

**RayWhite.**

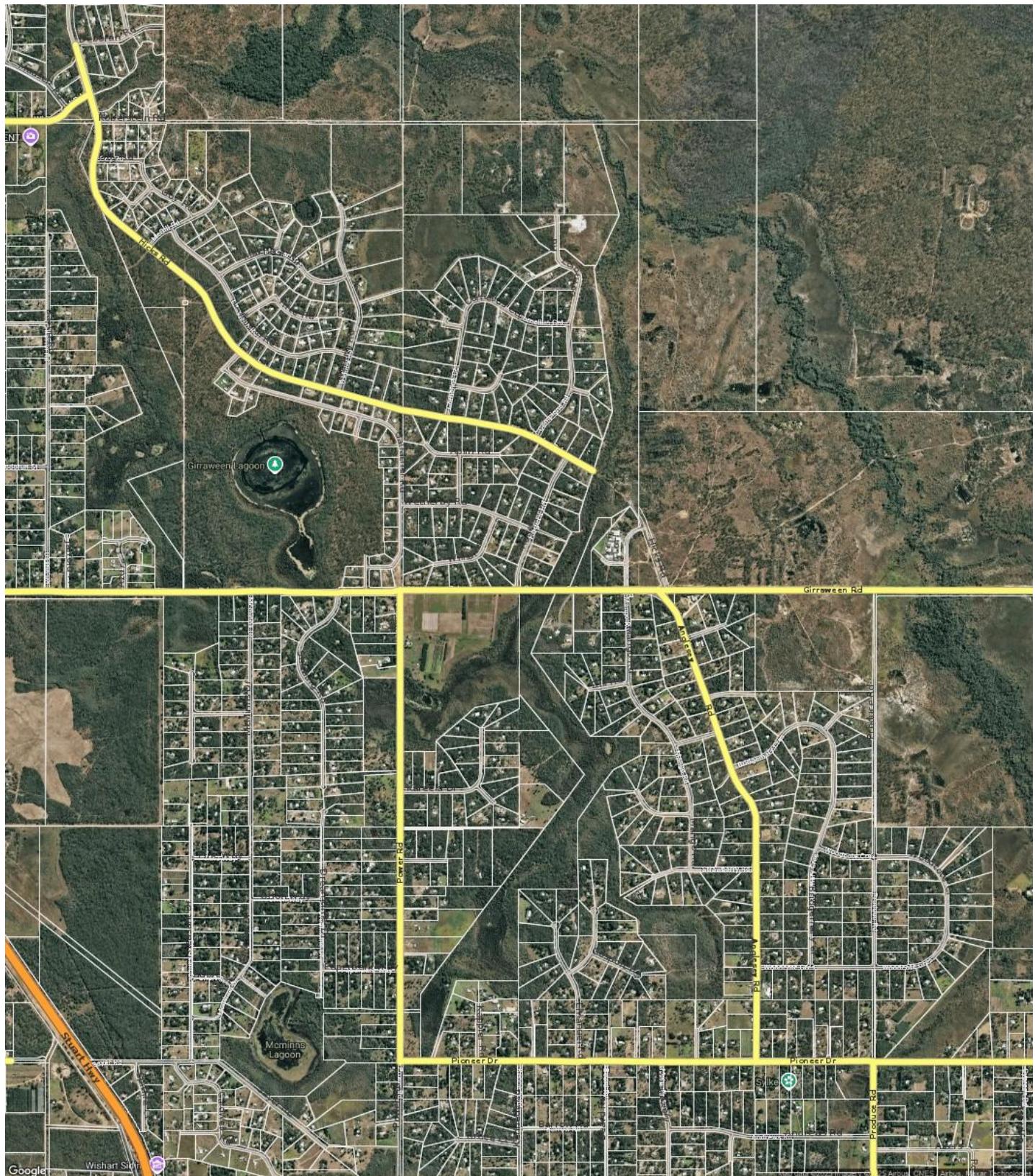


# Suburb flyover report

**GIRRAWEEN (HOUSE)**

PREPARED BY: KRISTINA BILLIAS, RAY WHITE NIGHTCLIFF

# GIRRAWEEN - Suburb Map



## GIRRAWEEN - 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	19	\$ 800,000	2.9 %	\$ 330,000	\$ 1,400,000

### Median Sale Price

**\$840k**

Based on 18 recorded House sales within the last 12 months (Oct '24 - Sep '25)

