

Suburb flyover report

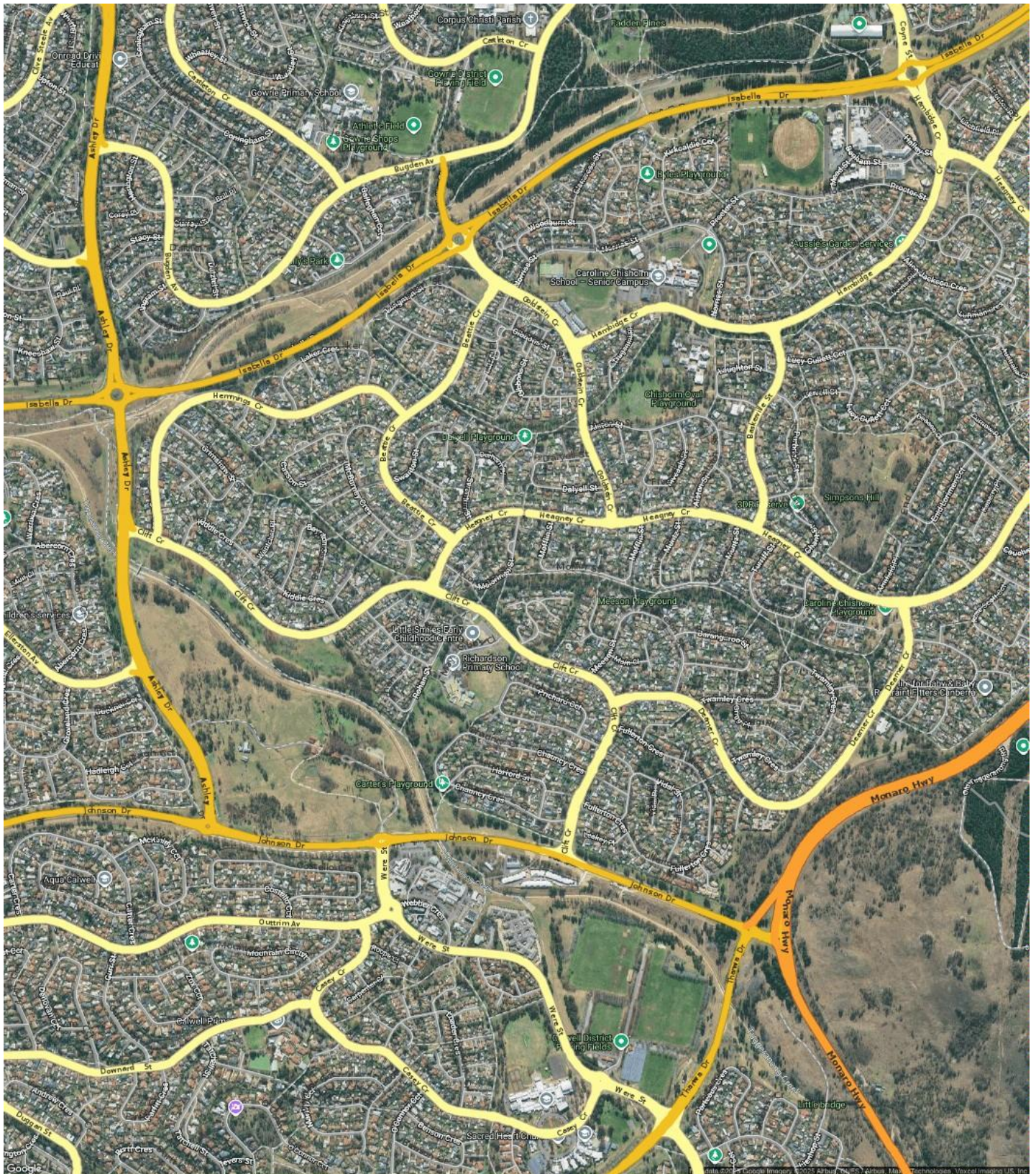
RICHARDSON (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



