

RayWhite.

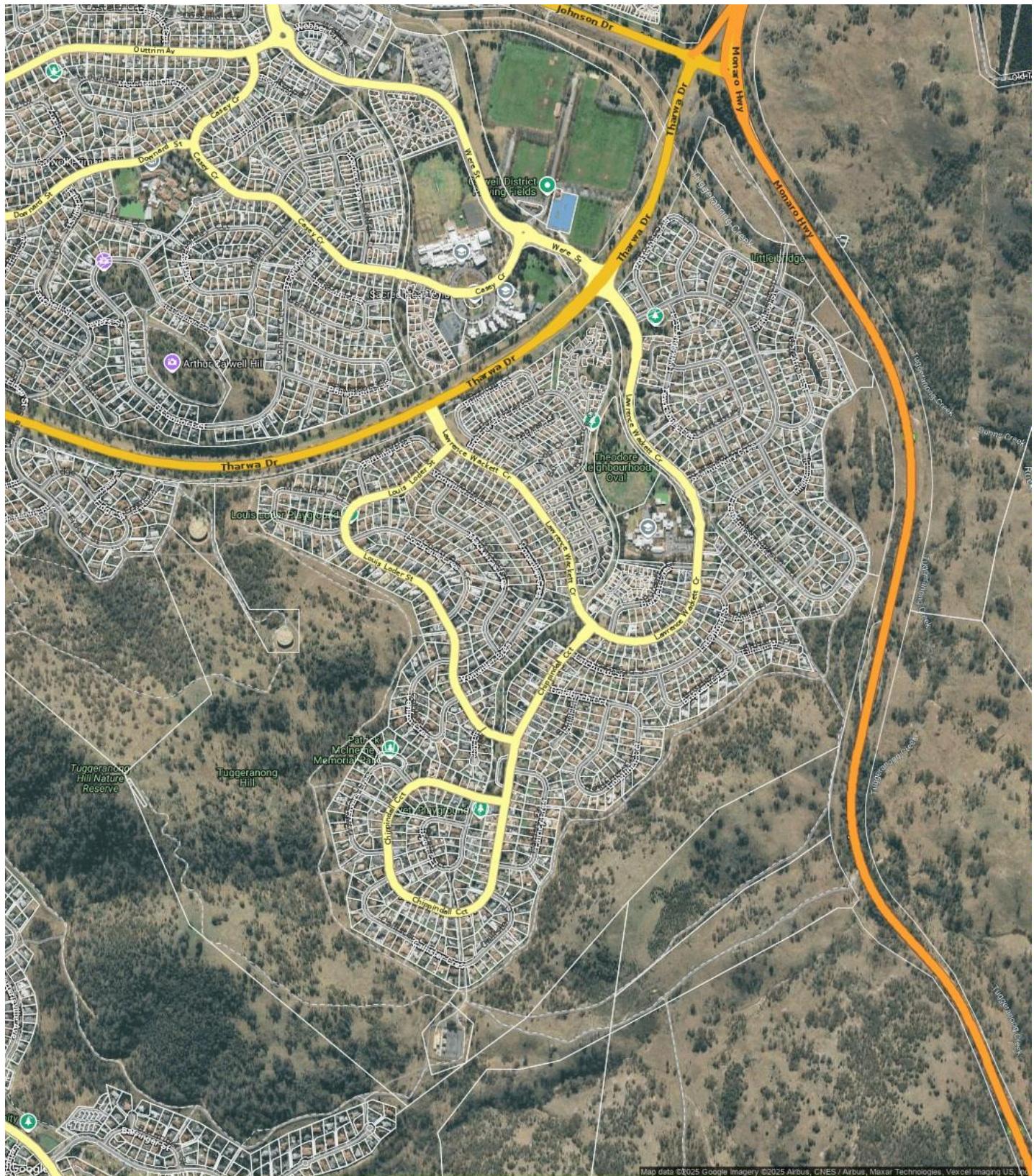
Suburb flyover report

THEODORE (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA



THEODORE - Suburb Map



THEODORE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	65	\$ 390,000	0.0 %	\$ 146,000	\$ 675,000
2009	55	\$ 431,000	10.5 %	\$ 300,000	\$ 4,305,000
2010	38	\$ 454,375	5.4 %	\$ 325,000	\$ 739,000
2011	41	\$ 450,000	-1.0 %	\$ 320,000	\$ 649,000
2012	41	\$ 452,000	0.4 %	\$ 345,000	\$ 675,000
2013	48	\$ 502,500	11.2 %	\$ 27,592	\$ 775,000
2014	32	\$ 485,000	-3.5 %	\$ 387,000	\$ 720,000
2015	50	\$ 492,500	1.5 %	\$ 382,000	\$ 740,000
2016	45	\$ 510,000	3.6 %	\$ 191,667	\$ 810,000
