

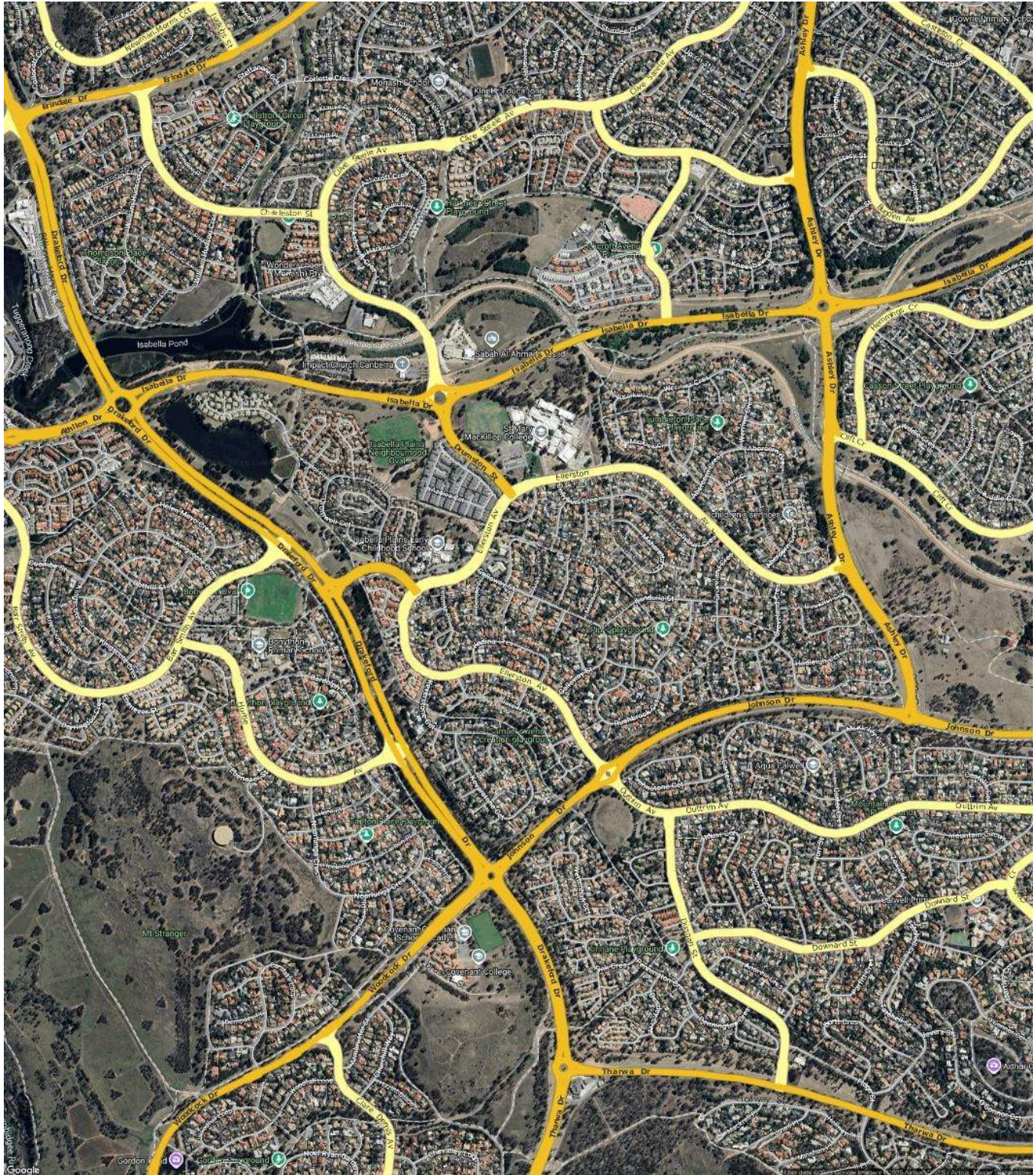
SUBURB FLYOVER REPORT

ISABELLA PLAINS (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655



ISABELLA PLAINS - Suburb Map



Prepared on 29/09/2025 by Auction Advantage. © Property Data Solutions Pty Ltd 2025 (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.

ISABELLA PLAINS - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	62	\$ 384,500	0.0 %	\$ 130,000	\$ 615,000
2008	48	\$ 390,000	1.4 %	\$ 10,000	\$ 540,000
2009	50	\$ 410,000	5.1 %	\$ 195,000	\$ 620,000
2010	43	\$ 453,000	10.5 %	\$ 4,200	\$ 725,000
2011	41	\$ 465,000	2.6 %	\$ 4,700	\$ 655,000
2012	36	\$ 444,750	-4.4 %	\$ 215,000	\$ 716,000
2013	48	\$ 455,000	2.3 %	\$ 20,000	\$ 775,000
2014	36	\$ 470,000	3.3 %	\$ 45,000	\$ 910,000
2015	45	\$ 481,000	2.3 %	\$ 300,000	\$ 765,000
2016	39	\$ 510,000	6.0 %	\$ 374,300	\$ 1,010,000
2017	47	\$ 560,000	9.8 %	\$ 159,000	\$ 845,000
2018	47	\$ 581,000	3.8 %	\$ 150,000	\$ 825,000
2019	40	\$ 597,500	2.8 %	\$ 425,000	\$ 812,500
2020	50	\$ 641,250	7.3 %	\$ 400,000	\$ 840,000
2021	45	\$ 720,000	12.3 %	\$ 101,500	\$ 980,000
2022	34	\$ 861,000	19.6 %	\$ 370,000	\$ 1,040,000
2023	35	\$ 800,000	-7.1 %	\$ 675,000	\$ 975,000
2024	25	\$ 850,000	6.2 %	\$ 724,000	\$ 1,250,000
2025	28	\$ 844,500	-0.6 %	\$ 700,000	\$ 1,350,000

Median Sale Price

\$860k

Based on 40 recorded House sales within the last 12 months (Financial Year 2025)

