SUBURB FLYOVER REPORT

WATSON (HOUSE)

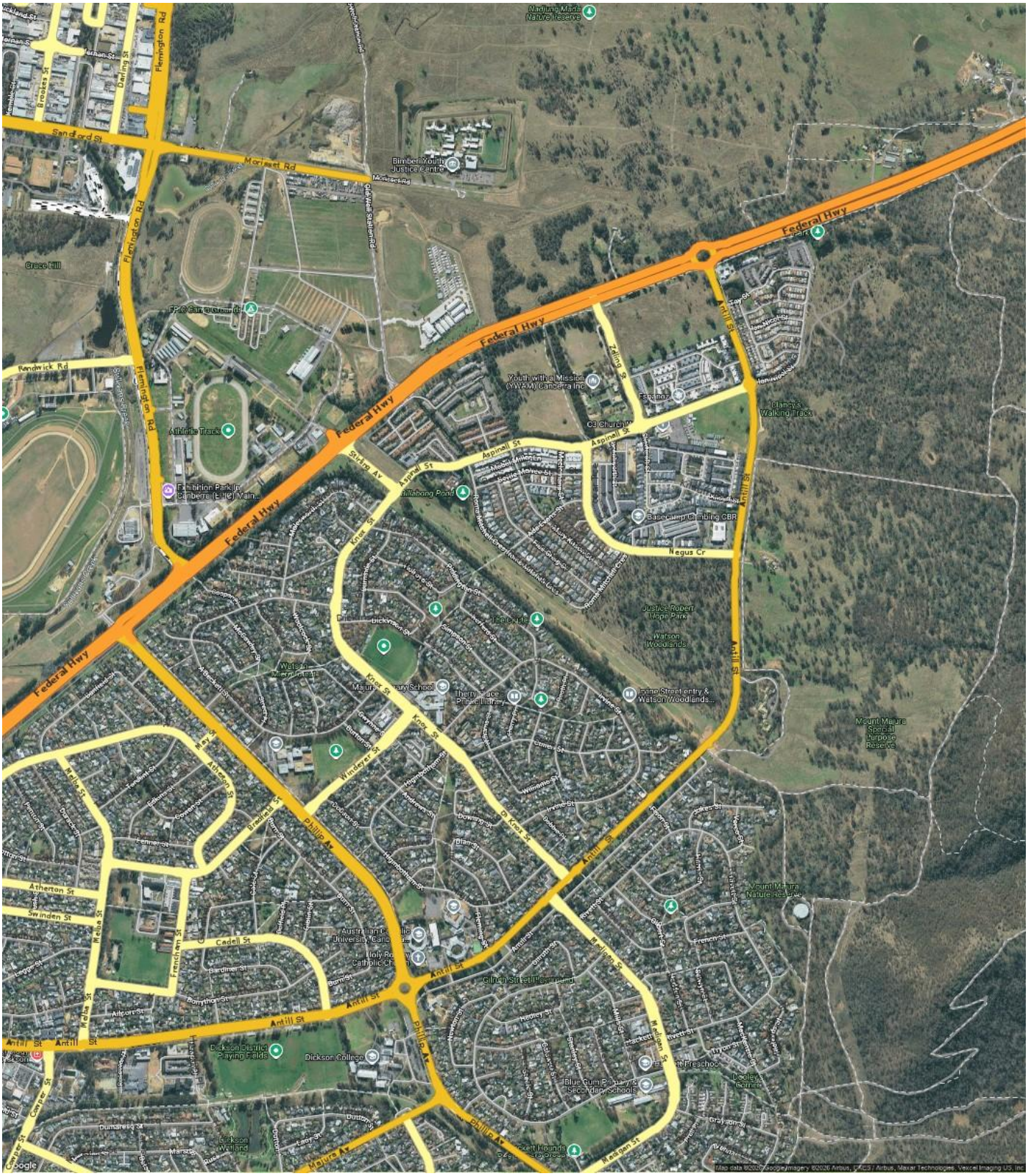
PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655



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WATSON - Suburb Map


Federal Hwy
Antill St
Flemington Rd
Morisset Rd
Aspinall St
Knox St
Majura Ave
Phillip Ave
Cadell St
Swinden St
Atherton St
Melba St
Bradfield St
Dickson College
Dickson District Playing Fields
Mount Majura Nature Reserve
Mount Majura Special Purpose Reserve
Watson Woodlands
Negus Cr
Basecamp Climbing CBR
Exhibition Park in Canberra (EPIC)
Athletic Track
Bimberi Youth Justice Centre
Nadjung Marin Nature Reserve
Yuwili with a Mission (YWAM) Canberra Inc
Watson Community Park
Watson Woodlands...
Fyne Street entry & Watson Woodlands...
Blue Gum Primary & Secondary Schools
Majura Primary School
Theatrette
Gilmour Street Reserve
Dumaresq St
Randwick Rd
Sandford St
Darling St
Brookes St
Durham St
Grace Hill
Idamia's Walking Track
Mackay St
Mildura St
Knox St
Windeyer St
Gilmour St
Bardimer St
Aitcorn St
Duntroon St
Mersey St
Lady St
Cooper St
Dickson Wetland
Majura Ave
Phillip Ave
Antill St
Melba St
Frencham St
Atherton St
Swinden St
Cadell St
Bradfield St
Attkeen St
Knox St

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WATSON - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	56	$ 517,526	0.0 %	$ 200,000	$ 775,000
2009	48	$ 559,000	8.0 %	$ 182,000	$ 865,000
2010	151	$ 444,900	-20.4 %	$ 137,500	$ 762,500
2011	48	$ 570,000	28.1 %	$ 195,000	$ 910,000
2012	48	$ 550,500	-3.4 %	$ 379,900	$ 825,000
2013	57	$ 575,000	4.5 %	$ 5,300	$ 920,000
2014	53	$ 599,000	4.2 %	$ 390,000	$ 795,000
2015	76	$ 652,000	8.8 %	$ 167,000	$ 1,050,000
2016	70	$ 691,000	6.0 %	$ 170,000	$ 1,141,000
2017	71	$ 720,000	4.2 %	$ 304,400	$ 1,175,000
2018	62	$ 796,500	10.6 %	$ 362,500	$ 1,570,000
2019	87	$ 740,000	-7.1 %	$ 328,900	$ 1,400,000
2020	96	$ 798,050	7.8 %	$ 365,000	$ 3,077,167
2021	76	$ 1,081,500	35.5 %	$ 357,500	$ 17,900,000
2022	71	$ 1,150,000	6.3 %	$ 300,000	$ 2,650,000
2023	57	$ 1,075,000	-6.5 %	$ 455,000	$ 2,270,000
2024	74	$ 1,067,500	-0.7 %	$ 126,000	$ 2,160,000
2025	95	$ 1,130,000	5.9 %	$ 270,000	$ 2,210,000
2026	51	$ 1,258,000	11.3 %	$ 700,000	$ 2,100,000

Median Sale Price

$1.23m

Based on 76 recorded House sales within the last 12 months (Oct '25 - Sep '26)

