

**RayWhite.**

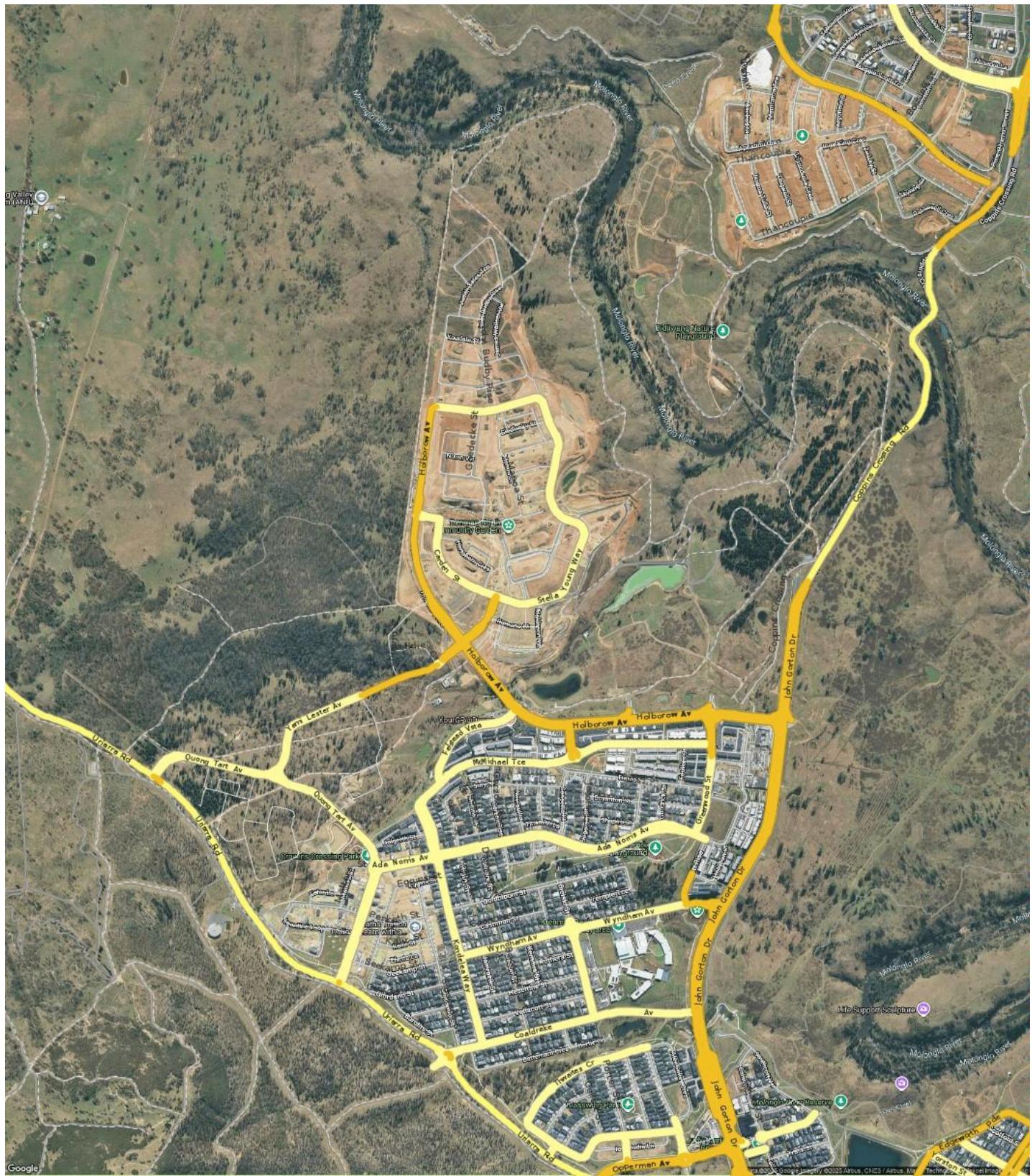
# Suburb flyover report

**DENMAN PROSPECT (HOUSE)**

