

Suburb flyover report

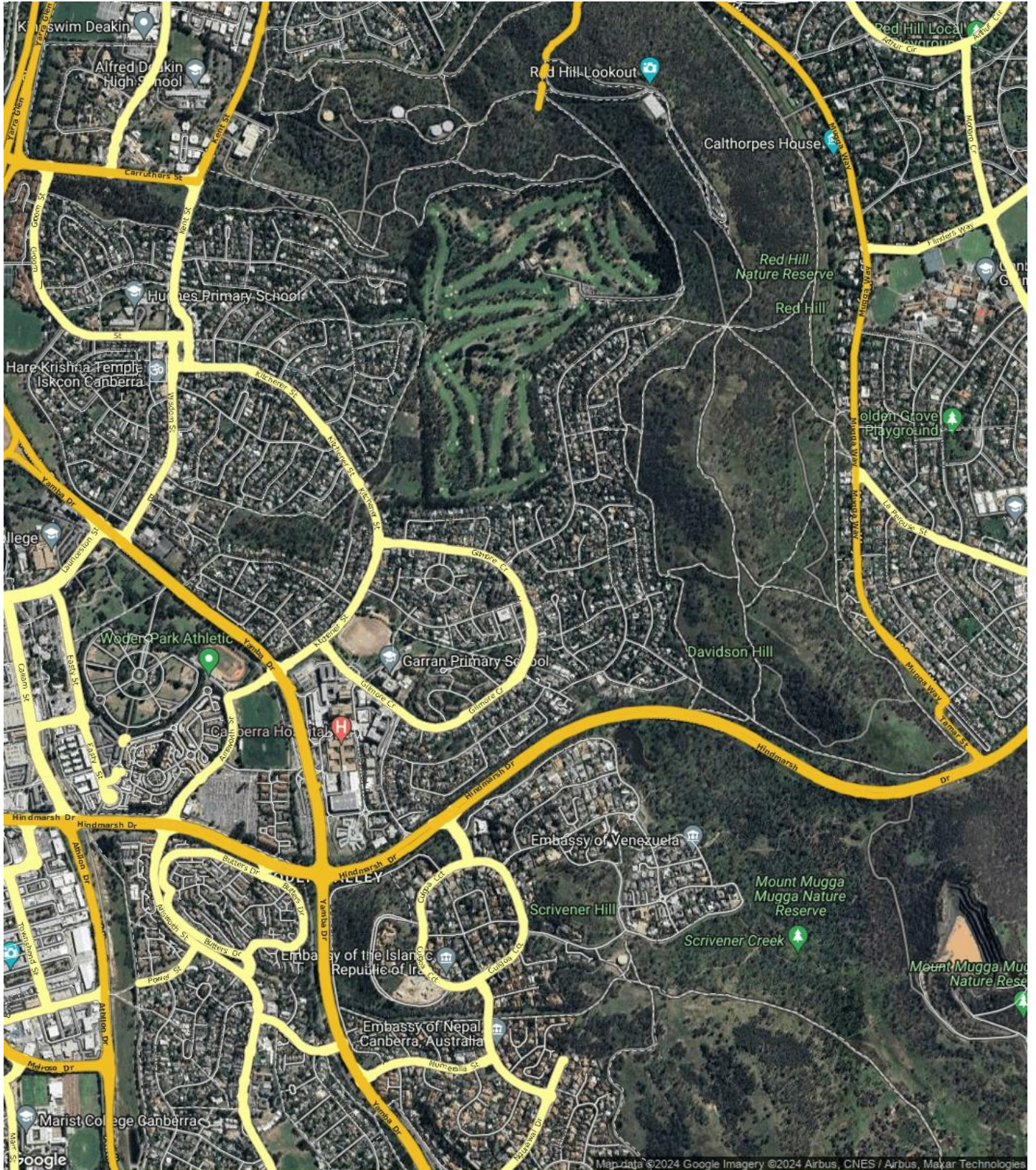
GARRAN (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



GARRAN - Suburb Map



Prepared on 01/04/2025 by Customer Care VA , +61 (02) 6173 6300 at Ray White Canberra. © Property Data Solutions Pty Ltd 2025 (pricfinder.com.au)

