

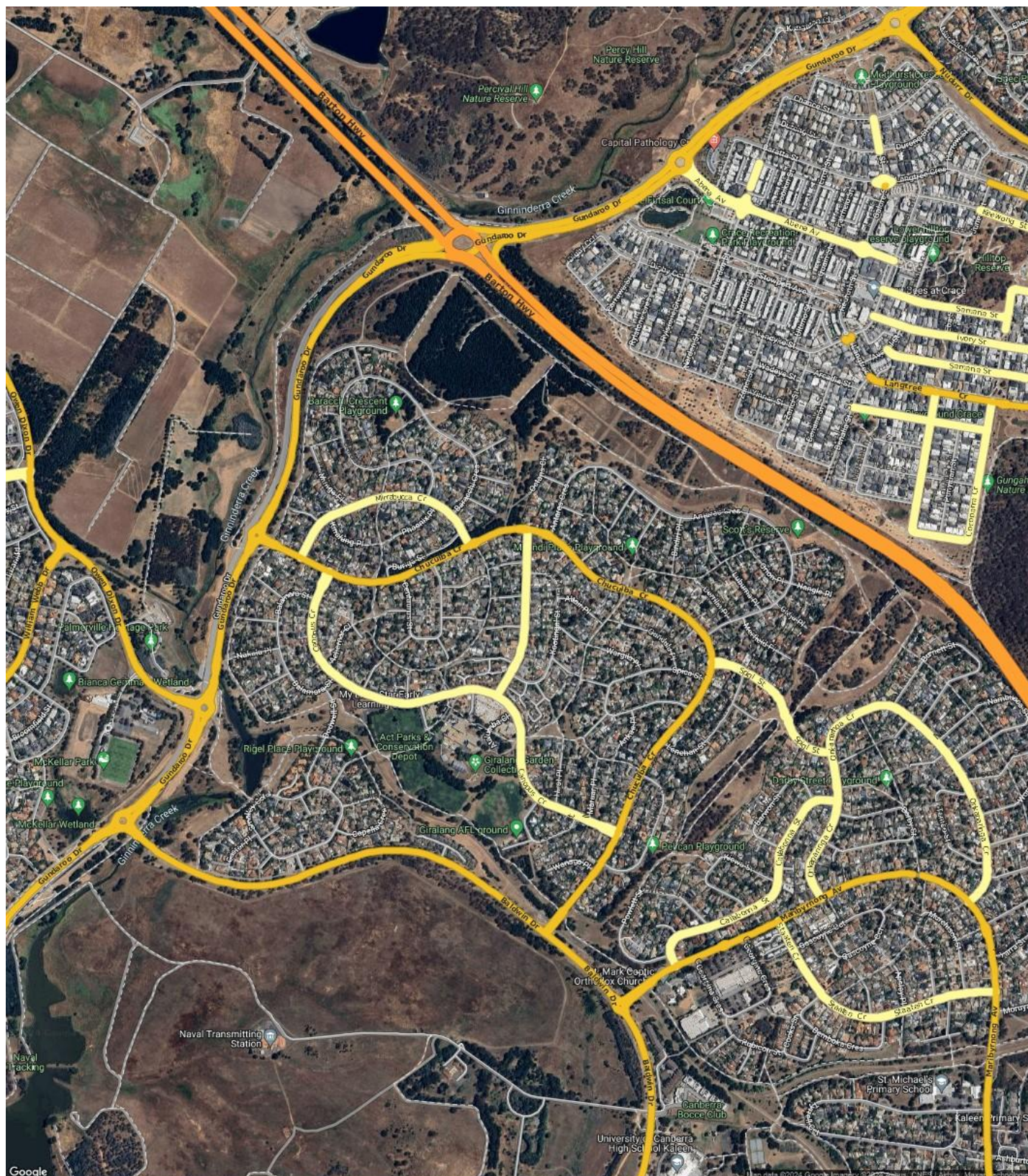
A photograph of a modern backyard. In the foreground, a lounge chair with a grey frame and orange and grey fabric is on a light-colored stone patio. A yellow towel is draped over the chair. Next to it is a wooden stool made of a tree trunk, topped with a straw hat. In the background, a swimming pool is enclosed by a glass fence. The pool is surrounded by a concrete deck and a wooden wall. Large trees and a swing set are visible in the background.

RayWhite.

