SUBURB FLYOVER REPORT

MELBA (HOUSE)

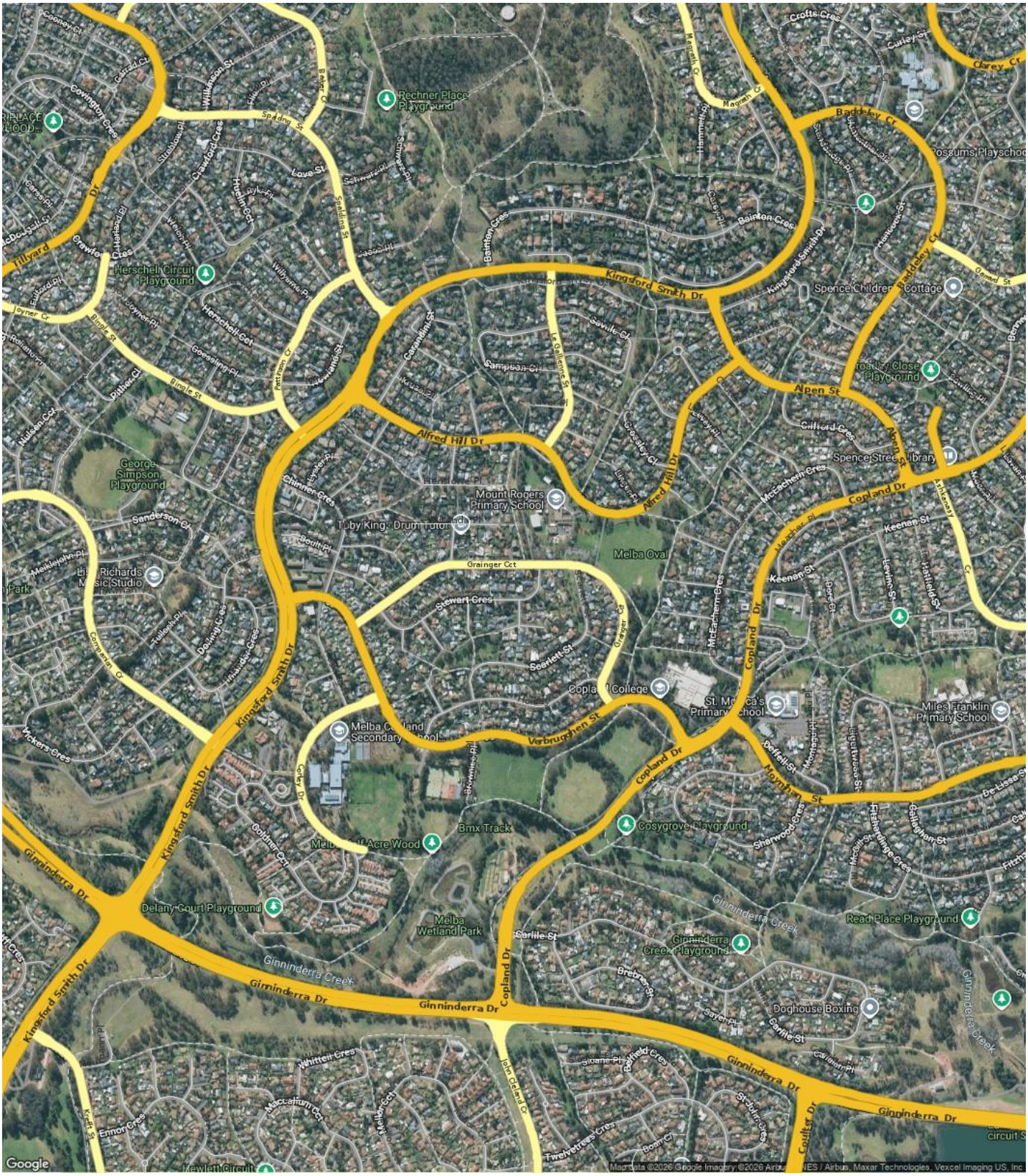
PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655



Auction Advantage

Auction
Advantage

MELBA - Suburb Map



Prepared on 10/10/2026 by Auction Advantage. © Property Data Solutions Pty Ltd 2026 (pricefinder.com.au)

The materials are provided as an information source only. © The Property Insights are Territory Data, which is the property of the Australian Capital Territory. No part of it may in any form or by any means (electronic, mechanical, microcopying, photocopying, recording or otherwise) be reproduced, stored in a retrieval system or transmitted without prior permission. Enquiries should be directed to: Manager, Customer Services, Environment and Planning Directorate, GPO Box 158, Canberra ACT 2601.

Auction Advantage

MELBA - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	31	$ 415,000	0.0 %	$ 190,000	$ 605,000
2009	33	$ 421,500	1.6 %	$ 348,000	$ 636,000
2010	35	$ 467,000	10.8 %	$ 40,000	$ 941,000
2011	37	$ 487,000	4.3 %	$ 365,000	$ 1,125,000
2012	45	$ 500,000	2.7 %	$ 250,000	$ 950,000
2013	32	$ 482,500	-3.5 %	$ 370,000	$ 1,230,000
2014	41	$ 505,500	4.8 %	$ 369,000	$ 850,000
2015	35	$ 507,000	0.3 %	$ 376,000	$ 810,000
2016	44	$ 572,500	12.9 %	$ 390,000	$ 1,100,000
2017	33	$ 605,000	5.7 %	$ 302,500	$ 980,000
2018	57	$ 602,000	-0.5 %	$ 396,000	$ 1,225,000
2019	39	$ 615,500	2.2 %	$ 455,000	$ 1,475,000
2020	54	$ 702,500	14.1 %	$ 365,000	$ 1,373,000
2021	45	$ 850,000	21.0 %	$ 539,800	$ 1,330,000
2022	40	$ 1,022,500	20.3 %	$ 270,000	$ 1,270,000
2023	30	$ 950,000	-7.1 %	$ 690,000	$ 1,700,000
2024	29	$ 900,000	-5.3 %	$ 675,000	$ 1,400,000
2025	32	$ 916,500	1.8 %	$ 750,000	$ 1,670,000
2026	28	$ 983,500	7.3 %	$ 748,000	$ 3,455,397

Median Sale Price

$962k

Based on 32 recorded House sales within the last 12 months (Oct '25 - Sep '26)