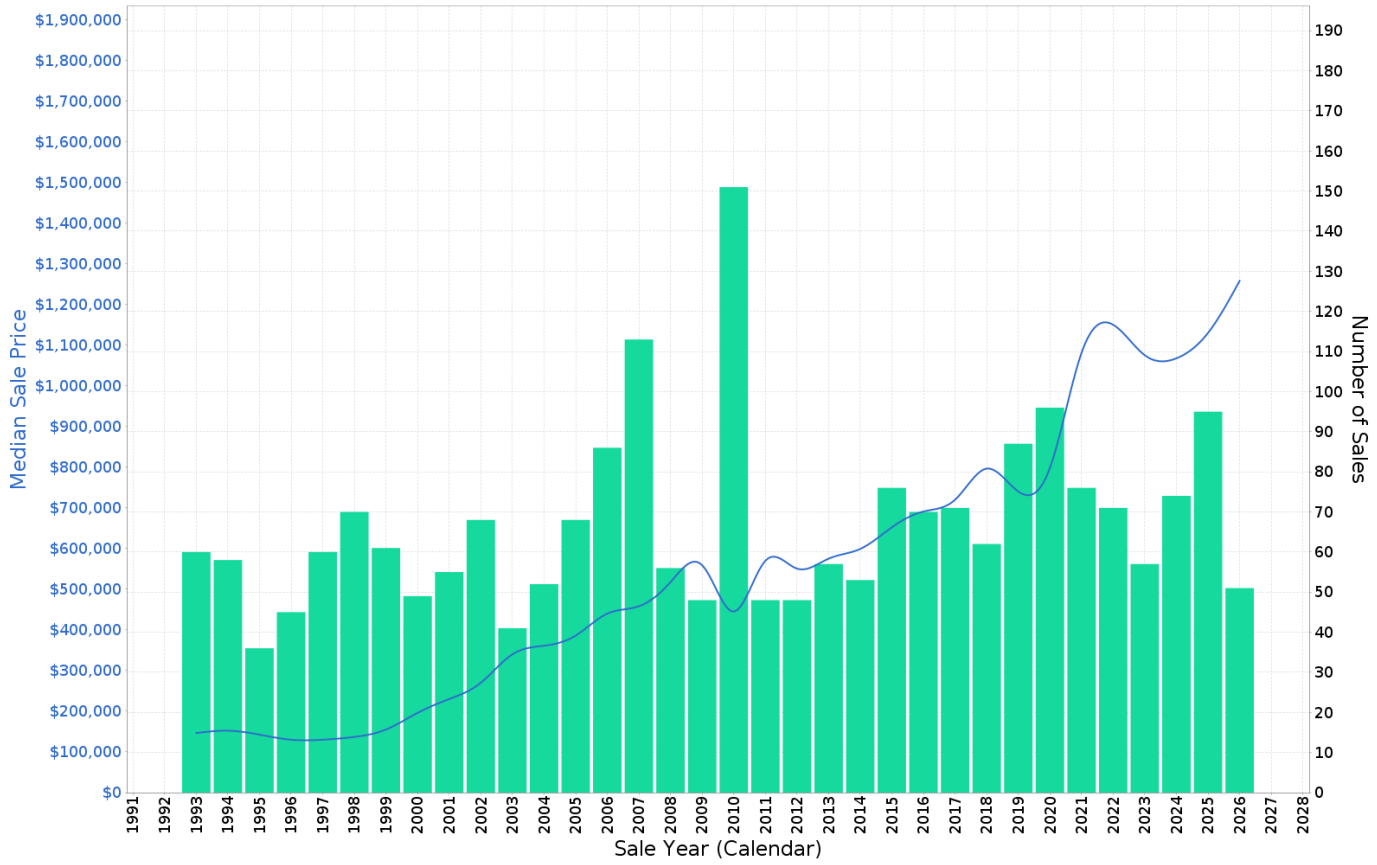
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+8.9%

Current Median Price: $1,225,000
Previous Median Price: $1,125,000

Based on 172 recorded House sales compared over the last two rolling 12 month periods

