



**RayWhite.**

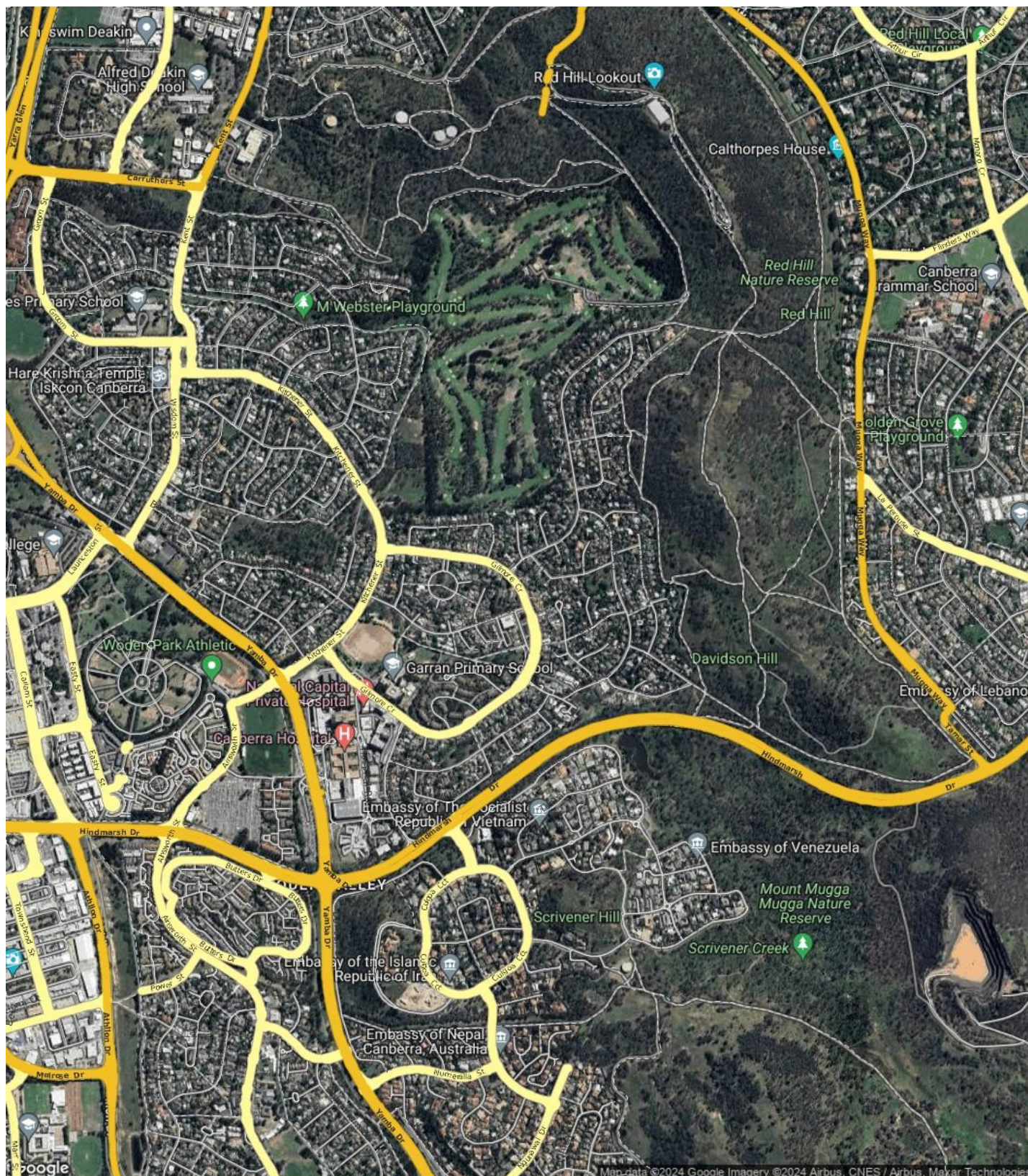


Suburb  
flyover report

GARRAN (HOUSE)

