

# Suburb flyover report

ISABELLA PLAINS (HOUSE)

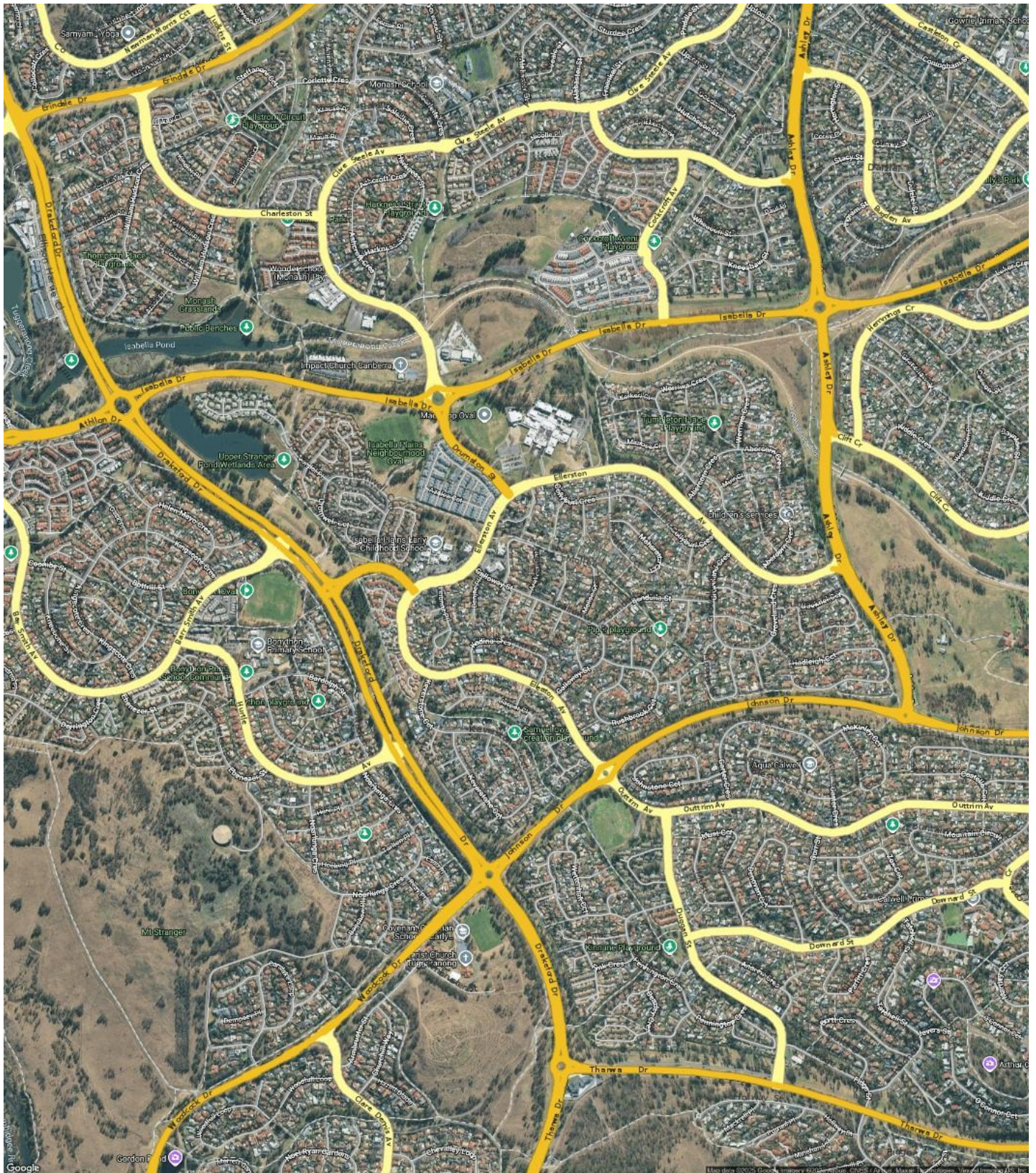
PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

**RayWhite.**





# ISABELLA PLAINS - 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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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)