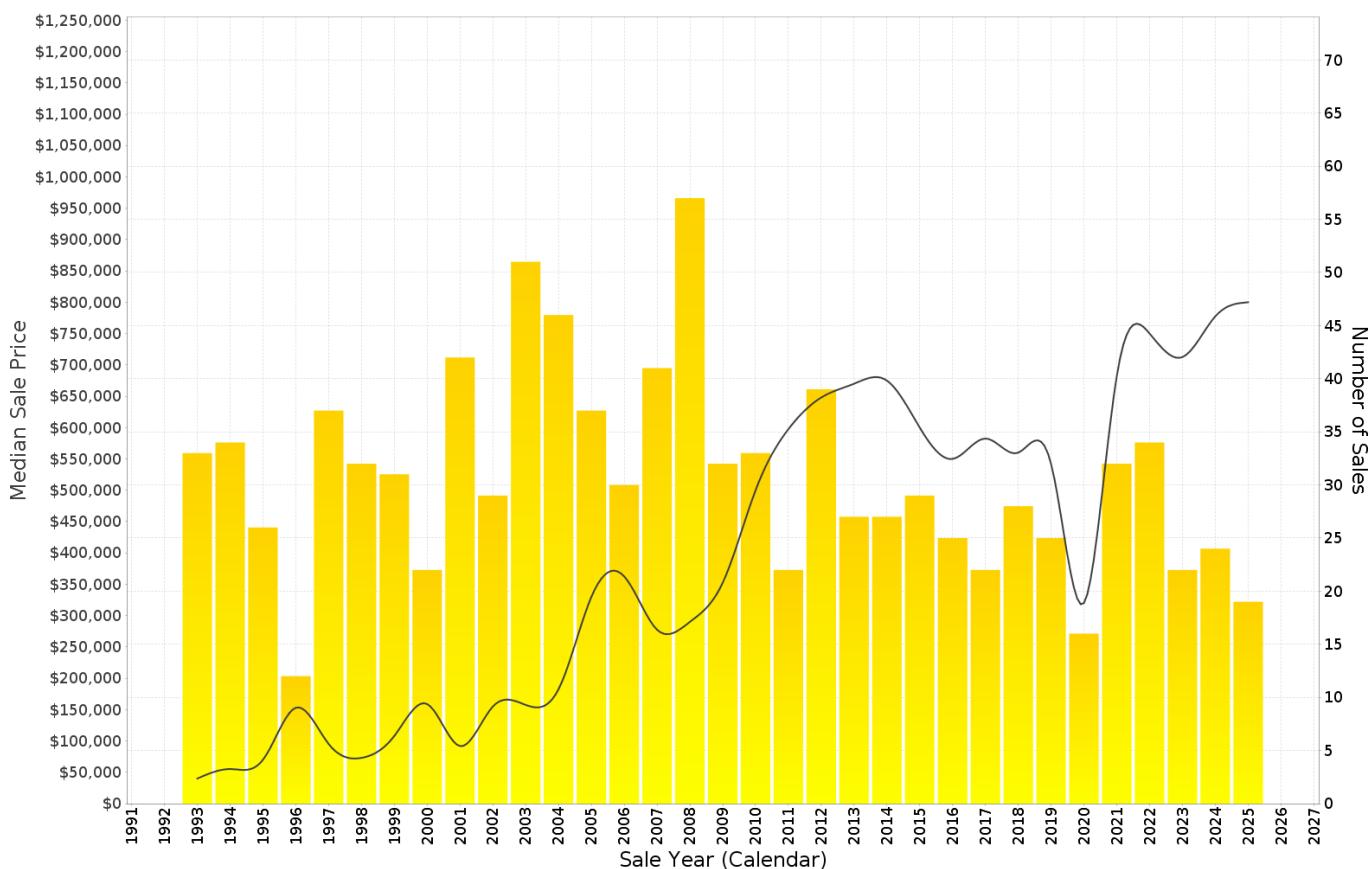
Based on a rolling 12 month period and may differ from calendar year statistics