PREPARED BY: RAY WHITE CANBERRA, RAY WHITE CORPORATE DEFAULT

# GARRAN - Suburb Map



# 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	34	\$ 1,538,000	1.7 %	\$ 1,000,000	\$ 3,787,000
2023	27	\$ 1,600,000	4.0 %	\$ 1,097,000	\$ 3,700,000
2024	2	\$ 1,762,500	10.2 %	\$ 1,375,000	\$ 2,150,000

## Median Sale Price

# \$1.57m

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

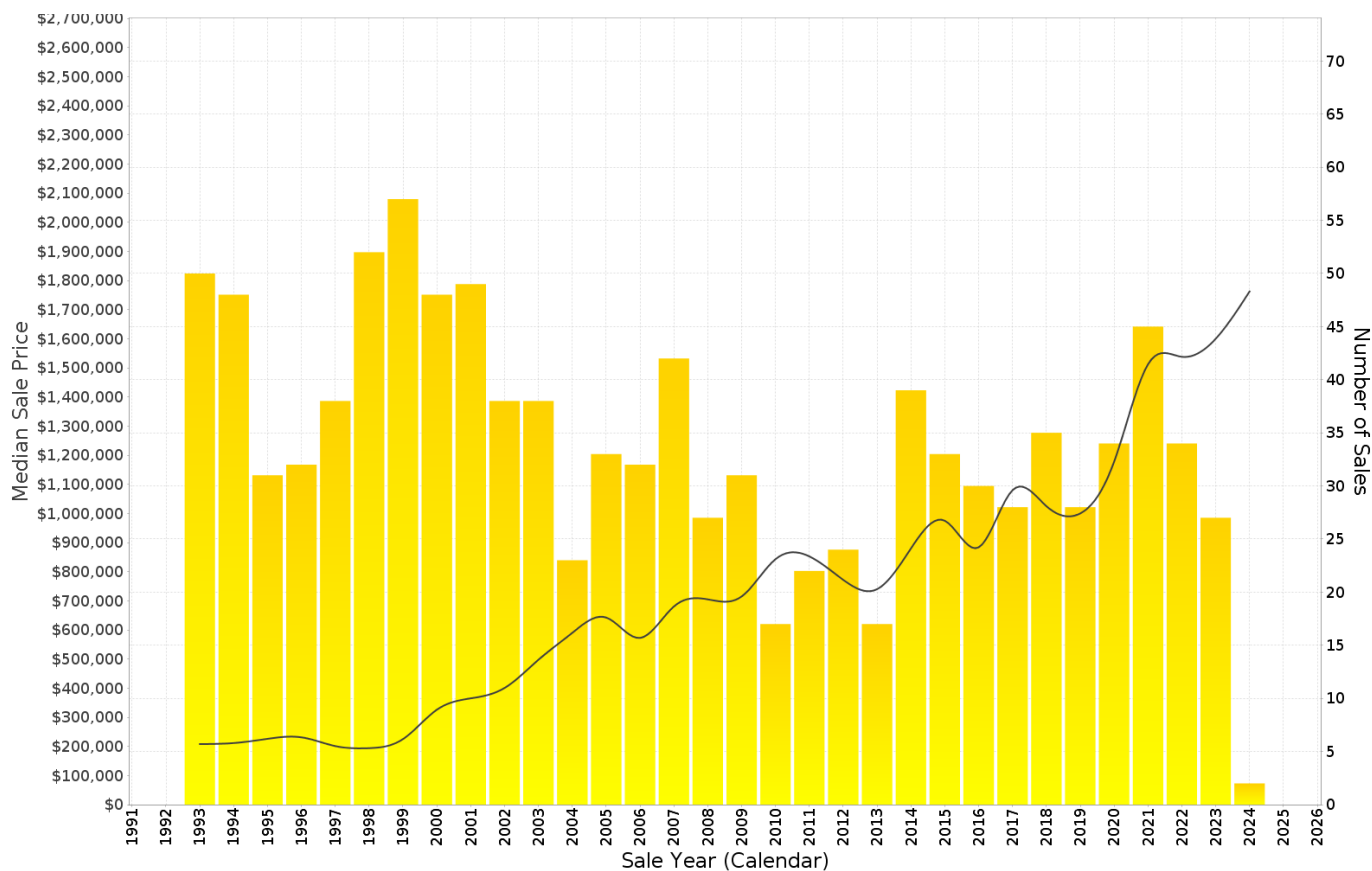
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

