

# Suburb flyover report

PEARCE (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

**RayWhite.**



# PEARCE - 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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PEARCE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	33	\$ 513,000	0.0 %	\$ 215,000	\$ 885,000
2009	39	\$ 587,000	14.4 %	\$ 447,500	\$ 1,290,000
2010	26	\$ 660,000	12.4 %	\$ 525,000	\$ 1,205,000
2011	14	\$ 617,250	-6.5 %	\$ 300,000	\$ 1,080,000
2012	30	\$ 652,500	5.7 %	\$ 205,000	\$ 1,195,000
2013	24	\$ 627,500	-3.8 %	\$ 6,200	\$ 1,476,000
2014	27	\$ 729,500	16.3 %	\$ 520,000	\$ 2,300,000
2015	33	\$ 747,000	2.4 %	\$ 300,000	\$ 1,500,000
2016	22	\$ 770,000	3.1 %	\$ 325,000	\$ 1,440,000
2017	32	\$ 827,500	7.5 %	\$ 665,000	\$ 1,536,000
2018	30	\$ 826,000	-0.2 %	\$ 650,000	\$ 1,375,000
2019	26	\$ 776,250	-6.0 %	\$ 10,500	\$ 1,818,000
2020	30	\$ 1,030,000	32.7 %	\$ 447,500	\$ 3,050,000
2021	34	\$ 1,415,000	37.4 %	\$ 702,000	\$ 2,400,000
2022	35	\$ 1,365,000	-3.5 %	\$ 850,000	\$ 2,550,000
2023	20	\$ 1,285,000	-5.9 %	\$ 850,000	\$ 2,000,000
2024	27	\$ 1,260,000	-1.9 %	\$ 600,000	\$ 3,000,000
2025	20	\$ 1,357,500	7.7 %	\$ 1,050,000	\$ 2,100,000
2026	0				

Median Sale Price

\$1.36m

Based on 20 recorded House sales within the last 12 months (2025)

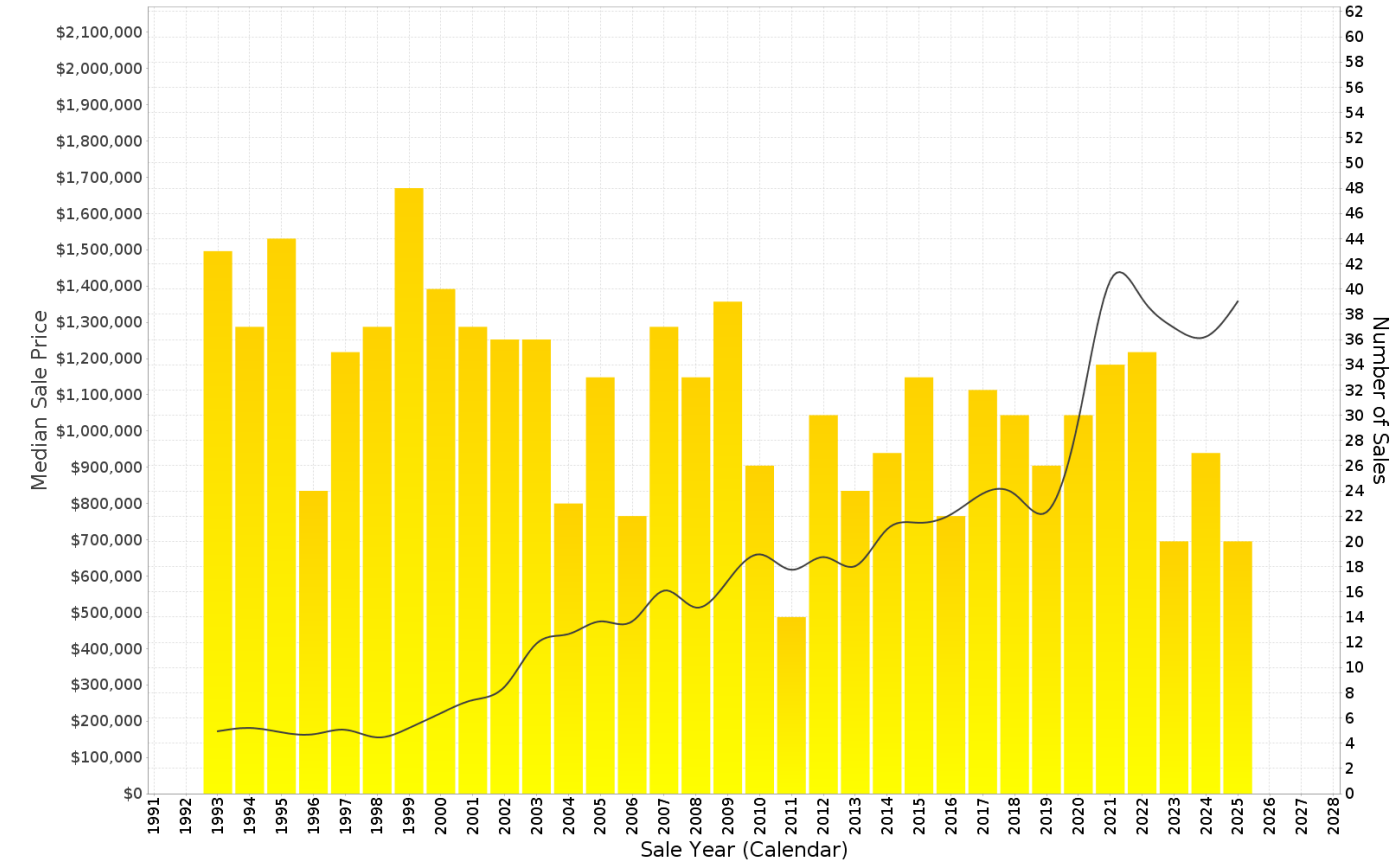
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

