

more than money

nab

PROPERTY REPORT

17/70-76 Madigan Street
Hackett ACT 2602

Prepared on: 16 November 2025

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CoreLogic

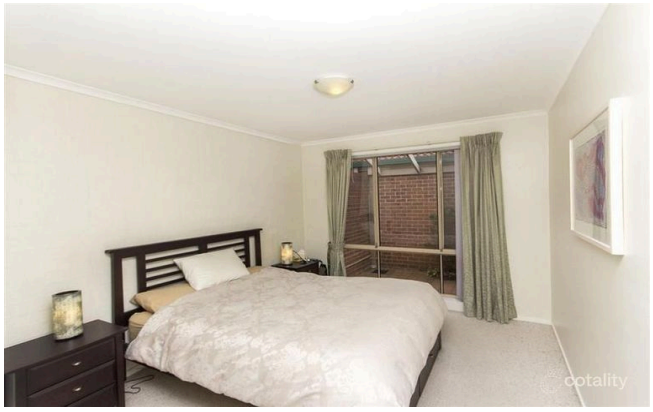
17/70-76 Madigan Street Hackett ACT 2602

2 1 1 88m²

Property Details

Lot/Plan	HACKETT: Block 5, Section 18, Unit 17	**Property Type**	Unit
Year Built	1990	**Council Area**	Canberra Central
Zone	2, Other Residential	**Land Use Primary**	Multiple Unit Dwelling









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17/70-76 Madigan Street Hackett ACT 2602

Estimated Value

Estimated Value:	Estimated Value Range:	Estimated Value Confidence:
$665,000	$591,000 - $737,000	 Low High

Estimated Value as at 10 November 2025. An automated valuation model estimate (Estimated Value) is a statistically derived estimate of the value of the subject property. An Estimated Value must not be relied upon as a professional valuation or an accurate representation of the market value of the subject property as determined by a valuer. For further information about the estimated value, please refer to the below and the end of this document.

How to read this estimate

The estimate has been broken into confidence level categories based on the criteria listed below

- High confidence is typically caused by a low degree of variability between the subject and comparable properties and/or high availability of comparable property data in the area.
- Medium confidence is typically caused by a medium degree of variability between the subject and comparable properties and/or medium availability of comparable property data in the area.
- Low confidence is typically caused by a high degree of variability between the subject and comparable properties and/or low availability of comparable property data in the area.

Doing your research

This estimate is a starting point only. To determine the property's value we recommend you supplement this estimate by doing other research to take into account a property's special features and current market conditions. You may want to consider:

- the current sale price
- last sale price / date
- recent sales in the area
- visiting the house (where possible)
- contacting an agent for a price guide on this property or similar ones in the area
- requesting a valuation from a licensed valuer

Property Activity Summary

Date	Activity	Value	Details
13 Mar 2024	For Rent	$540 per week	Campaign period: 13/03/2024 - 02/04/2024, Listed by: Ray White Canberra, Days on market: 21
18 Jun 2020	For Rent	$460 per week	Campaign period: 18/06/2020 - 01/07/2020, Listed by: Josephine Jankovic, Independent Property Management, Days on market: 14
07 Jun 2019	For Rent	$460 per week	Campaign period: 07/06/2019 - 25/06/2019, Listed by: JANKOVIC JOSEPHINE, Independent Property Management, Days on market: 19
04 Apr 2016	For Rent	$425 per week	Campaign period: 04/04/2016 - 08/04/2016, Listed by: GRAHAM LIZ, Independent Property Management - TURNER, Days on market: 5

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Property Activity Summary

Date	Activity	Value	Details
22 Jan 2014	For Rent	$475 PER WEEK	Campaign period: 22/01/2014 - 22/01/2014, Listed by: LIV MICHELLE, INDEPENDENT PROPERTY MANAGEMENT, Days on market: 1
04 Dec 2009	Sold	$420,000	Sale Method: Unknown, Sale Advised by: Government
07 Nov 2009	For Sale	$420,000+	Campaign period: 07/11/2009 - 21/11/2009, Listing Type: Private Treaty, Listed by: JENNY, RICHARD LUTON PROPERTIES, Days on market: 15
08 Sep 2004	Sold	$279,000	Sale Method: Unknown, Sale Advised by: Government
01 Mar 1993	Sold	$153,000	Sale Method: Unknown, Sale Advised by: Government
01 Mar 1993	Sold	$153,000	Sale Method: Unknown, Sale Advised by: Government

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Recently Sold Properties



2/48 Madigan Street Hackett ACT 2602

2	1	1	80m²

Sale Price	**$590,000**	Sale Method	Private Treaty
Sale Date	26/05/2025	Days on Market	73