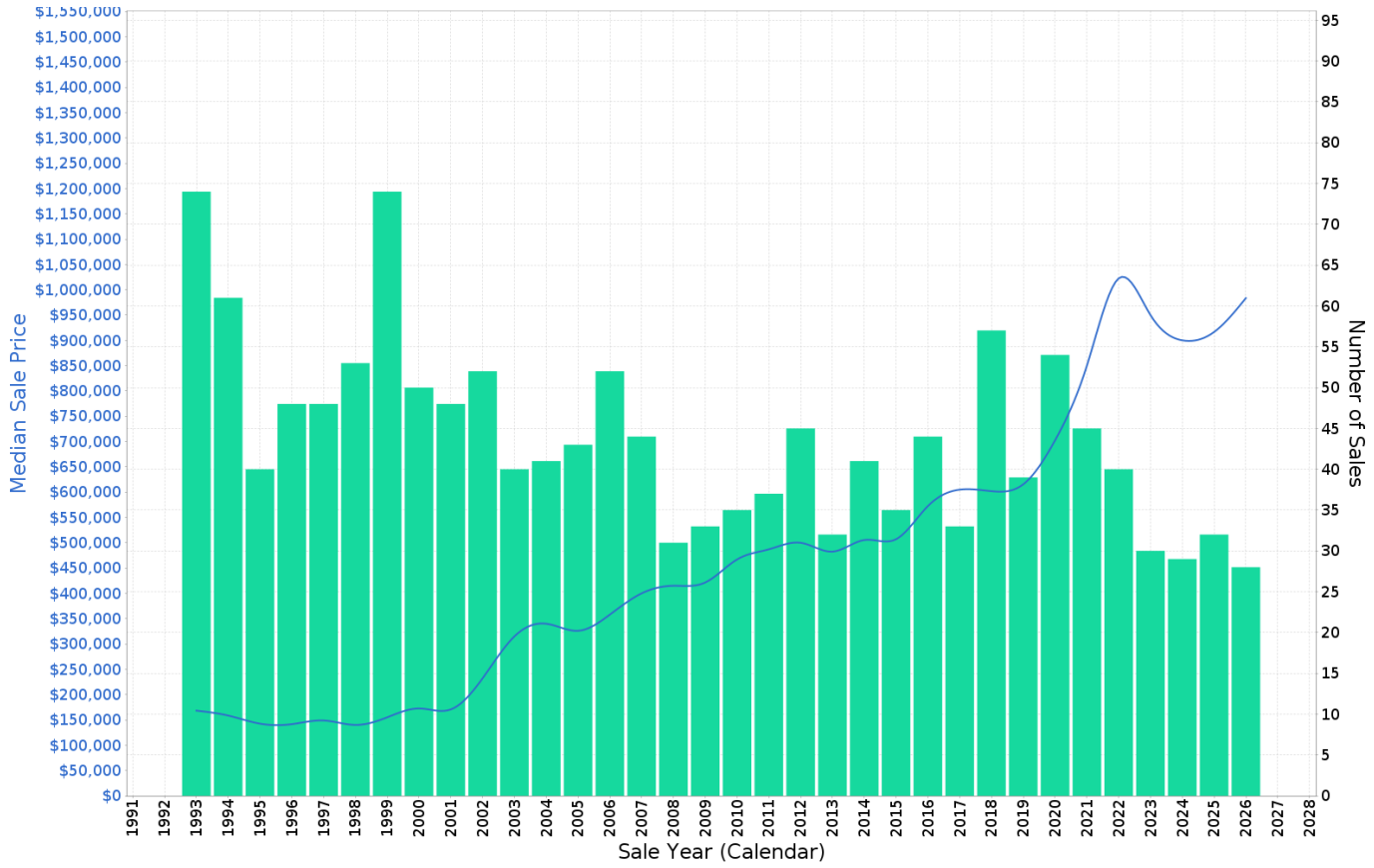
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

-2.3%

Current Median Price: $962,500
Previous Median Price: $985,000

Based on 65 recorded House sales compared over the last two rolling 12 month periods

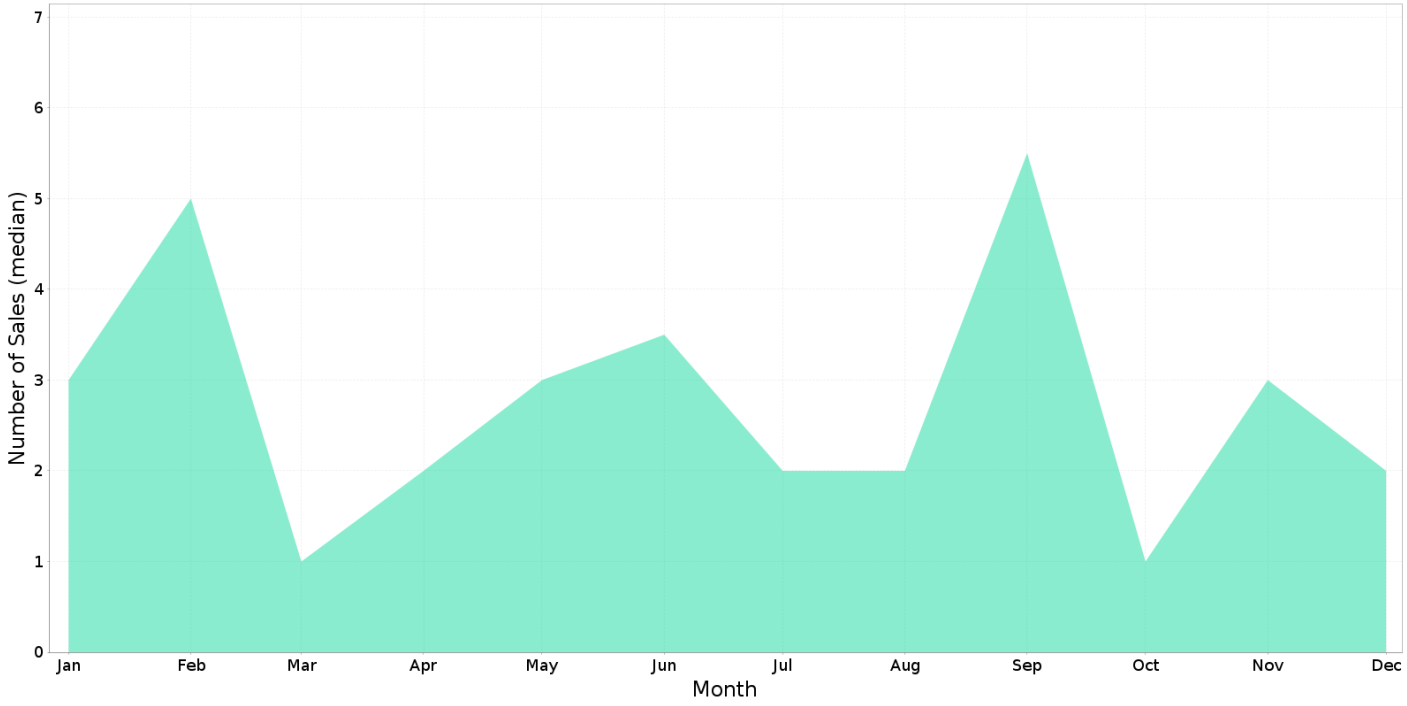


Prepared on 10/10/2026 by Auction Advantage. © Property Data Solutions Pty Ltd 2026 (pricefinder.com.au)

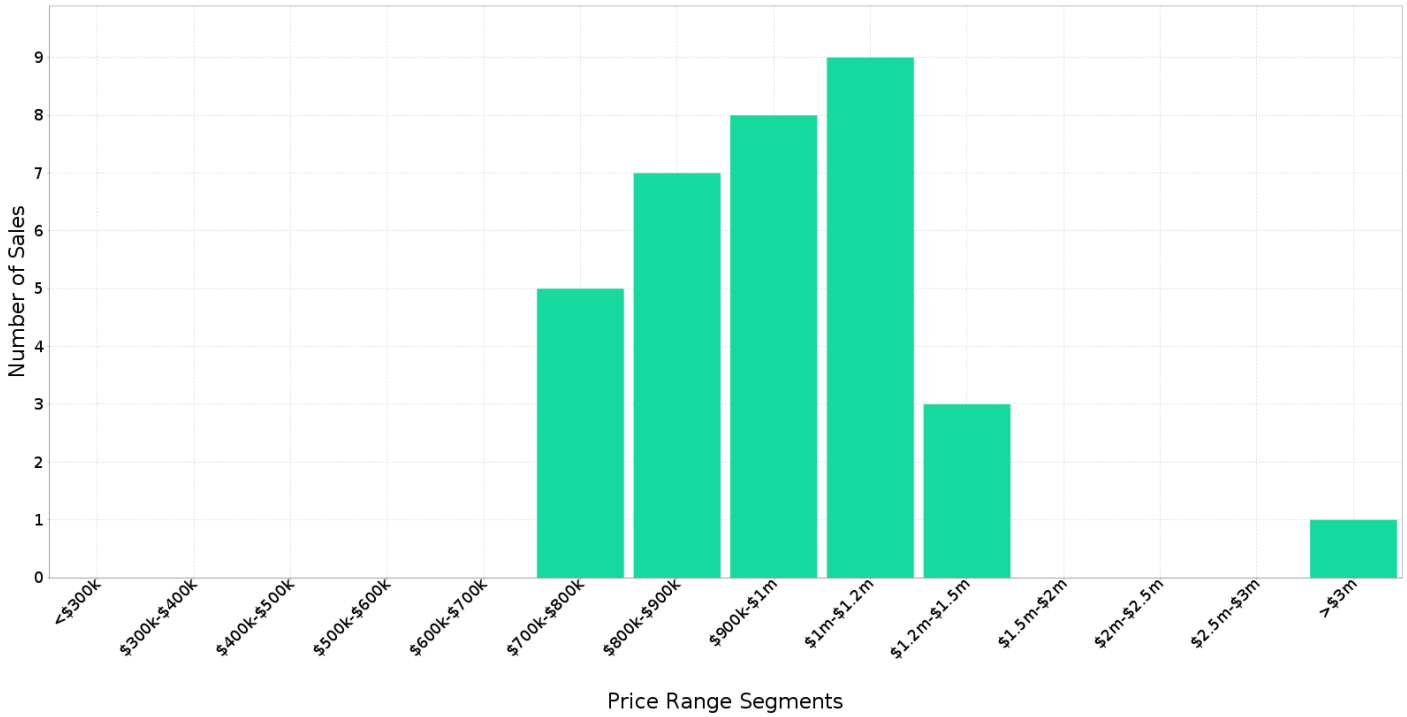
The materials are provided as an information source only. © The Property Insights are Territory Data, which is the property of the Australian Capital Territory. No part of it may in any form or by any means (electronic, mechanical, microcopying, photocopying, recording or otherwise) be reproduced, stored in a retrieval system or transmitted without prior permission. Enquiries should be directed to: Manager, Customer Services, Environment and Planning Directorate, GPO Box 158, Canberra ACT 2601.

