

RayWhite.

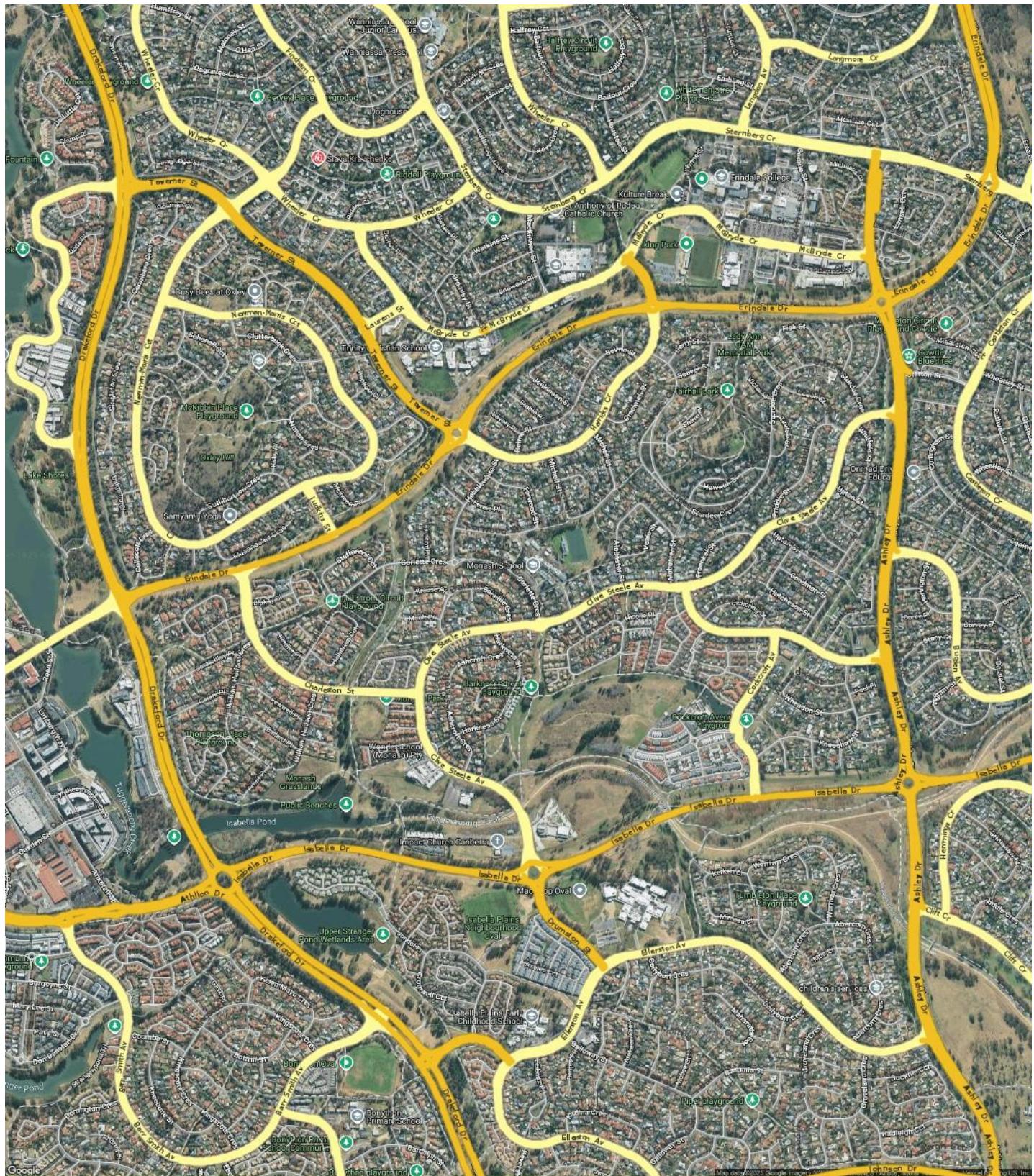
Suburb flyover report

MONASH (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA



MONASH - Suburb Map



MONASH - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	48	\$ 463,500	0.0 %	\$ 350,000	\$ 760,000
2009	56	\$ 423,500	-8.6 %	\$ 225,000	\$ 950,000
2010	47	\$ 509,000	20.2 %	\$ 35,000	\$ 845,000
2011	40	\$ 498,000	-2.2 %	\$ 215,000	\$ 782,000
2012	52	\$ 510,000	2.4 %	\$ 253,000	\$ 825,000
2013	51	\$ 526,000	3.1 %	\$ 420,000	\$ 710,000
2014	44	\$ 527,500	0.3 %	\$ 350,000	\$ 805,000
2015	51	\$ 566,000	7.3 %	\$ 245,000	\$ 865,000
2016	59	\$ 545,000	-3.7 %	\$ 150,000	\$ 911,000
