



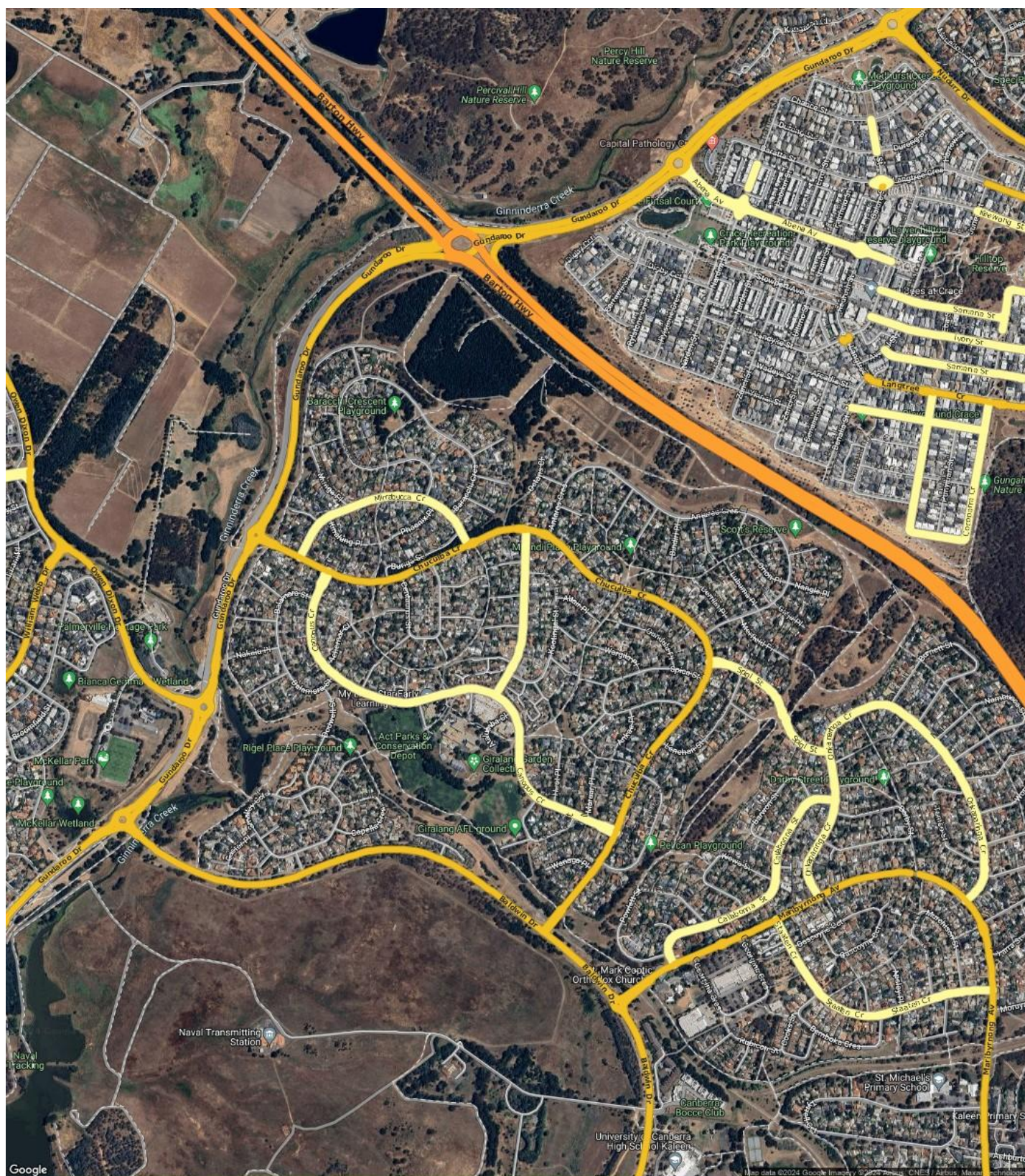
RayWhite.



