

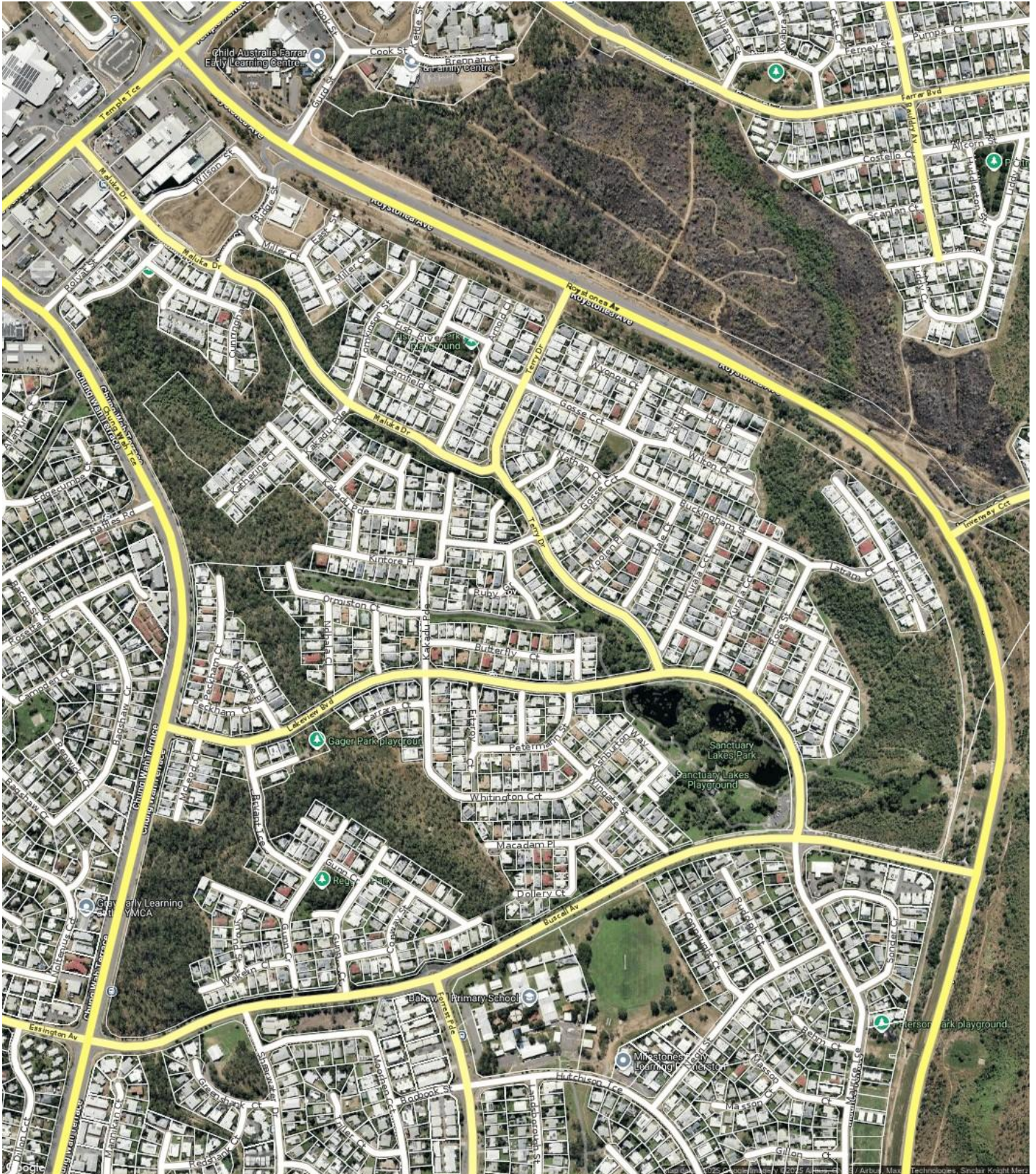
RayWhite.