2017	59	\$ 605,000	11.0 %	\$ 177,000	\$ 915,000
2018	43	\$ 635,000	5.0 %	\$ 190,000	\$ 860,000
2019	51	\$ 675,000	6.3 %	\$ 351,667	\$ 860,000
2020	58	\$ 687,500	1.9 %	\$ 218,000	\$ 970,000
2021	75	\$ 875,000	27.3 %	\$ 455,000	\$ 10,000,000
2022	54	\$ 886,000	1.3 %	\$ 60,000	\$ 1,730,000
2023	45	\$ 920,000	3.8 %	\$ 475,000	\$ 1,400,000
2024	41	\$ 895,000	-2.7 %	\$ 637,500	\$ 1,725,000
2025	39	\$ 950,000	6.1 %	\$ 750,000	\$ 1,420,000
2026	0				

Median Sale Price

\$950k

Based on 39 recorded House sales within the last 12 months (2025)

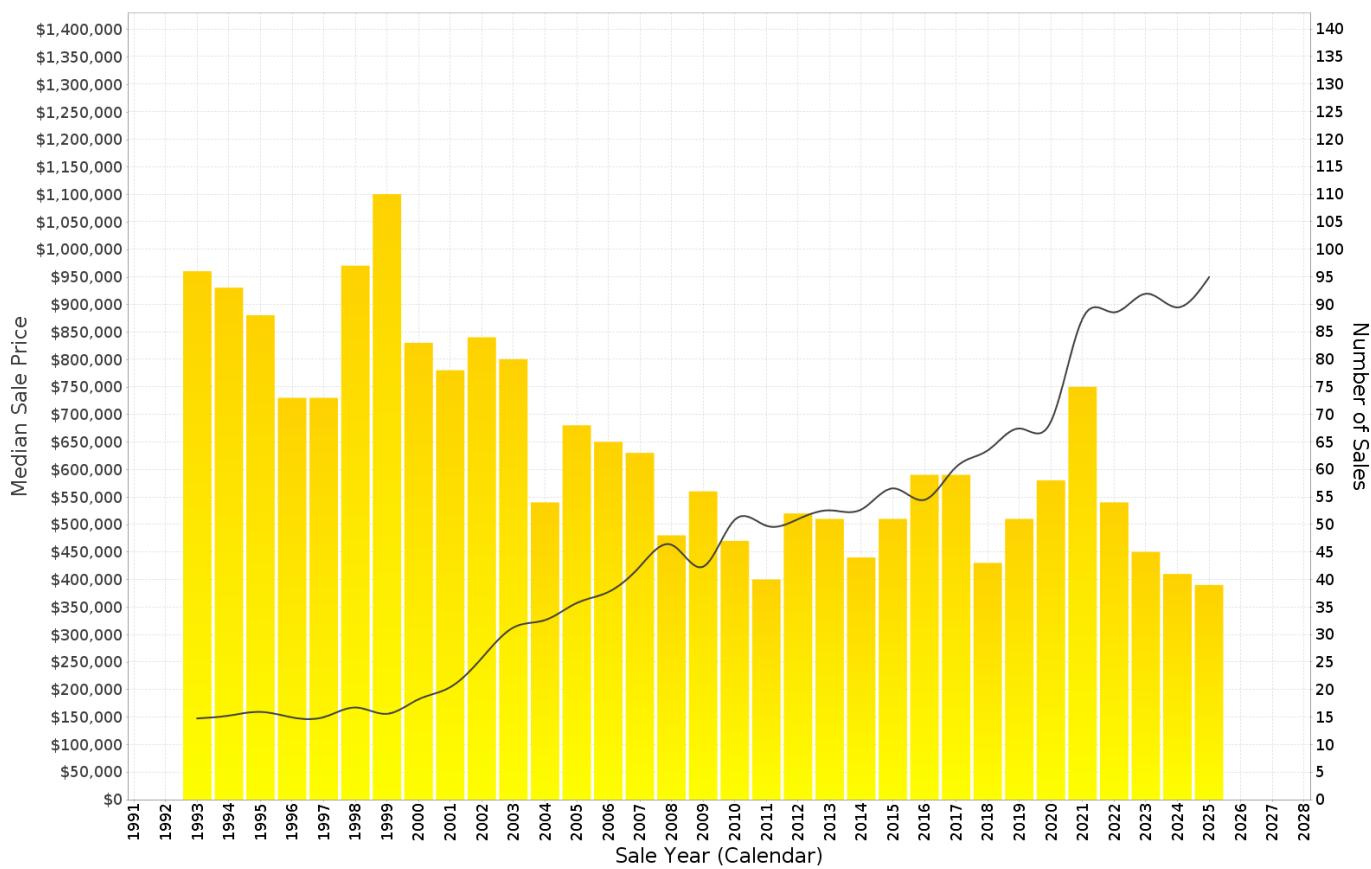
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

