

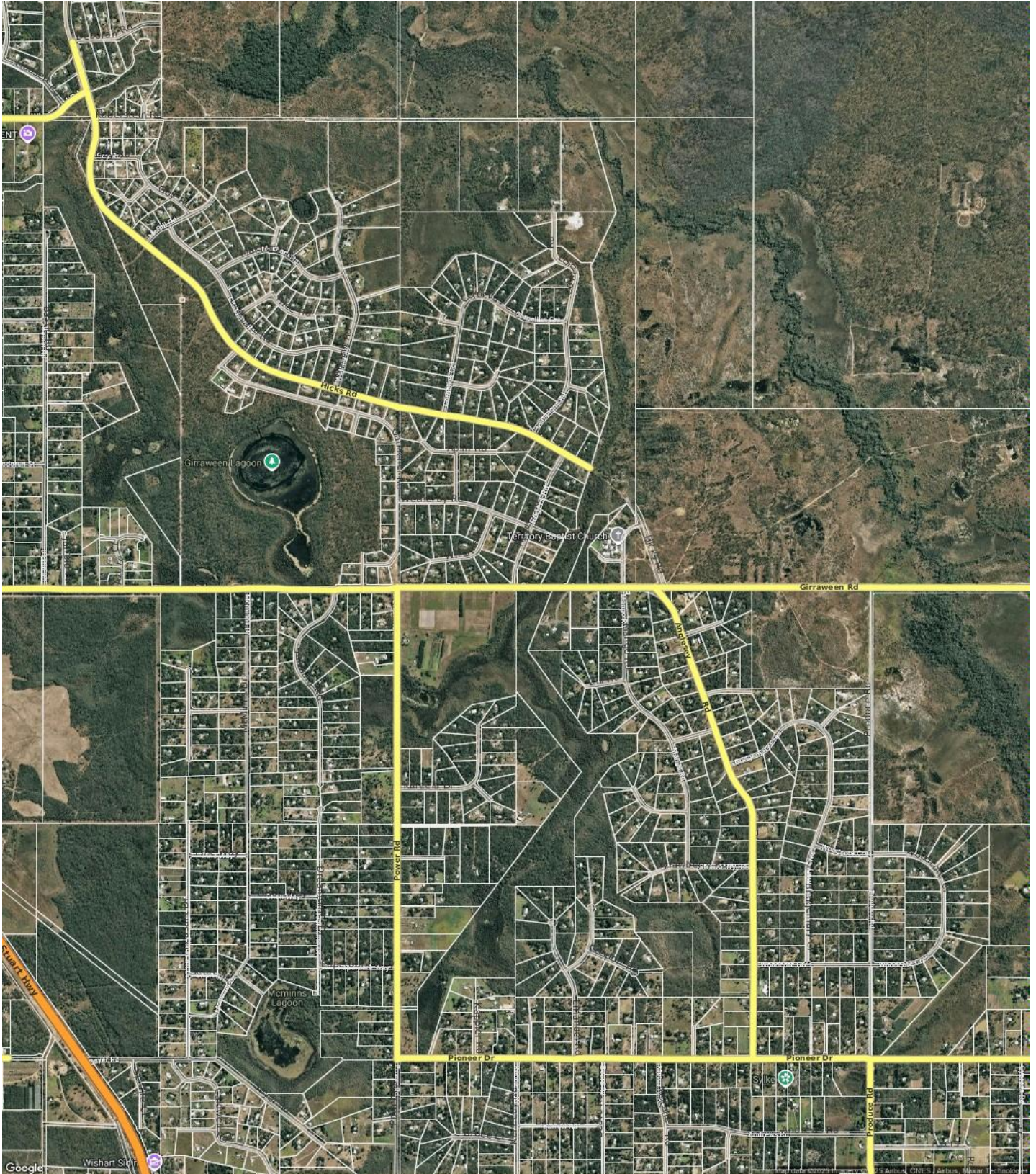
RayWhite.