2017	43	\$ 536,000	5.1 %	\$ 130,000	\$ 717,000
2018	40	\$ 573,000	6.9 %	\$ 455,000	\$ 795,000
2019	58	\$ 592,500	3.4 %	\$ 355,000	\$ 820,000
2020	51	\$ 637,000	7.5 %	\$ 300,000	\$ 890,000
2021	48	\$ 740,000	16.2 %	\$ 160,000	\$ 1,381,000
2022	38	\$ 898,000	21.4 %	\$ 640,000	\$ 1,390,000
2023	30	\$ 840,000	-6.5 %	\$ 670,000	\$ 1,336,000
2024	46	\$ 870,000	3.6 %	\$ 425,000	\$ 1,500,000
2025	48	\$ 888,000	2.1 %	\$ 720,000	\$ 1,302,500
2026	0				

Median Sale Price

\$888k

Based on 48 recorded House sales within the last 12 months (2025)

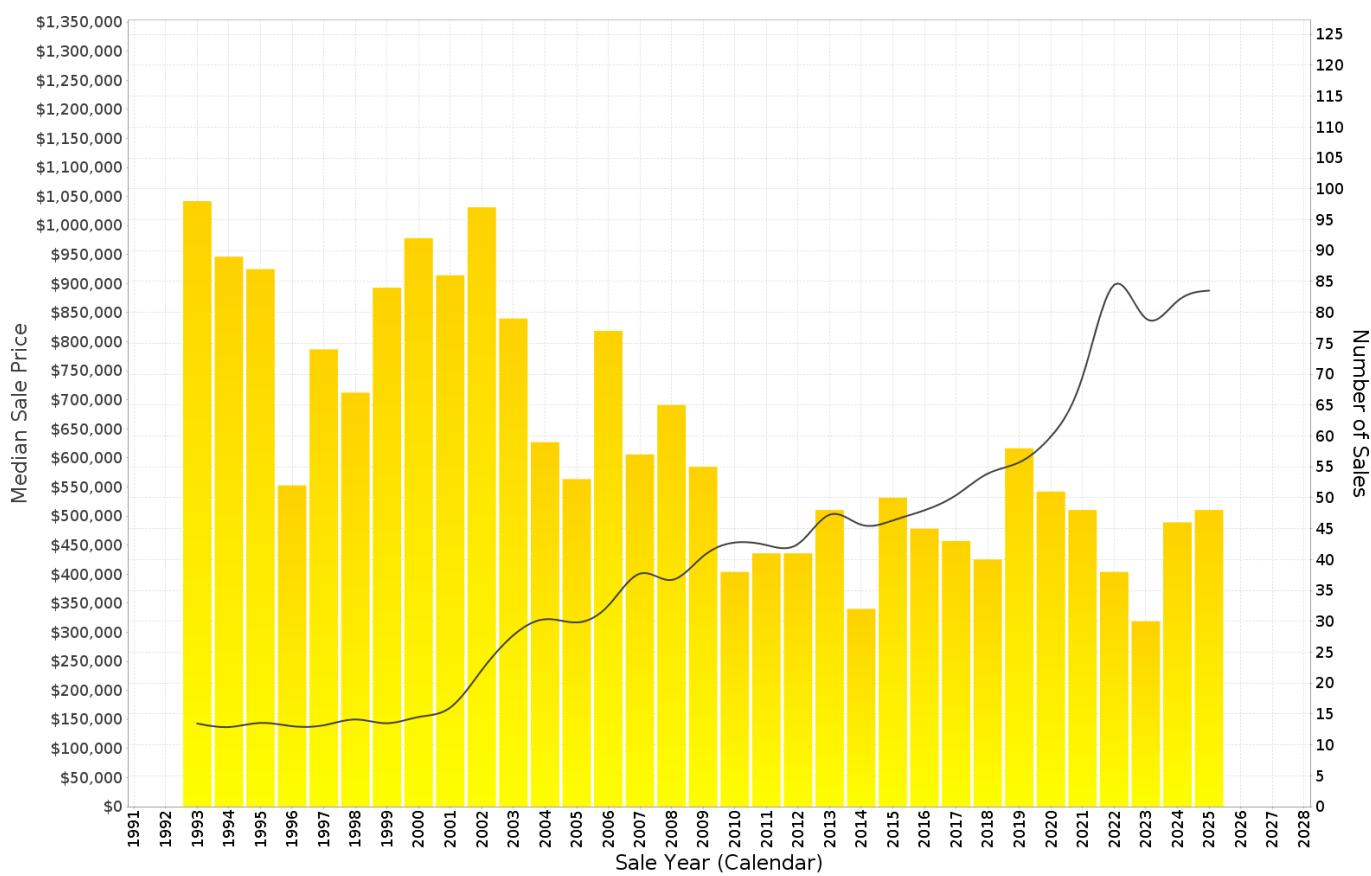
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

