

A bright yellow bicycle is parked on a paved surface in front of 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.

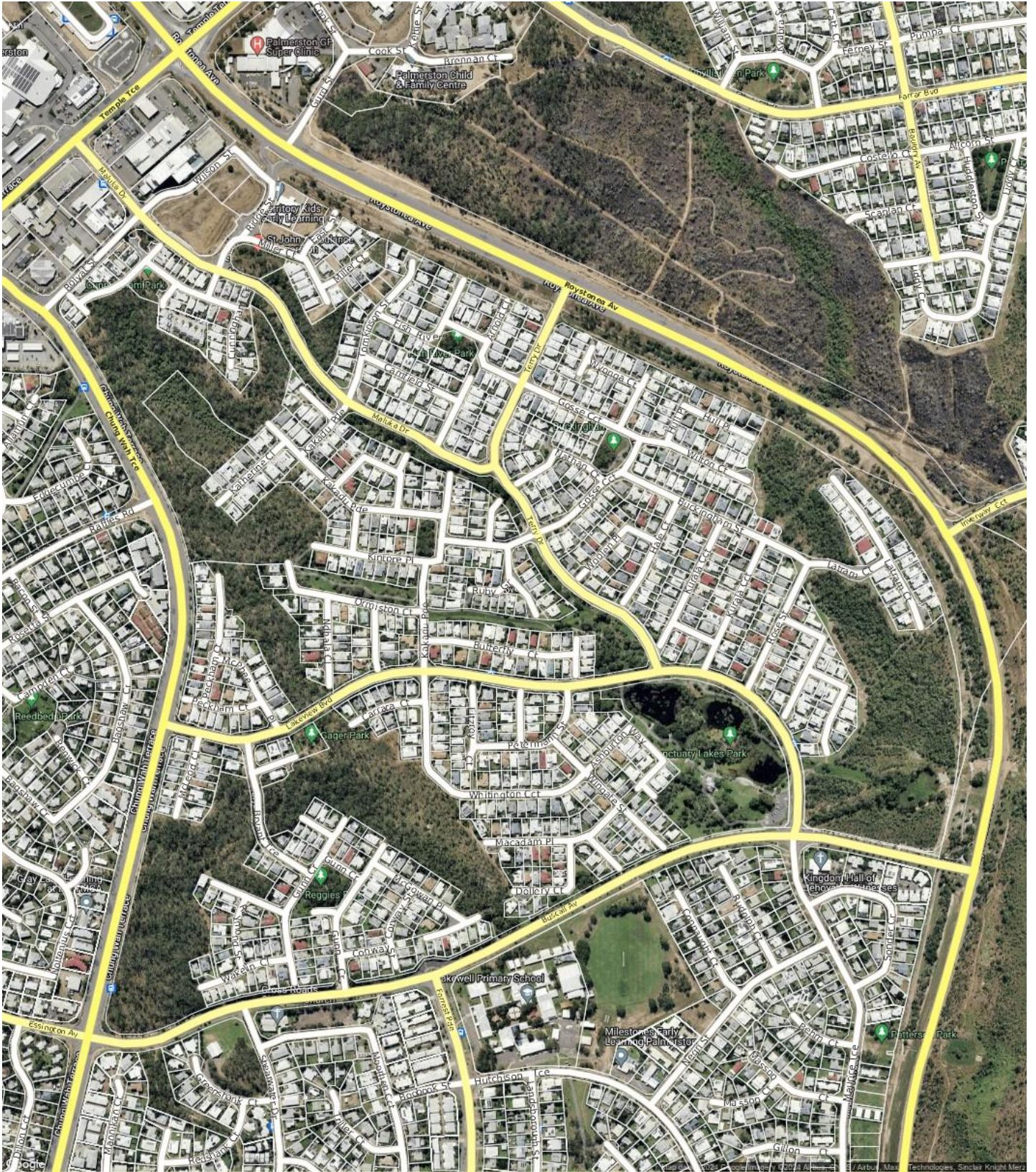
**RayWhite.**

**Suburb**  
flyover  
report

GUNN (HOUSE)