RICHARDSON - 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 (pricefinder.com.au)

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RICHARDSON - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	29	\$ 361,500	0.0 %	\$ 140,000	\$ 470,000
2009	41	\$ 407,000	12.6 %	\$ 66,600	\$ 575,000
2010	26	\$ 422,500	3.8 %	\$ 202,500	\$ 700,000
2011	34	\$ 437,500	3.6 %	\$ 22,000	\$ 730,000
2012	44	\$ 440,750	0.7 %	\$ 150,500	\$ 542,500
2013	48	\$ 432,000	-2.0 %	\$ 195,000	\$ 550,000
2014	31	\$ 450,000	4.2 %	\$ 375,000	\$ 560,000
2015	41	\$ 450,000	0.0 %	\$ 320,000	\$ 561,000
2016	31	\$ 465,000	3.3 %	\$ 22,000	\$ 610,000
2017	46	\$ 492,500	5.9 %	\$ 420,000	\$ 696,000
2018	43	\$ 545,000	10.7 %	\$ 420,000	\$ 750,000
2019	32	\$ 545,250	0.0 %	\$ 315,000	\$ 815,000
2020	42	\$ 618,000	13.3 %	\$ 400,000	\$ 760,000
2021	59	\$ 730,000	18.1 %	\$ 305,000	\$ 1,425,000
2022	52	\$ 802,500	9.9 %	\$ 230,000	\$ 1,150,000
2023	33	\$ 791,000	-1.4 %	\$ 400,000	\$ 1,140,000
2024	28	\$ 800,000	1.1 %	\$ 235,000	\$ 1,100,000
2025	23	\$ 810,000	1.2 %	\$ 194,700	\$ 1,030,000
2026	0				

Median Sale Price

\$810k

Based on 23 recorded House sales within the last 12 months (2025)

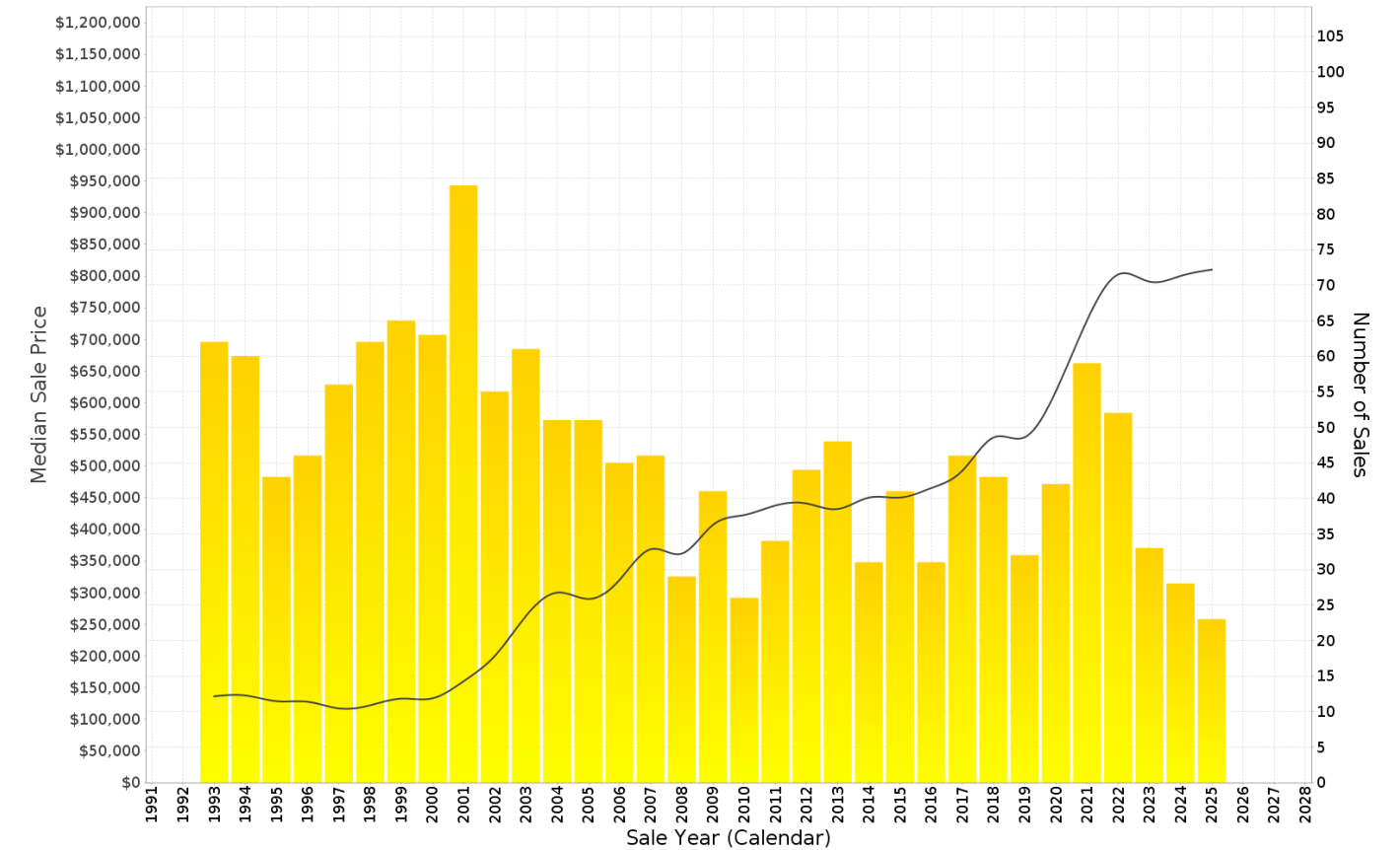
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