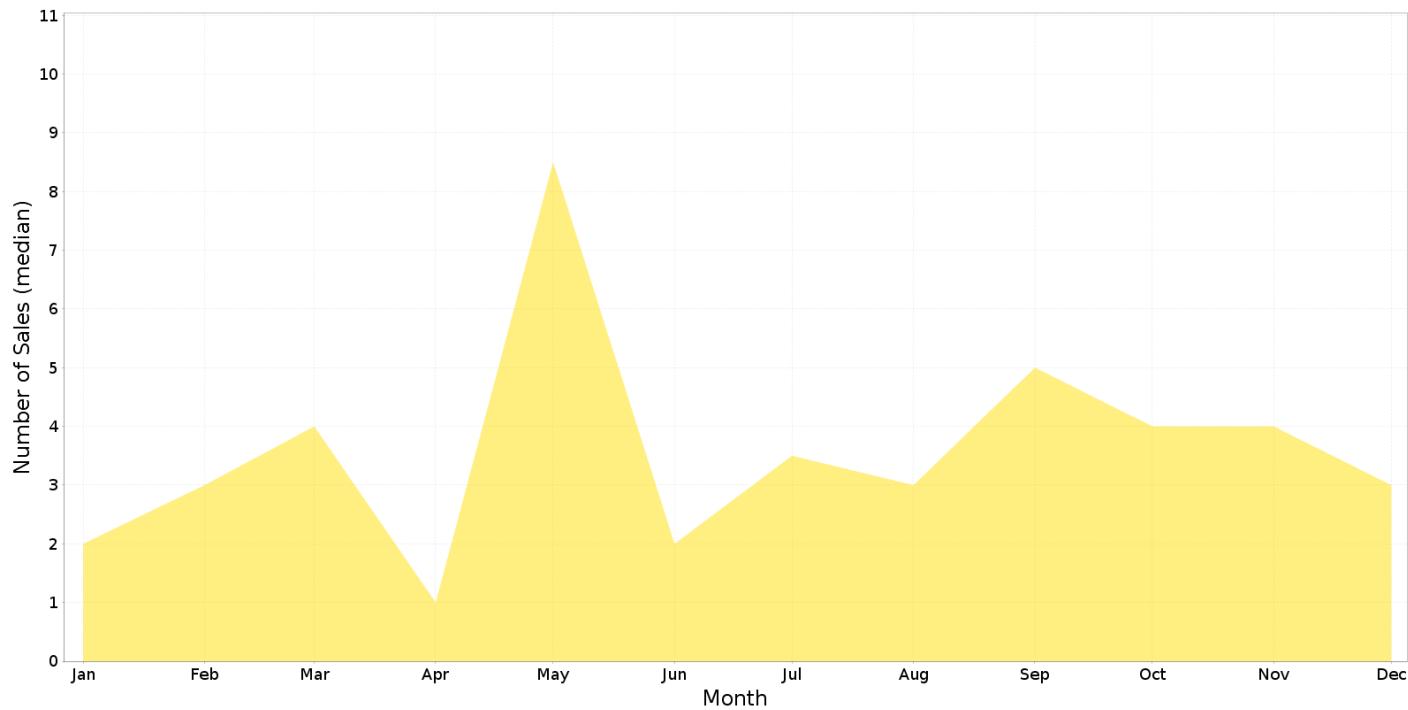
+2.1%

Current Median Price: \$888,000
Previous Median Price: \$870,000

