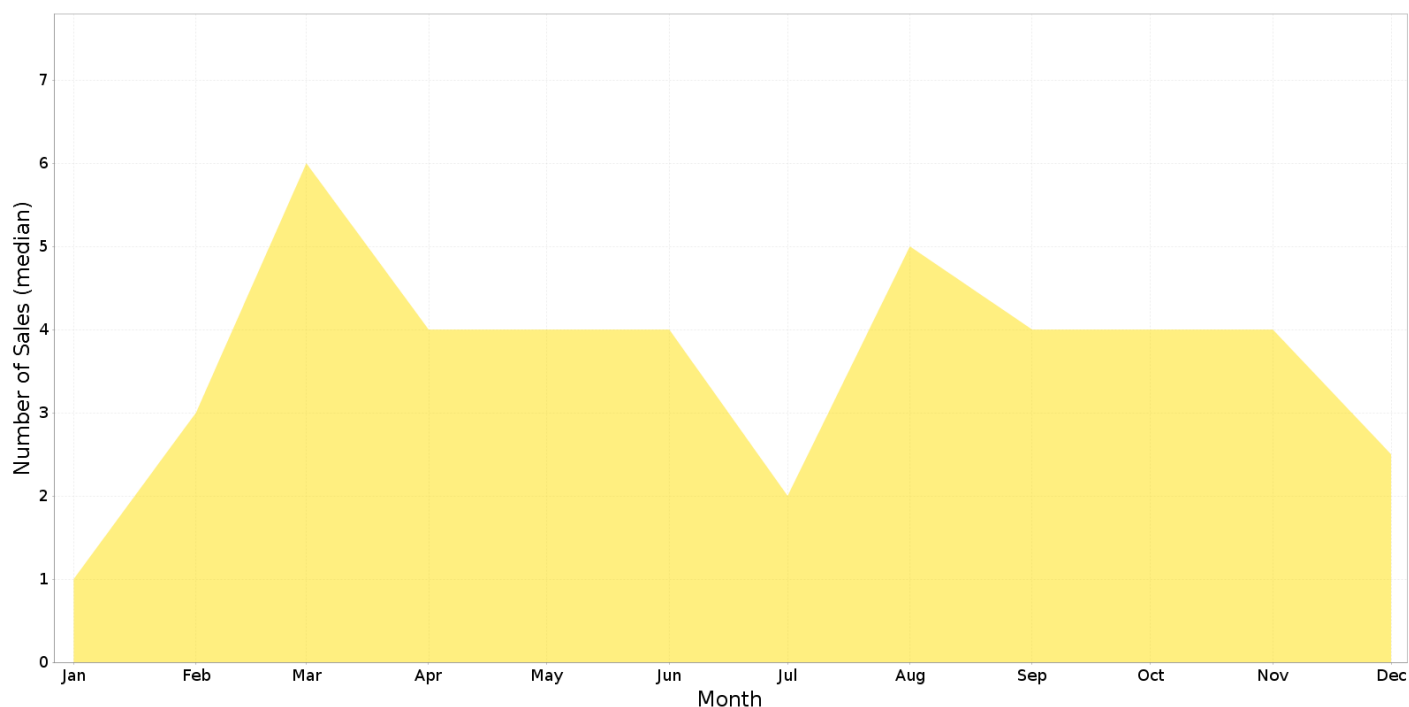
+1.5%

Current Median Price: \$1,456,000  
Previous Median Price: \$1,435,000