0.2km from property

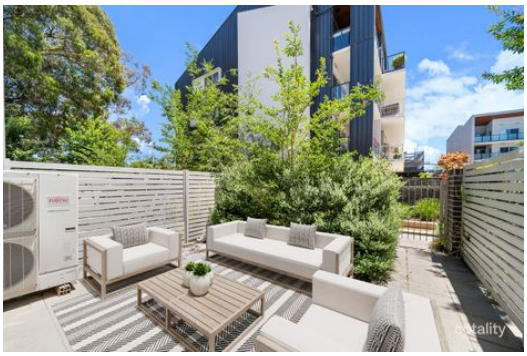


5/25 Frencham Street Downer ACT 2602

2	1	-	74m²

Sale Price	**$632,000**	Sale Method	Private Treaty
Sale Date	10/10/2025	Days on Market	30

1.7km from property



35/45 Frencham Street Downer ACT 2602

2	2	1	105m²

Sale Price	**$710,000**	Sale Method	Private Treaty
Sale Date	19/03/2025	Days on Market	64

1.7km from property



13/20 Bradfield Street Downer ACT 2602

2	2	1	69m²

Sale Price	**$655,000**	Sale Method	Private Treaty
Sale Date	22/07/2025	Days on Market	84

1.8km from property

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Properties For Sale



10/70-76 Madigan Street Hackett ACT 2602

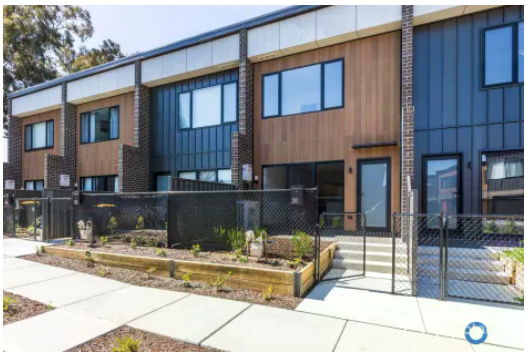
2 | 1 | 1 | 93m²

First Ad Price $745,000

Latest Ad Price $719,950

Listing Method - Days on Market -

0km from property



14 Beechworth Street Watson ACT 2602

2 | 2 | 2 | 100m²

First Ad Price $699,000+

Latest Ad Price $699,000+

Listing Method - Days on Market -

1.8km from property



13A Negus Crescent Watson ACT 2602

2 | 2 | 2 | 93m²

First Ad Price Offers Above $699,999

Latest Ad Price Offers Above $699,999

Listing Method - Days on Market -

2km from property



15/7 Buninyong Street Watson ACT 2602

2 | 2 | 2 | -

First Ad Price $749,000

Latest Ad Price $699,000+

Listing Method - Days on Market -

2km from property

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Properties For Rent



13B Negus Crescent Watson ACT 2602

2 | 2 | 1 | -

Rent Price **$650/Week** Days on Market -

Campaign Period 13 Nov 2025 - 15 Nov 2025

2km from property



206/6-8 Cape Street Dickson ACT 2602

2 | 2 | 2 | 78m^2

Rent Price **$660/Week** Days on Market -

Campaign Period 28 Oct 2025 - 15 Nov 2025

2.4km from property



212/19-21 Challis Street Dickson ACT 2602

2 | 2 | 1 | 77m^2

Rent Price **$650/Week** Days on Market -

Campaign Period 03 Nov 2025 - 15 Nov

2.6km from property



305/352 Northbourne Avenue Dickson ACT 2602

3 | 2 | 1 | 81m^2

Rent Price **$800/Week** Days on Market -

Campaign Period 30 Jun 2025 - 15 Nov

2.8km from property

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Local School Details

School Address	Distance	School Type	Gender	Sector	Enrolments
Dickson College 184 Phillip Avenue Dickson ACT 2602	0.9km	Secondary	Mixed	Government	851
North Ainslie Primary School 130-140 Majura Avenue Ainslie ACT 2602	1.7km	Primary	Mixed	Government	567
Blue Gum Community School 114 Maitland Street Hackett ACT 2602	0.1km	Combined	Mixed	Non-Government	112
Rosary Primary School 9 Fleming Street Watson ACT 2602	0.8km	Primary	Mixed	Non-Government	310
Majura Primary School 101 Knox Street Watson ACT 2602	1.4km	Primary	Mixed	Government	552