### Suburb Growth

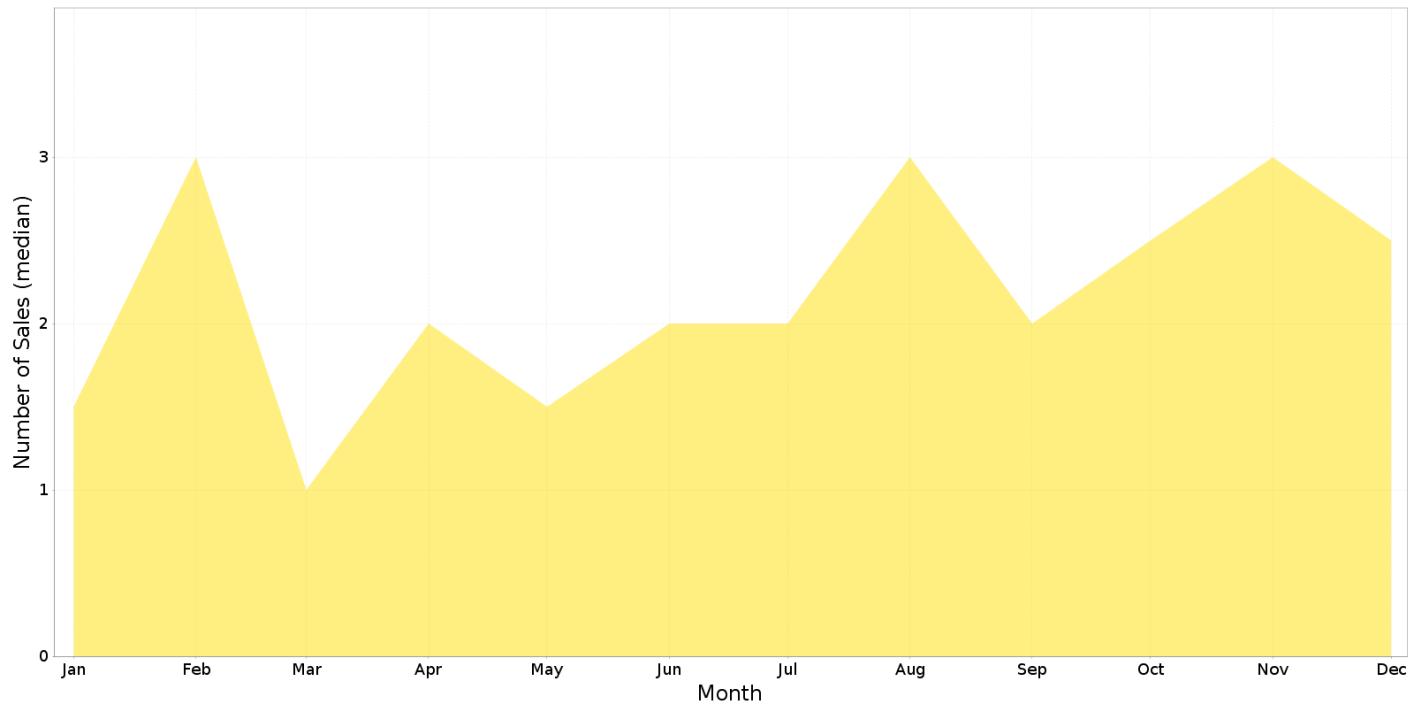
**+11.3%**

Current Median Price: \$840,000  
Previous Median Price: \$755,000

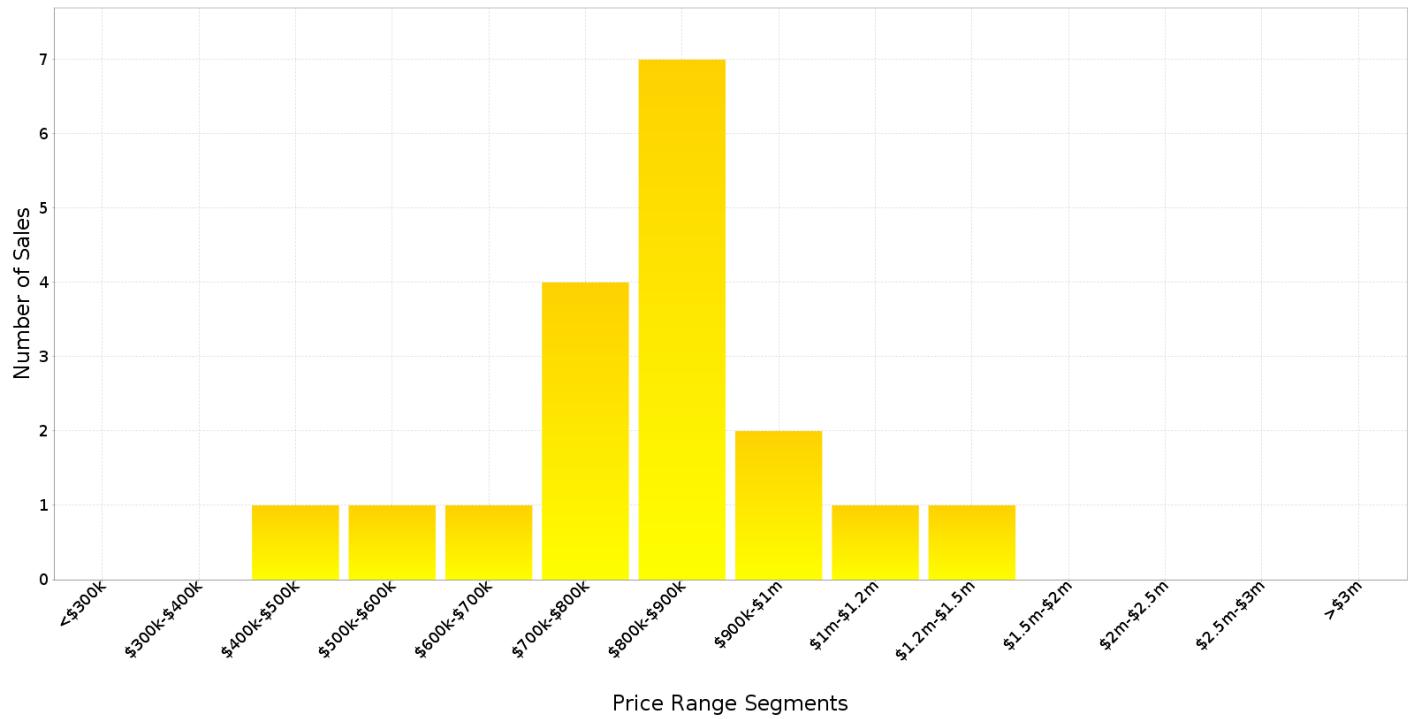
Based on 41 recorded House sales compared over the last two rolling 12 month periods



