

Suburb flyover report

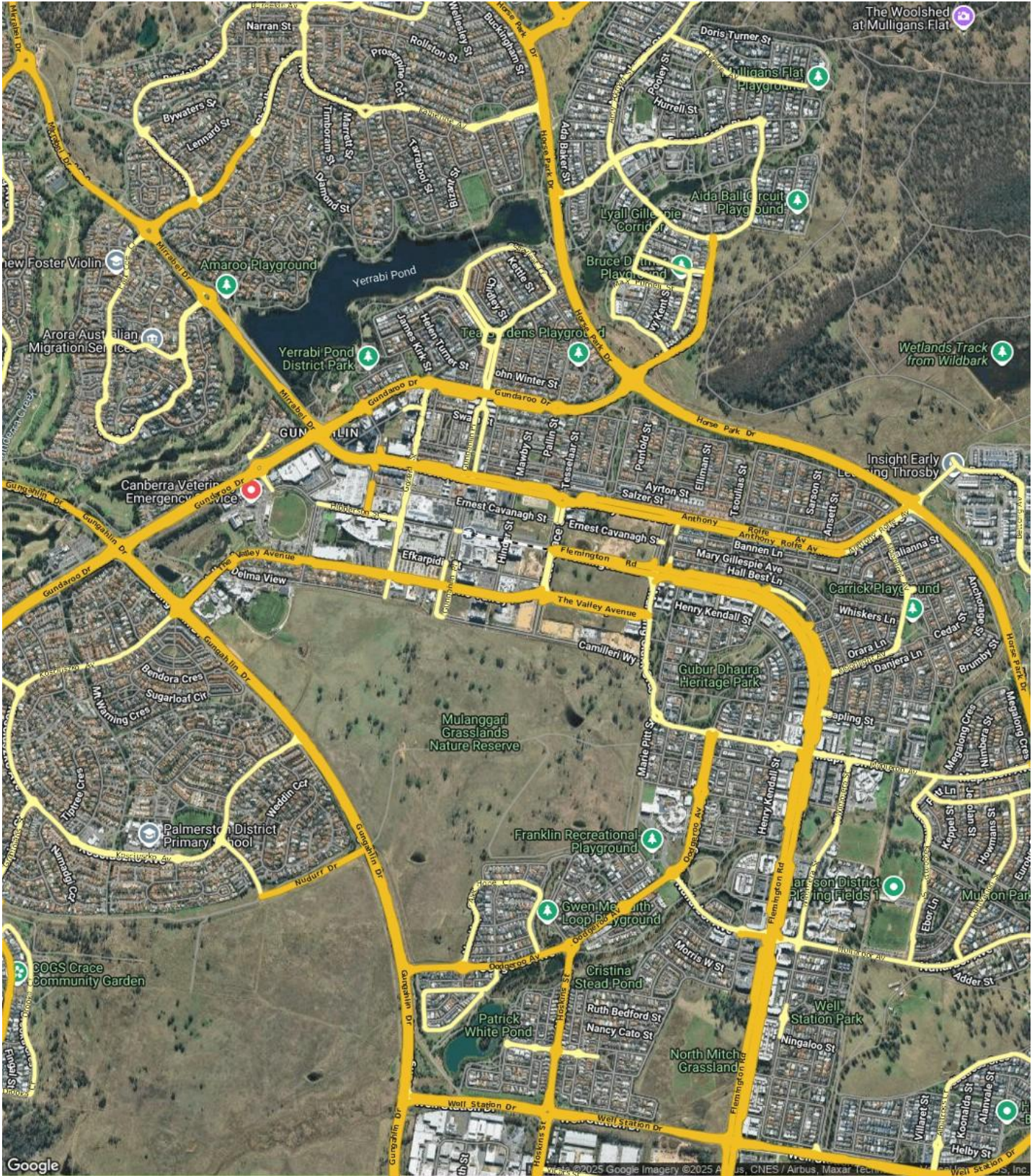
GUNGAHLIN (UNIT)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



