

A bright yellow bicycle is parked on a paved surface, leaning against 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.**

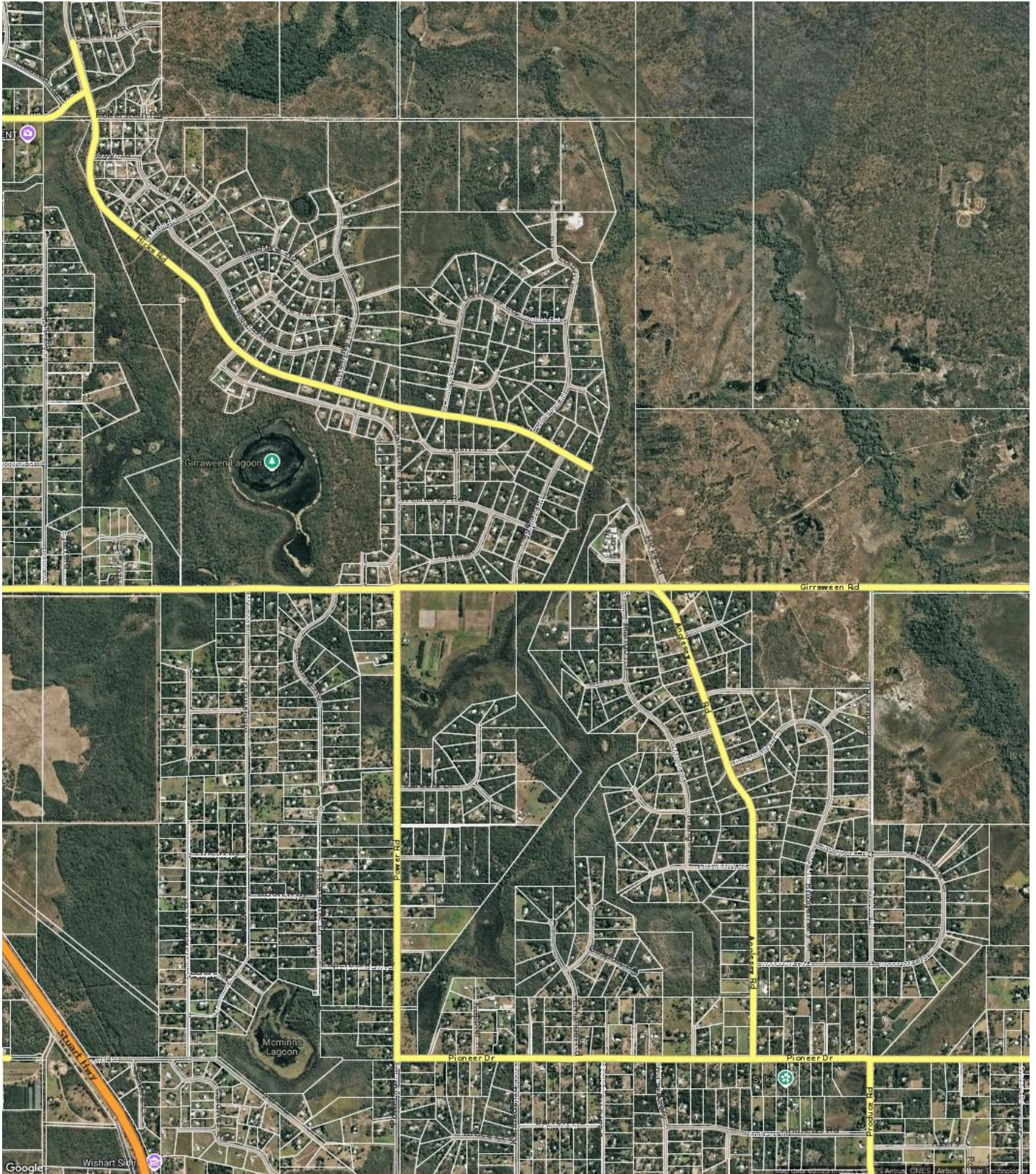
**Suburb  
flyover  
report**