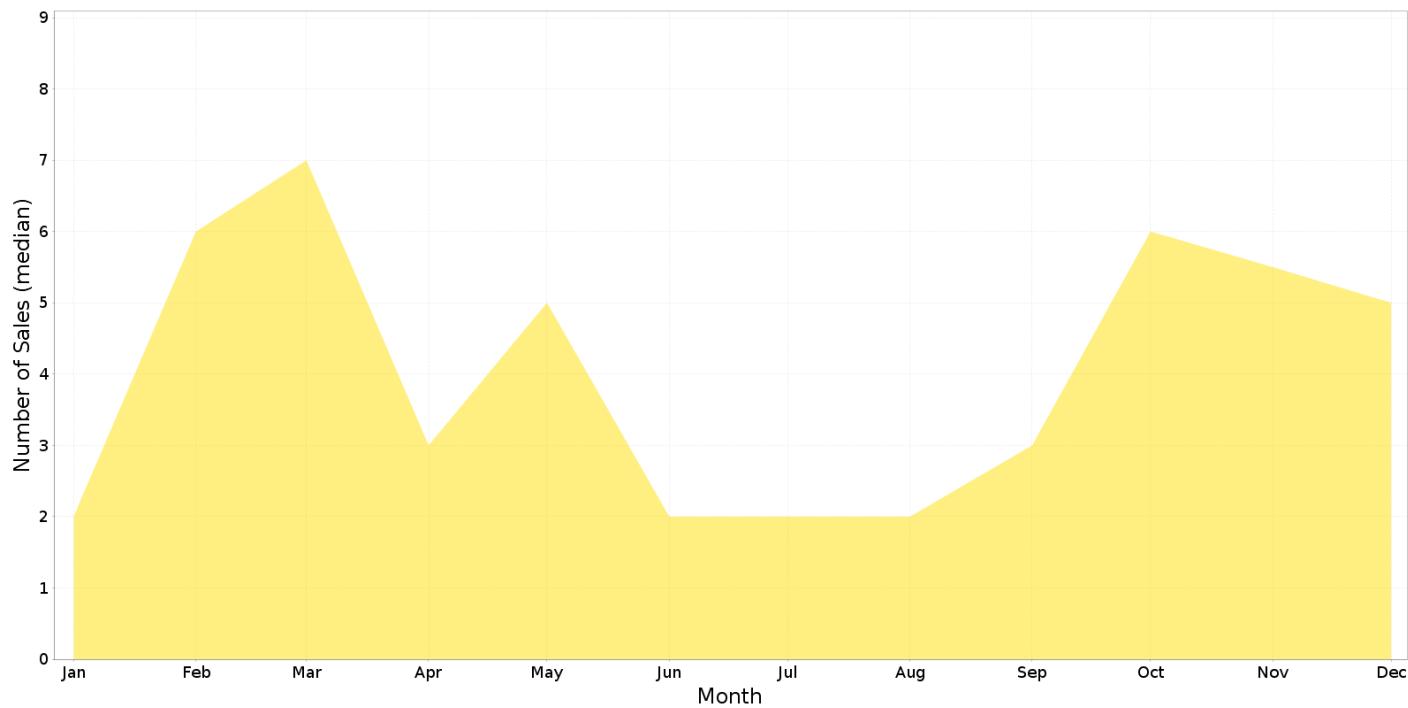
+6.1%

Current Median Price: \$950,000
Previous Median Price: \$895,000

