

RayWhite.

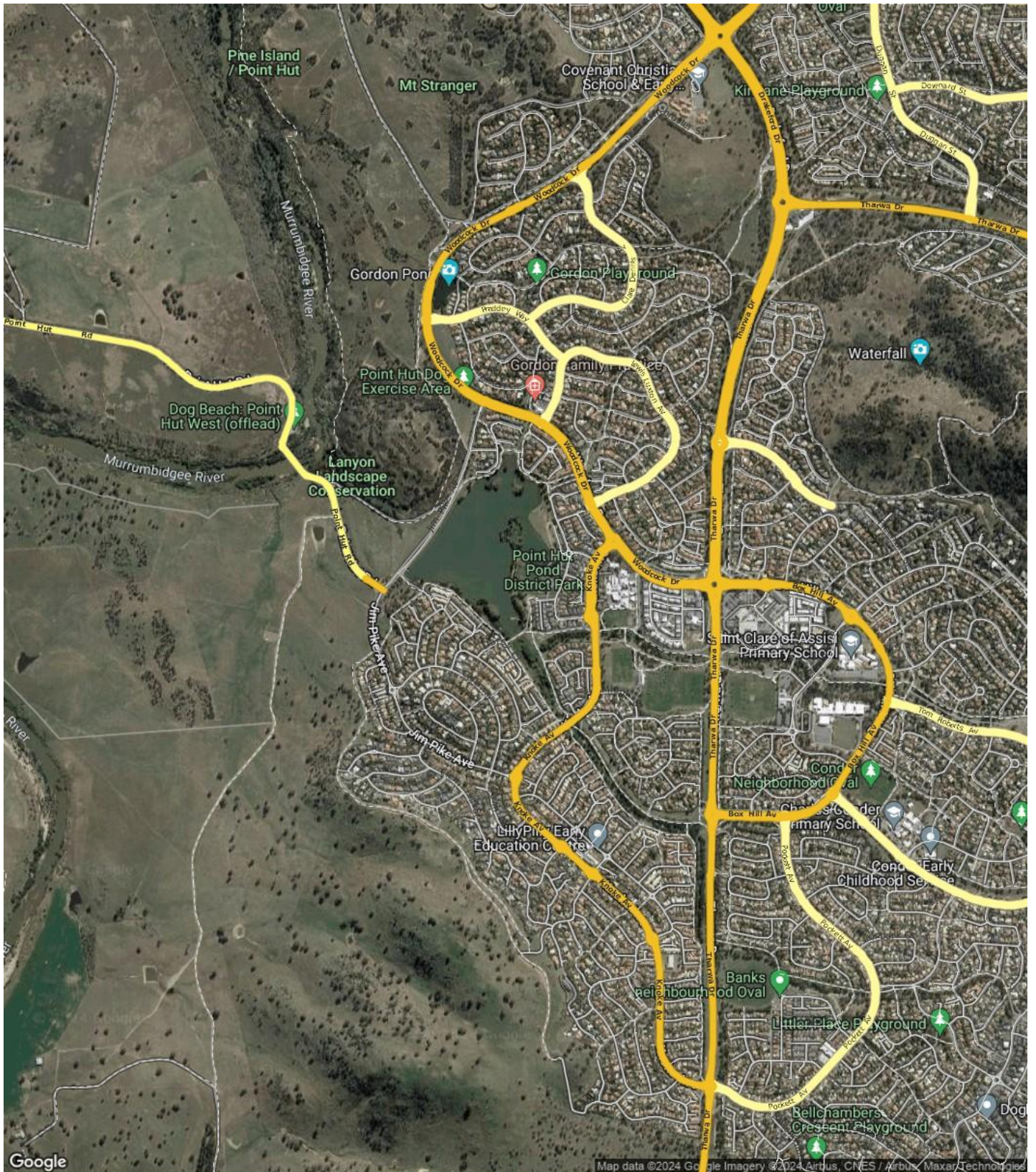
Suburb flyover report

GORDON (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA



GORDON - Suburb Map



GORDON - Sales Statistics (Houses)