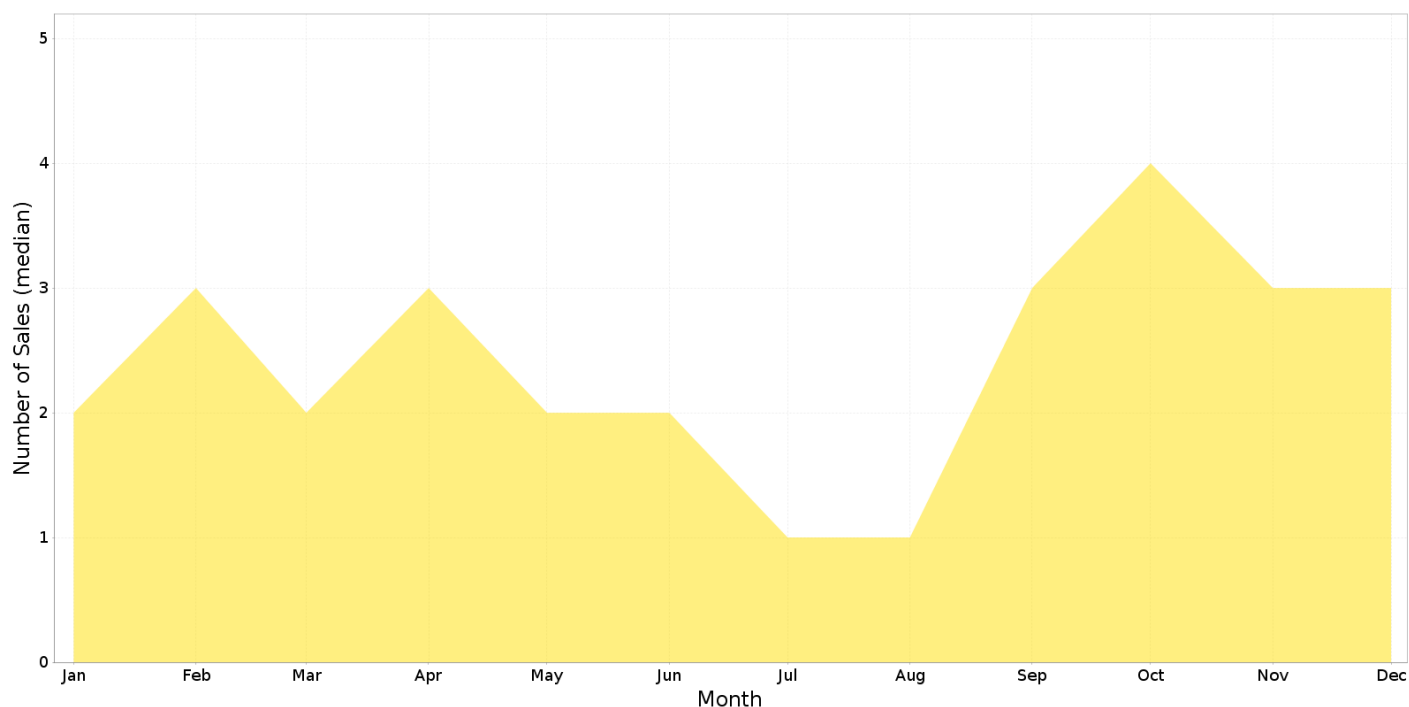
+1.2%

Current Median Price: \$810,000
Previous Median Price: \$800,000