Suburb
flyover report

GIRALANG (HOUSE)
PREPARED BY: RAY WHITE CANBERRA, RAY WHITE CORPORATE DEFAULT

GIRALANG - Suburb Map



Prepared on 01/03/2024 by Ray White Canberra , 03 9725 7444 at Ray White Corporate Default. © Property Data Solutions Pty Ltd 2024 (pricefinder.com.au)

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GIRALANG - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	56	\$ 359,970	0.0 %	\$ 105,000	\$ 570,000
2007	69	\$ 394,000	9.5 %	\$ 36,800	\$ 580,000
2008	47	\$ 395,000	0.3 %	\$ 100,000	\$ 645,000
2009	50	\$ 420,000	6.3 %	\$ 113,750	\$ 900,000
2010	48	\$ 488,750	16.4 %	\$ 68,333	\$ 687,500
2011	44	\$ 499,500	2.2 %	\$ 116,250	\$ 640,000
2012	36	\$ 554,500	11.0 %	\$ 400,000	\$ 716,000
2013	55	\$ 473,000	-14.7 %	\$ 97,000	\$ 675,000
2014	41	\$ 505,000	6.8 %	\$ 225,000	\$ 735,000
2015	30	\$ 576,275	14.1 %	\$ 225,000	\$ 920,000
2016	42	\$ 597,500	3.7 %	\$ 357,000	\$ 879,000
2017	31	\$ 650,100	8.8 %	\$ 400,000	\$ 912,000
2018	43	\$ 685,750	5.5 %	\$ 34,000	\$ 867,700
2019	41	\$ 700,000	2.1 %	\$ 171,166	\$ 1,130,000
2020	50	\$ 735,000	5.0 %	\$ 158,400	\$ 910,000
2021	53	\$ 900,000	22.4 %	\$ 390,000	\$ 1,455,000
2022	49	\$ 925,000	2.8 %	\$ 170,000	\$ 1,420,000
2023	19	\$ 885,000	-4.3 %	\$ 575,000	\$ 1,950,000
2024	0				

Median Sale Price

\$885k

Based on 19 recorded House sales within the last 12 months (2023)

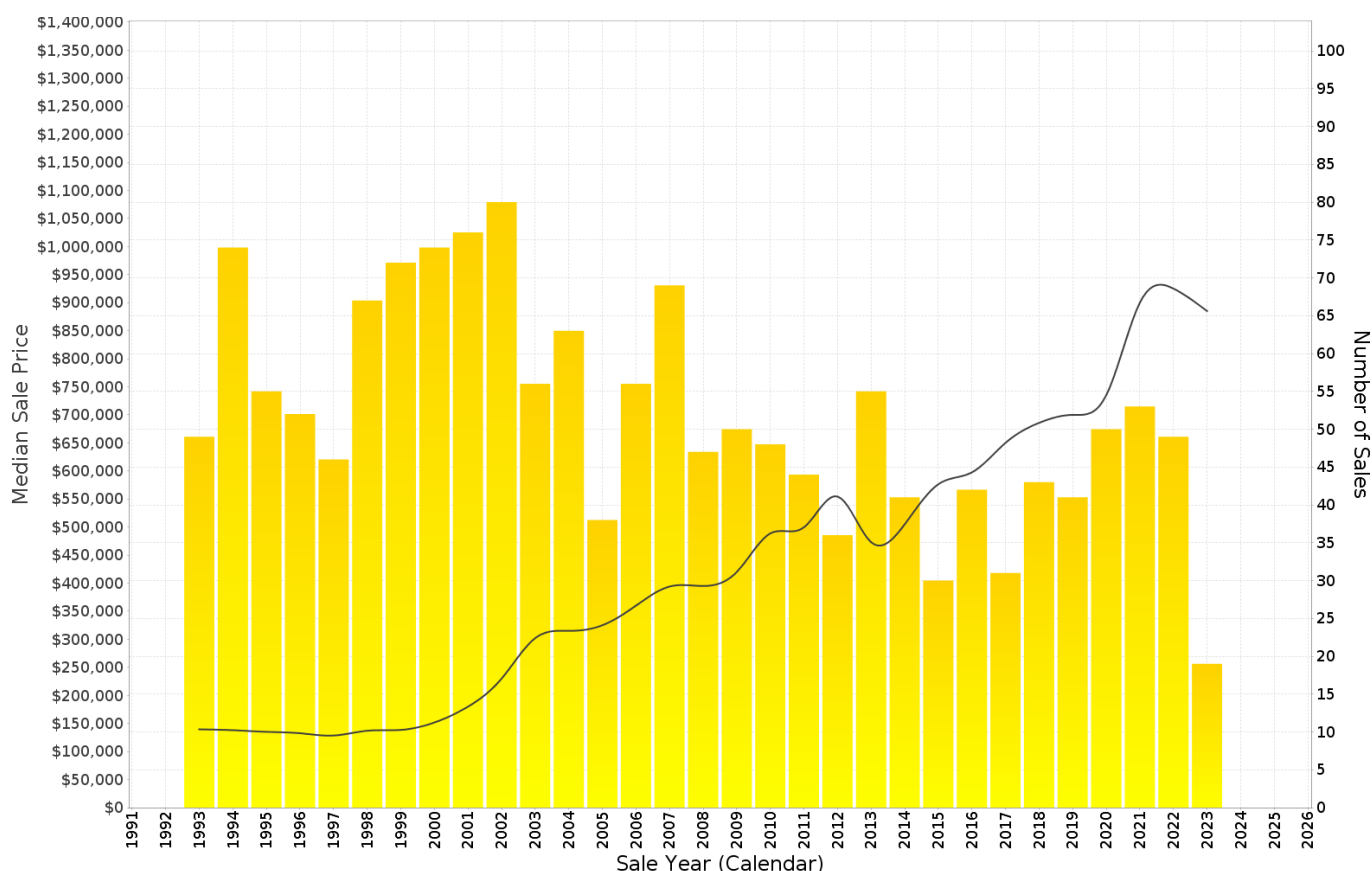
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

