



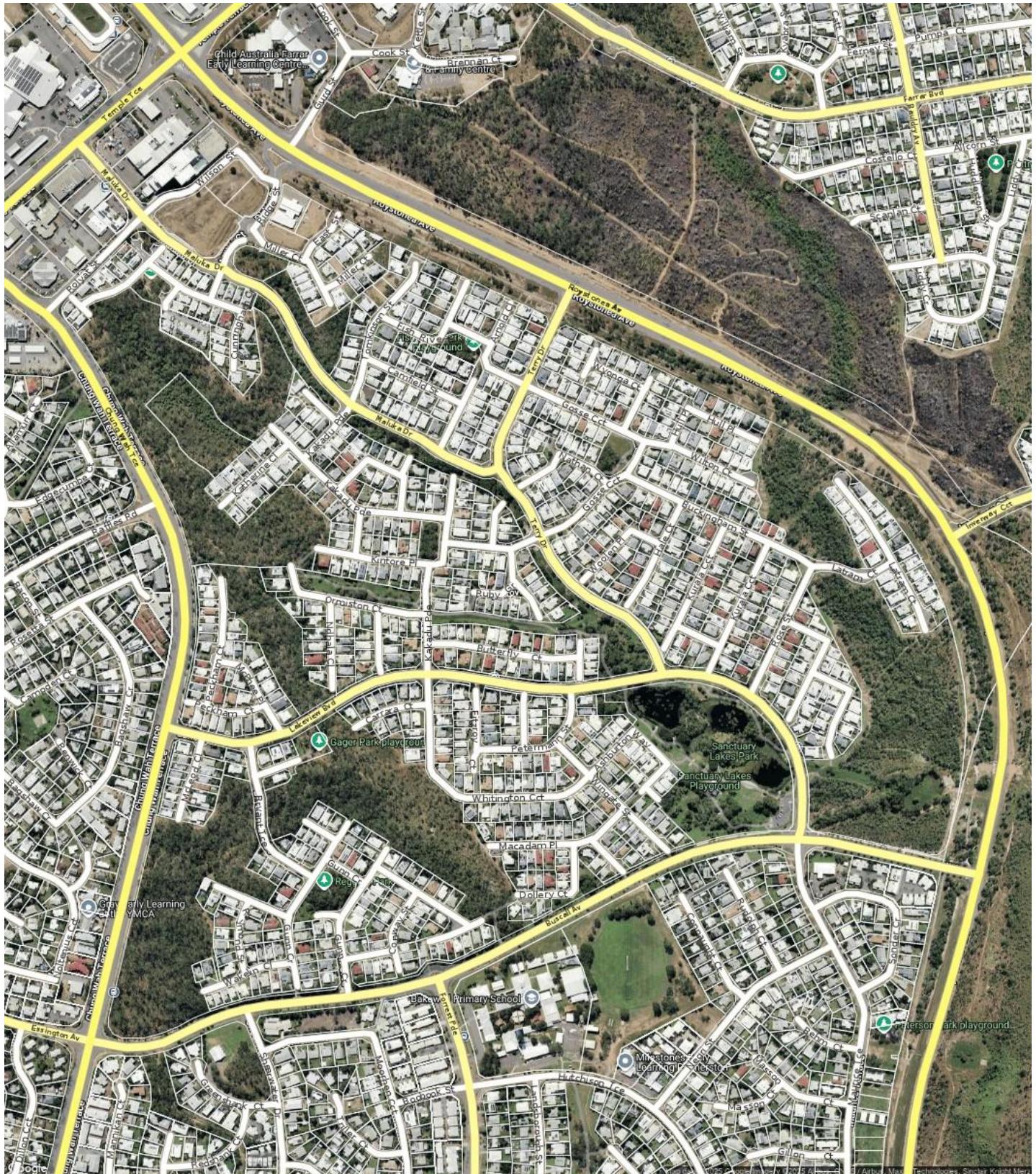
RayWhite.