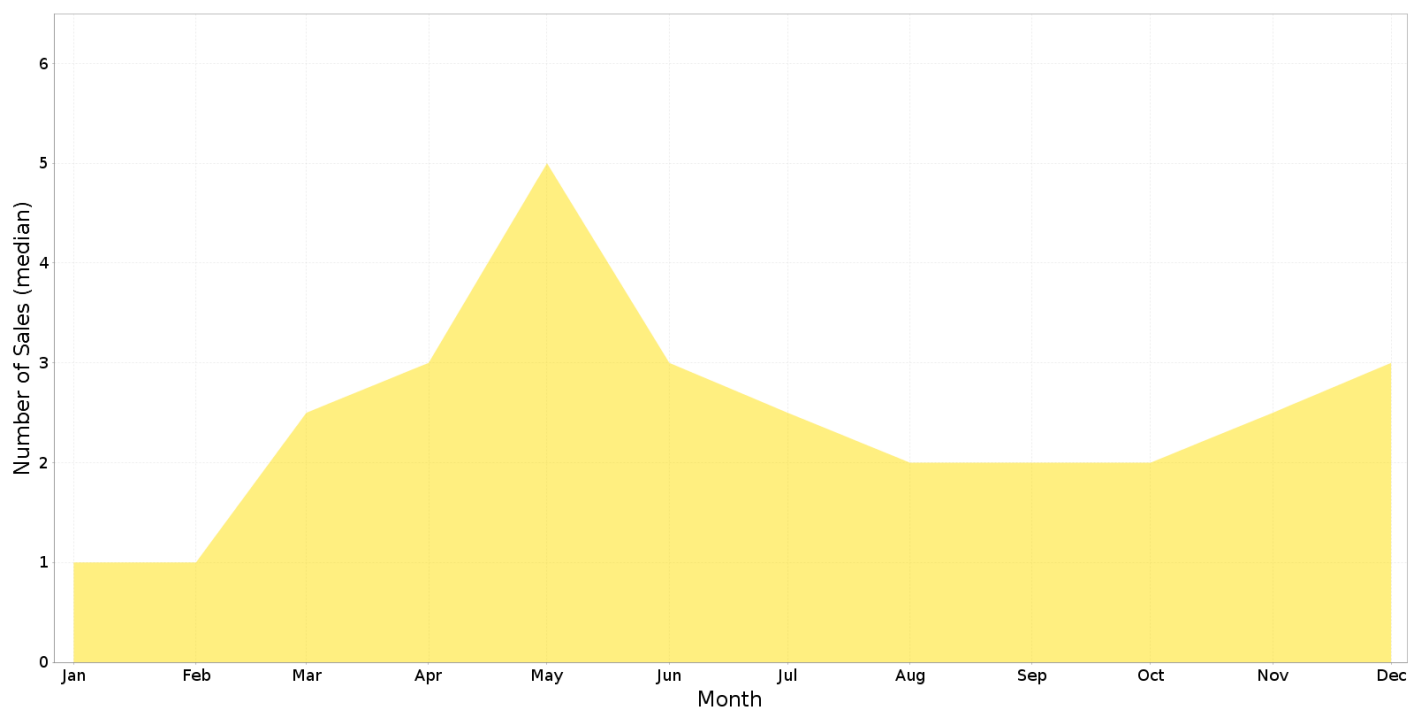
+7.7%

Current Median Price: \$1,357,500  
Previous Median Price: \$1,260,000