-4.3%

Current Median Price: \$885,000
Previous Median Price: \$925,000

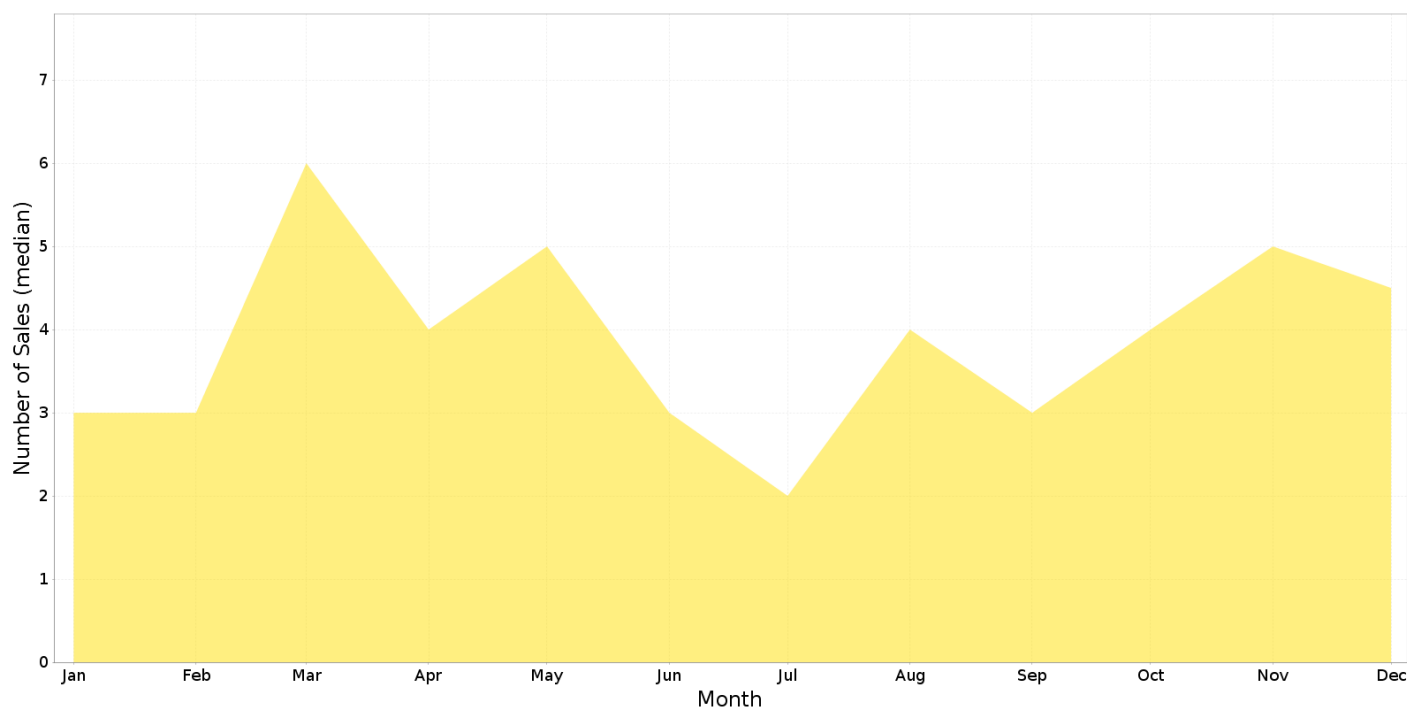
Based on 68 recorded House sales compared over the last two rolling 12 month periods



