

A bright yellow bicycle is parked on a paved surface against a white picket fence. The bicycle has a brown leather saddle, a rear rack, and a front basket filled with pink flowers. The background shows a blurred house and trees. A yellow rectangular box in the top right corner contains the text 'RayWhite.'

RayWhite.

Suburb
flyover
report

GIRRAWEE (HOUSE)

PREPARED BY: DEMI LOLIAS, RAY WHITE NIGHTCLIFF

GIRRAWEEN - Suburb Map



GIRRAWEEEN - Sales Statistics (Houses)

| Year | # Sales | Median | Growth | Low | High |
|------|---------|------------|---------|------------|--------------|
| 2005 | 37 | \$ 330,000 | 0.0 % | \$ 86,000 | \$ 500,000 |
| 2006 | 30 | \$ 362,500 | 9.8 % | \$ 150,000 | \$ 650,000 |
| 2007 | 40 | \$ 279,188 | -23.0 % | \$ 78,000 | \$ 2,660,000 |
| 2008 | 57 | \$ 290,000 | 3.9 % | \$ 175,000 | \$ 783,000 |
| 2009 | 32 | \$ 352,500 | 21.6 % | \$ 160,000 | \$ 860,000 |
| 2010 | 33 | \$ 500,000 | 41.8 % | \$ 166,667 | \$ 905,000 |
| 2011 | 22 | \$ 597,500 | 19.5 % | \$ 100,000 | \$ 970,000 |
| 2012 | 38 | \$ 649,000 | 8.6 % | \$ 55,000 | \$ 1,150,000 |
| 2013 | 27 | \$ 670,000 | 3.2 % | \$ 45,000 | \$ 2,310,000 |
| 2014 | 27 | \$ 675,000 | 0.7 % | \$ 350,000 | \$ 1,165,000 |
| 2015 | 29 | \$ 600,000 | -11.1 % | \$ 120,000 | \$ 1,560,000 |
| 2016 | 25 | \$ 550,000 | -8.3 % | \$ 197,200 | \$ 1,060,000 |
| 2017 | 22 | \$ 582,500 | 5.9 % | \$ 122,500 | \$ 1,080,000 |
| 2018 | 28 | \$ 560,000 | -3.9 % | \$ 291,000 | \$ 822,500 |
| 2019 | 25 | \$ 542,000 | -3.2 % | \$ 285,000 | \$ 1,000,000 |
| 2020 | 16 | \$ 320,000 | -41.0 % | \$ 288,000 | \$ 975,000 |
| 2021 | 32 | \$ 682,500 | 113.3 % | \$ 240,000 | \$ 1,100,000 |
| 2022 | 34 | \$ 750,000 | 9.9 % | \$ 360,000 | \$ 1,300,000 |
| 2023 | 21 | \$ 725,000 | -3.3 % | \$ 375,000 | \$ 1,400,000 |

