

**RayWhite.**

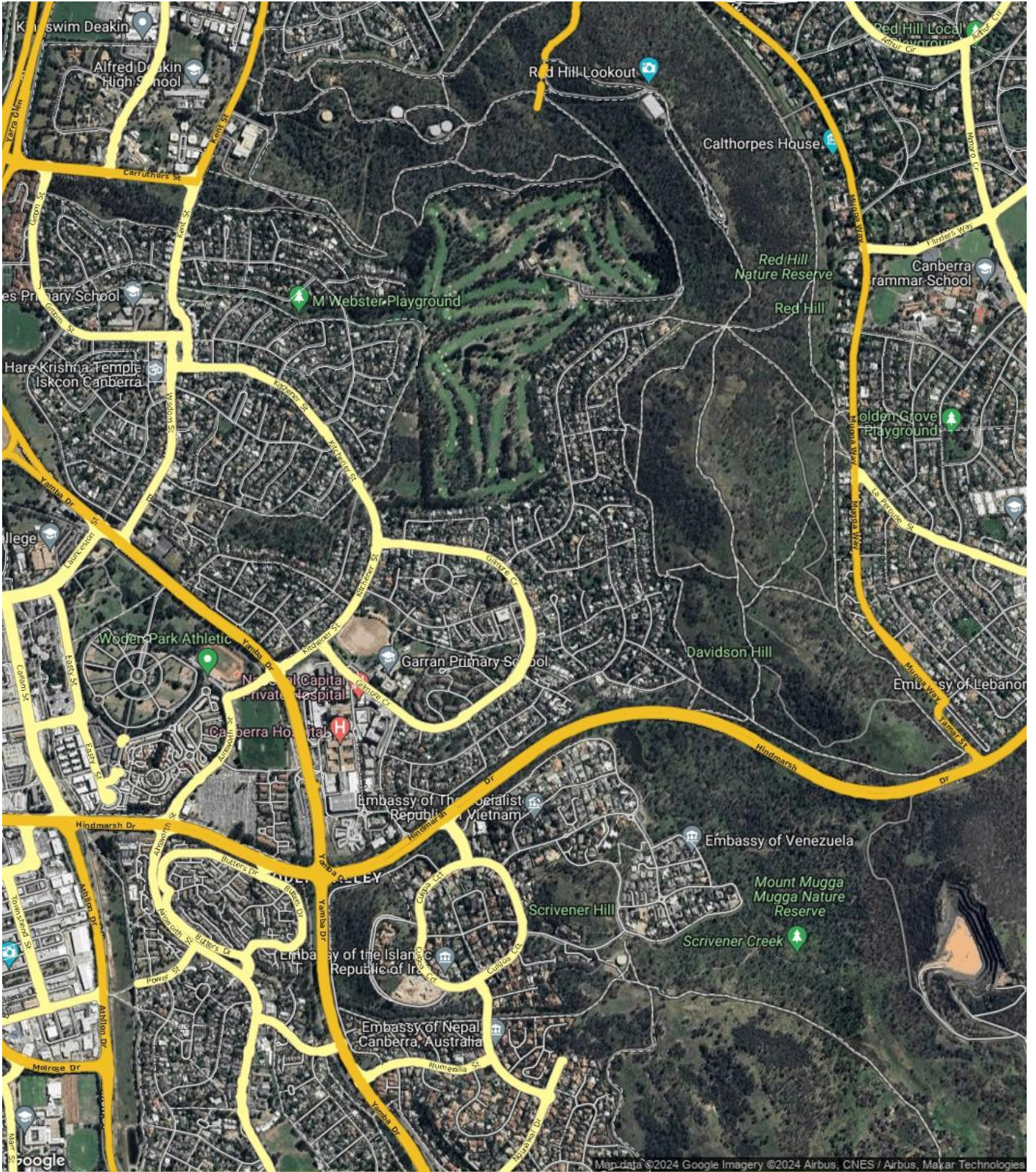
# Suburb flyover report

GARRAN (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA



# GARRAN - Suburb Map



Prepared on 11/07/2024 by Customer Care VA , +61 (02) 6173 6300 at Ray White Canberra. © Property Data Solutions Pty Ltd 2024 (pricfinder.com.au)