Auction Advantage

MELBA - Peak Selling Periods (3 years)



MELBA - Price Range Segments (12 months)

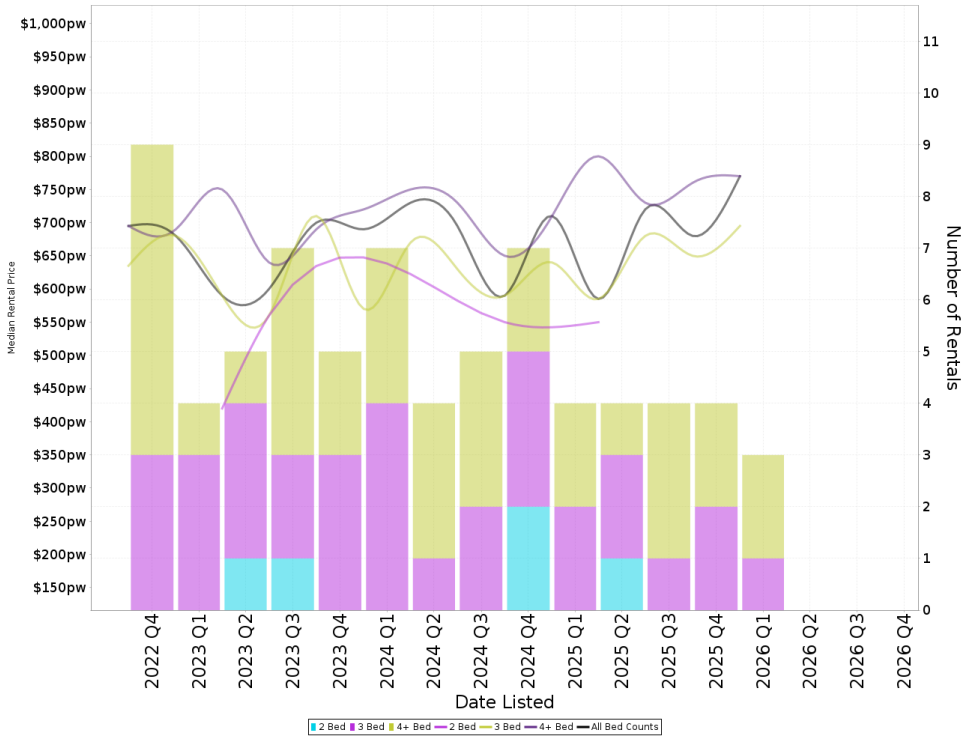


Prepared on 10/10/2026 by Auction Advantage. © Property Data Solutions Pty Ltd 2026 (pricefinder.com.au)

The materials are provided as an information source only. © The Property Insights are Territory Data, which is the property of the Australian Capital Territory. No part of it may in any form or by any means (electronic, mechanical, microcopying, photocopying, recording or otherwise) be reproduced, stored in a retrieval system or transmitted without prior permission. Enquiries should be directed to: Manager, Customer Services, Environment and Planning Directorate, GPO Box 158, Canberra ACT 2601.

Auction Advantage

Median Weekly Rents (Houses)



Suburb Sale Price Growth

-2.3%

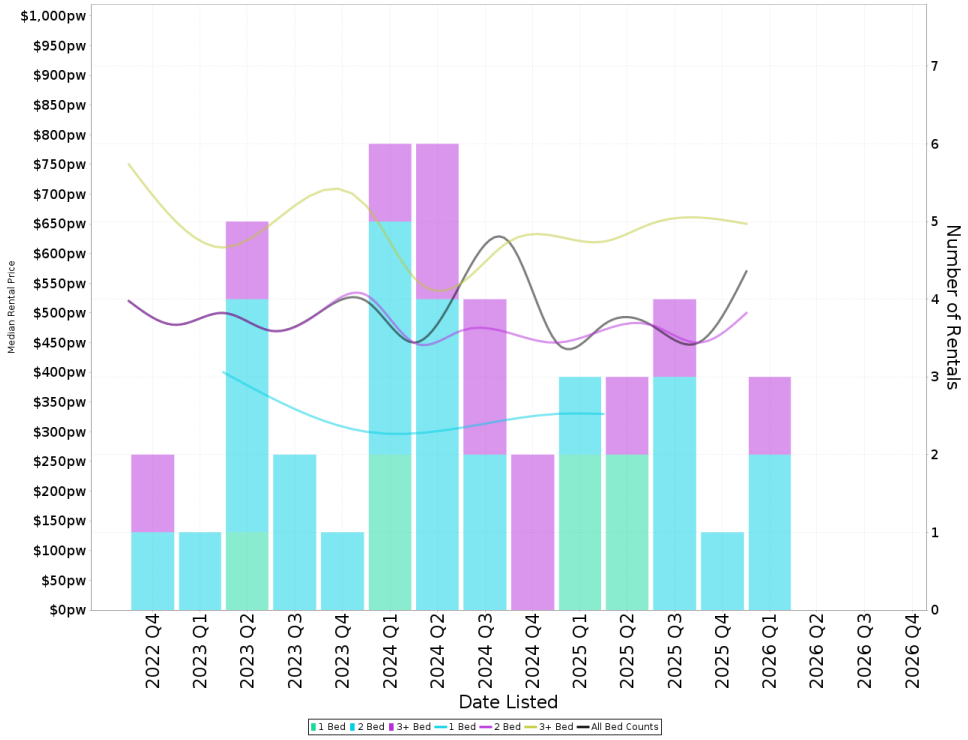
Current Median Price: $962,500
Previous Median Price: $985,000
Based on 65 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.1%

Current Median Price: $962,500
Current Median Rent: $760
Based on 7 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+6.6%

Current Median Price: $628,000
Previous Median Price: $589,000
Based on 18 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.1%

Current Median Price: $628,000
Current Median Rent: $500
Based on 4 registered Unit rentals compared over the last 12 months.