Median Sale Price
\$666k

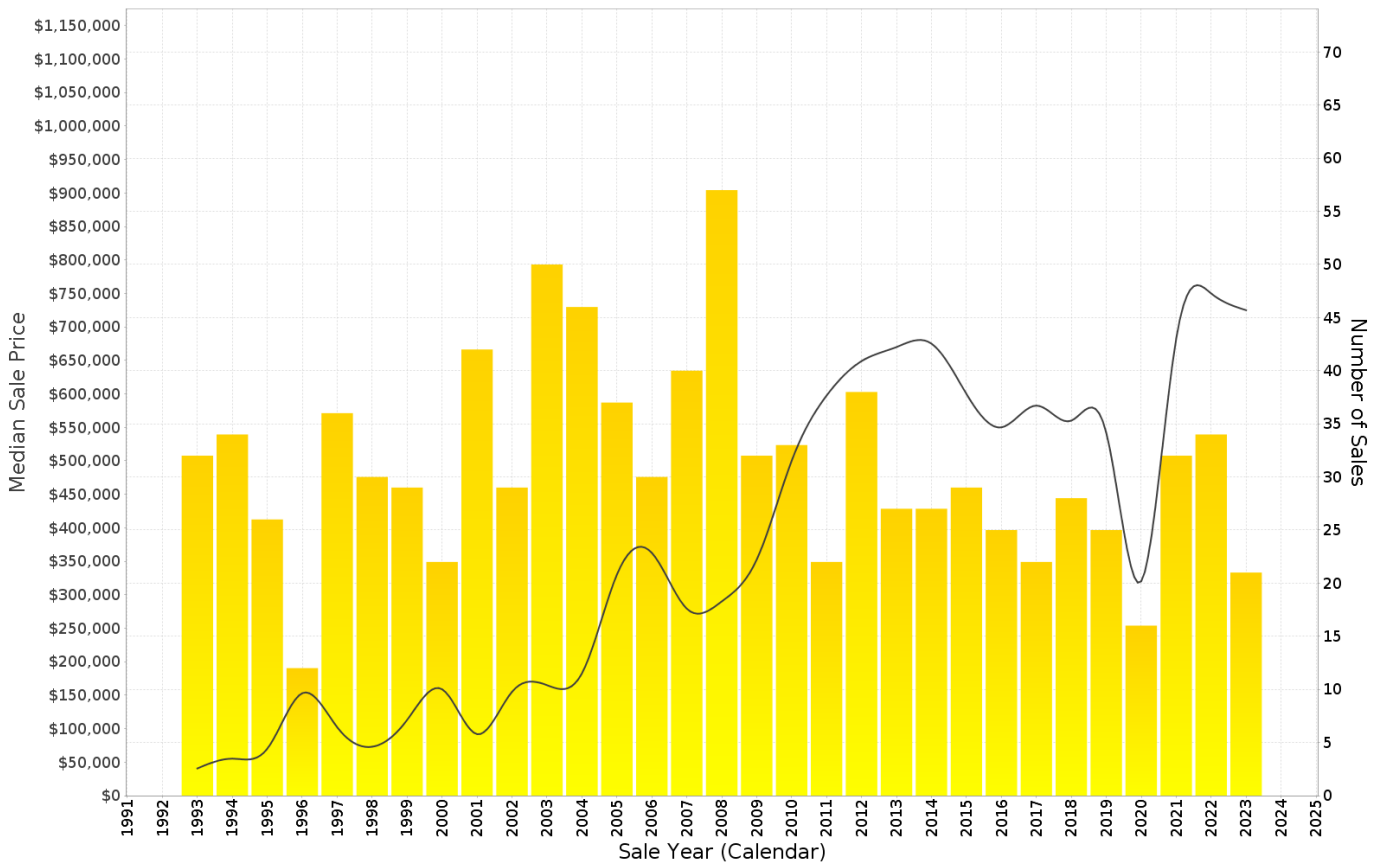
Based on 26 recorded House sales within the last 12 months (Oct '22 - Sep '23)