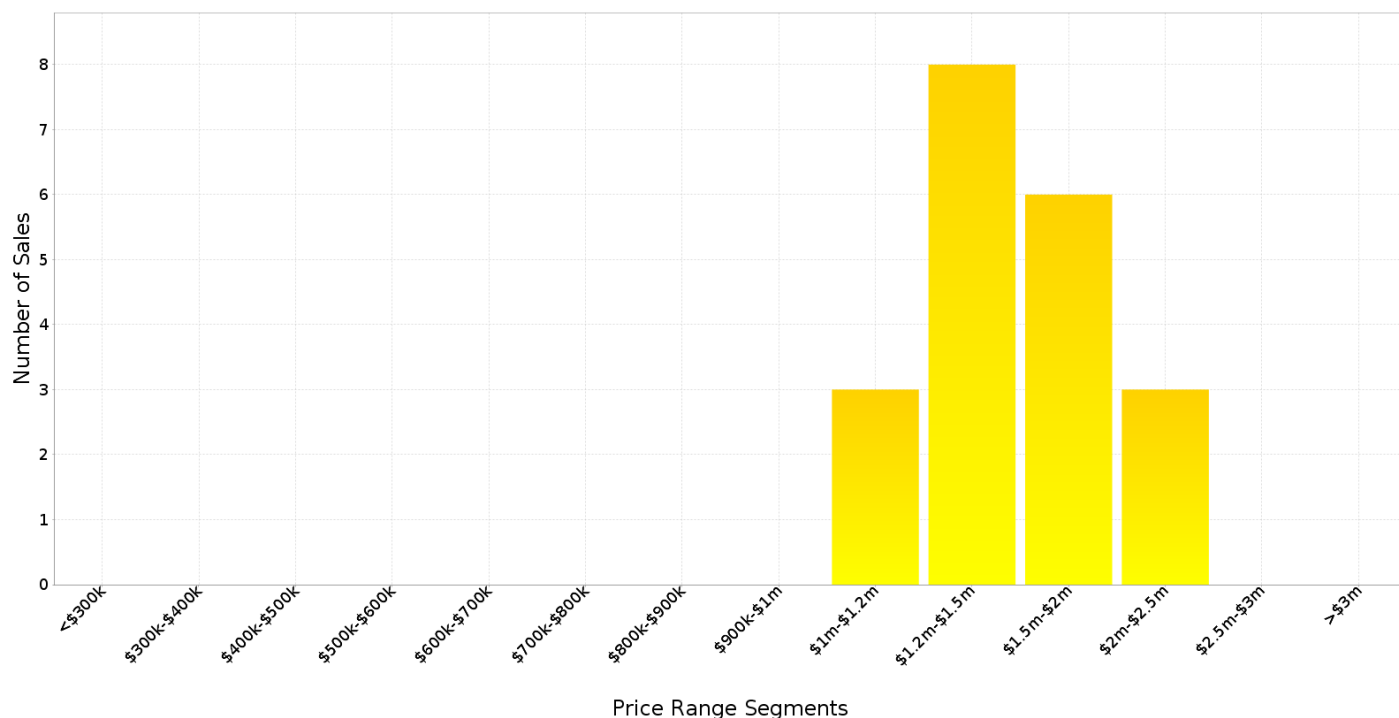
Based on 47 recorded House sales compared over the last two rolling 12 month periods