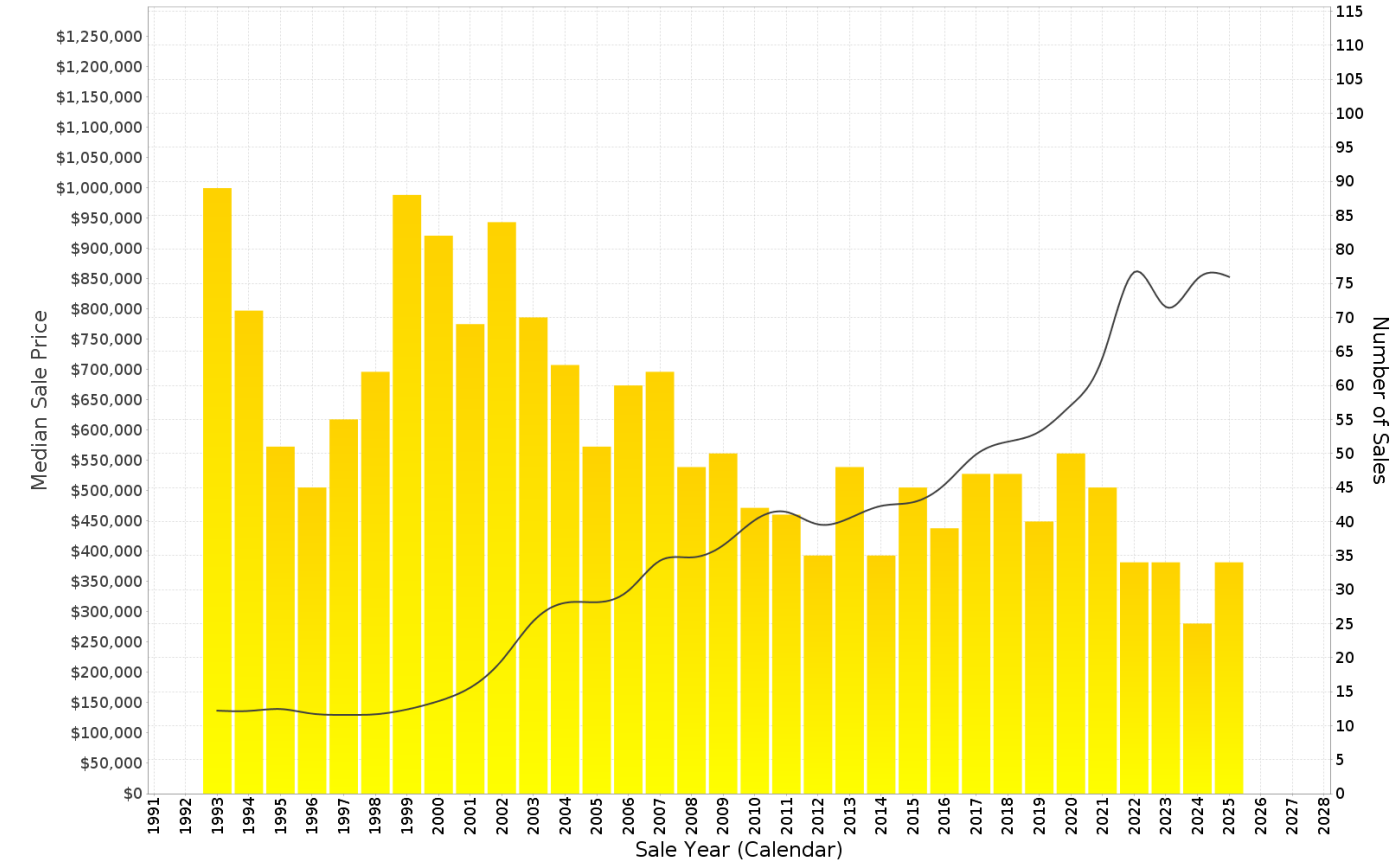
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