PREPARED BY: DEMI WILLIAMS, RAY WHITE NIGHTCLIFF, PH: 0448951305

# GUNN - Suburb Map



# GUNN - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	60	\$ 374,000	0.0 %	\$ 118,500	\$ 530,000
2007	98	\$ 387,500	3.6 %	\$ 3,200	\$ 575,000
2008	109	\$ 400,000	3.2 %	\$ 84,925	\$ 680,000
2009	103	\$ 460,000	15.0 %	\$ 47,500	\$ 830,000
2010	70	\$ 552,500	20.1 %	\$ 140,400	\$ 800,000
2011	61	\$ 505,000	-8.6 %	\$ 88,200	\$ 900,000
2012	61	\$ 530,000	5.0 %	\$ 260,000	\$ 870,000
2013	52	\$ 577,500	9.0 %	\$ 270,000	\$ 865,000
2014	64	\$ 568,500	-1.6 %	\$ 300,000	\$ 820,000
2015	44	\$ 528,750	-7.0 %	\$ 64,500	\$ 775,000
2016	46	\$ 487,500	-7.8 %	\$ 325,000	\$ 745,000
2017	57	\$ 465,000	-4.6 %	\$ 260,000	\$ 635,000
2018	53	\$ 430,000	-7.5 %	\$ 300,000	\$ 730,000
2019	51	\$ 430,000	0.0 %	\$ 137,500	\$ 700,000
2020	12	\$ 442,500	2.9 %	\$ 390,000	\$ 530,000
2021	0				
2022	67	\$ 520,000	0.0 %	\$ 25,000	\$ 880,000
2023	63	\$ 495,000	-4.8 %	\$ 362,500	\$ 875,000
2024	32	\$ 507,000	2.4 %	\$ 417,500	\$ 915,000

Median Sale Price  
**\$500k**

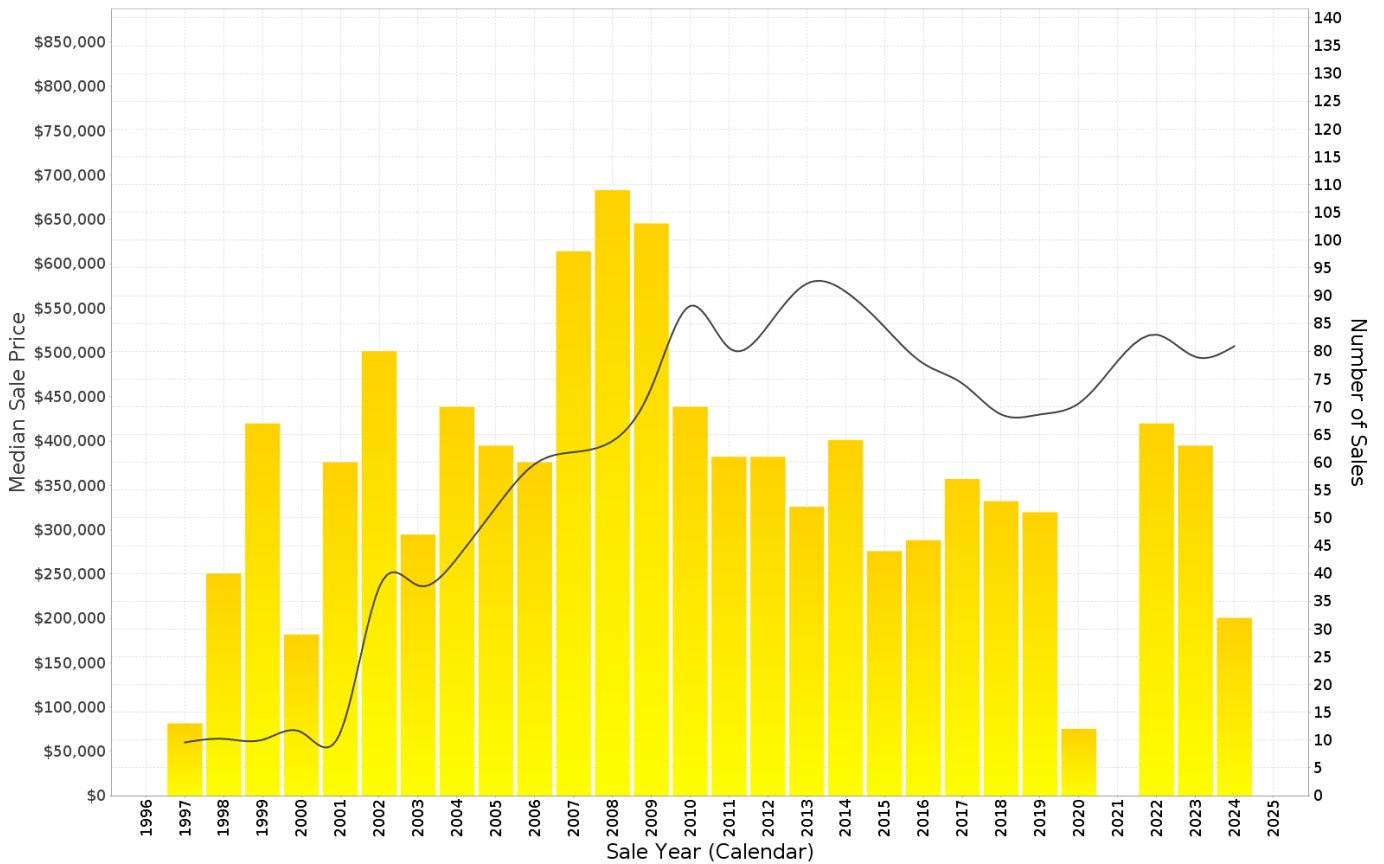
Based on 66 recorded House sales within the last 12 months (Apr '23 - Mar '24)