| Year | # Sales | Median | Growth | Low | High |
|------|---------|------------|--------|------------|--------------|
| 2006 | 113 | \$ 405,000 | 0.0 % | \$ 60,000 | \$ 710,000 |
| 2007 | 128 | \$ 397,500 | -1.9 % | \$ 4,050 | \$ 860,000 |
| 2008 | 84 | \$ 438,750 | 10.4 % | \$ 310,000 | \$ 815,000 |
| 2009 | 120 | \$ 446,500 | 1.8 % | \$ 15,000 | \$ 877,500 |
| 2010 | 55 | \$ 488,000 | 9.3 % | \$ 359,000 | \$ 850,000 |
| 2011 | 76 | \$ 473,000 | -3.1 % | \$ 212,000 | \$ 815,000 |
| 2012 | 96 | \$ 487,000 | 3.0 % | \$ 230,000 | \$ 810,000 |
| 2013 | 93 | \$ 502,000 | 3.1 % | \$ 330,000 | \$ 950,000 |
| 2014 | 84 | \$ 524,800 | 4.5 % | \$ 170,000 | \$ 1,010,000 |
| 2015 | 86 | \$ 523,000 | -0.3 % | \$ 350,000 | \$ 1,075,000 |
| 2016 | 80 | \$ 520,000 | -0.6 % | \$ 54,000 | \$ 1,085,000 |
| 2017 | 92 | \$ 575,500 | 10.7 % | \$ 242,500 | \$ 900,000 |
| 2018 | 75 | \$ 635,000 | 10.3 % | \$ 45,000 | \$ 1,030,000 |
| 2019 | 78 | \$ 580,000 | -8.7 % | \$ 152,500 | \$ 870,000 |
| 2020 | 91 | \$ 690,000 | 19.0 % | \$ 368,000 | \$ 1,100,000 |
| 2021 | 96 | \$ 800,000 | 15.9 % | \$ 60,000 | \$ 1,890,000 |
| 2022 | 92 | \$ 905,000 | 13.1 % | \$ 335,000 | \$ 1,379,000 |
| 2023 | 71 | \$ 835,500 | -7.7 % | \$ 215,000 | \$ 2,000,000 |
| 2024 | 24 | \$ 860,000 | 2.9 % | \$ 352,500 | \$ 1,270,000 |

Median Sale Price
\$866k

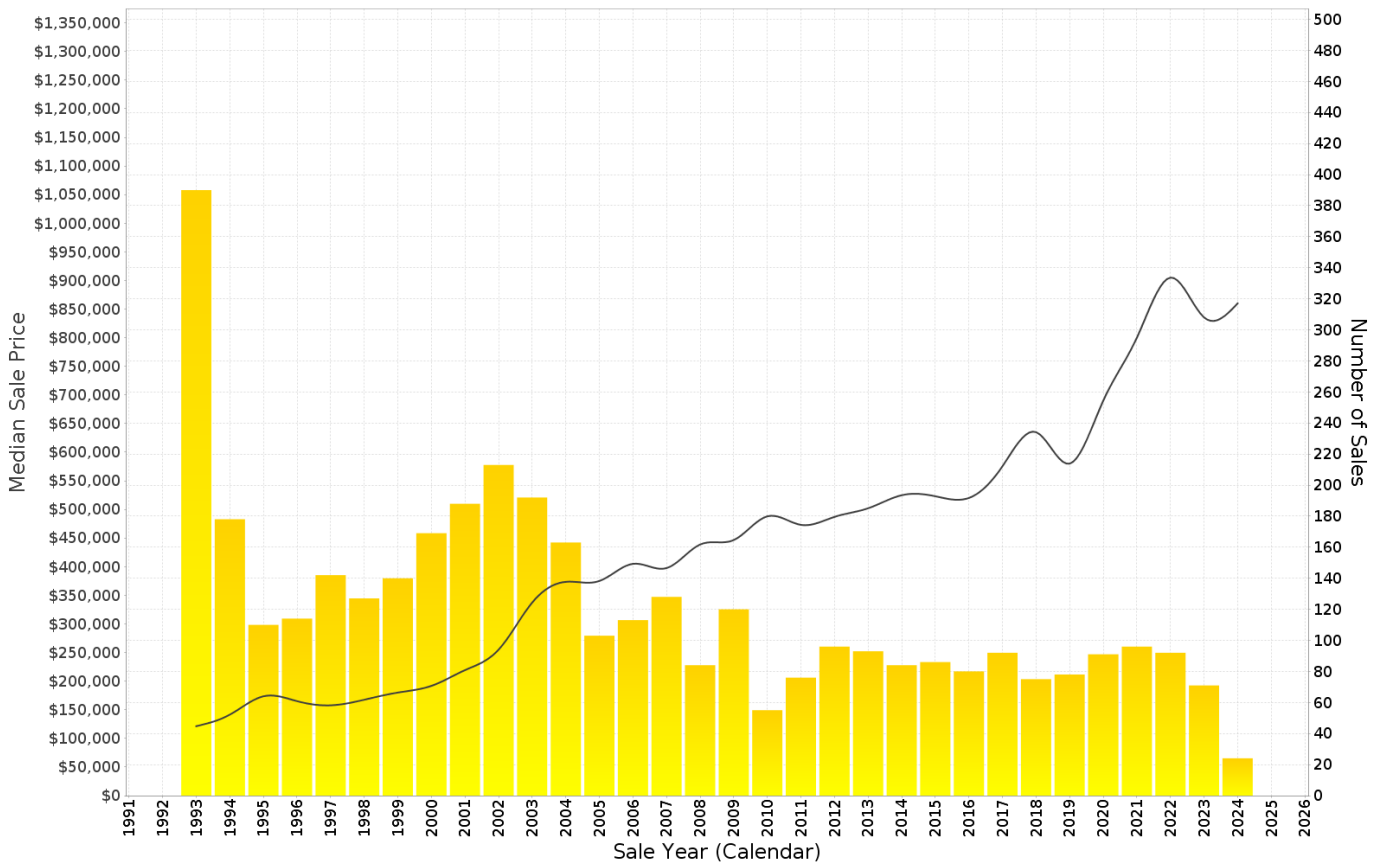
Based on 59 recorded House sales within the last 12 months (Financial Year 2024)