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GARRAN - Sales Statistics (Houses)

| Year | # Sales | Median | Growth | Low | High |
|------|---------|--------------|--------|--------------|--------------|
| 2007 | 42 | \$ 680,500 | 0.0 % | \$ 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 | 25 | \$ 1,605,000 | 1.6 % | \$ 1,235,000 | \$ 2,850,000 |
| 2025 | 0 | | | | |

Median Sale Price

\$1.6m

Based on 21 recorded House sales within the last 12 months (Apr '24 - Mar '25)

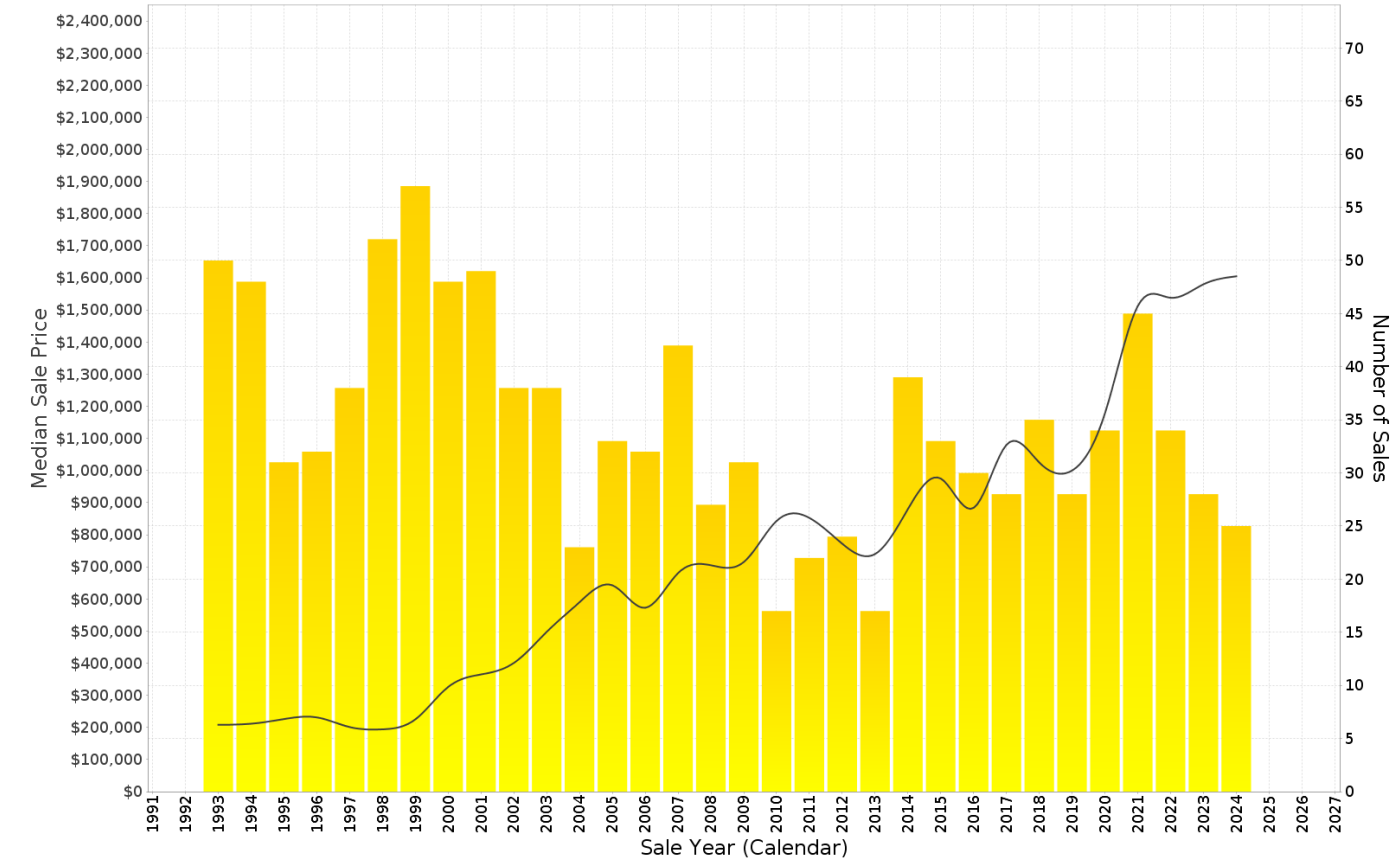
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

