

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. A wooden wall and large trees are also visible.

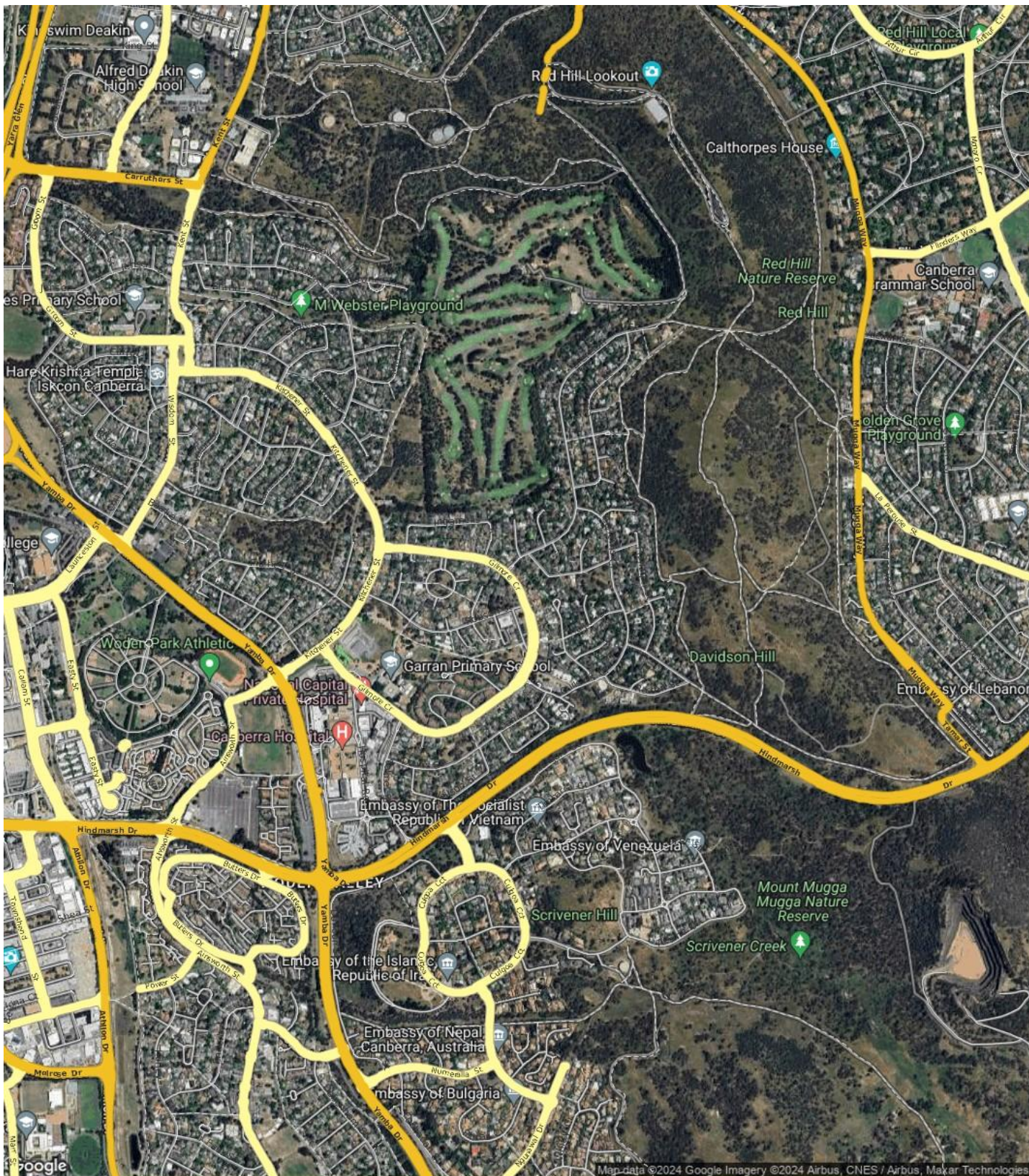
RayWhite.