Suburb flyover report

GIRRAWEE (HOUSE)

PREPARED BY: KRISTINA BILLIAS, RAY WHITE NIGHTCLIFF

GIRRAWEEEN - Suburb Map



GIRRAWEEEN - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	41	\$ 277,500	0.0 %	\$ 78,000	\$ 2,660,000
2008	57	\$ 290,000	4.5 %	\$ 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	39	\$ 648,000	8.5 %	\$ 55,000	\$ 1,150,000
2013	27	\$ 670,000	3.4 %	\$ 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	22	\$ 712,500	-5.0 %	\$ 280,000	\$ 1,400,000
2024	24	\$ 777,500	9.1 %	\$ 7,500	\$ 1,650,000
2025	12	\$ 832,500	7.1 %	\$ 515,000	\$ 1,400,000

Median Sale Price

\$840k

Based on 22 recorded House sales within the last 12 months (Financial Year 2025)

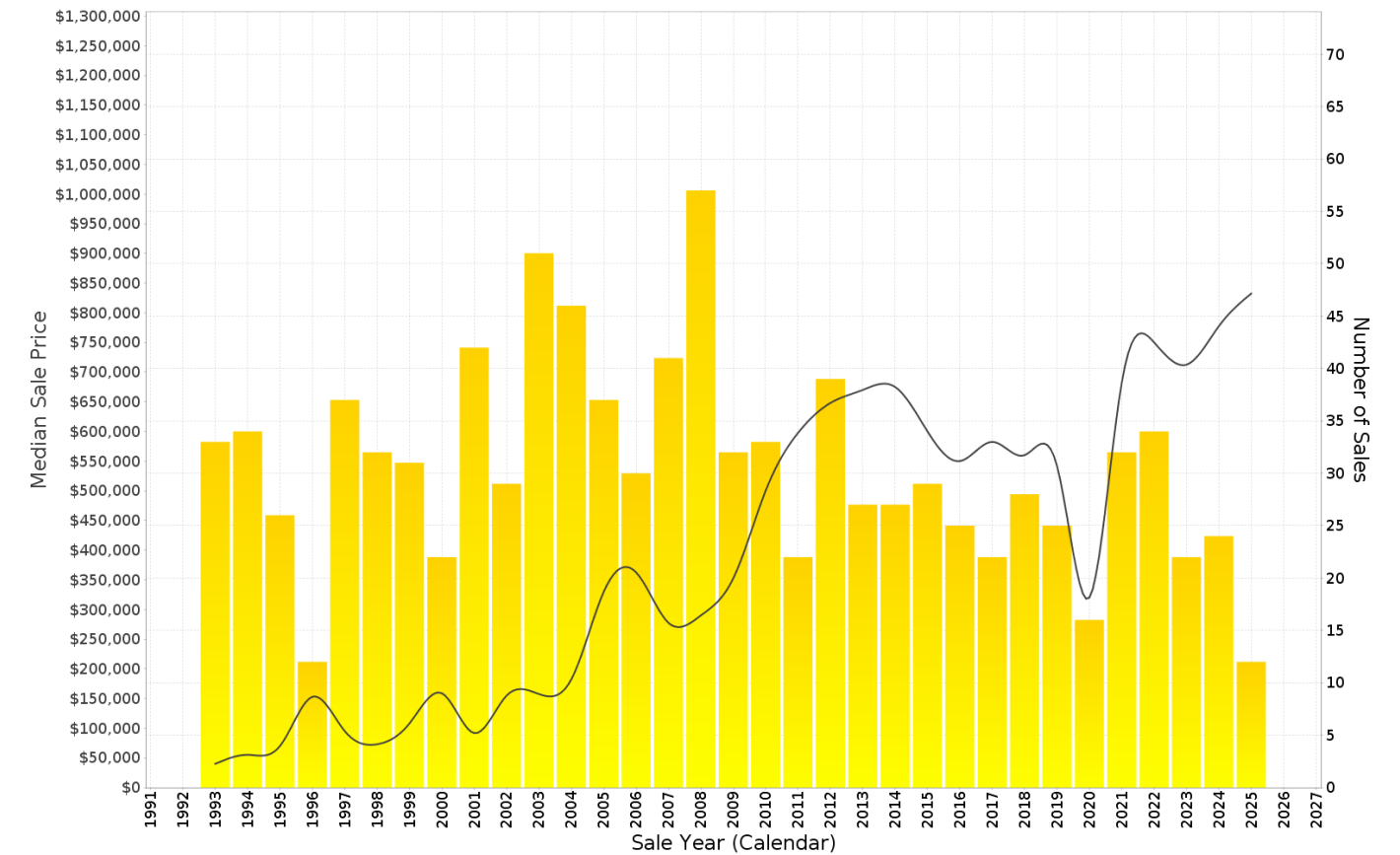
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