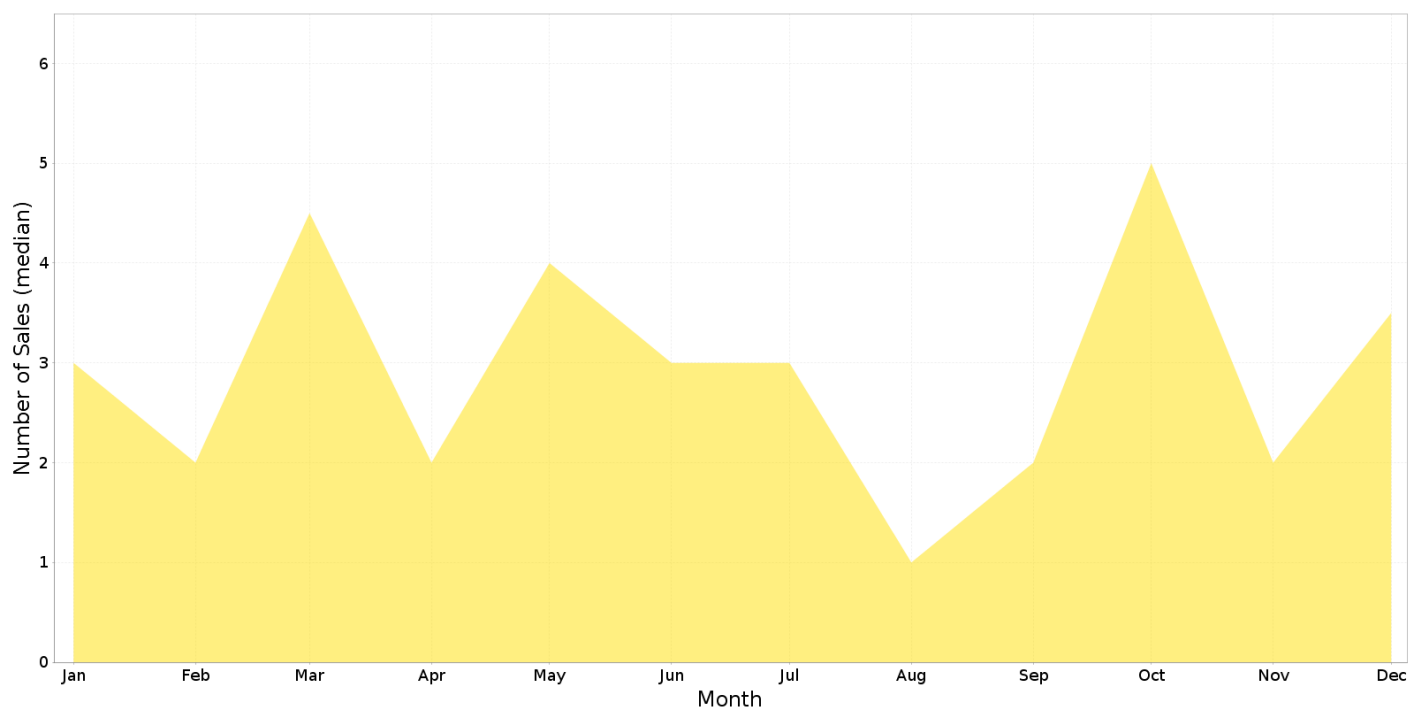
# +3.3%

Current Median Price: \$1,570,000  
Previous Median Price: \$1,520,000