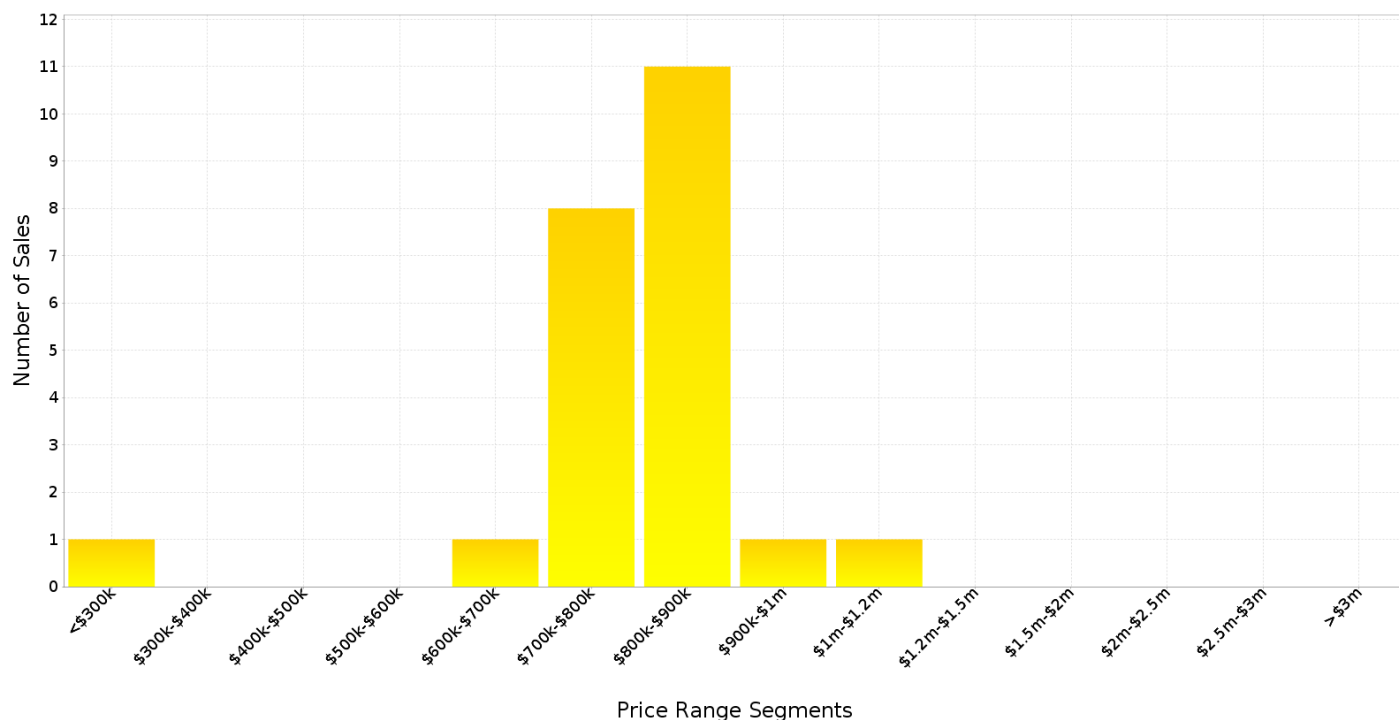
Based on 51 recorded House sales compared over the last two rolling 12 month periods