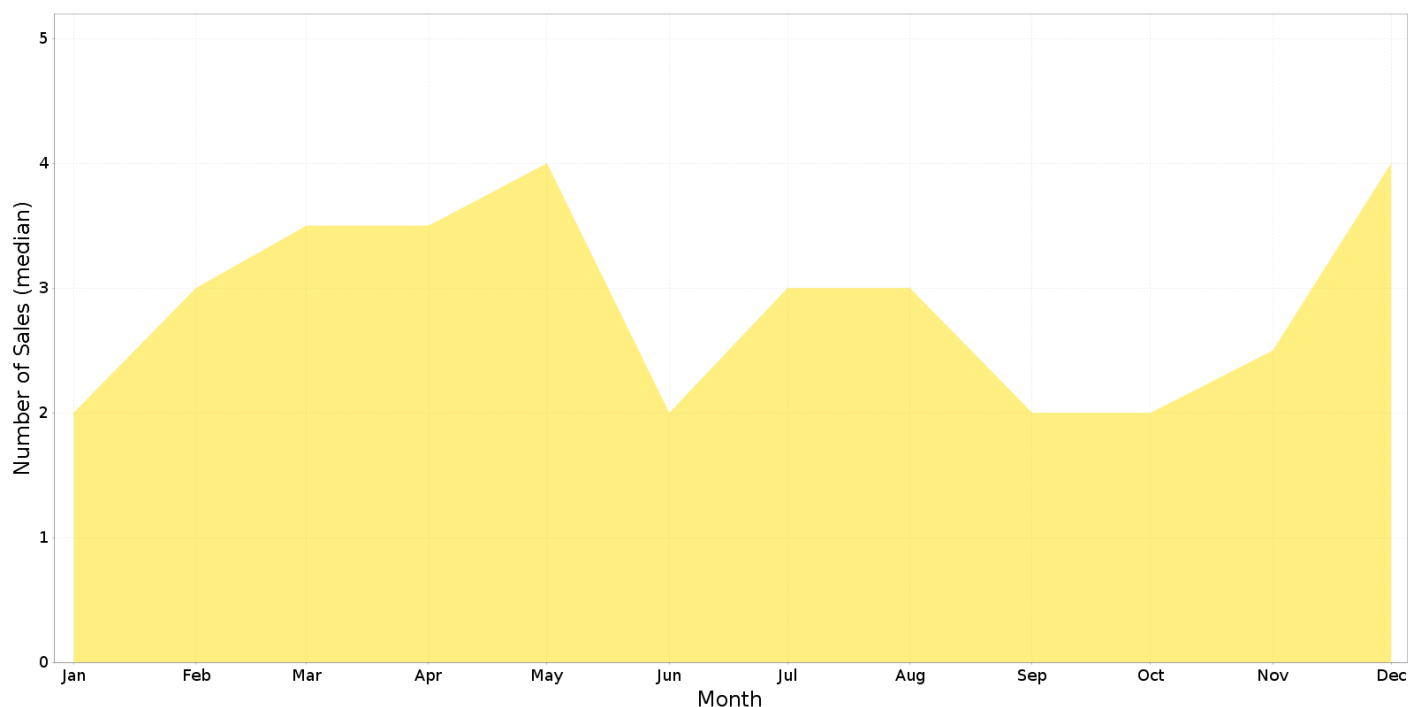
+0.4%

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

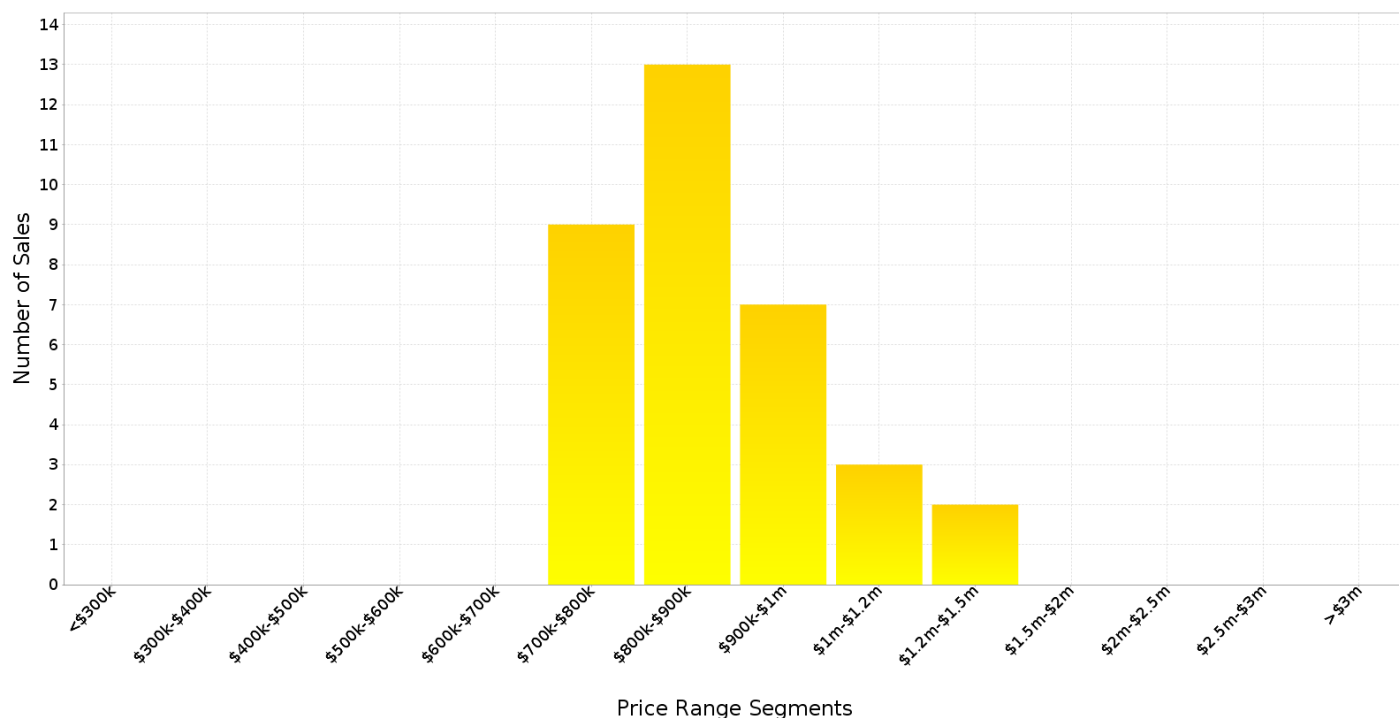
Based on 59 recorded House sales compared over the last two rolling 12 month periods



