



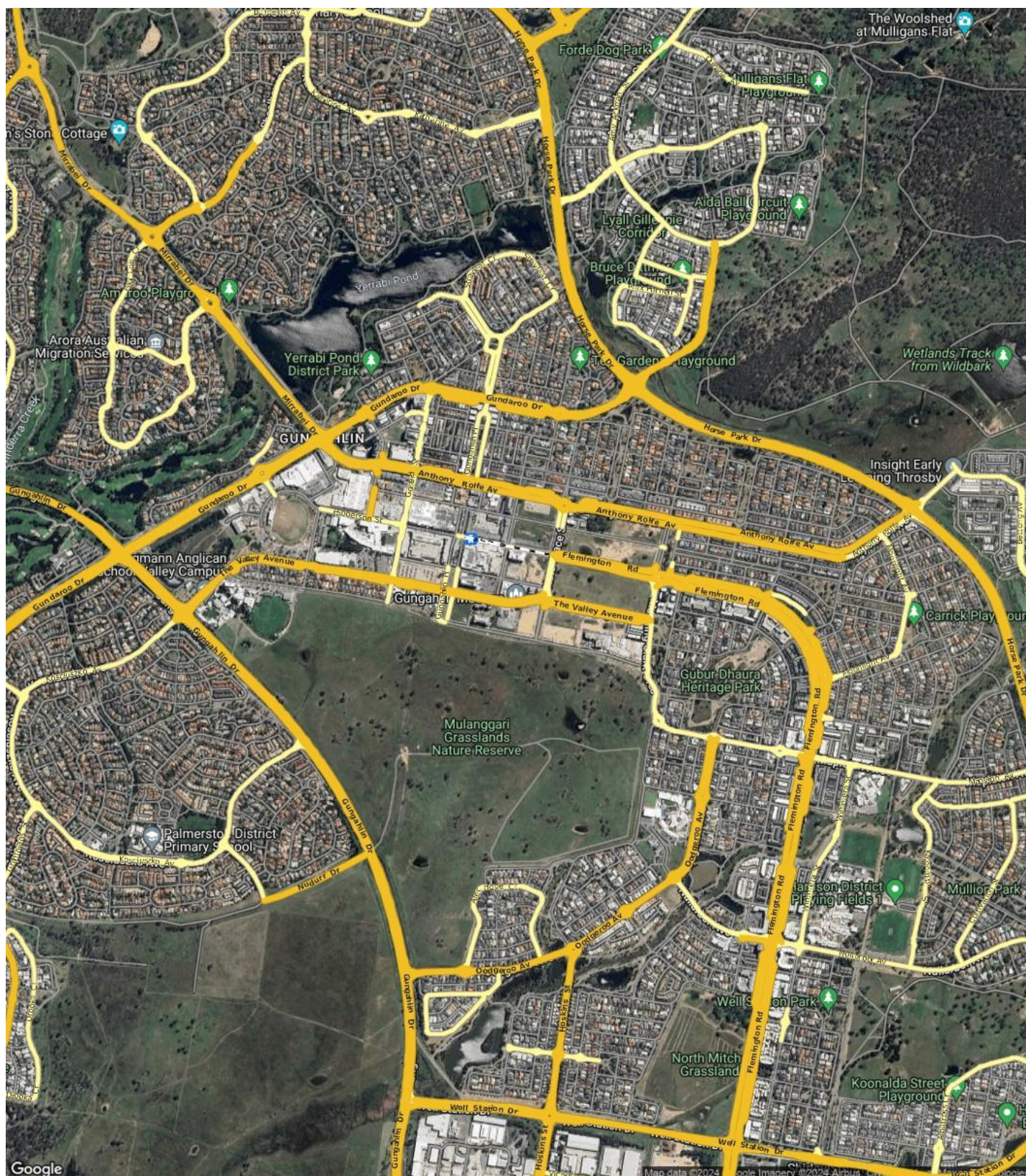
RayWhite.