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA



# 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

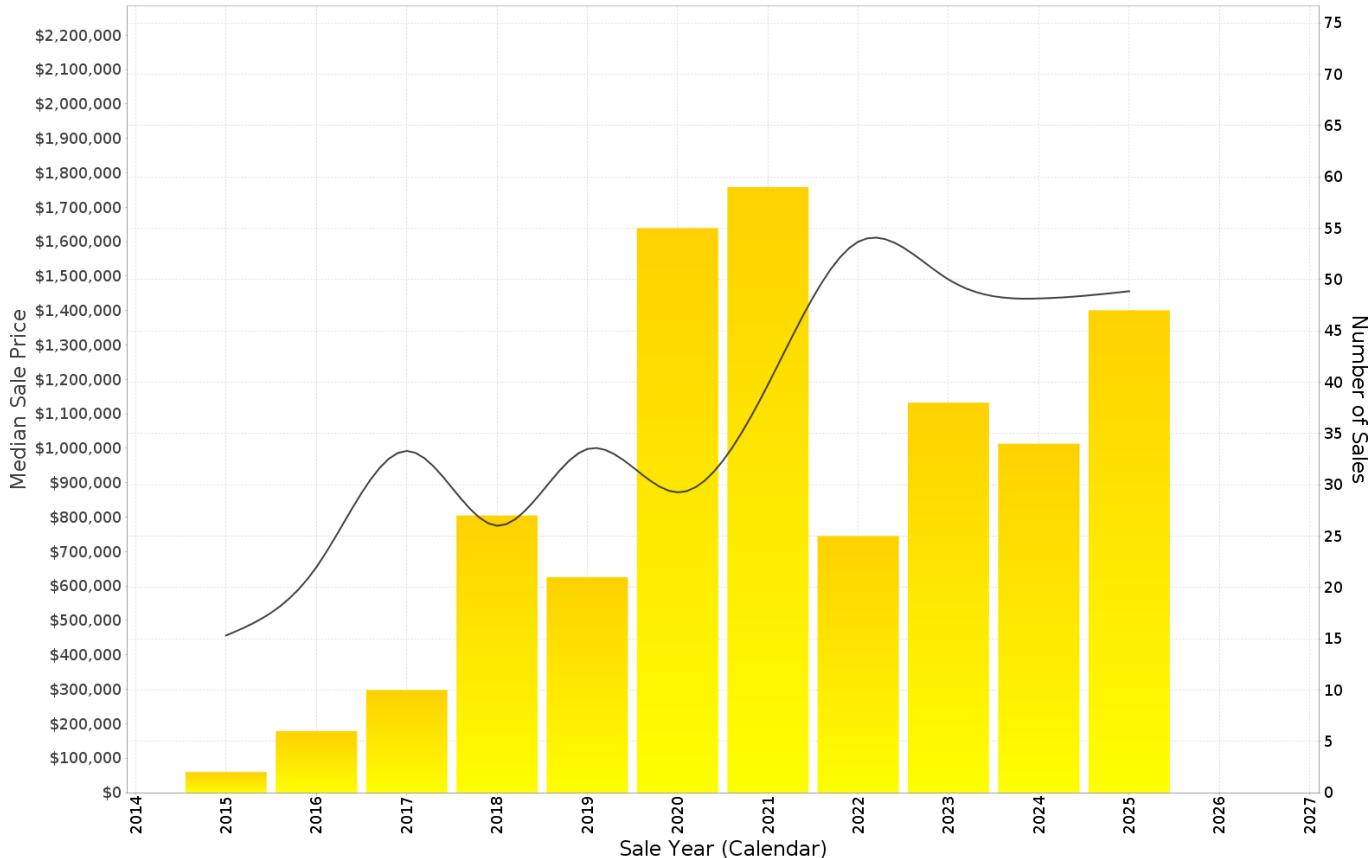