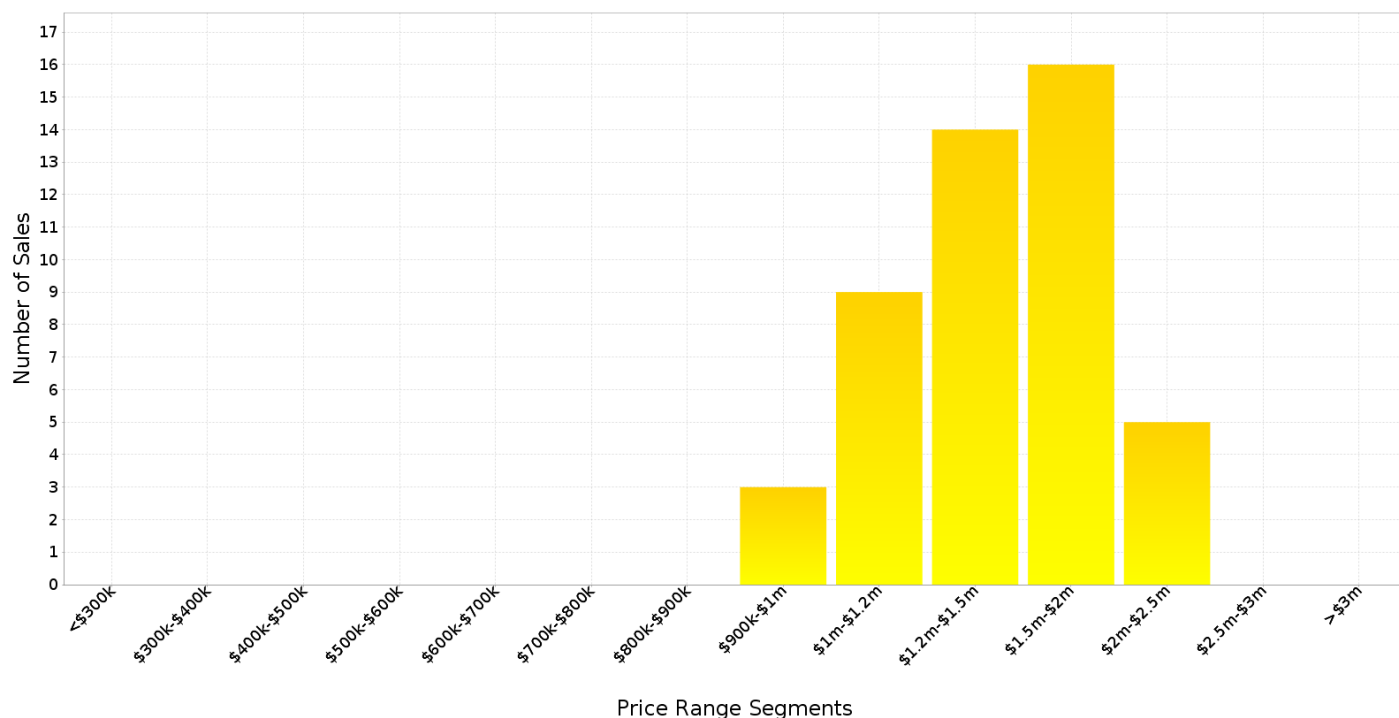
Based on 81 recorded House sales compared over the last two rolling 12 month periods