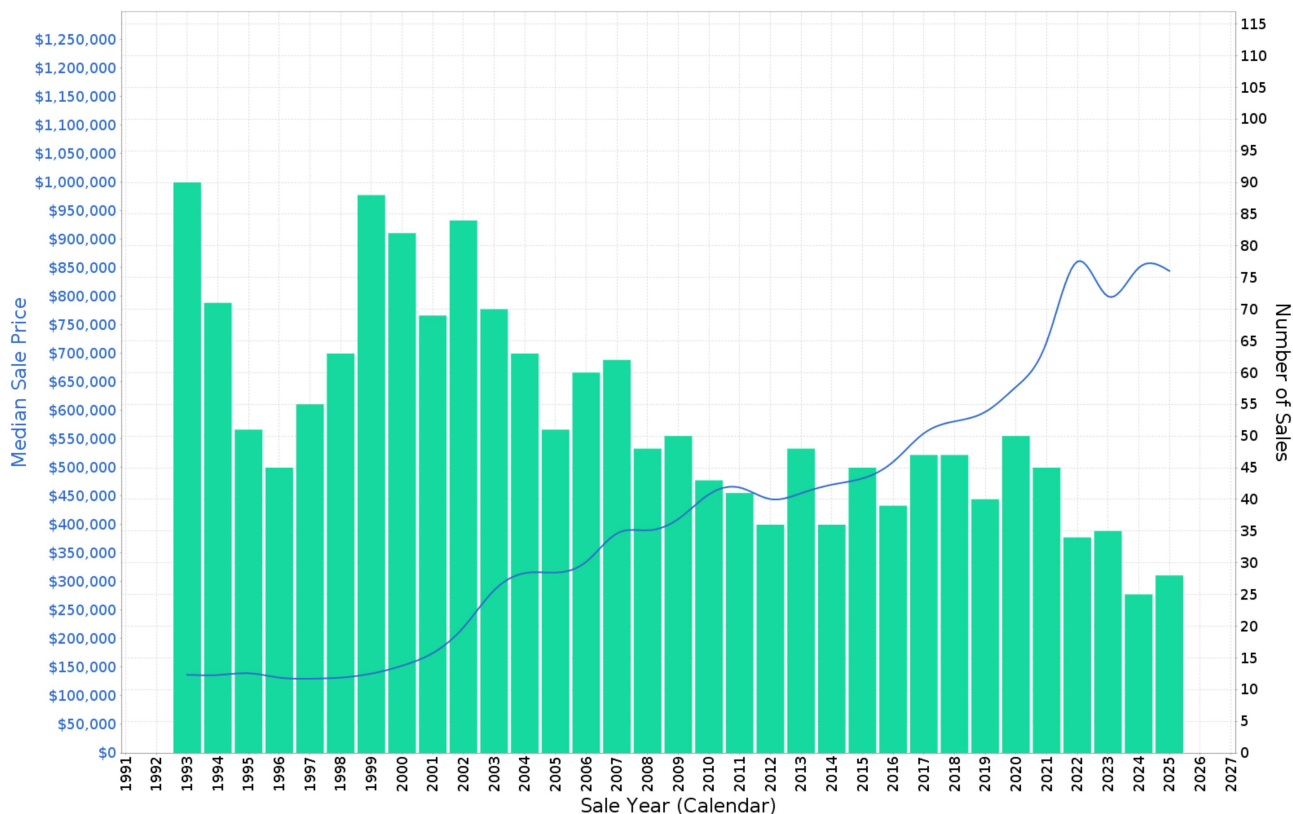
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