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

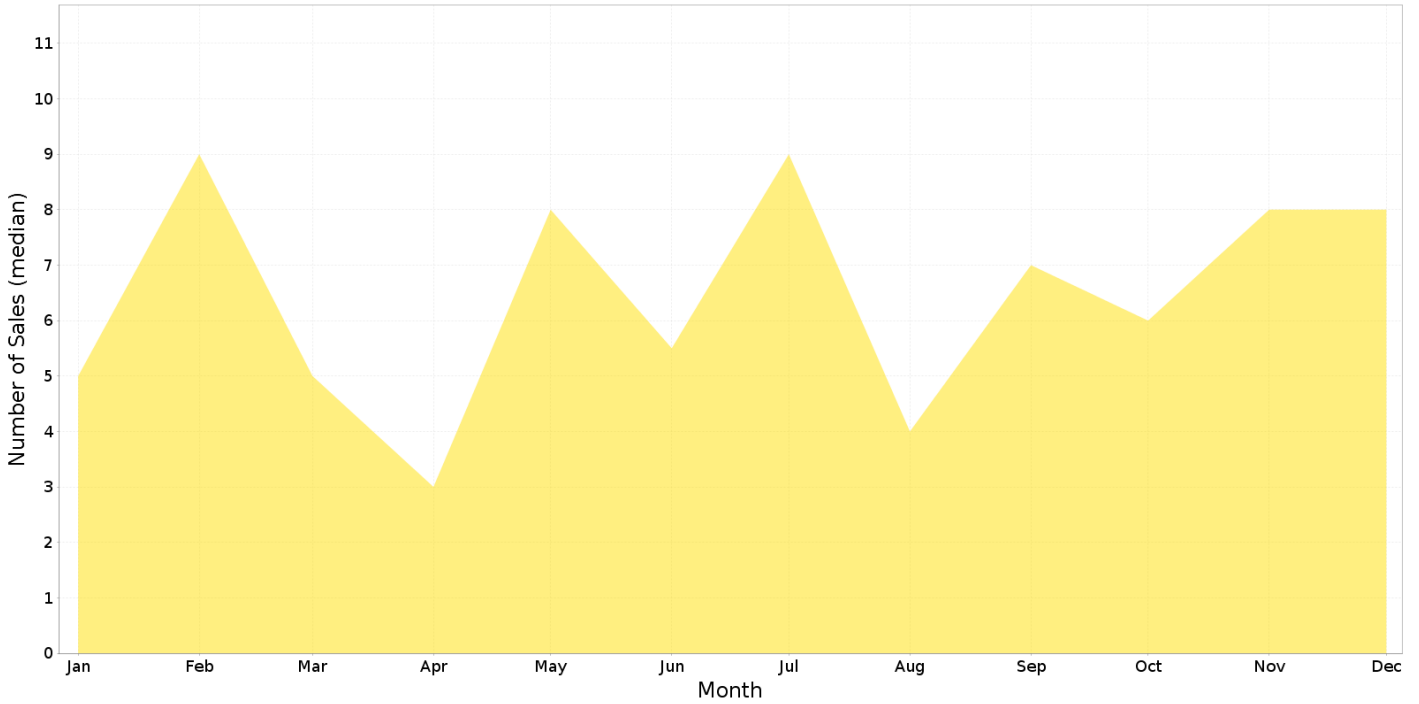
Suburb Growth
+1.9%

Current Median Price: \$866,000
