

**RayWhite.**

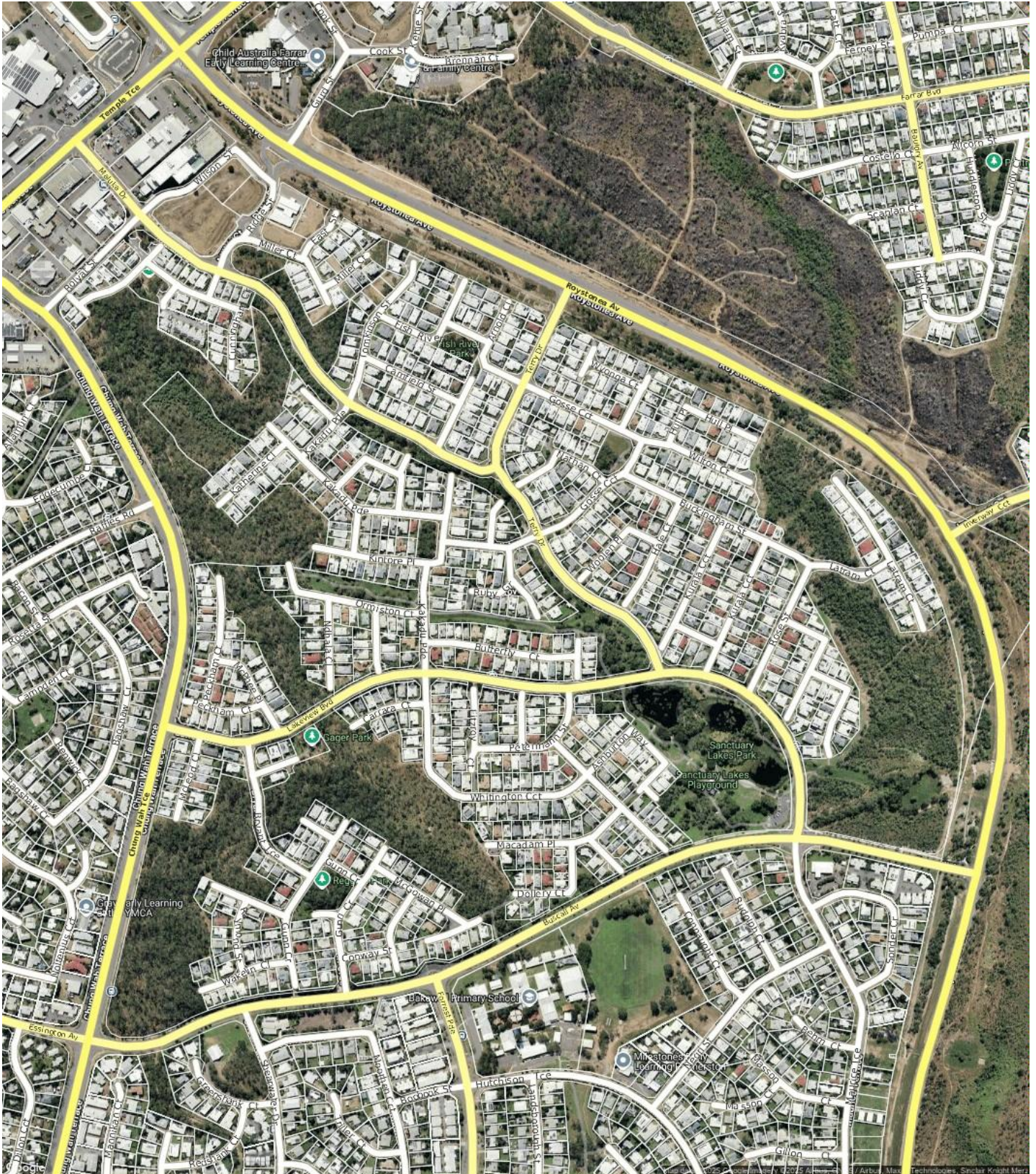
**Suburb  
flyover  
report**

**GUNN (HOUSE)**

**PREPARED BY: KRISTINA BILLIAS , RAY WHITE NIGHTCLIFF**



## GUNN - Suburb Map





# GUNN - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	98	\$ 387,500	0.0 %	\$ 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	45	\$ 530,000	-6.8 %	\$ 64,500	\$ 775,000
2016	46	\$ 487,500	-8.0 %	\$ 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	85	\$ 510,000	3.0 %	\$ 116,445	\$ 915,000
2025	70	\$ 567,500	11.3 %	\$ 80,000	\$ 905,000