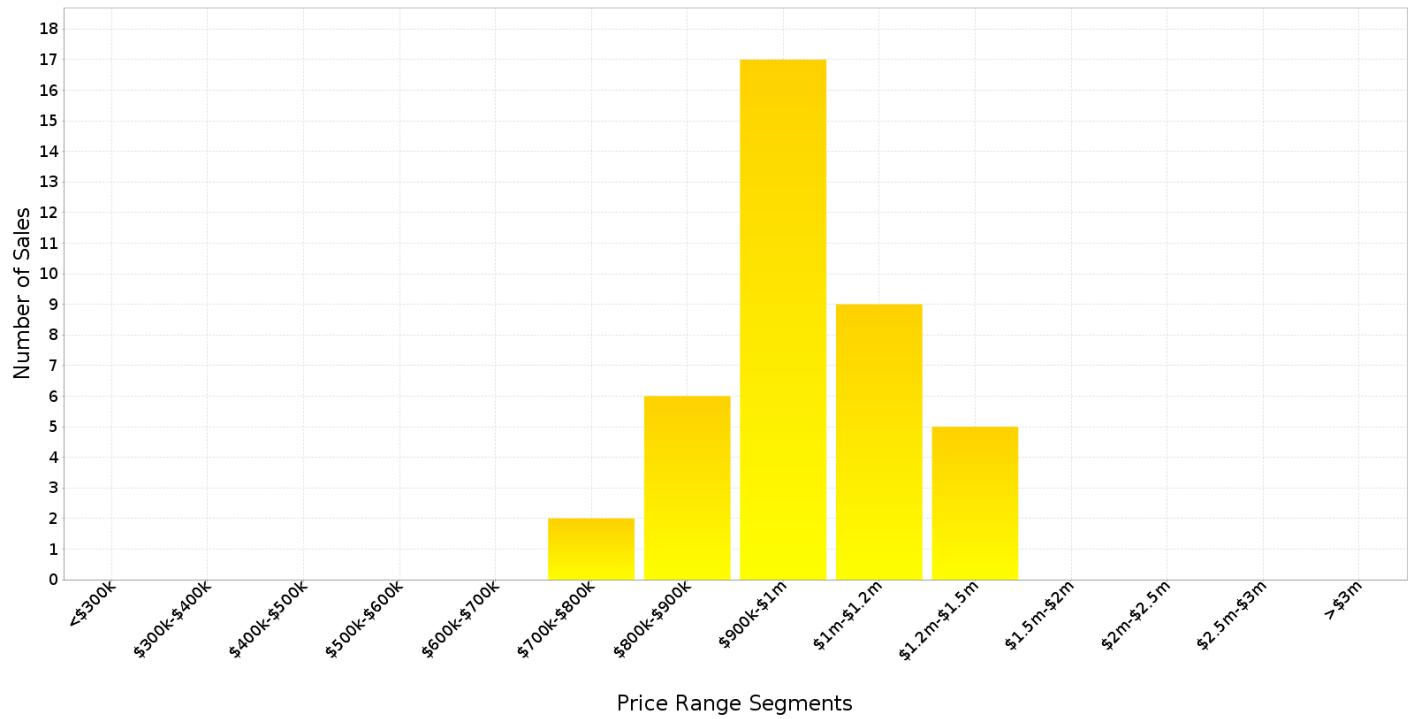
Based on 80 recorded House sales compared over the last two rolling 12 month periods