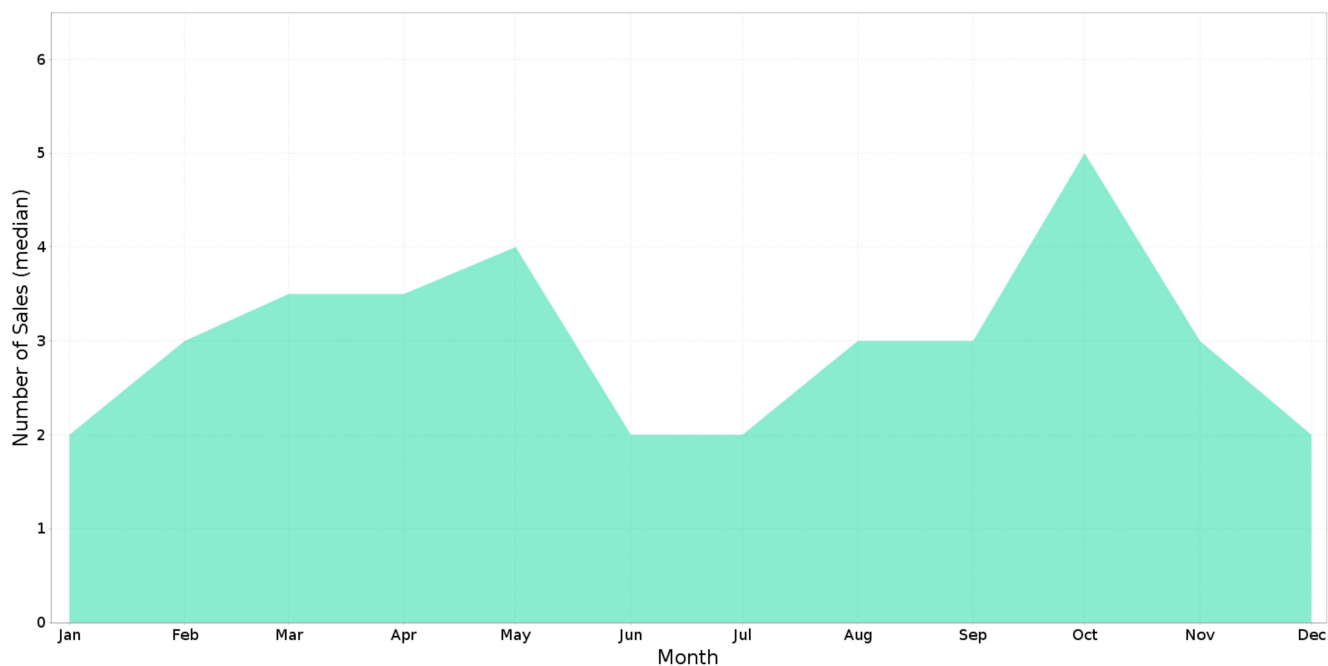
+7.5%

Current Median Price: \$860,000
Previous Median Price: \$800,000

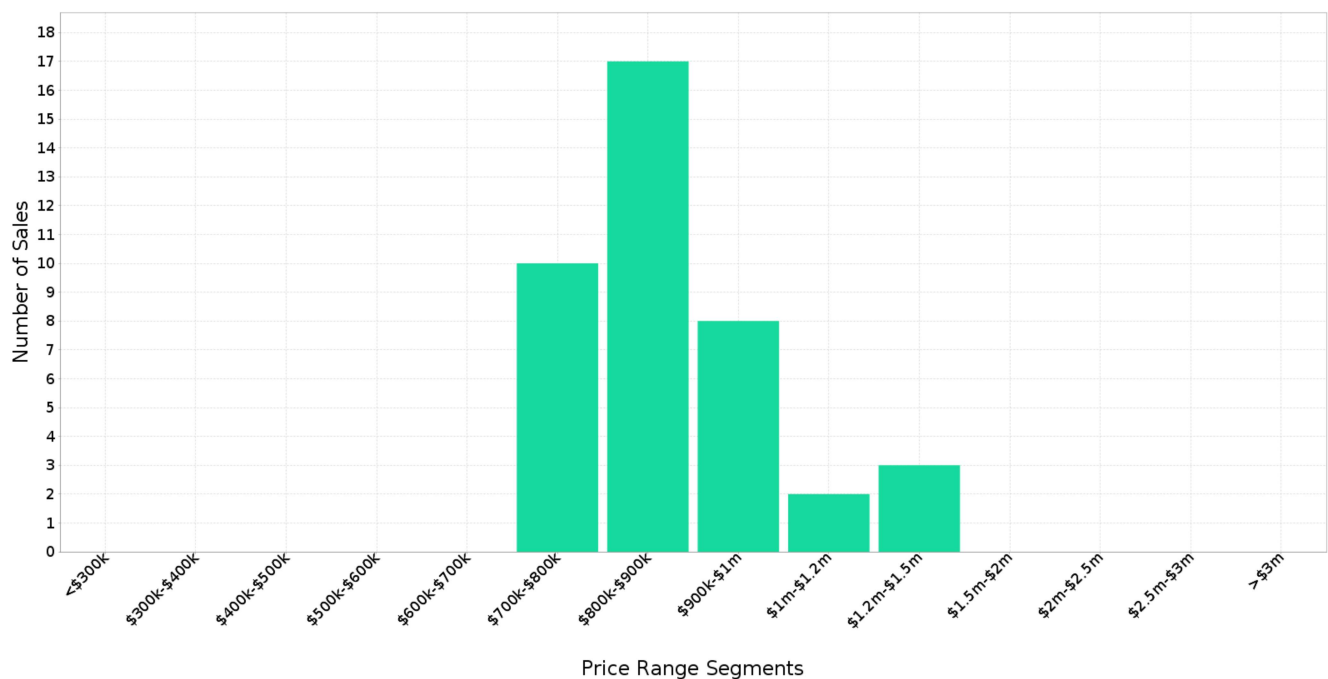
Based on 67 recorded House sales compared over the last two rolling 12 month periods



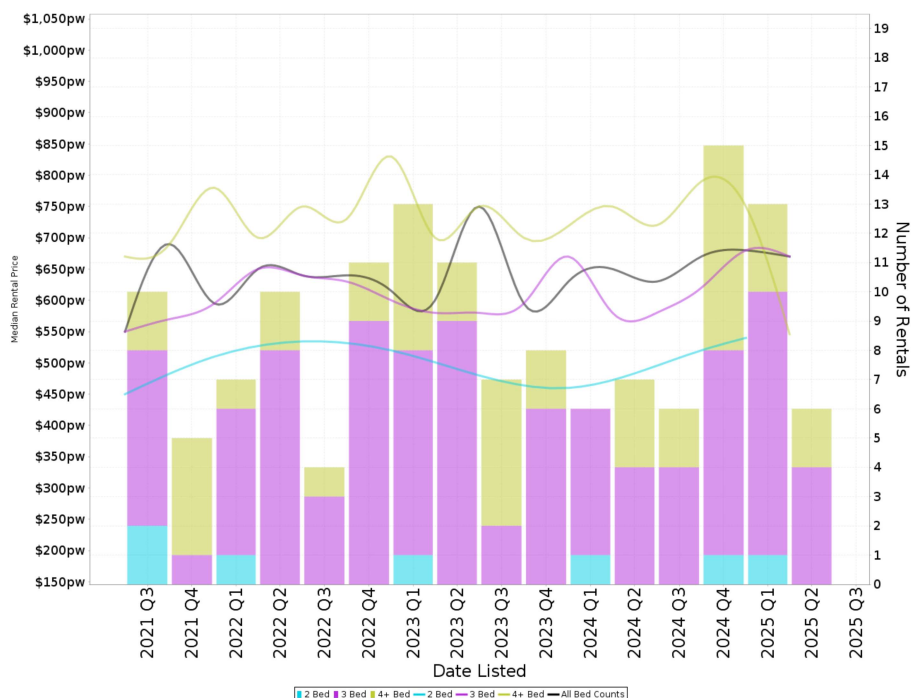
ISABELLA PLAINS - Peak Selling Periods (3 years)



ISABELLA PLAINS - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+7.5%

Current Median Price: \$860,000
Previous Median Price: \$800,000

Based on 67 registered House sales compared over the last two rolling 12 month periods.