Suburb
flyover report

GARRAN (HOUSE)

PREPARED BY: RAY WHITE CANBERRA, RAY WHITE CORPORATE DEFAULT

GARRAN - 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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GARRAN - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	32	\$ 572,500	0.0 %	\$ 340,000	\$ 1,130,000
2007	42	\$ 680,500	18.9 %	\$ 283,550	\$ 1,220,000
2008	27	\$ 705,000	3.6 %	\$ 486,500	\$ 1,395,000
2009	31	\$ 715,000	1.4 %	\$ 250,000	\$ 1,320,000
2010	17	\$ 843,000	17.9 %	\$ 680,000	\$ 1,600,000
2011	22	\$ 852,500	1.1 %	\$ 220,000	\$ 1,325,000
2012	24	\$ 772,000	-9.4 %	\$ 105,000	\$ 1,100,000
2013	17	\$ 740,000	-4.1 %	\$ 544,000	\$ 1,728,000
2014	39	\$ 880,000	18.9 %	\$ 400,000	\$ 1,600,000
2015	33	\$ 975,000	10.8 %	\$ 283,333	\$ 1,740,000
2016	30	\$ 883,750	-9.4 %	\$ 425,000	\$ 1,670,000
2017	28	\$ 1,080,000	22.2 %	\$ 700,000	\$ 1,525,000
2018	35	\$ 1,025,000	-5.1 %	\$ 792,000	\$ 1,825,000
2019	28	\$ 1,000,000	-2.4 %	\$ 500,000	\$ 1,860,000
2020	34	\$ 1,178,000	17.8 %	\$ 425,000	\$ 1,825,000
2021	45	\$ 1,512,500	28.4 %	\$ 950,000	\$ 3,616,000
2022	33	\$ 1,520,000	0.5 %	\$ 1,000,000	\$ 3,787,000
2023	23	\$ 1,700,000	11.8 %	\$ 1,097,000	\$ 3,700,000
2024	0				

Median Sale Price

\$1.7m

Based on 23 recorded House sales within the last 12 months (2023)

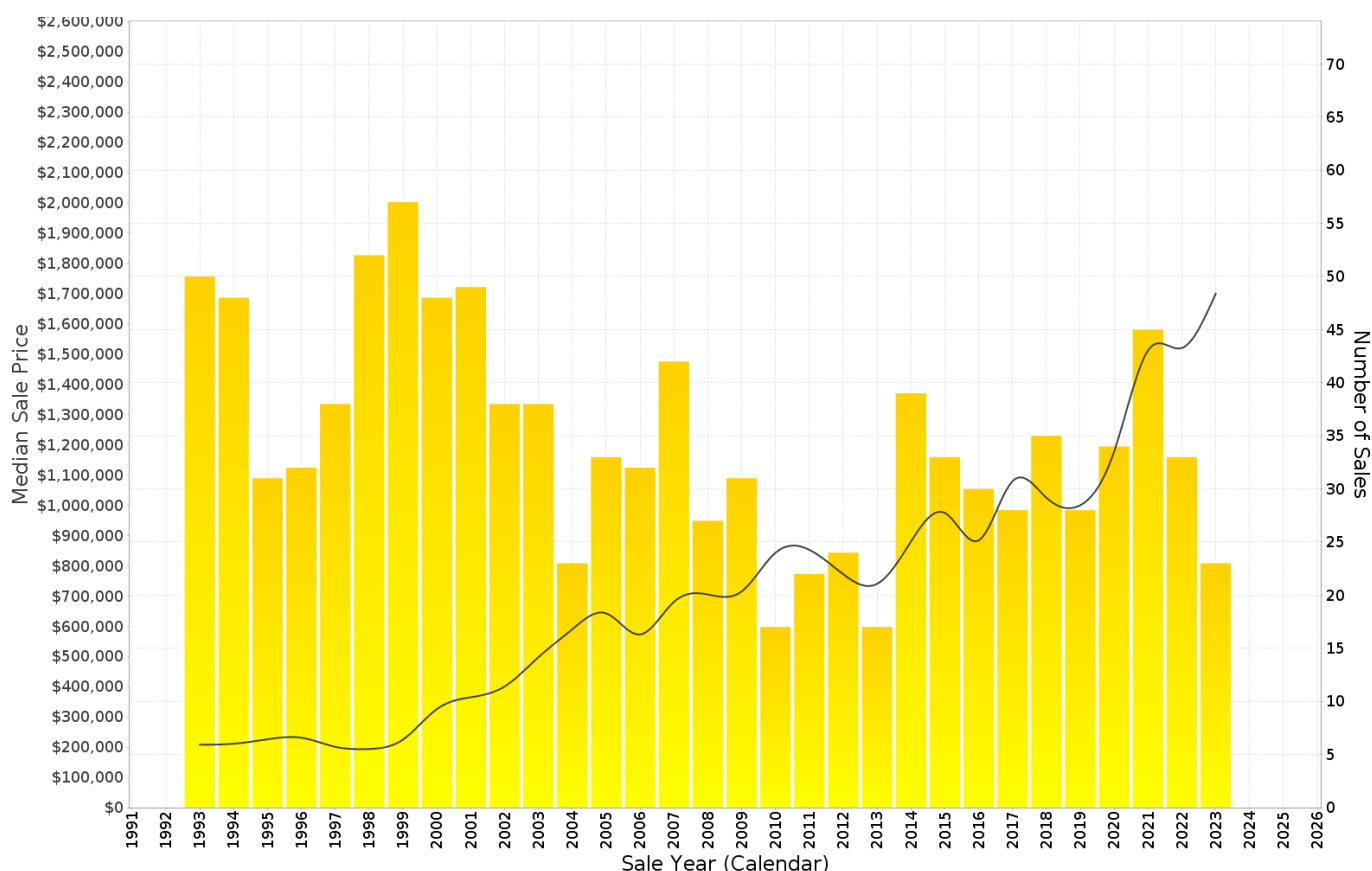
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