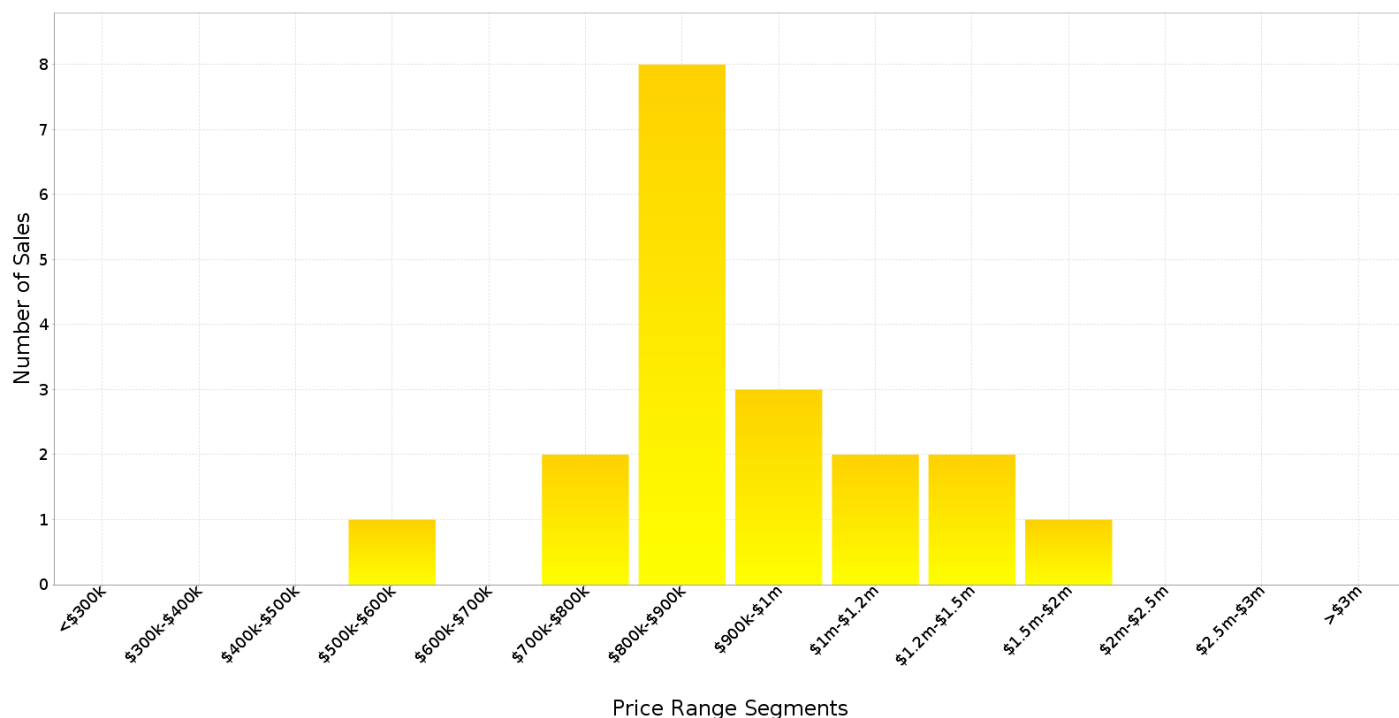
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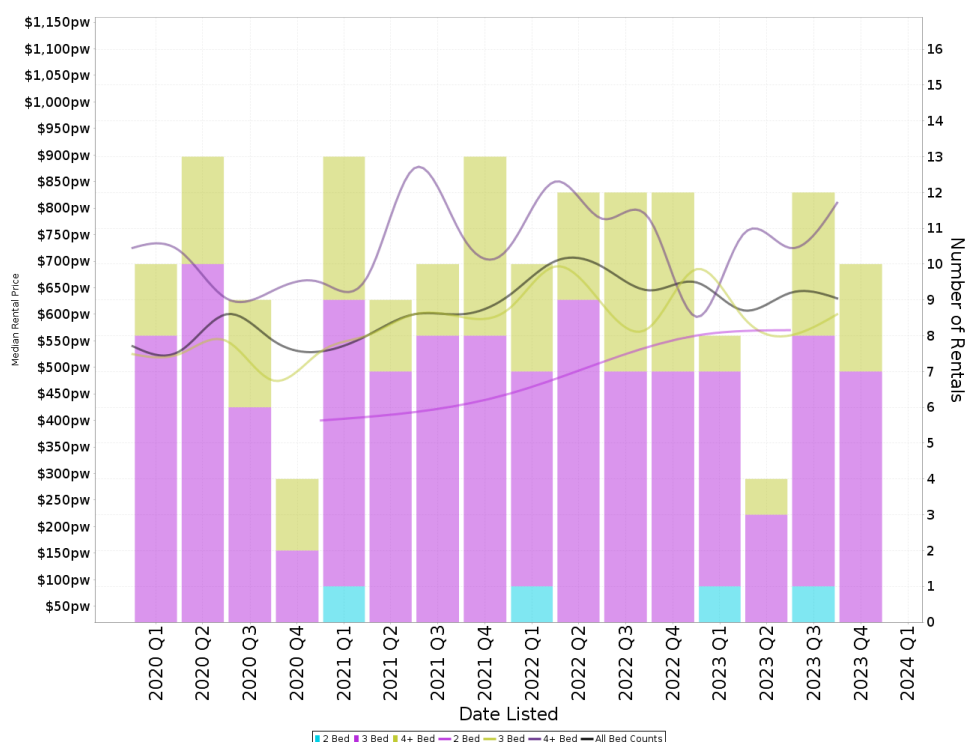
GIRALANG - Peak Selling Periods (3 years)