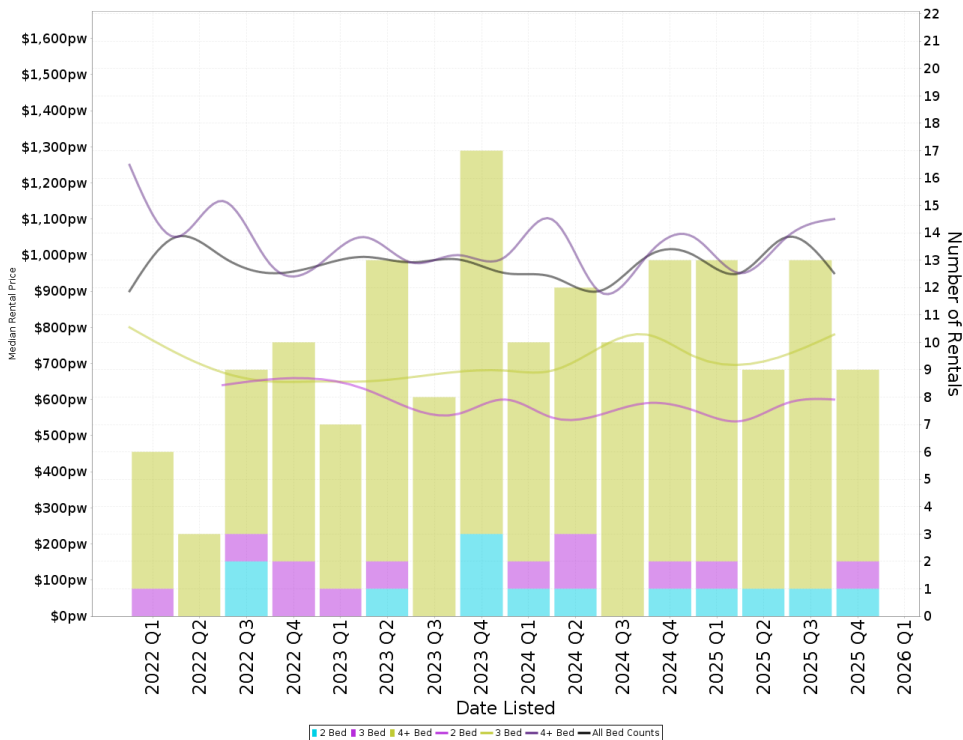
## DENMAN PROSPECT - Peak Selling Periods (3 years)



## DENMAN PROSPECT - Price Range Segments (12)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+1.5%**

**Current Median Price: \$1,456,000**  
**Previous Median Price: \$1,435,000**

Based on 81 registered House sales compared over the last two rolling 12 month periods.

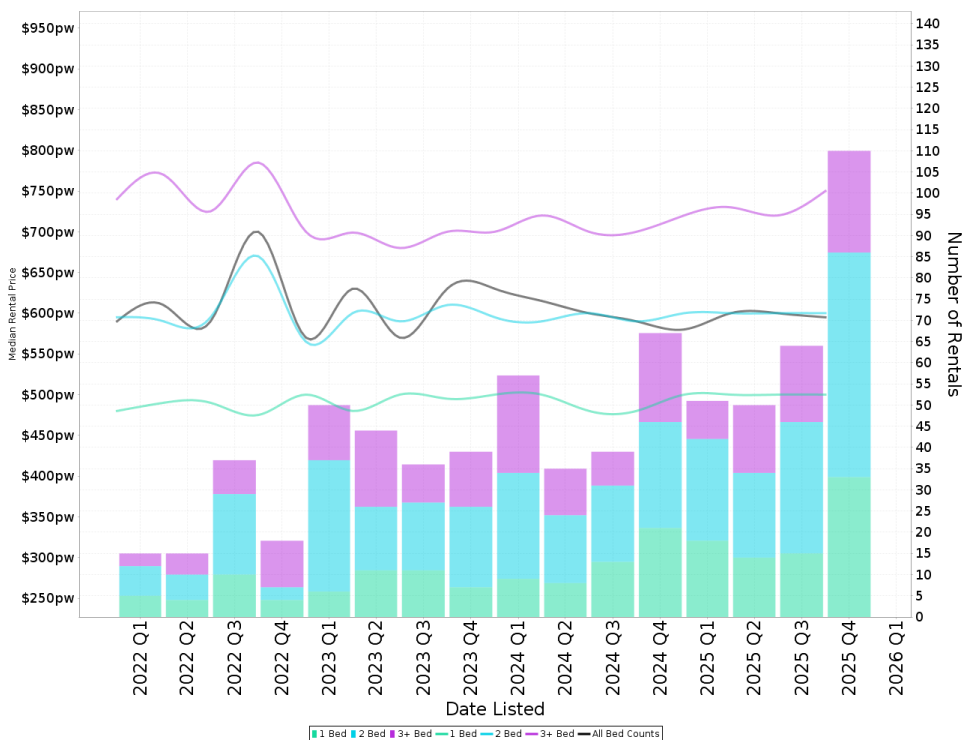
### Suburb Rental Yield

**+3.5%**

**Current Median Price: \$1,456,000**  
**Current Median Rent: \$980**

Based on 44 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+1.9%**

**Current Median Price: \$600,000**  
**Previous Median Price: \$588,905**

Based on 384 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+5.2%**

**Current Median Price: \$600,000**  
**Current Median Rent: \$600**

Based on 275 registered Unit rentals compared over the last 12 months.