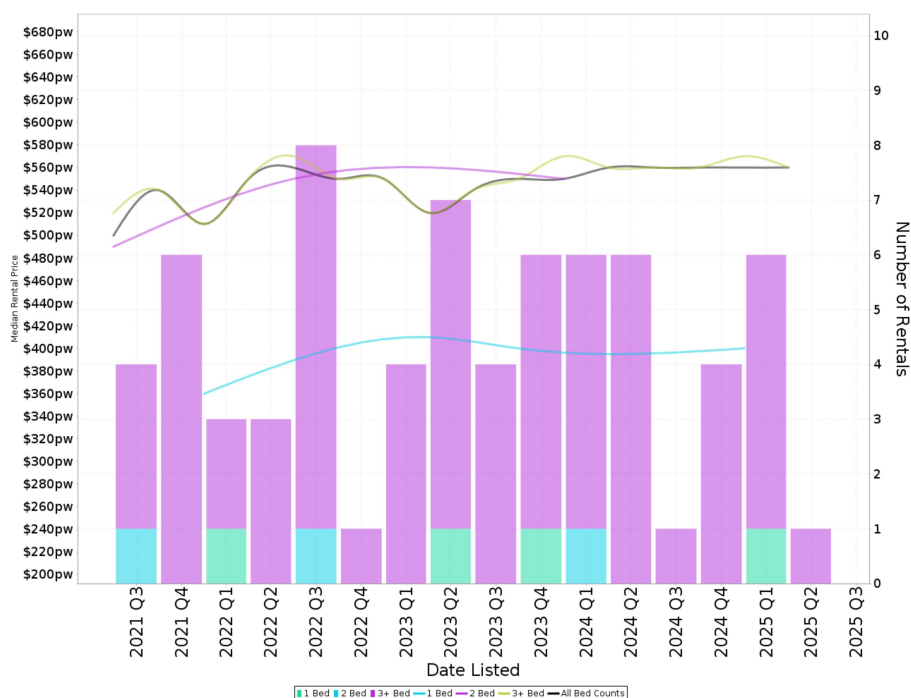
Suburb Rental Yield

+4.1%

Current Median Price: \$860,000
Current Median Rent: \$670

Based on 40 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-2.9%

Current Median Price: \$635,000
Previous Median Price: \$654,000

Based on 59 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.6%

Current Median Price: \$635,000
Current Median Rent: \$560

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

ISABELLA PLAINS - Recently Sold Properties

Median Sale Price

\$860k

Based on 40 recorded House sales within the last 12 months (Financial Year 2025)

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

Suburb Growth

+7.5%

Current Median Price: \$860,000
Previous Median Price: \$800,000









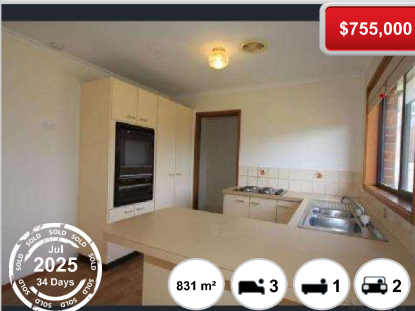



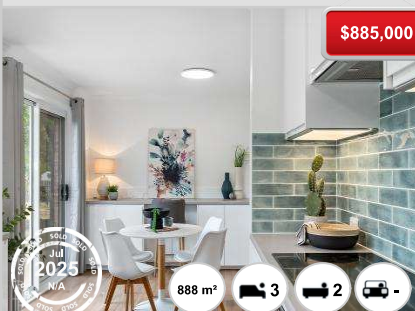





Based on 67 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

40

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

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

79 KEVERSTONE CCT  \$805,000  804 m ² 3 2 3	32 COLLYBURL CRES  \$765,000  756 m ² 3 1 2	21 MOLLEE CRES  \$950,000  808 m ² 5 2 2
56 KEVERSTONE CCT  \$800,000  737 m ² 3 1 2	32 KEVERSTONE CCT  \$755,000  831 m ² 3 1 2	36 ABERCORN CRES  \$750,000  892 m ² 3 1 -
13 BALALA PL  \$885,000  888 m ² 3 2 -	10 CANDELO PL  \$750,000  903 m ² 3 1 2	16A MOLLEE CRES  \$1,350,000  1,109 m ² 8 4 4

Prepared on 29/09/2025 by Auction Advantage. © Property Data Solutions Pty Ltd 2025 (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.

43 GROVELAND CRES

\$810,000

2025

N/A

662 m²

3

1

2

9 COLLYBURL CRES

\$1,000,000

2025

N/A

718 m²

4

2

3

9 LEIBNITZ PL

\$900,000

2025

23 Days

828 m²

4

2

2

62 GROVELAND CRES

\$700,000

2025

24 Days

674 m²

2

1

2

6 TANNABAR PL

\$930,000

2025

N/A

681 m²

3

1

1

48 MAHARATTA CCT

\$790,000

2025

18 Days

949 m²

3

1

2

7 SALTASH PL

\$950,000

2025

24 Days

851 m²

4

2

2

31 KEVERSTONE CCT

\$810,000

2025

24 Days

561 m²

3

1

2

3 KINNIMO PL

\$860,000

2025

34 Days

830 m²

4

2

2

11 KINNIMO PL

\$750,000

2025

N/A

952 m²

4

2

2

20 WERRIWA CRES

\$805,000

2025

19 Days

516 m²

3

1

2

6 LEIBNITZ PL

\$840,000

2025

42 Days

930 m²

4

1

2

ISABELLA PLAINS - Properties For Rent

Median Rental Price

\$670 /w

Based on 40 recorded House rentals within the last 12 months (Financial Year 2025)

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

Rental Yield

+4.1%

Current Median Price: \$860,000
Current Median Rent: \$670

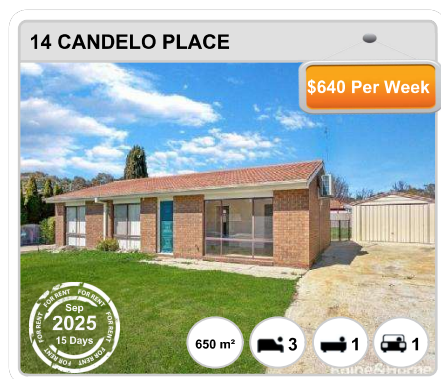
Based on 40 recorded House sales and 40 House rentals compared over the last 12 months