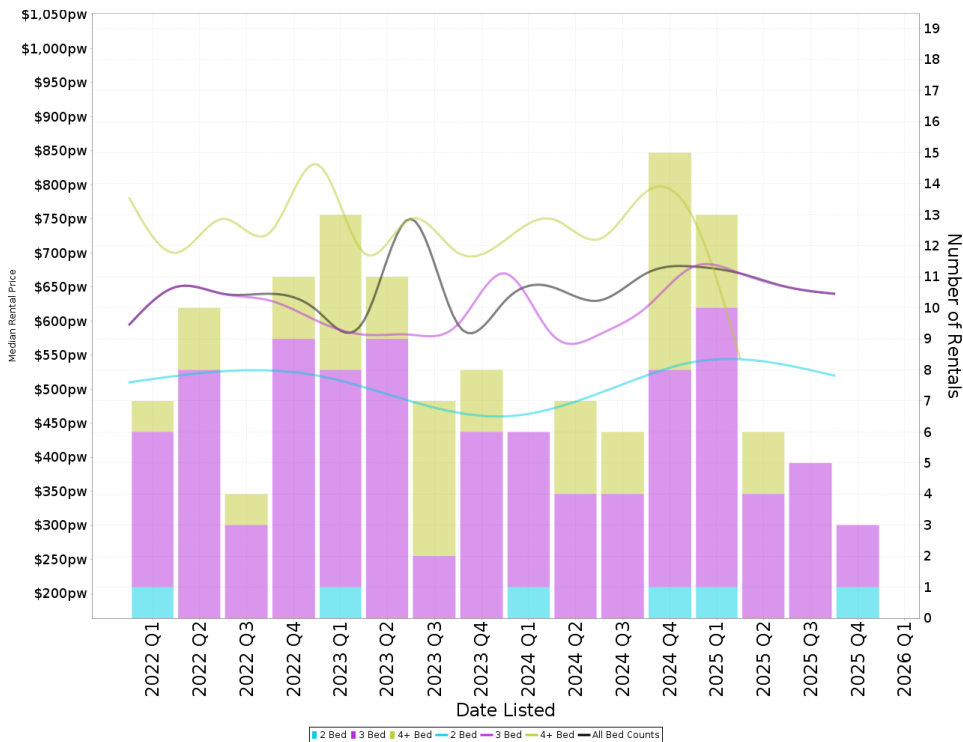
## ISABELLA PLAINS - Peak Selling Periods (3 years)



