

**RayWhite.**

**Suburb  
flyover  
report**

GRAY (HOUSE)

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# GRAY - Suburb Map



# GRAY - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	121	\$ 229,000	0.0 %	\$ 25,000	\$ 385,000
2006	79	\$ 285,000	24.5 %	\$ 22,000	\$ 389,000
2007	88	\$ 320,000	12.3 %	\$ 50,184	\$ 520,000
2008	53	\$ 358,000	11.9 %	\$ 2,372	\$ 550,000
2009	40	\$ 410,000	14.5 %	\$ 189,000	\$ 650,000
2010	37	\$ 440,000	7.3 %	\$ 75,050	\$ 580,000
2011	44	\$ 415,000	-5.7 %	\$ 58,604	\$ 625,000
2012	42	\$ 454,500	9.5 %	\$ 54,262	\$ 629,000
2013	56	\$ 486,000	6.9 %	\$ 42,500	\$ 690,000
2014	41	\$ 500,000	2.9 %	\$ 74,640	\$ 680,000
2015	28	\$ 430,000	-14.0 %	\$ 62,160	\$ 735,000
2016	22	\$ 415,000	-3.5 %	\$ 58,100	\$ 510,000
2017	22	\$ 382,500	-7.8 %	\$ 220,000	\$ 595,000
2018	27	\$ 347,000	-9.3 %	\$ 99,200	\$ 495,000
2019	16	\$ 336,000	-3.2 %	\$ 247,500	\$ 450,000
2020	8	\$ 317,000	-5.7 %	\$ 63,000	\$ 420,000
2021	0				
2022	23	\$ 420,000	0.0 %	\$ 135,050	\$ 645,000
2023	30	\$ 400,000	-4.8 %	\$ 111,250	\$ 685,000

## Median Sale Price

# \$400k

Based on 35 recorded House sales within the last 12 months (Oct '22 - Sep '23)

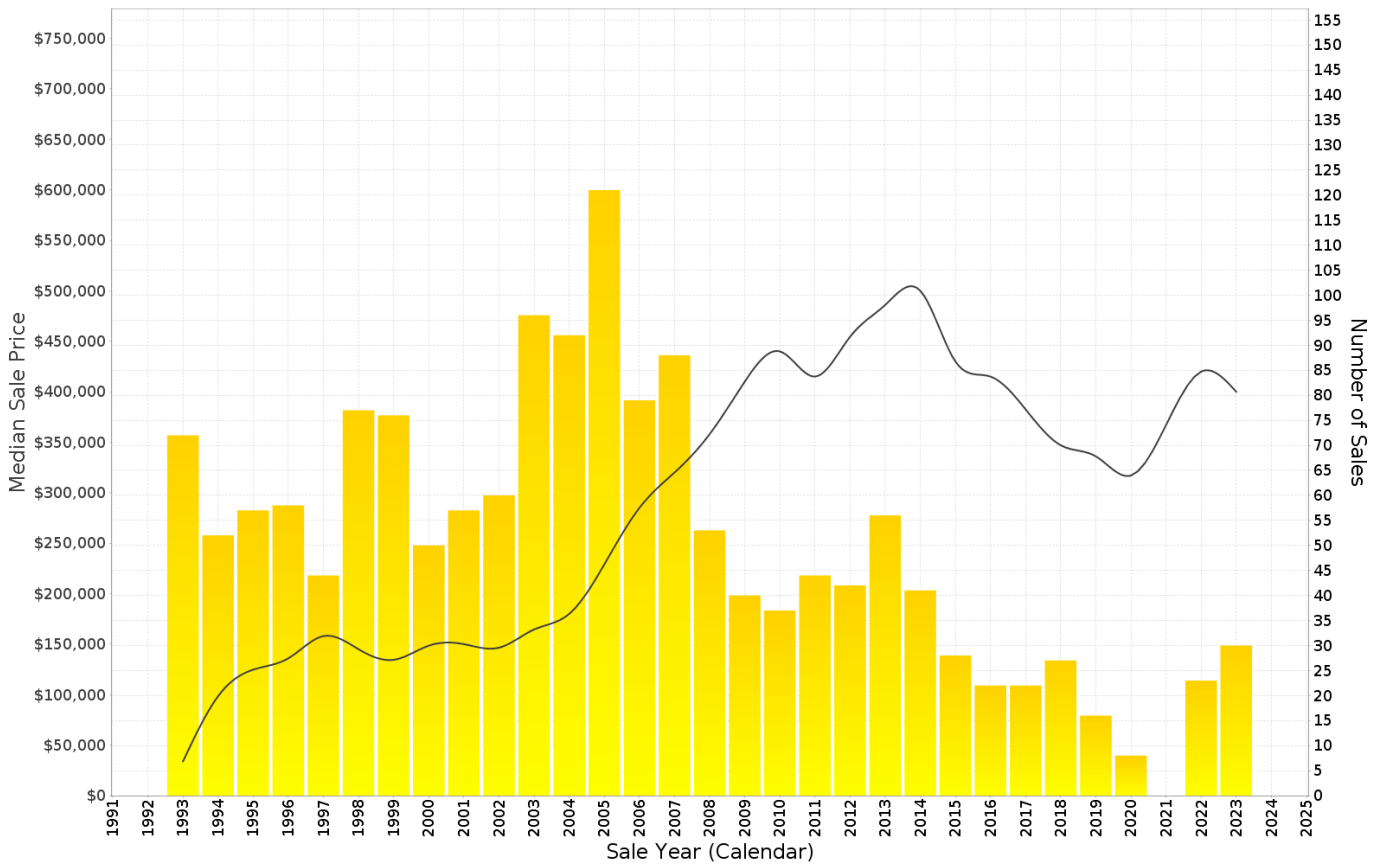
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