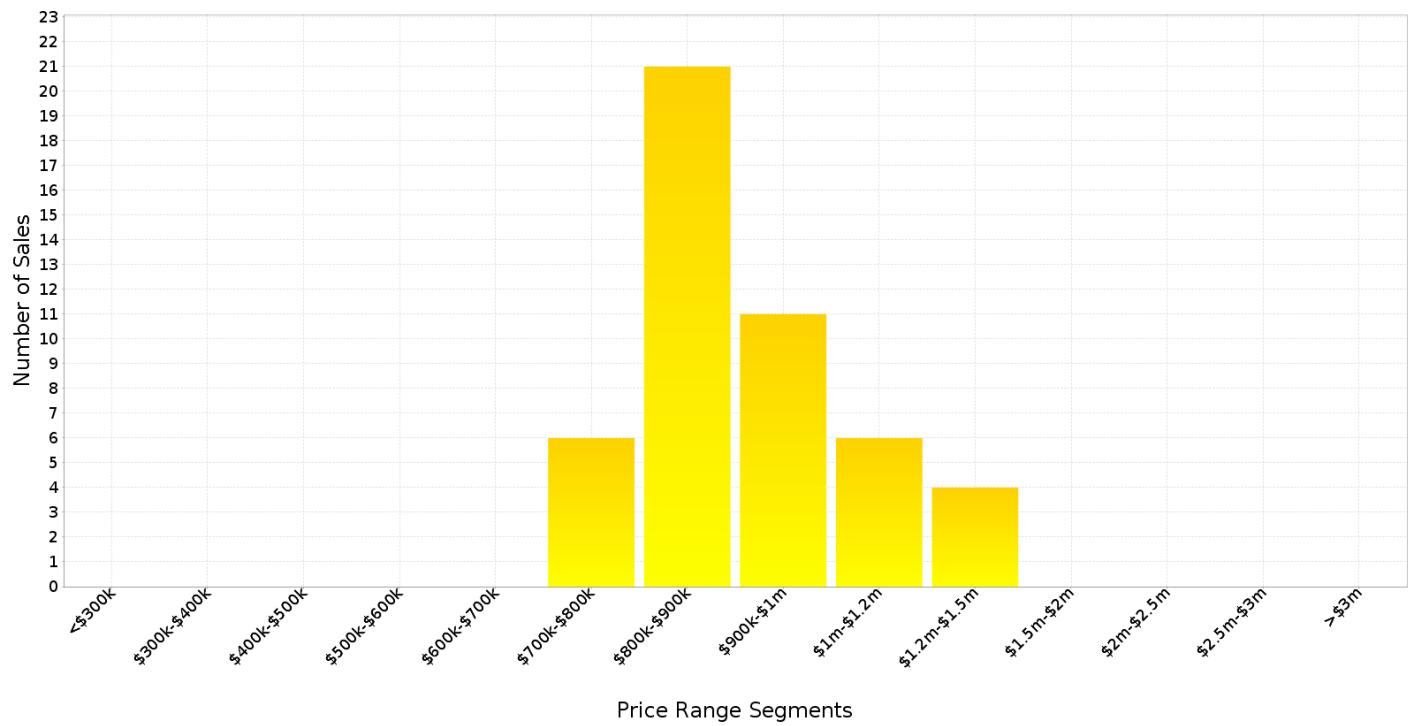
Based on 94 recorded House sales compared over the last two rolling 12 month periods



