



Property Report



Prepared by Jason El-Khoury

36 Melbourne Avenue Deakin ACT 2600

 Land: 1429m²

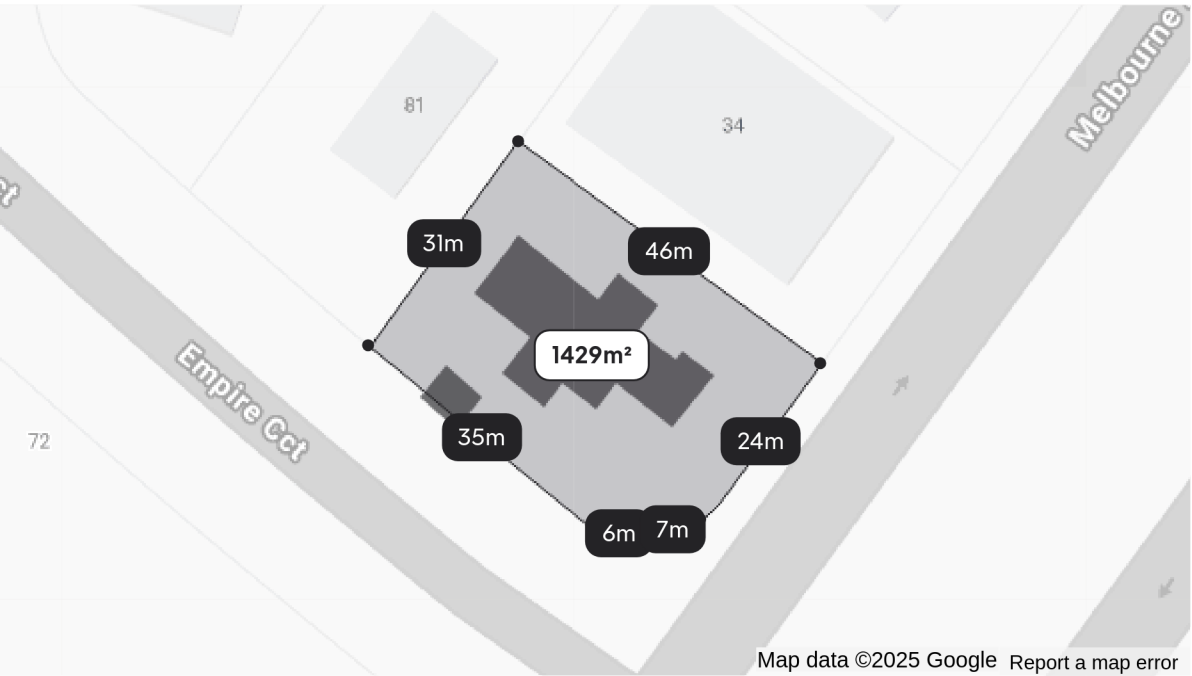
House | Lot: 4

Jason El-Khoury
HIVE Property

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TARGET PROPERTY



Measurements are estimates only. Data provided under licence from © Geoscape Australia 2022.