Median Sale Price

\$545k

Based on 94 recorded House sales within the last 12 months (Financial Year 2025)

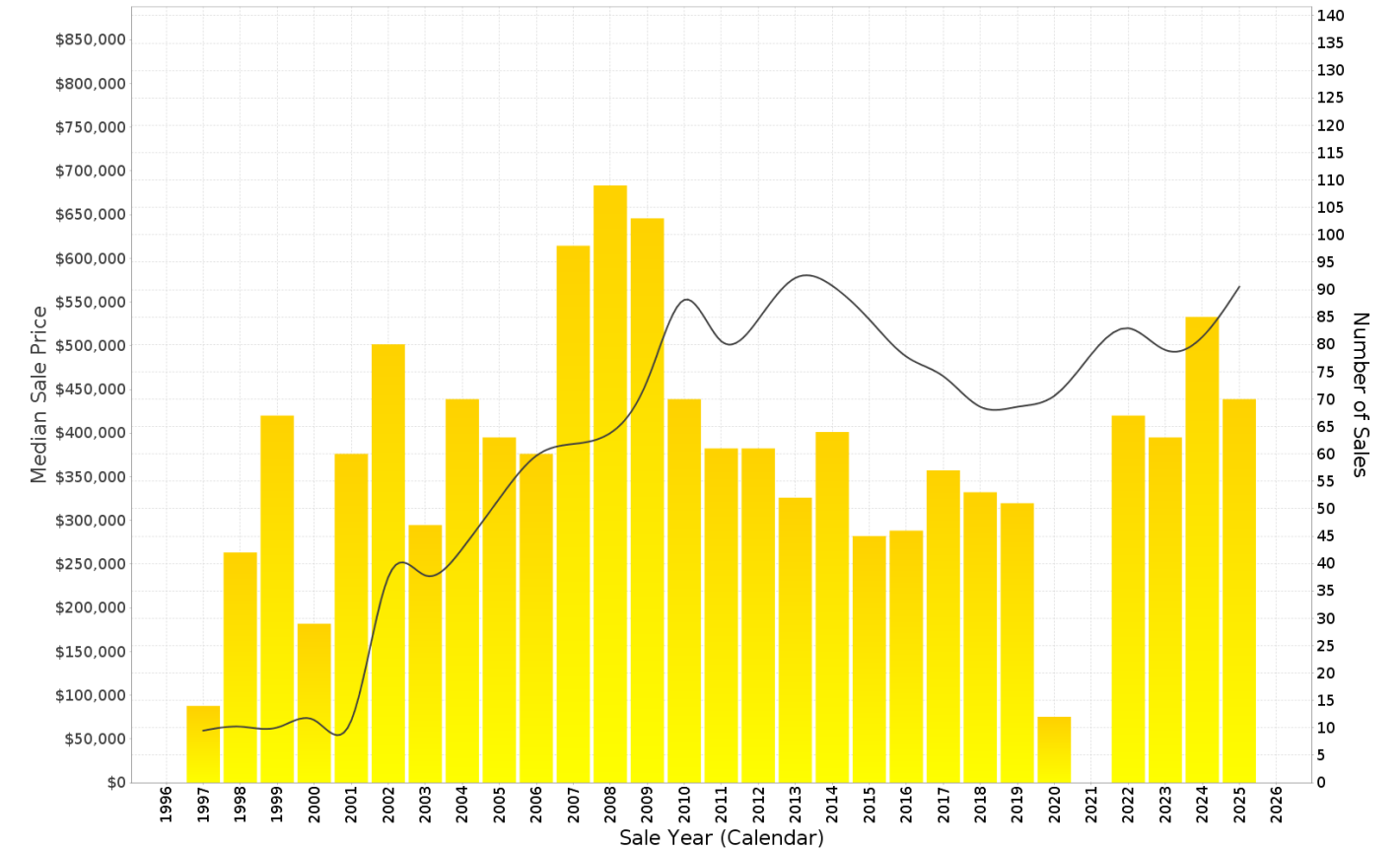
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