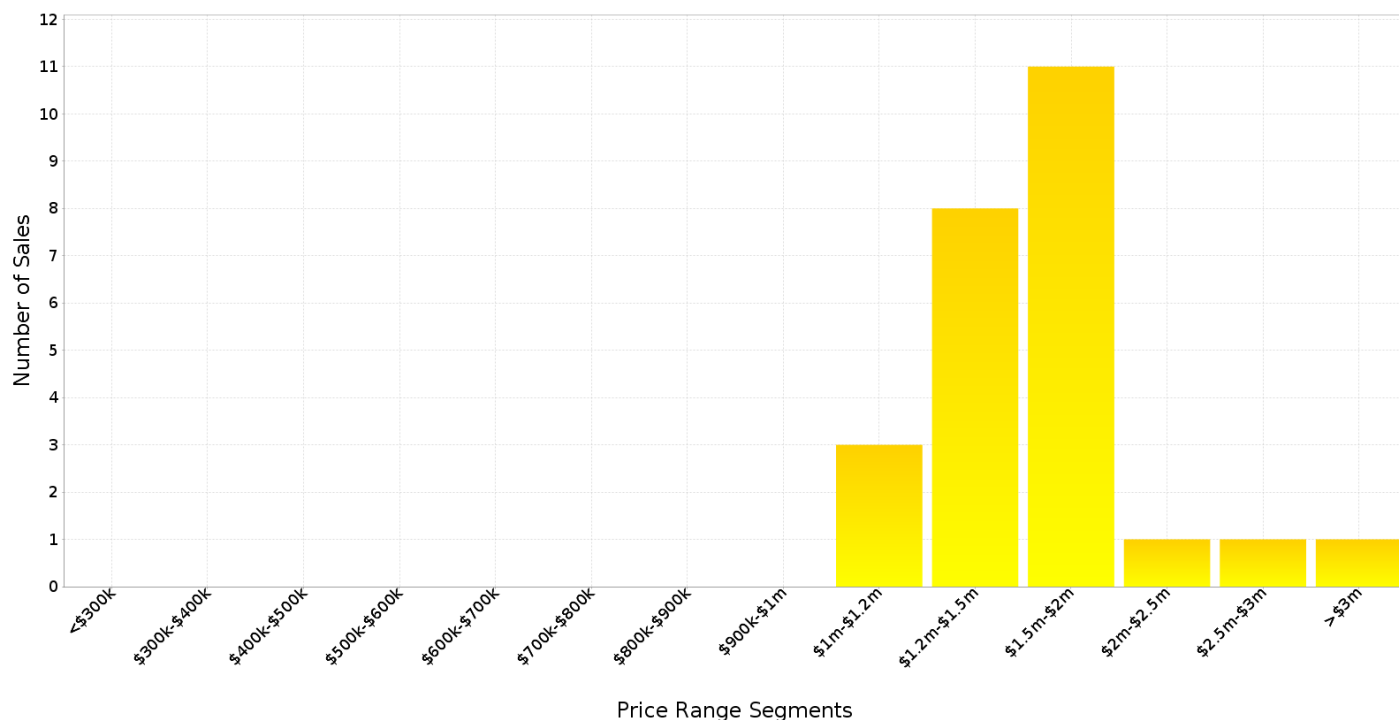
Based on 51 recorded House sales compared over the last two rolling 12 month periods