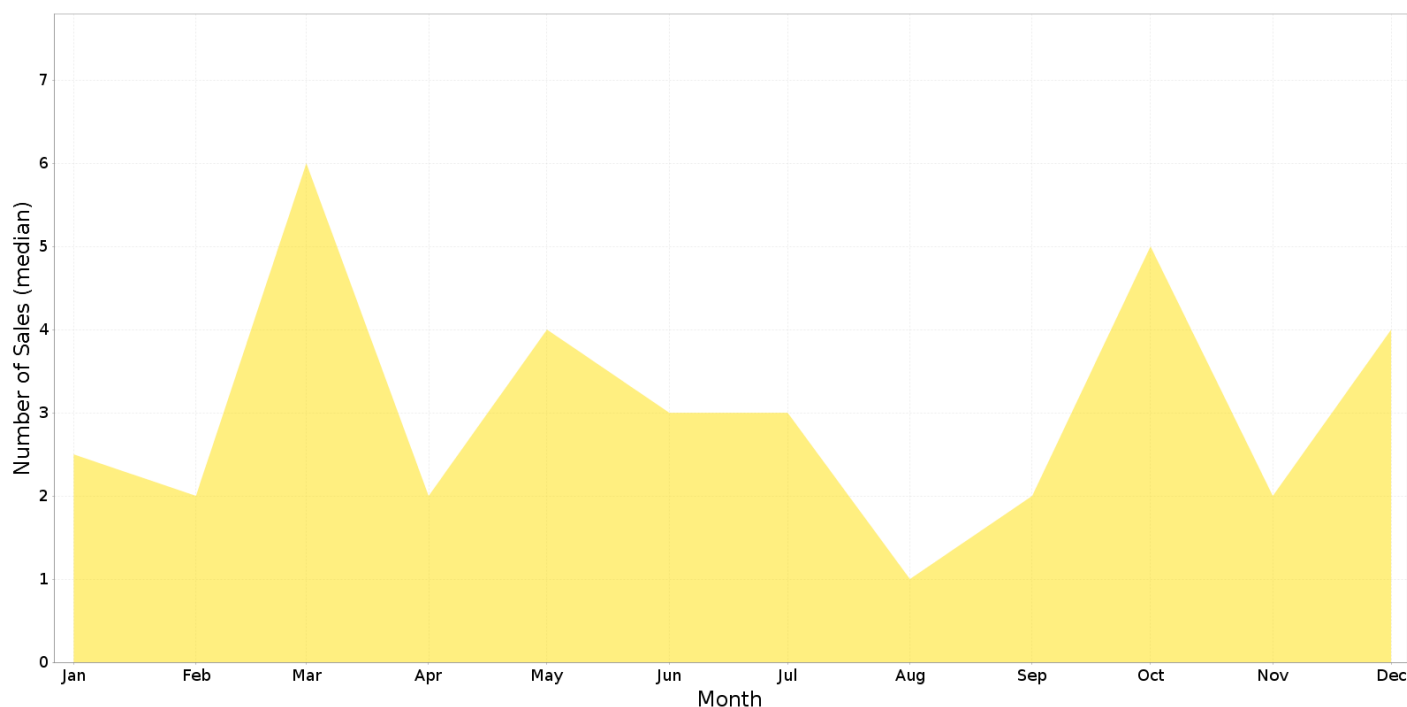
+11.8%

Current Median Price: \$1,700,000
Previous Median Price: \$1,520,000