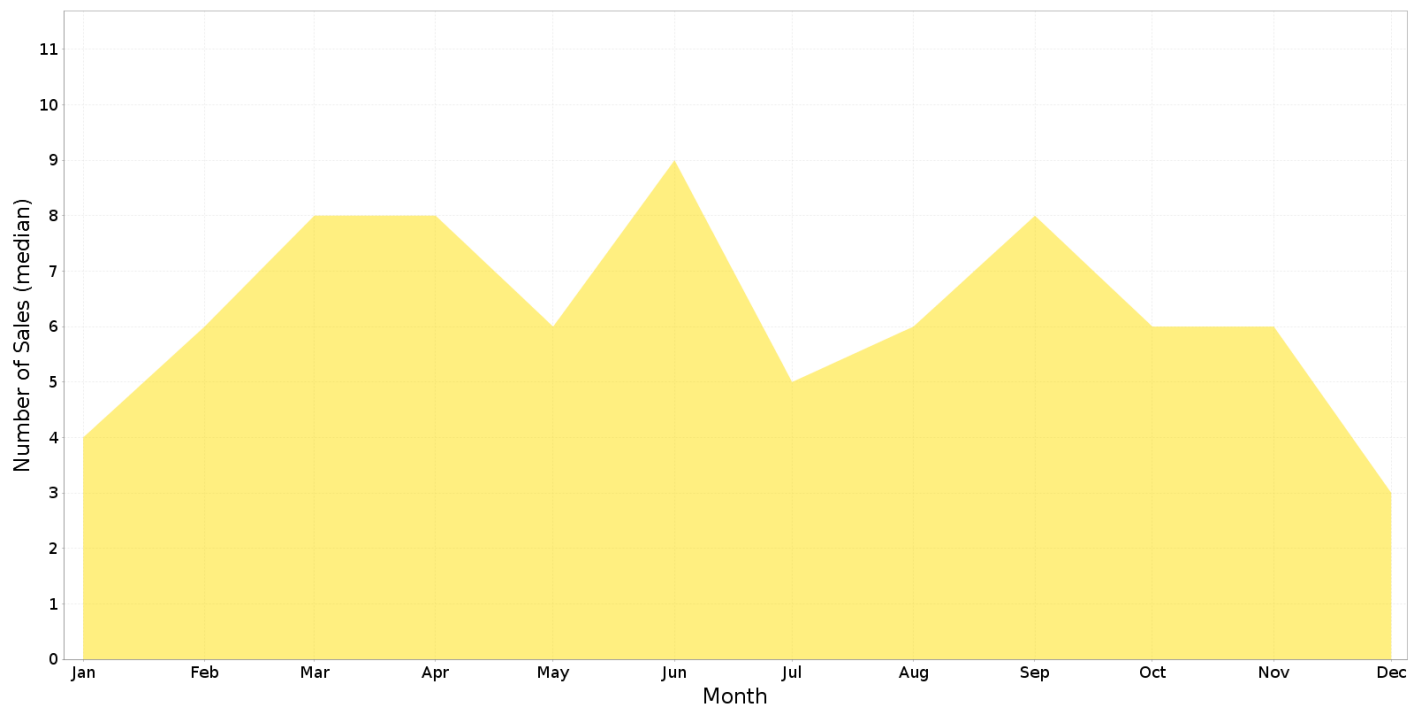
+9.0%

Current Median Price: \$545,000  
Previous Median Price: \$500,000

