

**RayWhite.**

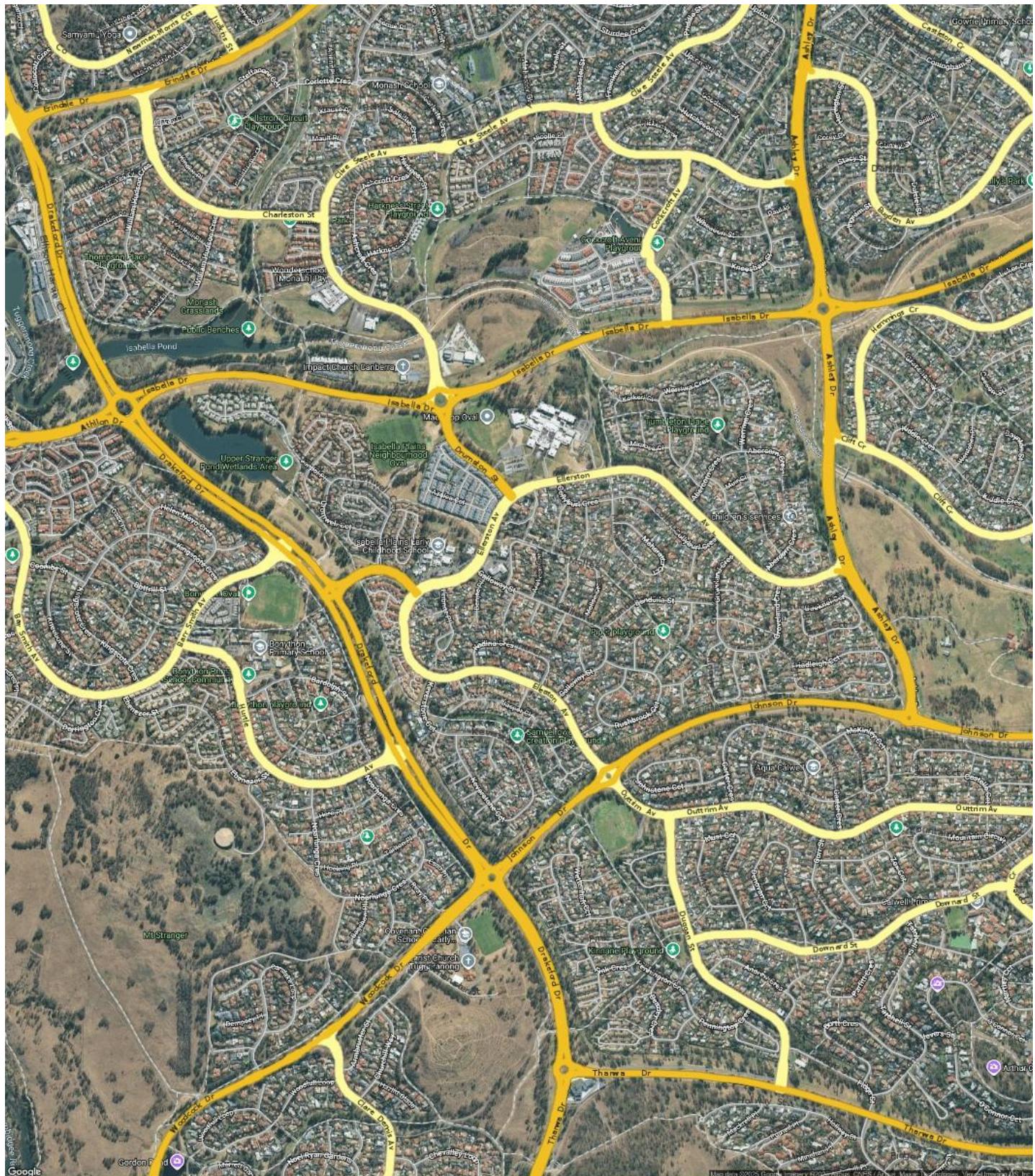
# Suburb flyover report

**ISABELLA PLAINS (HOUSE)**

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA



# ISABELLA PLAINS - Suburb Map



## ISABELLA PLAINS - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	48	\$ 390,000	0.0 %	\$ 10,000	\$ 540,000
2009	50	\$ 410,000	5.1 %	\$ 195,000	\$ 620,000
2010	42	\$ 451,500	10.1 %	\$ 4,200	\$ 725,000
2011	41	\$ 465,000	3.0 %	\$ 4,700	\$ 655,000
2012	35	\$ 444,500	-4.4 %	\$ 215,000	\$ 716,000
2013	48	\$ 455,000	2.4 %	\$ 20,000	\$ 775,000
2014	35	\$ 475,000	4.4 %	\$ 45,000	\$ 910,000
2015	45	\$ 481,000	1.3 %	\$ 300,000	\$ 765,000
2016	39	\$ 510,000	6.0 %	\$ 374,300	\$ 1,010,000