Suburb Growth

**+1.5%**

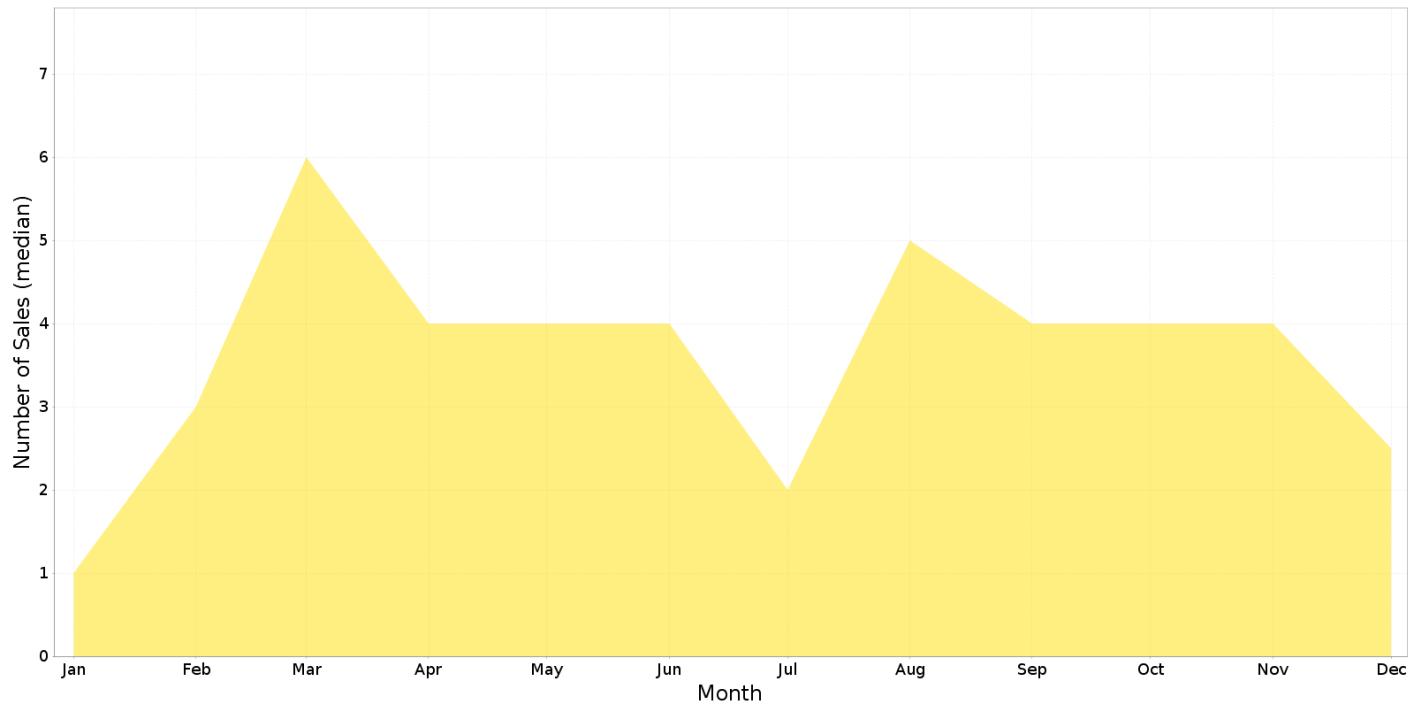
Current Median Price: \$1,456,000

Previous Median Price: \$1,435,000