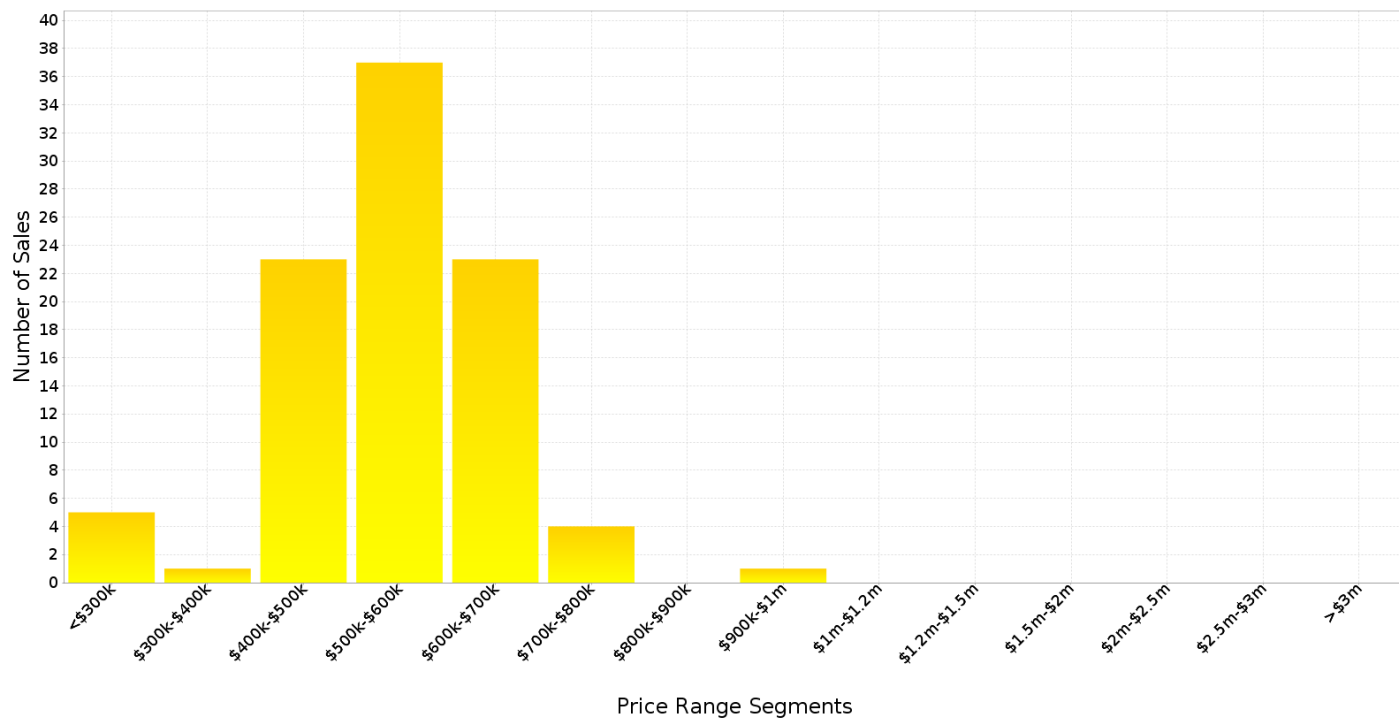
Based on 164 recorded House sales compared over the last two rolling 12 month periods