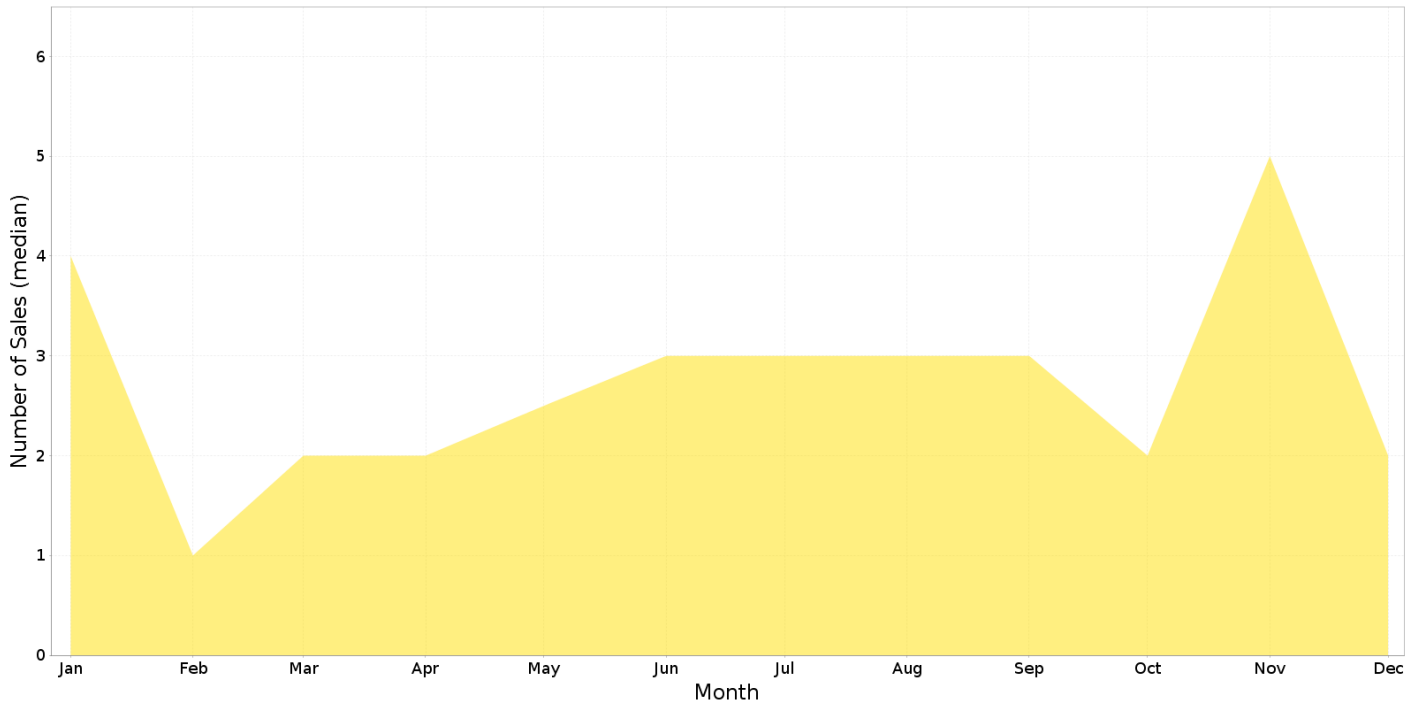
# -15.6%

Current Median Price: \$400,000  
Previous Median Price: \$473,750

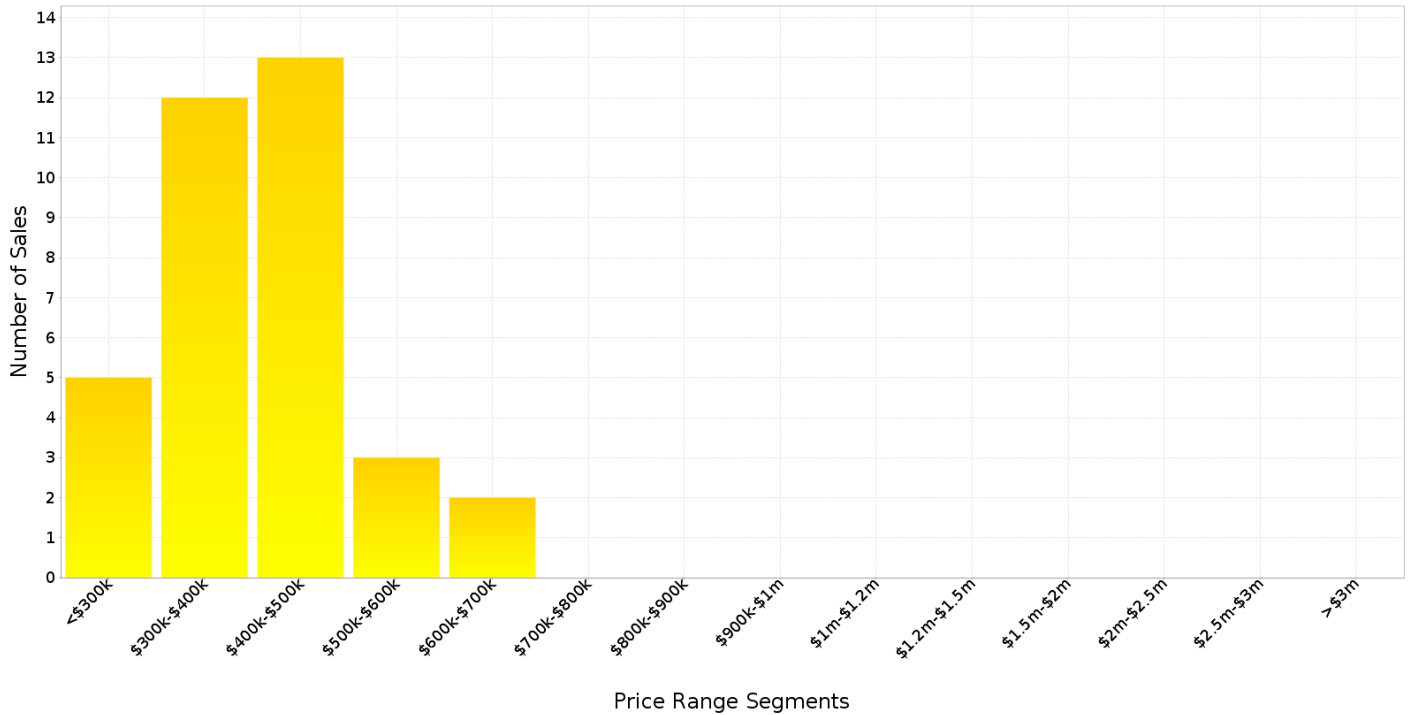