2017	47	\$ 560,000	9.8 %	\$ 159,000	\$ 845,000
2018	47	\$ 581,000	3.8 %	\$ 150,000	\$ 825,000
2019	40	\$ 597,500	2.8 %	\$ 425,000	\$ 812,500
2020	50	\$ 641,250	7.3 %	\$ 400,000	\$ 840,000
2021	45	\$ 720,000	12.3 %	\$ 101,500	\$ 980,000
2022	34	\$ 861,000	19.6 %	\$ 370,000	\$ 1,040,000
2023	34	\$ 803,500	-6.7 %	\$ 675,000	\$ 975,000
2024	25	\$ 850,000	5.8 %	\$ 724,000	\$ 1,250,000
2025	34	\$ 853,250	0.4 %	\$ 700,000	\$ 1,350,000
2026	0				

### Median Sale Price

**\$853k**

Based on 34 recorded House sales within the last 12 months (2025)

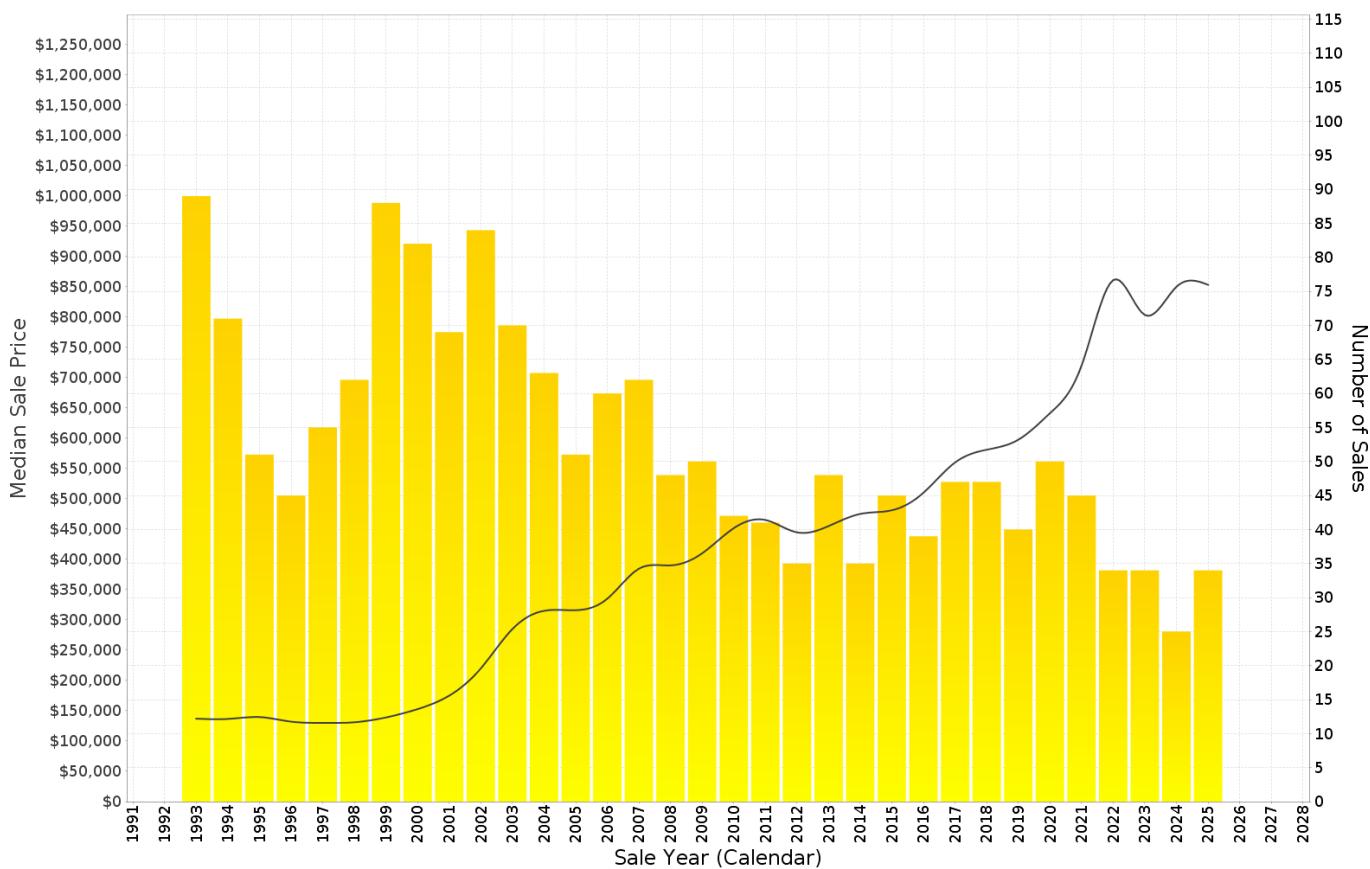
Based on a rolling 12 month period and may differ from calendar year statistics