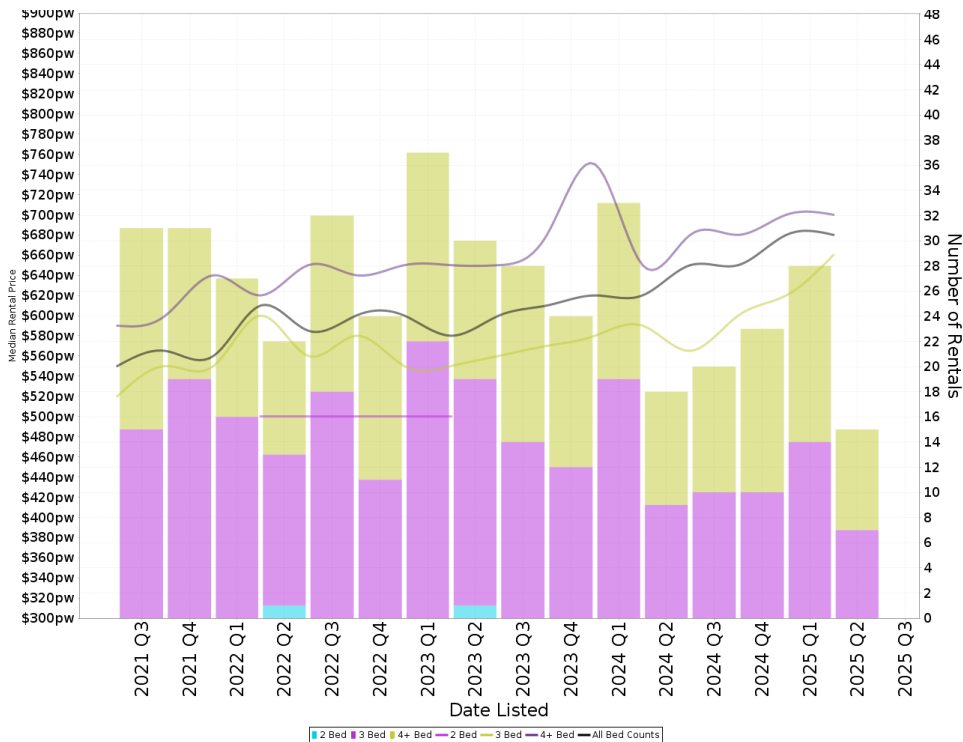
## GUNN - Peak Selling Periods (3 years)



## GUNN - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+9.0%**

Current Median Price: \$545,000  
Previous Median Price: \$500,000

Based on 164 registered House sales compared over the last two rolling 12 month periods.

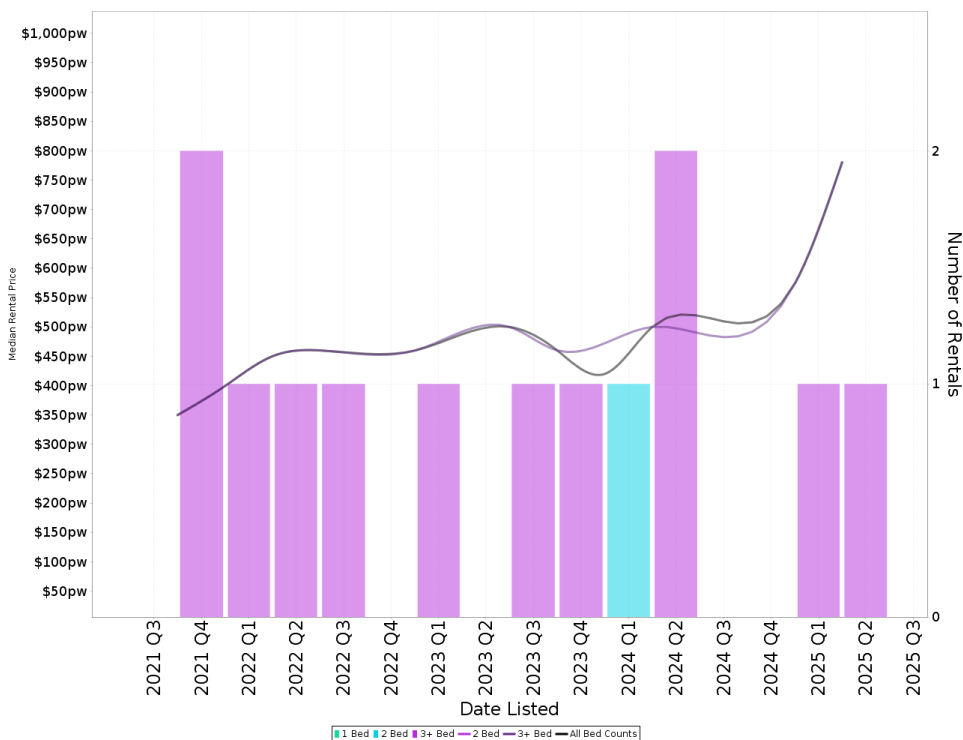
### Suburb Rental Yield

**+6.2%**

Current Median Price: \$545,000  
Current Median Rent: \$650

Based on 86 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-22.9%**

Current Median Price: \$370,000  
Previous Median Price: \$480,000

Based on 4 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+8.1%**

Current Median Price: \$370,000  
Current Median Rent: \$575

Based on 2 registered Unit rentals compared over the last 12 months.