Suburb  
flyover report

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

# GUNGAHLIN - Suburb Map



# GUNGAHLIN - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	201	\$ 420,000	0.0 %	\$ 115,000	\$ 790,000
2007	163	\$ 469,000	11.7 %	\$ 50,000	\$ 3,415,000
2008	93	\$ 480,500	2.5 %	\$ 151,000	\$ 1,050,000
2009	119	\$ 480,000	-0.1 %	\$ 4,700	\$ 925,000
2010	86	\$ 520,250	8.4 %	\$ 4,500	\$ 880,000
2011	64	\$ 542,750	4.3 %	\$ 405,000	\$ 930,000
2012	70	\$ 515,000	-5.1 %	\$ 220,000	\$ 855,000
2013	67	\$ 550,000	6.8 %	\$ 245,000	\$ 887,500
2014	64	\$ 543,000	-1.3 %	\$ 185,000	\$ 870,000
2015	60	\$ 615,000	13.3 %	\$ 408,000	\$ 1,225,000
2016	62	\$ 613,750	-0.2 %	\$ 170,000	\$ 20,250,000
2017	52	\$ 729,000	18.8 %	\$ 290,000	\$ 1,006,500
2018	64	\$ 721,000	-1.1 %	\$ 450,000	\$ 1,234,500
2019	46	\$ 755,000	4.7 %	\$ 345,000	\$ 1,410,000
2020	66	\$ 737,500	-2.3 %	\$ 50,000	\$ 1,425,000
2021	77	\$ 875,000	18.6 %	\$ 365,000	\$ 1,520,000
2022	59	\$ 1,030,000	17.7 %	\$ 325,000	\$ 3,900,000
2023	37	\$ 955,000	-7.3 %	\$ 600,000	\$ 1,642,888
2024	8	\$ 952,500	-0.3 %	\$ 825,000	\$ 1,021,000

## Median Sale Price

# \$960k

Based on 37 recorded House sales within the last 12 months (Apr '23 - Mar '24)

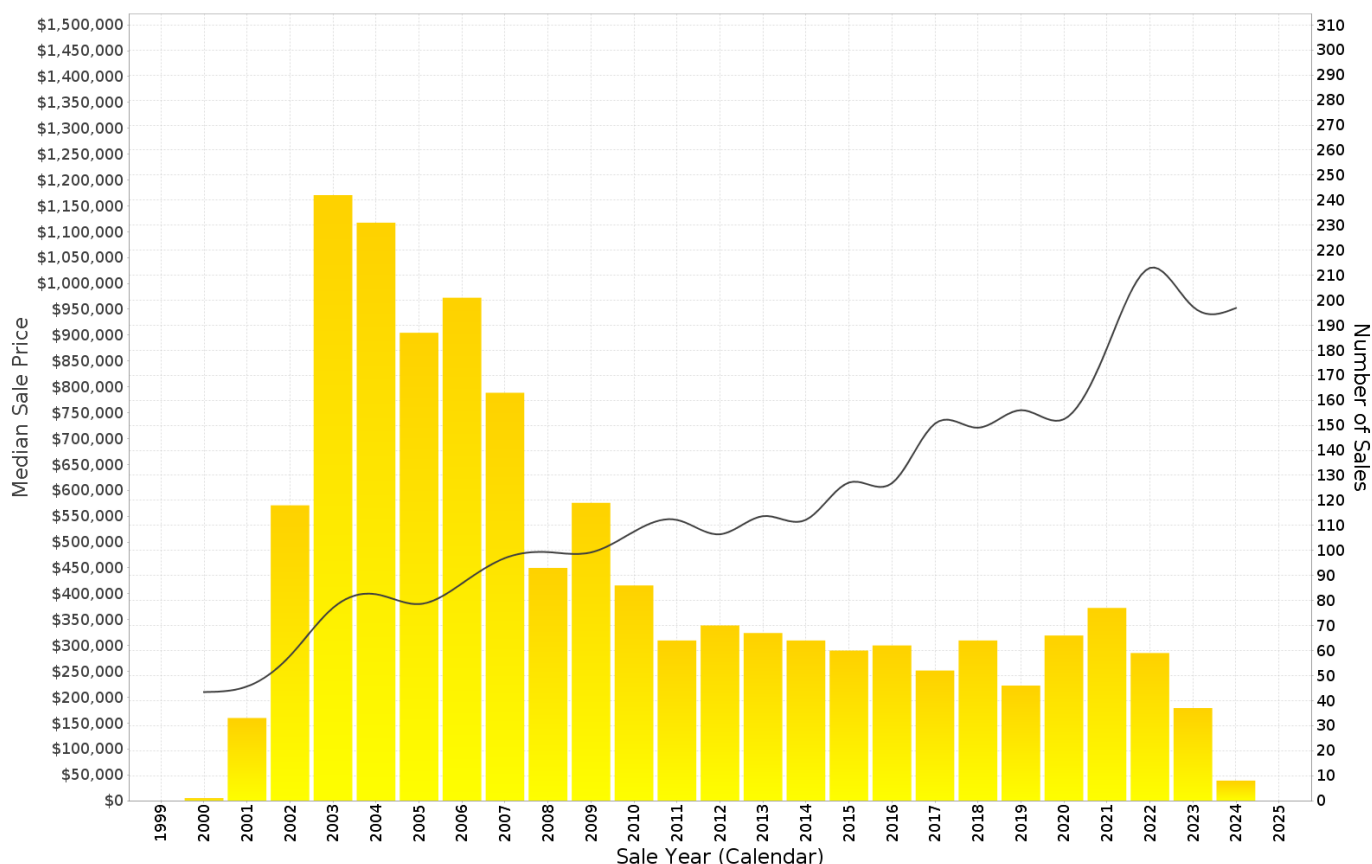
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

