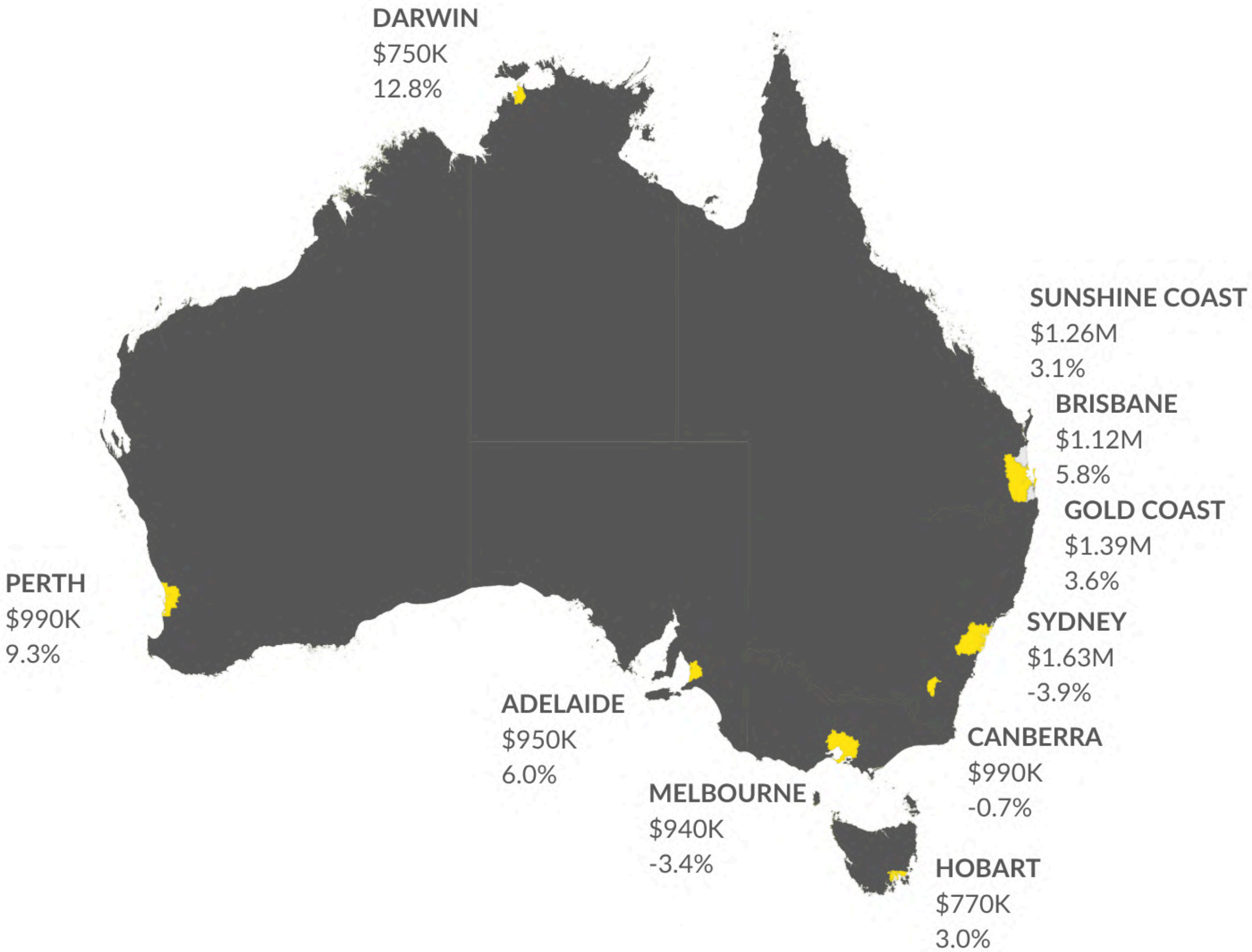
RAY WHITE **NOW**

CHIFLEY

PROUDLY PRESENTING PROPERTY MARKET INSIGHTS

MAJOR CITY HOUSE PRICES (% CHANGE) IN THE LAST 12 MONTHS

AUSTRALIA*	CHIFLEY
$1M	$1.11M
2.9%	-3.3%