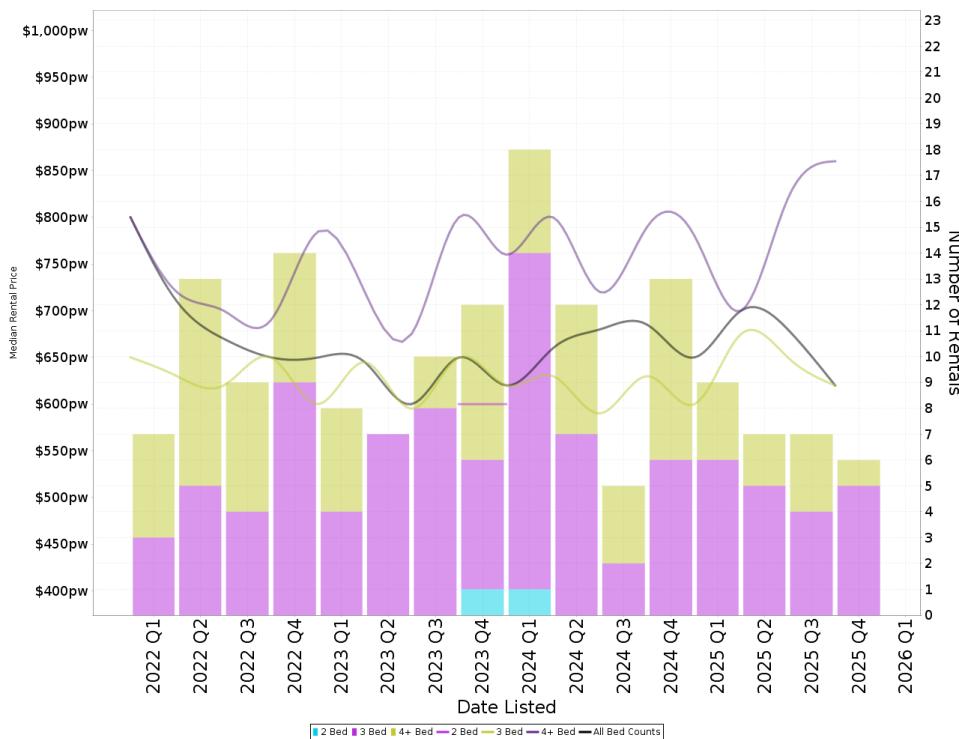
MONASH - Peak Selling Periods (3 years)



MONASH - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+6.1%

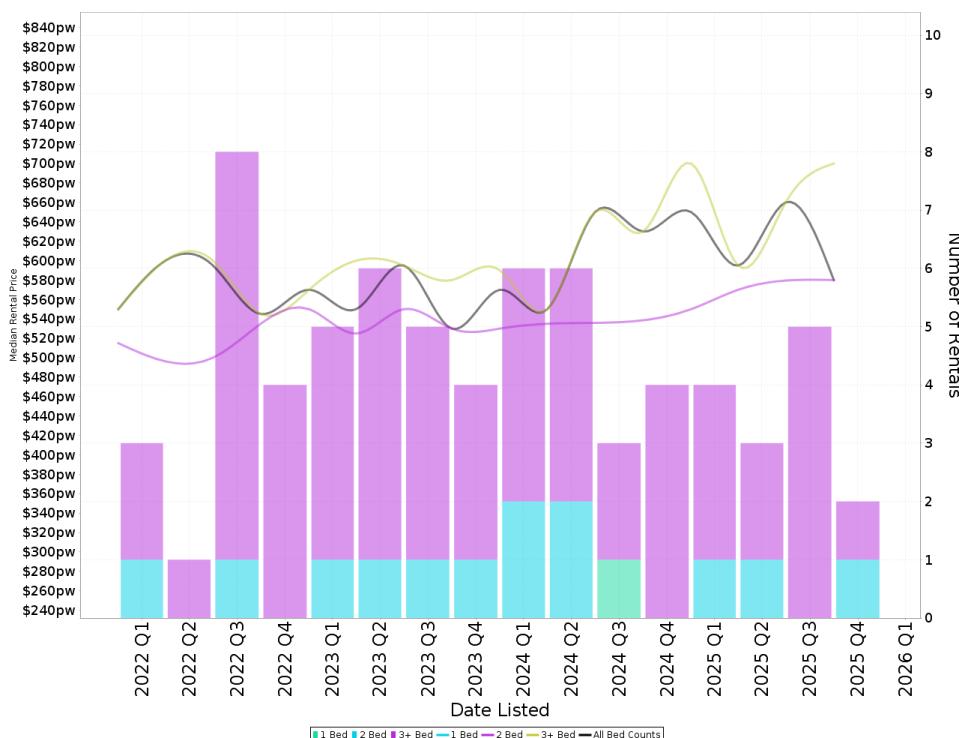
Current Median Price: \$950,000
Previous Median Price: \$895,000
Based on 80 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.7%

Current Median Price: \$950,000
Current Median Rent: \$675
Based on 29 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+6.6%

Current Median Price: \$730,000
Previous Median Price: \$685,000
Based on 44 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.6%

Current Median Price: \$730,000
Current Median Rent: \$650
Based on 14 registered Unit rentals compared over the last 12 months.