## 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.

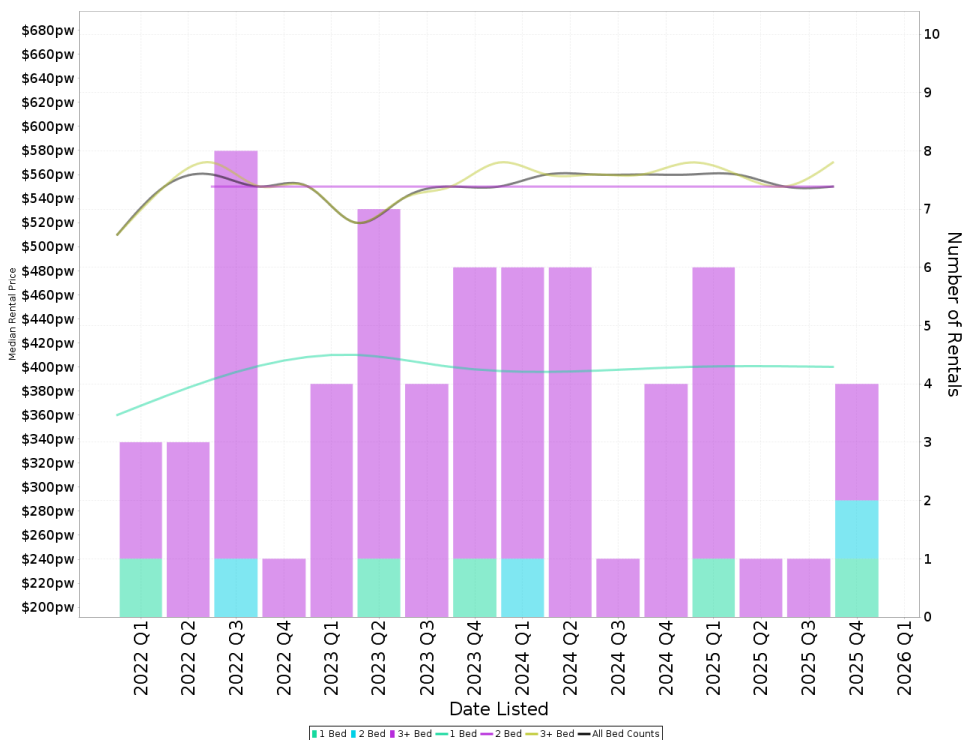
### Suburb Rental Yield

**+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 - olli

**Sold** Dec 2025  
20 Days

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

**225 ELLERSTON AVE**

**\$851,000**

**Sold** Dec 2025  
20 Days

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

**20 LEIBNITZ PL**

**\$1,210,000**

**Sold** Nov 2025  
20 Days

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

**12 HADLEIGH CCT**

**\$915,000**

**Sold** Oct 2025  
24 Days

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

**17 MAHARATTA CCT**

**\$969,000**

**Sold** Oct 2025  
23 Days

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

**12 KADINA CRES**

**\$1,000,000**

**Sold** Oct 2025  
16 Days

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

**2 MIMOSA CL**

**\$818,000**

**Sold** Oct 2025  
55 Days

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

**7 COLLYBURL CRES**

**\$810,000**

**Sold** Oct 2025  
127 Days

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

**79 KEVERSTONE CCT**

**\$805,000**

**Sold** Sep 2025  
22 Days

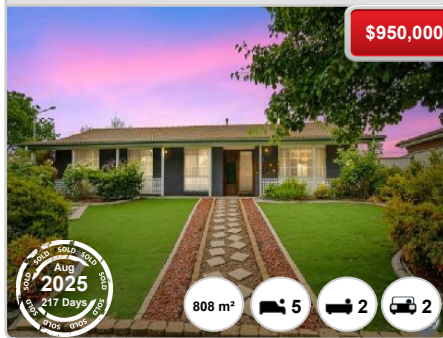
804 m<sup>2</sup> 3 2 3



19 BANDULLA ST



21 MOLLEE CRES



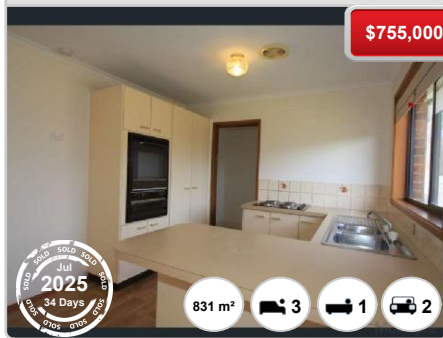
32 COLLYBURL CRES



56 KEVERSTONE CCT



32 KEVERSTONE CCT



36 ABERCORN CRES