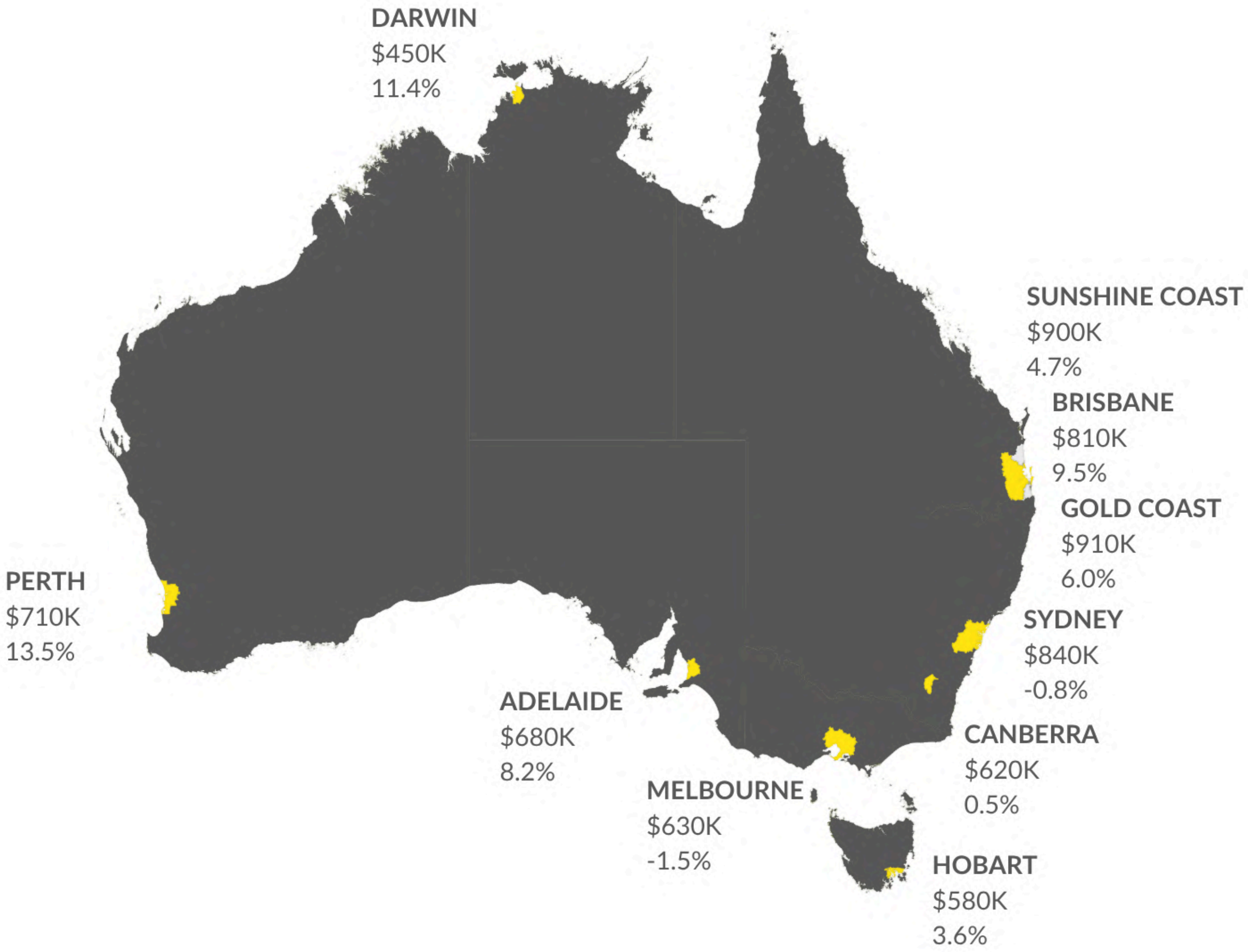


$ MEDIAN HOUSE PRICE
% CHANGE IN PRICE

Source: Neoval, Cotality
Updated as of July 2026
**VIC and national data sourced from Cotality due to data availability.*
All other major cities sourced from Neoval.

