



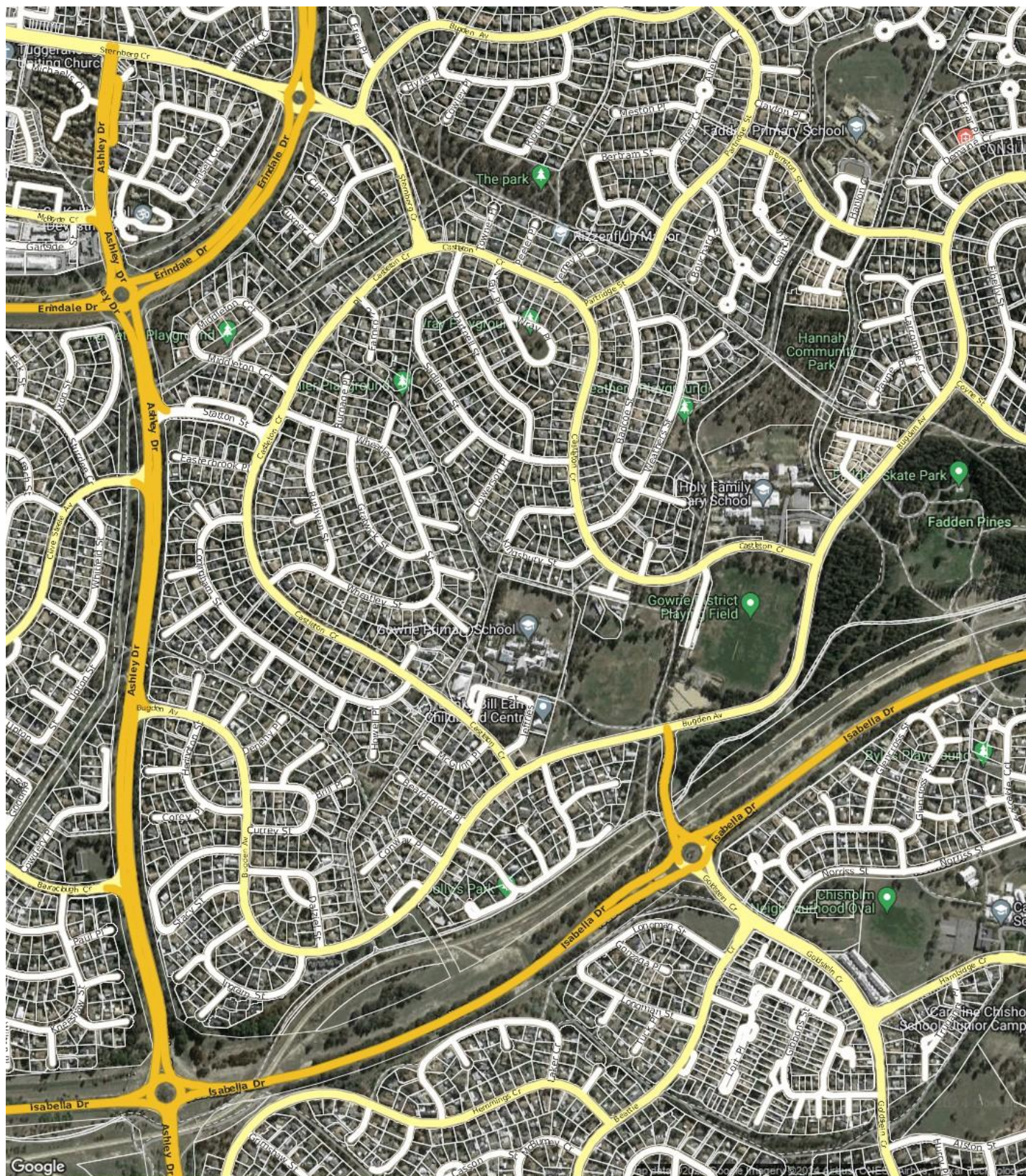
RayWhite.