GUNGAHLIN - Suburb Map



GUNGAHLIN - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2007	55	\$ 328,700	0.0 %	\$ 256,000	\$ 995,000
2008	41	\$ 323,000	-1.7 %	\$ 170,000	\$ 487,500
2009	72	\$ 340,000	5.3 %	\$ 280,000	\$ 860,000
2010	54	\$ 318,900	-6.2 %	\$ 290,400	\$ 635,000
2011	59	\$ 335,000	5.0 %	\$ 150,000	\$ 3,159,000
2012	52	\$ 345,000	3.0 %	\$ 278,000	\$ 562,000
2013	54	\$ 353,075	2.3 %	\$ 285,000	\$ 800,000
2014	32	\$ 346,600	-1.8 %	\$ 140,000	\$ 1,509,200
2015	131	\$ 365,500	5.5 %	\$ 212,500	\$ 750,000
2016	207	\$ 373,000	2.1 %	\$ 26,000	\$ 1,425,000
2017	110	\$ 366,450	-1.8 %	\$ 251,412	\$ 4,509,959
2018	187	\$ 399,900	9.1 %	\$ 163,350	\$ 4,646,160
2019	144	\$ 399,950	0.0 %	\$ 225,500	\$ 4,009,403
2020	116	\$ 347,950	-13.0 %	\$ 237,500	\$ 929,344
2021	196	\$ 410,500	18.0 %	\$ 250,000	\$ 910,000
2022	250	\$ 450,000	9.6 %	\$ 39,000	\$ 1,880,000
2023	291	\$ 450,000	0.0 %	\$ 260,000	\$ 990,000
2024	177	\$ 450,000	0.0 %	\$ 114,000	\$ 969,900
2025	85	\$ 455,000	1.1 %	\$ 200,000	\$ 1,880,000

Median Sale Price

\$440k

Based on 147 recorded Unit sales within the last 12 months (Financial Year 2025)

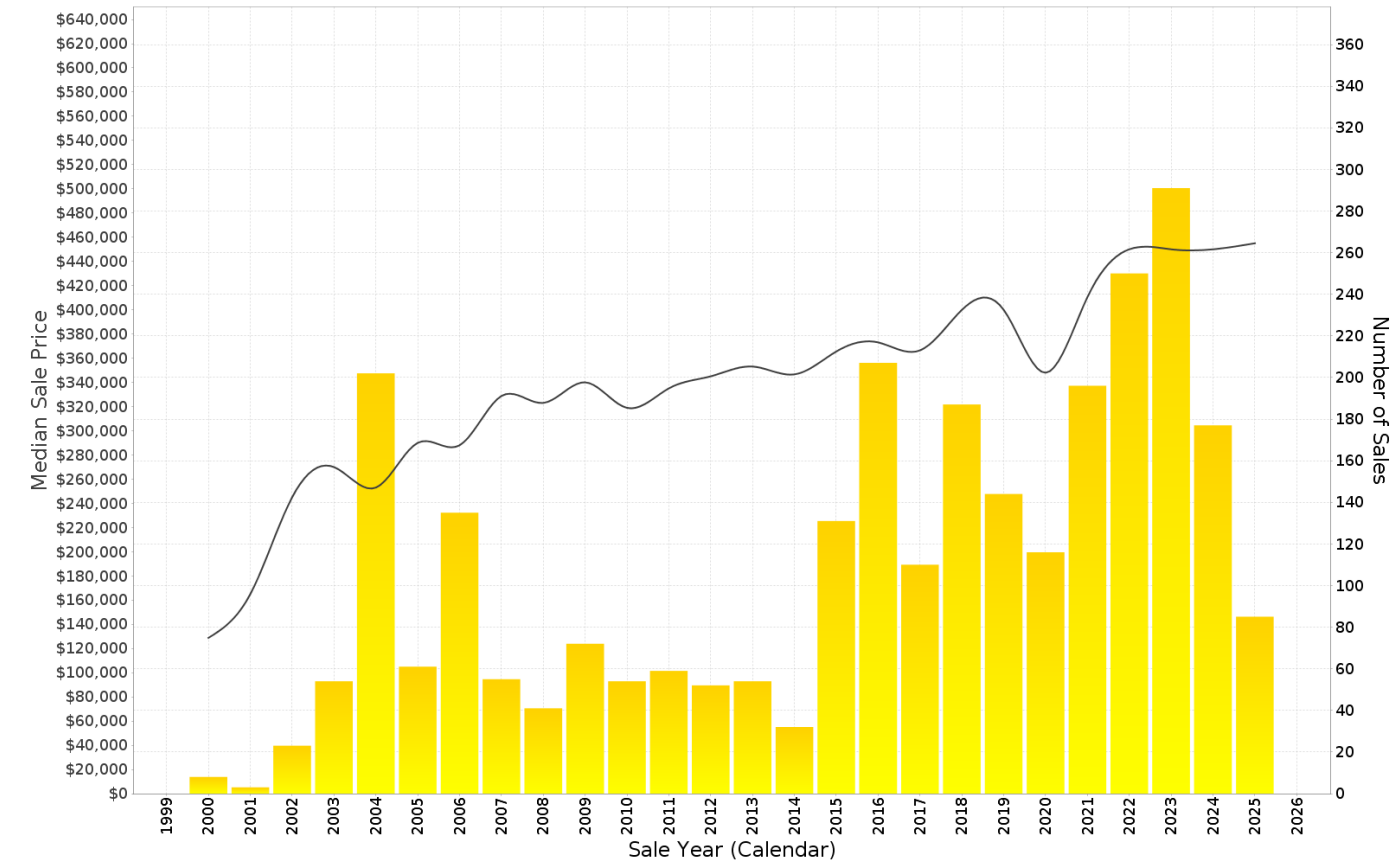
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