Based on 49 recorded House sales compared over the last two rolling 12 month periods



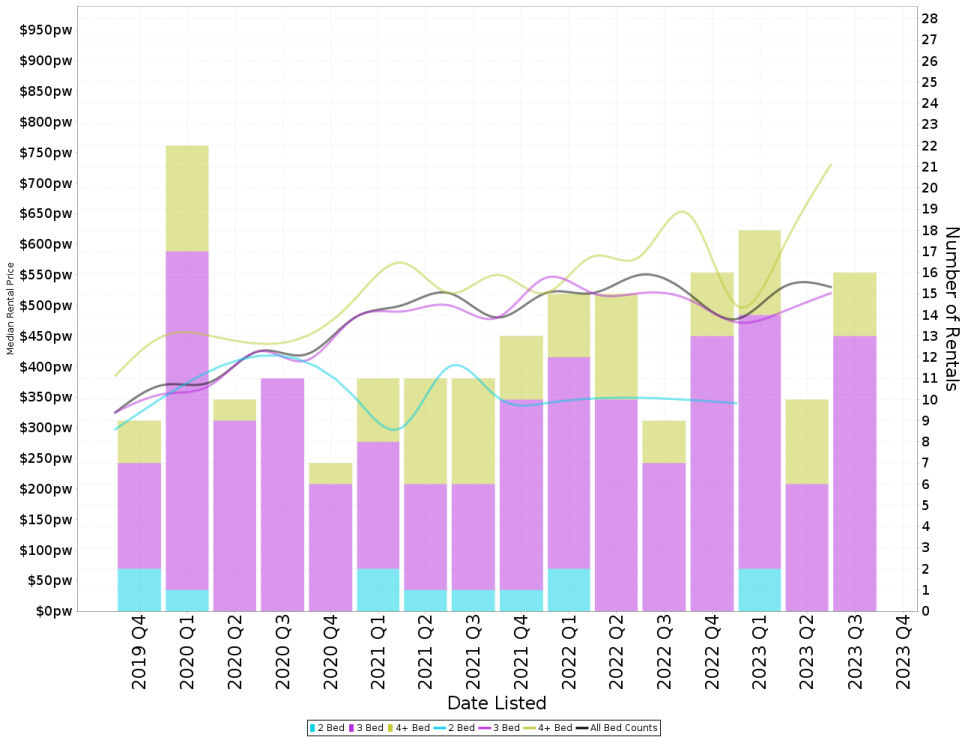
## GRAY - Peak Selling Periods (3 years)