Suburb
flyover report

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

GIRALANG - Suburb Map



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	28	\$ 891,500	-3.6 %	\$ 575,000	\$ 1,950,000
2024	2	\$ 937,500	5.2 %	\$ 825,000	\$ 1,050,000

Median Sale Price

\$898k

Based on 27 recorded House sales within the last 12 months (Apr '23 - Mar '24)

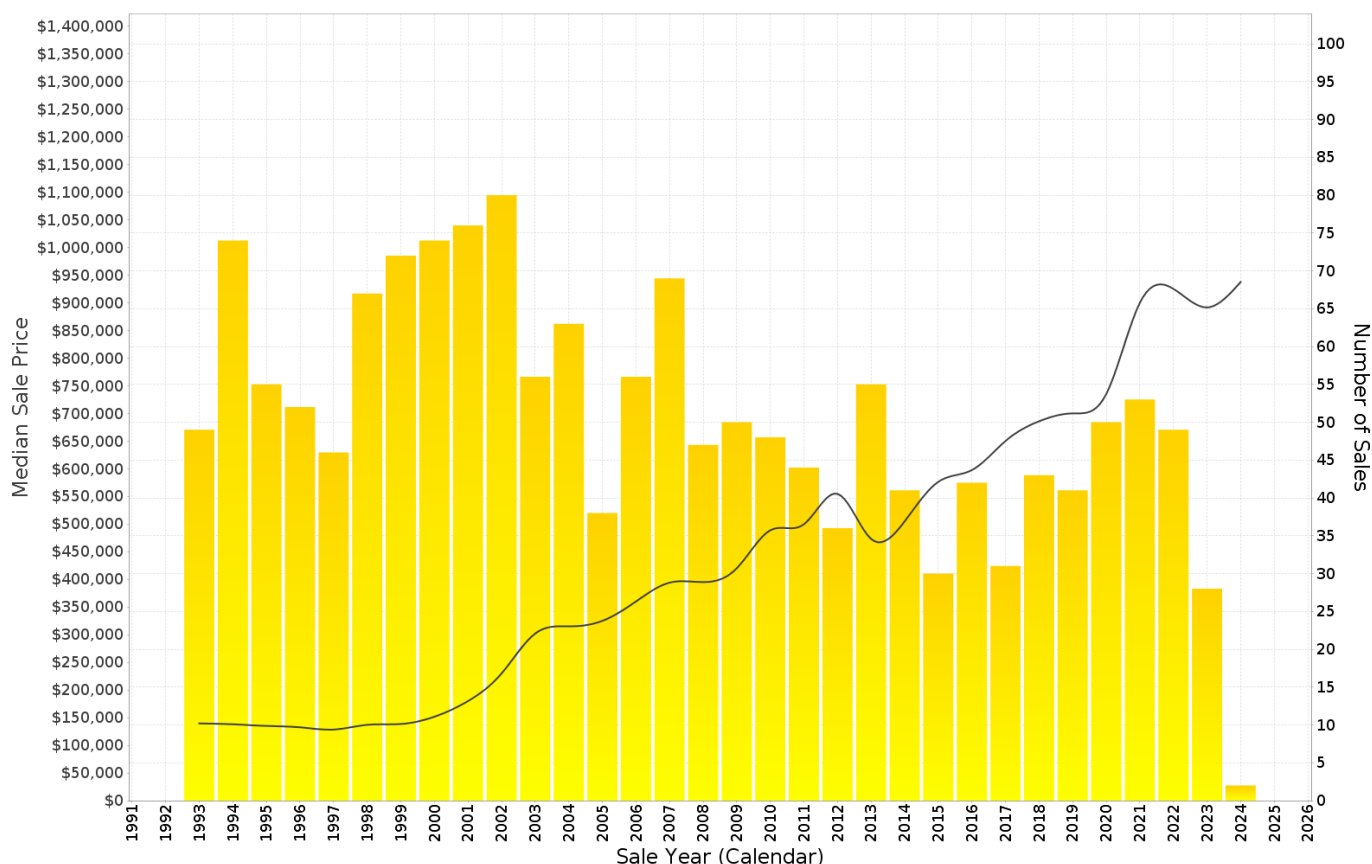
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