**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	102	\$ 600,000	17.6 %	\$ 80,000	\$ 1,055,000

Median Sale Price

\$550k

Based on 99 recorded House sales within the last 12 months (Oct '24 - Sep '25)

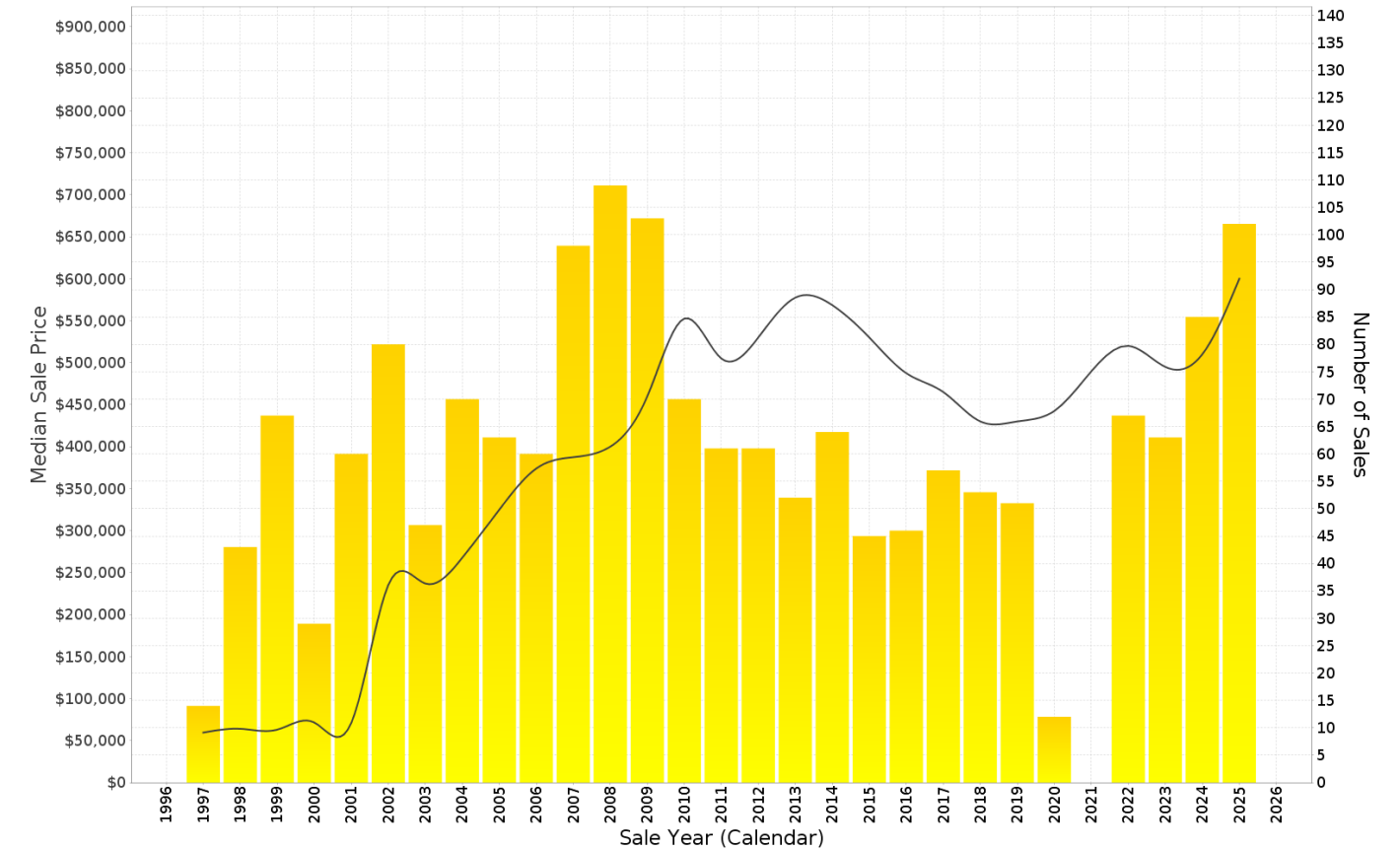
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