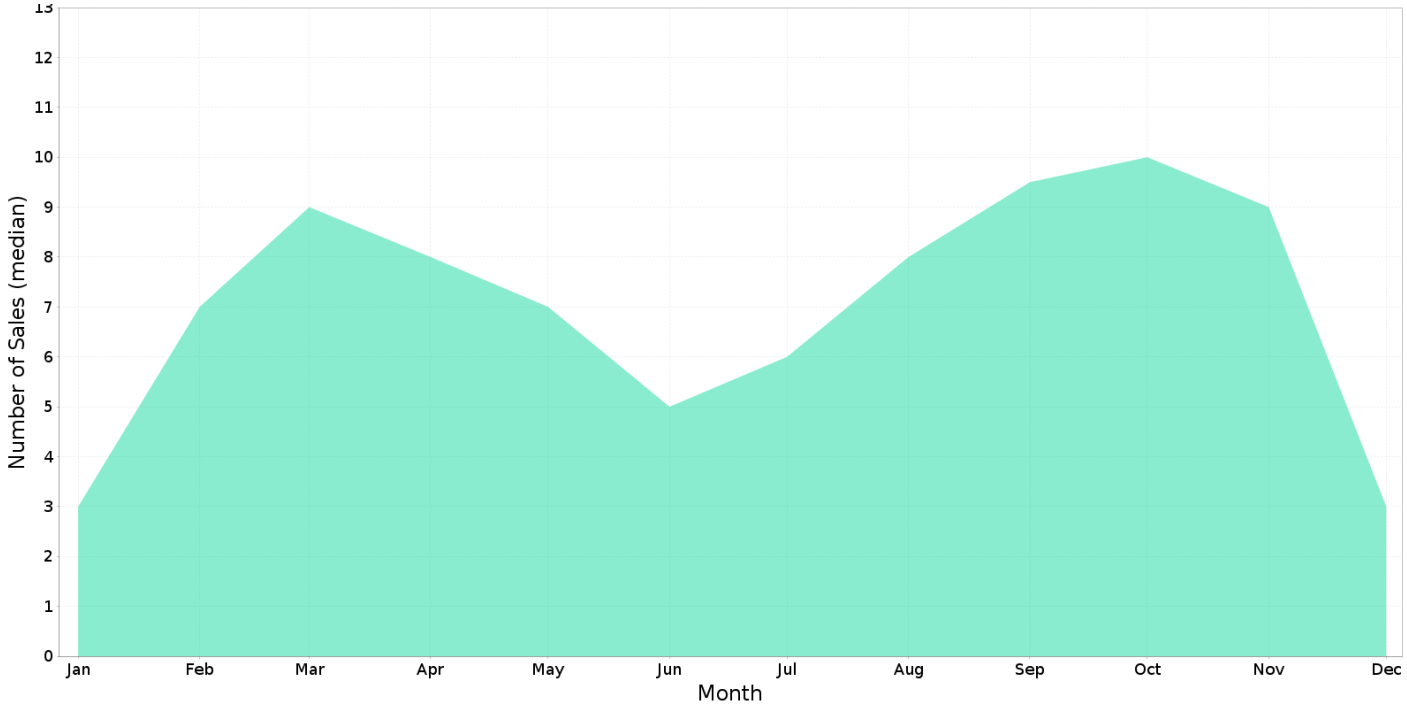


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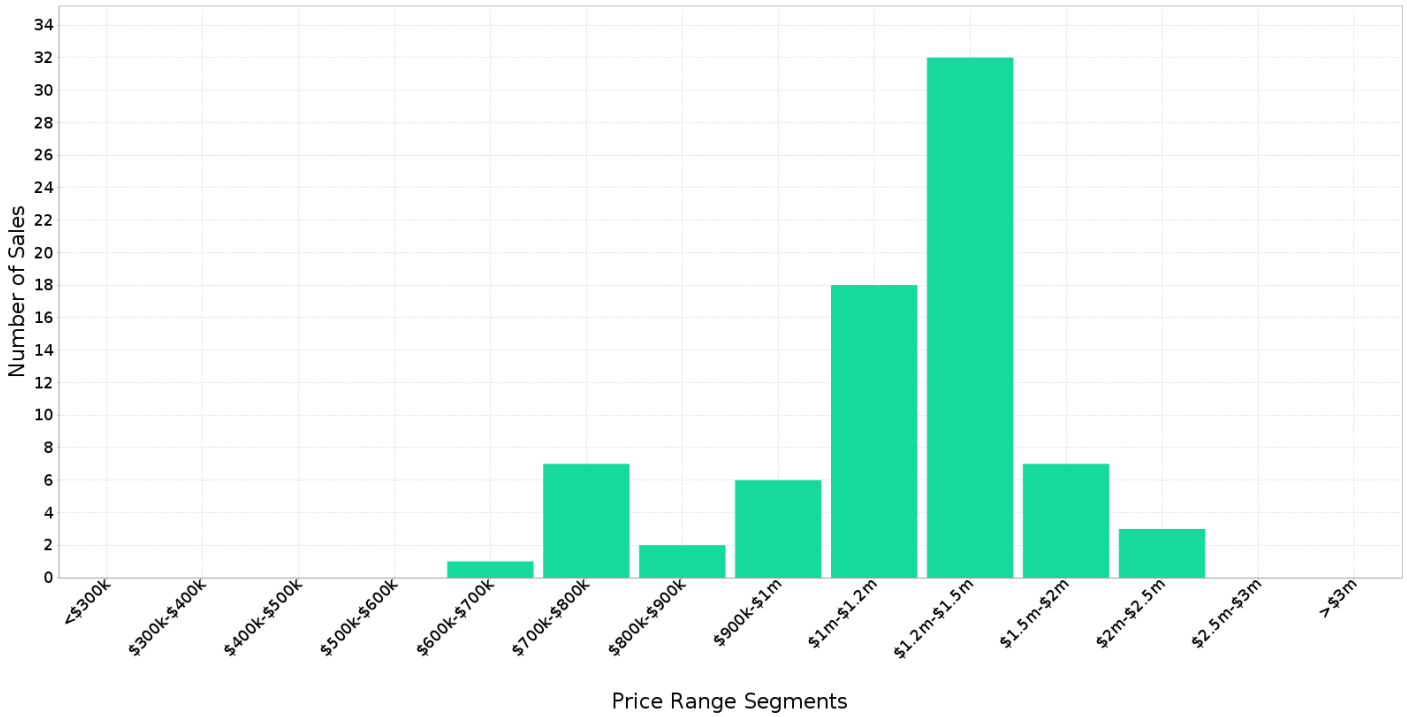
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WATSON - Peak Selling Periods (3 years)



WATSON - Price Range Segments (12 months)

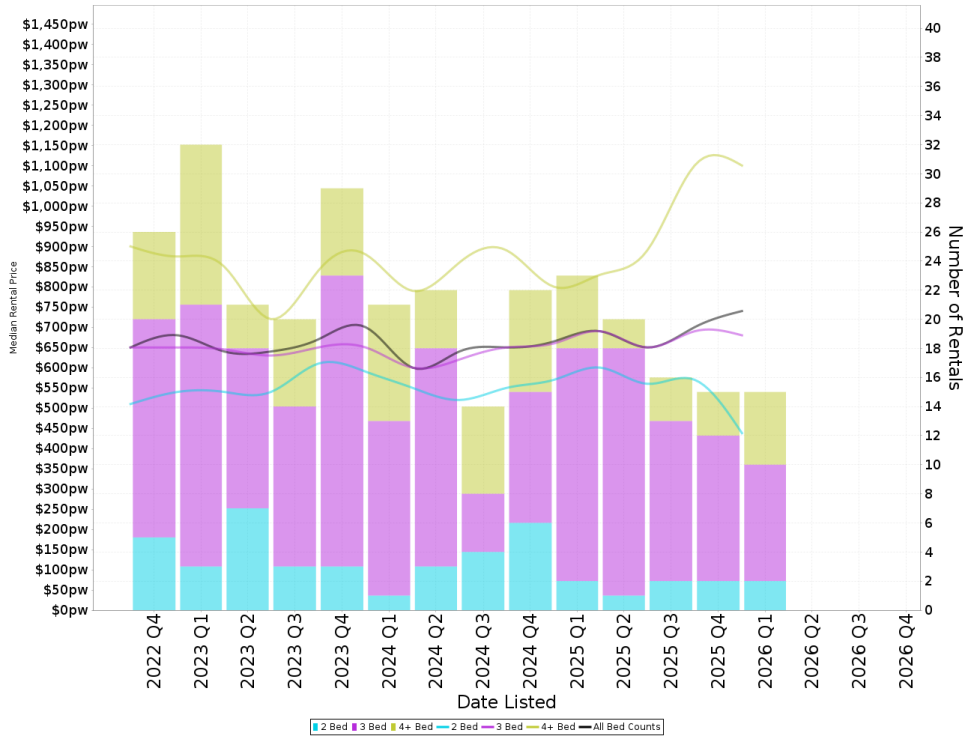


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Median Weekly Rents (Houses)



Suburb Sale Price Growth

+8.9%

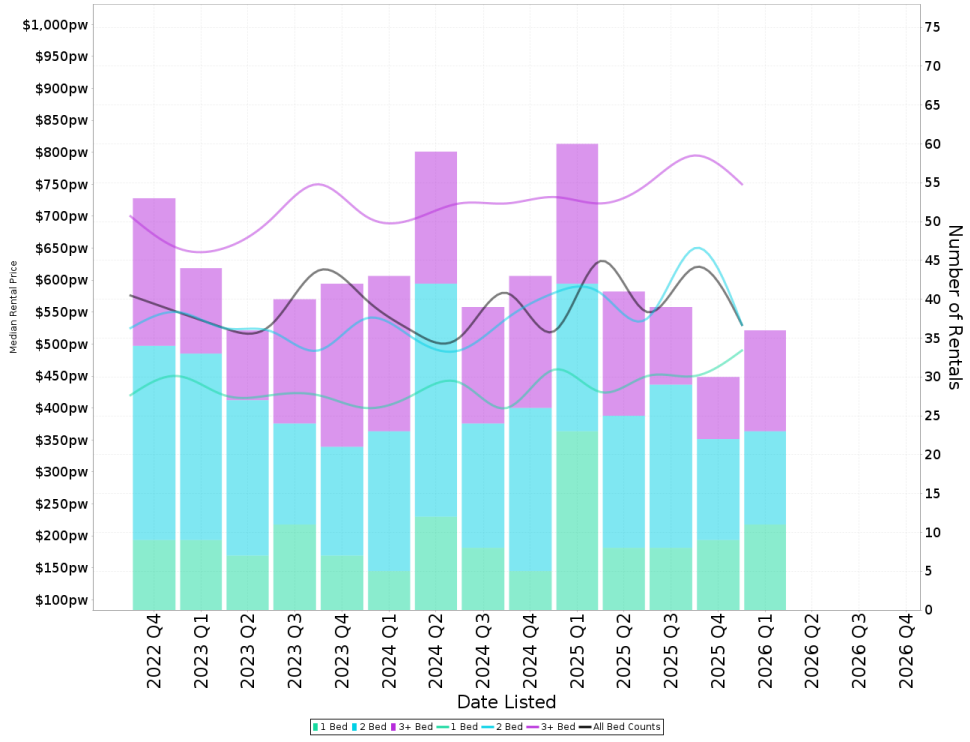
Current Median Price: $1,225,000
Previous Median Price: $1,125,000
Based on 172 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.0%

Current Median Price: $1,225,000
Current Median Rent: $700
Based on 30 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-1.5%

Current Median Price: $572,500
Previous Median Price: $581,000
Based on 209 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.3%

Current Median Price: $572,500
Current Median Rent: $585
Based on 66 registered Unit rentals compared over the last 12 months.