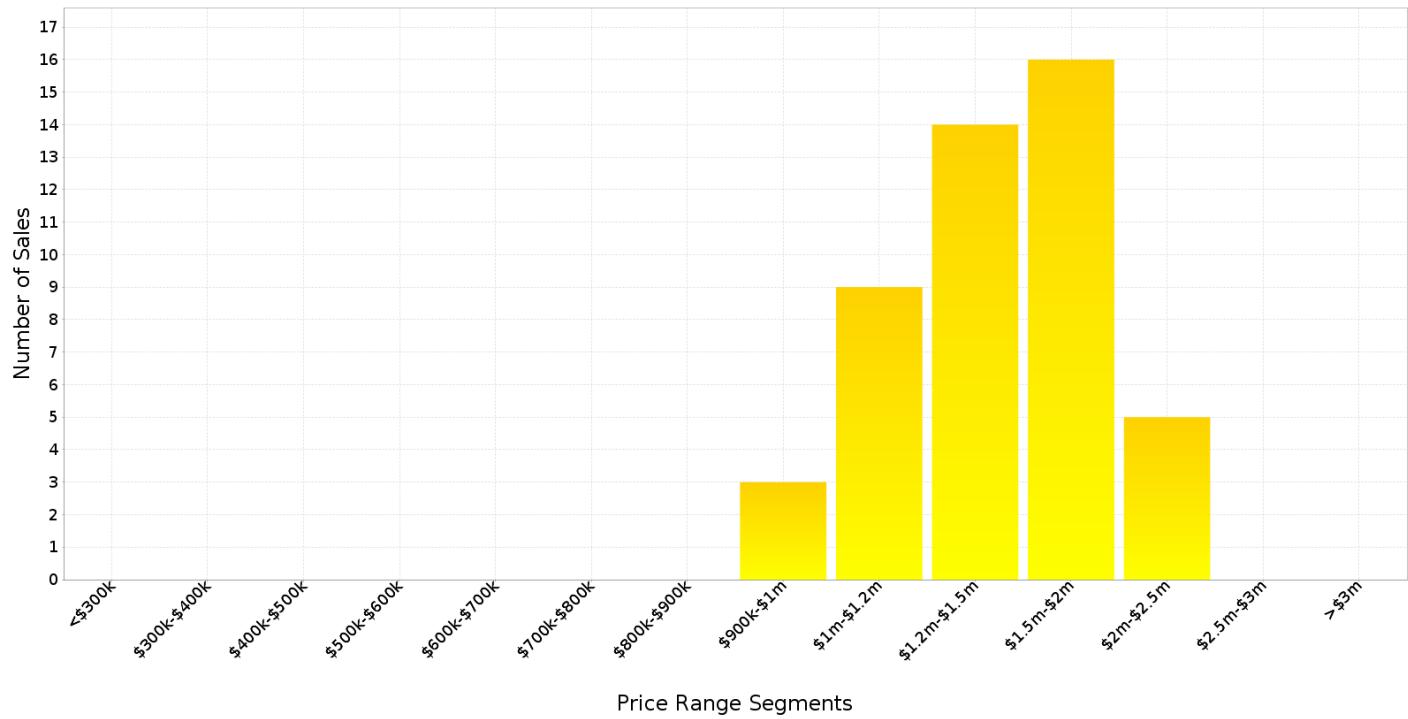
Based on 81 recorded House sales compared over the last two rolling 12 month periods