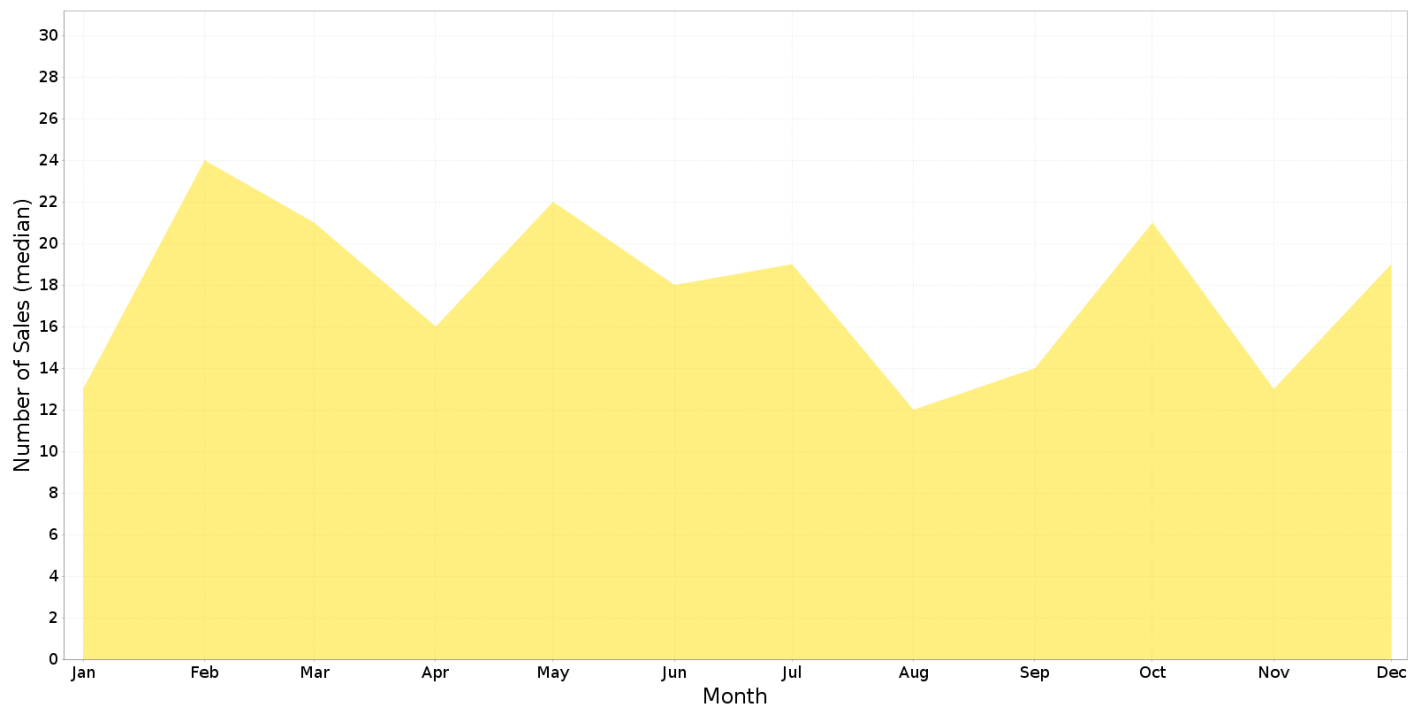
-7.0%

Current Median Price: \$440,000
Previous Median Price: \$472,900