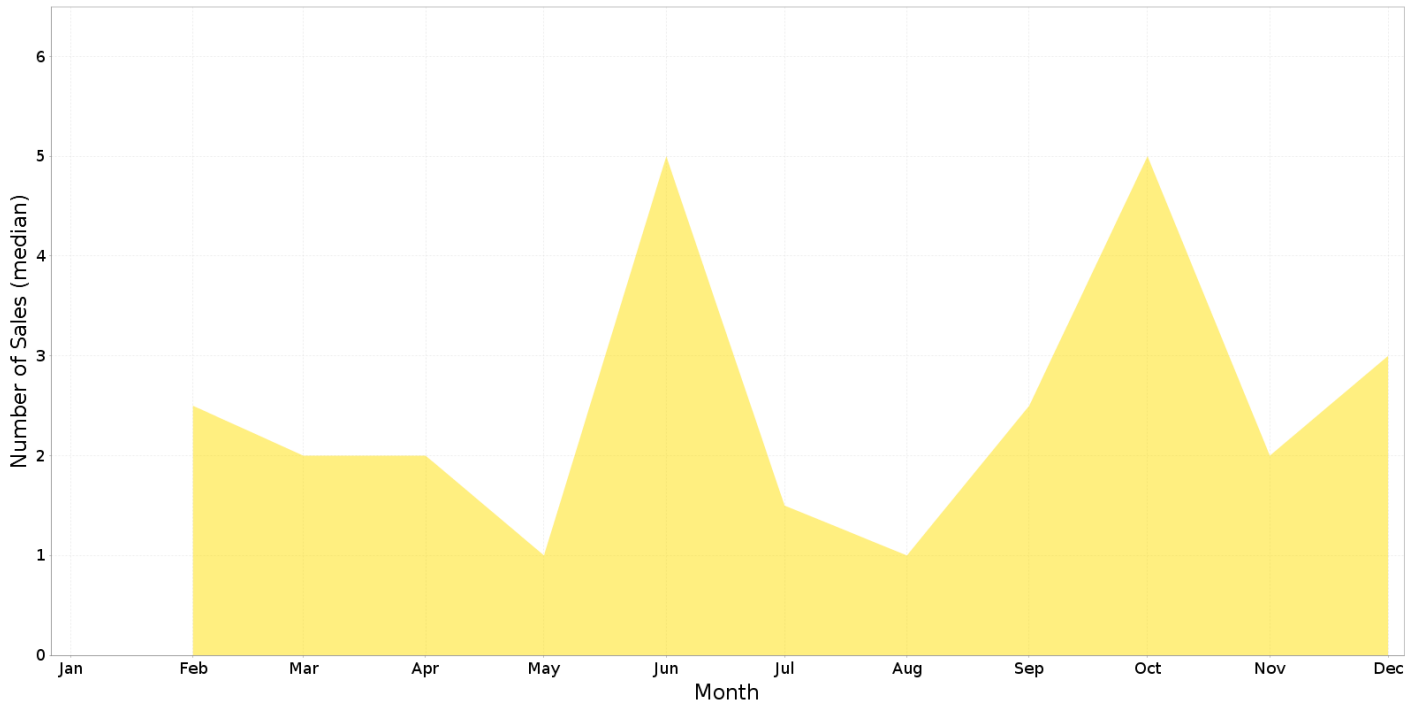
+4.2%

Current Median Price: \$1,605,000
Previous Median Price: \$1,540,000

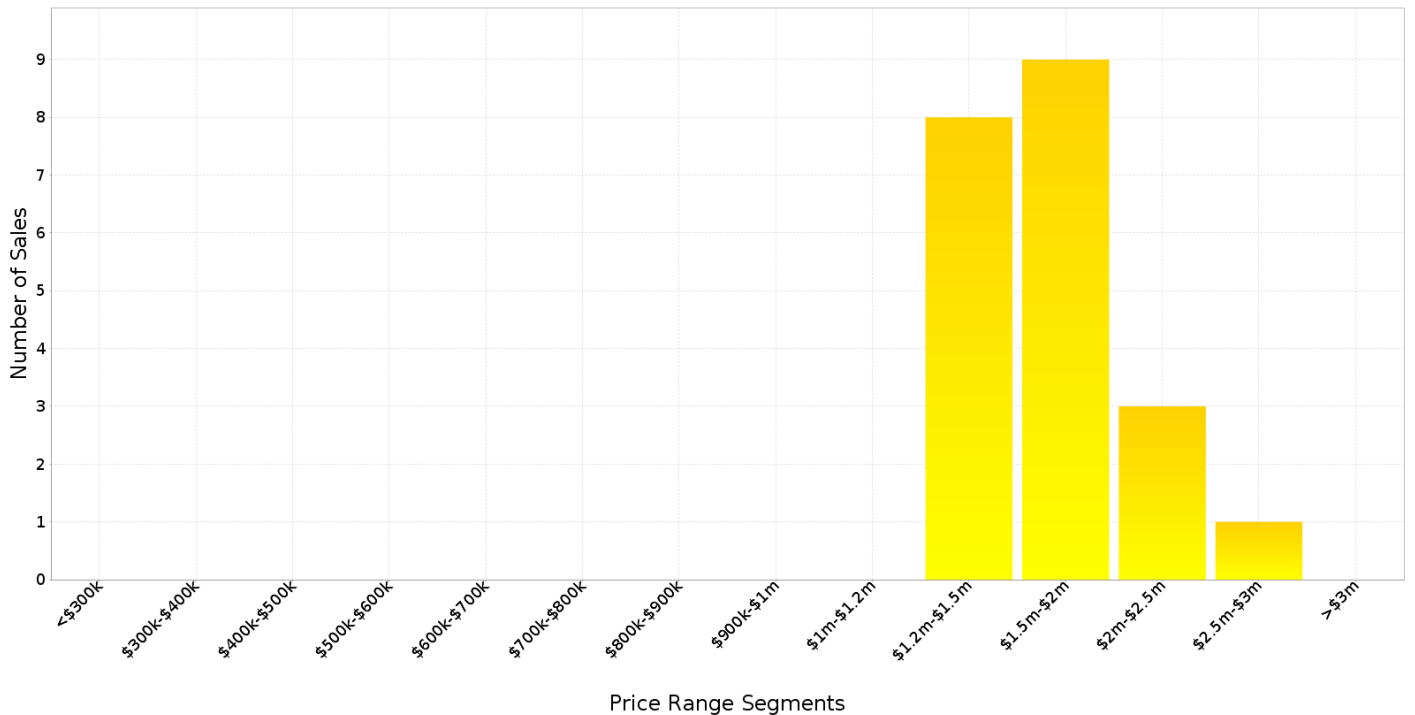
Based on 48 recorded House sales compared over the last two rolling 12 month periods



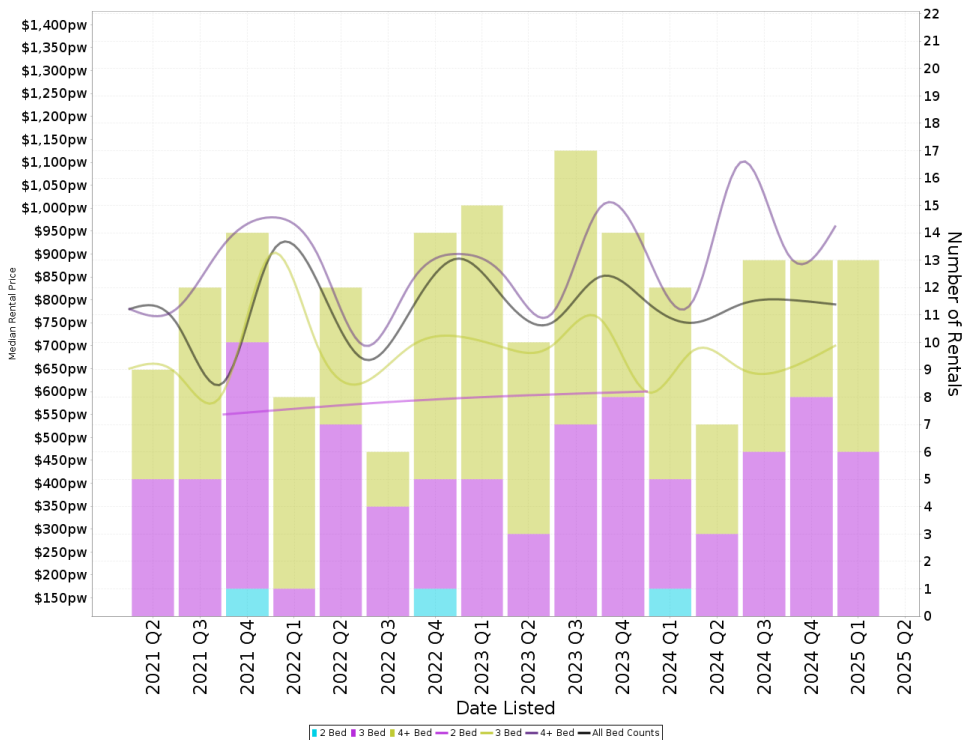
GARRAN - Peak Selling Periods (3 years)



GARRAN - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+4.2%

Current Median Price: \$1,605,000
Previous Median Price: \$1,540,000

Based on 48 registered House sales compared over the last two rolling 12 month periods.