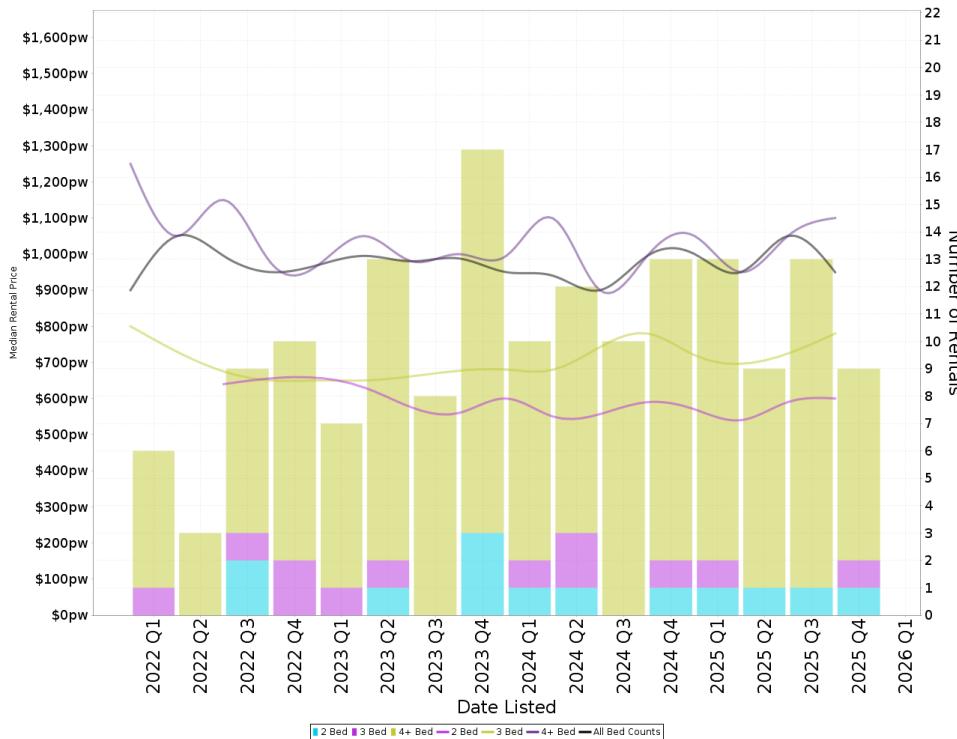
## DENMAN PROSPECT - Peak Selling Periods (3 years)



## DENMAN PROSPECT - Price Range Segments (12)



## Median Weekly Rents (Houses)



Suburb Sale Price Growth

**+1.5%**

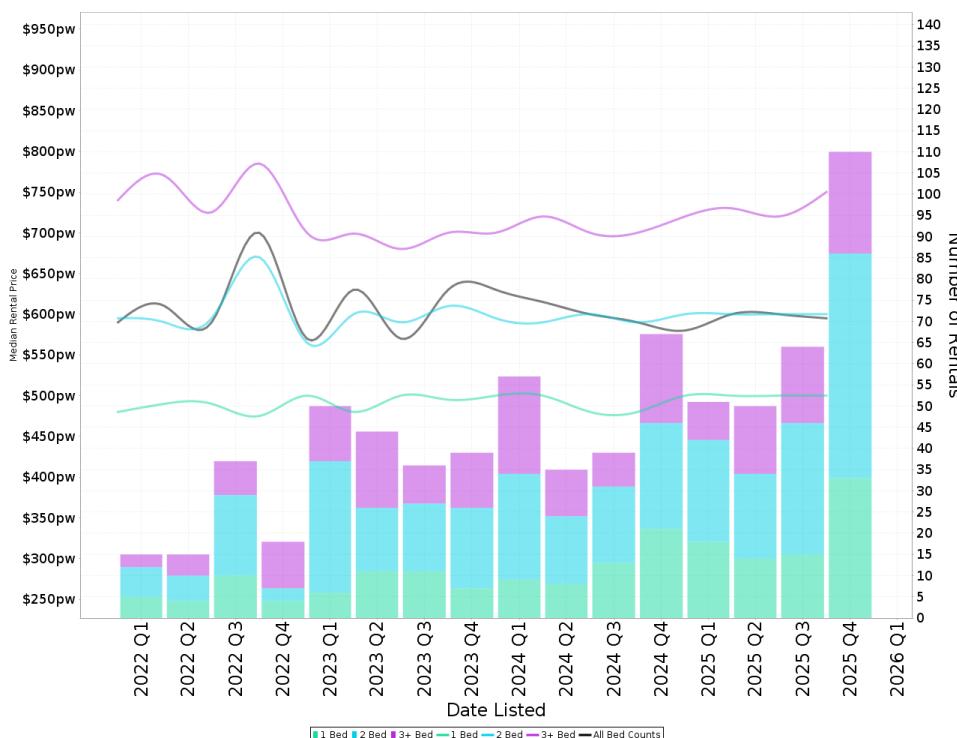
Current Median Price: \$1,456,000  
Previous Median Price: \$1,435,000  
Based on 81 registered House sales compared over the last two rolling 12 month periods.