## GRAY - Price Range Segments (12 months)



# Median Weekly Rents (Houses)



## Suburb Sale Price Growth

**-15.6%**

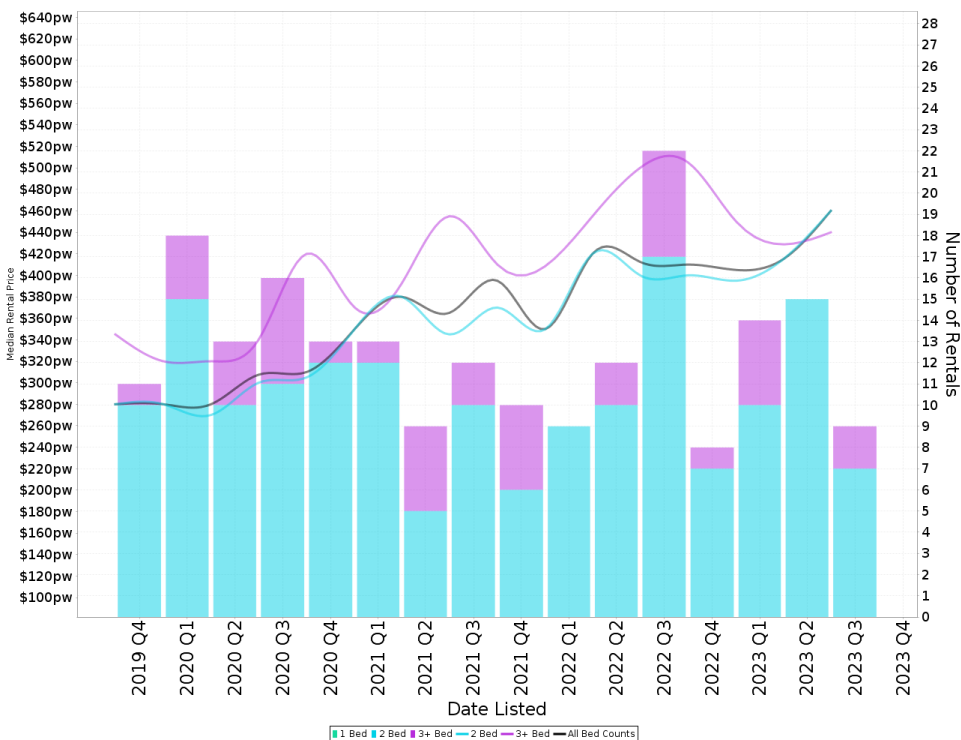
Current Median Price: \$400,000  
Previous Median Price: \$473,750  
Based on 49 registered House sales compared over the last two rolling 12 month periods.

## Suburb Rental Yield

**+6.6%**

Current Median Price: \$400,000  
Current Median Rent: \$510  
Based on 60 registered House rentals compared over the last 12 months.

# Median Weekly Rents (Units)



## Suburb Sale Price Growth

**+10.9%**

Current Median Price: \$270,000  
Previous Median Price: \$243,500  
Based on 25 registered Unit sales compared over the last two rolling 12 month periods.

## Suburb Rental Yield

**+8.0%**

Current Median Price: \$270,000  
Current Median Rent: \$418  
Based on 46 registered Unit rentals compared over the last 12 months.