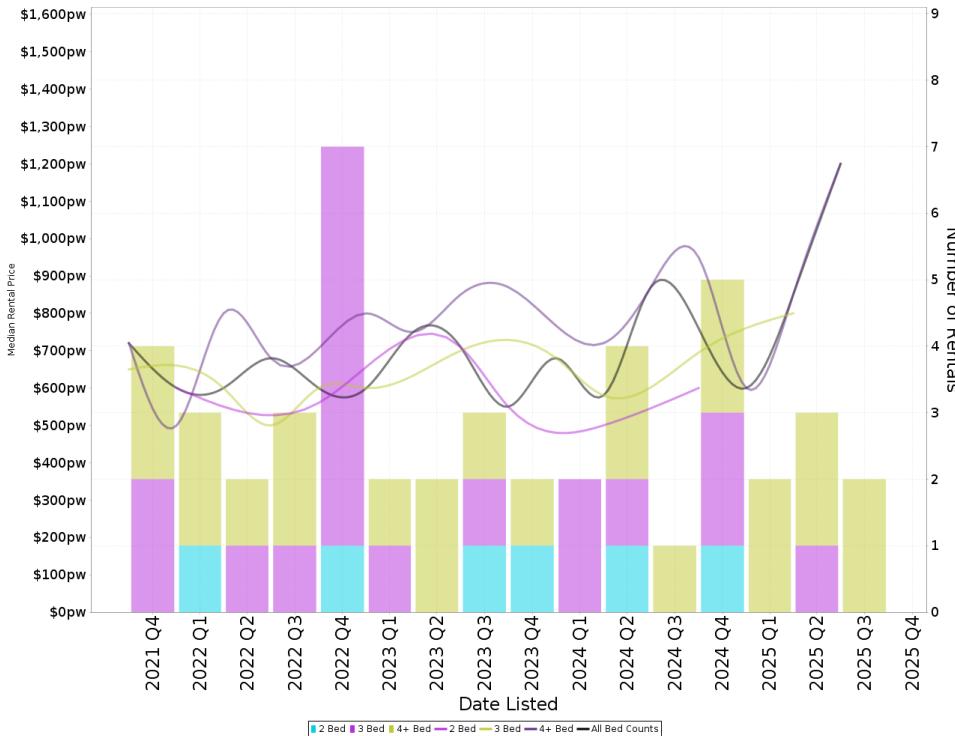
## GIRRAWEEN - Peak Selling Periods (3 years)