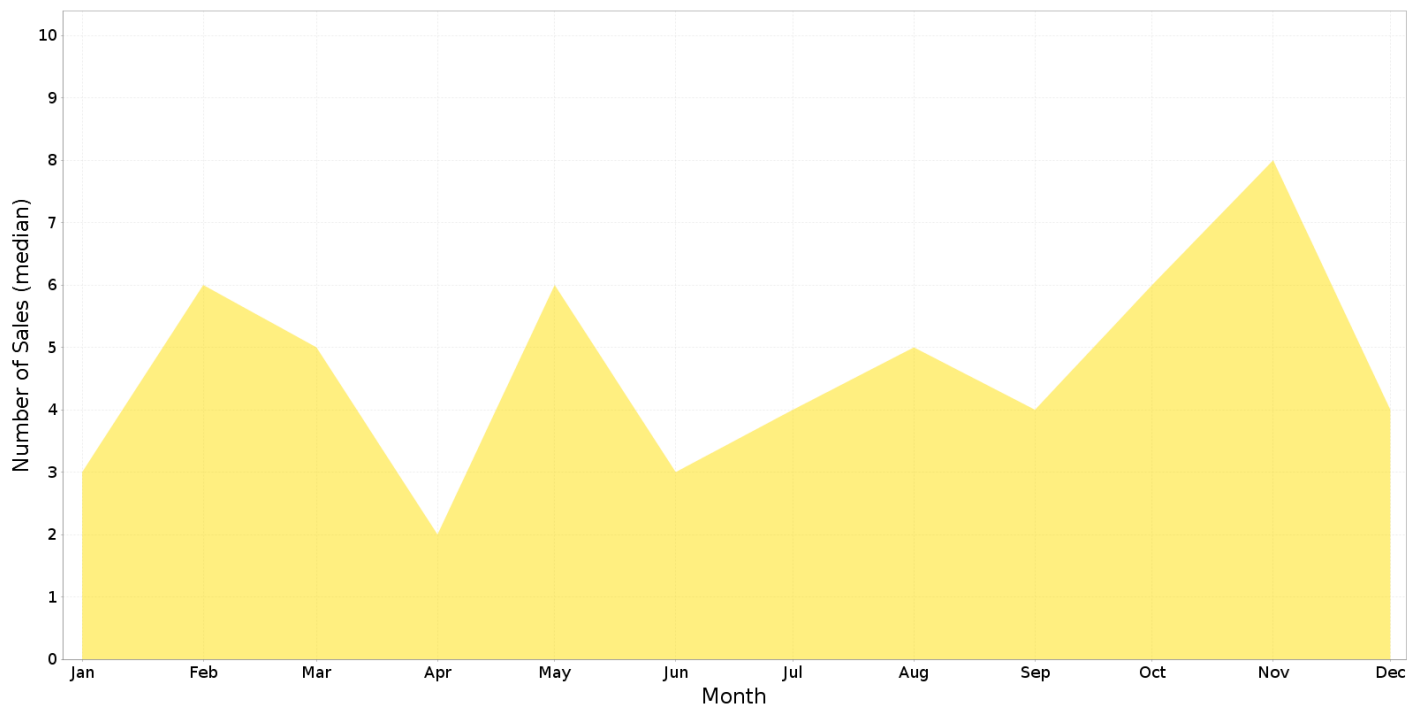
# -6.0%

Current Median Price: \$960,000  
Previous Median Price: \$1,021,000