Prepared on 10/10/2026 by Auction Advantage. © Property Data Solutions Pty Ltd 2026 (pricefinder.com.au)

The materials are provided as an information source only. © The Property Insights are Territory Data, which is the property of the Australian Capital Territory. No part of it may in any form or by any means (electronic, mechanical, microcopying, photocopying, recording or otherwise) be reproduced, stored in a retrieval system or transmitted without prior permission. Enquiries should be directed to: Manager, Customer Services, Environment and Planning Directorate, GPO Box 158, Canberra ACT 2601.

Auction Advantage

MELBA - Recently Sold Properties

Median Sale Price

$962k

Based on 32 recorded House sales within the last 12 months (Oct '25 - Sep '26)

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

Suburb Growth

-2.3%

Current Median Price: $962,500
Previous Median Price: $985,000

Based on 65 recorded House sales compared over the last two rolling 12 month periods

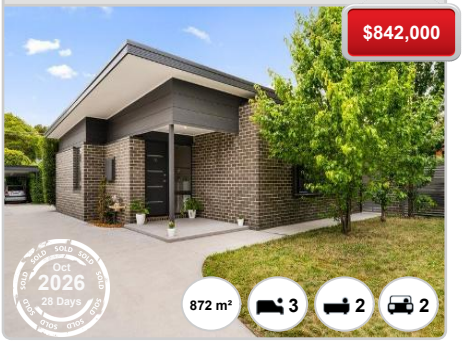
Sold Properties

32

Based on recorded House sales within the 12 months (Oct '25 - Sep '26)

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

79A COPLAND DR



12 LEVEY PL



10 MCEACHERN CRES



20 VERBRUGGHEN ST



23 MCEACHERN CRES



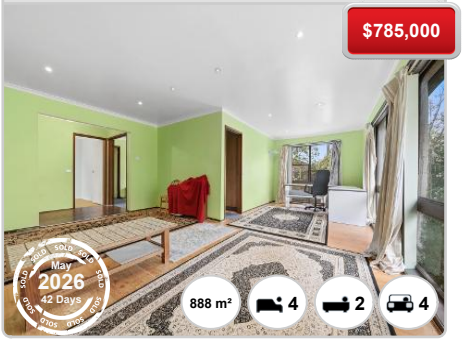
11 BAINTON CRES



53 VERBRUGGHEN ST



43 MCEACHERN CRES



39 GRAINGER CCT

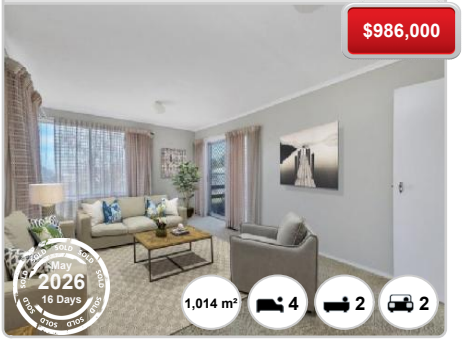


Prepared on 10/10/2026 by Auction Advantage. © Property Data Solutions Pty Ltd 2026 (pricefinder.com.au)

The materials are provided as an information source only. © The Property Insights are Territory Data, which is the property of the Australian Capital Territory. No part of it may in any form or by any means (electronic, mechanical, microcopying, photocopying, recording or otherwise) be reproduced, stored in a retrieval system or transmitted without prior permission. Enquiries should be directed to: Manager, Customer Services, Environment and Planning Directorate, GPO Box 158, Canberra ACT 2601.

Auction Advantage

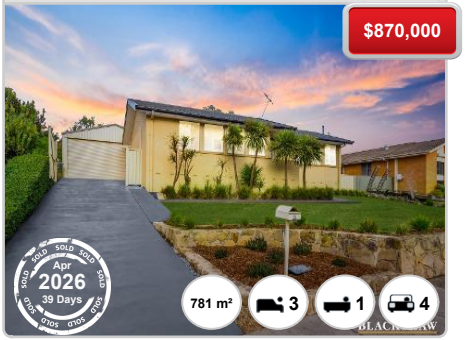
32 ALFRED HILL DR



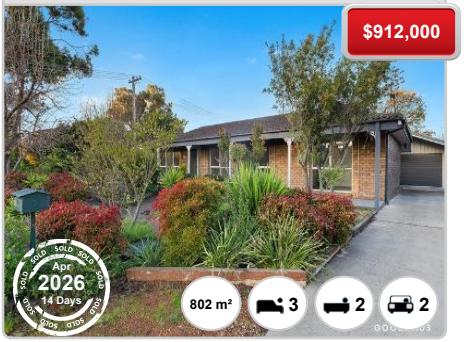
127 KINGSFORD SMITH DR



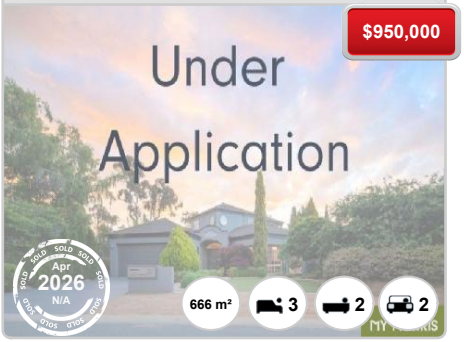
12 VERBRUGGHEN ST



45 MCEACHERN CRES



6 ALDA PL



90 ALFRED HILL DR



5 HOSKING PL



Prepared on 10/10/2026 by Auction Advantage. © Property Data Solutions Pty Ltd 2026 (pricefinder.com.au)

The materials are provided as an information source only. © The Property Insights are Territory Data, which is the property of the Australian Capital Territory. No part of it may in any form or by any means (electronic, mechanical, microcopying, photocopying, recording or otherwise) be reproduced, stored in a retrieval system or transmitted without prior permission. Enquiries should be directed to: Manager, Customer Services, Environment and Planning Directorate, GPO Box 158, Canberra ACT 2601.

Auction Advantage

MELBA - Properties For Rent

Median Rental Price

$760 /w

Based on 7 recorded House rentals within the last 12 months (Oct '25 - Sep '26)

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

Rental Yield

+4.1%

Current Median Price: $962,500
Current Median Rent: $760

Based on 32 recorded House sales and 7 House rentals compared over the last 12 months

Number of Rentals

7

Based on recorded House rentals within the last 12 months (Oct '25 - Sep '26)