## GIRRAWEEN - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



Suburb Sale Price Growth

**+11.3%**

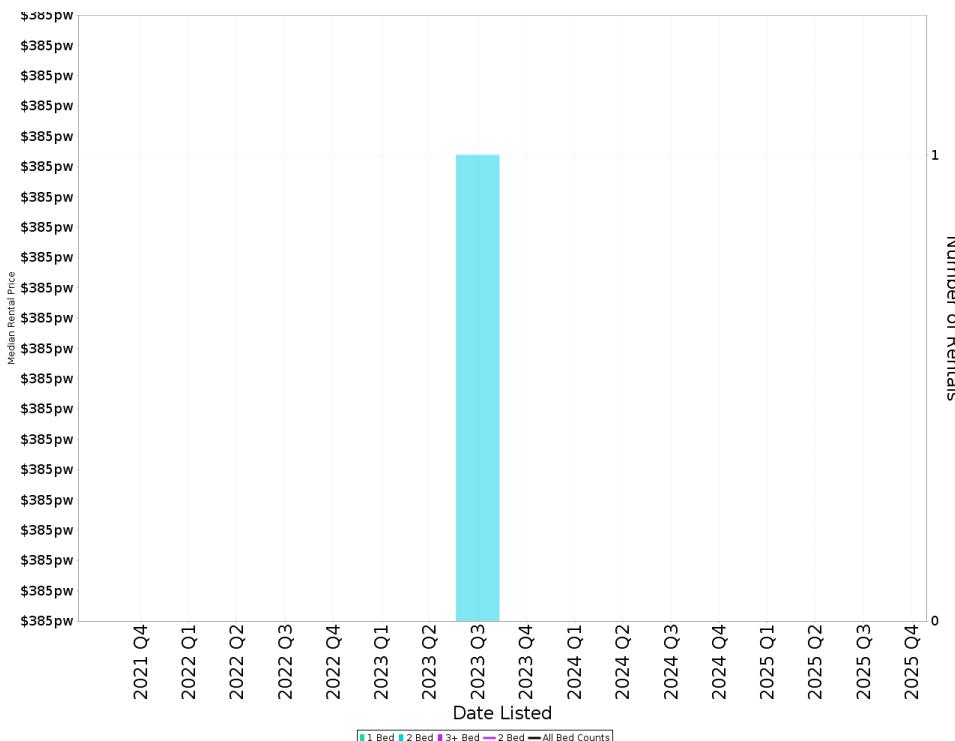
Current Median Price: \$840,000  
Previous Median Price: \$755,000  
Based on 41 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

**+5.3%**

Current Median Price: \$840,000  
Current Median Rent: \$850  
Based on 12 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



Suburb Sale Price Growth

N/A

Suburb Rental Yield

N/A

# GIRRAWEEN - Recently Sold Properties

## Median Sale Price

# \$840k

Based on 18 recorded House sales within the last 12 months (Oct '24 - Sep '25)

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

## Suburb Growth

# +11.3%

Current Median Price: \$840,000  
Previous Median Price: \$755,000

Based on 41 recorded House sales compared over the last two rolling 12 month periods

## # Sold Properties

# 18

Based on recorded House sales within the 12 months (Oct '24 - Sep '25)

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

**65 WOODCOTE CRES**

**\$810,000**

100.6m  
2.01 ha  
198.6m  
195.1m

2.01 ha 2 1 4

Dec 2025 56 Days 10/05/2025

**10 KENSINGTON RD**

**\$900,000**

2.17 ha 3 2 10

Dec 2025 56 Days 07/05/2025

**40 ANGLESEY RD**

**\$660,000**

1.93 ha 2 1 2

Nov 2025 38 Days 01/05/2025

**5 EMANUEL RD**

**\$745,000**

1.99 ha 2 1 4

Nov 2025 73 Days 01/05/2025

**15 PADDY CRT**

**\$330,000**

2.19 ha - - -

Oct 2025 149 Days 01/05/2025

**266 POWER RD**

**\$800,000**

2.04 ha 3 2 6

Oct 2025 38 Days 01/05/2025

**10 EMANUEL RD**

**\$1,700,000**

1.97 ha 6 4 6

Oct 2025 399 Days 01/05/2025

**53 GALLACHER RD**

**\$740,000**

1.02 ha 2 1 -

Oct 2025 149 Days 01/05/2025

**23 STAINES CRT**

**\$725,000**

1.06 ha 4 2 2

Sep 2025 83 Days 01/05/2025



# GIRRAWEEN - Properties For Rent

## Median Rental Price

**\$850 /w**

Based on 12 recorded House rentals within the last 12 months (Oct '24 - Sep '25)

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

## Rental Yield

**+5.3%**

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

Based on 18 recorded House sales and 12 House rentals compared over the last 12 months

## Number of Rentals

**12**

Based on recorded House rentals within the last 12 months (Oct '24 - Sep '25)

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