### Suburb Growth

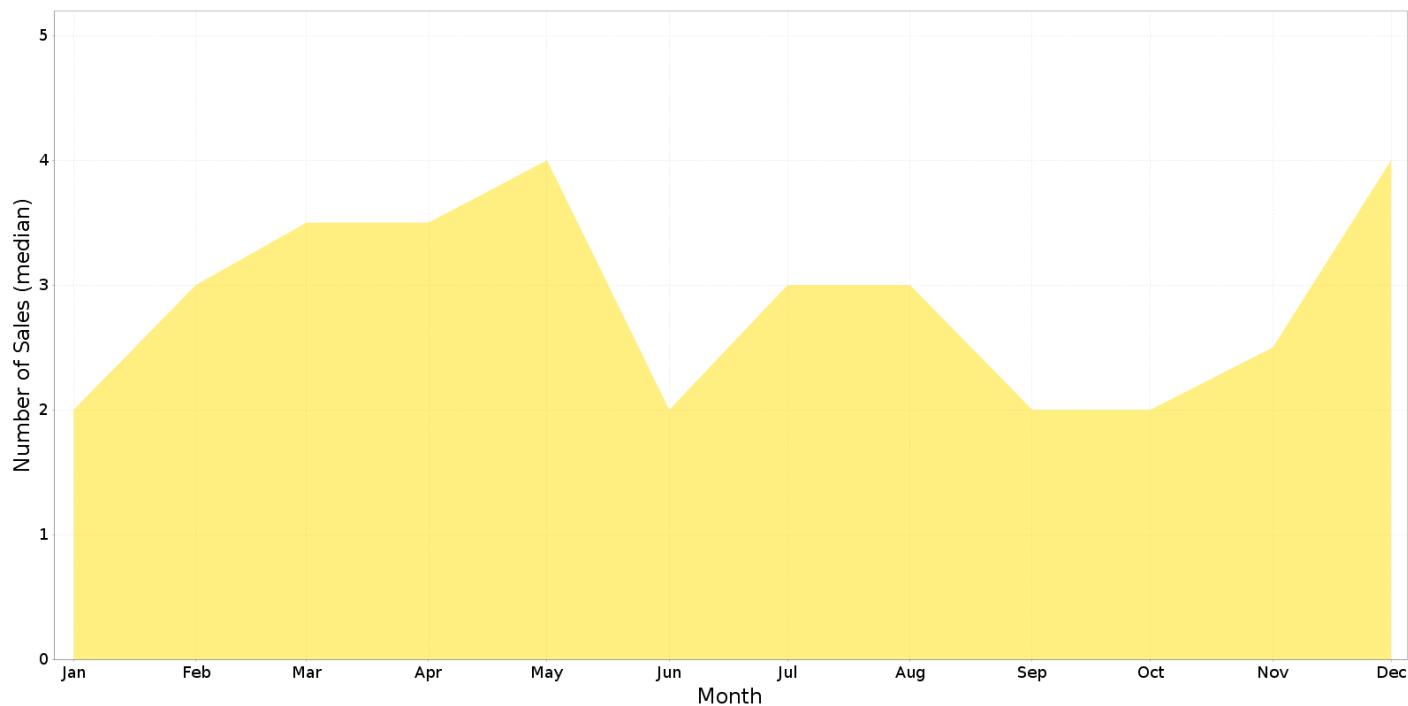
**+0.4%**

Current Median Price: \$853,250  
Previous Median Price: \$850,000