**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	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)

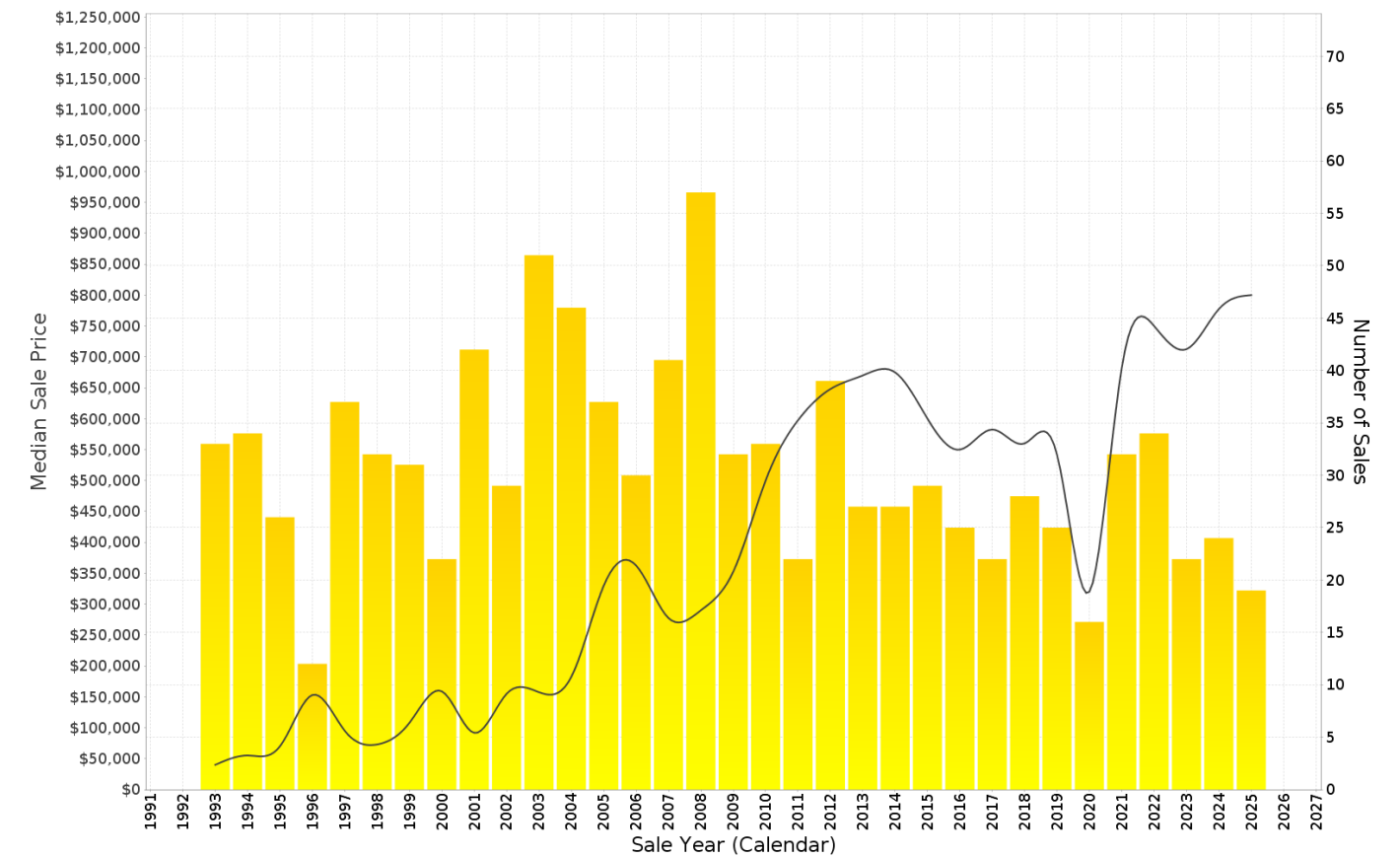
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