Previous Median Price: \$850,000

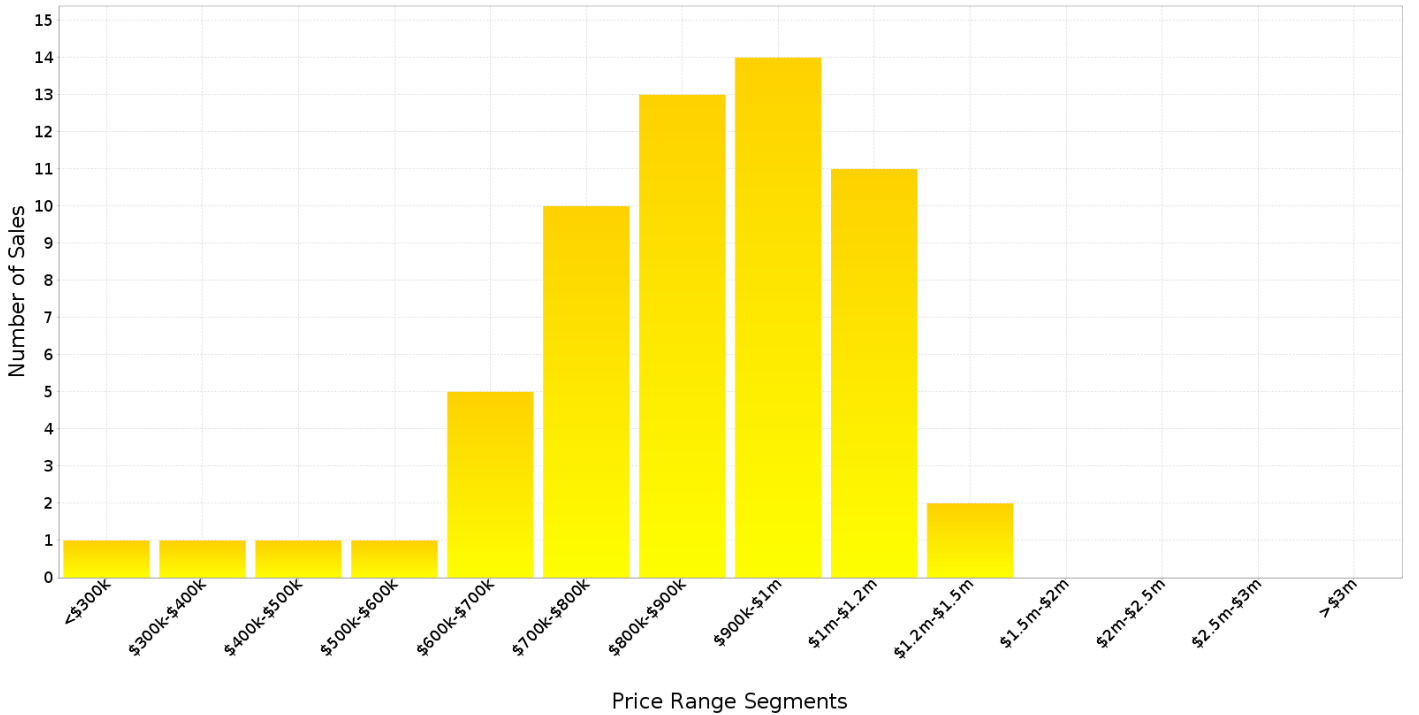
Based on 140 recorded House sales compared over the last two rolling 12 month periods