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

8 Ennis Place

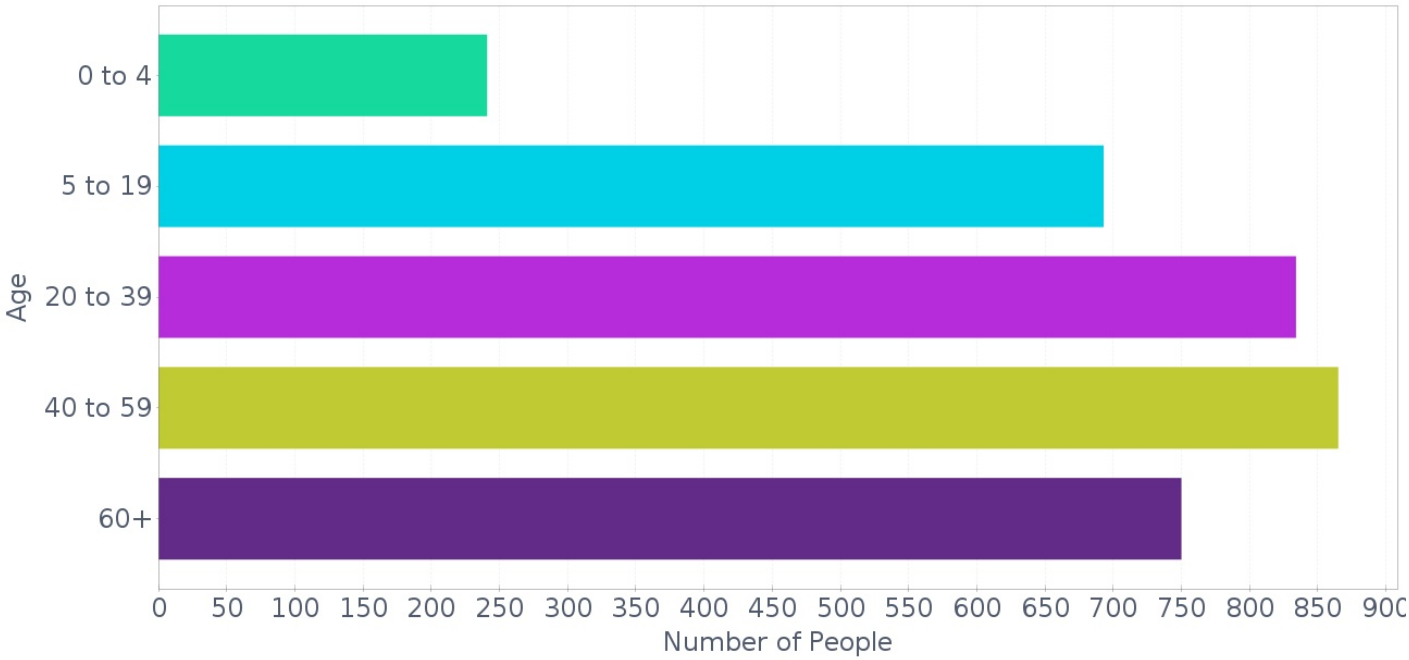


Prepared on 10/10/2026 by Auction Advantage. © Property Data Solutions Pty Ltd 2026 (pricefinder.com.au)

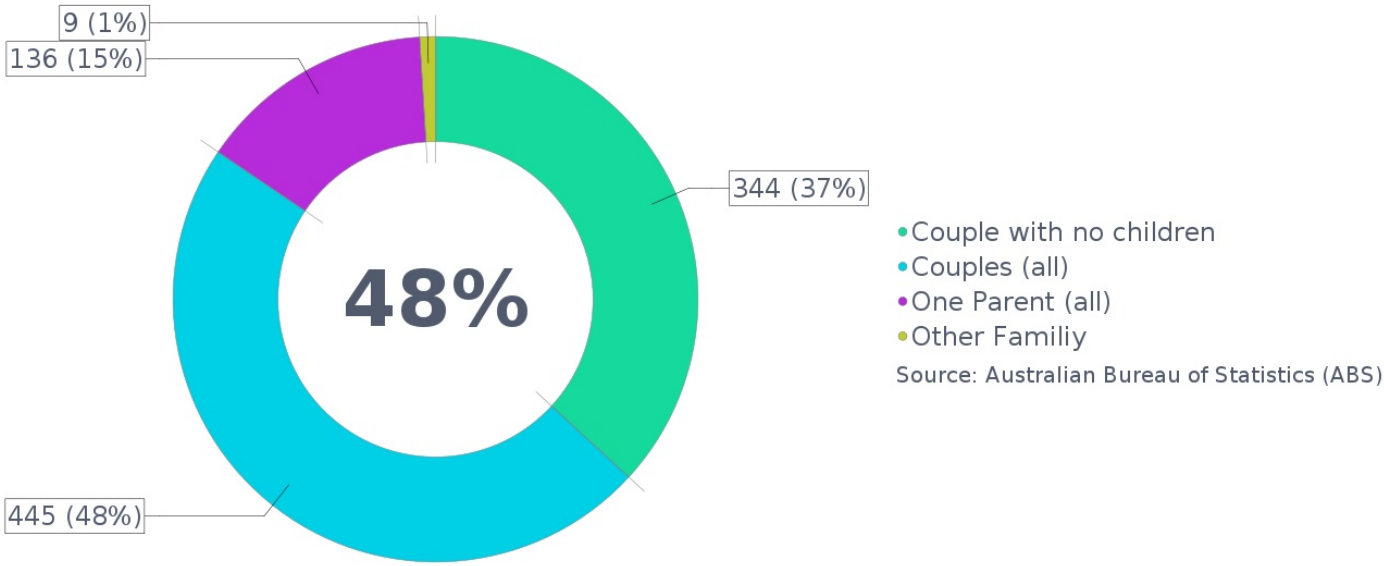
The materials are provided as an information source only. © The Property Insights are Territory Data, which is the property of the Australian Capital Territory. No part of it may in any form or by any means (electronic, mechanical, microcopying, photocopying, recording or otherwise) be reproduced, stored in a retrieval system or transmitted without prior permission. Enquiries should be directed to: Manager, Customer Services, Environment and Planning Directorate, GPO Box 158, Canberra ACT 2601.

Auction Advantage

Age of Population (2021)



Family Composition (2021)

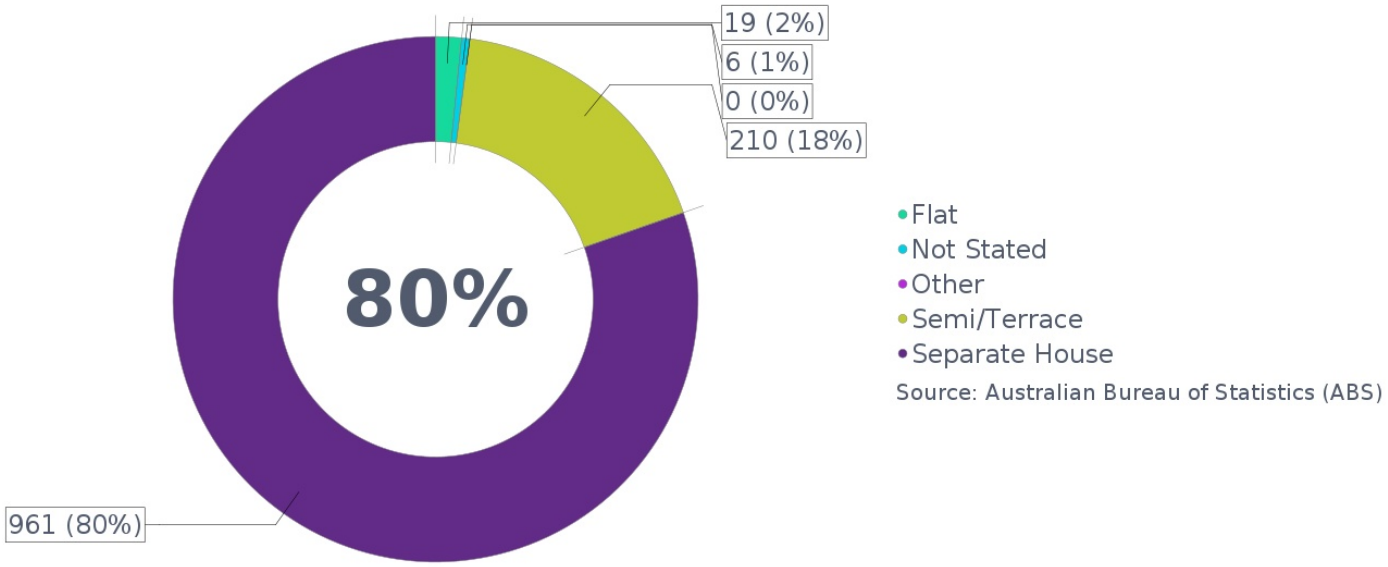


Prepared on 10/10/2026 by Auction Advantage. © Property Data Solutions Pty Ltd 2026 (pricefinder.com.au)