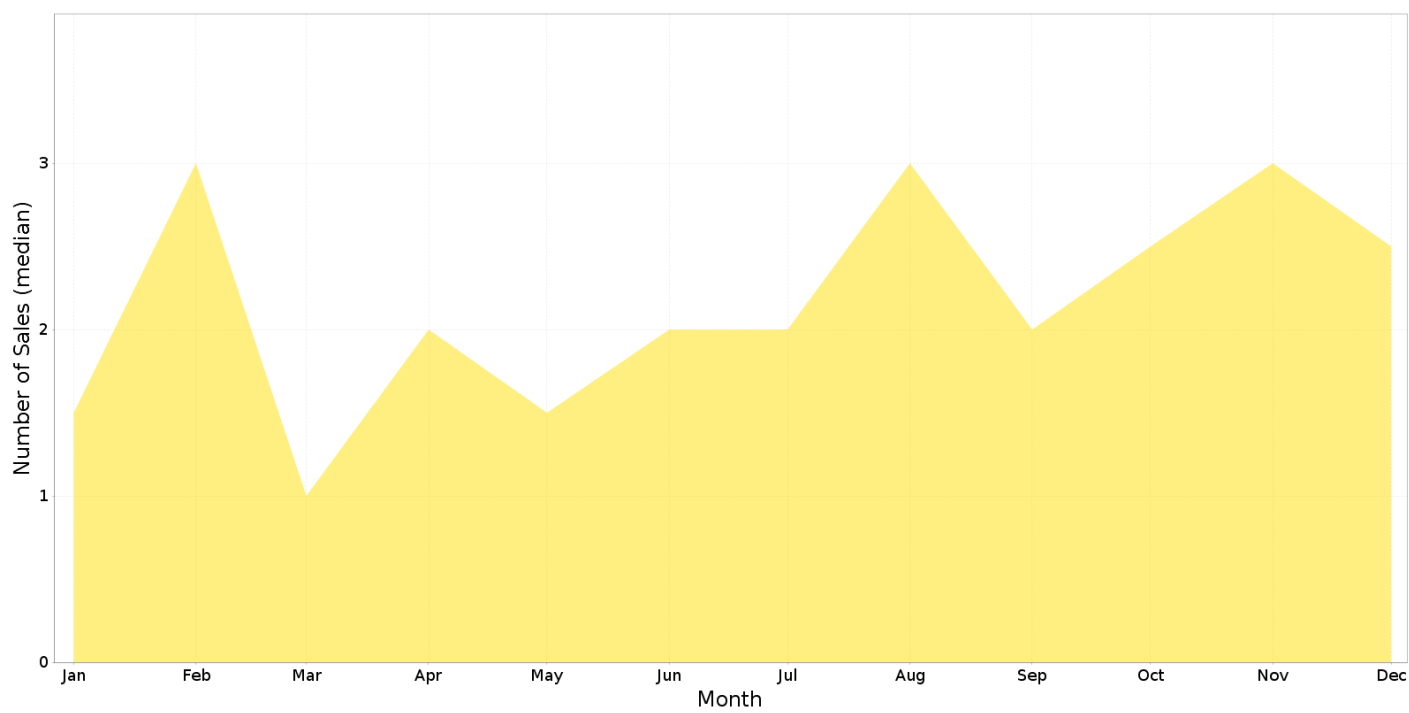
+11.3%

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

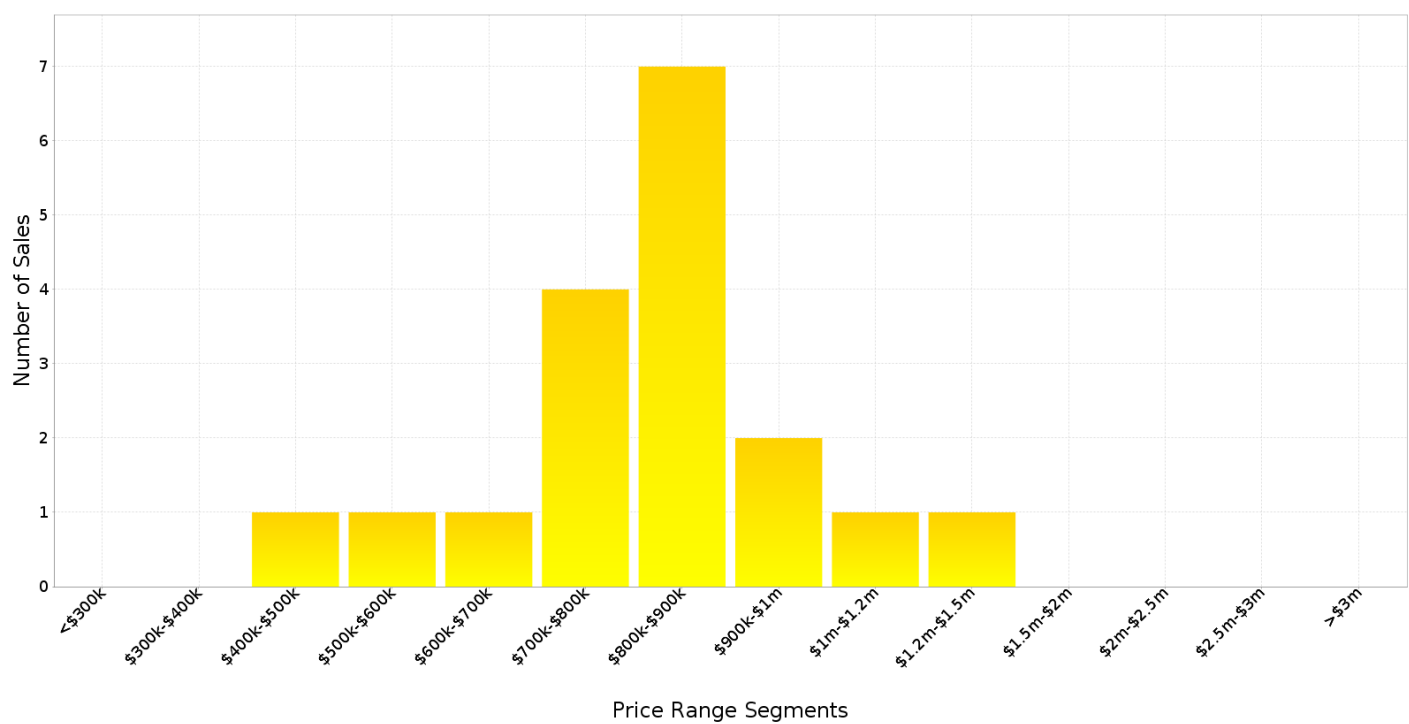