MAJOR CITY UNIT PRICES (% CHANGE) IN THE LAST 12 MONTHS

AUSTRALIA*	CHIFLEY
$740K	$570K
5.1%	-1%



$ MEDIAN UNIT PRICE
% CHANGE IN PRICE

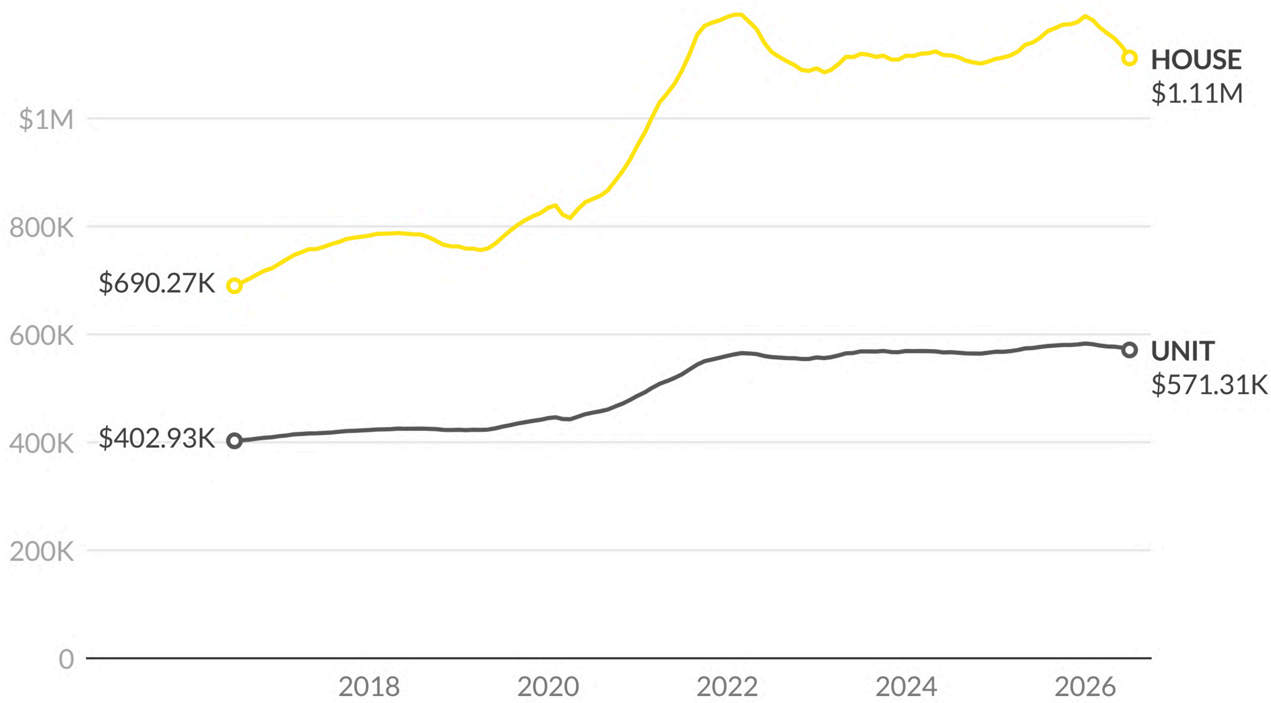
Source: Neoval, Cotality
Updated as of July 2026
**VIC and national data sourced from Cotality due to data availability.*
All other major cities sourced from Neoval.