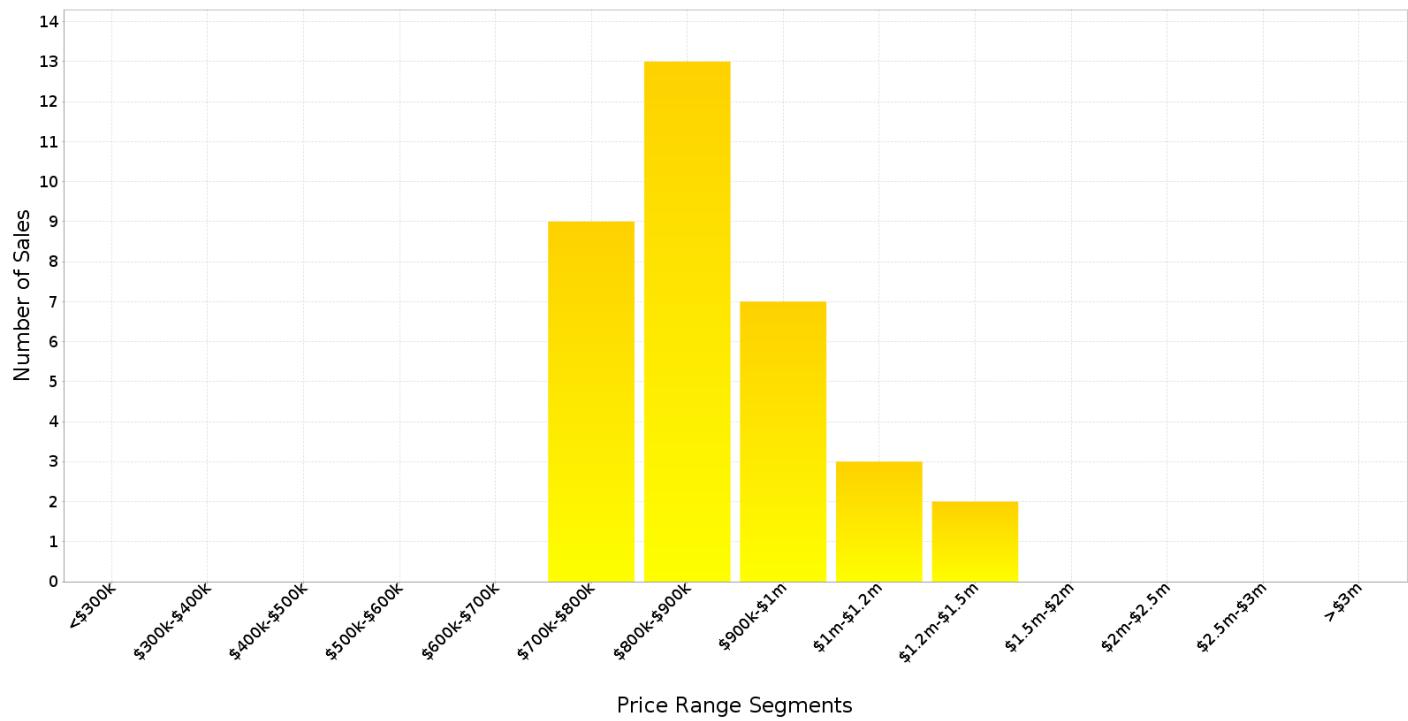
Based on 59 recorded House sales compared over the last two rolling 12 month periods