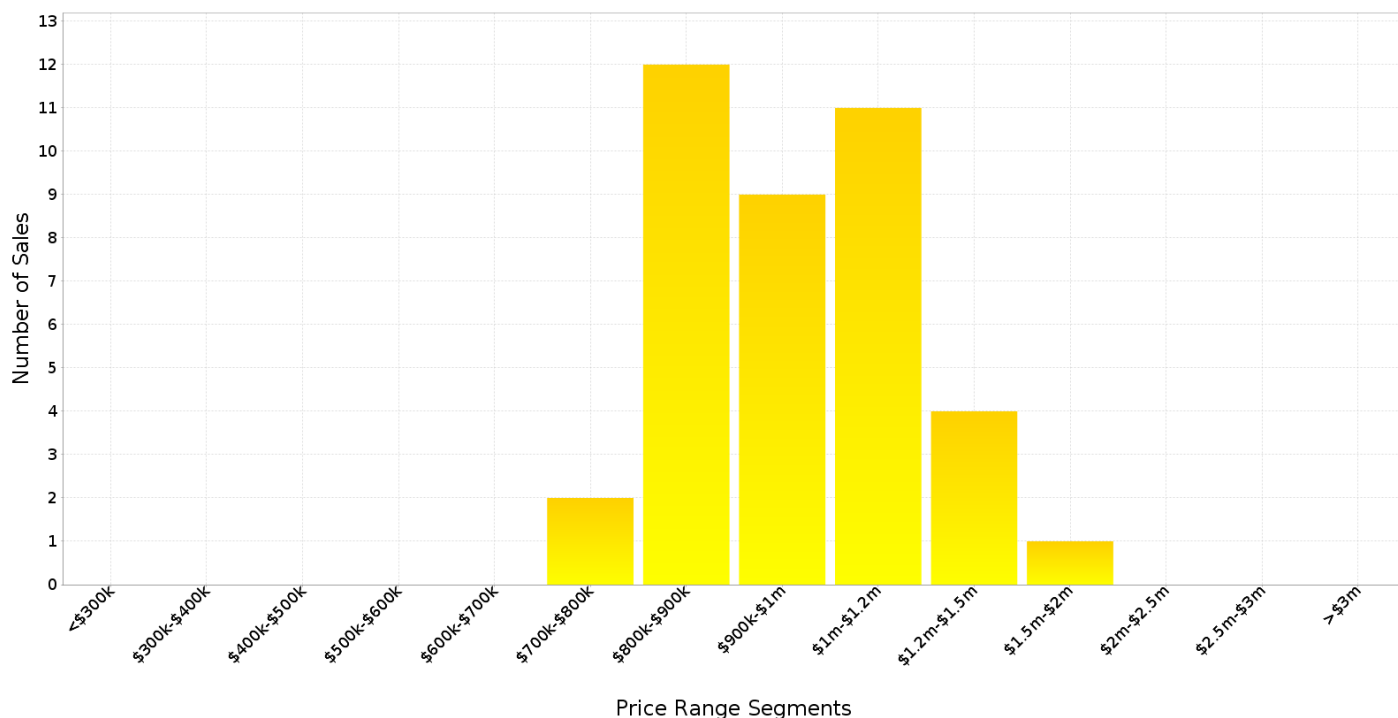
Based on 87 recorded House sales compared over the last two rolling 12 month periods