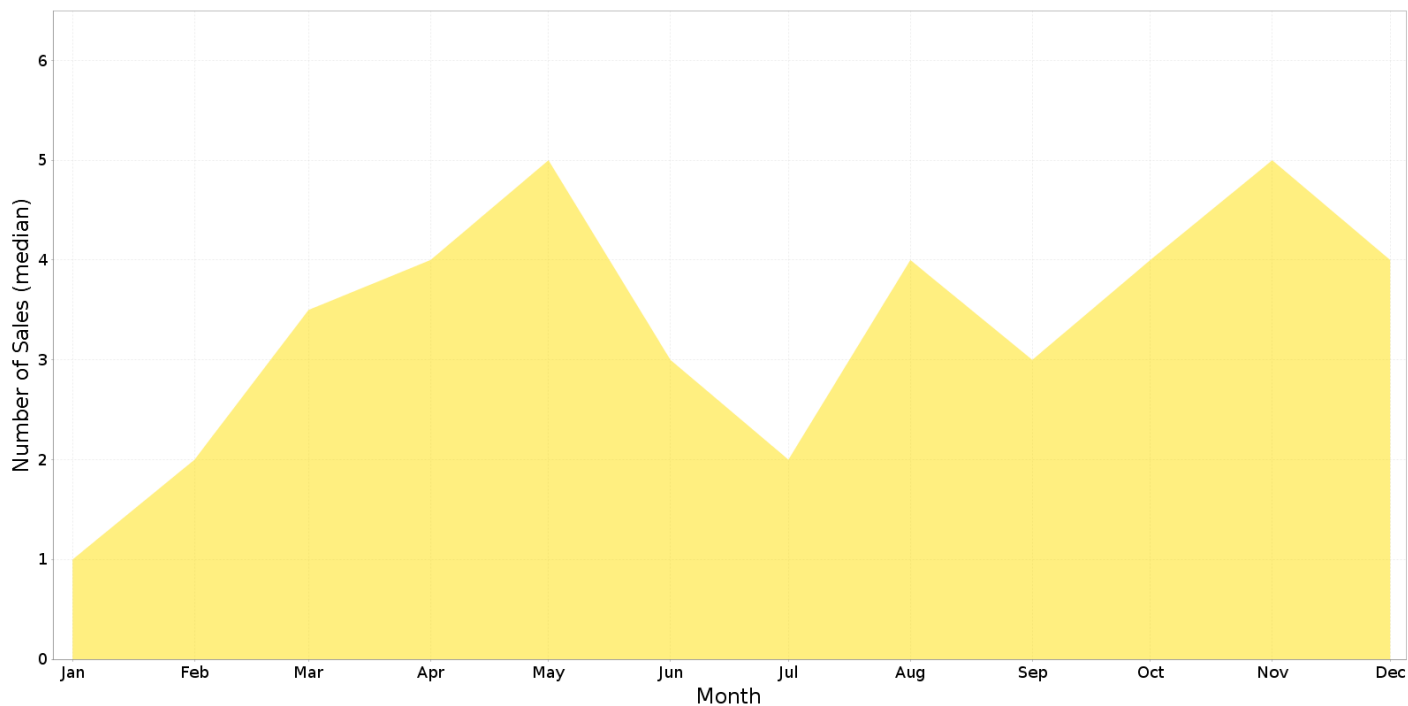
-0.2%

Current Median Price: \$898,000
Previous Median Price: \$900,000

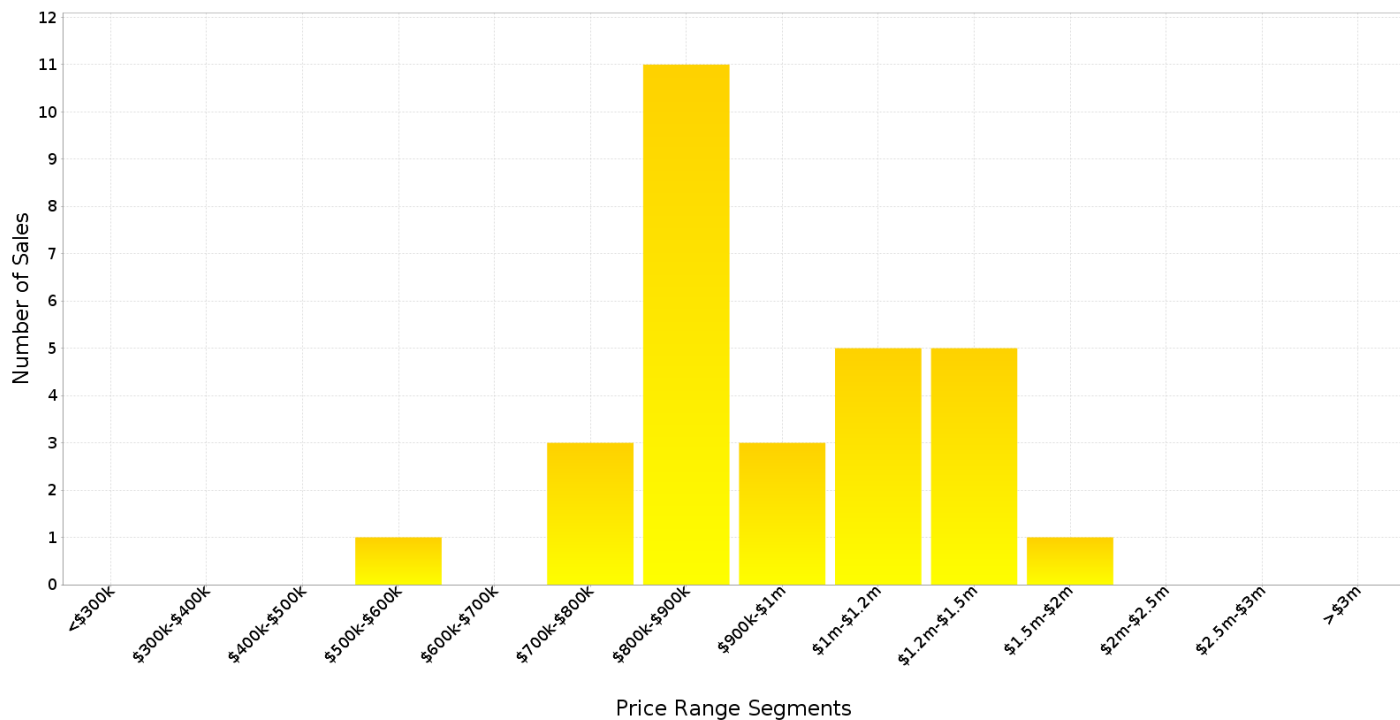
Based on 70 recorded House sales compared over the last two rolling 12 month periods