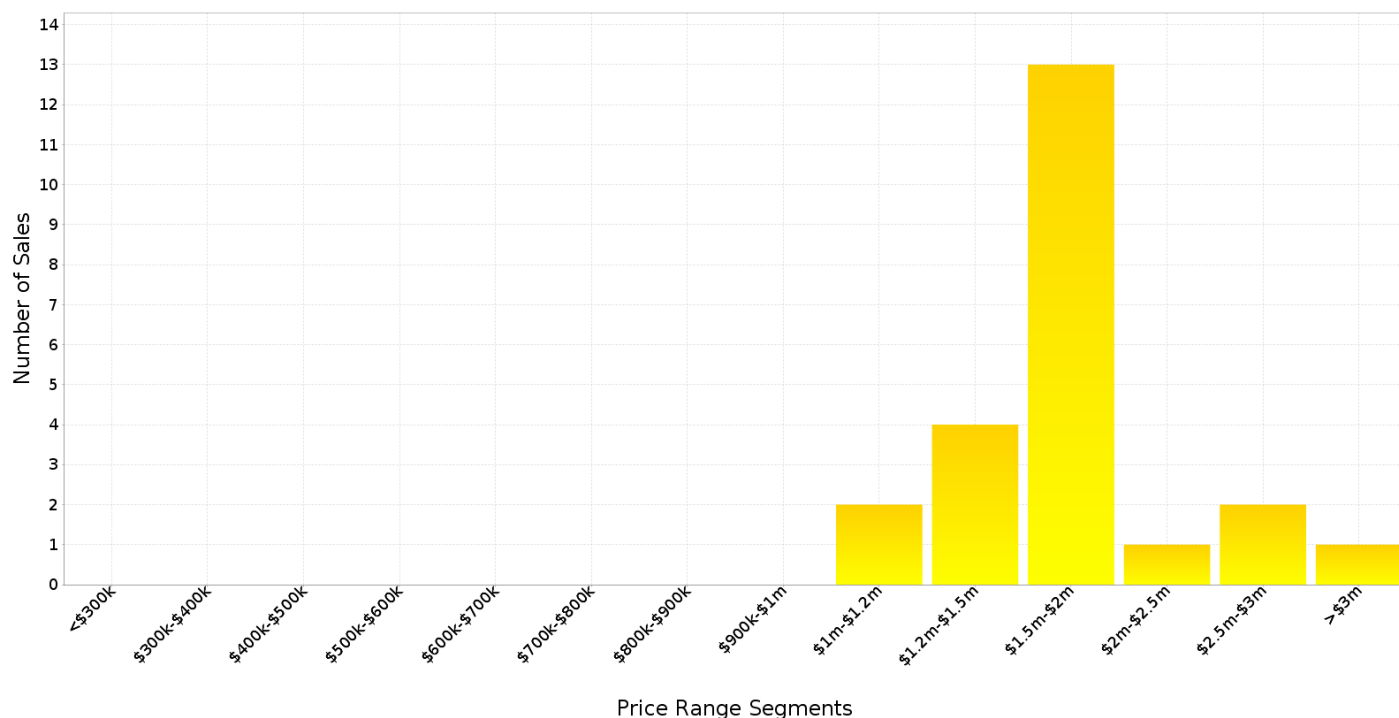
Based on 56 recorded House sales compared over the last two rolling 12 month periods