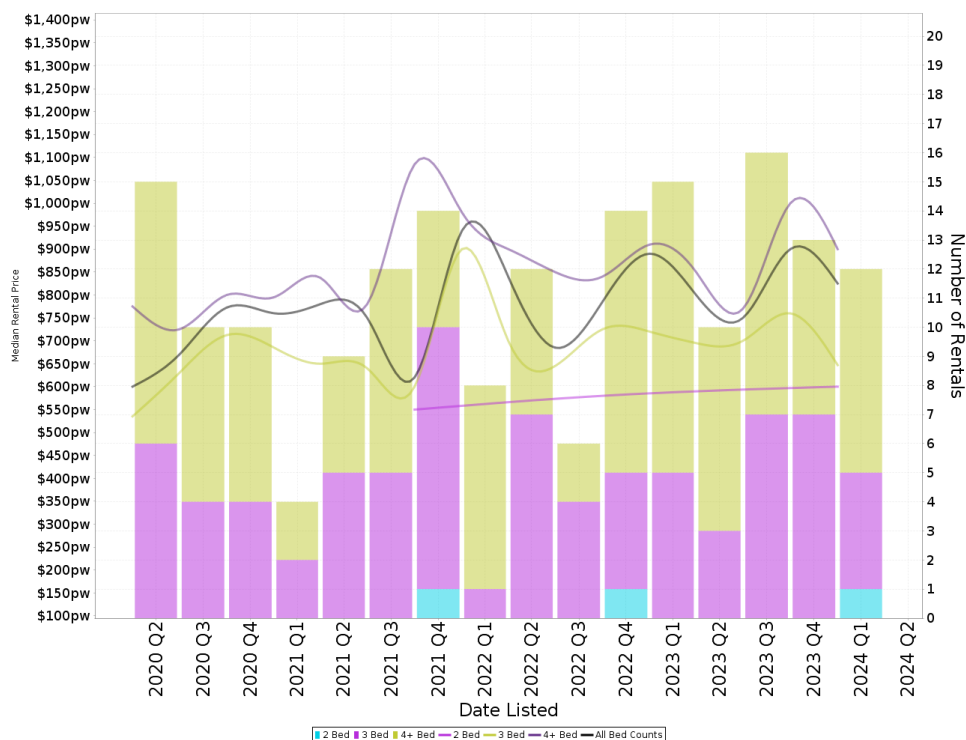
## GARRAN - Peak Selling Periods (3 years)



## GARRAN - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+3.3%**

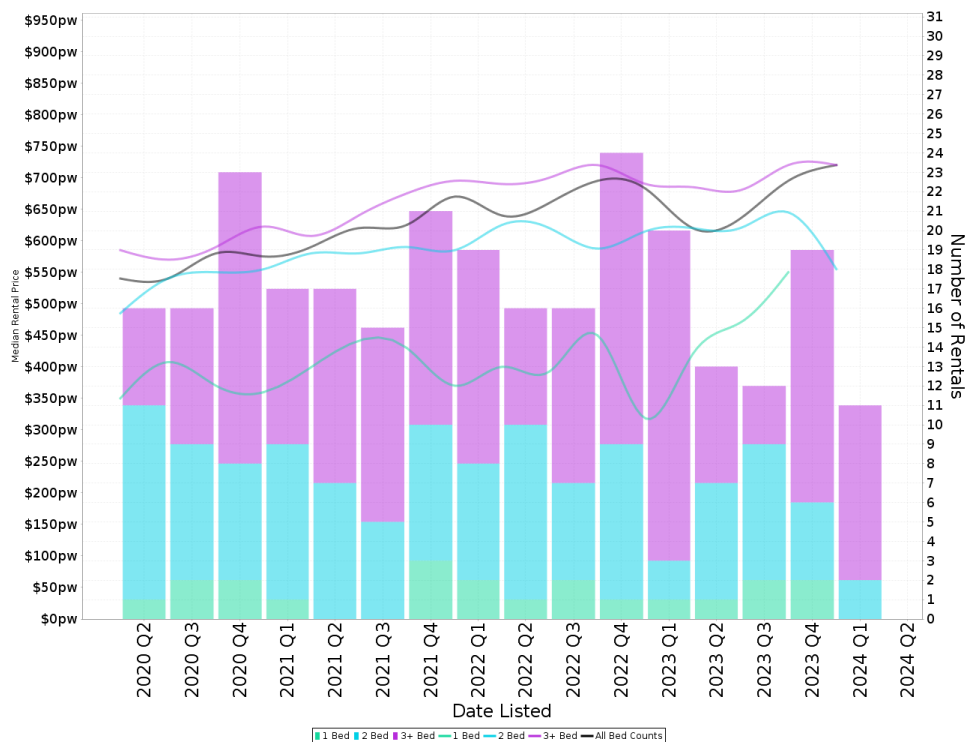
Current Median Price: \$1,570,000  
Previous Median Price: \$1,520,000  
Based on 51 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+2.6%**