SOLD PROPERTIES

**72 National Circuit**

Deakin ACT 2600

🏠 5 🚶 3 🚗 4 🏠 Land: 2016m² 📏 -Price / m² \$2,118

Year built -

Distance 0.5km

Property type House

\$4,270,000

Last sold 17 Jul 2025

280 days on site

**55 Mugga Way**

Red Hill ACT 2603

🏠 5 🚶 4 🚗 4 🏠 Land: 1946m² 📏 Floor: 359m²Price / m² \$2,068

Year built -

Distance 1.9km

Property type House

\$4,025,000

Last sold 05 May 2025

53 days on site

**48 Dominion Circuit**

Forrest ACT 2603

🏠 4 🚶 2 🚗 2 🏠 Land: 1400m² 📏 -Price / m² \$2,464

Year built -

Distance 0.5km

Property type House

\$3,450,000

Last sold 17 Oct 2024

169 days on site

**7 Arkana Street**

Yarralumla ACT 2600

🏠 4 🚶 3 🚗 2 🏠 Land: 1688m² 📏 -Price / m² \$1,995

Year built -

Distance 1.3km

Property type House

\$3,368,000

Last sold 28 Aug 2024

105 days on site



88 Empire Circuit

Deakin ACT 2600

5 4 2 Land: 1762m² Floor: 348m²

Price / m² \$1,906 Year built -
Distance 0.5km Property type House

\$3,360,000

Last sold 12 Jun 2025

21 days on site



61 Empire Circuit

Forrest ACT 2603

4 2 3 Land: 1504m² Floor: 184m²

Price / m² \$2,194 Year built -
Distance 0.4km Property type House

\$3,300,000

Last sold 18 Jul 2025

23 days on site



5 La Perouse Street

Griffith ACT 2603

3 2 2 Land: 1268m² Floor: 240m²

Price / m² \$2,523 Year built -
Distance 1.5km Property type House

\$3,200,000

Last sold 14 Mar 2025

44 days on site



24 Fergusson Crescent

Deakin ACT 2600

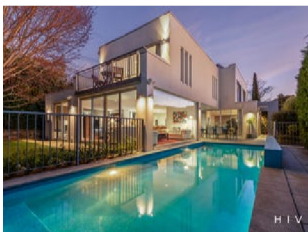
5 3 5 Land: 759m² Floor: 414m²

Price / m² \$4,163 Year built 2011
Distance 0.7km Property type House

\$3,160,000

Last sold 26 Jun 2025

99 days on site



15 Rawson Street

Deakin ACT 2600

5 3 2 Land: 729m² Floor: 302m²

Price / m² \$4,197 Year built 2003
Distance 1.2km Property type House

\$3,060,000

Last sold 17 Sep 2024

20 days on site



15 Carrington Street

Deakin ACT 2600

4 2 2 Land: 654m² -

Price / m² \$4,281

Year built -

Distance 1.2km

Property type House

\$2,800,000

Last sold 21 Sep 2024

24 days on site



40 Lawley Street

Deakin ACT 2600

4 4 2 Land: 908m² -

Price / m² \$3,017

Year built 1965

Distance 1.4km

Property type House

\$2,740,000

Last sold 03 May 2025

31 days on site



102 Buxton Street

Deakin ACT 2600

5 2 2 Land: 706m² Floor: 275m²

Price / m² \$3,541

Year built 2018

Distance 1.0km

Property type House

\$2,500,000

Last sold 04 Apr 2025

143 days on site



MARKET INSIGHTS - SALES

Understanding the current market relating to your property. Sourced by PropTrack and realestate.com.au.

Deakin market snapshot in the last 12 months

For houses in Deakin. Trend data is calculated based on a rolling twelve month period.