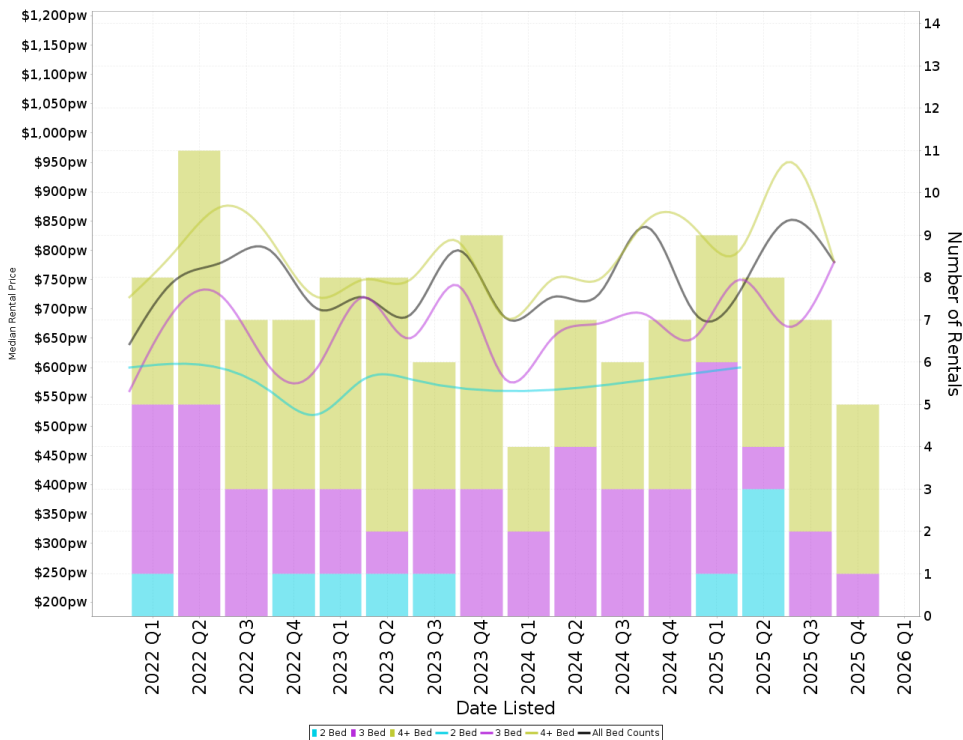
## PEARCE - Peak Selling Periods (3 years)



## PEARCE - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+7.7%**

**Current Median Price: \$1,357,500**  
**Previous Median Price: \$1,260,000**

Based on 47 registered House sales compared over the last two rolling 12 month periods.