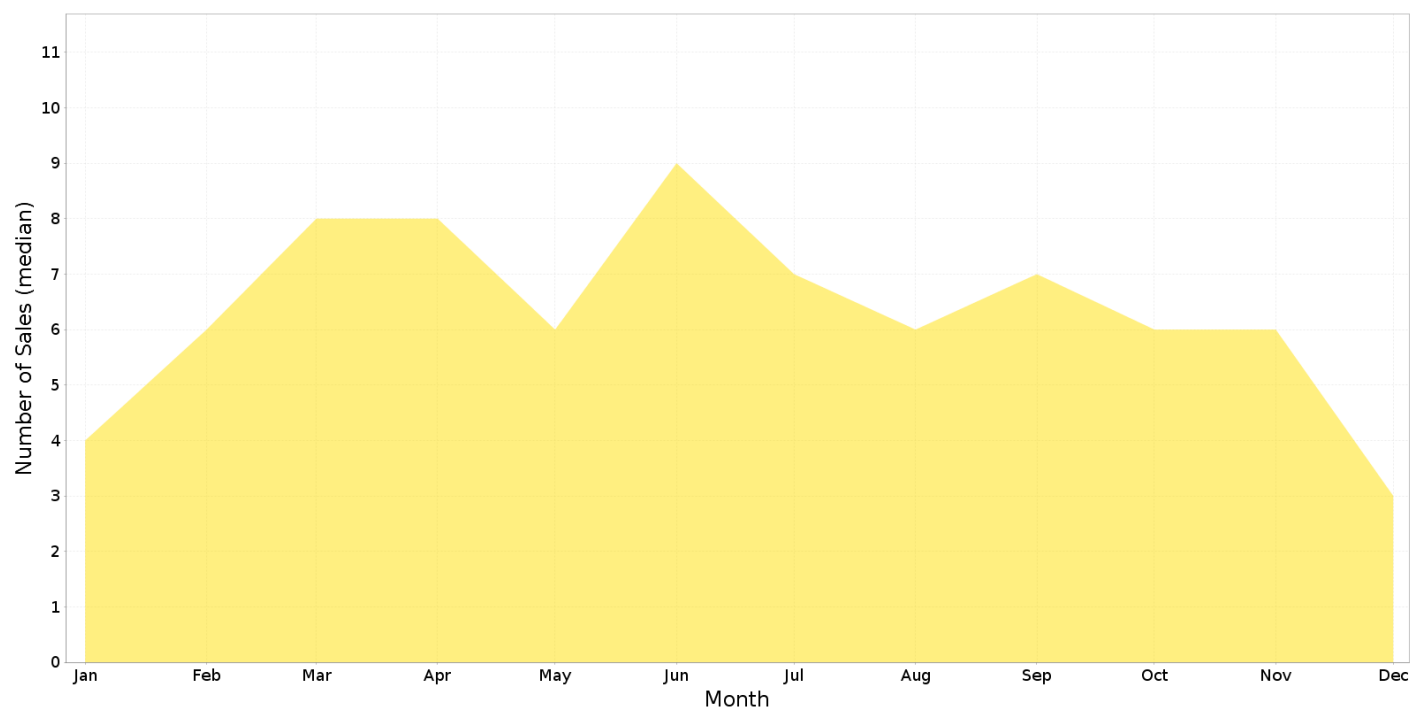
+7.9%

Current Median Price: \$550,000
Previous Median Price: \$509,500

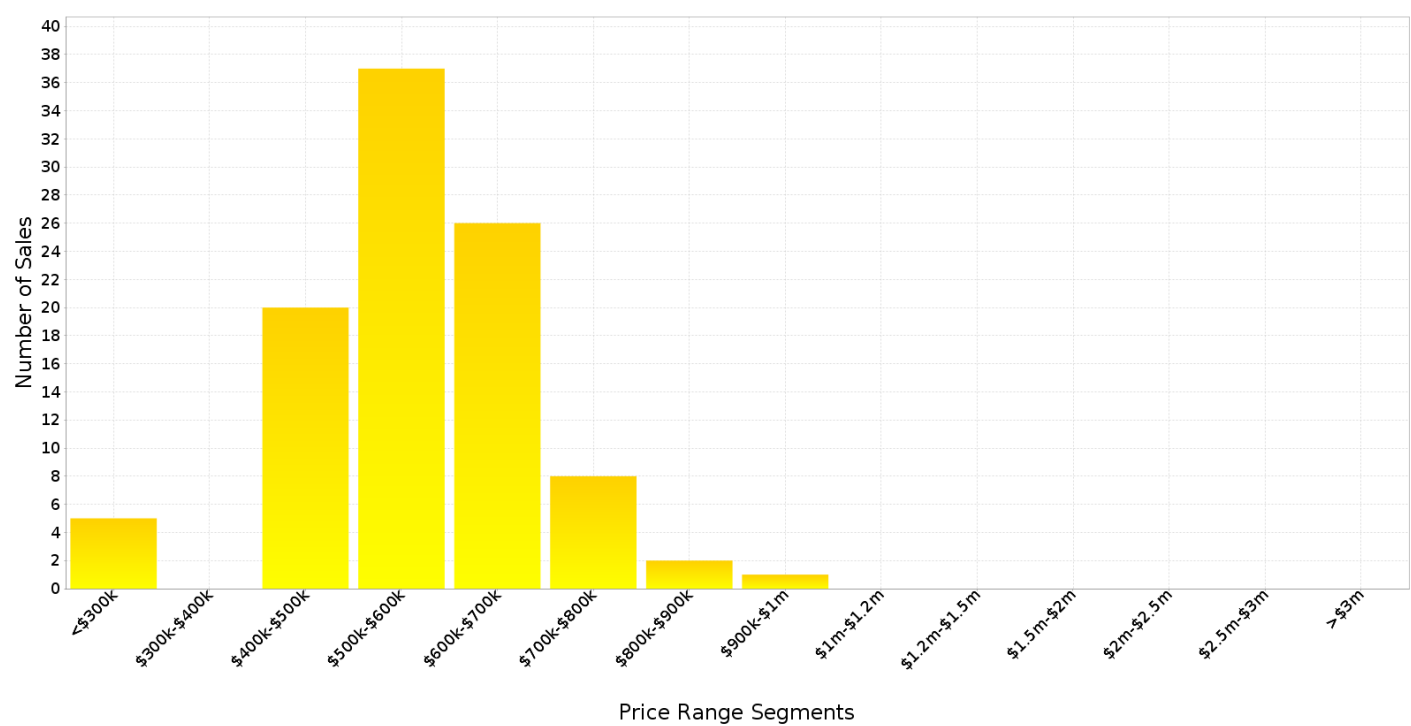