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

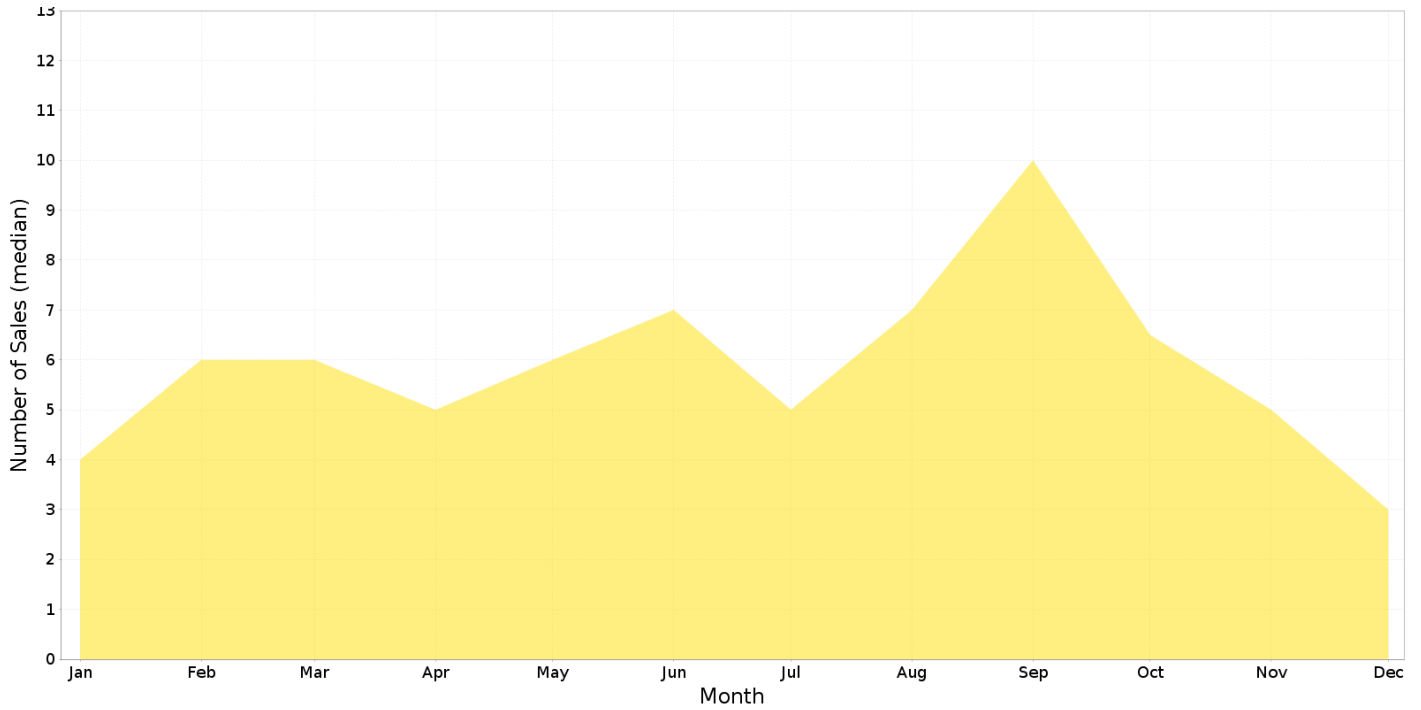
Suburb Growth  
**-3.0%**

Current Median Price: \$499,500  