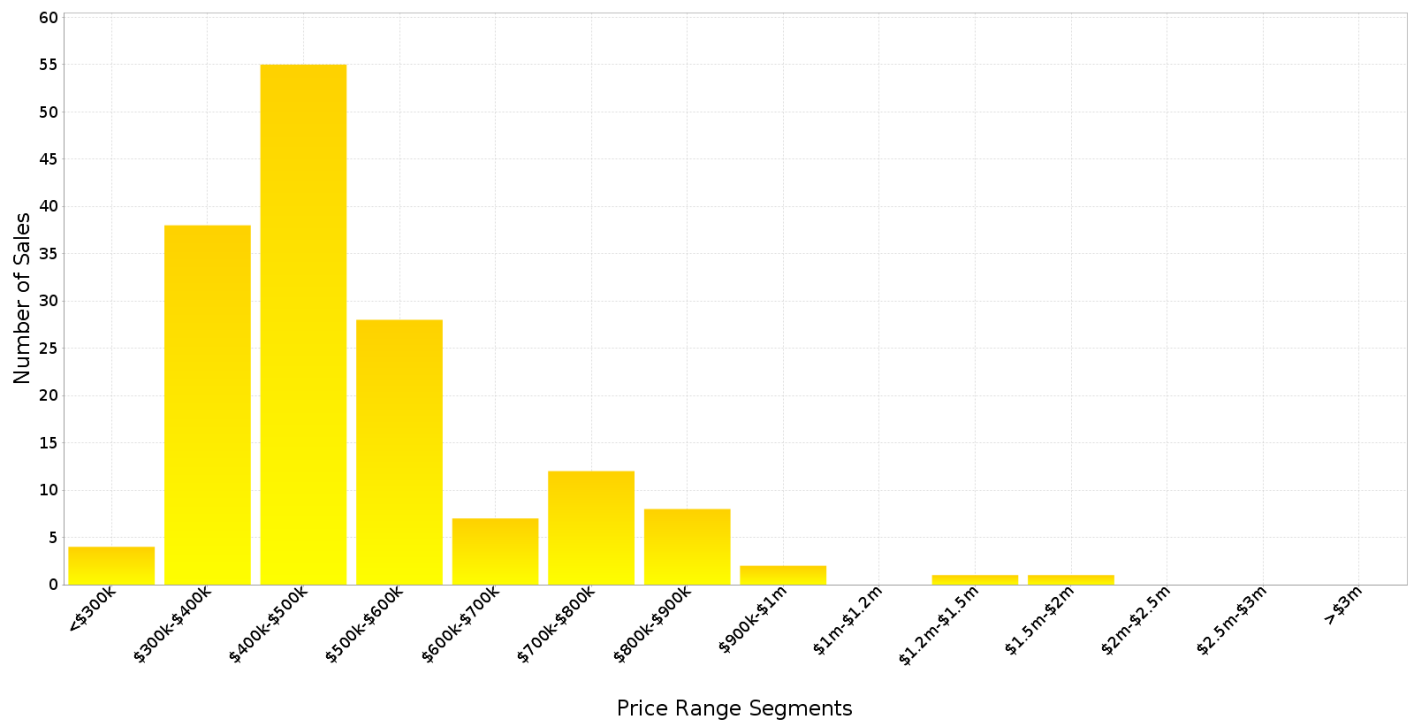
Based on 358 recorded Unit sales compared over the last two rolling 12 month periods