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)

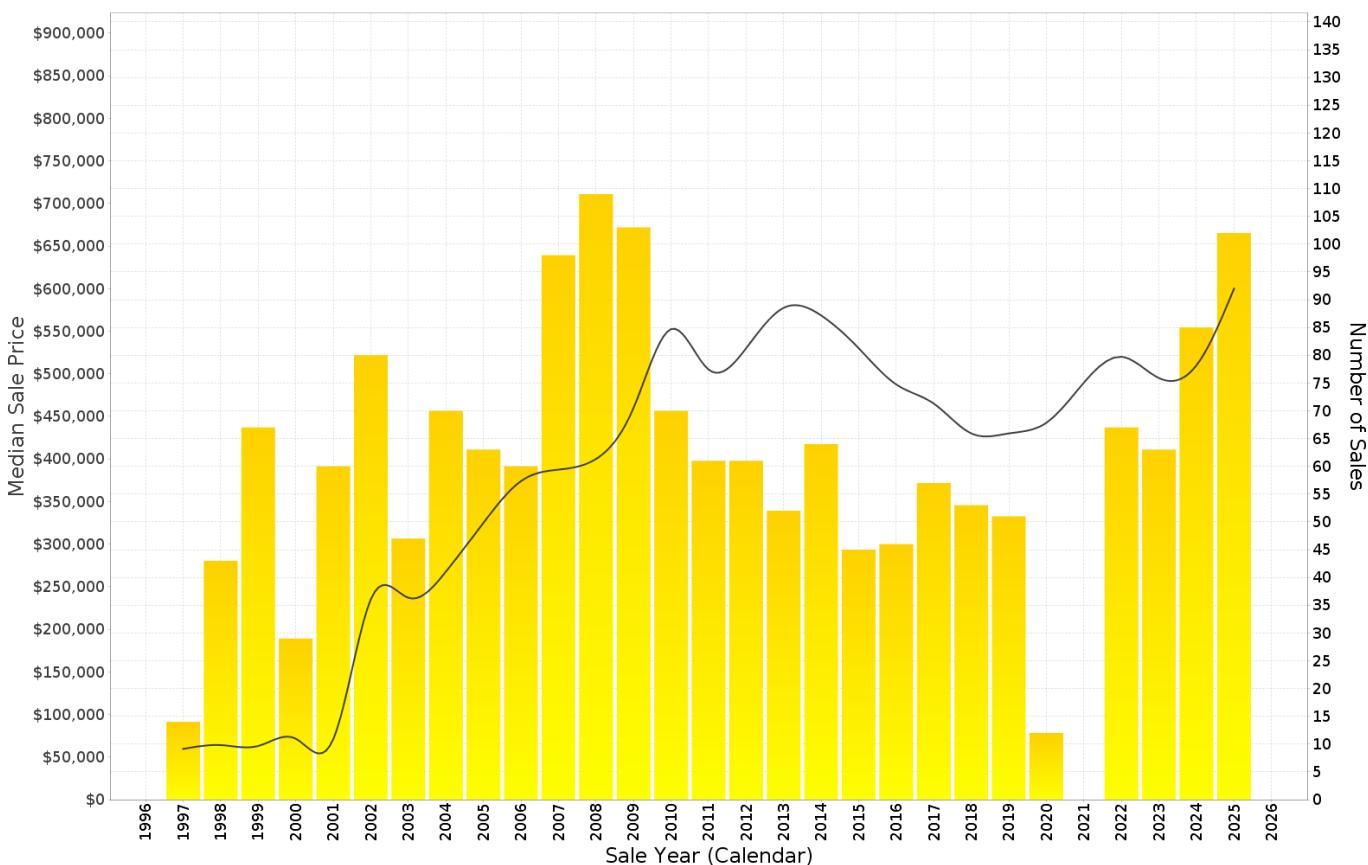
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