Number of Rentals

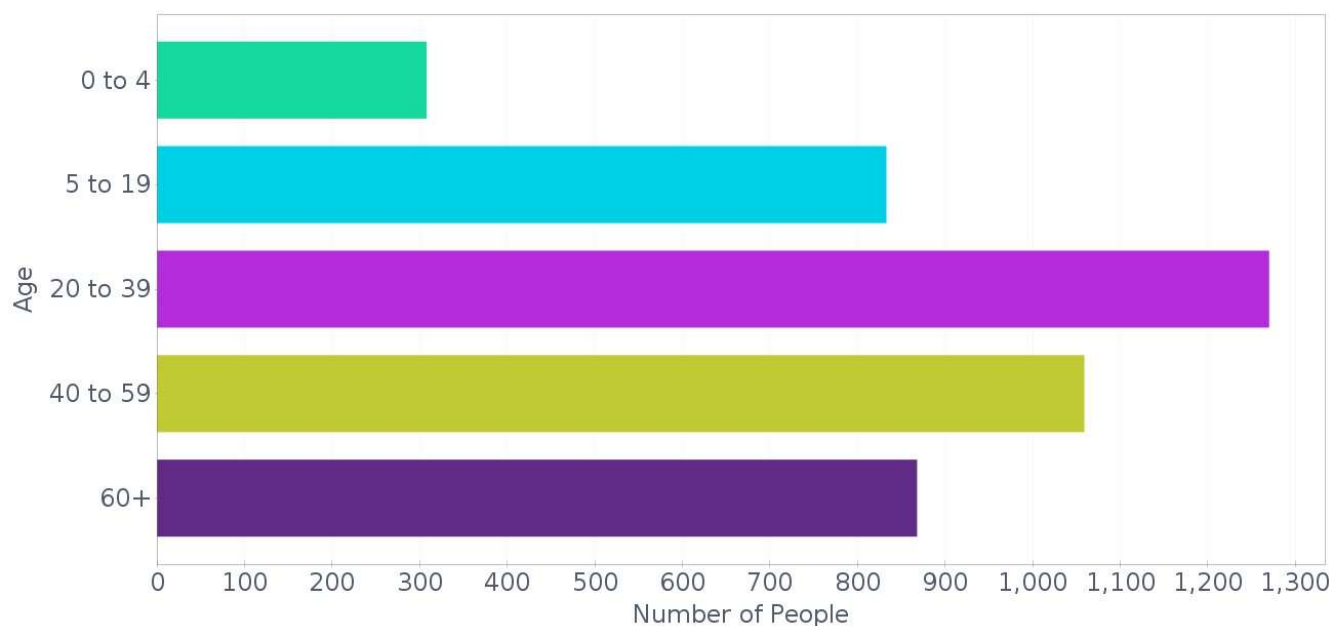
40

Based on recorded House rentals within the last 12 months (Financial Year 2025)

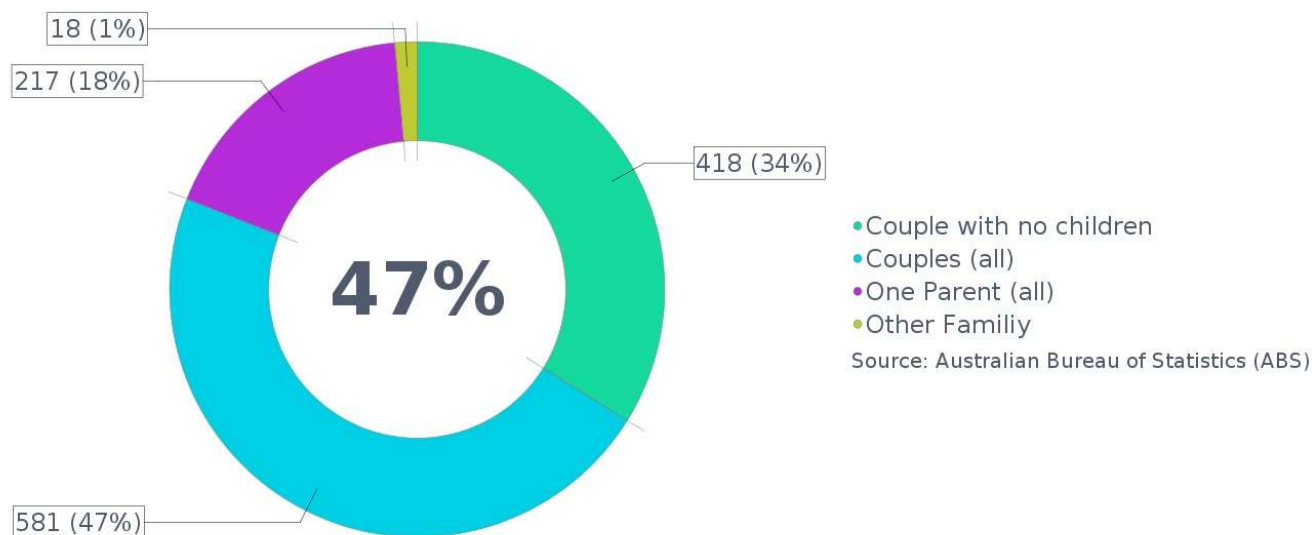
Based on a rolling 12 month period and may differ from calendar year statistics



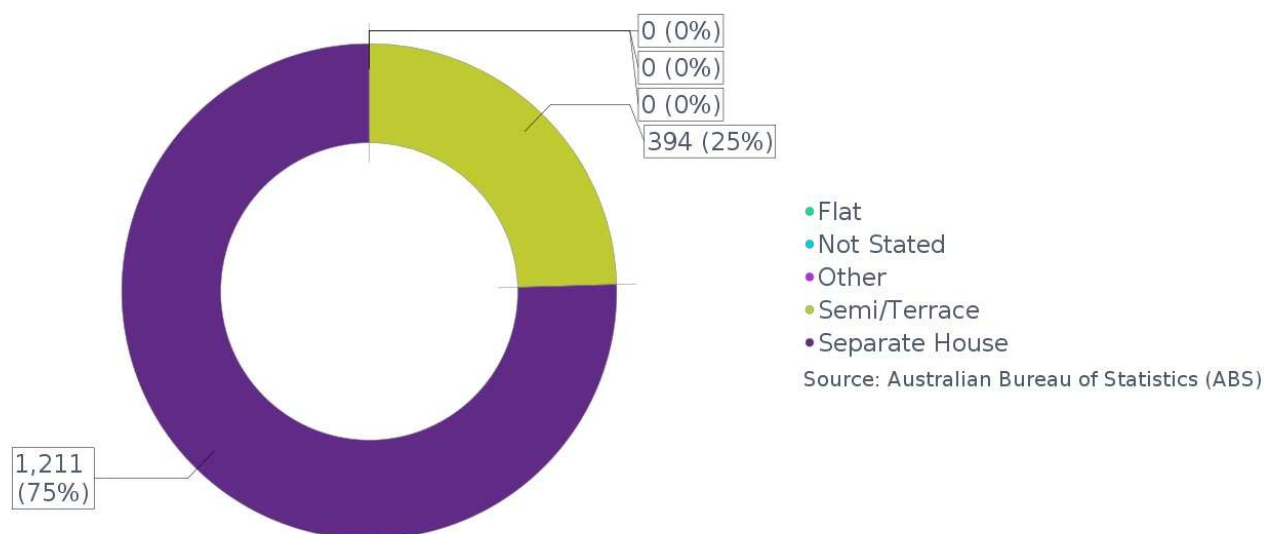
Age of Population (2021)