Suburb
flyover report

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

GOWRIE - Suburb Map



GOWRIE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	39	\$ 389,000	0.0 %	\$ 145,000	\$ 529,000
2007	50	\$ 396,050	1.8 %	\$ 170,000	\$ 575,000
2008	47	\$ 447,000	12.9 %	\$ 240,000	\$ 623,700
2009	52	\$ 445,000	-0.4 %	\$ 338,000	\$ 688,889
2010	39	\$ 470,000	5.6 %	\$ 245,000	\$ 680,000
2011	35	\$ 510,000	8.5 %	\$ 400,000	\$ 725,000
2012	36	\$ 545,625	7.0 %	\$ 377,500	\$ 695,000
2013	40	\$ 501,000	-8.2 %	\$ 205,000	\$ 670,000
2014	43	\$ 535,000	6.8 %	\$ 260,000	\$ 720,000
2015	39	\$ 543,500	1.6 %	\$ 323,300	\$ 765,000
2016	47	\$ 532,000	-2.1 %	\$ 138,667	\$ 725,000
2017	47	\$ 560,000	5.3 %	\$ 425,000	\$ 840,000
2018	41	\$ 640,000	14.3 %	\$ 325,000	\$ 805,000
2019	44	\$ 612,500	-4.3 %	\$ 60,000	\$ 875,000
2020	54	\$ 669,000	9.2 %	\$ 260,000	\$ 908,000
2021	45	\$ 855,000	27.8 %	\$ 80,000	\$ 9,500,000
2022	48	\$ 885,500	3.6 %	\$ 395,000	\$ 1,320,000
2023	40	\$ 861,500	-2.7 %	\$ 745,000	\$ 1,370,000
2024	3	\$ 900,000	4.5 %	\$ 815,000	\$ 1,036,500

Median Sale Price

\$874k

Based on 34 recorded House sales within the last 12 months (Apr '23 - Mar '24)

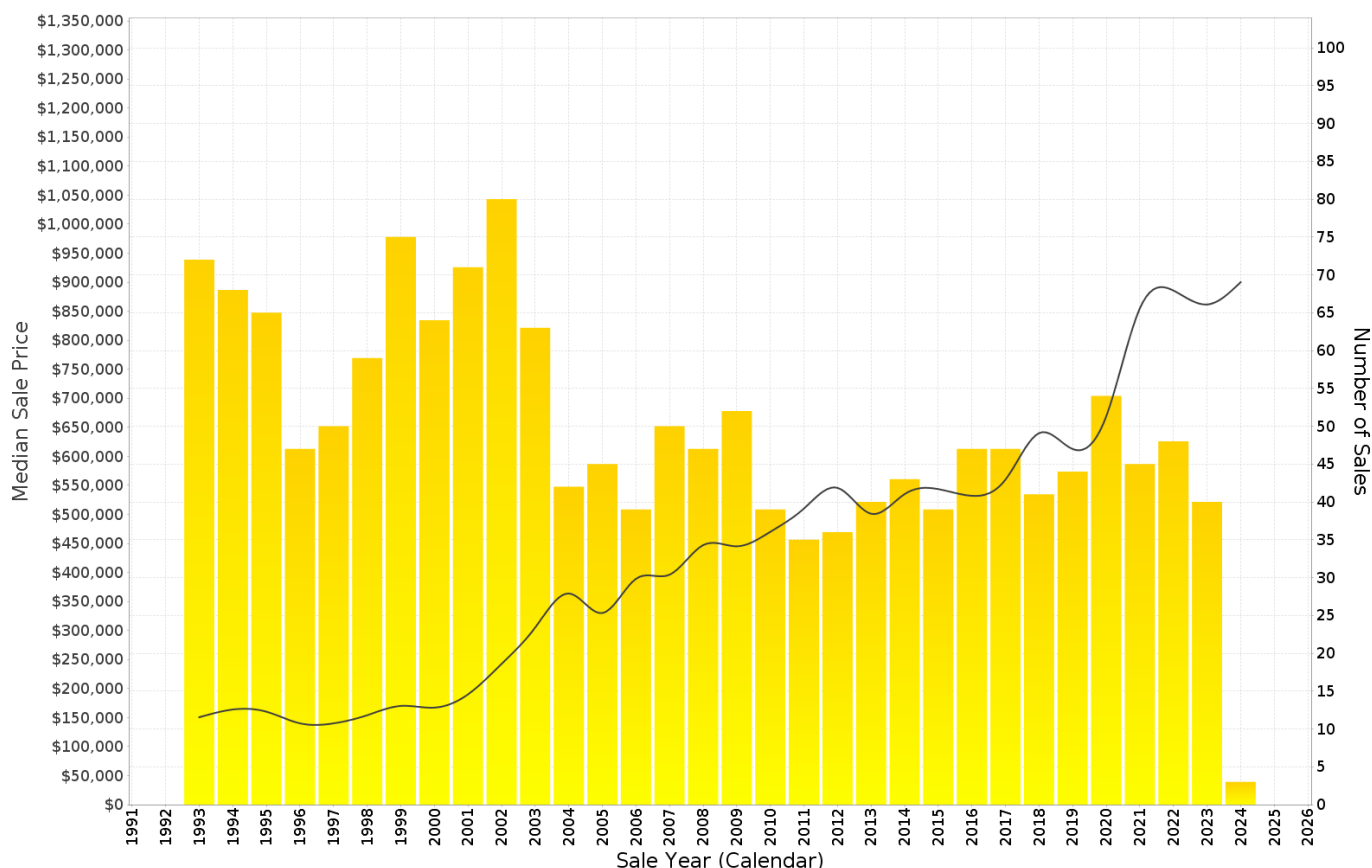
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