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**

**2025**

**82 Days**

**222 m<sup>2</sup>**

**4**

**2**

**2**

**BLAC**

**\$920,000**

2/65- SIBOSADO ST

Dec 2025

3

2

2

**15 MAKINSON VIEW**

**\$1,660,000**

**423 m<sup>2</sup>**

**4**

**3**

**2**

**14 SPHERE LANE**

**\$1,200,000**

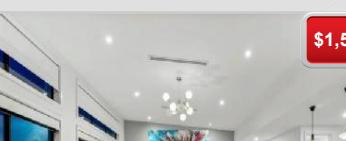
**2500 SQFT** **SOLD** **2025**

**665 Days**

**4** **3** **2**

**187 m<sup>2</sup>**

**10 CONCETTA ST**



**SOLD**
**SOLD**
**SOLD**

**Oct 2025**
**220 Days**
**100% Pre-Sold**

**\$1,500,000**

**28 KONDELEA WAY**



**\$1,865,000**



480 m<sup>2</sup>   

**14 SEEKAMP ST**



**\$1,150,000**



210 m<sup>2</sup>    

**44 MANOA ST**



**\$1,400,000**



423 m<sup>2</sup>   

**8 LEONTINE LOOP**



**\$1,595,000**



416 m<sup>2</sup>   

**17 STELLA YOUNG WAY**



**\$1,600,000**



480 m<sup>2</sup>   

**2 ROSANOVE CRES**



**\$1,400,000**



462 m<sup>2</sup>   

**18 FREEBURY ST**



**\$1,600,000**



471 m<sup>2</sup>   

**18 SEEKAMP ST**

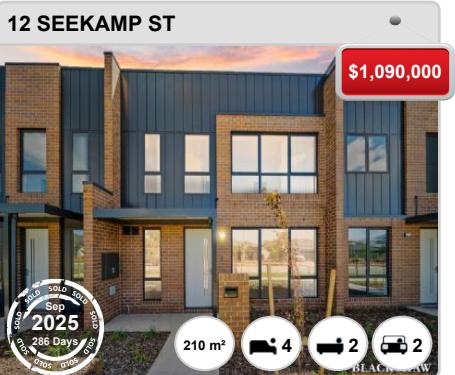


**\$1,090,000**



210 m<sup>2</sup>    

**12 SEEKAMP ST**



**\$1,090,000**



210 m<sup>2</sup>   

**9 DAINERE ST**

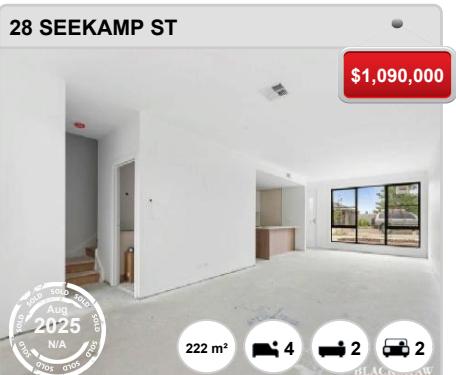


**\$1,630,000**



450 m<sup>2</sup>   

**28 SEEKAMP ST**



**\$1,090,000**



222 m<sup>2</sup>    

**41 KONDELEA WAY**



**\$1,930,000**



558 m<sup>2</sup>   

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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# 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

### 117 ADA NORRIS AVENUE



**\$910 per week**