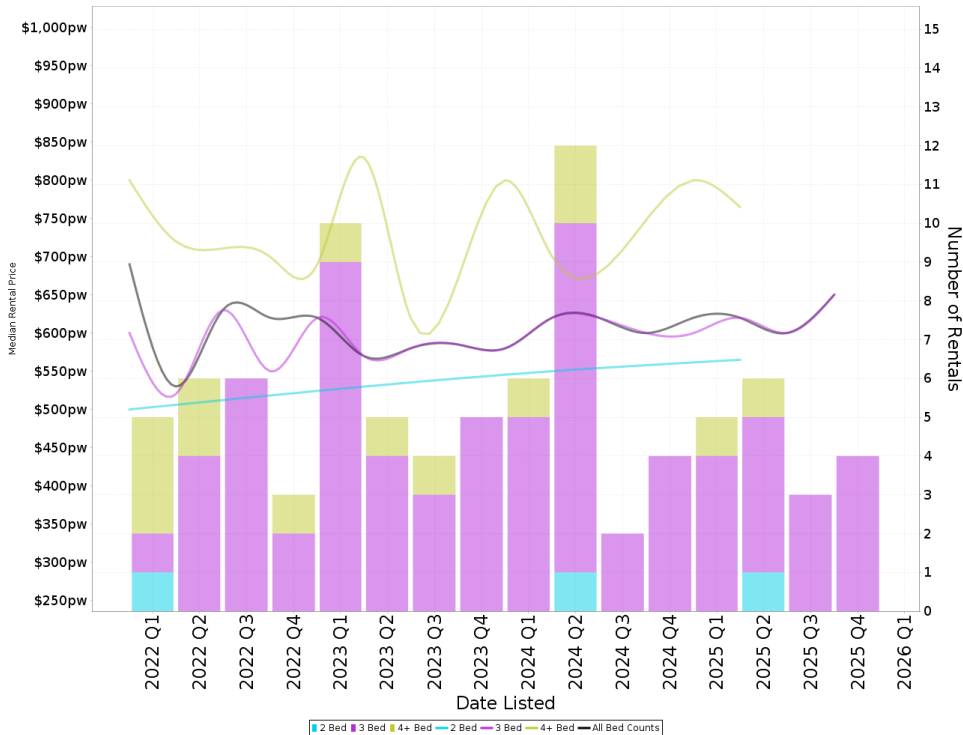
RICHARDSON - Peak Selling Periods (3 years)



RICHARDSON - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+1.2%

Current Median Price: \$810,000
Previous Median Price: \$800,000

Based on 51 registered House sales compared over the last two rolling 12 month periods.