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# 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	28	\$ 1,580,000	2.7 %	\$ 1,097,000	\$ 3,700,000
2024	5	\$ 2,100,000	32.9 %	\$ 1,375,000	\$ 2,850,000

Median Sale Price  
**\$1.74m**

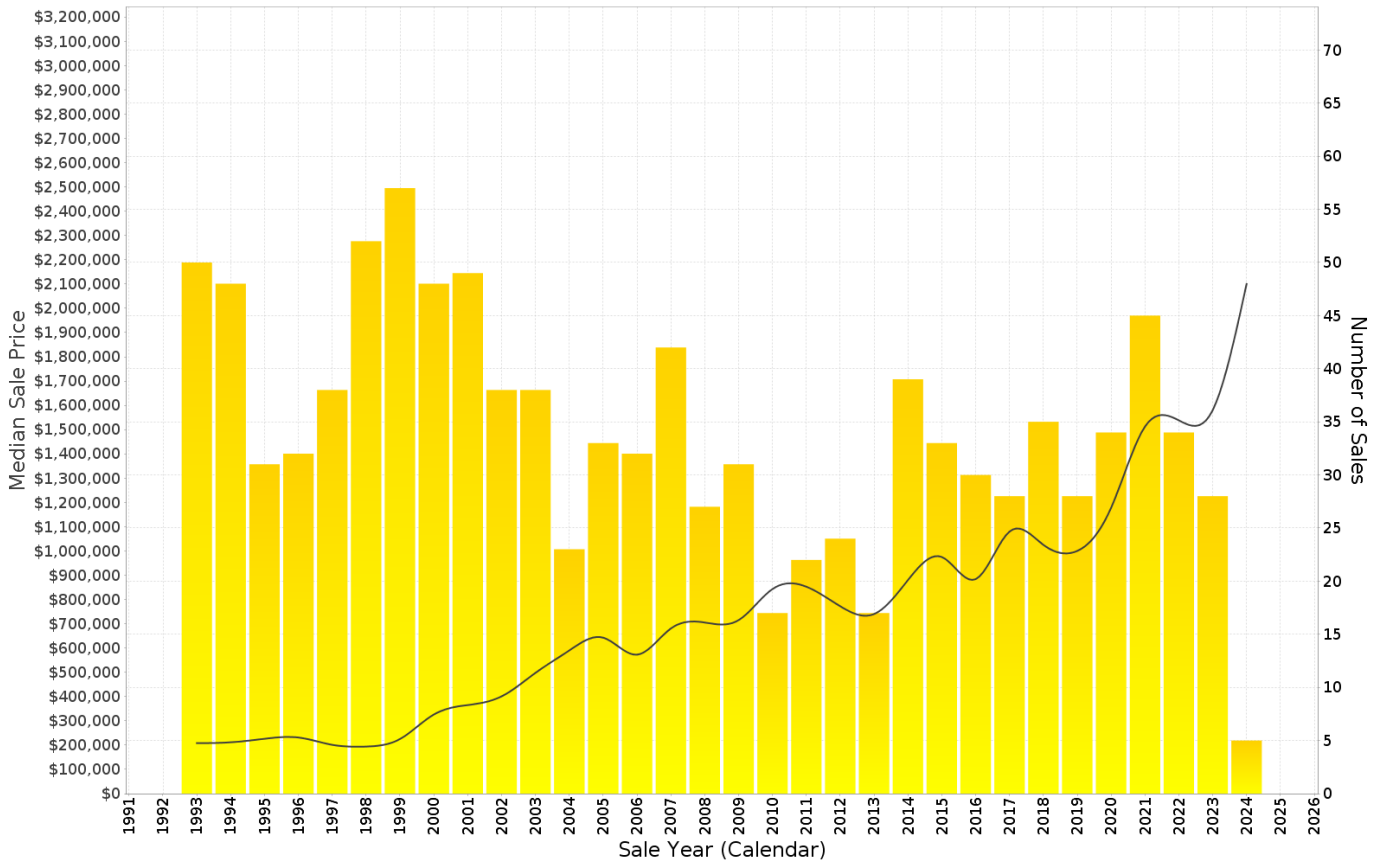
Based on 19 recorded House sales within the last 12 months (Financial Year 2024)