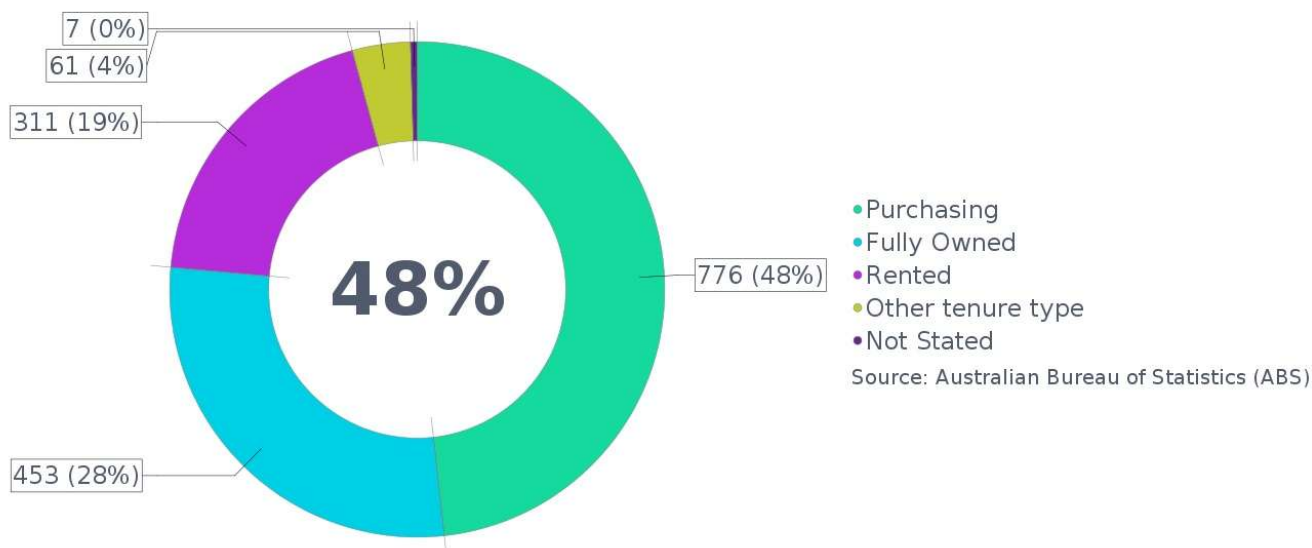
Family Composition (2021)



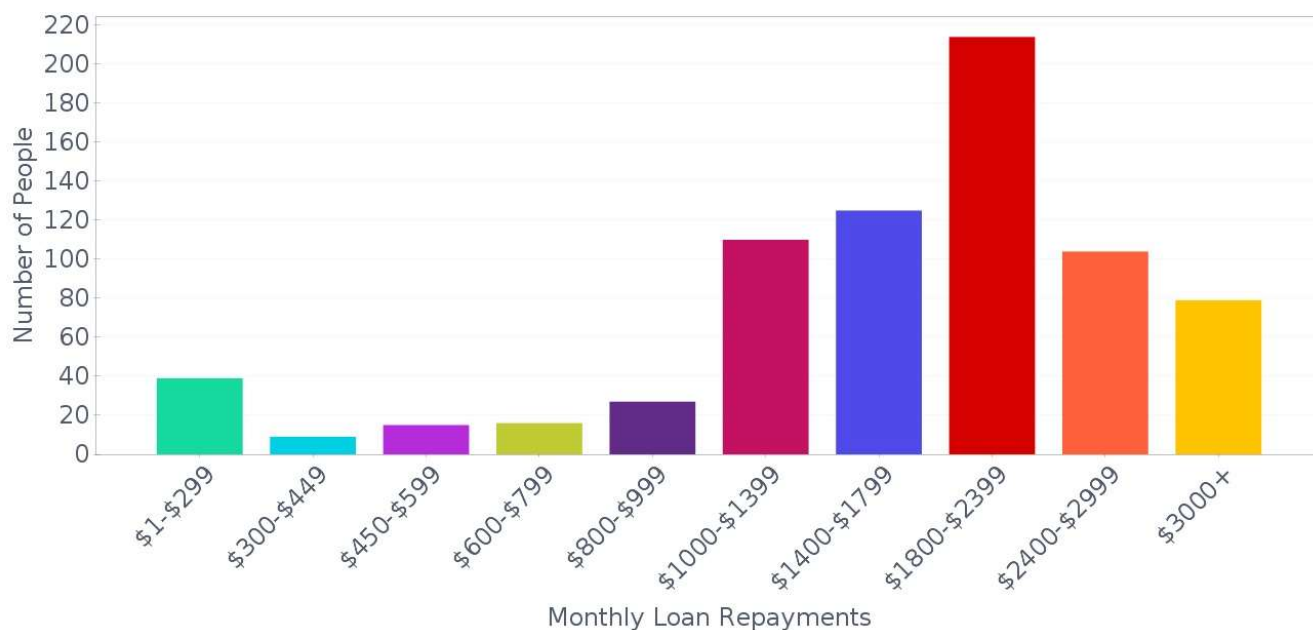
Dwelling Structure (2021)