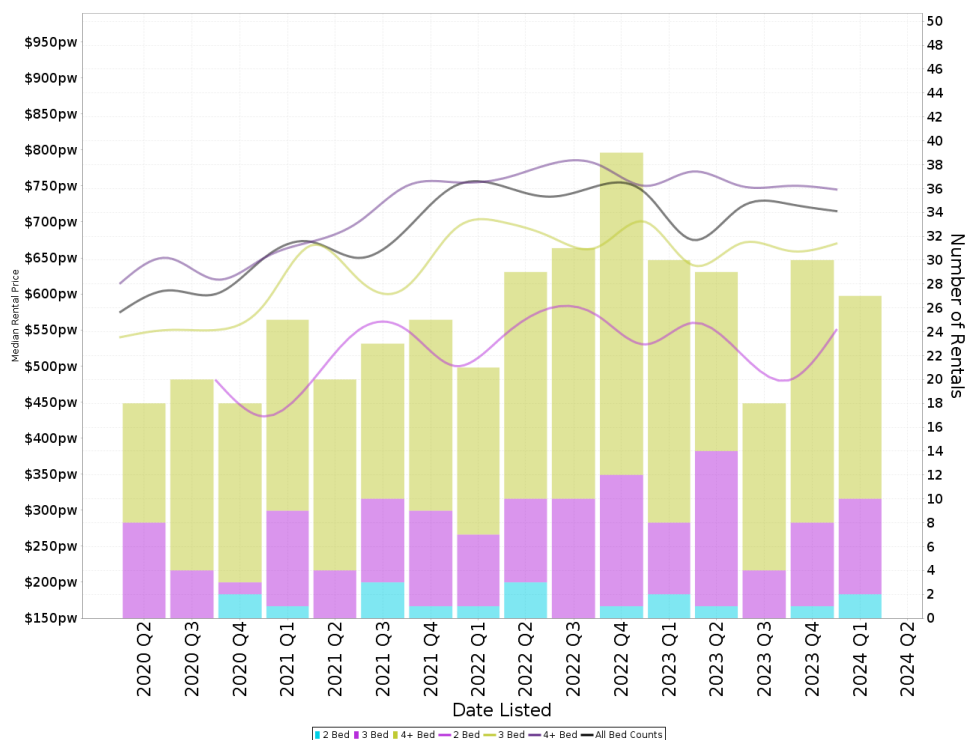
## GUNGAHLIN - Peak Selling Periods (3 years)



## GUNGAHLIN - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-6.0%**

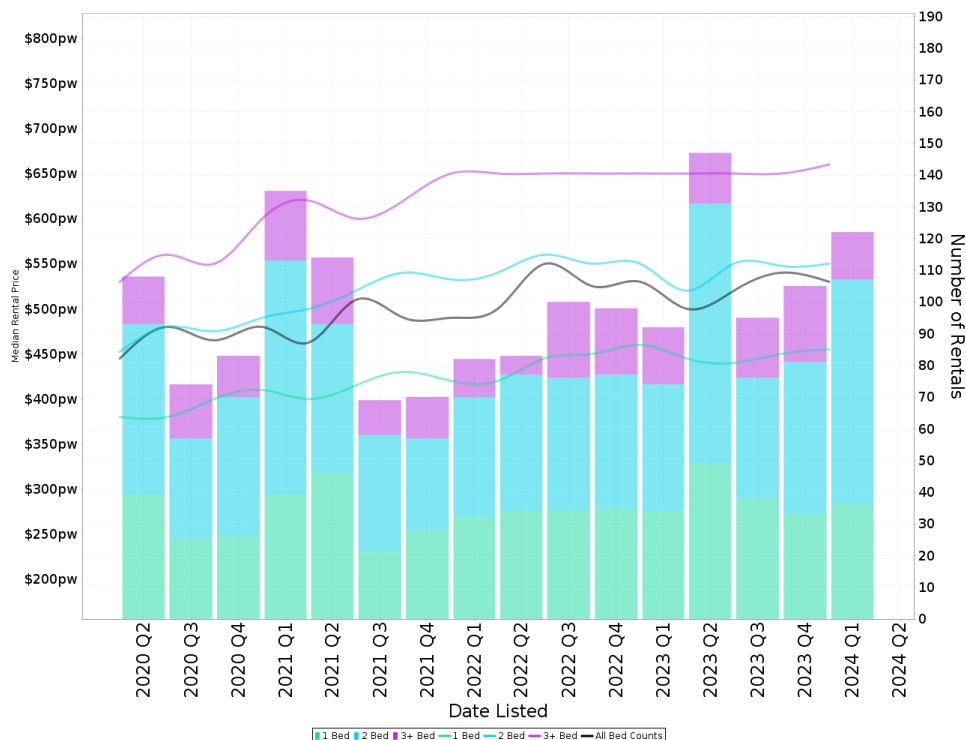
Current Median Price: \$960,000  
Previous Median Price: \$1,021,000  
Based on 87 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.9%**

Current Median Price: \$960,000  
Current Median Rent: \$713  
Based on 104 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+10.0%**

Current Median Price: \$480,450  
Previous Median Price: \$436,900  
Based on 459 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+5.6%**

Current Median Price: \$480,450  
Current Median Rent: \$520  
Based on 469 registered Unit rentals compared over the last 12 months.