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

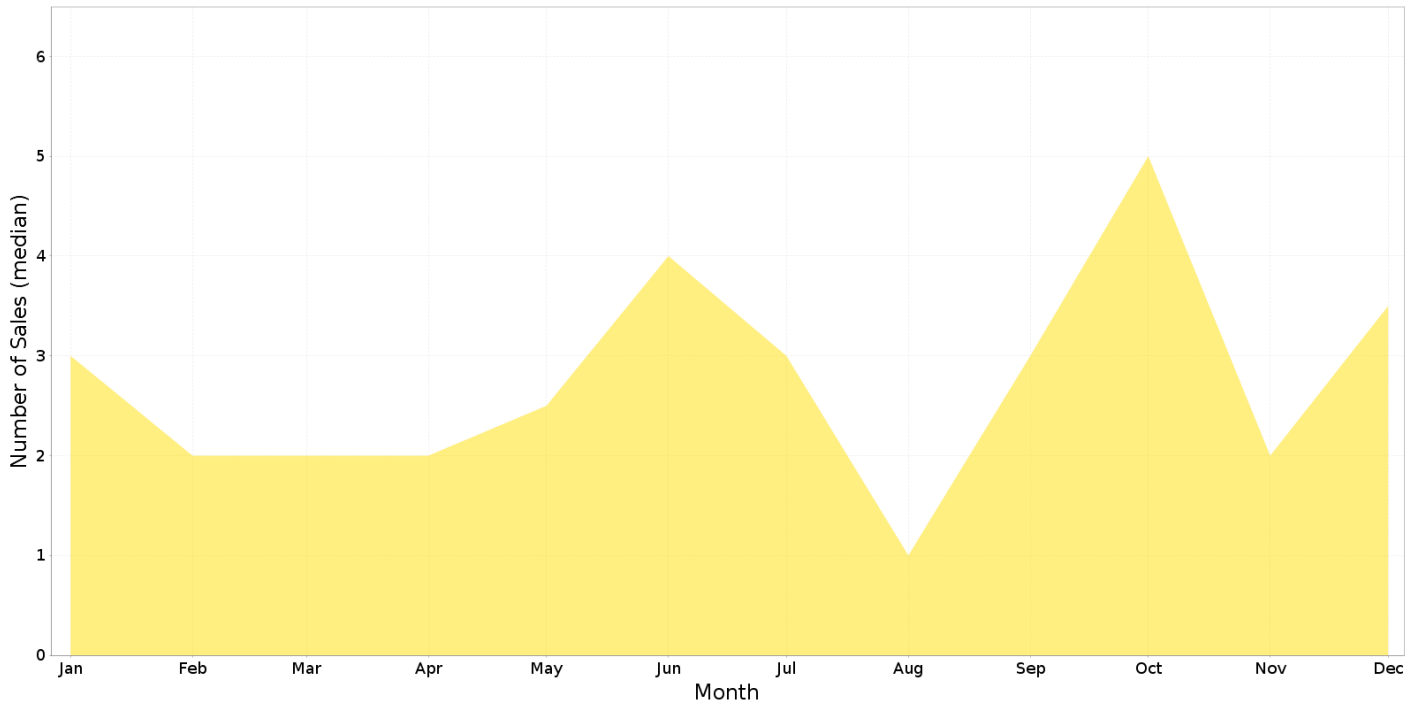
Suburb Growth  
**+12.6%**

Current Median Price: \$1,735,000  