Based on 41 recorded House sales compared over the last two rolling 12 month periods



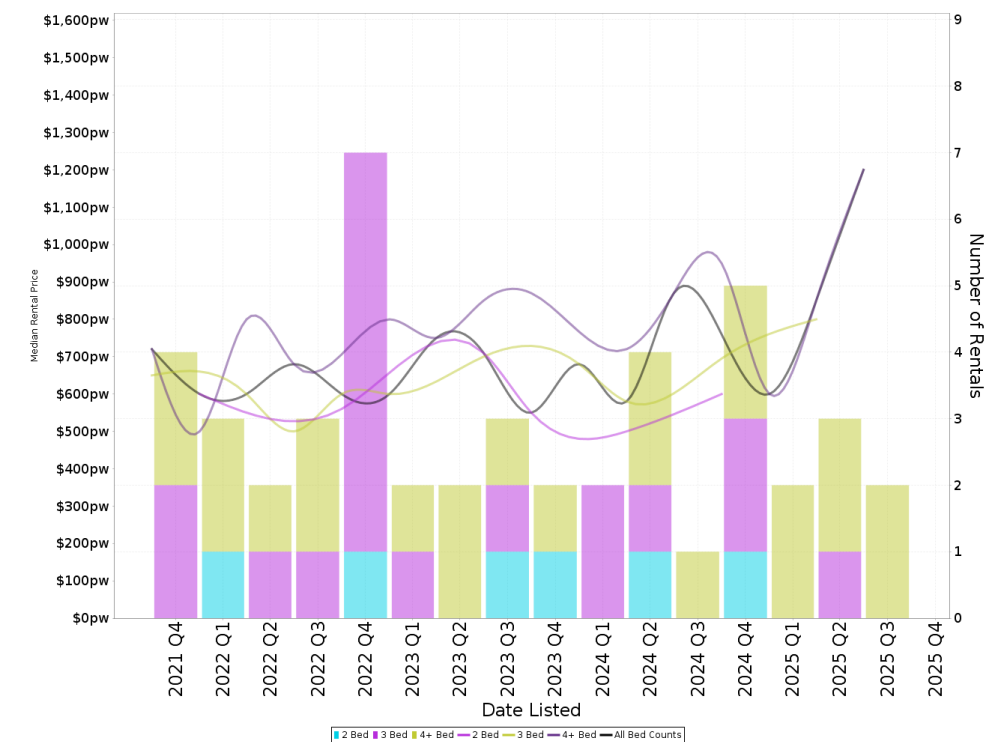
## GIRRAWEEEN - Peak Selling Periods (3 years)