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WATSON - Recently Sold Properties

Median Sale Price

$1.23m

Based on 76 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

+8.9%

Current Median Price: $1,225,000
Previous Median Price: $1,125,000

Based on 172 recorded House sales compared over the last two rolling 12 month periods

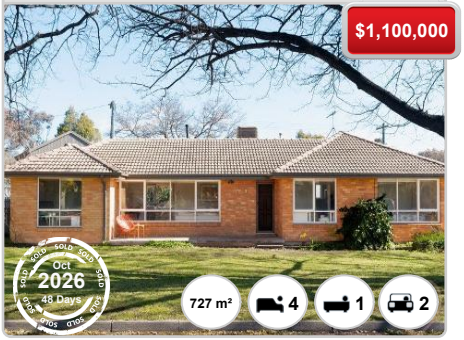
Sold Properties

76

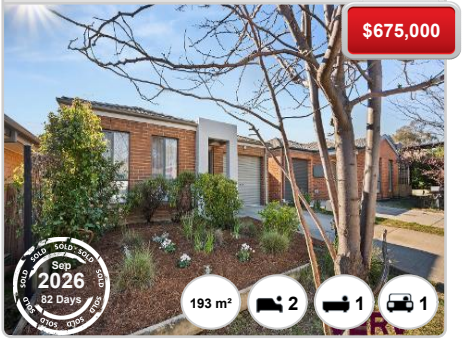
Based on recorded House sales within the 12 months (Oct '25 - Sep '26)

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

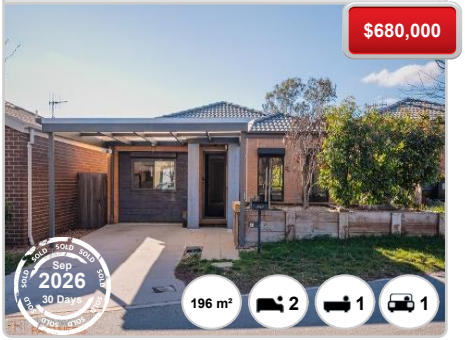
3 BLAIR ST



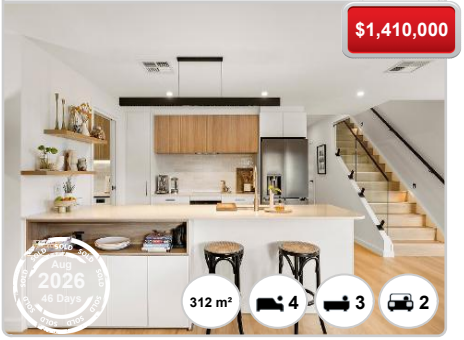
67 WHITMORE CRES



61 WHITMORE CRES



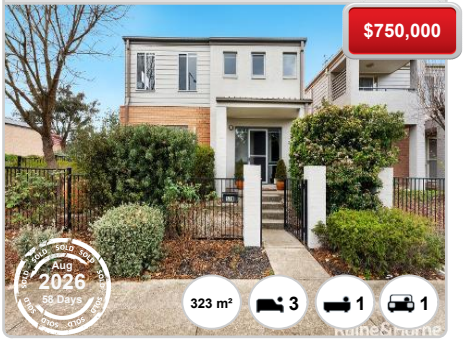
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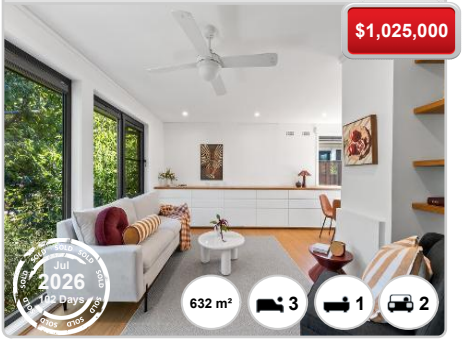
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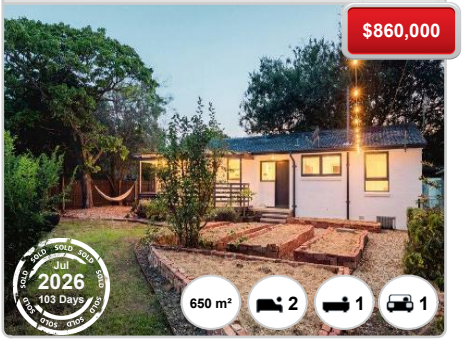
93 IAN NICOL ST



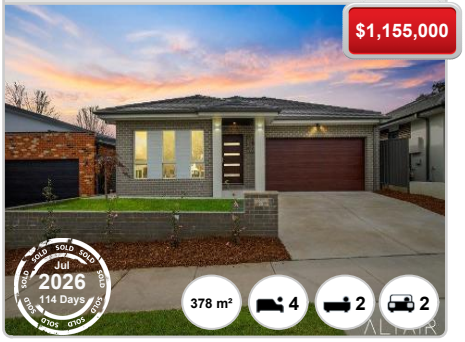
23 MOLESWORTH ST



9 HANSON PL



25 KILDUFF ST



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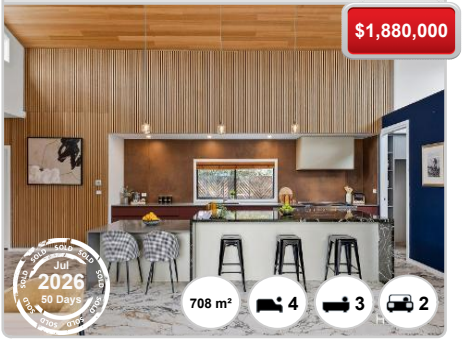
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19 FLOS GREIG ST



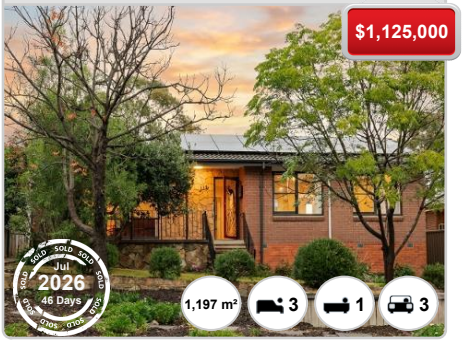
7 BLAIR ST



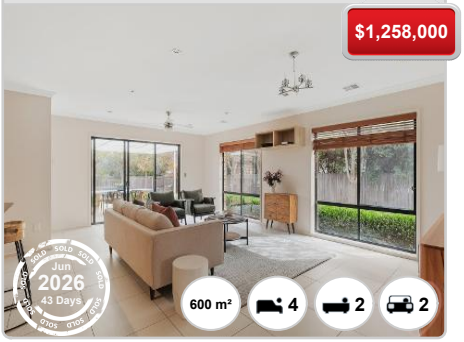
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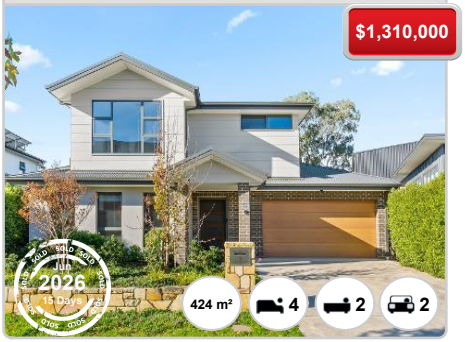
111 IRVINE ST