Chifley 1 and 10 year price growth

Property	Current Price	1Y $ Growth	1Y % Growth	10Y $ Growth	10Y % Growth
HOUSE	$1.11M	− $37K	−3.3%	+ $422K	+61%
UNIT	$570K	− $6K	−1.0%	+ $168K	+42%

Source: Neoval

Chifley 10 year price trend



Source: Neoval

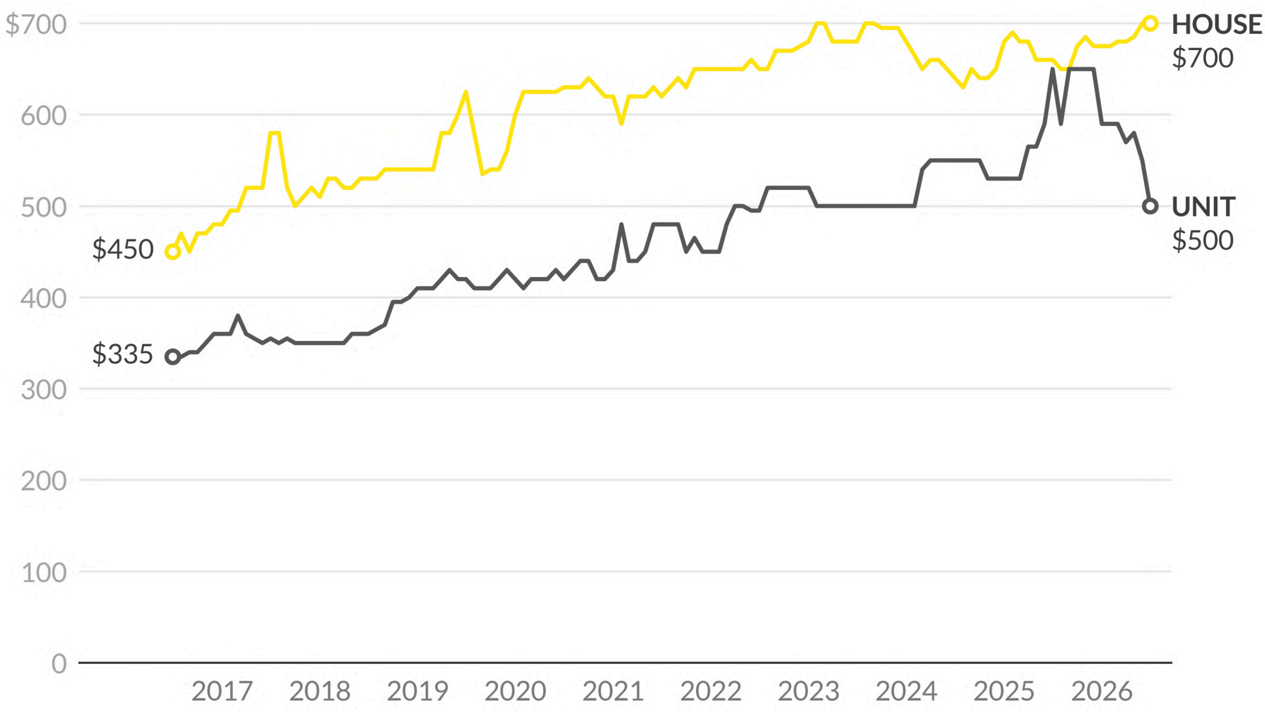
Chifley, ACT's median house price for July 2026 stands at approximately $1.11M. This reflects a slight annual decline of 3.3% compared to this same month last year, yet represents a substantial 61.2% gain, or approximately $422K, over the past decade. The median unit price, at approximately $570K, experienced a modest 1.0% dip annually, but has recorded a solid 41.8% increase, or approximately $168K, over the last 10 years. This performance has occurred alongside evolving market conditions, maintaining a position stronger than some broader capital city trends.

Chifley rental price growth

Property	Current Price	1Y $ Growth	1Y % Growth	10Y $ Growth	10Y % Growth
HOUSE	$700	+ $40	+6.1%	+ $250	+56%
UNIT	$500	– $150	–23.1%	+ $165	+49%

Source: Neoval

Chifley rental price trend



Source: Neoval

The median weekly rental rate for houses in Chifley, ACT, currently sits at approximately $700, reflecting a solid 6.1% gain from this same month last year and a strong 55.6% increase over the past decade. For units, the median weekly rental rate is approximately $500. This represents a notable decline of 23.1% compared to this same month last year, yet it still maintains a robust long-term performance with an approximate 49.3% growth over the last 10 years. This divergence highlights a dynamic local rental market.