# DENMAN PROSPECT - Recently Sold Properties

Median Sale Price  
**\$1.46m**

Based on 47 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  
**+1.5%**

Current Median Price: \$1,456,000  
Previous Median Price: \$1,435,000

Based on 81 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties  
**47**

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

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

**27 KALLIR ST**

**\$1,090,000**

Sold Dec 2025  
82 Days

222 m<sup>2</sup> 4 2 2

**1/65- SIBOSADO ST**

**\$925,000**

Sold Dec 2025  
24 Days

3 2 2

**2/65- SIBOSADO ST**

**\$920,000**

Sold Dec 2025  
10 Days

3 2 2

**15 MAKINSON VIEW**

**\$1,660,000**

Sold Dec 2025  
22 Days

423 m<sup>2</sup> 4 3 2

**3 SEEKAMP ST**

**\$1,260,000**

Sold Dec 2025  
24 Days

570 m<sup>2</sup> 4 2 2

**14 SPHERE LANE**

**\$1,200,000**

Sold Nov 2025  
655 Days

187 m<sup>2</sup> 4 3 2

**1/15 ROMANO ST**

Actual View

**\$1,400,000**

Sold Oct 2025  
137 Days

4 3 2

**10 CONCETTA ST**

**\$1,500,000**

Sold Oct 2025  
220 Days

494 m<sup>2</sup> 4 3 2

**3 KONDELEA WAY**

**\$900,000**

Sold Oct 2025  
N/A

540 m<sup>2</sup> - - -



**28 KONDELEA WAY**

**\$1,865,000**

SOLD Oct 2025  
59 Days

480 m<sup>2</sup> 4 3 2

**14 SEEKAMP ST**

**\$1,150,000**

SOLD Oct 2025  
322 Days

210 m<sup>2</sup> 4 2 2

**44 MANOA ST**

**\$1,400,000**

SOLD Oct 2025  
62 Days

423 m<sup>2</sup> 4 3 2

**8 LEONTINE LOOP**

**\$1,595,000**

SOLD Oct 2025  
23 Days

416 m<sup>2</sup> 5 3 2

**17 STELLA YOUNG WAY**

**\$1,600,000**

SOLD Sep 2025  
279 Days

480 m<sup>2</sup> 6 3 2

**2 ROSANOVE CRES**

**\$1,400,000**

SOLD Sep 2025  
23 Days

462 m<sup>2</sup> 4 3 2

**18 FREEBURY ST**

**\$1,600,000**

SOLD Sep 2025  
23 Days

471 m<sup>2</sup> 4 3 2

**18 SEEKAMP ST**

**\$1,090,000**

SOLD Sep 2025  
266 Days

210 m<sup>2</sup> 4 2 2

**12 SEEKAMP ST**

**\$1,090,000**

SOLD Sep 2025  
266 Days

210 m<sup>2</sup> 4 2 2

**9 DAINERE ST**

**\$1,630,000**

SOLD Sep 2025  
12 Days

450 m<sup>2</sup> 4 3 2

**28 SEEKAMP ST**

**\$1,090,000**

SOLD Aug 2025  
N/A

222 m<sup>2</sup> 4 2 2

**41 KONDELEA WAY**

**\$1,930,000**

SOLD Aug 2025  
N/A

558 m<sup>2</sup> 4 3 2

# DENMAN PROSPECT - Properties For Rent

## Median Rental Price

# \$980 /w

Based on 44 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

# +3.5%

Current Median Price: \$1,456,000  
Current Median Rent: \$980

Based on 47 recorded House sales and 44 House rentals compared over the last 12 months

## Number of Rentals

# 44

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