Previous Median Price: \$515,000

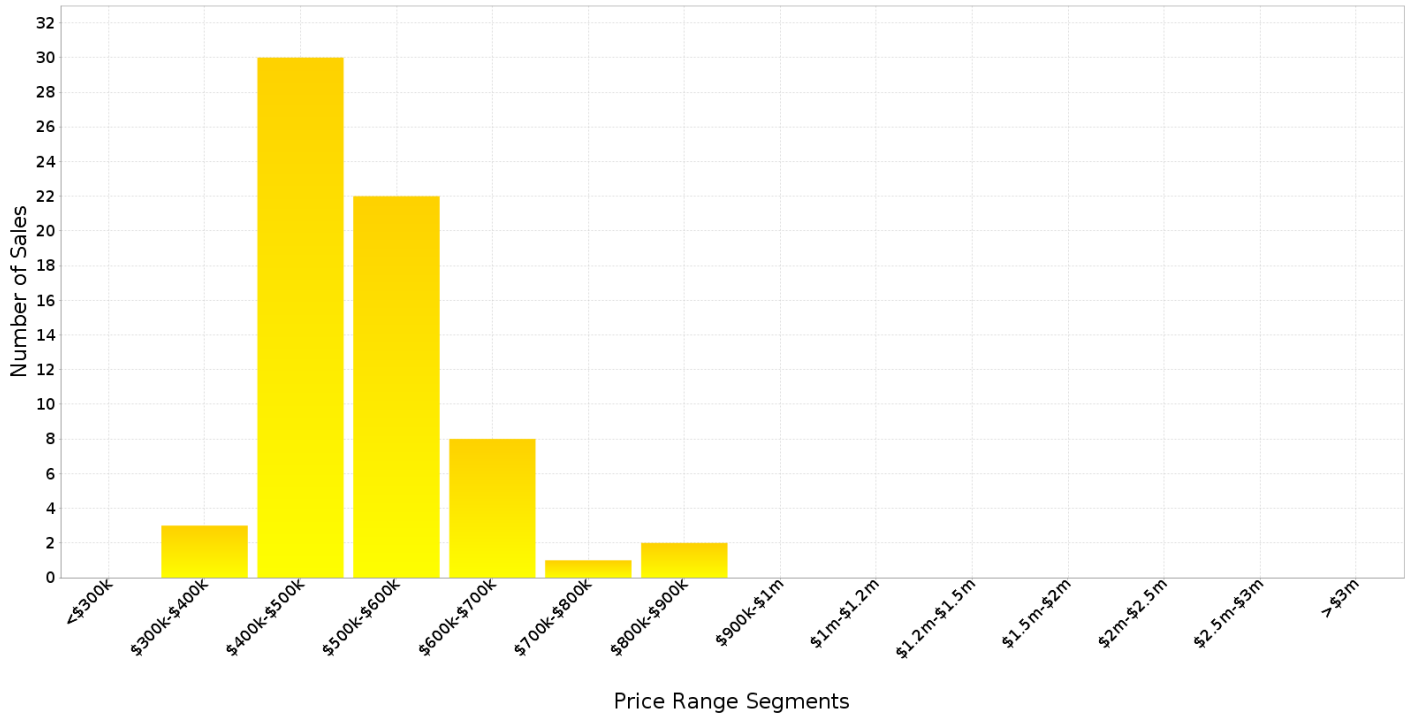
Based on 142 recorded House sales compared over the last two rolling 12 month periods