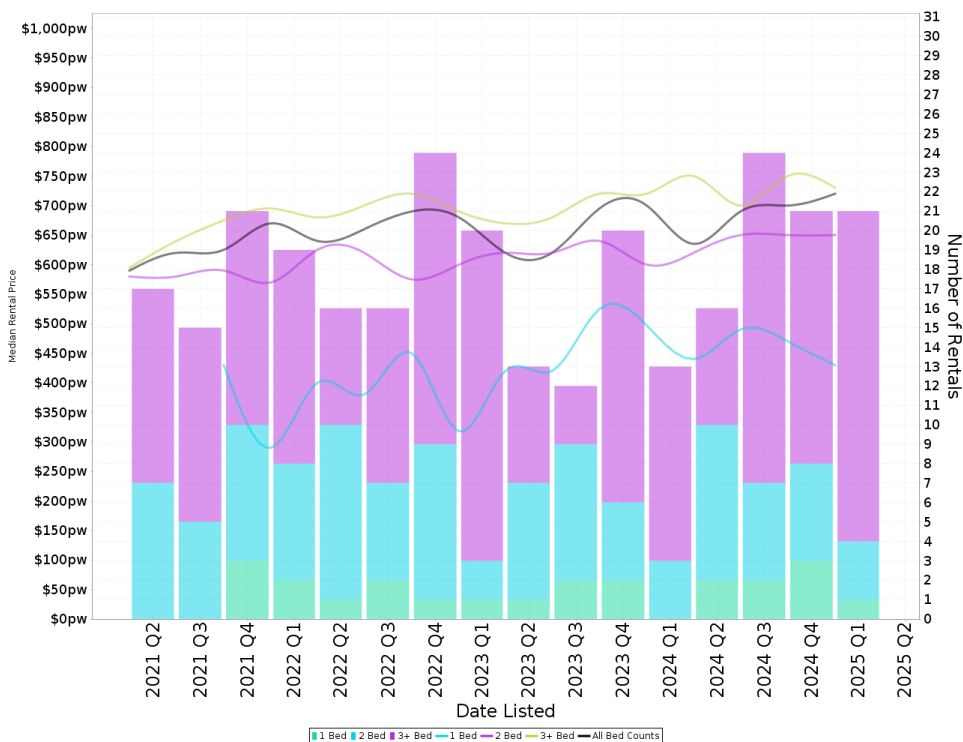
Suburb Rental Yield

+2.6%

Current Median Price: \$1,605,000
Current Median Rent: \$790

Based on 46 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-4.2%

Current Median Price: \$771,250
Previous Median Price: \$805,000

Based on 67 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.7%

Current Median Price: \$771,250
Current Median Rent: \$700

Based on 82 registered Unit rentals compared over the last 12 months.

GARRAN - Recently Sold Properties

Median Sale Price

\$1.6m

Based on 21 recorded House sales within the last 12 months (Apr '24 - Mar '25)

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

Suburb Growth

+4.2%

Current Median Price: \$1,605,000
Previous Median Price: \$1,540,000

Based on 48 recorded House sales compared over the last two rolling 12 month periods

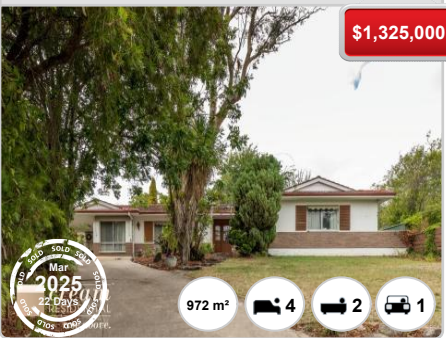
Sold Properties

21

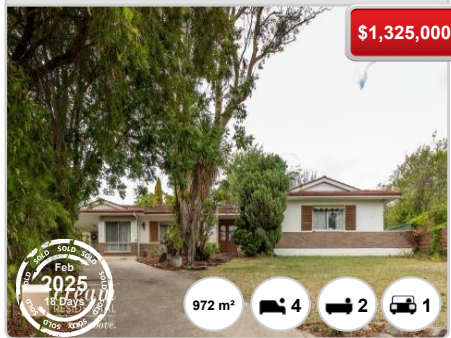
Based on recorded House sales within the 12 months (Apr '24 - Mar '25)