# GUNN - Recently Sold Properties

Median Sale Price

**\$545k**

Based on 94 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

**+9.0%**

Current Median Price: \$545,000  
Previous Median Price: \$500,000

Based on 164 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**94**

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

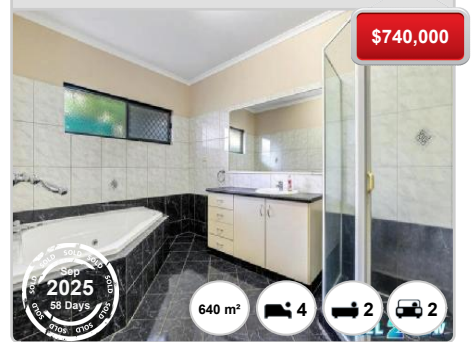
10 WOOLEN PL



13 KATHERINE CL



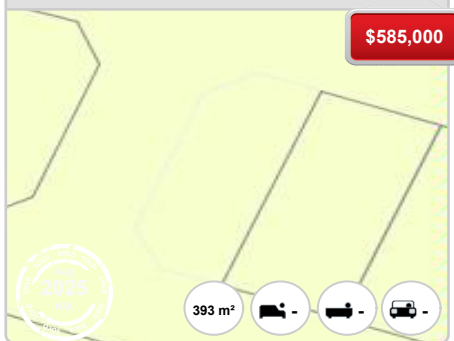
12 GOSSE CCT



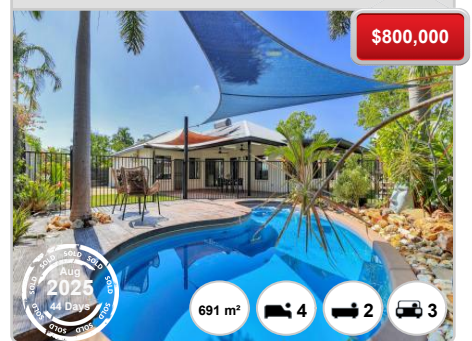
6 ASHBURTON WAY



16 CUNNINGHAM CRES



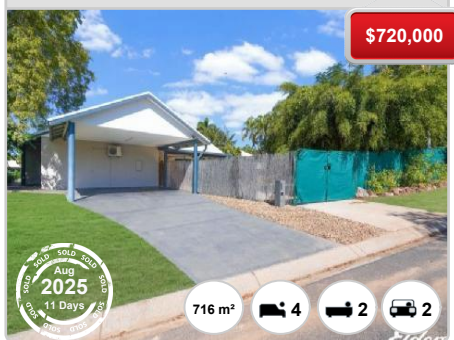
16 BUCKINGHAM ST



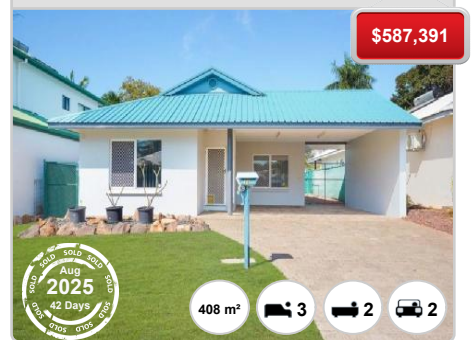
53 KAKADU PDE



4 ILLAMURTA CCT



23 BUTTERFLY CRT





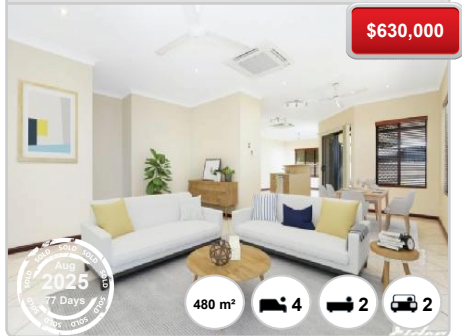
8 WHITINGTON CCT



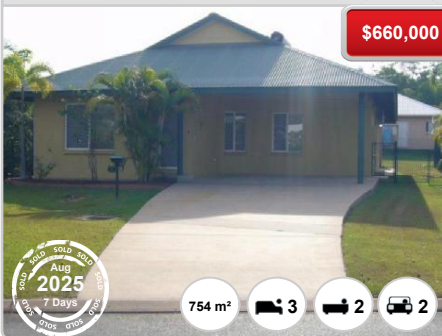
42 WHITINGTON CCT



7 CAMFIELD ST



7 CONWAY ST



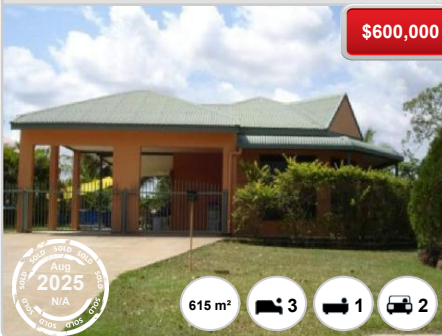
2 ARCHIBALD PL



25 WHITINGTON CCT



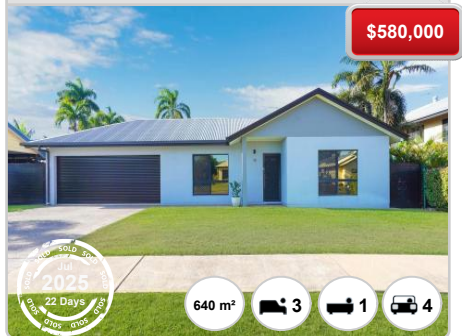
14 BUTTERFLY CRT



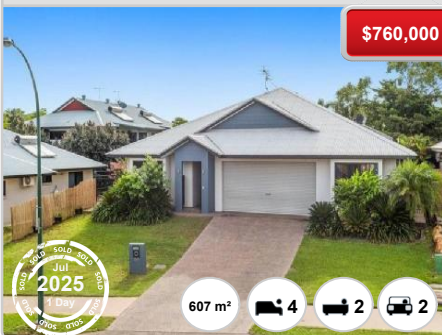