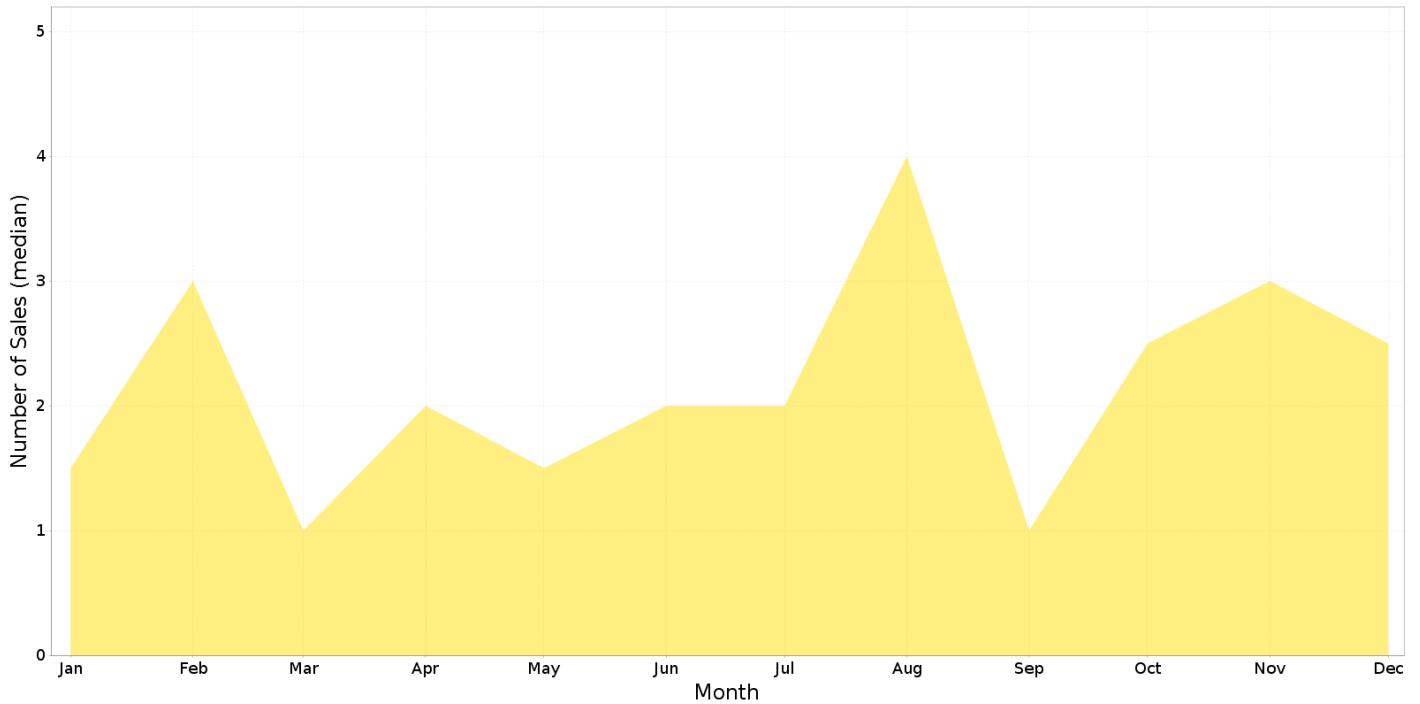
+10.9%

Current Median Price: \$840,000
Previous Median Price: \$757,500

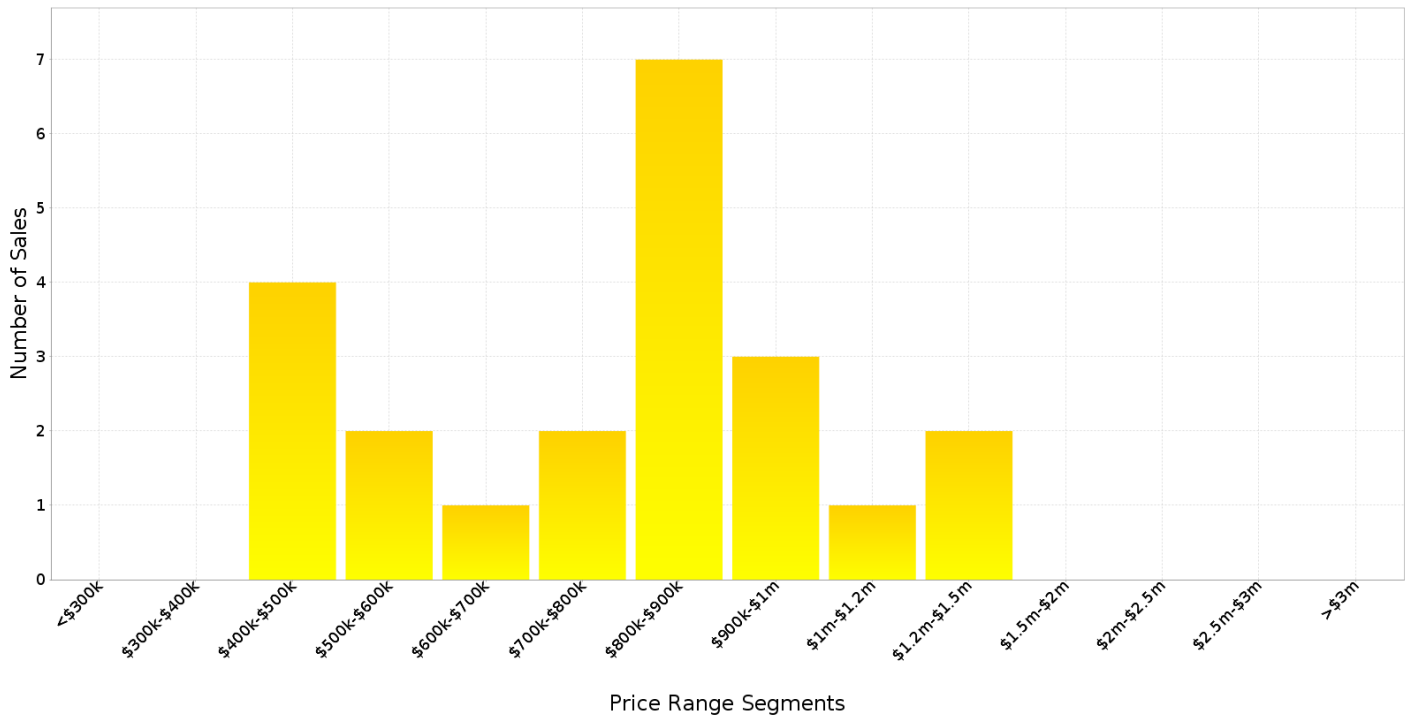
Based on 44 recorded House sales compared over the last two rolling 12 month periods



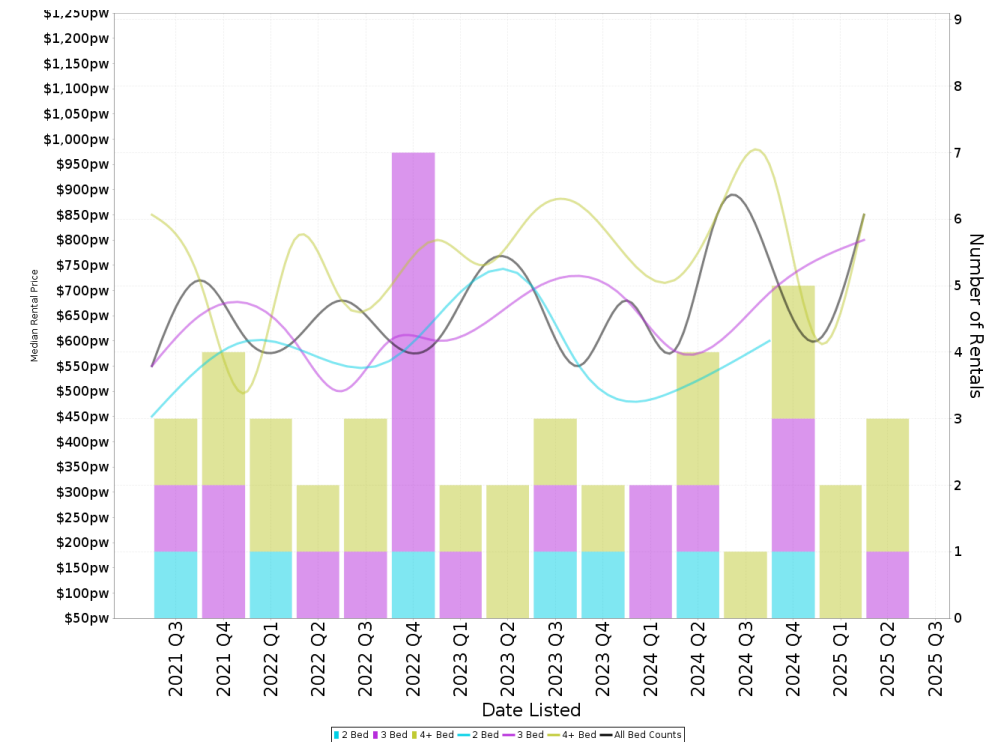
GIRRAWEEEN - Peak Selling Periods (3 years)



GIRRAWEEEN - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+10.9%

Current Median Price: \$840,000
Previous Median Price: \$757,500

Based on 44 registered House sales compared over the last two rolling 12 month periods.