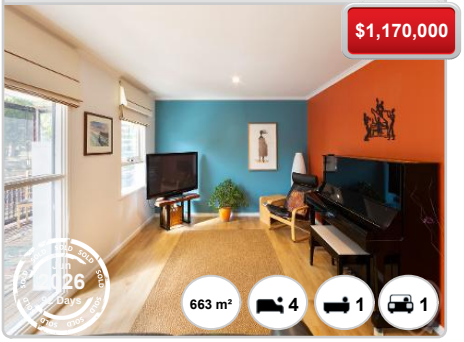
26 MARY KITSON ST



5 SHEWCROFT ST



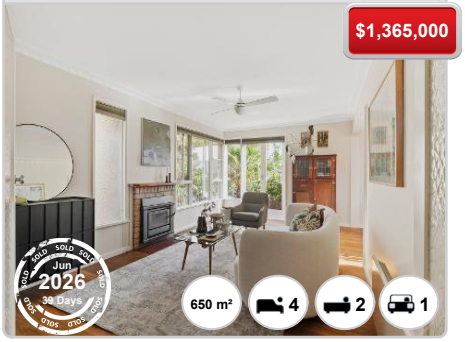
1 HARDING ST



30 MANNING ST



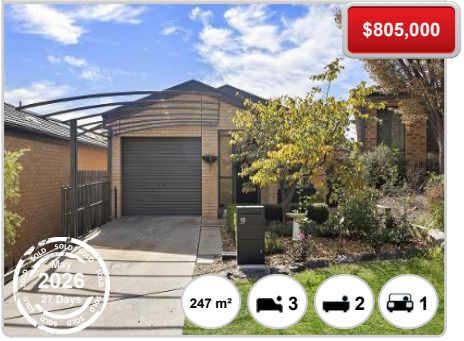
98 IRVINE ST



38 WADE ST



12 WHITMORE CRES



273 ANTILL ST



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WATSON - Properties For Rent

Median Rental Price

$700 /w

Based on 30 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

+3.0%

Current Median Price: $1,225,000
Current Median Rent: $700

Based on 76 recorded House sales and 30 House rentals compared over the last 12 months

Number of Rentals

30

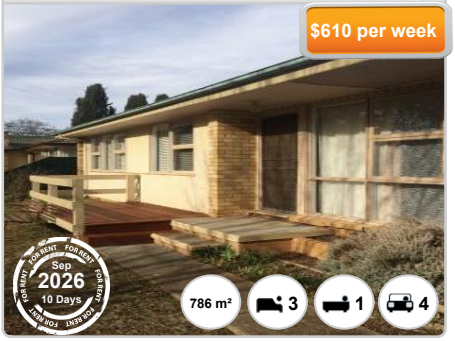
Based on recorded House rentals within the last 12 months (Oct '25 - Sep '26)

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

67 Whitmore Crescent



23 WADE STREET

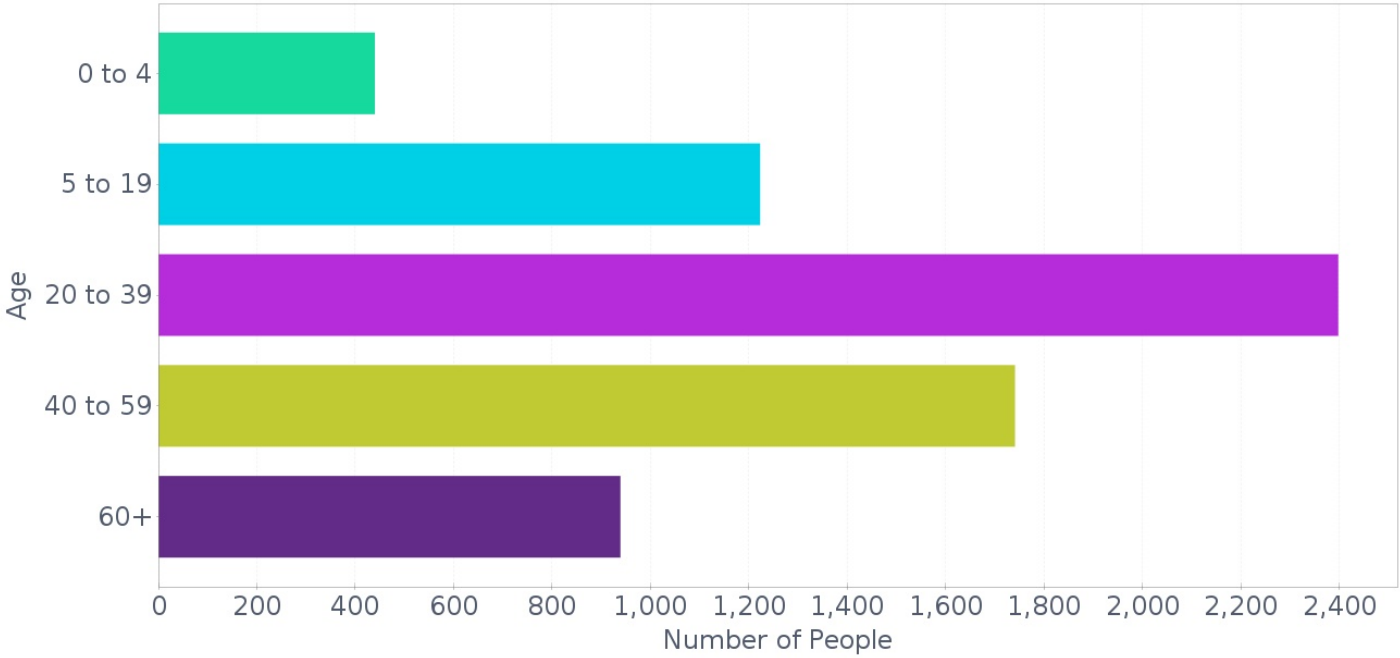


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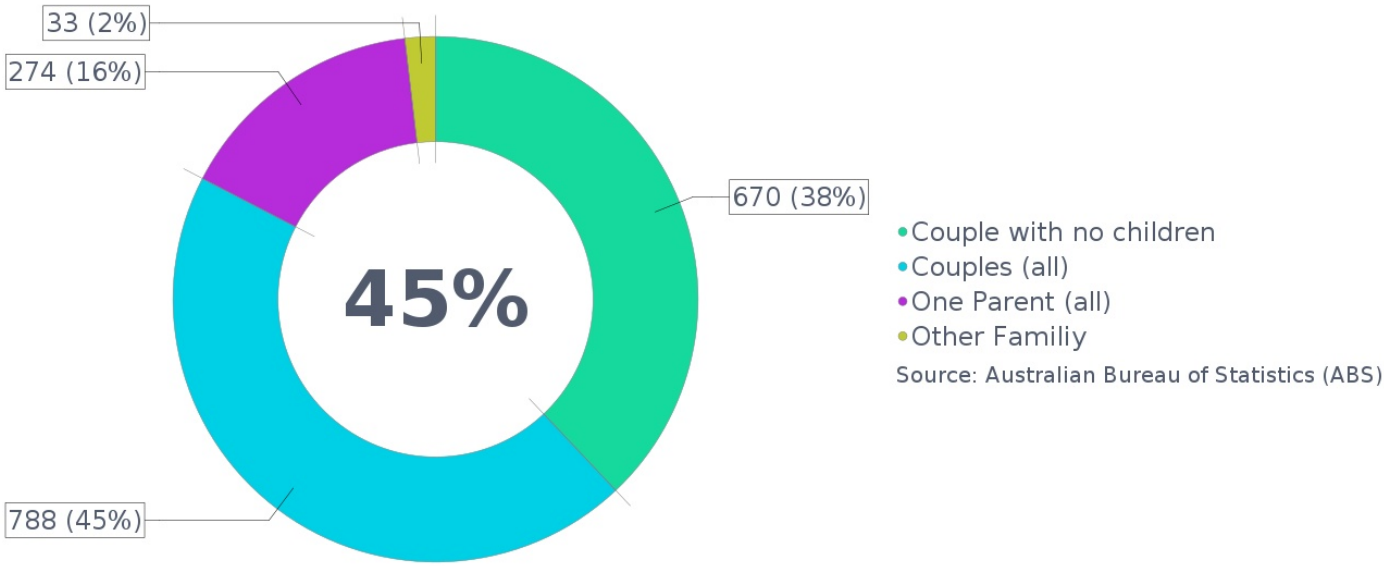
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Age of Population (2021)