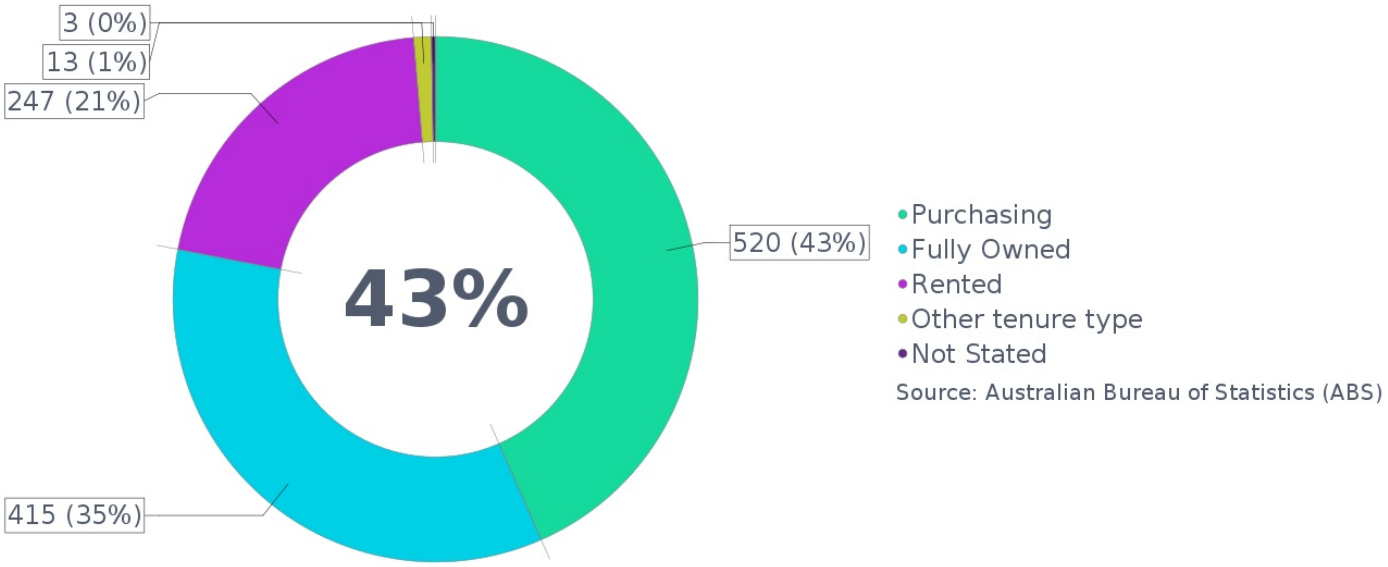
The materials are provided as an information source only. © The Property Insights are Territory Data, which is the property of the Australian Capital Territory. No part of it may in any form or by any means (electronic, mechanical, microcopying, photocopying, recording or otherwise) be reproduced, stored in a retrieval system or transmitted without prior permission. Enquiries should be directed to: Manager, Customer Services, Environment and Planning Directorate, GPO Box 158, Canberra ACT 2601.

Auction Advantage

Dwelling Structure (2021)



Home Ownership (2021)

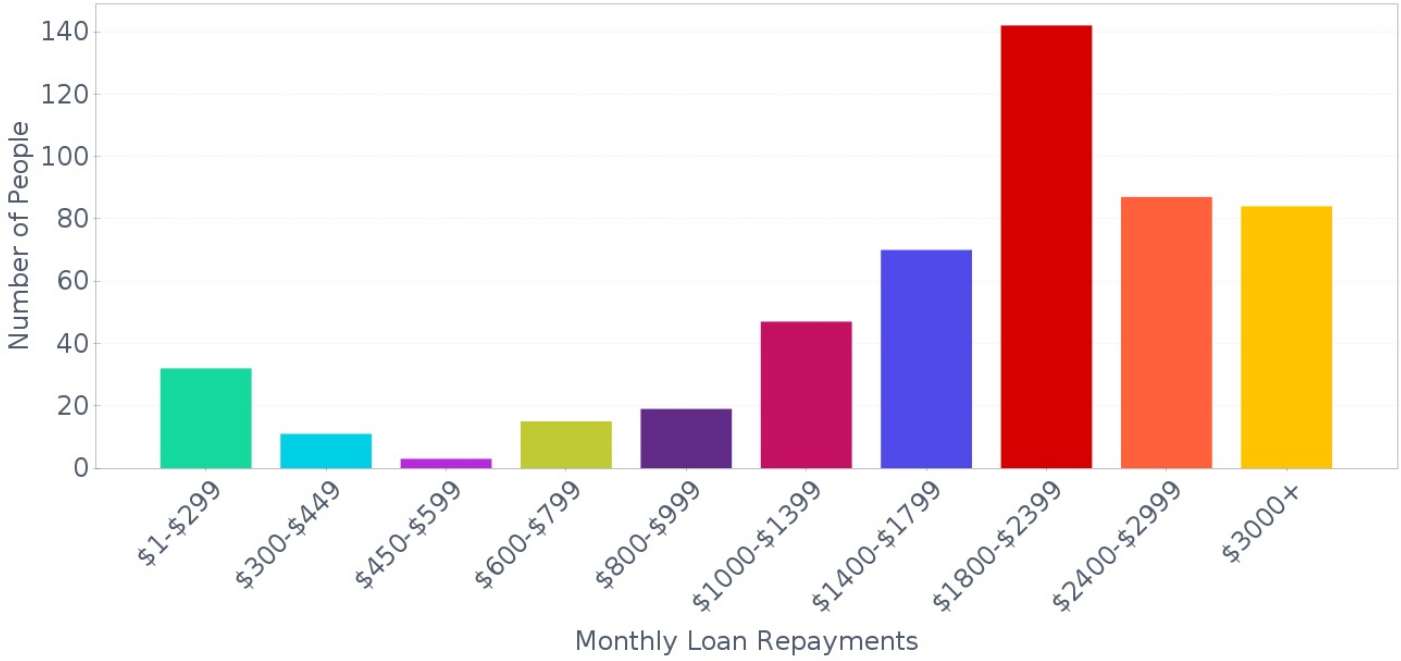


Prepared on 10/10/2026 by Auction Advantage. © Property Data Solutions Pty Ltd 2026 (pricefinder.com.au)

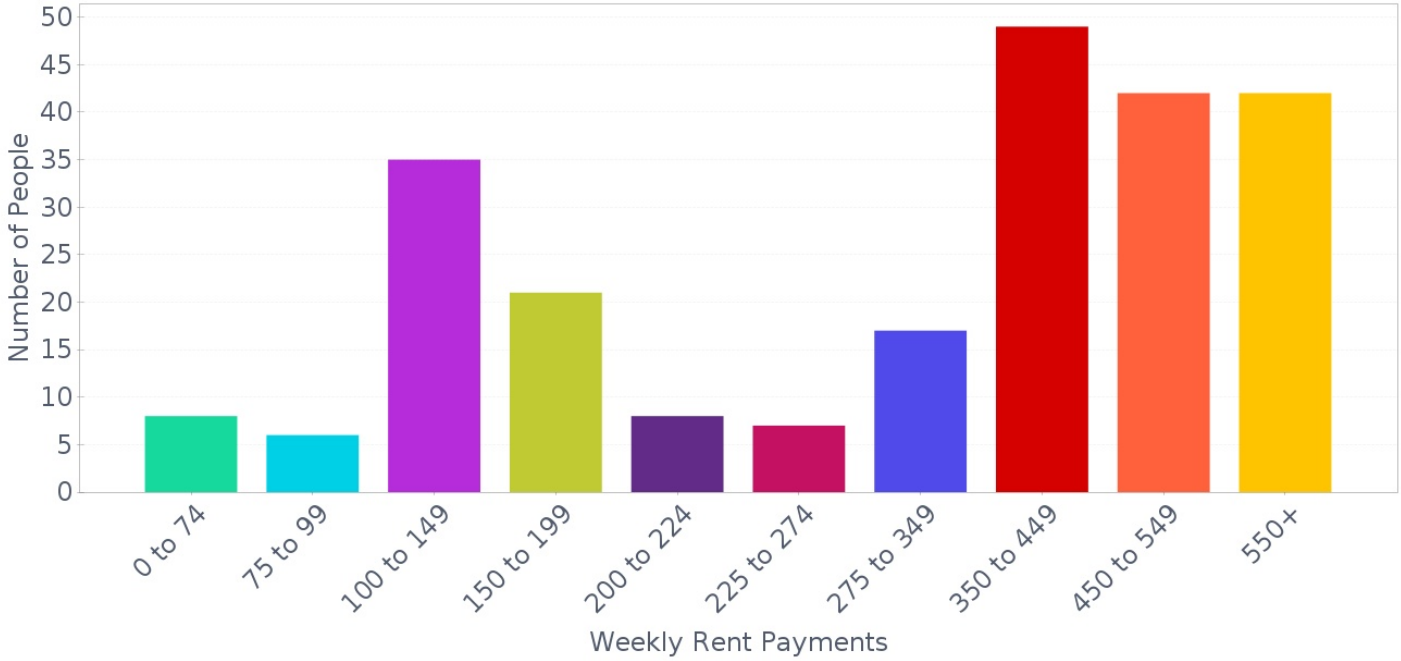
The materials are provided as an information source only. © The Property Insights are Territory Data, which is the property of the Australian Capital Territory. No part of it may in any form or by any means (electronic, mechanical, microcopying, photocopying, recording or otherwise) be reproduced, stored in a retrieval system or transmitted without prior permission. Enquiries should be directed to: Manager, Customer Services, Environment and Planning Directorate, GPO Box 158, Canberra ACT 2601.