GIRALANG - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-4.3%

Current Median Price: \$885,000
Previous Median Price: \$925,000

Based on 68 registered House sales compared over the last two rolling 12 month periods.

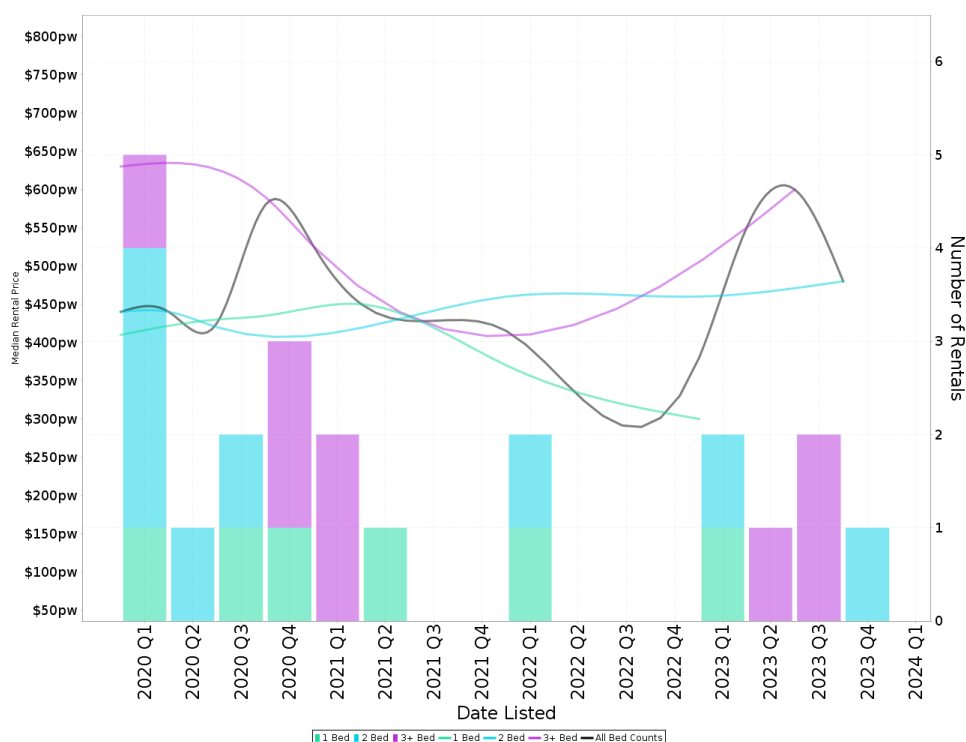
Suburb Rental Yield

+3.7%

Current Median Price: \$885,000
Current Median Rent: \$638

Based on 34 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+48.5%

Current Median Price: \$742,500
Previous Median Price: \$500,000

Based on 13 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.6%

Current Median Price: \$742,500
Current Median Rent: \$515

Based on 6 registered Unit rentals compared over the last 12 months.

GIRALANG - Recently Sold Properties

Median Sale Price

\$885k

Based on 19 recorded House sales within the last 12 months (2023)

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

Suburb Growth

-4.3%

Current Median Price: \$885,000
Previous Median Price: \$925,000

Based on 68 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

19

Based on recorded House sales within the 12 months (2023)

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

29 BARACCHI CRES

\$825,000

SOLD Feb 2024
111 Days

747 m² 3 1 -

1 MUSCA PL

\$1,050,000

SOLD Feb 2024
24 Days

850 m² 4 2 2

13 SCULPTOR ST

\$1,065,000

SOLD Dec 2023
20 Days

1,304 m² 4 2 2

18 MERFIELD PL