Previous Median Price: \$1,540,500

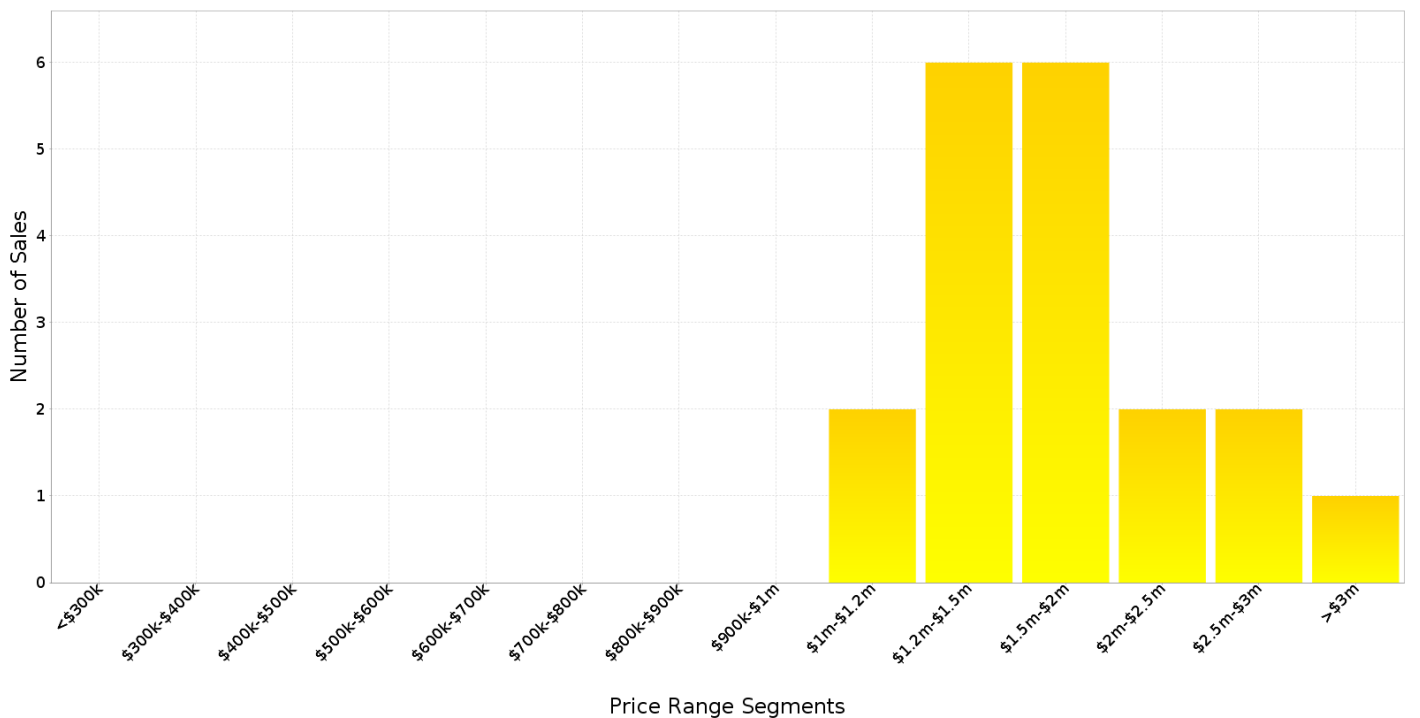
Based on 47 recorded House sales compared over the last two rolling 12 month periods