Family Composition (2021)

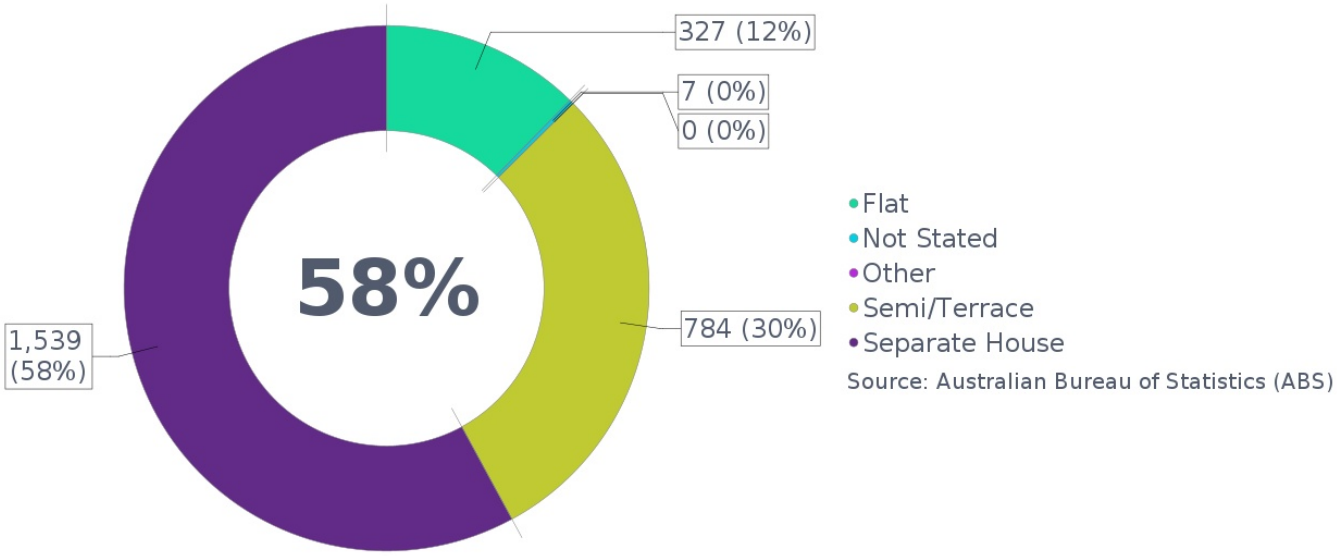


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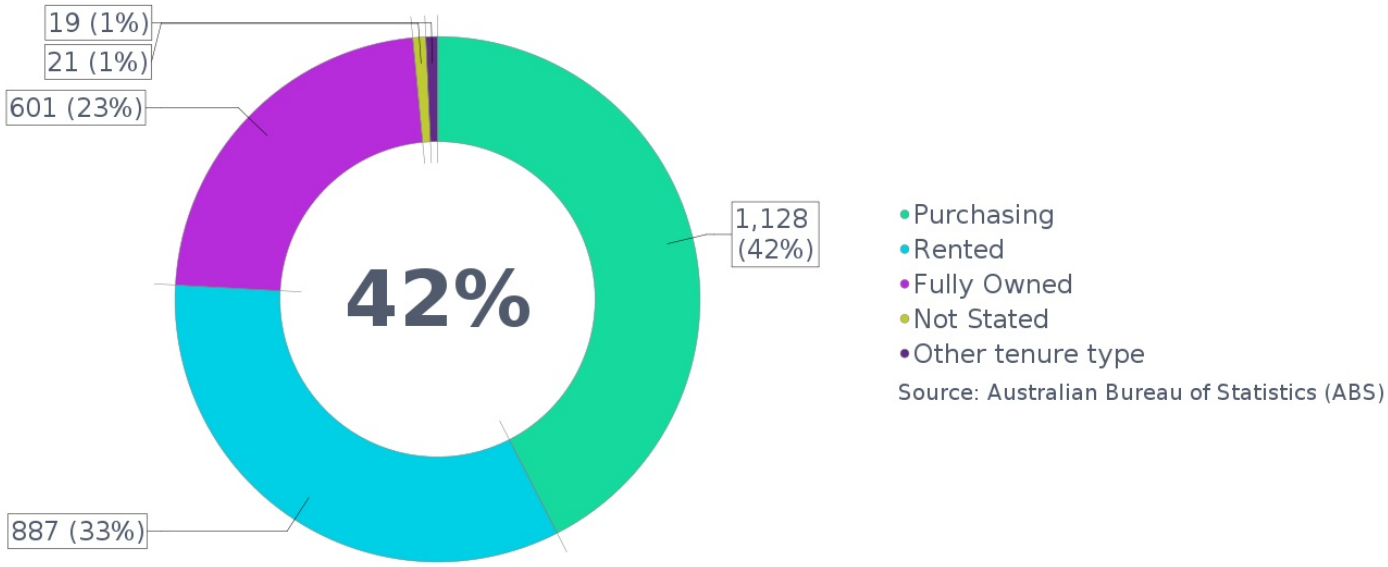
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Dwelling Structure (2021)



Home Ownership (2021)