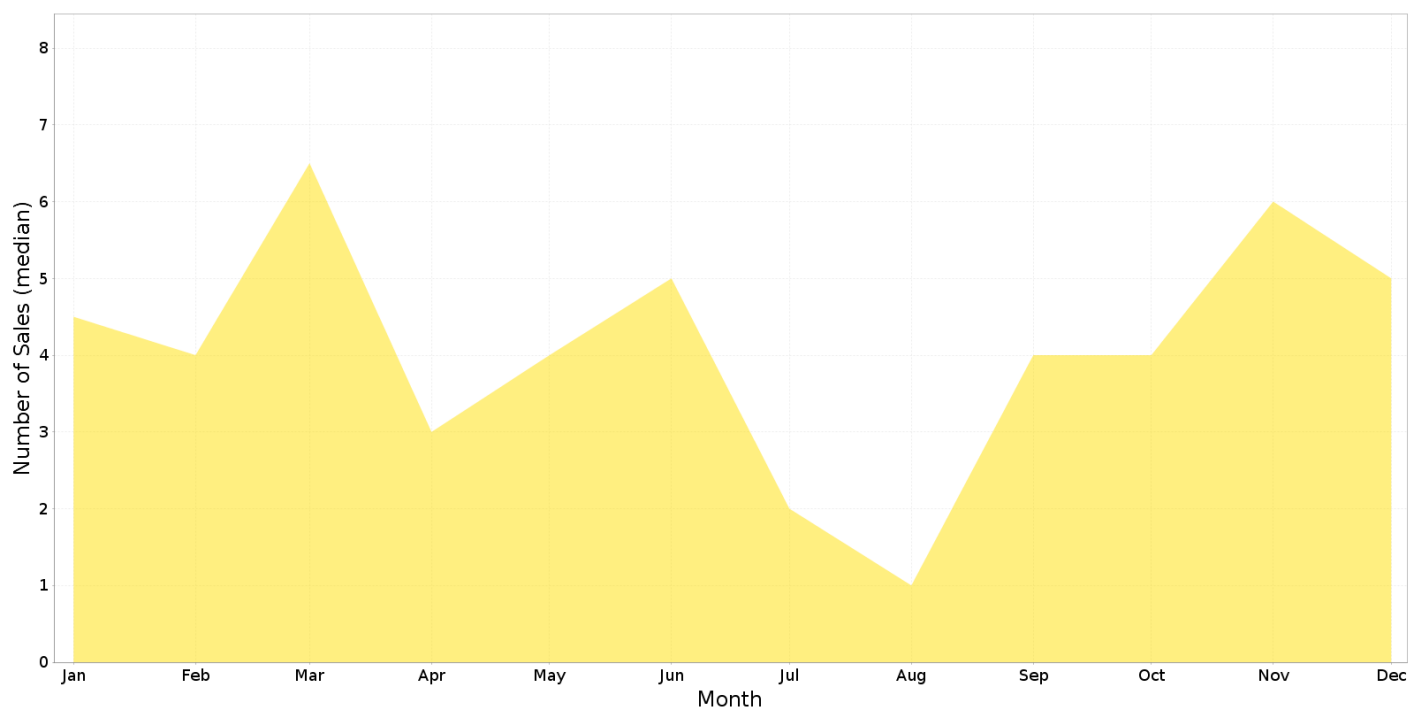
+0.5%

Current Median Price: \$874,500
Previous Median Price: \$870,000