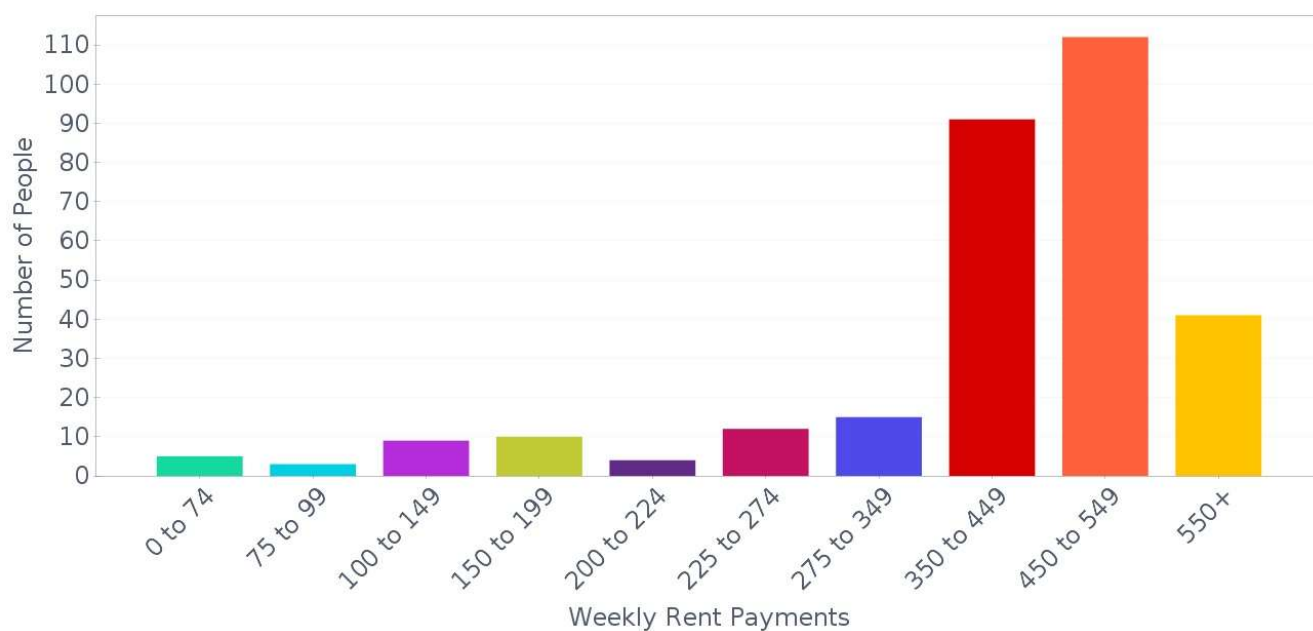
Home Ownership (2021)



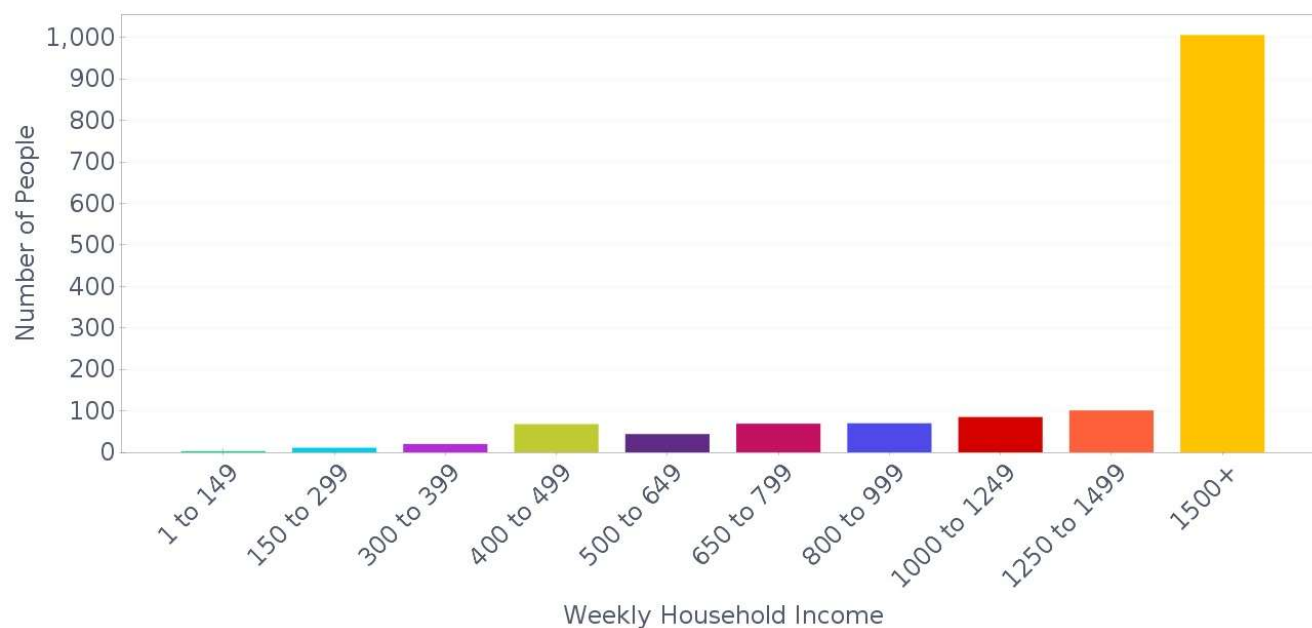
Home Loan Repayments - Monthly (2021)



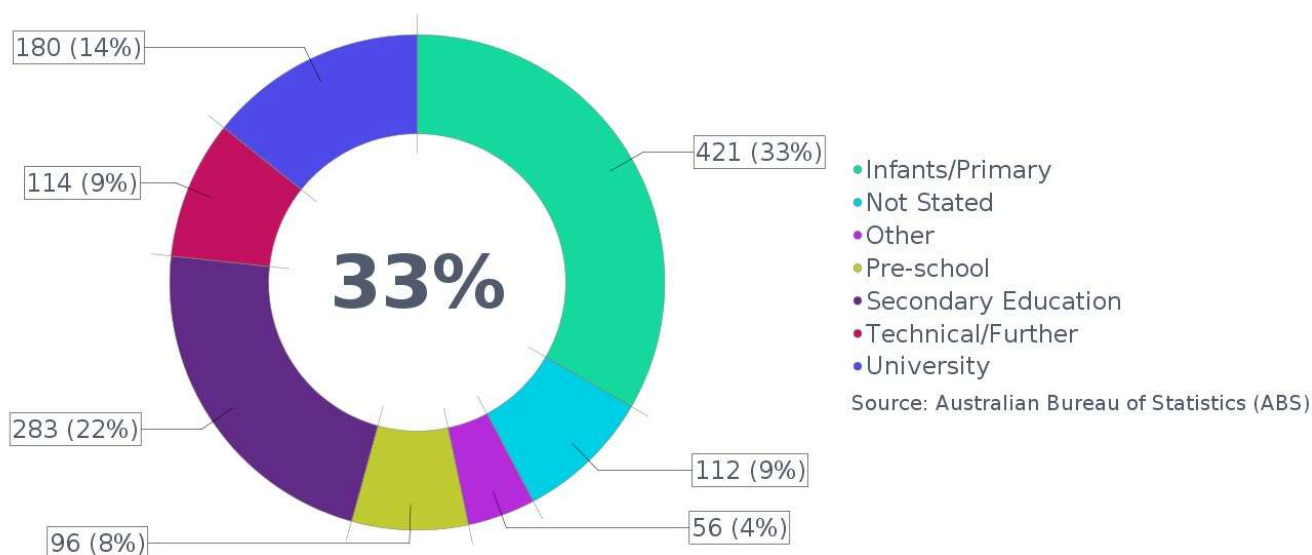
Rent Payments - Weekly (2021)