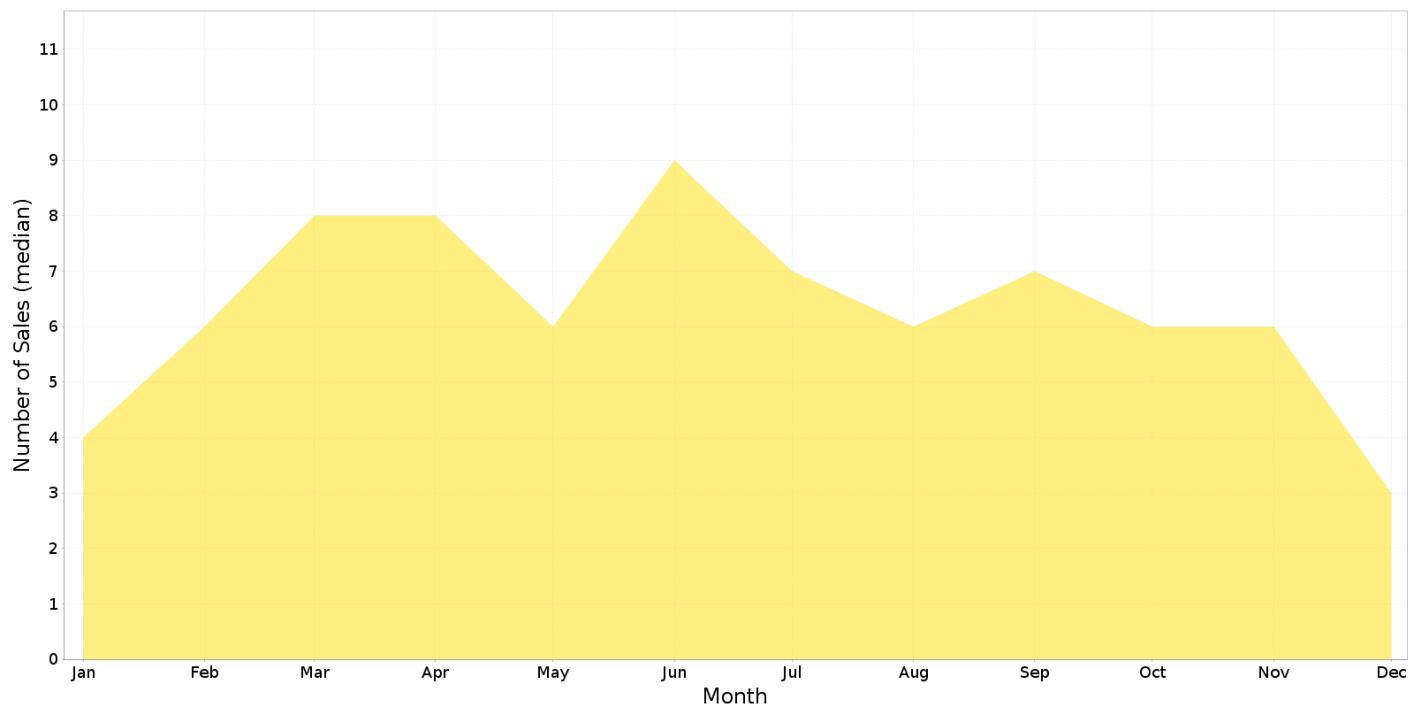
+7.9%

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

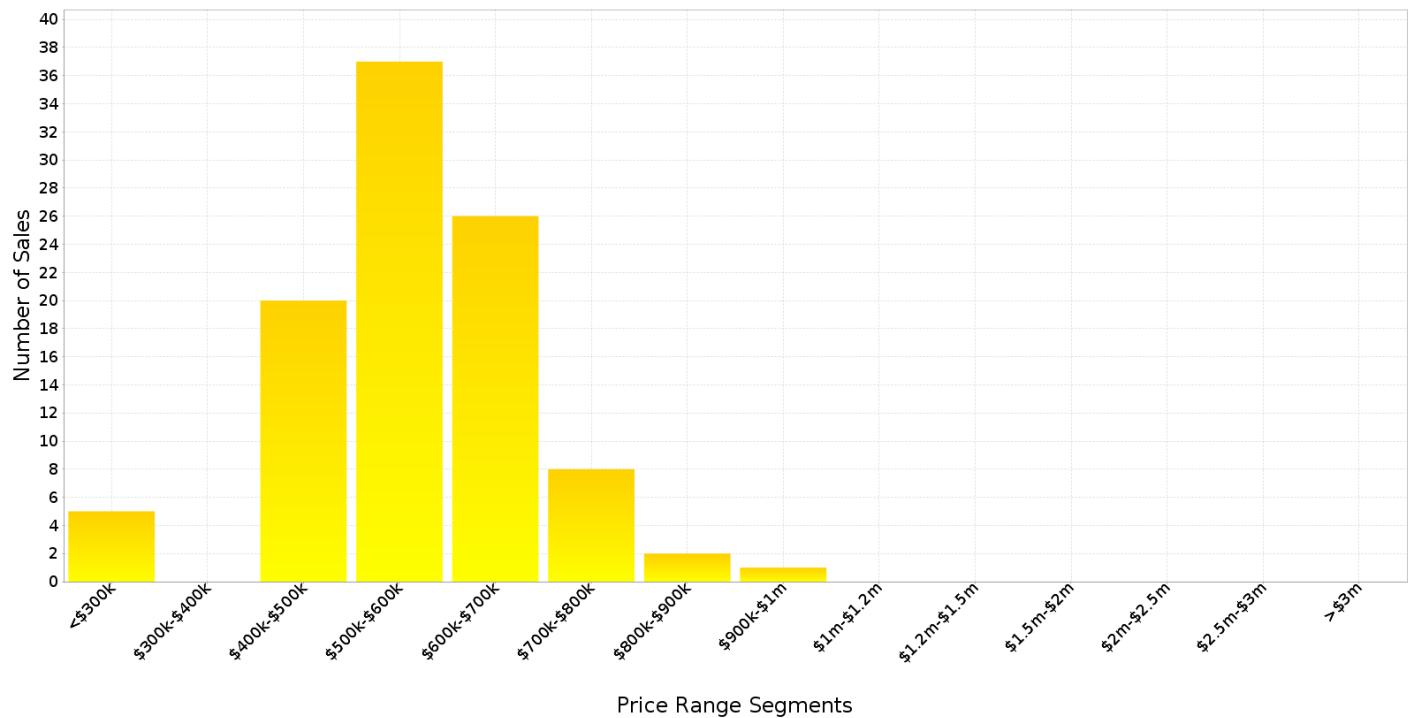
Based on 173 recorded House sales compared over the last two rolling 12 month periods