Based on 173 recorded House sales compared over the last two rolling 12 month periods



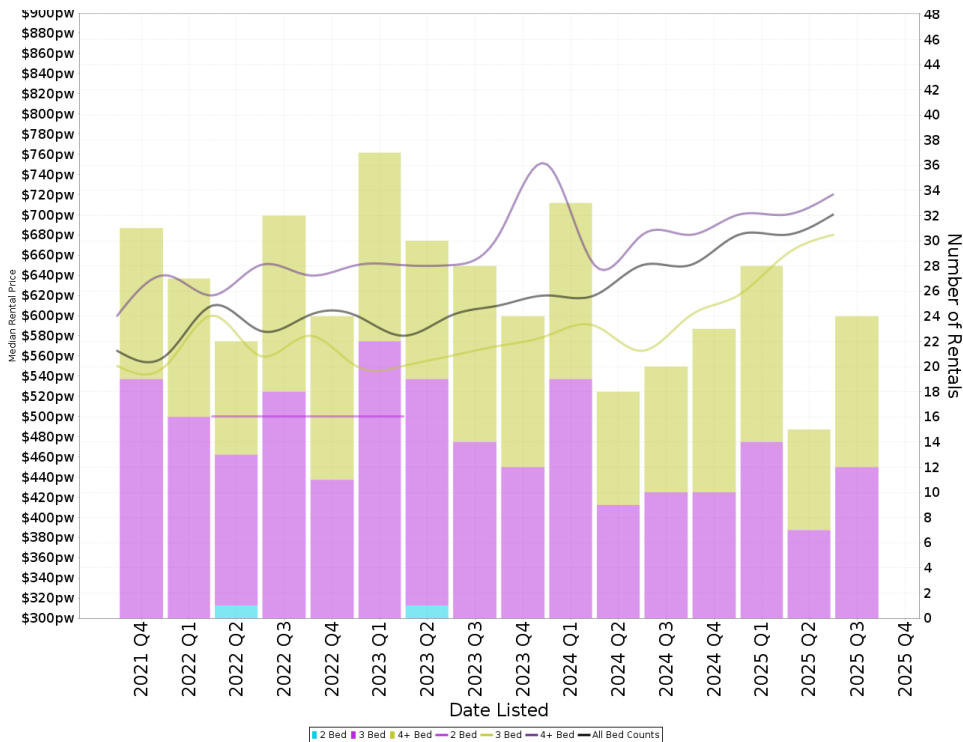
GUNN - Peak Selling Periods (3 years)