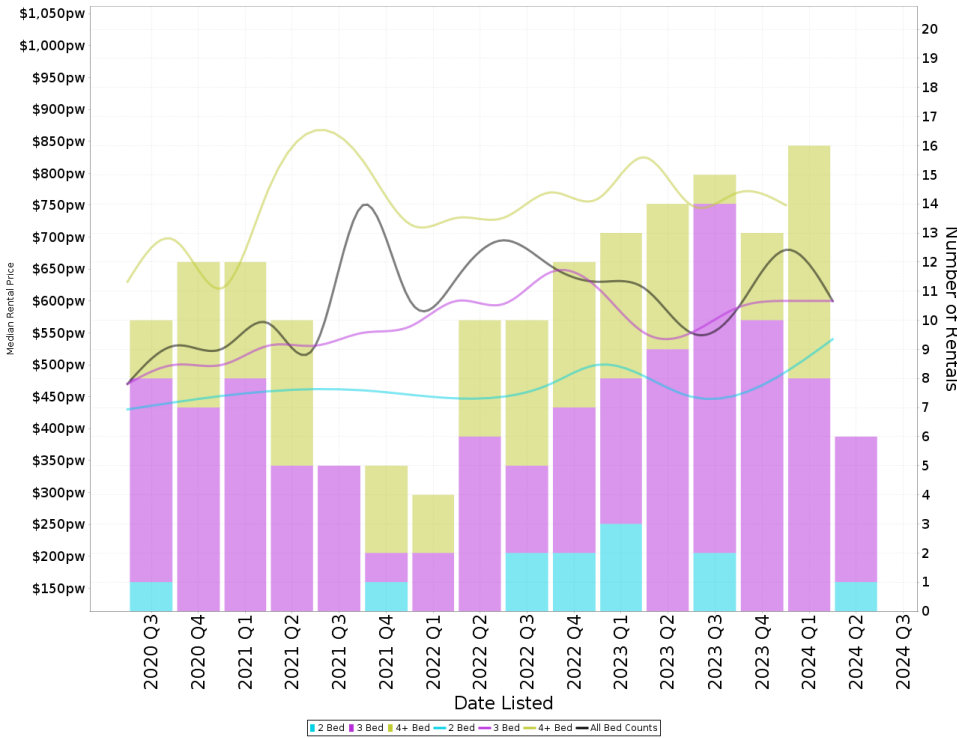
GORDON - Peak Selling Periods (3 years)



GORDON - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+1.9%

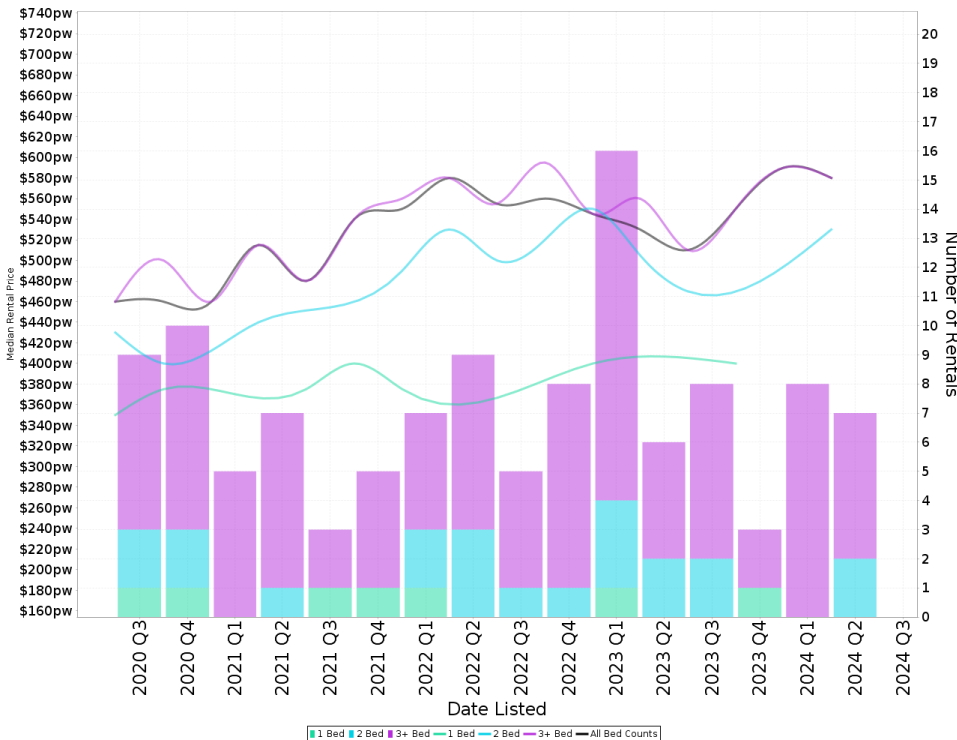
Current Median Price: \$866,000
Previous Median Price: \$850,000
Based on 140 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.6%

Current Median Price: \$866,000
Current Median Rent: \$600
Based on 50 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+1.4%

Current Median Price: \$639,000
Previous Median Price: \$630,000
Based on 82 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.7%

Current Median Price: \$639,000
Current Median Rent: \$575
Based on 26 registered Unit rentals compared over the last 12 months.