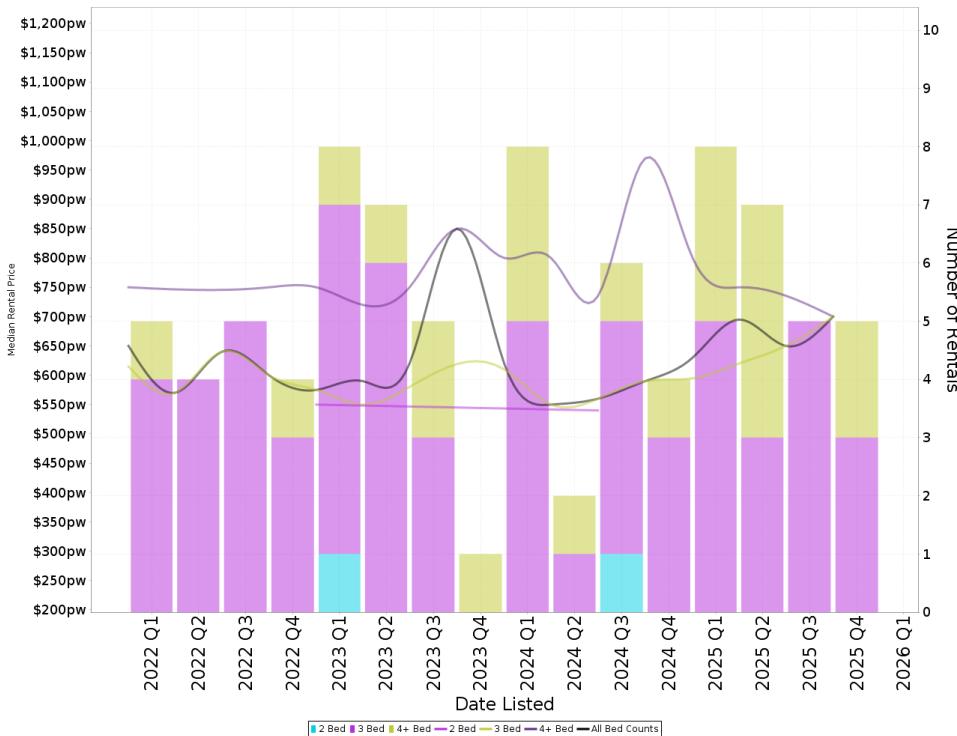
THEODORE - Peak Selling Periods (3 years)



THEODORE - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+2.1%

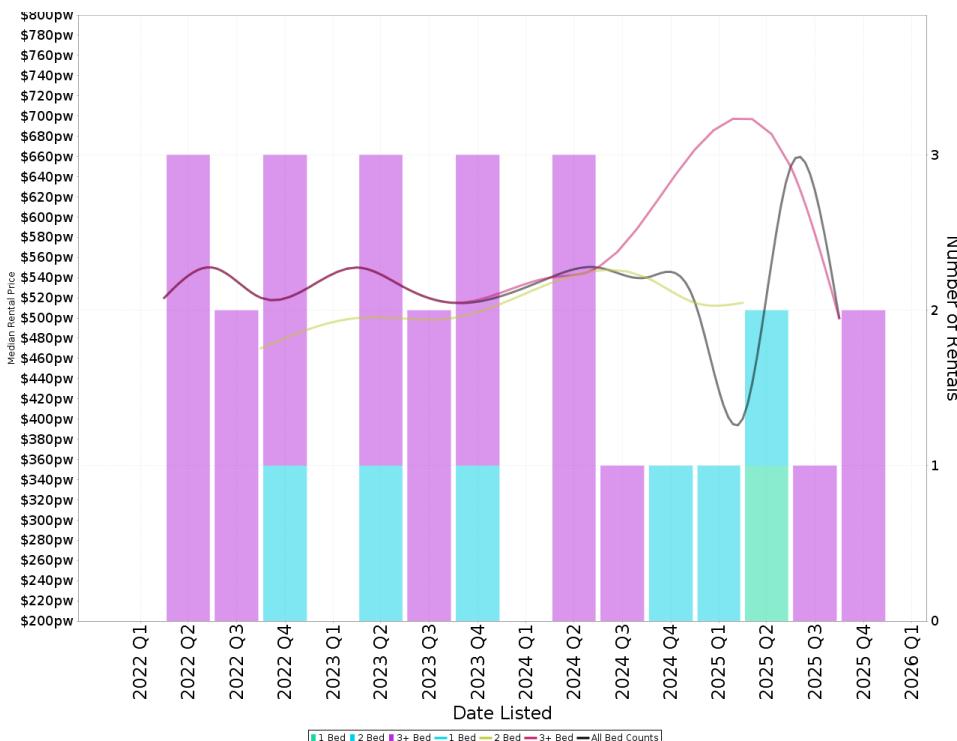
Current Median Price: \$888,000
 Previous Median Price: \$870,000
 Based on 94 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.0%

Current Median Price: \$888,000
 Current Median Rent: \$680
 Based on 25 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+0.2%

Current Median Price: \$661,250
 Previous Median Price: \$660,000
 Based on 32 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.0%

Current Median Price: \$661,250
 Current Median Rent: \$515
 Based on 6 registered Unit rentals compared over the last 12 months.