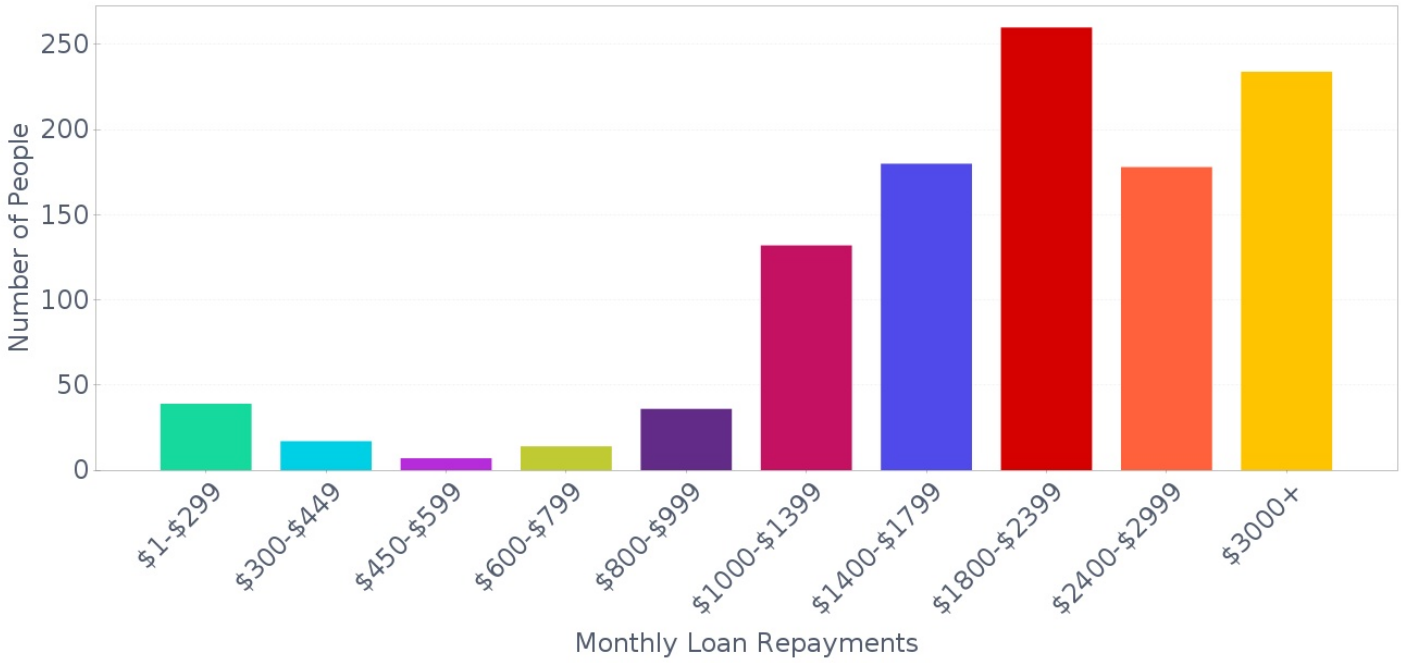


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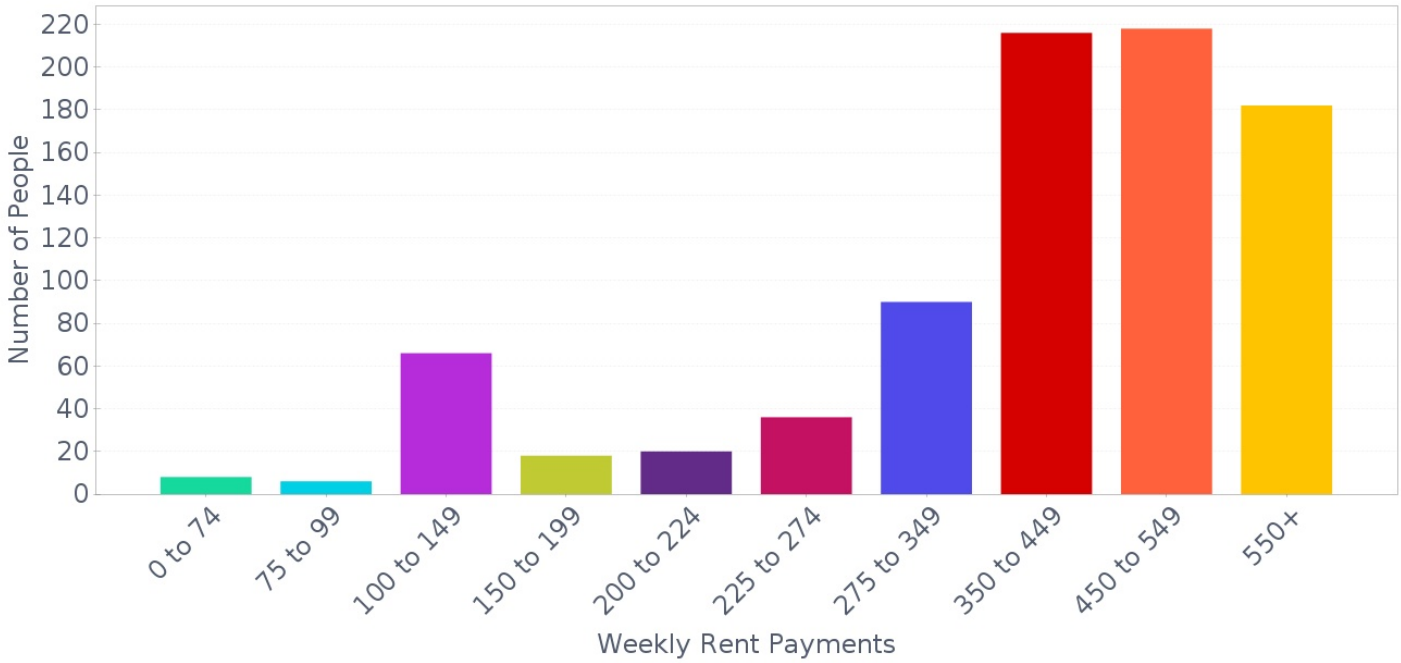
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Home Loan Repayments - Monthly (2021)



Rent Payments - Weekly (2021)

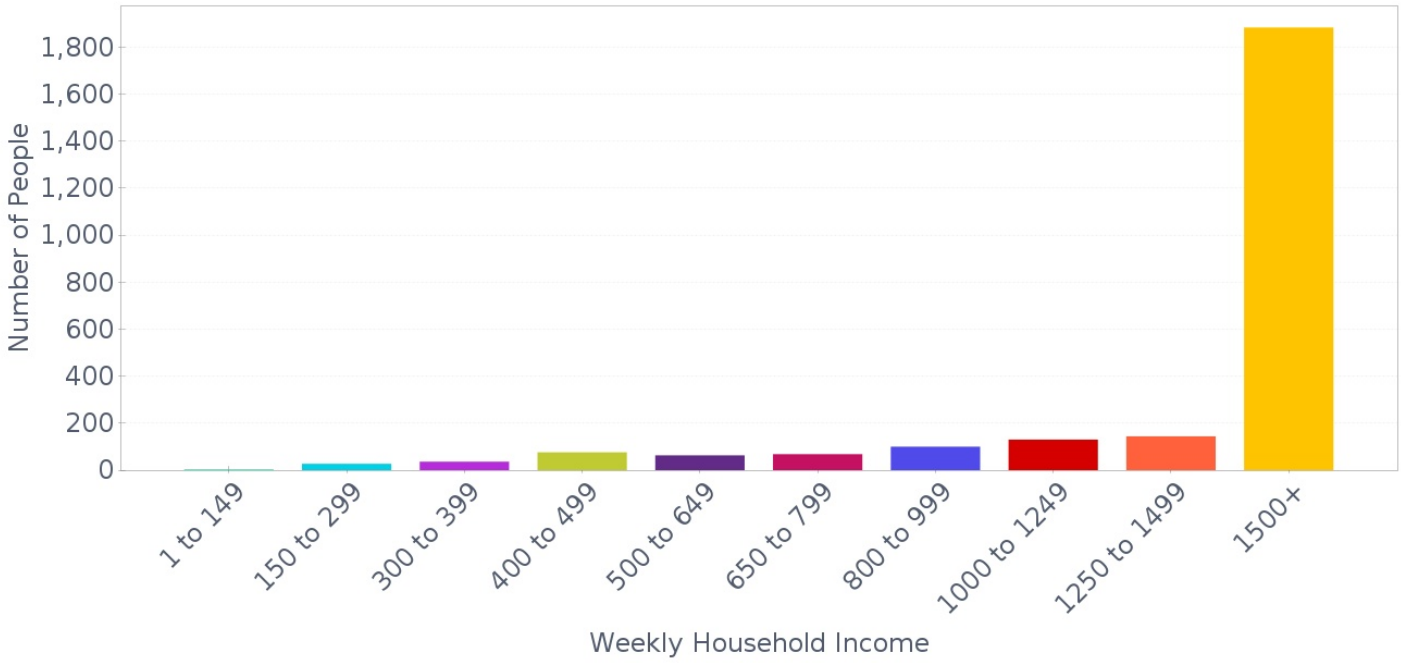


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Household Income - Weekly (2021)