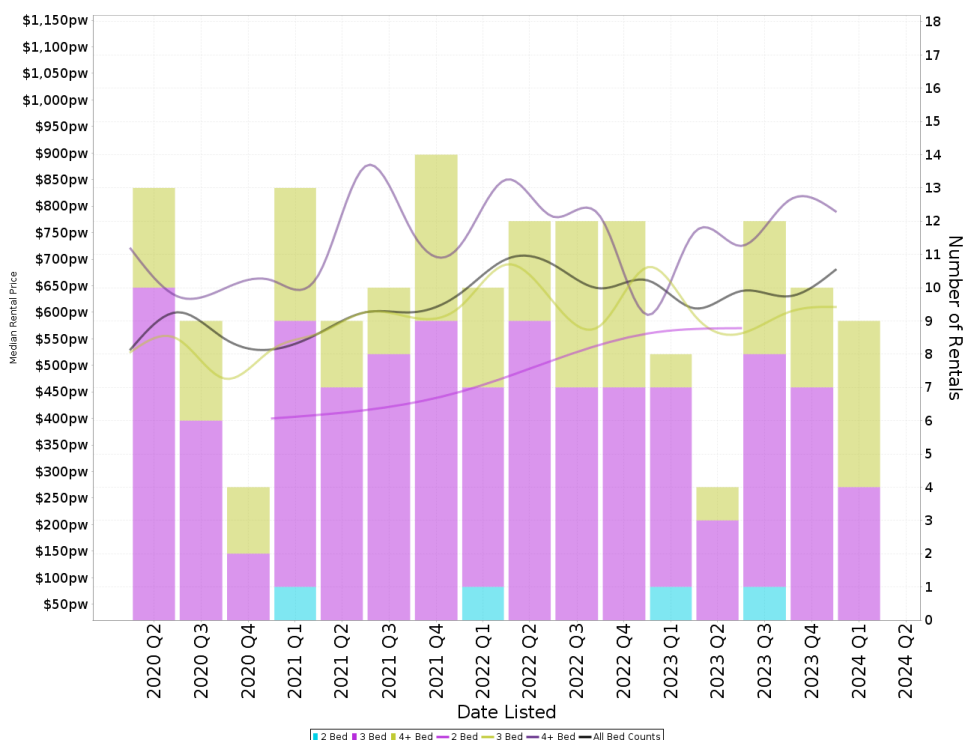
GIRALANG - Peak Selling Periods (3 years)



GIRALANG - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-0.2%

Current Median Price: \$898,000
Previous Median Price: \$900,000

Based on 70 registered House sales compared over the last two rolling 12 month periods.