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

10 OGILVIE PL



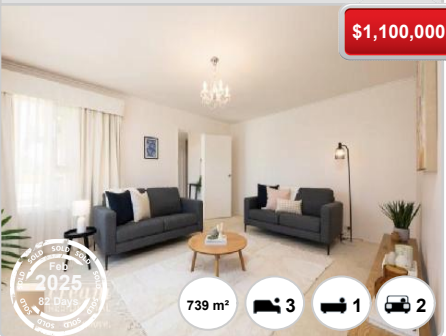
10 OGILVIE PL



116 KITCHENER ST



61 GILMORE CRES



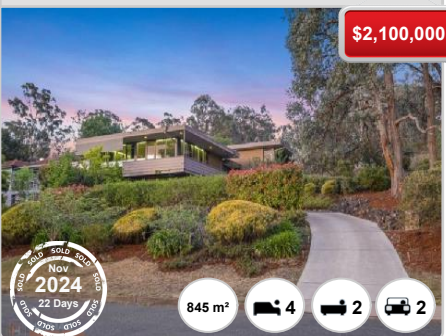
91B GILMORE CRES



9 RICHARDSON ST



19 RICHARDSON ST



87 FITCHETT ST



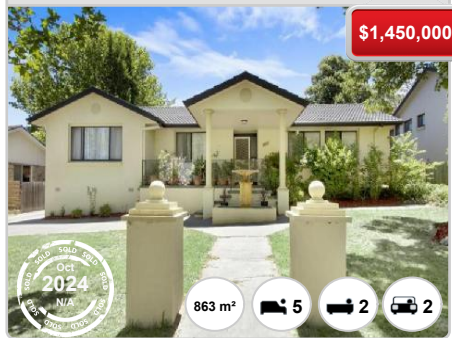
11 DENNIS ST



22 NEILSON ST



130 KITCHENER ST



26 FITCHETT ST



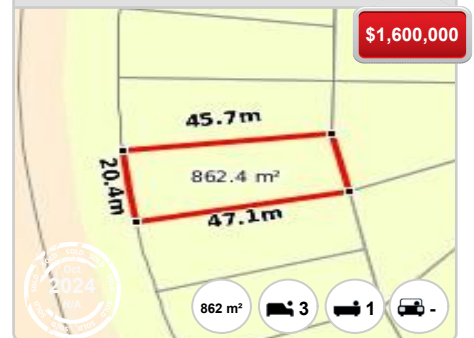
105 FITCHETT ST



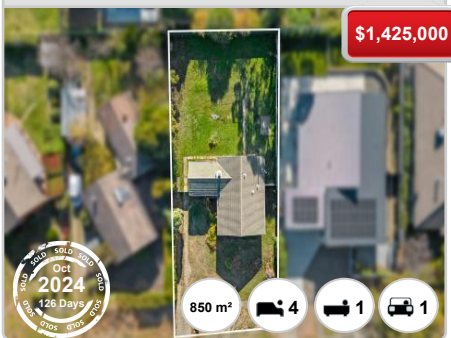
18 COUVREUR ST



21 PALMER ST



140 KITCHENER ST



GARRAN - Properties For Rent

Median Rental Price

\$790 /w

Based on 46 recorded House rentals within the last 12 months (Apr '24 - Mar '25)

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

Rental Yield

+2.6%

Current Median Price: \$1,605,000
Current Median Rent: \$790

Based on 21 recorded House sales and 46 House rentals compared over the last 12 months

Number of Rentals

46

Based on recorded House rentals within the last 12 months (Apr '24 - Mar '25)

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

11 Furphy Place

\$1200



809 m²



9 Gilmore Crescent

\$780 per week



788 m²



1/7 Sabine Close

\$1,000 per



1,303 m²



9 Caffyn Place

\$600 per week



811 m²



61 GILMORE CRESCENT

\$870 per week



739 m²



100 KITCHENER STREET

\$650 Per Week



786 m²