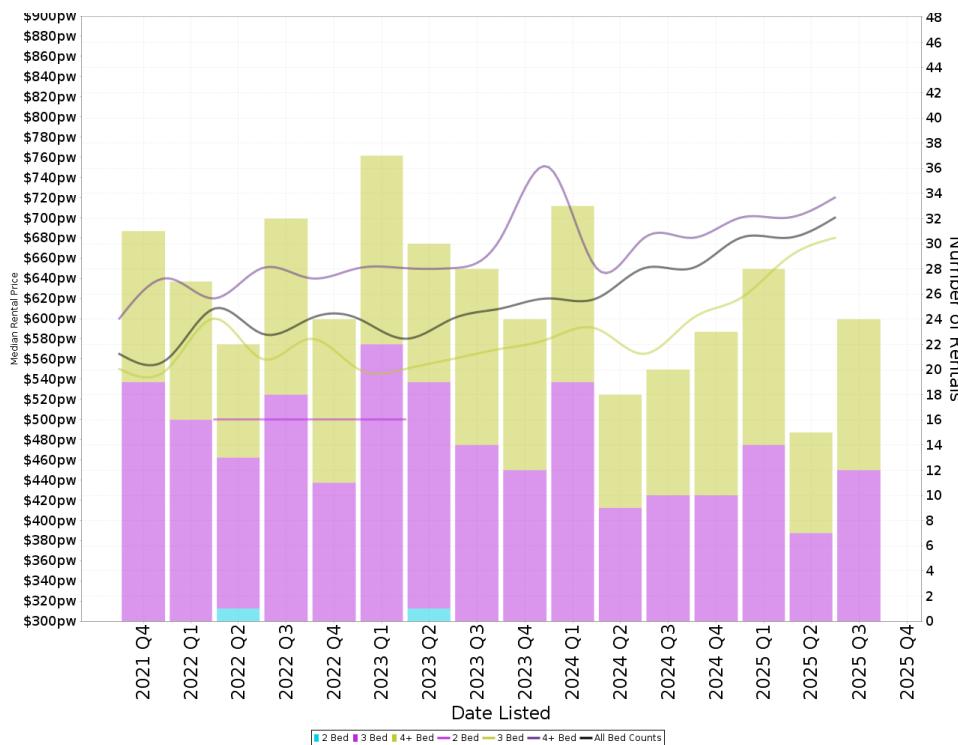
GUNN - Peak Selling Periods (3 years)



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.