GUNN - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+7.9%

Current Median Price: \$550,000
Previous Median Price: \$509,500

Based on 173 registered House sales compared over the last two rolling 12 month periods.

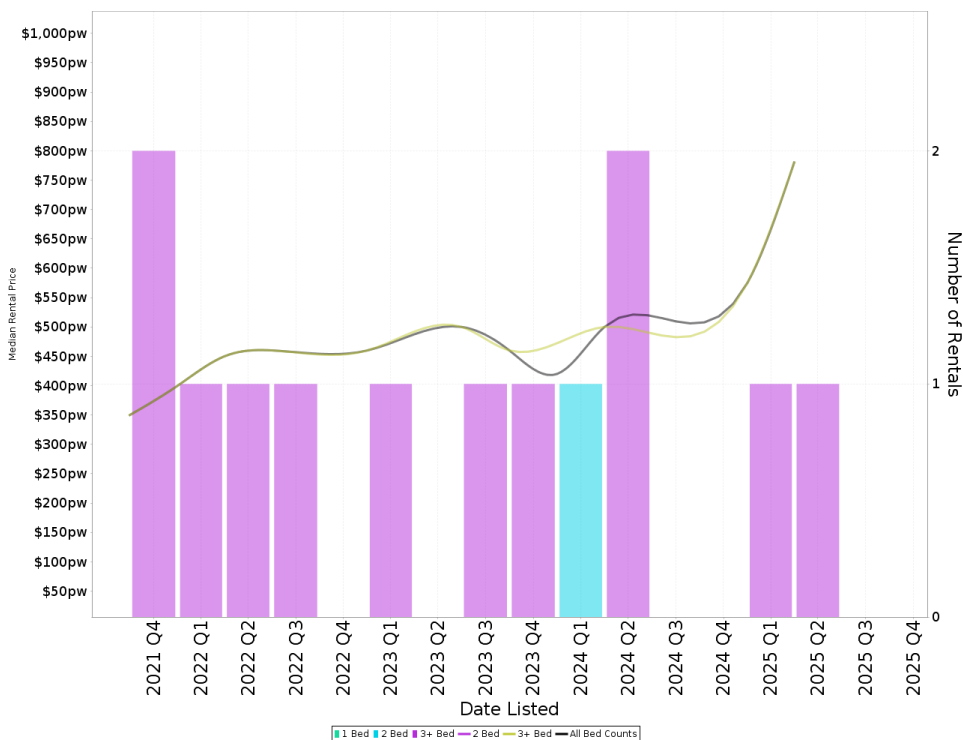
Suburb Rental Yield

+6.4%

Current Median Price: \$550,000
Current Median Rent: \$680

Based on 90 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+45.0%

Current Median Price: \$600,000
Previous Median Price: \$413,750

Based on 5 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.0%

Current Median Price: \$600,000
Current Median Rent: \$575

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

GUNN - Recently Sold Properties

Median Sale Price

\$550k

Based on 99 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

+7.9%

Current Median Price: \$550,000
Previous Median Price: \$509,500

Based on 173 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

99

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

30 CUNNINGHAM CRES

\$590,000



19 NATHAN CRT

\$600,000



6 MACADAM PL

\$715,000



19 ILLAMURTA CCT

\$580,000



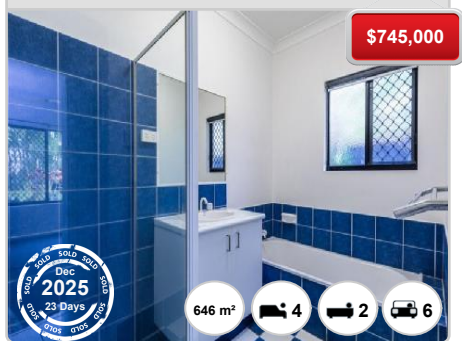
2 LATRAM CRT

\$882,500



30 KURALA CCT

\$745,000



12 BLACKMORE CRT

\$765,000



9 HULL PL

\$730,000



2 DULCIE PL

\$730,000