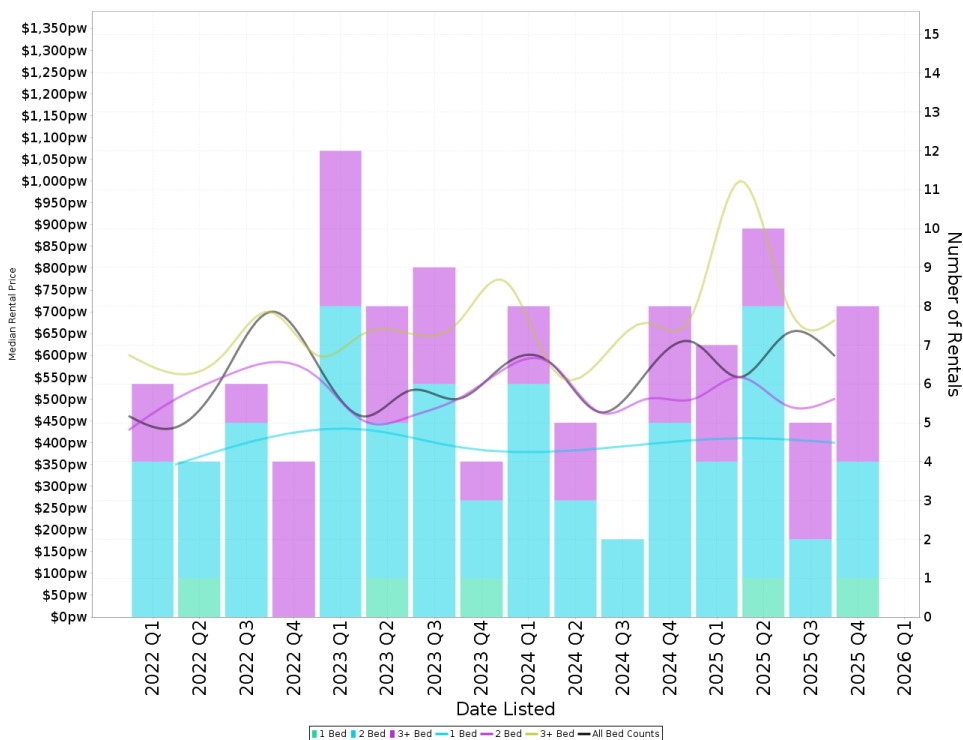
### Suburb Rental Yield

**+2.9%**

**Current Median Price: \$1,357,500**  
**Current Median Rent: \$750**

Based on 29 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+1.9%**

**Current Median Price: \$738,500**  
**Previous Median Price: \$725,000**

Based on 43 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.1%**

**Current Median Price: \$738,500**  
**Current Median Rent: \$580**

Based on 30 registered Unit rentals compared over the last 12 months.

# PEARCE - Recently Sold Properties

Median Sale Price  
**\$1.36m**

Based on 20 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  
**+7.7%**

Current Median Price: \$1,357,500  
Previous Median Price: \$1,260,000

Based on 47 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties  
**20**

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

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

**4 BLACKBURN ST**

**\$1,050,000**

**Sold 2025**  
Dec 23 Days

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

**98 MACFARLAND CRES**

**\$1,280,000**

**Sold Nov 2025**  
20 Days

944 m<sup>2</sup> 5 2 3

**17 ANSTEY ST**

**\$2,250,000**

**Sold Sep 2025**  
25 Days

1,044 m<sup>2</sup> 5 3 3

**12 BLACKBURN ST**

**\$1,200,000**

**Sold Sep 2025**  
3 Days

861 m<sup>2</sup> 4 1 1

**32 TRUMBLE ST**

**\$1,300,000**

**Sold Sep 2025**  
N/A

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

**18 CHERRY PL**

**\$1,050,000**

**Sold Aug 2025**  
N/A

911 m<sup>2</sup> 3 1 -

**11 COLEMAN ST**

**\$1,630,000**

**Sold Aug 2025**  
411 Days

1,060 m<sup>2</sup> 4 2 2

**14 CUMBERLEGE CRES**

**\$2,100,000**

**Sold Jul 2025**  
447 Days

896 m<sup>2</sup> 5 3 3

**12 BLACKBURN ST**

**\$1,200,000**

**Sold Jul 2025**  
N/A

861 m<sup>2</sup> 4 1 1

# PEARCE - Properties For Rent

## Median Rental Price

**\$750 /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

**+2.9%**

Current Median Price: \$1,357,500  
Current Median Rent: \$750

Based on 20 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