Auction Advantage

Home Loan Repayments - Monthly (2021)



Rent Payments - Weekly (2021)

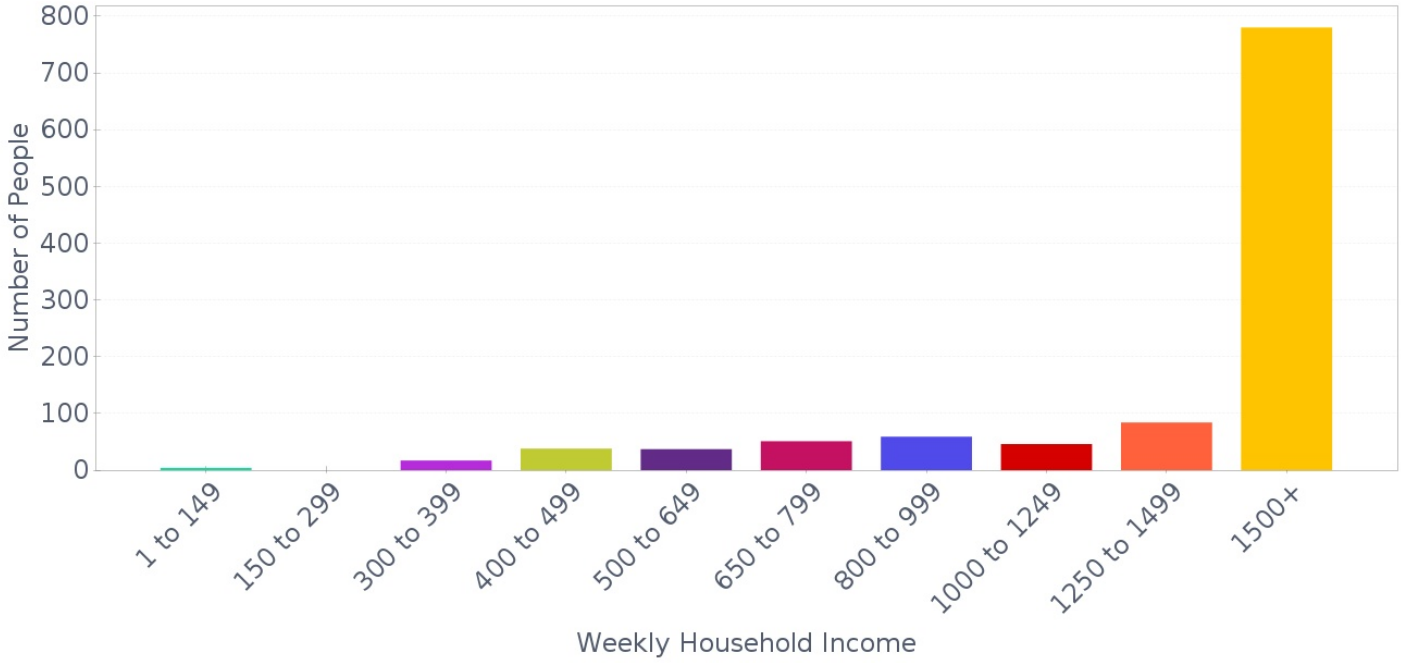


Prepared on 10/10/2026 by Auction Advantage. © Property Data Solutions Pty Ltd 2026 (pricefinder.com.au)

The materials are provided as an information source only. © The Property Insights are Territory Data, which is the property of the Australian Capital Territory. No part of it may in any form or by any means (electronic, mechanical, microcopying, photocopying, recording or otherwise) be reproduced, stored in a retrieval system or transmitted without prior permission. Enquiries should be directed to: Manager, Customer Services, Environment and Planning Directorate, GPO Box 158, Canberra ACT 2601.

Auction Advantage

Household Income - Weekly (2021)

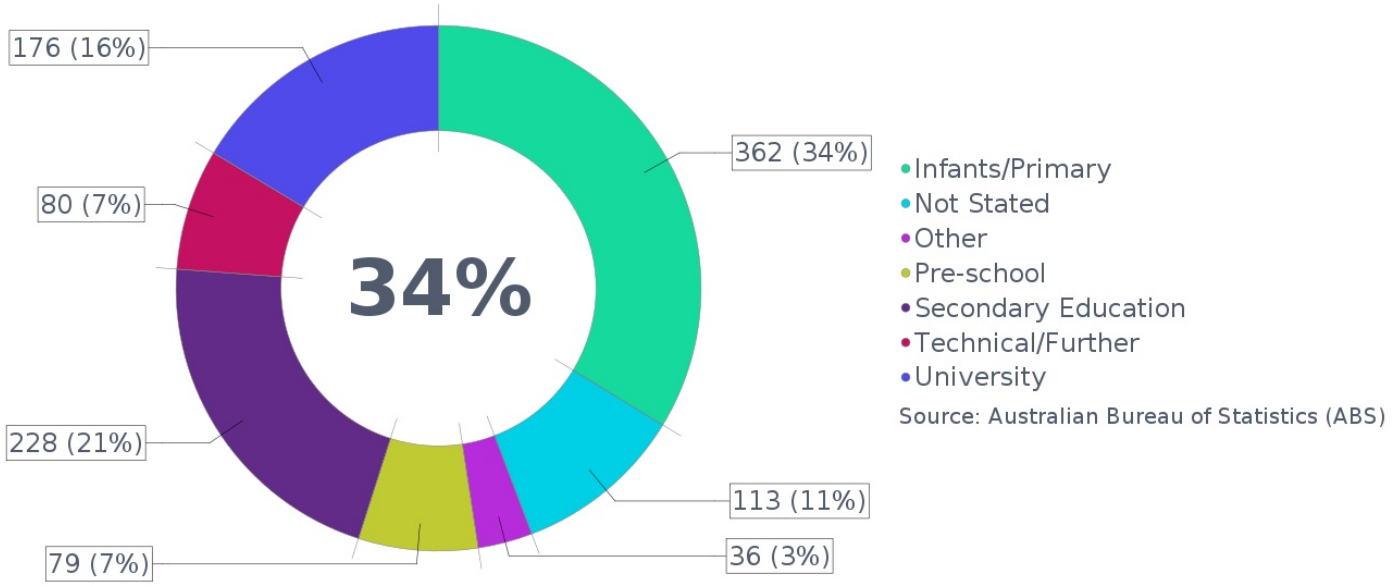


Prepared on 10/10/2026 by Auction Advantage. © Property Data Solutions Pty Ltd 2026 (pricefinder.com.au)