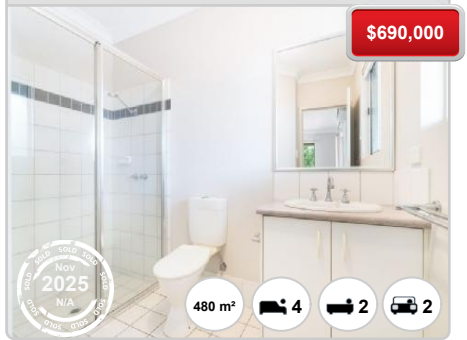
17 PECKHAM CRT



23 DOLLERY CRT



37 GOSSE CCT



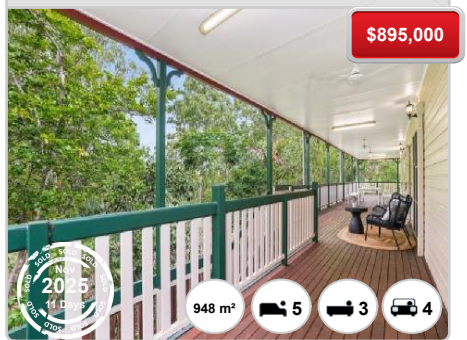
18 CUNNINGHAM CRES



2 PINKERTON CL



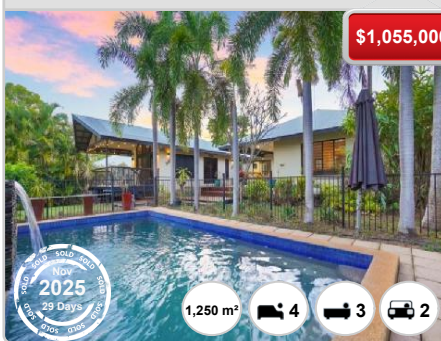
2 GAGER WAY



3 LATRAM CRT



7 MCLEOD CL



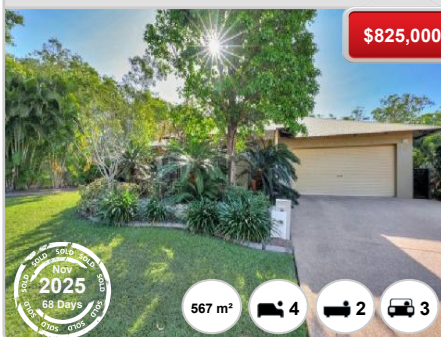
12 WOOLEN PL



15 WAKELIN CL



24 KATHERINE CL



26 FISH RIVER WAY



GUNN - Properties For Rent

Median Rental Price

\$680 /w

Based on 90 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

+6.4%

Current Median Price: \$550,000
Current Median Rent: \$680

Based on 99 recorded House sales and 90 House rentals compared over the last 12 months

Number of Rentals

90

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

2 PINKERTON CLOSE

\$680 per week



480 m²

3

2

2

18 KAKADU PARADE

\$690 per week



535 m²

3

1

2

17 PECKHAM COURT

\$680 per week



419 m²

3

2

3

65 MALUKA DRIVE

\$680 per week



480 m²

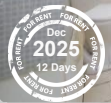
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2

2

23 HULL PLACE

\$700 per week



539 m²

4

2

2

30 KURALA CIRCUIT

\$765 per week



646 m²

4

2

6

19 NATHAN COURT

\$740 per week



416 m²

3

2

3

6 MACADAM PLACE

\$670 per week



772 m²

4

2

2

9 HULL PLACE

\$800 per week



610 m²

5

2

2