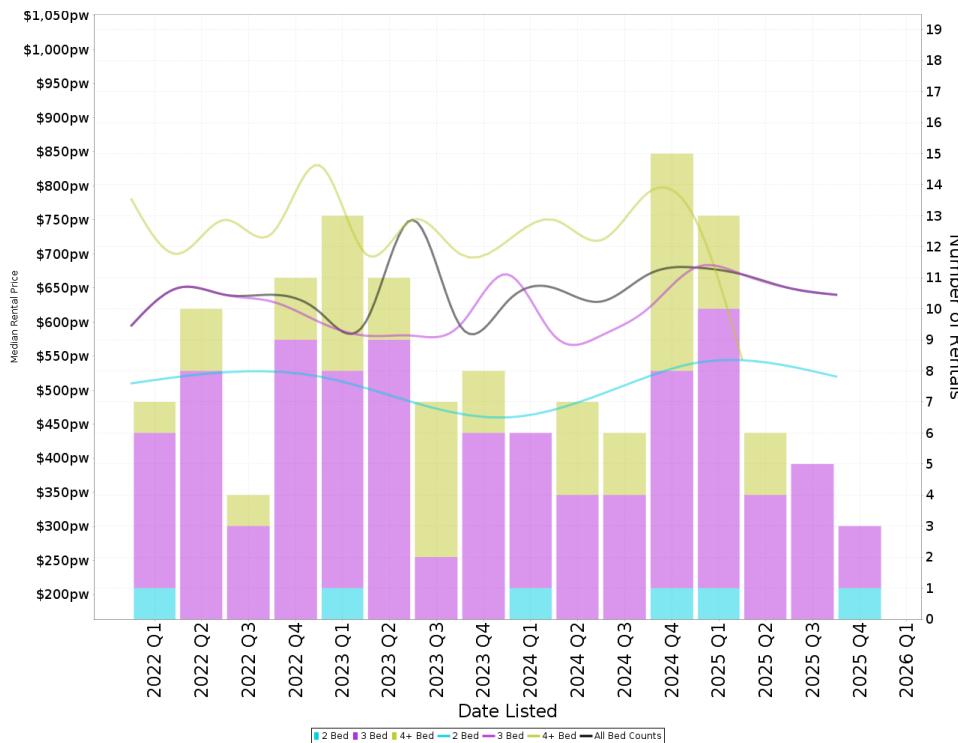
## ISABELLA PLAINS - Peak Selling Periods (3 years)



## ISABELLA PLAINS - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



Suburb Sale Price Growth

**+0.4%**

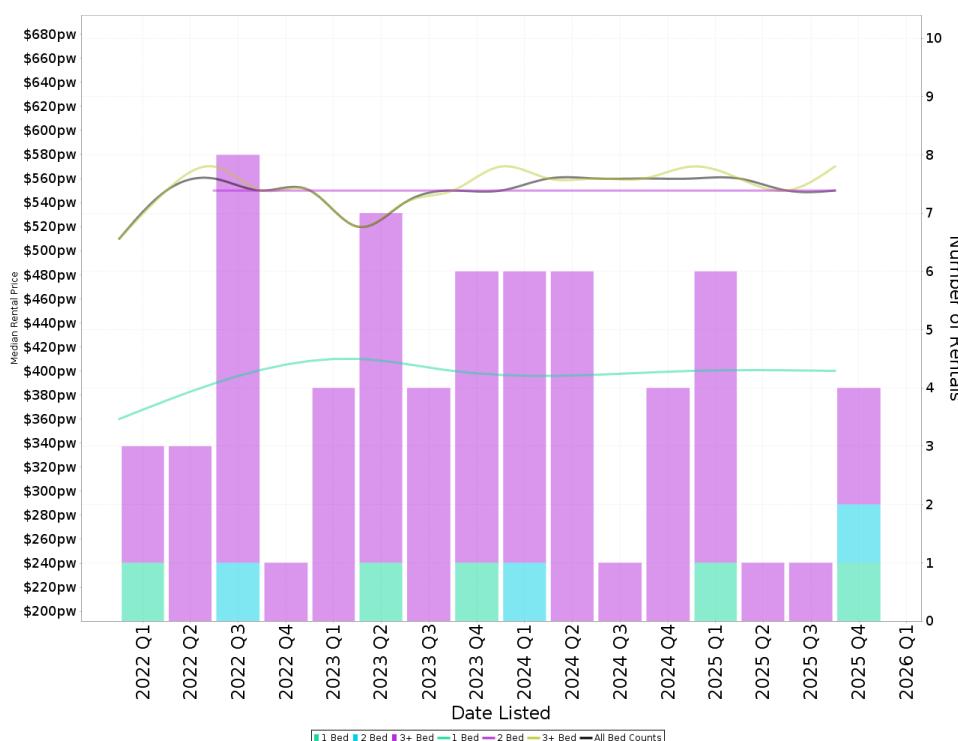
Current Median Price: \$853,250  
 Previous Median Price: \$850,000  
 Based on 59 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

**+4.1%**

Current Median Price: \$853,250  
 Current Median Rent: \$680  
 Based on 27 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



Suburb Sale Price Growth

**-0.4%**

Current Median Price: \$637,500  
 Previous Median Price: \$640,000  
 Based on 52 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

**+4.6%**

Current Median Price: \$637,500  
 Current Median Rent: \$560  
 Based on 12 registered Unit rentals compared over the last 12 months.