MONASH - Recently Sold Properties

Median Sale Price

\$950k

Based on 39 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

+6.1%

Current Median Price: \$950,000
Previous Median Price: \$895,000

Based on 80 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

39

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

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

28 HEBBLEWHITE ST



\$875,000

717 m²



1 WHITFIELD ST



\$1,060,000

1,078 m²



25 HARRICKS CRES



\$870,000

721 m²



7 KRAUSE PL

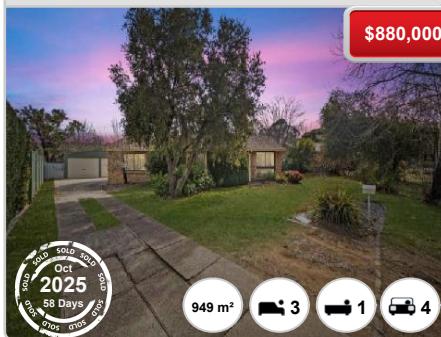


\$1,070,000

769 m²



11 COWDERY PL



\$880,000

949 m²



20 BALSILLIE CRES



\$984,000

806 m²



41 CORLETTE CRES



\$1,111,300

889 m²



131 CLIVE STEELE AVE



\$1,275,000

677 m²



16 FISK ST



\$981,000

712 m²



10 FISK ST



\$1,167,000

Oct 2025
28 Days

964 m² | 5 | 3 | 3

17 CLIVE STEELE AVE



\$872,500

Oct 2025
29 Days

734 m² | 4 | 1 | 5

6 ALLISON PL

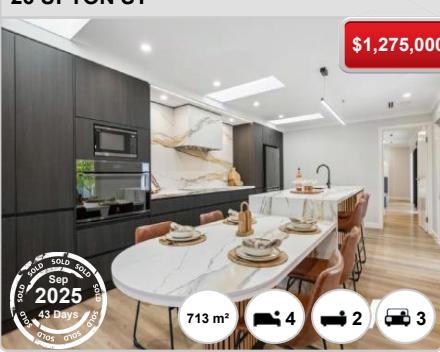


\$925,000

Oct 2025
13 Days

777 m² | 3 | 2 | 1

26 UPTON ST



\$1,275,000

Sep 2025
43 Days

713 m² | 4 | 2 | 3

92 CLIVE STEELE AVE



\$810,000

Sep 2025
10A

17.5m x 40.5m | 764.8 m² | 765 m² | - | - | -

1 BEIRNE ST



\$960,000

Sep 2025
13 Days

25.0m x 32.3m x 29.6m | 908.2 m² | 908 m² | 3 | 2 | 2

37 CHARLESTON ST



\$900,000

Aug 2025
N/A

918 m² | 3 | 2 | 2

8 VEALE ST



\$918,367

Aug 2025
N/A

1,164 m² | 3 | 2 | 2

6 HUTCHESON ST



\$1,100,000

Aug 2025
25 Days

720 m² | 5 | 2 | 2

27 CHARLESTON ST

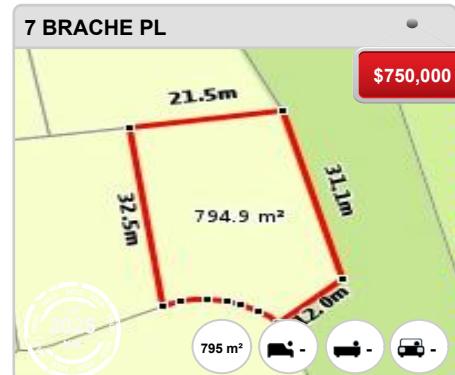


\$770,000

Jul 2025
61 Days

516 m² | 3 | 1 | 1

7 BRACHE PL



\$750,000

Jul 2025
10A

21.5m x 32.5m x 37.1m | 794.9 m² | 795 m² | - | - | -

7 AXON ST



\$1,050,000

Jul 2025
10A

40.6m x 19.1m x 24.5m | 928.4 m² | 928 m² | - | - | -

MONASH - Properties For Rent

Median Rental Price

\$675 /w

Based on 29 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

+3.7%

Current Median Price: \$950,000
Current Median Rent: \$675

Based on 39 recorded House sales and 29 House rentals compared over the last 12 months

Number of Rentals

29

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

21/174 CLIVE STEELE AVENUE