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

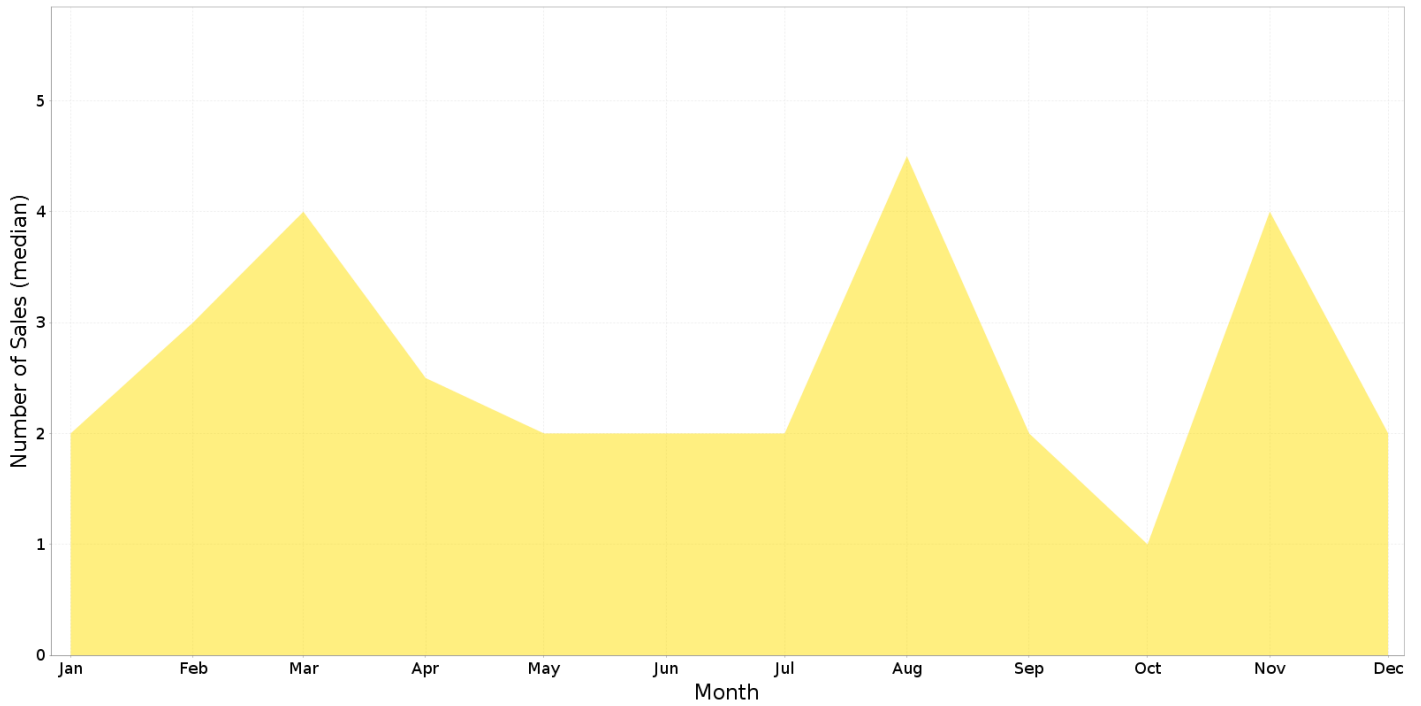
Suburb Growth
-11.2%

Current Median Price: \$665,750
Previous Median Price: \$750,000

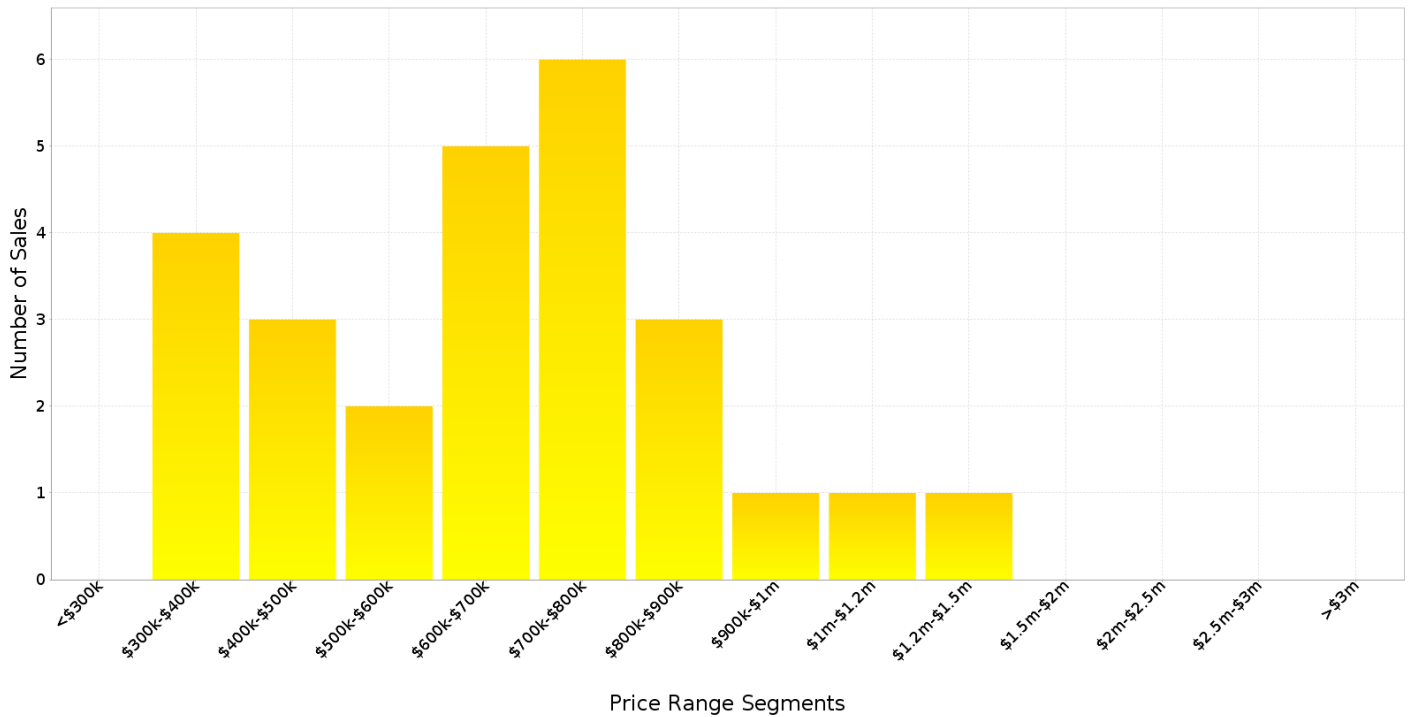
Based on 62 recorded House sales compared over the last two rolling 12 month periods