# ISABELLA PLAINS - Recently Sold Properties

## Median Sale Price

# \$853k

Based on 34 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

# +0.4%

Current Median Price: \$853,250  
Previous Median Price: \$850,000

Based on 59 recorded House sales compared over the last two rolling 12 month periods

## # Sold Properties

# 34

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

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

### 14/48 CROMWELL CCT

\$632,500

## Sold Off Market.

If you are thinking of selling your property in 2026, get in touch with Team Muscat!



0402 446 656 - olly



### 225 ELLERSTON AVE

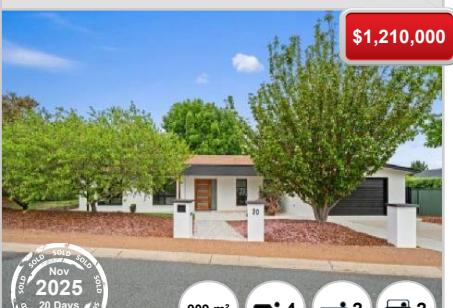
\$851,000



960 m<sup>2</sup> 3 2 2

### 20 LEIBNITZ PL

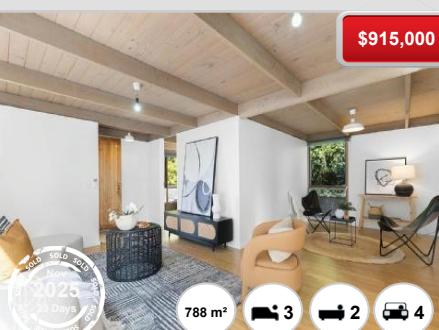
\$1,210,000



909 m<sup>2</sup> 4 2 2

### 12 HADLEIGH CCT

\$915,000



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

### 17 MAHARATTA CCT

\$969,000



726 m<sup>2</sup> 3 2 2

### 12 KADINA CRES

\$1,000,000



775 m<sup>2</sup> 4 2 2

### 2 MIMOSA CL

\$818,000



733 m<sup>2</sup> 3 1 2

### 7 COLLYBURL CRES

\$810,000



662 m<sup>2</sup> 3 1 2

### 79 KEVERSTONE CCT

\$805,000



804 m<sup>2</sup> 3 2 3

**19 BANDULLA ST**



**\$857,500**

286 Days  
Aug 2025  
286 Days  
286 Days  
286 Days  
286 Days  
286 Days  
286 Days

707 m<sup>2</sup> 4 2 2

**21 MOLLEE CRES**



**\$950,000**

217 Days  
Aug 2025  
217 Days  
217 Days  
217 Days  
217 Days  
217 Days  
217 Days

808 m<sup>2</sup> 5 2 2

**32 COLLYBURL CRES**



**\$765,000**

4 Days  
Aug 2025  
4 Days  
4 Days  
4 Days  
4 Days  
4 Days  
4 Days

756 m<sup>2</sup> 3 1 2

**56 KEVERSTONE CCT**



**\$800,000**

33 Days  
Jul 2025  
33 Days  
33 Days  
33 Days  
33 Days  
33 Days  
33 Days

737 m<sup>2</sup> 3 1 2

**32 KEVERSTONE CCT**



**\$755,000**

34 Days  
Jul 2025  
34 Days  
34 Days  
34 Days  
34 Days  
34 Days  
34 Days

831 m<sup>2</sup> 3 1 2

**36 ABERCORN CRES**



**\$750,000**

36.0m 27.7m 26.4m 19.0m  
892.5 m<sup>2</sup>

36 Days  
Jul 2025  
36 Days  
36 Days  
36 Days  
36 Days  
36 Days  
36 Days

892 m<sup>2</sup> 3 1 1