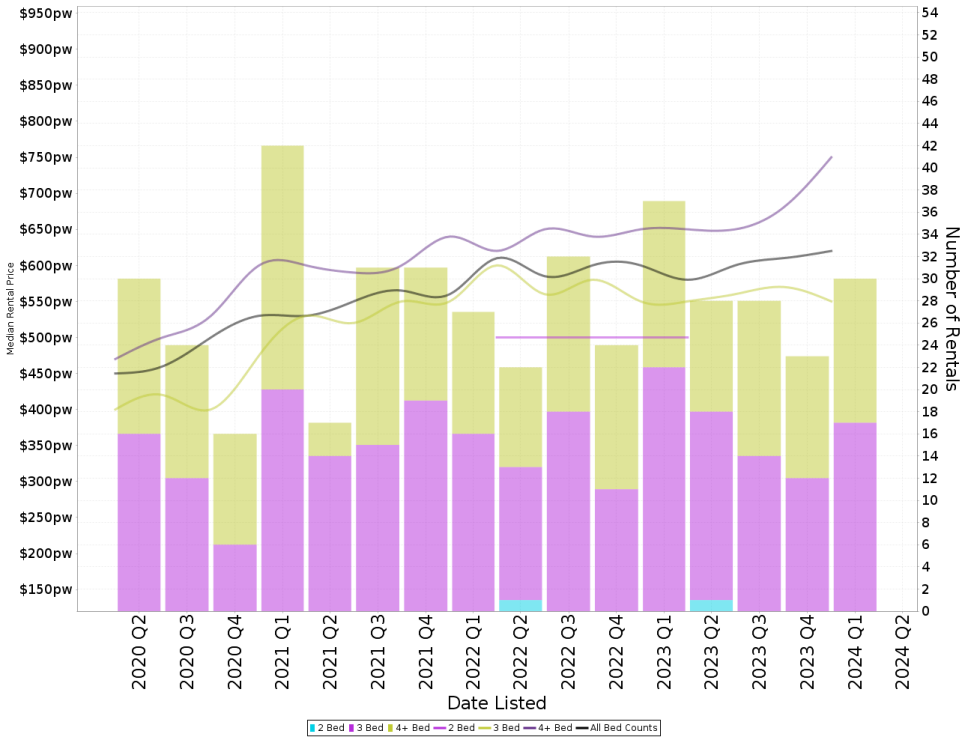
## GUNN - Peak Selling Periods (3 years)



## GUNN - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-3.0%**

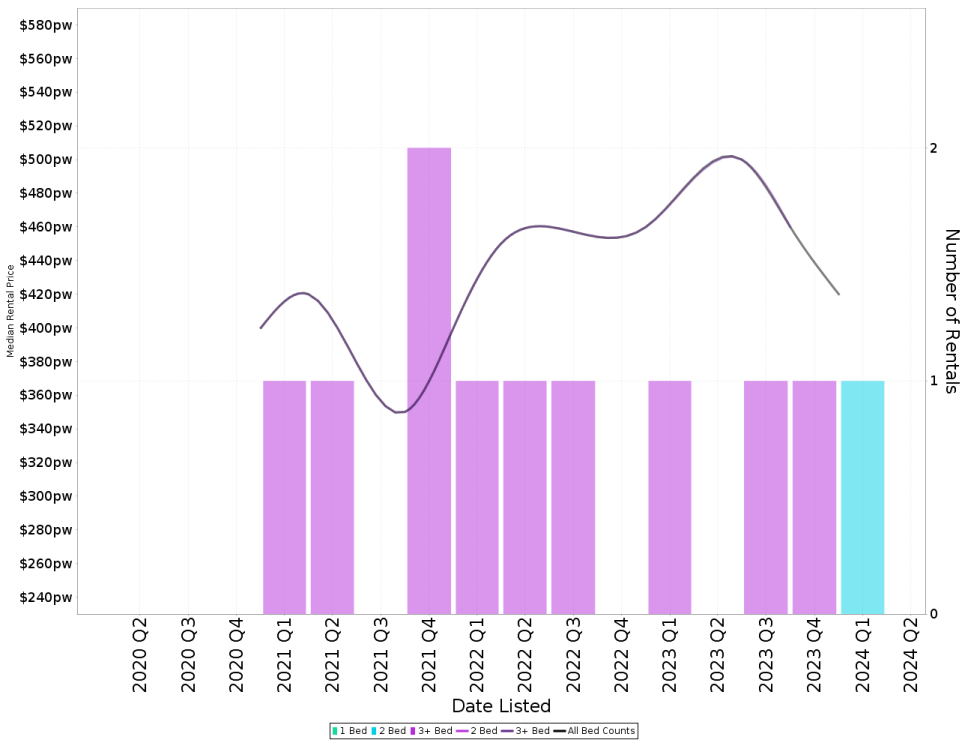
Current Median Price: \$499,500  
Previous Median Price: \$515,000  
Based on 142 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+6.2%**

Current Median Price: \$499,500  
Current Median Rent: \$600  
Based on 109 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-4.0%**

Current Median Price: \$395,000  
Previous Median Price: \$411,250  
Based on 4 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+6.1%**

Current Median Price: \$395,000  
Current Median Rent: \$460  
Based on 3 registered Unit rentals compared over the last 12 months.