## GIRRAWEEEN - 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.

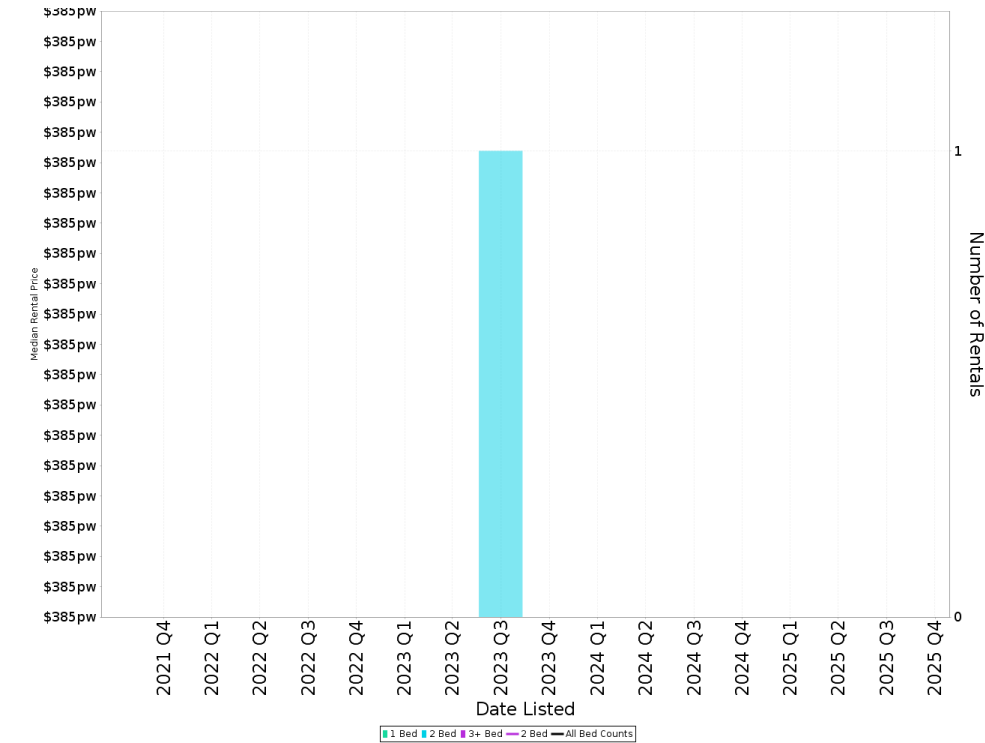
## Suburb Rental Yield

+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

# GIRRAWEEEN - 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**

2.01 ha

2

1

4

**10 KENSINGTON RD**

**\$900,000**

2.17 ha

3

2

10

**40 ANGLESEY RD**

**\$660,000**

1.93 ha

2

1

2

**5 EMANUEL RD**

**\$745,000**

1.99 ha

2

1

4

**15 PADDY CRT**

**\$330,000**

2.19 ha

-

-

-

**266 POWER RD**

**\$800,000**

2.04 ha

3

2

6

**10 EMANUEL RD**

**\$1,700,000**

1.97 ha

6

4

6

**53 GALLACHER RD**

**\$740,000**

1.02 ha

2

1

-

**23 STAINES CRT**

**\$725,000**

1.06 ha

4

2

2

CALL TO VIEW



# GIRRAWEEEN - 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

115 GALLACHER ROAD

\$820 per week

FOR RENT

Dec 2025

12 Days

FOR RENT

1.06 ha

4

2

6