\$1,250,000

SOLD Dec 2023
18 Days

1,224 m² 5 2 2

7 MUNGA PL

\$871,000

SOLD Dec 2023
42 Days

971 m² 3 1 1

4 MUNGA PL

\$1,250,000

SOLD Nov 2023
N/A

photo not available

4 2 5

3 AVIOR PL

\$875,000

SOLD Nov 2023
13 Days

800 m² 3 1 2

205 CHUCULBA CRES

\$1,200,000

SOLD Nov 2023
382 Days

1,002 m² 4 2 2

91 B - CANOPUS CRES

\$741,500

SOLD Nov 2023
7 Days

2 1 1

4 BURIGA ST

\$755,000

826 m²

32 BALAMARA ST

\$815,000

795 m²

12 KINALUNG PL

\$898,000

828 m²

111 CHUCULBA CRES

\$800,000

842 m²

38 SPICA ST

\$800,000

801 m²

8 GALAN PL

\$931,000

1,037 m²

9 MUSCA PL

\$1,050,000

832 m²

101 CHUCULBA CRES

\$1,251,000

1,072 m²

12 ANTARES CRES

\$840,000

726 m²

GIRALANG - Properties For Rent

Median Rental Price

\$638 /w

Based on 34 recorded House rentals within the last 12 months (2023)

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

Rental Yield

+3.7%

Current Median Price: \$885,000
Current Median Rent: \$638

Based on 19 recorded House sales and 34 House rentals compared over the last 12 months

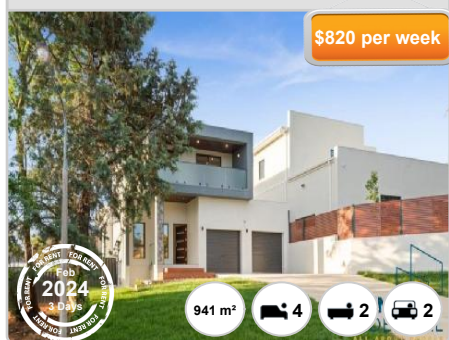
Number of Rentals

34

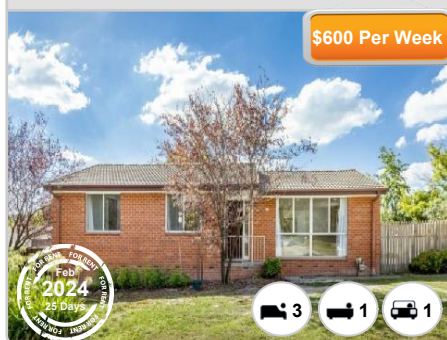
Based on recorded House rentals within the last 12 months (2023)

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

13 MIRRABUCCA CRESCENT



41 SPICA STREET



191 Chuculba Street



16 Smalley Circuit