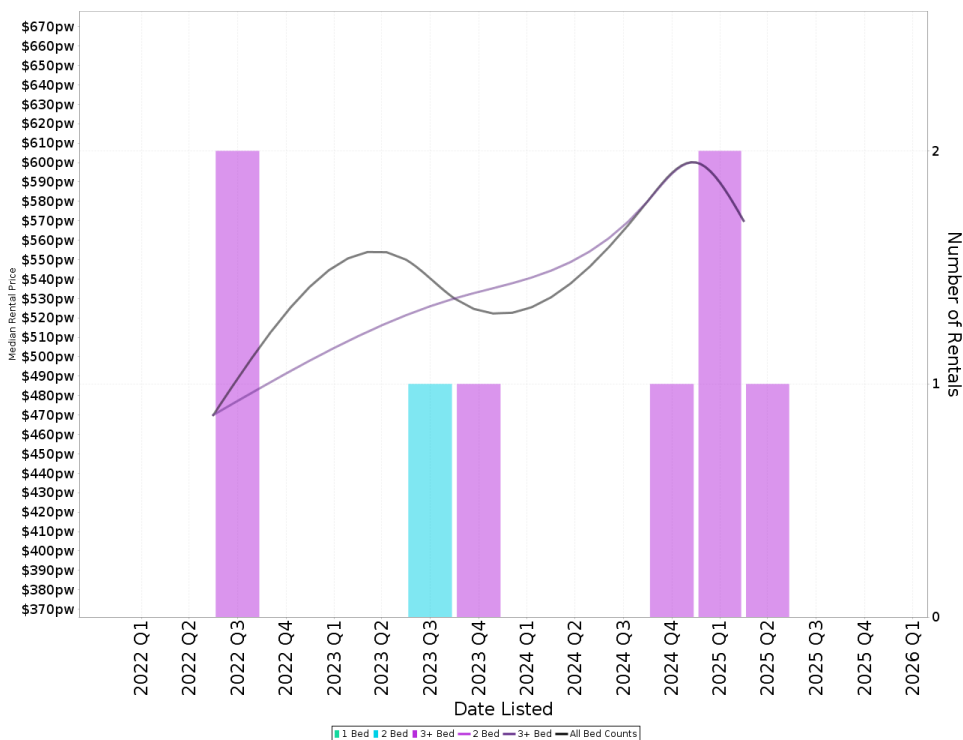
Suburb Rental Yield

+4.0%

Current Median Price: \$810,000
Current Median Rent: \$620

Based on 18 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-12.8%

Current Median Price: \$650,000
Previous Median Price: \$745,000

Based on 19 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.8%

Current Median Price: \$650,000
Current Median Rent: \$600

Based on 3 registered Unit rentals compared over the last 12 months.

RICHARDSON - Recently Sold Properties

Median Sale Price

\$810k

Based on 23 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

+1.2%

Current Median Price: \$810,000
Previous Median Price: \$800,000

Based on 51 recorded House sales compared over the last two rolling 12 month periods


Sold Properties

23

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

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

33 DEAMER CRES




\$870,000

Sold Dec 2025
21 Days

819 m² 3 2 2

5 COTTRELL PL




\$720,000

Sold Dec 2025
15 Days

372 m² 2 1 1

47 TWAMLEY CRES




\$880,000

Sold Oct 2025
15 Days

1,097 m² 3 1 2

22 BAYNTON ST




\$780,000

Sold Oct 2025
21 Days

797 m² 3 1 2

16 DEAMER CRES



\$194,700

Sold Oct 2025
15 Days

807 m² 3 1 -

29 MCBURNEY CRES




\$869,000

Sold Sep 2025
11 Days

828 m² 3 2 2

CARTER & CO

7 DEVANNY PL




\$745,000

Sold Sep 2025
29 Days

761 m² 3 1 -

27 CLIFT CRES




\$1,030,000

Sold Aug 2025
15 Days

1,131 m² 4 2 2

18 LONGMAN ST



\$886,000

Sold Sep 2025
15 Days

1,039 m² 3 2 4

RICHARDSON - Properties For Rent

Median Rental Price

\$620 /w

Based on 18 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

+4.0%

Current Median Price: \$810,000
Current Median Rent: \$620

Based on 23 recorded House sales and 18 House rentals compared over the last 12 months

Number of Rentals

18

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