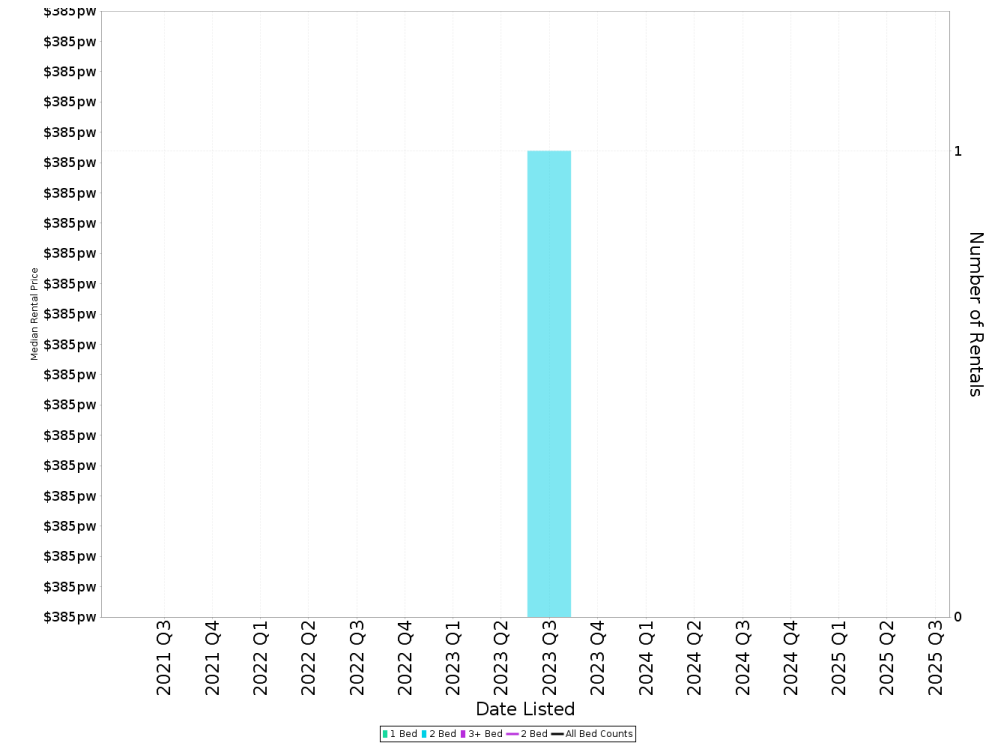
Suburb Rental Yield

+5.3%

Current Median Price: \$840,000
Current Median Rent: \$850

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

\$840k

Based on 22 recorded House sales within the last 12 months (Financial Year 2025)

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

Suburb Growth

+10.9%

Current Median Price: \$840,000
Previous Median Price: \$757,500

Based on 44 recorded House sales compared over the last two rolling 12 month periods

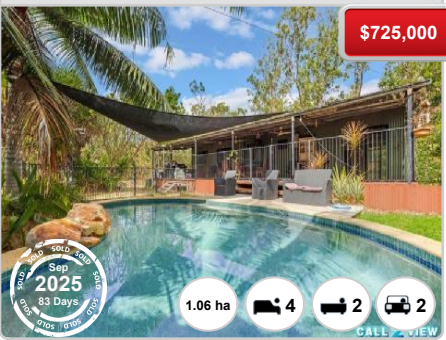
Sold Properties

22

Based on recorded House sales within the 12 months (Financial Year 2025)

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

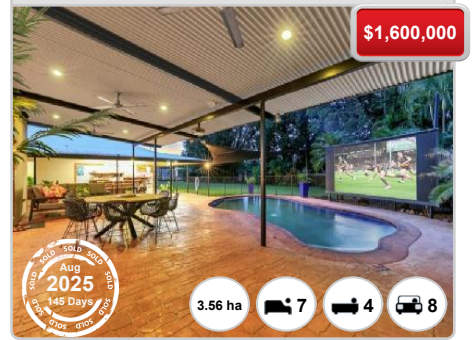
23 STAINES CRT



180 POWER RD



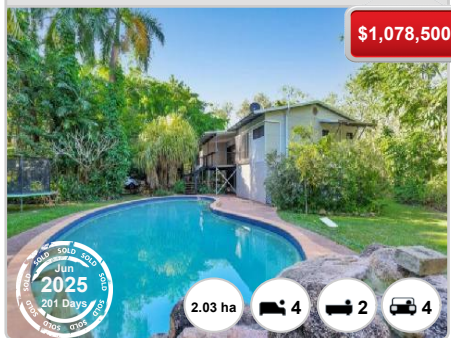
145 PIONEER DR



53 GALLACHER RD



10 HICKS RD



128 MANGO RD



55 CORNELIUS CCT



52 PRICE RD



43 GALLACHER RD