# GRAY - Recently Sold Properties

Median Sale Price

**\$400k**

Based on 35 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

**-15.6%**

Current Median Price: \$400,000  
Previous Median Price: \$473,750

Based on 49 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**35**

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

**21 MINORELLI CRT**



**\$315,000**



716 m<sup>2</sup> 3 1 3

**49 BAGSHAW CRES**




**\$587,500**




778 m<sup>2</sup> 3 2 2

**1 DUNBAR ST**




**\$325,000**




765 m<sup>2</sup> 3 1 2

**17 CAMPDEN CRT**




**\$325,000**




890 m<sup>2</sup> - - -

**3 ESSINGTON AVE**




**\$380,000**




868 m<sup>2</sup> 3 1 1

**36 NOLTENIUS CCT**




**\$350,000**




813 m<sup>2</sup> 3 1 4

**5 ROSETTA ST**




**\$375,000**




822 m<sup>2</sup> 3 1 2

**85 NOLTENIUS CCT**




**\$340,000**




800 m<sup>2</sup> 3 1 1

**14 BAGSHAW CRES**



**\$400,000**



888 m<sup>2</sup> 3 2 4

**55 PRIEST CCT**

**\$350,000**

Sold Sep 2023  
48 Days

848 m<sup>2</sup> 3 1 2

**57 VICTORIA DR**

**\$350,000**

Sold Aug 2023  
43 Days

760 m<sup>2</sup> 3 1 3

**36 RAFFLES RD**

**\$218,000**

Sold Aug 2023  
N/A

778 m<sup>2</sup> 3 1 2

**5 MINORELLI CRT**

**\$360,000**

Sold Aug 2023  
325 Days

802 m<sup>2</sup> 3 1 2

**23 HANNIBAL CRES**

**\$480,000**

Sold Aug 2023  
39 Days

879 m<sup>2</sup> 3 2 2

CALL VIEW

**15 RAFFLES RD**

**\$415,000**

Sold Jul 2023  
74 Days

883 m<sup>2</sup> 4 2 2

CALL VIEW

**42 PRIEST CCT**

**\$400,000**

Sold Jul 2023  
N/A

734 m<sup>2</sup> 3 1 3

**56 NOLTENIUS CCT**

**\$482,500**

Sold Jul 2023  
110 Days

819 m<sup>2</sup> 5 2 4

**35 ESSINGTON AVE**

**\$420,000**

Sold Jul 2023  
N/A

972 m<sup>2</sup> 3 1 2

**120 PRIEST CCT**

**\$181,000**

Sold Jun 2023  
82 Days

880 m<sup>2</sup> 3 2 5

CALL VIEW

**8 DILLON CCT**

**\$500,000**

Sold Jun 2023  
N/A

849 m<sup>2</sup> 4 2 2

**10 CAMELION CRT**

**\$310,000**

Sold Jun 2023  
258 Days

806 m<sup>2</sup> 3 1 1

# GRAY - Properties For Rent

## Median Rental Price

**\$510 /w**

Based on 60 recorded House rentals within the last 12 months (Oct '22 - Sep '23)

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

## Rental Yield

**+6.6%**

Current Median Price: \$400,000  
Current Median Rent: \$510

Based on 35 recorded House sales and 60 House rentals compared over the last 12 months

## Number of Rentals

**60**

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

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

**1 DUNBAR STREET**

**\$550 per week**

Nov 2023  
2 Days

765 m<sup>2</sup> 3 1 2

**2 SEAGAR COURT**

**\$600 per week**

Nov 2023  
3 Days

785 m<sup>2</sup> 4 2 4

**7 HANNIBAL CRESCENT**

**\$650 per week**

Nov 2023  
8 Days

787 m<sup>2</sup> 3 2 2

**5 EDGECUMBE COURT**

**\$695 per week**

Nov 2023  
13 Days

819 m<sup>2</sup> 4 2 2

**7 LULWORTH COURT**

**\$550.00**

Nov 2023  
14 Days

847 m<sup>2</sup> 3 1 2

**66 PRIEST CIRCUIT**

**\$500 per week**

Nov 2023  
20 Days

764 m<sup>2</sup> 3 1 2

**92 ESSINGTON AVENUE**

**\$580 per week**

Nov 2023  
Days

836 m<sup>2</sup> 4 2 2

**9 EDGECUMBE COURT**

**\$500 per week**

Nov 2023  
25 Days

826 m<sup>2</sup> 3 2 4

**24 SCAMMELL COURT**

**\$470 per week**

Oct 2023  
36 Days

847 m<sup>2</sup> 3 1 2



23 HOGAN COURT

\$450



766 m<sup>2</sup>

3

1

2

2/18 ROSETTA STREET

\$250



352 m<sup>2</sup>

1

1

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