Property within school catchment

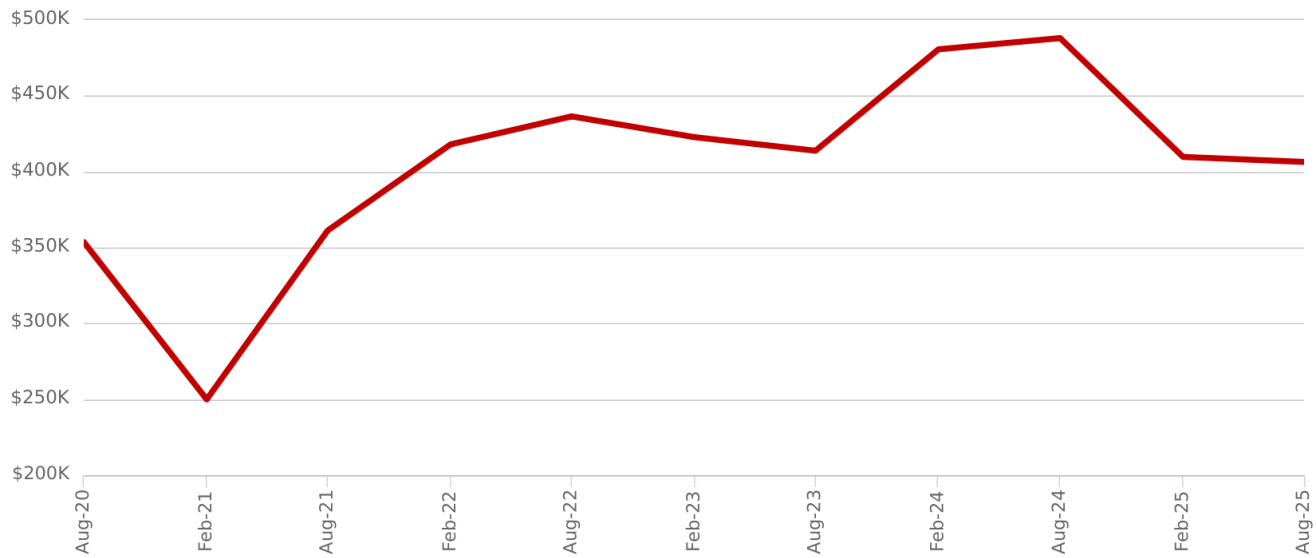
Property outside school catchment (government)/no catchment applies (non-government)

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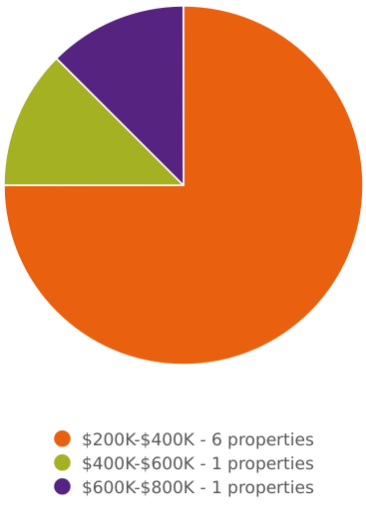
Hackett Insights - Units

Year Ending	Properties Sold	Median Value	Change in Median Value (12 months)
Aug 2025	8	$406,466	▼ 16.71%
Aug 2024	9	$488,068	▲ 17.93%
Aug 2023	13	$413,833	▼ 5.18%
Aug 2022	11	$436,472	▲ 20.82%
Aug 2021	10	$361,235	▲ 2.12%
Aug 2020	6	$353,711	▲ 28.57%

Median Value (monthly)



Property Sales by Price (Past 12 months)



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Hackett Insights - Units

Median Weekly Asking Rent

2025	2024
-	$475

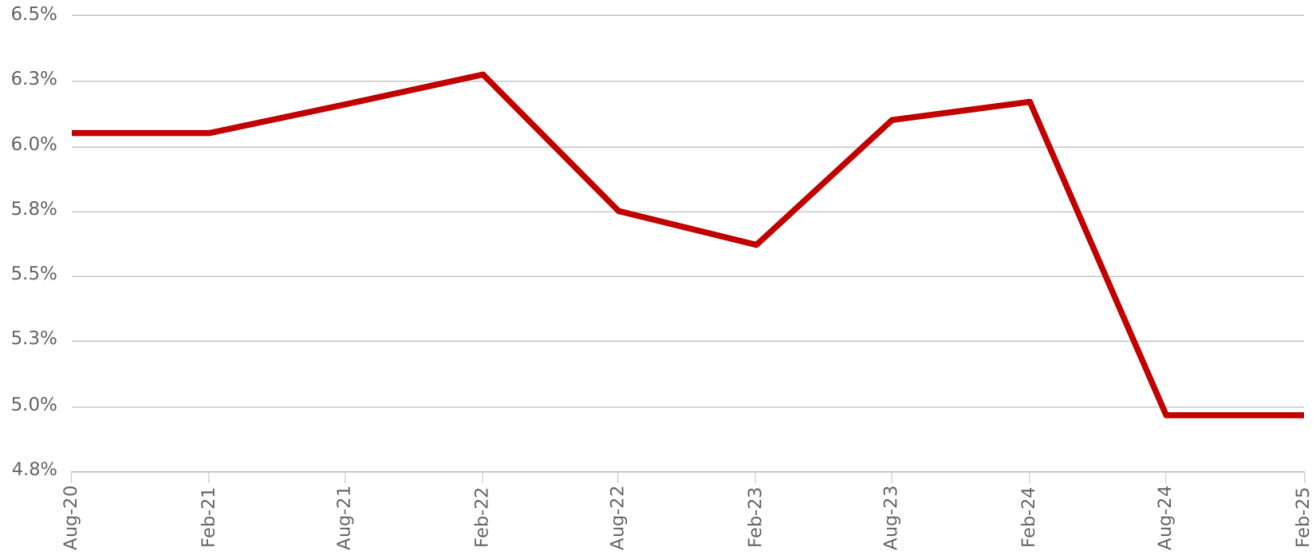
Indicative Gross Rental Yield

2025	2024
4.96%	-

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



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