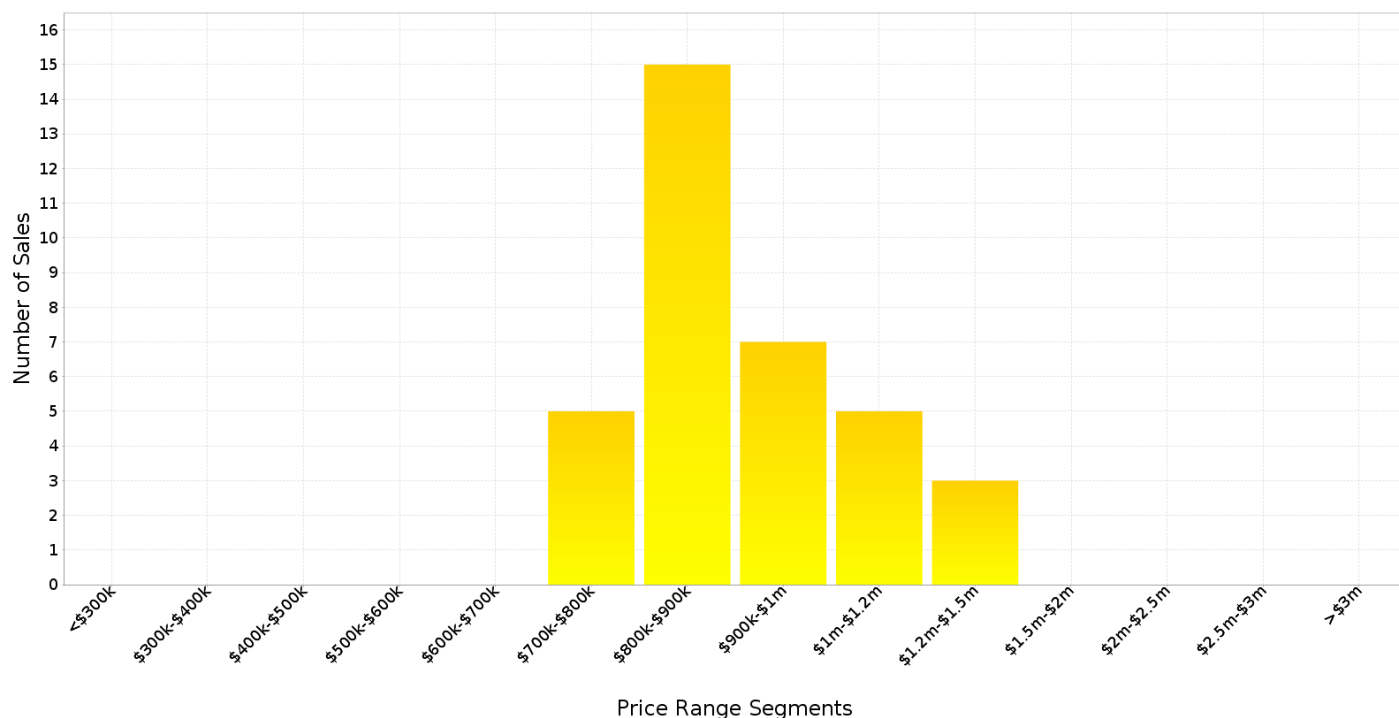
Based on 73 recorded House sales compared over the last two rolling 12 month periods