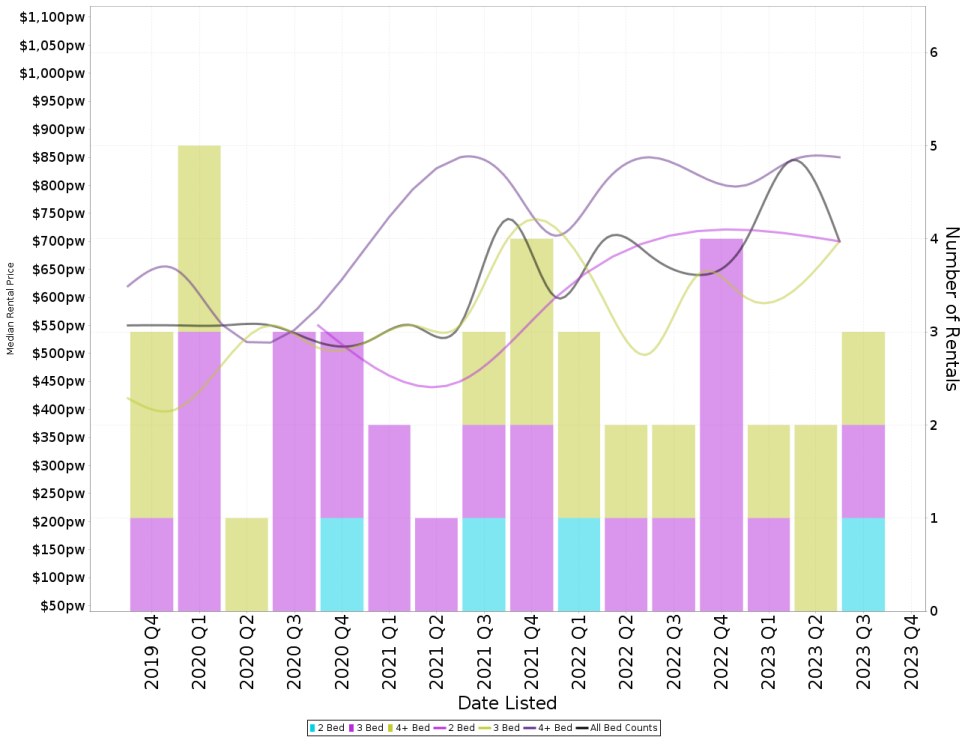
GIRRAWEEN - Peak Selling Periods (3 years)



GIRRAWEEN - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-11.2%

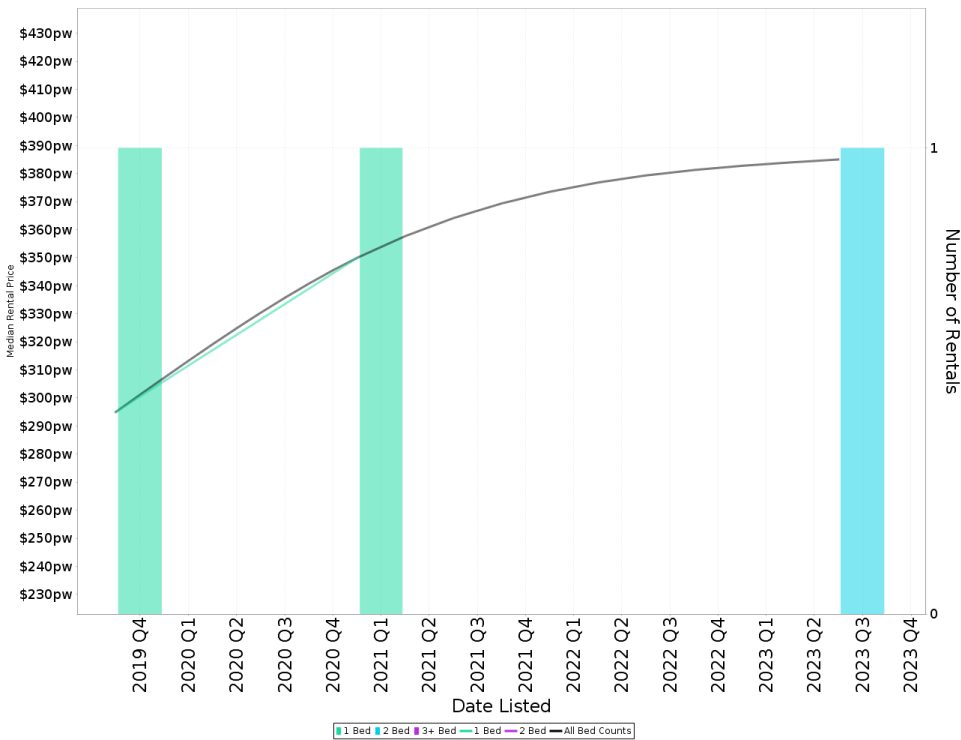
Current Median Price: \$665,750
 Previous Median Price: \$750,000
 Based on 62 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.5%