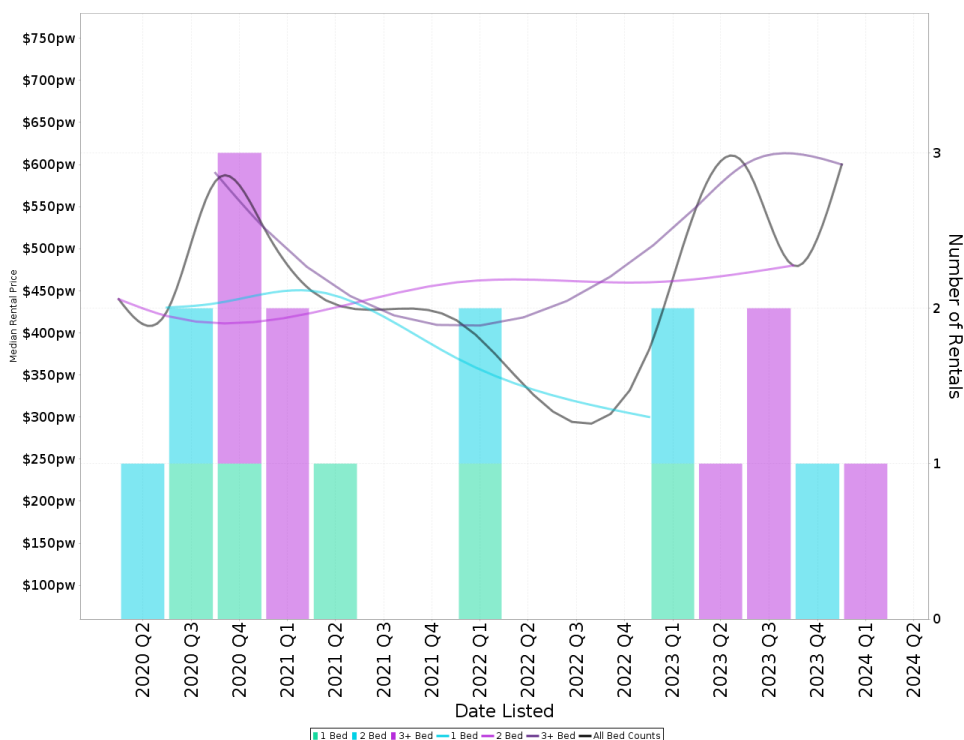
Suburb Rental Yield

+3.8%

Current Median Price: \$898,000
Current Median Rent: \$650

Based on 35 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+17.5%

Current Median Price: \$683,250
Previous Median Price: \$581,500

Based on 14 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.2%

Current Median Price: \$683,250
Current Median Rent: \$550

Based on 5 registered Unit rentals compared over the last 12 months.

GIRALANG - Recently Sold Properties

Median Sale Price

\$898k

Based on 27 recorded House sales within the last 12 months (Apr '23 - Mar '24)

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

Suburb Growth

-0.2%

Current Median Price: \$898,000
Previous Median Price: \$900,000

Based on 70 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

27

Based on recorded House sales within the 12 months (Apr '23 - Mar '24)

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

10 BURIGA ST



\$911,000

Apr 2024
19 Days

751 m² 4 2 2

27 CAPELLA CRES




\$860,000

Mar 2024
45 Days

694 m² 3 1 3

1 MUSCA PL




\$1,050,000

Feb 2024
21 Days

851 m² 4 2 2

16 MUNGA PL



\$1,150,000

Feb 2024
N/A

803 m² 4 3 4

29 BARACCHI CRES




\$825,000

Jan 2024
89 Days

747 m² 3 1 -

13 SCULPTOR ST




\$1,065,000

Dec 2023
20 Days

1,304 m² 4 2 2

18 MERFIELD PL



\$1,250,000

Dec 2023
18 Days

1,224 m² 5 2 2

7 MUNGA PL



\$871,000

Dec 2023
42 Days

971 m² 3 1 1

30 CHUCULBA CRES



\$1,275,000

Nov 2023
110 Days

906 m² 4 2 4

4A MUNGA PL

\$1,250,000

1056 m² 4 2 3

Nov 2023
12 Days

4 MUNGA PL

\$1,250,000

photo not available

4 2 5

Nov 2023
N/A

3 AVIOR PL

\$875,000

800 m² 3 1 2

Nov 2023
12 Days

205 CHUCULBA CRES

\$1,200,000

1,002 m² 4 2 2

Nov 2023
382 Days

91 B - CANOPUS CRES

\$741,500

2 1 1

Nov 2023
27 Days

8 WOMBA PL

\$700,500

946 m² 4 2 2

Nov 2023
N/A

GIRALANG - Properties For Rent

Median Rental Price

\$650 /w

Based on 35 recorded House rentals within the last 12 months (Apr '23 - Mar '24)

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

Rental Yield

+3.8%

Current Median Price: \$898,000
Current Median Rent: \$650

Based on 27 recorded House sales and 35 House rentals compared over the last 12 months

Number of Rentals

35

Based on recorded House rentals within the last 12 months (Apr '23 - Mar '24)

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

11 Baracchi Cres

\$750 per week




908 m² 4 2 2

Apr 2024 23 Days

11 BARACCHI CRESCENT

\$750 weekly



908 m² 4 2 2

Apr 2024 23 Days