Median sale price

\$1.8m

↓ Down 1.1% from this time last year

Sold volume

42

↑ Up 16.7% from this time last year

Price growth

-1.1%

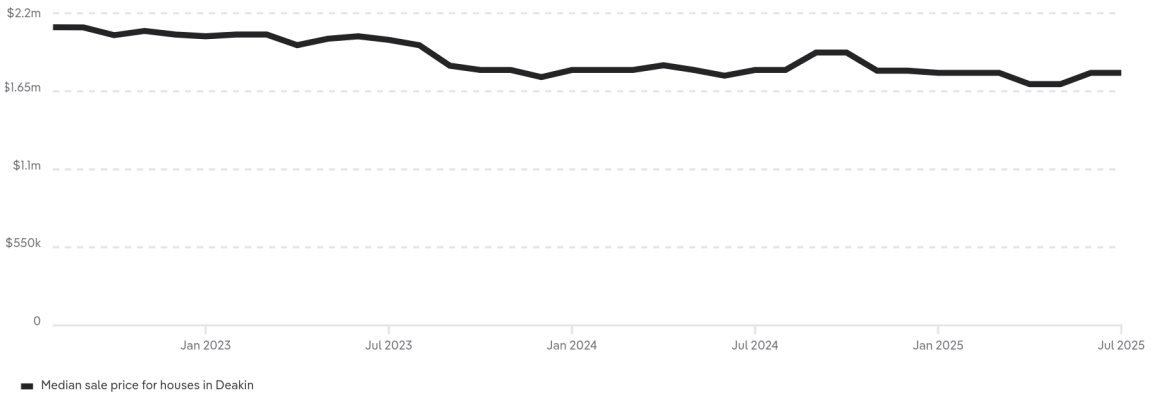
Median days on market

42 days

↑ Up 68% from this time last year

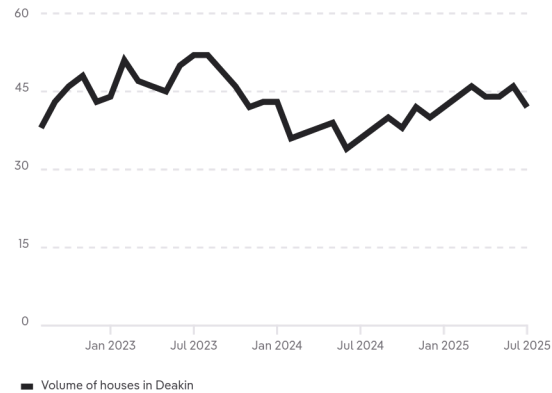
Median sale price - 3 year trend

Showing the median sale price of houses in Deakin



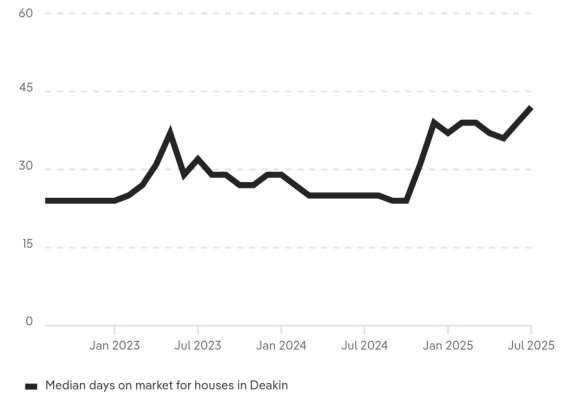
Properties sold - 3 year trend

Showing how many houses in Deakin have sold



Median days on market - 3 year trend

Showing how long it takes houses in Deakin to sell





Demand for similar properties

Market activity on realestate.com.au for houses in Deakin

Potential buyers

148

↓ Down 3.3% from this time last week

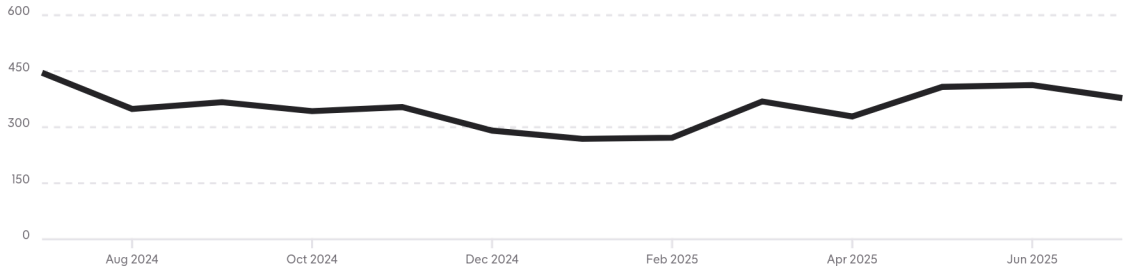
Similar for sale

8

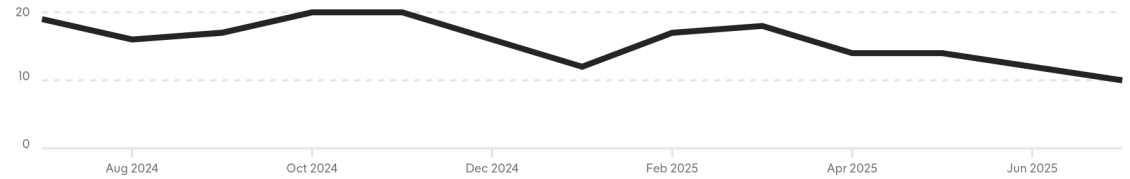
↑ Up 33.3% from this time last week

Potential buyers

Showing the number of people who are seriously interested in listings for houses in Deakin on realestate.com.au



Similar properties for sale



Potential buyers calculation - People demonstrate serious interest on realestate.com.au with sales listings through a combination of high buyer-specific behaviour. Behaviour includes actions like saving a property, sending enquiries, contacting agents or saving inspection times over multiple visits and days. The number of potential buyers is determined by aggregating both MyREA members and anonymous users, and takes into account usage of multiple devices by the same user.



APPRAISAL PRICE

36 Melbourne Avenue

Deakin ACT 2600

 -  -  -  1429m² | House

\$2,700,000 - \$3,300,000

MY SALE ESTIMATE





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*Agent supplied: This price is currently unconfirmed and will be updated once verified against our other data sources.

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