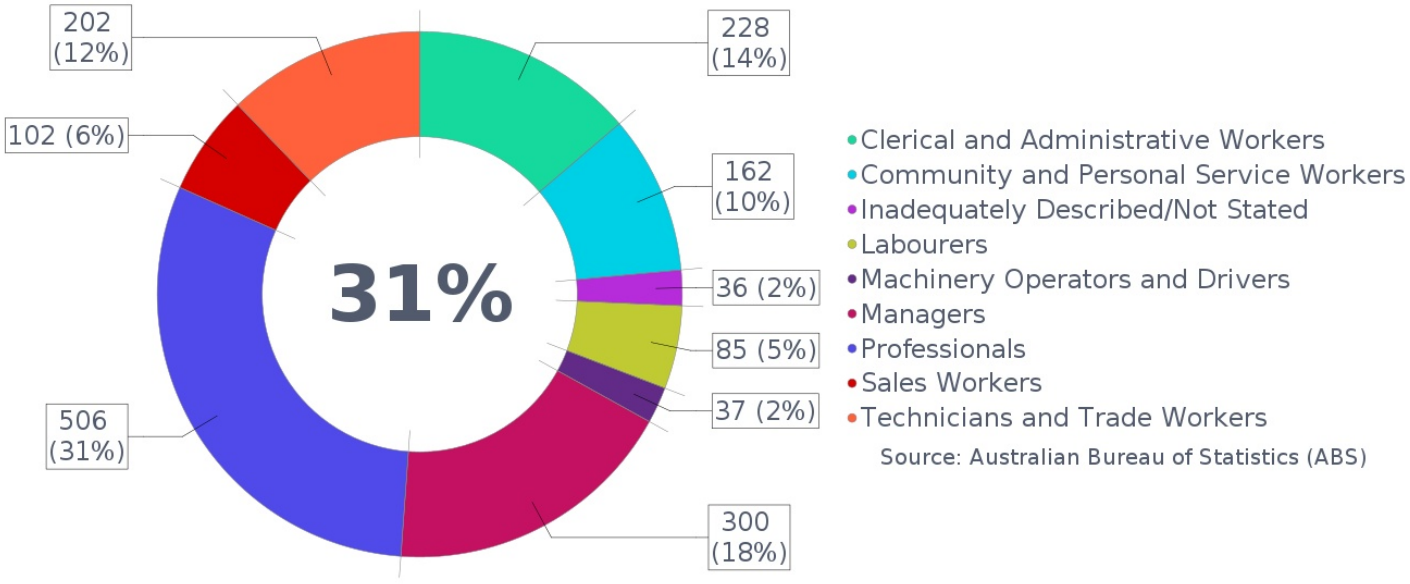
The materials are provided as an information source only. © The Property Insights are Territory Data, which is the property of the Australian Capital Territory. No part of it may in any form or by any means (electronic, mechanical, microcopying, photocopying, recording or otherwise) be reproduced, stored in a retrieval system or transmitted without prior permission. Enquiries should be directed to: Manager, Customer Services, Environment and Planning Directorate, GPO Box 158, Canberra ACT 2601.

Auction Advantage

Non-School Qualification: Level of Education (2021)



Occupation (2021)

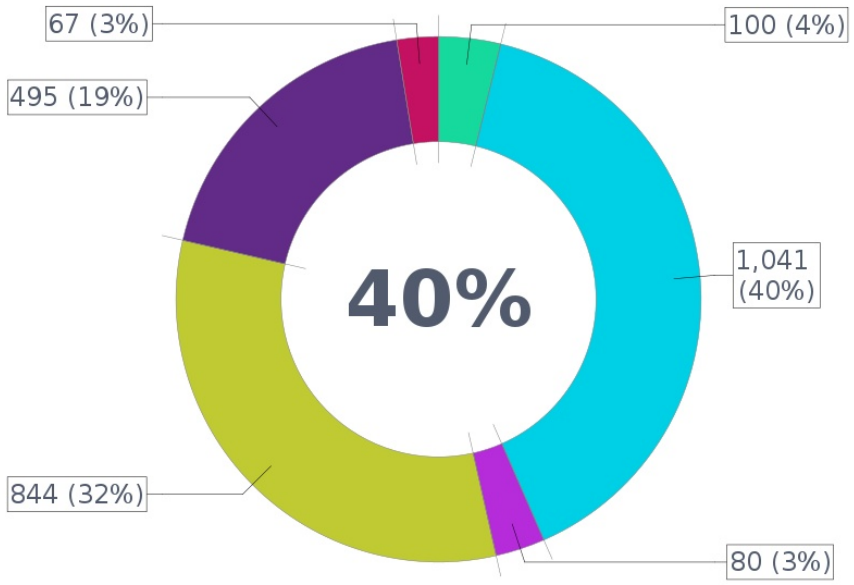


Prepared on 10/10/2026 by Auction Advantage. © Property Data Solutions Pty Ltd 2026 (pricefinder.com.au)

The materials are provided as an information source only. © The Property Insights are Territory Data, which is the property of the Australian Capital Territory. No part of it may in any form or by any means (electronic, mechanical, microcopying, photocopying, recording or otherwise) be reproduced, stored in a retrieval system or transmitted without prior permission. Enquiries should be directed to: Manager, Customer Services, Environment and Planning Directorate, GPO Box 158, Canberra ACT 2601.

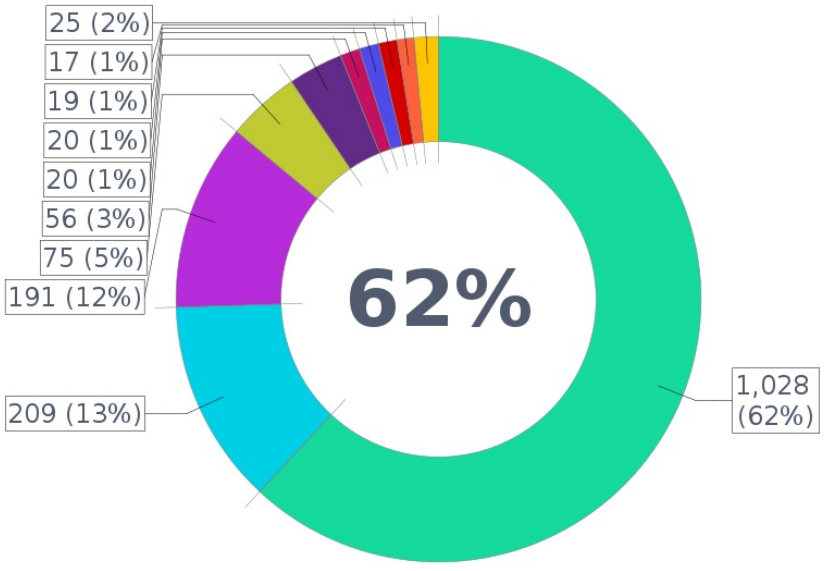
Auction Advantage

Employment (2021)



Source: Australian Bureau of Statistics (ABS)

Method of Travel to Work (2021)



Source: Australian Bureau of Statistics (ABS)

Prepared on 10/10/2026 by Auction Advantage. © Property Data Solutions Pty Ltd 2026 (pricefinder.com.au)

The materials are provided as an information source only. © The Property Insights are Territory Data, which is the property of the Australian Capital Territory. No part of it may in any form or by any means (electronic, mechanical, microcopying, photocopying, recording or otherwise) be reproduced, stored in a retrieval system or transmitted without prior permission. Enquiries should be directed to: Manager, Customer Services, Environment and Planning Directorate, GPO Box 158, Canberra ACT 2601.