GORDON - Recently Sold Properties

Median Sale Price

\$866k

Based on 59 recorded House sales within the last 12 months (Financial Year 2024)

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

Suburb Growth

+1.9%

Current Median Price: \$866,000
Previous Median Price: \$850,000

Based on 140 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

59

Based on recorded House sales within the 12 months (Financial Year 2024)

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

7 CHRISTIE PL

\$1,035,000

Sold May 2024, 6 Days

892 m² 4 2 2

3 FORD PL

\$820,000

Sold May 2024, 29 Days

919 m² 4 2 2

14 BLINKHORN PL

\$1,270,000

Sold May 2024, 22 Days

938 m² 4 3 2

42 CLEM HILL ST

\$1,155,000

Sold May 2024, 35 Days

769 m² 4 4 2

106 KNOKE AVE

\$855,000

Sold May 2024, 20 Days

852 m² 3 2 2

19 CHEVALLEY LOOP

\$900,000

Sold May 2024, N/A

1,085 m² 4 - -

142 JIM PIKE AVE

\$700,000

Sold May 2024, N/A

714 m² 3 - -

3 LARKIN CL

\$780,000

Sold May 2024, N/A

647 m² 3 2 2

6 HAZLITT GLD

\$1,070,000

Sold May 2024, 81 Days

870 m² 4 3 2

103 JIM PIKE AVE

\$775,000

May 2024
105 Days

766 m² 3 2 2

16 WOODFULL LOOP

\$765,000

May 2024
20 Days

833 m² 3 1 3

18 SLAVIN PL

\$1,110,000

Apr 2024
25 Days

744 m² 4 2 2

109 JIM PIKE AVE

\$725,000

Apr 2024
18 Days

481 m² 3 1 2

2/20B WOOTTON CRES

\$581,500

Apr 2024
29 Days

3 1 2

66 WOODFULL LOOP

\$945,000

Apr 2024
22 Days

849 m² 4 2 1

54 MCGILVRAY CL

\$1,310,000

Mar 2024
23 Days

618 m² 4 2 2

5 KANGA PL

\$1,196,500

Mar 2024
49 Days

910 m² 4 2 2

26 PREDDEY WAY

\$800,000

Mar 2024
7 Days

784 m² 3 1 1

8 ROLLINS PL

\$973,000

Mar 2024
40 Days

561 m² 4 2 2

3 ROLLINS PL

\$900,000

Mar 2024
100 Days

530 m² 3 2 2

13 COVENTRY CL

\$750,000

Mar 2024
16 Days

554 m² 3 1 2

GORDON - Properties For Rent

Median Rental Price

\$600 /w

Based on 50 recorded House rentals within the last 12 months (Financial Year 2024)

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

Rental Yield

+3.6%

Current Median Price: \$866,000
Current Median Rent: \$600

Based on 59 recorded House sales and 50 House rentals compared over the last 12 months

Number of Rentals

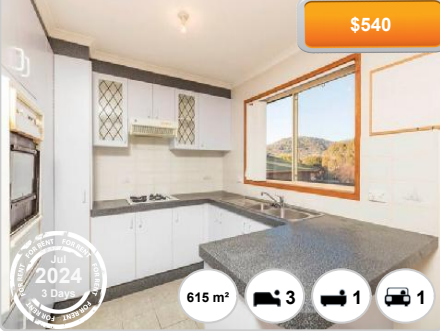
50

Based on recorded House rentals within the last 12 months (Financial Year 2024)

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

2 TOGO PLACE

\$540

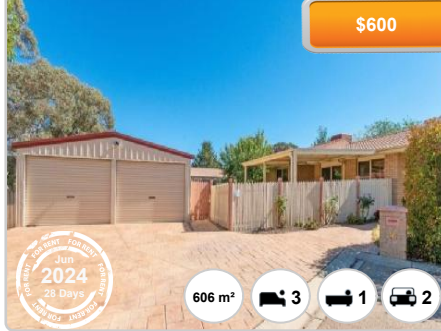


615 m² 3 1 1

Lowest in area for rent - For rent - Jun 2024 3 Days

16 O'HARA CLOSE

\$600



606 m² 3 1 2

Lowest in area for rent - For rent - Jun 2024 28 Days