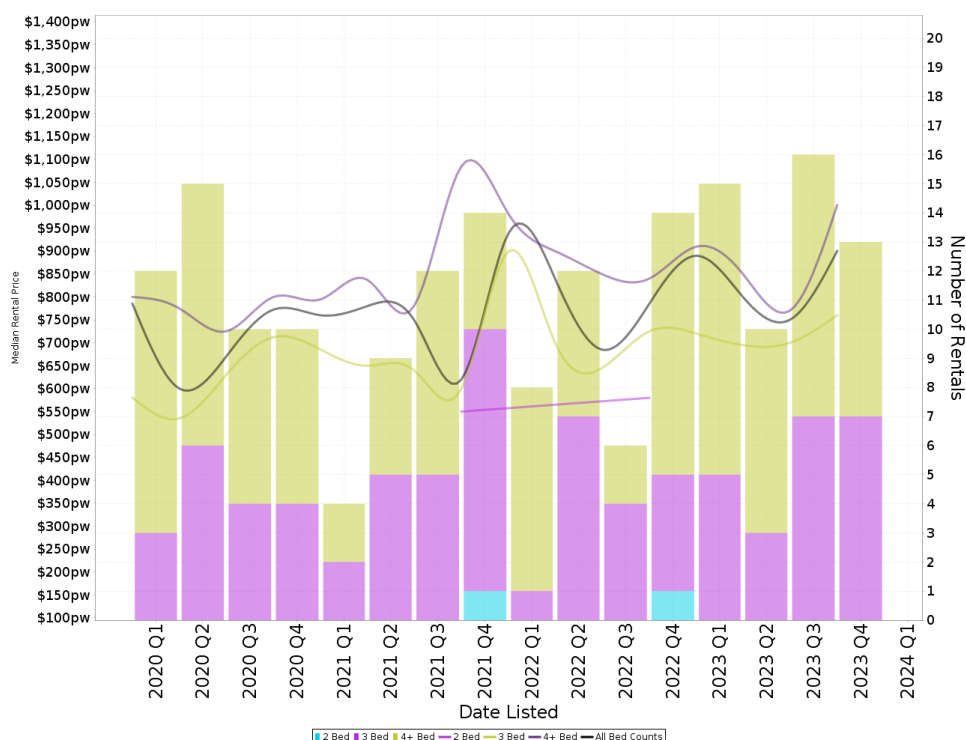
GARRAN - Peak Selling Periods (3 years)



GARRAN - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+11.8%

Current Median Price: \$1,700,000
Previous Median Price: \$1,520,000

Based on 56 registered House sales compared over the last two rolling 12 month periods.