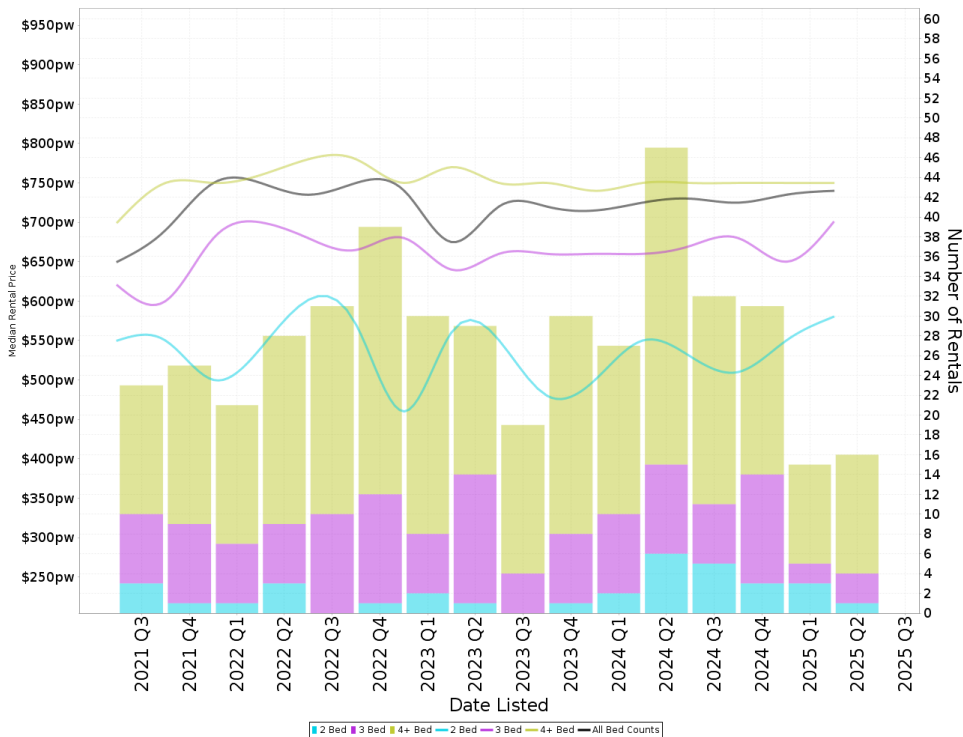
GUNGAHLIN - Peak Selling Periods (3 years)



GUNGAHLIN - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-5.2%

Current Median Price: \$930,000
Previous Median Price: \$981,000

Based on 107 registered House sales compared over the last two rolling 12 month periods.

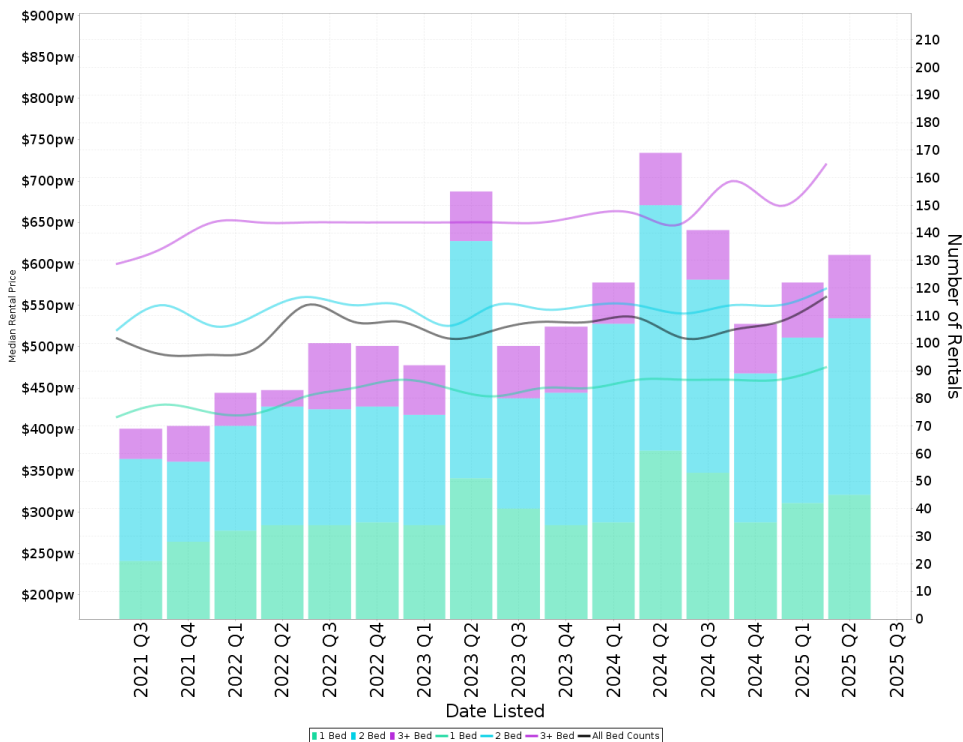
Suburb Rental Yield

+4.1%

Current Median Price: \$930,000
Current Median Rent: \$730

Based on 94 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-7.0%

Current Median Price: \$440,000
Previous Median Price: \$472,900

Based on 358 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+6.3%

Current Median Price: \$440,000
Current Median Rent: \$530

Based on 502 registered Unit rentals compared over the last 12 months.