# GUNN - Recently Sold Properties

Median Sale Price  
**\$500k**

Based on 66 recorded House sales within the last 12 months (Apr '23 - Mar '24)

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

Suburb Growth  
**-3.0%**

Current Median Price: \$499,500  
Previous Median Price: \$515,000

Based on 142 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties  
**66**

Based on recorded House sales within the 12 months (Apr '23 - Mar '24)

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

**23 FISH RIVER WAY**

**\$577,500**

Jun 2024  
176 Days

480 m<sup>2</sup> 4 2 2

**8 LIVERPOOL CRT**

**\$620,000**

Jun 2024  
104 Days

627 m<sup>2</sup> 4 2 2

**24 GOSSE CCT**

**\$488,000**

Jun 2024  
87 Days

487 m<sup>2</sup> 3 2 2

**1 MCLEOD CL**

**\$565,000**

Jun 2024  
30 Days

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

**17 WAKELIN CL**

**\$494,000**

May 2024  
211 Days

422 m<sup>2</sup> 3 2 2

**9 MCGOWAN PL**

**\$472,000**

May 2024  
107 Days

649 m<sup>2</sup> 4 1 2

**4 WAKELIN CL**

**\$460,000**

May 2024  
195 Days

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

**9 ILLAMURTA CCT**

**\$565,000**

May 2024  
110 Days

746 m<sup>2</sup> 4 2 2

**10 WHITINGTON CCT**

**\$615,000**

May 2024  
174 Days

673 m<sup>2</sup> 4 2 2

2 LITTLE PL

\$430,000

2024  
109 Days

493 m<sup>2</sup> 3 2 2

2 GAGER WAY

\$780,000

2024  
N/A

photo not available

5 3 4

1 GOSSE CCT

\$780,000

2024  
57 Days

726 m<sup>2</sup> 4 2 2

79 MALUKA DR

\$595,000

2024  
72 Days

769 m<sup>2</sup> 4 2 2

49 KURALA CCT

\$540,000

2024  
279 Days

640 m<sup>2</sup> 4 1 4

8 TERRY DR

\$510,000

2024  
59 Days

457 m<sup>2</sup> 3 2 2

37 GOSSE CCT

\$501,000

2024  
88 Days

480 m<sup>2</sup> 4 2 2

19 BRYANT TCE

\$439,000

2024  
355 Days

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

21 DOLLERY CRT

\$440,000

2024  
195 Days

312 m<sup>2</sup> 4 2 1

8 GOSSE CCT

\$530,000

2024  
612 Days

488 m<sup>2</sup> 4 2 2

36 MILLER CRT

\$915,000

2024  
17 Days

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

5 WOOLEN PL

\$438,000

2024  
N/A

450 m<sup>2</sup> 3 2 2

# GUNN - Properties For Rent

## Median Rental Price

**\$600 /w**

Based on 109 recorded House rentals within the last 12 months (Apr '23 - Mar '24)

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

## Rental Yield

**+6.2%**

Current Median Price: \$499,500  
Current Median Rent: \$600

Based on 66 recorded House sales and 109 House rentals compared over the last 12 months

## Number of Rentals

**109**

Based on recorded House rentals within the last 12 months (Apr '23 - Mar '24)

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

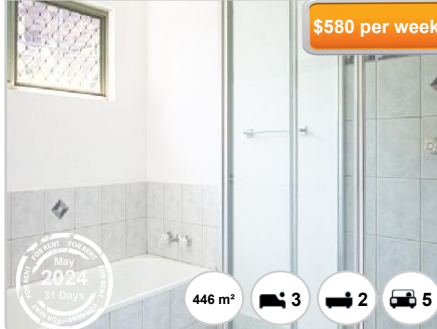
**33 KAKADU PARADE**







**\$650 per week**


620 m<sup>2</sup>
 4
 2
 2


**10 MCPHEE PLACE**







**\$580 per week**


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

**6 BUTTERFLY COURT**



**\$650 per week**


771 m<sup>2</sup>
 4
 2
 2