# GUNGAHLIN - Recently Sold Properties

Median Sale Price

**\$960k**

Based on 37 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

**-6.0%**

Current Median Price: \$960,000  
Previous Median Price: \$1,021,000

Based on 87 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**37**

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

**6 ELM GR**

**\$1,036,000**

Sold 2024  
May  
74 Days

462 m<sup>2</sup> 4 2 2

**12 MAWBY ST**

**\$970,000**

Sold 2024  
Apr  
52 Days

369 m<sup>2</sup> 4 2 2

**275 ANTHONY ROLFE AVE**

**\$940,000**

Sold 2024  
Apr  
126 Days

397 m<sup>2</sup> 4 2 2

**20 ELLIMAN ST**

**\$1,045,800**

Sold 2024  
Apr  
54 Days

450 m<sup>2</sup> 4 3 2

**10A ECKLEY ST**

**\$1,300,000**

Sold 2024  
Apr  
N/A

221 m<sup>2</sup> 4 2 2

**68A PHYLLIS ASHTON CCT**

**\$900,000**

Sold 2024  
Apr  
112 Days

255 m<sup>2</sup> 3 2 2

**18 DAME ZARA ST**

**\$940,000**

Sold 2024  
Mar  
22 Days

420 m<sup>2</sup> 4 2 2

**21 FARRAN ST**

**\$900,000**

Sold 2024  
Mar  
24 Days

210 m<sup>2</sup> 5 3 3

**31 AYRTON GR**

**\$850,000**

Sold 2024  
Mar  
N/A

578 m<sup>2</sup> 4 2 2

**20 ALICE CUMMINS ST**

**\$1,015,000**

Mar 2024  
126 Days

548 m<sup>2</sup> 4 2 2

**1 HAMER ST**

**\$487,500**

Mar 2024  
56 Days

381 m<sup>2</sup> 1 1 1

**5 BONDFIELD ST**

**\$870,000**

Feb 2024  
123 Days

455 m<sup>2</sup> 3 2 2

**16 ALICE CUMMINS ST**

**\$1,005,000**

Feb 2024  
67 Days

514 m<sup>2</sup> 4 2 2

**300 ANTHONY ROLFE AVE**

**\$832,500**

Feb 2024  
43 Days

231 m<sup>2</sup> 3 2 2

**34 GUNGAHLIN LANE**

**\$1,021,000**

Feb 2024  
110 Days

225 m<sup>2</sup> 4 3 2

**229 ANTHONY ROLFE AVE**

**\$825,000**

Jan 2024  
74 Days

285 m<sup>2</sup> 3 2 2

**10 ZEIDLER ST**

**\$905,000**

Jan 2024  
67 Days

376 m<sup>2</sup> 4 2 2

**28 SARRE ST**

**\$1,000,000**

Apr 2024  
N/A

588 m<sup>2</sup> 4 2 2

**14 HOLLINGSWORTH ST**

**\$875,000**

Dec 2023  
N/A

419 m<sup>2</sup> 3 2 2

**3 SARRE ST**

**\$850,000**

Dec 2023  
14 Days

294 m<sup>2</sup> 3 2 2

**23 FRANCES BURKE ST**

**\$890,000**

Dec 2023  
42 Days

444 m<sup>2</sup> 4 2 2

# GUNGAHLIN - Properties For Rent

## Median Rental Price

**\$713 /w**

Based on 104 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

**+3.9%**

Current Median Price: \$960,000  
Current Median Rent: \$713

Based on 37 recorded House sales and 104 House rentals compared over the last 12 months