Current Median Price: \$665,750
 Current Median Rent: \$700
 Based on 11 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

N/A

Suburb Rental Yield

N/A

GIRRAWEEEN - Recently Sold Properties

Median Sale Price

\$666k

Based on 26 recorded House sales within the last 12 months (Oct '22 - Sep '23)

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

Suburb Growth

-11.2%

Current Median Price: \$665,750
Previous Median Price: \$750,000

Based on 62 recorded House sales compared over the last two rolling 12 month periods

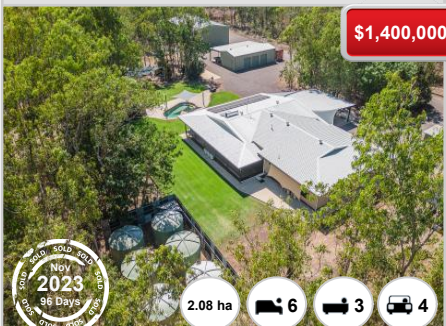
Sold Properties

26

Based on recorded House sales within the 12 months (Oct '22 - Sep '23)

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

40 APLIN RD



\$1,400,000

2.08 ha | 6 Beds | 3 Baths | 4 Car

Sold Nov 2023, 86 Days

130 CORNELIUS CCT

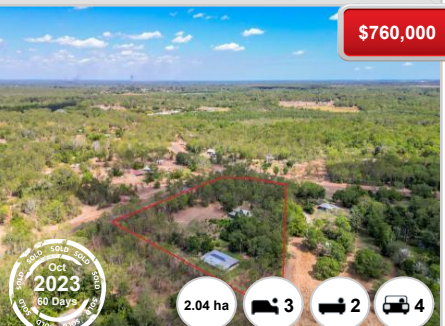


\$800,000

3.04 ha | 4 Beds | 2 Baths | 6 Car

Sold Oct 2023, N/A

20 JESSE RD




\$760,000

2.04 ha | 3 Beds | 2 Baths | 4 Car

Sold Oct 2023, 60 Days

7 WETHERBY RD




\$725,000

2.11 ha

2.11 ha | 7 Beds | 4 Baths | - Car

Sold Nov 2023, 100 Days

65 EMANUEL RD



\$666,500

3.51 ha

3.51 ha | 5 Beds | 3 Baths | 4 Car

Sold Sep 2023, 85 Days

135 PIONEER DR




\$375,000

1.97 ha

1.97 ha | 4 Beds | 2 Baths | 2 Car

Sold Oct 2022, 100 Days

360 PRODUCE RD



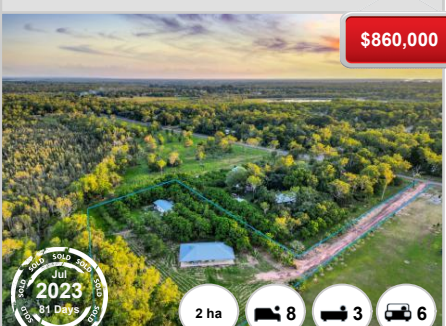
\$725,000

2.00 ha

2 ha | - Beds | - Baths | - Car

Sold Nov 2023, 100 Days

226 POWER RD



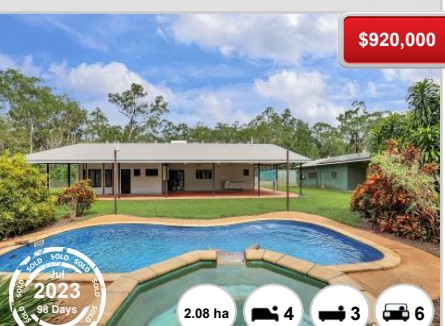
\$860,000

2 ha

2 ha | 8 Beds | 3 Baths | 6 Car

Sold Jul 2023, 81 Days

11 GOLD CRT



\$920,000

2.08 ha

2.08 ha | 4 Beds | 3 Baths | 6 Car

Sold Jul 2023, 98 Days

85 BRIDGEMARY CRES

\$806,000



335 PRODUCE RD

\$450,000