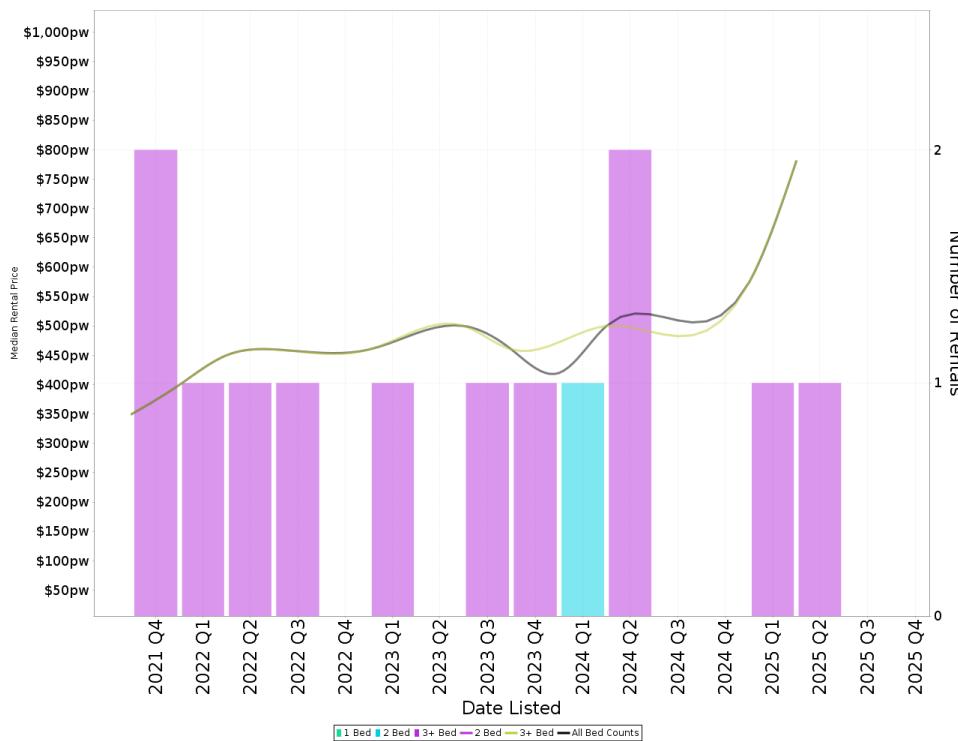
Suburb Rental Yield

+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

15.0m
30.5m
457.0 m²

Dec 2025 11 Days

457 m² 3 2 2

19 NATHAN CRT

\$600,000

Images Coming Soon

Dec 2025 42 Days

416 m² 3 2 4

6 MACADAM PL

\$715,000

772 m² 4 2 2

Dec 2025 18 Days

19 ILLAMURTA CCT

\$580,000

804 m² 3 2 2

Dec 2025 N/A

2 LATRAM CRT

\$882,500

708 m² 5 2 3

Dec 2025 53 Days

30 KURALA CCT

\$745,000

646 m² 4 2 6

Dec 2025 23 Days

12 BLACKMORE CRT

\$765,000

600 m² 3 2 2

Dec 2025 58 Days

9 HULL PL

\$730,000

610 m² 5 2 2

Nov 2025 2 Days

2 DULCIE PL

\$730,000

640 m² 4 2 2

Nov 2025 N/A

17 PECKHAM CRT



\$632,000



419 m²   

23 DOLLERY CRT

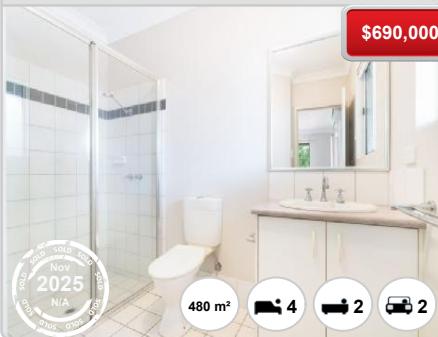


\$570,000



312 m²   

37 GOSSE CCT



\$690,000



480 m²   

18 CUNNINGHAM CRES



\$630,000



418 m²   

2 PINKERTON CL



\$648,000



480 m²   

2 GAGER WAY



\$895,000



948 m²   

3 LATRAM CRT



\$700,000



449 m²   

7 MCLEOD CL



\$1,055,000



1,250 m²   

12 WOOLEN PL



\$660,000



640.0 m²   

15 WAKELIN CL



\$710,000



738 m²   

24 KATHERINE CL



\$825,000



567 m²   

26 FISH RIVER WAY



\$525,000



415.0 m²   

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



18 KAKADU PARADE



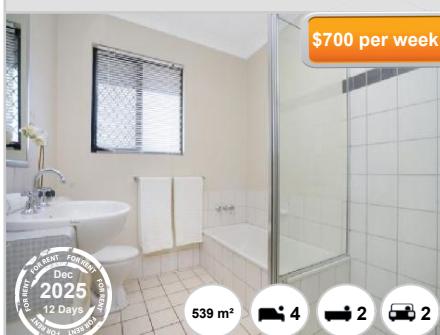
17 PECKHAM COURT



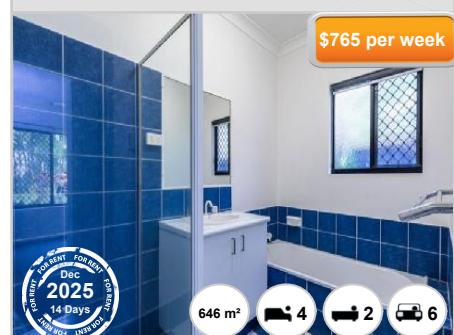
65 MALUKA DRIVE



23 HULL PLACE



30 KURALA CIRCUIT



19 NATHAN COURT



6 MACADAM PLACE



9 HULL PLACE