5 HULL PL



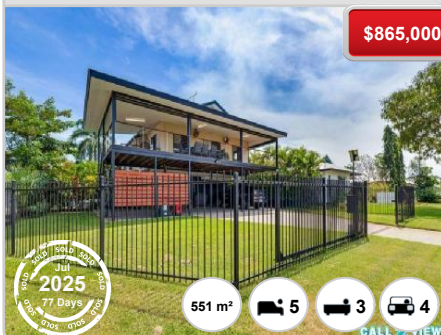
19 BUCKINGHAM ST



24 TERRY DR



22 ROSE ST



13 MCLEOD CL



# GUNN - Properties For Rent

## Median Rental Price

# \$650 /w

Based on 86 recorded House rentals within the last 12 months (Financial Year 2025)

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

## Rental Yield

# +6.2%

Current Median Price: \$545,000  
Current Median Rent: \$650

Based on 94 recorded House sales and 86 House rentals compared over the last 12 months

## Number of Rentals

# 86

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

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

**6 FISH RIVER WAY**




**\$565**

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

Current Median Rent: \$565 /w  
Sep 2025  
3 Days

**4 TERRY DRIVE**



**\$750 per week**

457 m<sup>2</sup> 4 2 2

Current Median Rent: \$750 /w  
Sep 2025  
3 Days

**8 WHITINGTON CIRCUIT**



**\$780 per week**

456 m<sup>2</sup> 4 2 2

Current Median Rent: \$780 /w  
Sep 2025  
12 Days