Chifley 12M rolling sales count

HOUSE UNITS

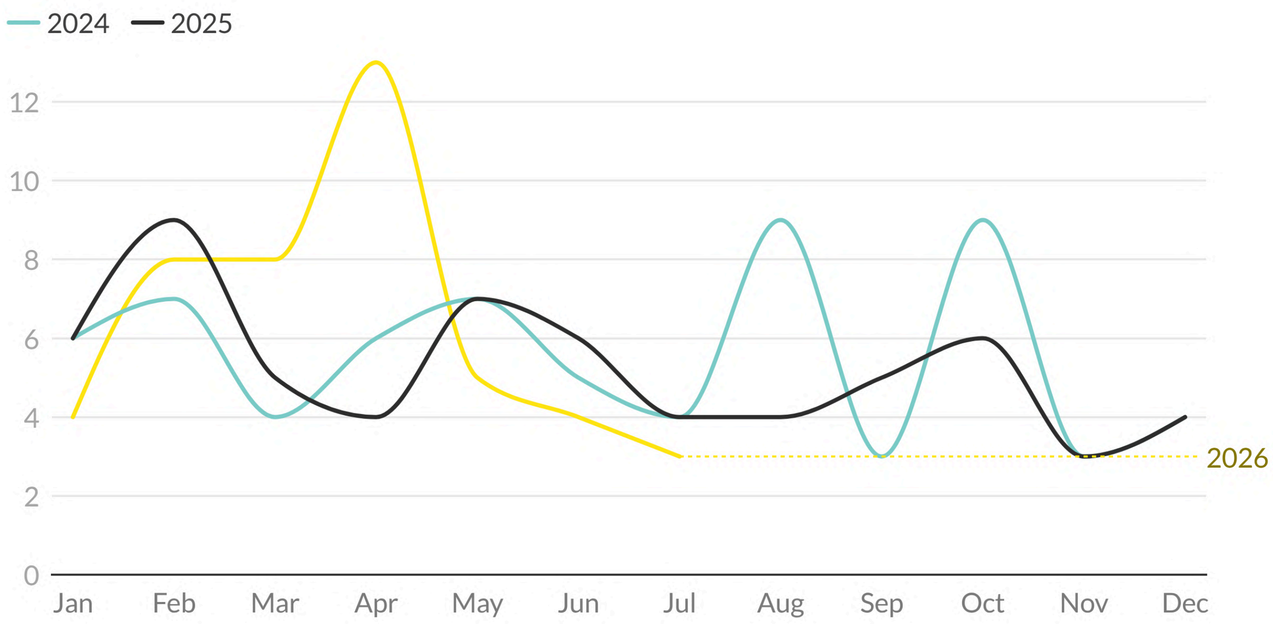
	HOUSE	UNITS
Under $500K	0	0
$500K - $750K	0	0
$750K - $1M	12	0
$1M - $1.5M	20	0
$1.5M - $2M	4	0
$2M - $3M	2	0
$3M - $4M	0	0
$4M - $5M	0	0
$5M+	0	0

Source: Neoval

For the twelve months ending May 2026, house sales in Chifley, ACT, displayed a concentrated distribution, with 20 transactions occurring in the dominant $1M - $1.5M price range. This segment represents a robust mid-tier market. A significant number of sales, 12, were recorded between $750K - $1M, establishing an active entry point into the suburb's housing market. Higher-value properties, reflecting the premium tier, recorded 4 sales in the $1.5M - $2M bracket and 2 sales between $2M - $3M. The period observed no house sales below $750K or above $3M, and no unit transactions occurred across any price point.

Chifley monthly volume of new listings over the past 3 years

Number of new monthly listings



Listings from whole market including Ray White.

Source: Neoval

New listings in July 2026 recorded a significant 25% monthly decline from June, reaching 3 properties in Chifley. This notable contraction also represents a 25% annual decrease compared to July 2025, and a 25% reduction from July 2024, reinforcing limited vendor activity in the area. Such trends reflect persistent supply constraints within the market, contrasting with the varied activity seen across broader capital city markets.

Methodology

Pricing data

Price data is sourced from our research partners at Neoval Research Group, providing comprehensive coverage across all major Australian capital cities and regional markets. Price movements are calculated using median values to ensure accurate representation of typical market performance.