THEODORE - Recently Sold Properties

Median Sale Price

\$888k

Based on 48 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

+2.1%

Current Median Price: \$888,000
Previous Median Price: \$870,000

Based on 94 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

48

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

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

57 VONWILLER CRES

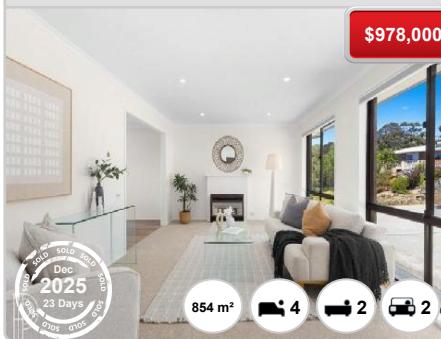


\$740,000

926 m²

3 1 -

25 MEHAFFEY CRES



\$978,000

854 m²

4 2 2

13 MACKERRAS CRES



\$975,000

987 m²

4 2 4

69 VONWILLER CRES



\$843,000

827 m²

3 1 2

77 LOUIS LODER ST



\$1,282,500

1,165 m²

3 3 4

41 COCHRANE CRES



\$890,000

844 m²

3 1 2

22 WEAVERS CRES



\$990,000

1,261 m²

4 2 2

13 BUTLIN PL



\$1,000,000

795 m²

4 2 2

28 GOLDFINCH CCT



\$980,000

775 m²

4 2 2

81 LOUIS LODER ST



\$827,500

Sold 2025, 27 Days

770 m² | 3 Bed | 1 Bath | 2 Car

44 FREDA GIBSON CCT



\$870,000

Sold 2025, 13 Days

910 m² | 3 Bed | 1 Bath | 2 Car

35 CALLISTER CRES

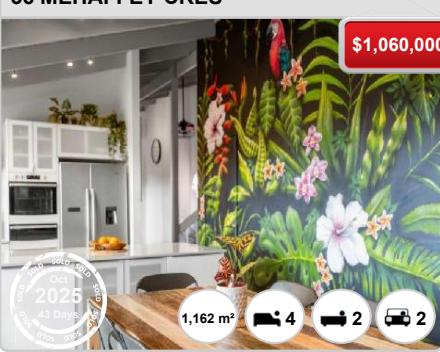


\$900,000

Sold 2025, 16 Days

1,176 m² | 3 Bed | 2 Bath | 2 Car

36 MEHAFFEY CRES



\$1,060,000

Sold 2025, 3 Days

1,162 m² | 4 Bed | 2 Bath | 2 Car

19 VONWILLER CRES



\$822,500

Sold 2025, 18 Days

835.3 m² | 3 Bed | 1 Bath | 3 Car

45 SCANTLEBURY CRES

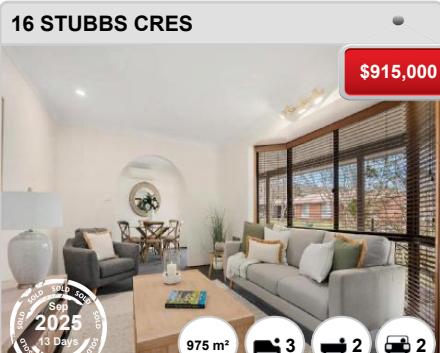


\$805,000

Sold 2025, 17 Days

752 m² | 3 Bed | 1 Bath | 2 Car

16 STUBBS CRES



\$915,000

Sold 2025, 13 Days

975 m² | 3 Bed | 2 Bath | 2 Car

4 MEHAFFEY CRES



\$910,000

Sold 2025, 23 Days

840 m² | 4 Bed | 2 Bath | 2 Car

8 BUDDEN CRES



\$1,302,500

Sold 2025, 16 Days

1,296 m² | 5 Bed | 3 Bath | 2 Car

47 GOLDFINCH CCT

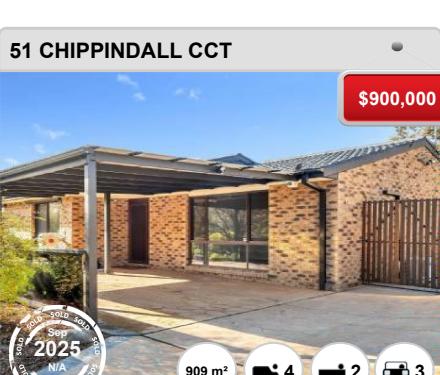


\$840,000

Sold 2025, 15 Days

786 m² | 3 Bed | 1 Bath | 2 Car

51 CHIPPINDALL CCT



\$900,000

Sold 2025, N/A

909 m² | 4 Bed | 2 Bath | 3 Car

27 VONWILLER CRES



\$875,000

Sold 2025, N/A

723 m² | 4 Bed | 2 Bath | 2 Car