## Number of Rentals

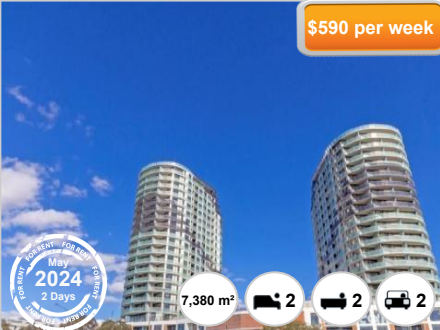
**104**

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

**384/1 Anthony Rolfe Avenue**

**\$590 per week**

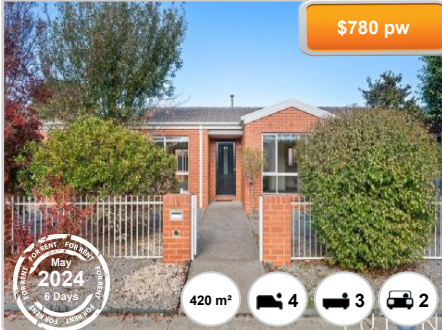


7,380 m<sup>2</sup> 2 2 2

May 2024 2 Days

**18 DAME ZARA STREET**

**\$780 pw**

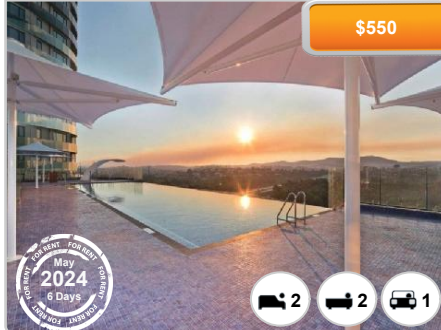


420 m<sup>2</sup> 4 3 2

May 2024 6 Days

**379/372 ANTHONY ROLFE AVENUE**

**\$550**

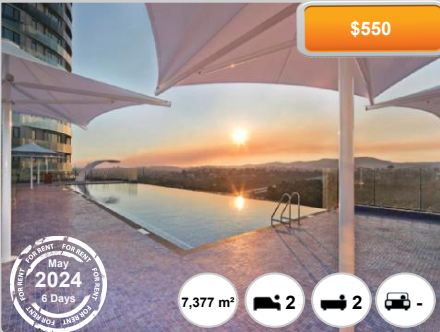


2 2 1

May 2024 6 Days

**379/372- Anthony Rolfe Avenue**

**\$550**



7,377 m<sup>2</sup> 2 2 -

May 2024 6 Days

**8 CHIDLEY STREET**

**\$750 per week**



430 m<sup>2</sup> 3 2 2

May 2024 8 Days

**8 Chidley St**

**\$750 per week**

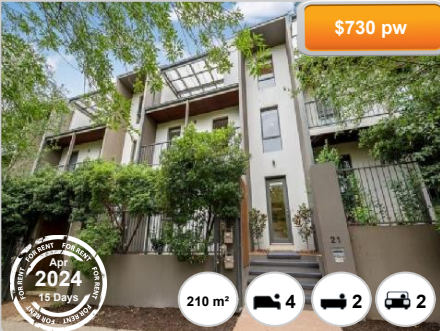


430 m<sup>2</sup> 3 2 2

May 2024 8 Days

**21 FARRAN STREET**

**\$730 pw**




210 m<sup>2</sup> 4 2 2

Apr 2024 15 Days

**30 Dame Zara St**

**\$780 per week**




552 m<sup>2</sup> 4 2 2

Apr 2024 16 Days

**30 DAME ZARA STREET**

**\$780 weekly**



552 m<sup>2</sup> 4 2 2

Apr 2024 17 Days



**103/77 Gozzard Street**

\$580 per week

2,279 m<sup>2</sup> 2 2 2

Apr 2024 21 Days

**27 Mary Gillespie Avenue**

\$780 per week

531 m<sup>2</sup> 4 2 2

Apr 2024 28 Days

**12 SARSON STREET**

\$900 per week

603 m<sup>2</sup> 4 2 2

Apr 2024 29 Days

**64 The Valley Avenue**

\$800 per week

664 m<sup>2</sup> 4 2 2

Apr 2024 29 Days

**122/77 Gozzard Street**

\$540 per week

2,279 m<sup>2</sup> 2 1 1

Apr 2024 31 Days

**7 Ayrton Street**

\$780

484 m<sup>2</sup> 4 1 2

Apr 2024 32 Days

**30 Elliman Street**

\$750 pw

536 m<sup>2</sup> 4 2 2

Apr 2024 34 Days

**16 Gungahlin Place**

\$680 - \$680

225 m<sup>2</sup> 3 2 2

Apr 2024 38 Days

**32 PENFOLD STREET**

\$980 - \$1,000

673 m<sup>2</sup> 5 2 3

Mar 2024 48 Days

**18 Elliman Street**

\$750 per week

450 m<sup>2</sup> 4 1 2

Mar 2024 50 Days

**27 Ayrton Street**

\$780 pw

452 m<sup>2</sup> 4 2 2

Mar 2024 51 Days

**58 Swain Street**

\$730 per week

354 m<sup>2</sup> 4 2 2

Mar 2024 52 Days