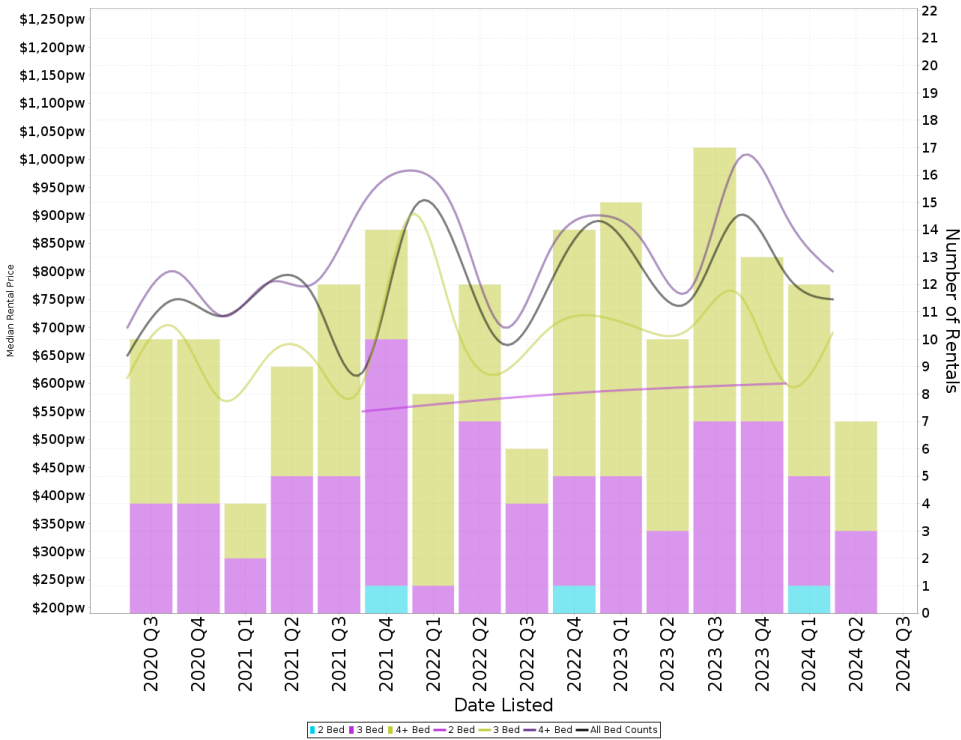
## GARRAN - Peak Selling Periods (3 years)



## GARRAN - Price Range Segments (12 months)



# Median Weekly Rents (Houses)



## Suburb Sale Price Growth

**+12.6%**

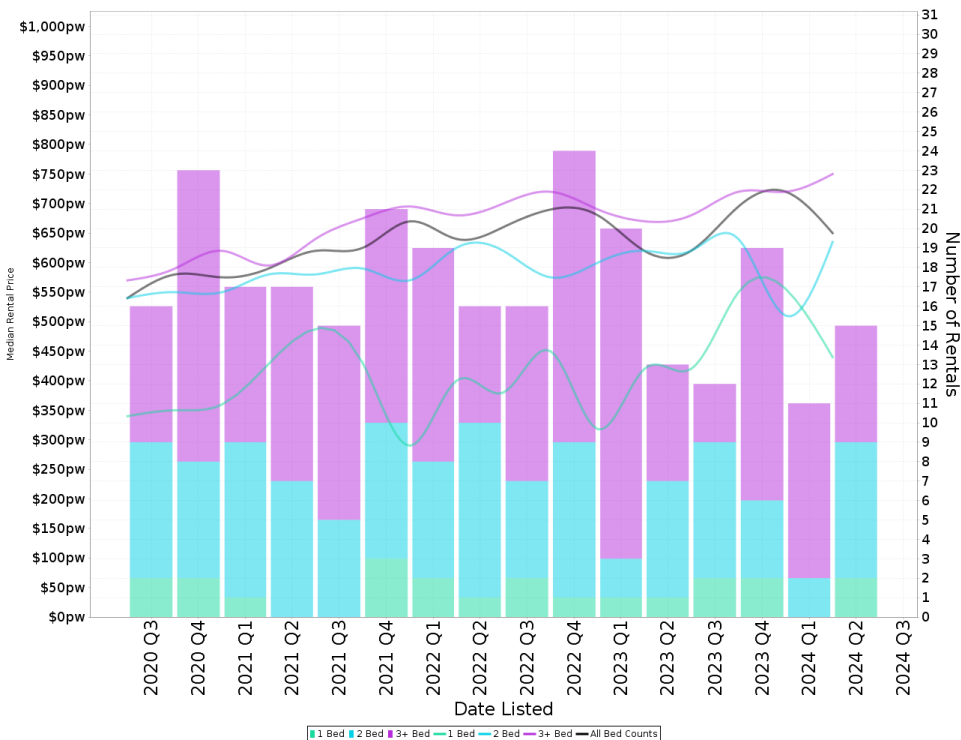
Current Median Price: \$1,735,000  
Previous Median Price: \$1,540,500  
Based on 47 registered House sales compared over the last two rolling 12 month periods.