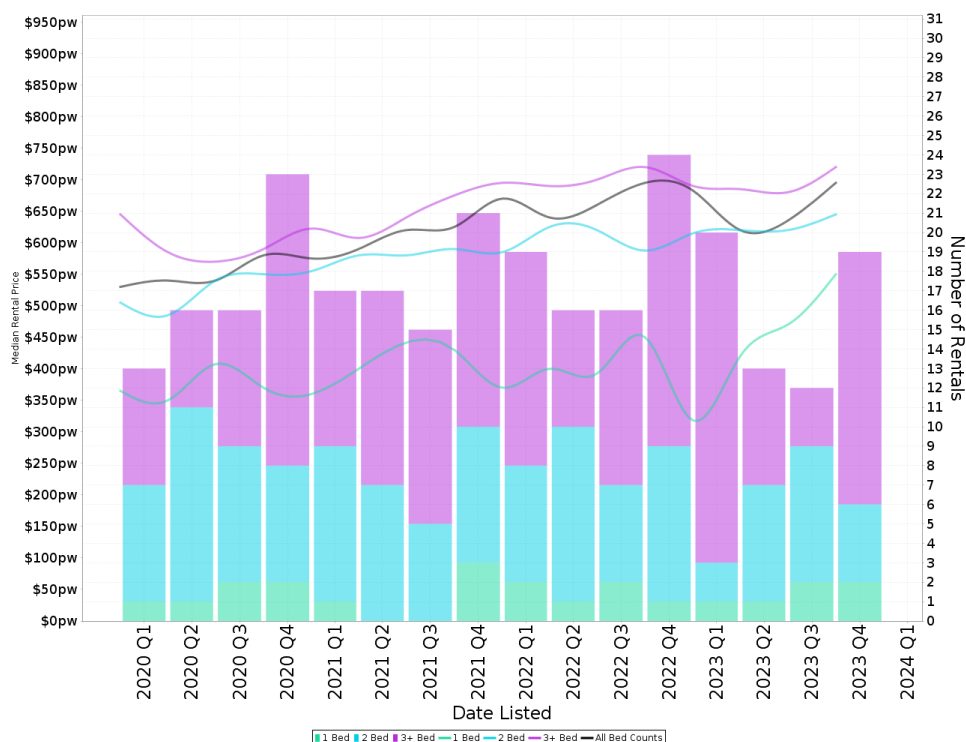
Suburb Rental Yield

+2.4%

Current Median Price: \$1,700,000
Current Median Rent: \$795

Based on 54 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+13.2%

Current Median Price: \$845,000
Previous Median Price: \$746,500

Based on 17 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.2%

Current Median Price: \$845,000
Current Median Rent: \$675

Based on 64 registered Unit rentals compared over the last 12 months.

GARRAN - Recently Sold Properties

Median Sale Price

\$1.7m

Based on 23 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

+11.8%

Current Median Price: \$1,700,000
Previous Median Price: \$1,520,000

Based on 56 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

23

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

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

76 COUVREUR ST




\$2,150,000

Sold Feb 2024
23 Days

1,300 m² 4 3 2

10 LAVATER PL



\$1,800,000

Sold Nov 2023
23 Days

798 m² 6 3 2

27 FITCHETT ST



\$1,780,000

Sold Oct 2023
31 Days

730 m² 5 3 3

15B CURLEWIS CRES




\$1,550,000

Sold Oct 2023
22 Days

3 2 2

97 KITCHENER ST




\$1,255,000

Sold Oct 2023
23 Days

901 m² 3 1 2

2 CURLEWIS ST




\$1,735,000

Sold Sep 2023
35 Days

986 m² 3 3 2

16 SABINE CL




\$1,320,000

Sold Oct 2023
23 Days

790 m² 4 2 6

4 MCCRAE ST

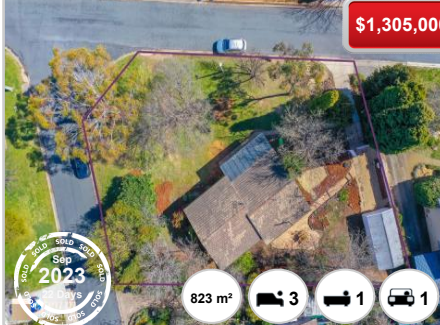


\$1,150,000

Sold Oct 2023
22 Days

1,000 m² 3 2 2

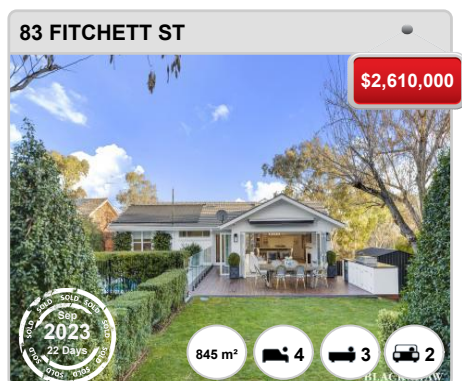
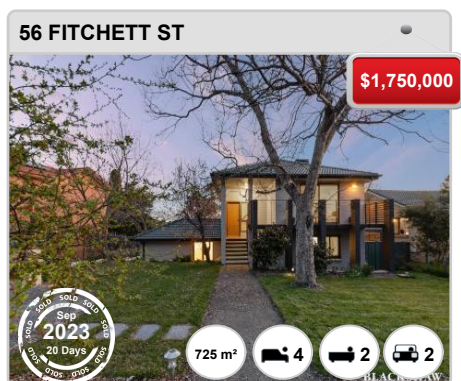
20 TOMPSON ST



\$1,305,000

Sold Sep 2023
17 Days

823 m² 3 1 1



GARRAN - Properties For Rent

Median Rental Price

\$795 /w

Based on 54 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

+2.4%

Current Median Price: \$1,700,000
Current Median Rent: \$795

Based on 23 recorded House sales and 54 House rentals compared over the last 12 months


Number of Rentals

54

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

8 MCCRAE STREET



\$655 per week

714 m² 3 1 2

FOR RENT Jan 2024 31 Days

9 GILMORE CRESCENT



\$800 per week

788 m² 4 2 2

FOR RENT Jan 2024 31 Days

29 Flanagan Street



\$930 per week

843 m² 3 2 1

FOR RENT Nov 2023 121 Days