Current Median Price: \$1,570,000  
Current Median Rent: \$790  
Based on 51 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**0.0%**

Current Median Price: \$795,000  
Previous Median Price: \$795,000  
Based on 65 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.4%**

Current Median Price: \$795,000  
Current Median Rent: \$680  
Based on 55 registered Unit rentals compared over the last 12 months.

# GARRAN - Recently Sold Properties

Median Sale Price

**\$1.57m**

Based on 24 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

**+3.3%**

Current Median Price: \$1,570,000  
Previous Median Price: \$1,520,000

Based on 51 recorded House sales compared over the last two rolling 12 month periods


# Sold Properties

**24**

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

**3 BONWICK PL**



**\$1,500,000**

822 m<sup>2</sup> 3 1 2

Sold Apr 2024  
23 Days

**30 INGAMELLS ST**




**\$1,375,000**

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

Sold Feb 2024  
329 Days

**76 COUVREUR ST**



**\$2,150,000**

1,300 m<sup>2</sup> 4 3 2

Sold Feb 2024  
23 Days

**15 MAURICE PL**




**\$1,430,000**

833 m<sup>2</sup> 3 1 1

Sold Dec 2023  
14 Days

**5 RUSDEN ST**



**\$1,540,000**

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

Sold Dec 2023  
76 Days

**107 GILMORE CRES**




**\$1,125,000**

896 m<sup>2</sup> - - -

Sold Dec 2023  
14 Days

**10 LAVATER PL**




**\$1,800,000**

798 m<sup>2</sup> 6 3 2

Sold Nov 2023  
23 Days

**8 MAURICE PL**



**\$1,280,000**

718 m<sup>2</sup> 4 2 2

Sold Nov 2023  
13 Days

# GARRAN - Properties For Rent

Median Rental Price

**\$790 /w**

Based on 51 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

**+2.6%**

Current Median Price: \$1,570,000  
Current Median Rent: \$790

Based on 24 recorded House sales and 51 House rentals compared over the last 12 months

Number of Rentals


**51**

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

**58 Dennis Street**

**\$700 per week**

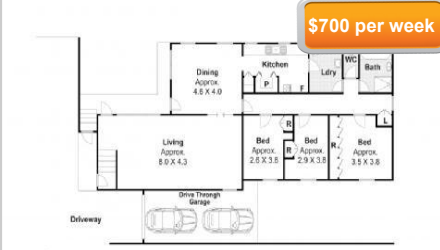


775 m<sup>2</sup> 3 1 1

Apr 2024 11 Days

**3 Palmer Street**

**\$700 per week**



35 Palmer Street, Garran ACT 925 m<sup>2</sup> 3 1 1

**62 FITCHETT STREET**

**\$850 per week**



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

Apr 2024 27 Days

**6 Flanagan Street**

**\$870 per week**




918 m<sup>2</sup> 4 2 2

Mar 2024 45 Days

**49 Ingamells Street**

**\$850 per week**



733 m<sup>2</sup> 4 2 2

Mar 2024 85 Days