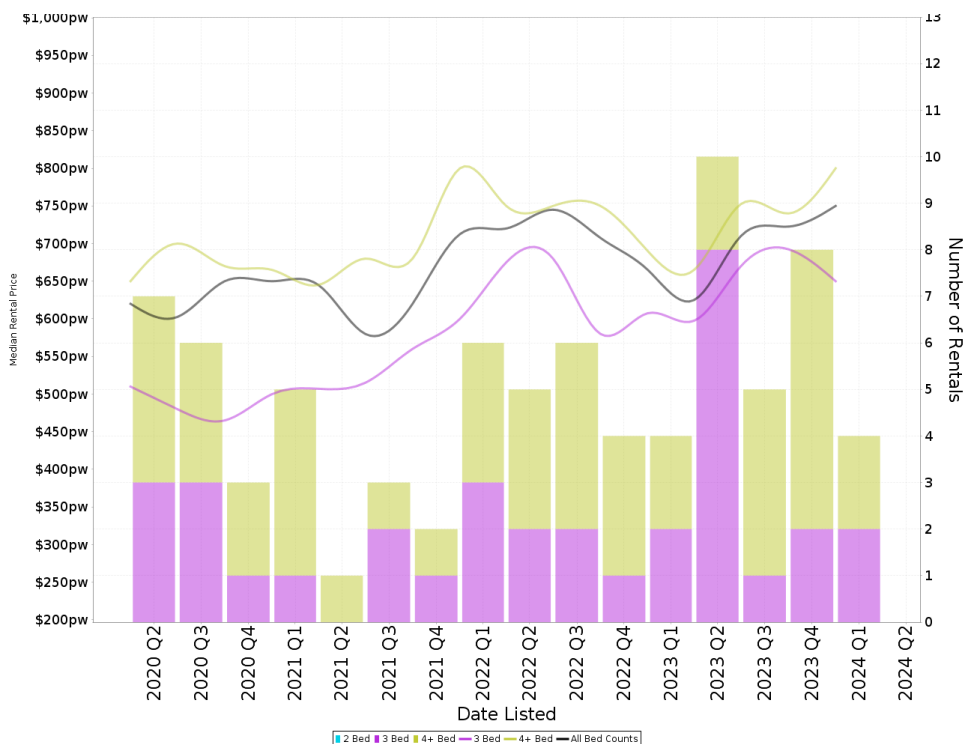
GOWRIE - Peak Selling Periods (3 years)



GOWRIE - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+0.5%

Current Median Price: \$874,500
Previous Median Price: \$870,000

Based on 73 registered House sales compared over the last two rolling 12 month periods.