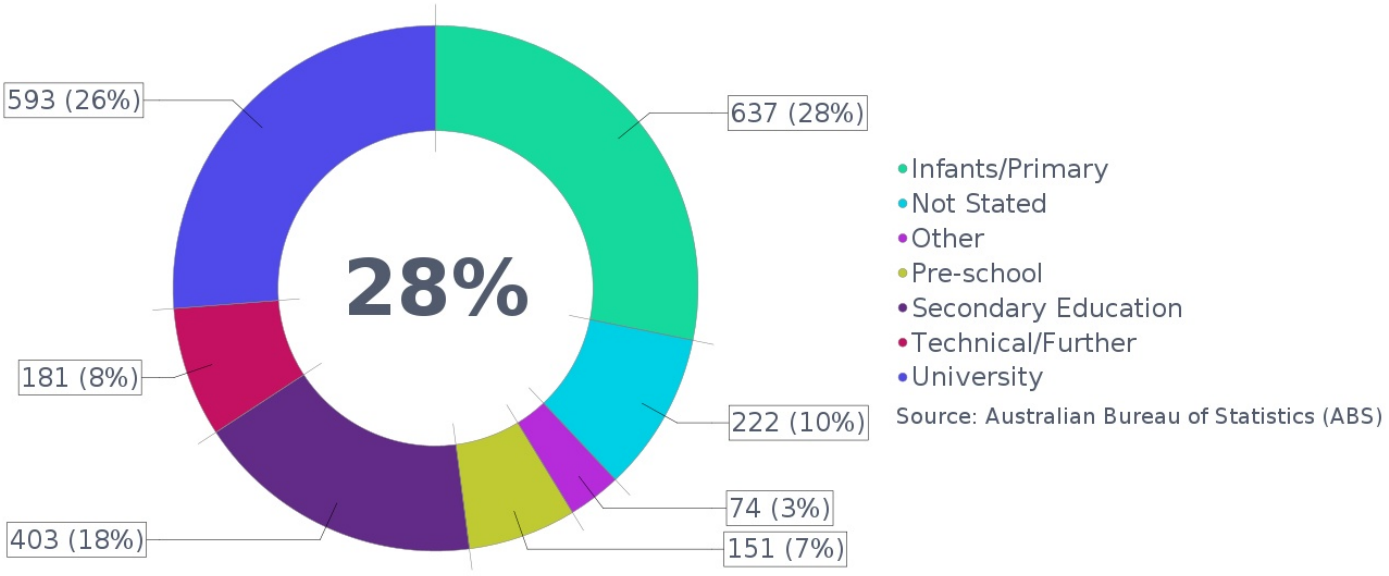


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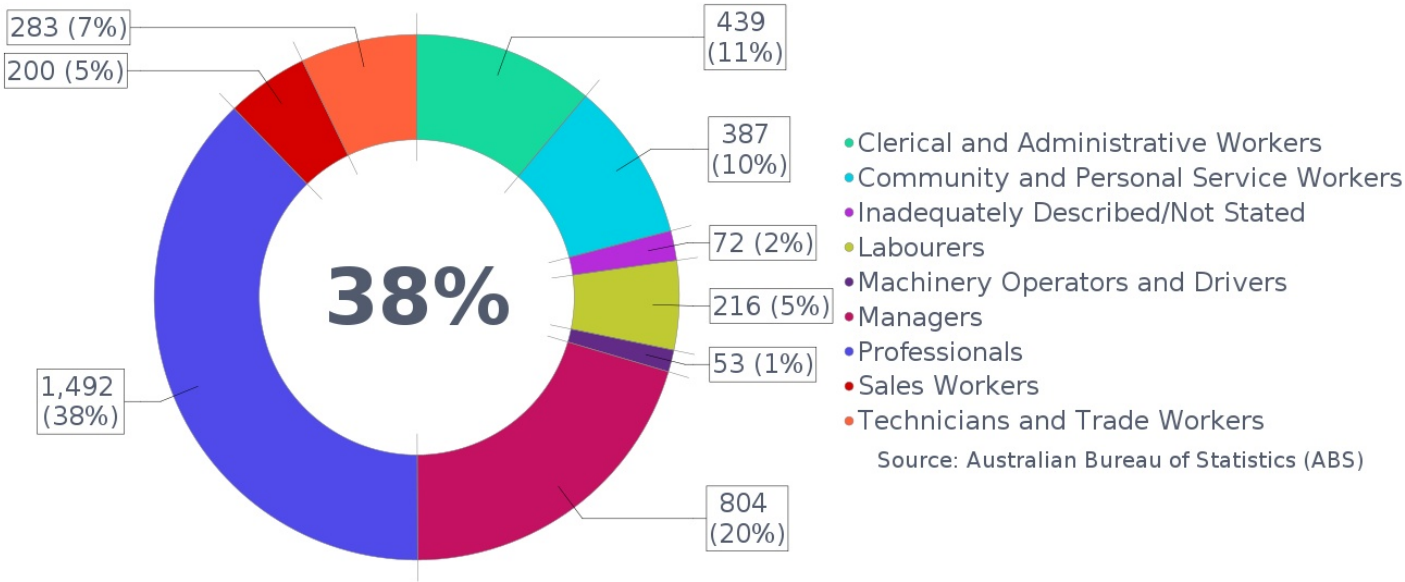
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Non-School Qualification: Level of Education (2021)



Occupation (2021)

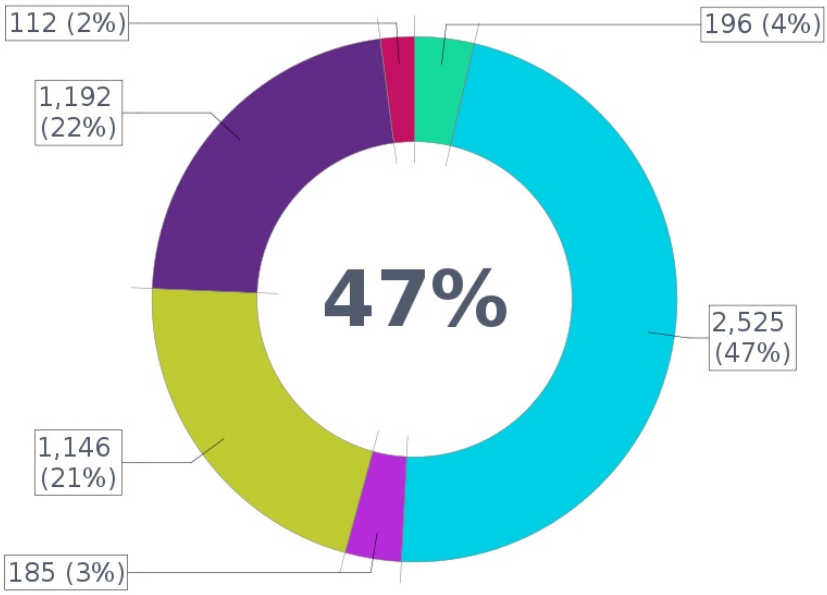


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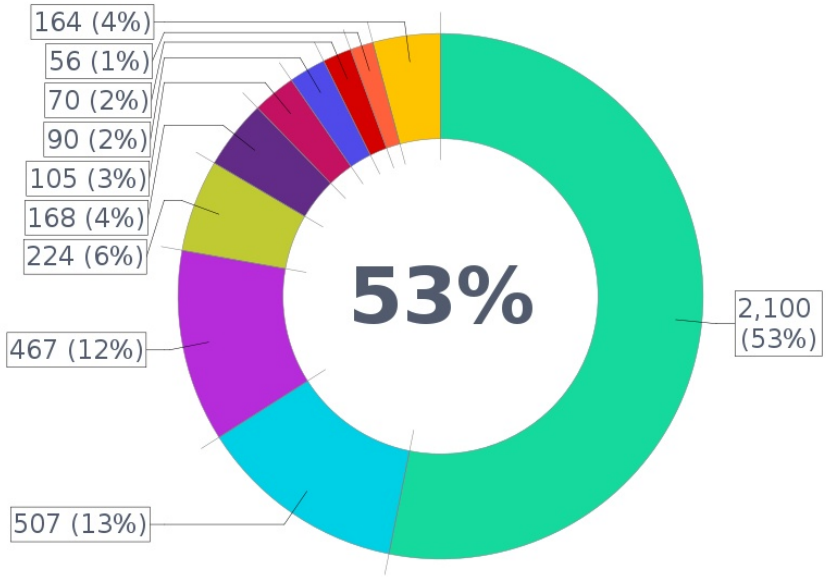
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Employment (2021)



Source: Australian Bureau of Statistics (ABS)

Method of Travel to Work (2021)



Source: Australian Bureau of Statistics (ABS)

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