Why median?

The median provides a reliable measure of the “typical” market price by identifying the middle value when all sales are arranged in order. Unlike arithmetic averages, which can be distorted by extreme high or low sales, the median represents the price point where half the properties sold for more and half sold for less. This methodology is particularly valuable when analysing property markets as it reduces the impact of outliers – such as exceptionally expensive waterfront properties or distressed sales – providing a truer reflection of what most buyers and sellers experience in the market. The median effectively captures the centre of the market distribution, making it an ideal measure for tracking genuine price movements over time.
Tasmania exception: Due to licensing restrictions, median data from Neoval is not available for Tasmania. For Tasmanian markets, we utilise the Median Sales AVM Value from Cotality, which represents the median (50th percentile) estimated sales value of all properties based on the hedonic imputation method.

ABS region segmentation and naming convention

Our analysis utilises the Australian Bureau of Statistics (ABS) geographical classification system, employing GCC, SA4, SA3 and SA2 naming conventions as the statistical and computational standard established by the ABS. This hierarchical structure provides a consistent framework for analysing property markets at various geographical scales, from major metropolitan areas down to individual SA2s. The visual representation and practical application of these classifications can be explored through the ABS mapping portal at https://maps.abs.gov.au, which displays the 2021 GCC, SA4, SA3 and SA2 shape files. These are the same shape files and naming conventions used by Neoval in their price modelling computations, ensuring consistency between our data sources and official statistical boundaries.

For comparative analysis purposes, the Sunshine Coast and Gold Coast regions are classified alongside GCC Major City regions. This classification reflects their substantial price growth over recent years and their common comparison with major metropolitan markets. Given their economic significance and market characteristics, these regions are considered Major City regions for the purposes of this analysis.

Listing data

National property listing volumes are sourced from Domain, Australia’s leading property portal, providing comprehensive coverage of new property listings across all markets.
National listings: presented as monthly counts spanning the last three years (2023-2025) to identify seasonal patterns and year-over-year trends in property supply. Major city and regional listings: current month data is presented with both monthly percentage change (comparison to previous month) and annual percentage change (comparison to same month in previous year) to highlight both short-term fluctuations and longer-term supply trends.

Sales count data

Sales count data by price point is sourced from Australian Property Monitors (APM) and Valuer General records, providing transaction data across all fixed price segments for market segmentation analysis. While filtered for residential properties only, some commercial or rural properties may be incorrectly classified as residential in the source data, potentially affecting data precision.

Temporal framework

All data series are presented on a monthly basis covering the three-year period from 2023 to 2025, enabling identification of seasonal patterns, cyclical trends, and year-over-year comparisons. This timeframe captures the full interest rate cycle from peak rates through to the current cutting cycle, providing context for current market dynamics. All data sources represent substantial market coverage but may not capture 100 per cent of market activity. Price data from Neoval provides broad market representation. Regional variations in data coverage may exist, with metropolitan markets generally providing more comprehensive data.

Commentary Generation Methodology

The market commentary throughout this report was generated using Google's Gemini 2.5 Flash, a state-of-the-art large language model chosen for its exceptional ability to analyse complex datasets and translate them into clear market insights. The model was fed comprehensive data from both our national report along with region specific metrics, enabling it to contextualise local movements within broader market trends. Through multiple iterations of refinement, we optimised the system to provide straightforward, factual descriptions of the data presented in charts and tables, avoiding speculation while highlighting key trends and significant data points. This approach represents our ongoing efforts to deliver consistent, data-driven commentary that accurately reflects underlying market information in accessible language for both property professionals and general readers.

Ray White Group Economics Team

The Ray White Economics team delivers independent research and analysis across residential, commercial, and rural property markets. Led by Chief Economist Nerida Conisbee, the team combines rigorous data analysis with deep market expertise to produce insights that are both credible and accessible.

Drawing on one of Australia's largest real estate datasets and a national network of market intelligence, the team tracks the trends, forces, and shifts shaping Australian real estate, helping buyers, sellers, and investors navigate with clarity and confidence.

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