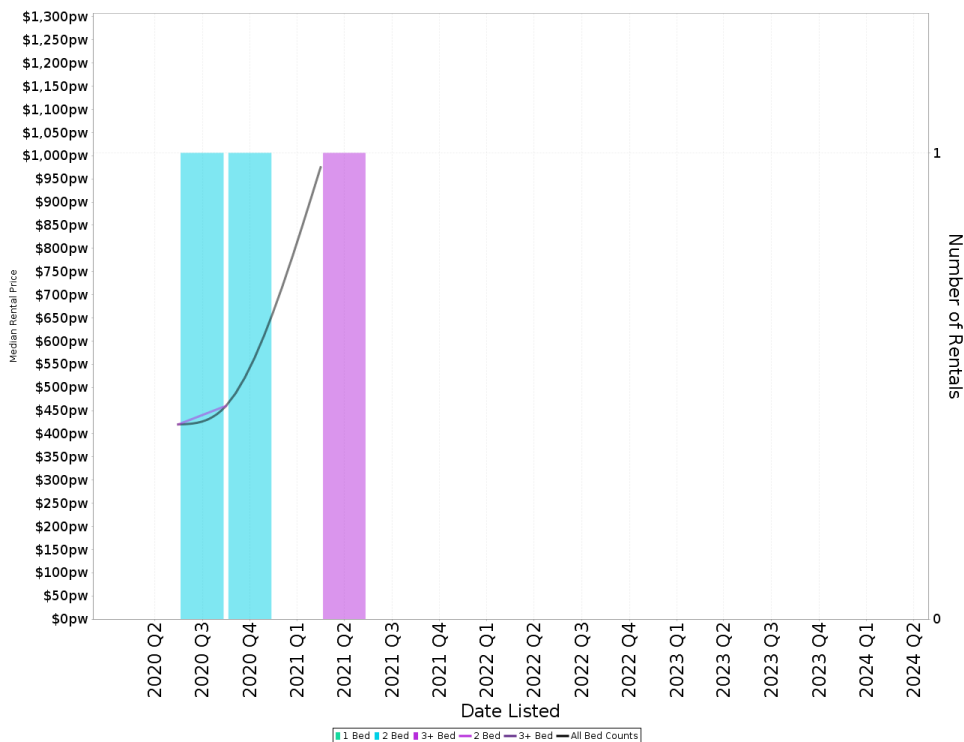
Suburb Rental Yield

+4.0%

Current Median Price: \$874,500
Current Median Rent: \$670

Based on 27 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

N/A

Suburb Rental Yield

N/A

GOWRIE - Recently Sold Properties

Median Sale Price

\$874k

Based on 34 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

+0.5%

Current Median Price: \$874,500
Previous Median Price: \$870,000

Based on 73 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

34

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

34 BADCOE ST

\$915,000

Sold Apr 2024, 22 Days

940 m² 3 2 2

59 BUGDEN AVE

\$786,000

Sold Apr 2024, 24 Days

927 m² 3 1 2

16 CONWAY PL

\$822,500

Sold Mar 2024, 22 Days

988 m² 3 1 1

13 EASTERBROOK PL

\$865,000

Sold Mar 2024, 22 Days

773 m² 3 1 2

15 FARNCOMB PL

\$900,000

Sold Apr 2024, 19 Days

965 m² - - -

46 CASTLETON CRES

\$1,036,500

Sold Jan 2024, 68 Days

744 m² 4 2 2

8 O'MEARA PL

\$815,000

Sold Jan 2024, 132 Days

872 m² 4 2 2

3 BARWICK PL

\$800,000

Sold Dec 2023, 39 Days

931 m² 4 2 1

25 KINGSBURY ST

\$977,000

Sold Dec 2023, 27 Days

699 m² 4 2 4

2 STANTKE PL




\$1,150,000

Nov 2023
38 Days

1,039 m² 5 2 2

18 WHEATLEY ST




\$990,000

Nov 2023
23 Days

763 m² 3 2 2

4 KEYSOR PL



\$886,000

Nov 2023
34 Days

750 m² 4 1 1

20 KINGSBURY ST



\$860,000

Nov 2023
28 Days

1,014 m² 4 2 1

67 WHEATLEY ST



\$891,000

Nov 2023
29 Days

790 m² 4 2 3

GOWRIE - Properties For Rent

Median Rental Price

\$670 /w

Based on 27 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

+4.0%

Current Median Price: \$874,500
Current Median Rent: \$670

Based on 34 recorded House sales and 27 House rentals compared over the last 12 months

Number of Rentals

27

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