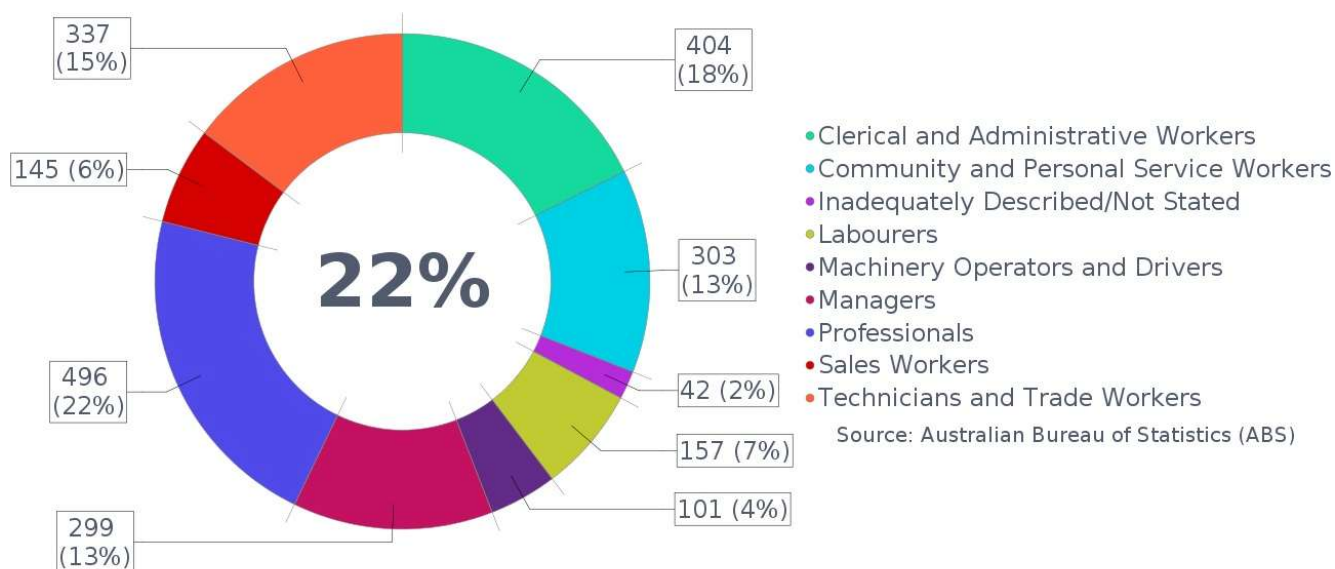
Household Income - Weekly (2021)



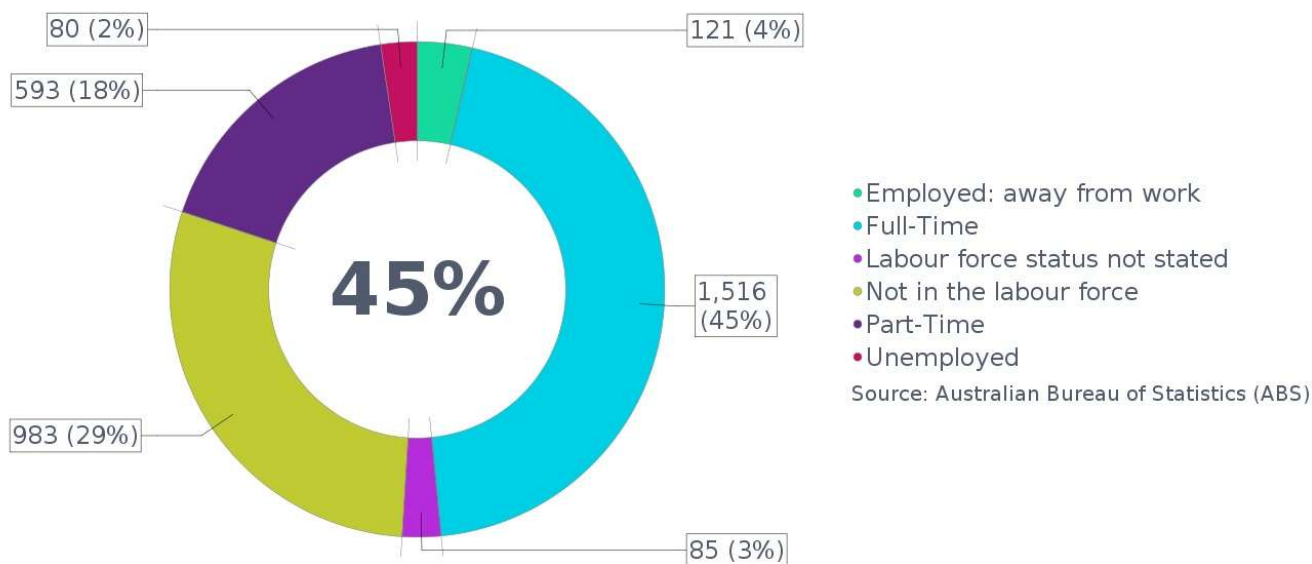
Non-School Qualification: Level of Education (2021)



Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)