## Suburb Rental Yield

**+2.3%**

Current Median Price: \$1,735,000  
Current Median Rent: \$780  
Based on 49 registered House rentals compared over the last 12 months.

# Median Weekly Rents (Units)



## Suburb Sale Price Growth

**+1.3%**

Current Median Price: \$792,500  
Previous Median Price: \$782,500  
Based on 58 registered Unit sales compared over the last two rolling 12 month periods.

## Suburb Rental Yield

**+4.5%**

Current Median Price: \$792,500  
Current Median Rent: \$680  
Based on 57 registered Unit rentals compared over the last 12 months.

# GARRAN - Recently Sold Properties

Median Sale Price

**\$1.74m**

Based on 19 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

**+12.6%**

Current Median Price: \$1,735,000  
Previous Median Price: \$1,540,500

Based on 47 recorded House sales compared over the last two rolling 12 month periods


# Sold Properties

**19**

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

**6 BRENT PL**




**\$1,390,000**

Sold Jun 2024  
52 Days

939 m<sup>2</sup> 3 3 2

**23 BRERETON ST**



**\$2,350,000**

Sold Jun 2024  
23 Days

939 m<sup>2</sup> 5 2 2

**54 CURLEWIS CRES**




**\$1,815,000**

Sold Apr 2024  
29 Days

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

**3 BONWICK PL**




**\$1,500,000**

Sold Apr 2024  
N/A

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

**37 FITCHETT ST**




**\$2,100,000**

Sold Apr 2024  
99 Days

864 m<sup>2</sup> 4 2 2

**35 BRERETON ST**



**\$2,850,000**

Sold Mar 2024  
27 Days

2,266 m<sup>2</sup> 5 3 4

**30 INGAMELLS ST**



**\$1,375,000**

Sold Feb 2024  
329 Days

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

**76 COUVREUR ST**



**\$2,150,000**

Sold Feb 2024  
23 Days

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

# GARRAN - Properties For Rent

Median Rental Price

**\$780 /w**

Based on 49 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

**+2.3%**

Current Median Price: \$1,735,000  
Current Median Rent: \$780

Based on 19 recorded House sales and 49 House rentals compared over the last 12 months

Number of Rentals

**49**

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

**6 GILMORE CRESCENT**

**\$1050 Per**

Jul 2024  
6 Days

823 m<sup>2</sup> 4 2 2

**16 Gilmore Crescent**

**\$700 per week**

Jul 2024  
8 Days

1,163 m<sup>2</sup> 3 1 2

**3 Palmer Street**

**\$690 per week**

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

**62 FITCHETT STREET**

**\$850 per week**

Apr 2024  
31 Days

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

**6 Flanagan Street**

**\$795 per week**

Mar 2024  
108 Days

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