GUNGAHLIN - Recently Sold Properties

Median Sale Price

\$440k

Based on 147 recorded Unit sales within the last 12 months (Financial Year 2025)

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

Suburb Growth

-7.0%

Current Median Price: \$440,000
Previous Median Price: \$472,900

Based on 358 recorded Unit sales compared over the last two rolling 12 month periods

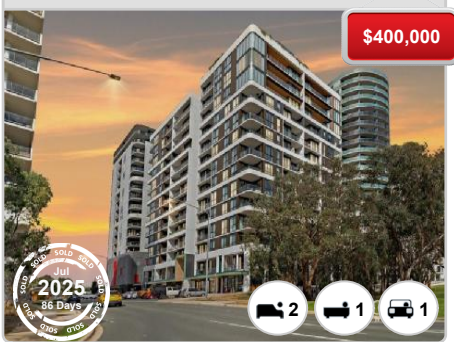
Sold Properties

147

Based on recorded Unit sales within the 12 months (Financial Year 2025)

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

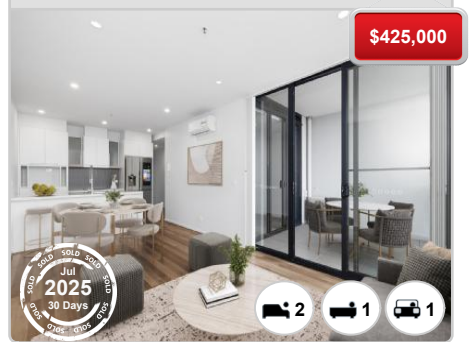
604/2 GRIBBLE ST



333 GUNDAROO DR



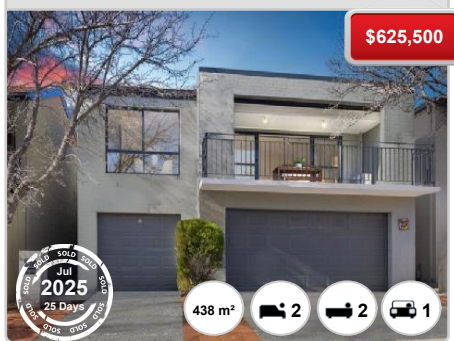
503/6 GRIBBLE ST



146/1 ANTHONY ROLFE AVE



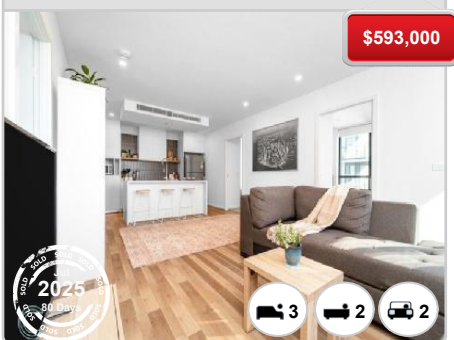
22 WINARLIA LANE



81/91 MANNING CLARK CRES



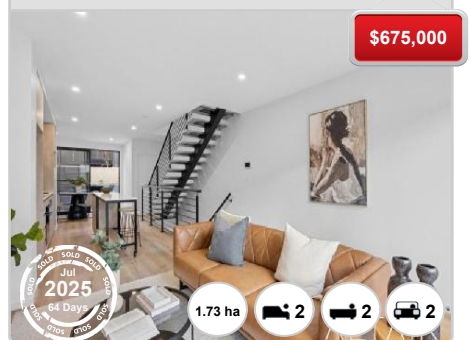
1012/2 GRIBBLE ST



288/67 CAMILLERI WAY



57/63 CAMILLERI WAY



15/61 CAMILLERI WAY

\$889,900

249.8m
209.8m

1.73 ha

2025
N/A

1.73 ha

1.73 ha

1.73 ha

6/35 ANTHONY ROLFE AVE

\$510,000

871 m²

2025
426 Days

871 m²

871 m²

871 m²

94/1 ANTHONY ROLFE AVE

\$317,000

7,380 m²

2025
81 Days

7,380 m²

7,380 m²

7,380 m²

197/1 ANTHONY ROLFE AVE

\$320,000

7,380 m²

2025
N/A

7,380 m²

7,380 m²

7,380 m²

95/56 ERNEST CAVANAGH ST

\$485,000

1.72 ha

2025
74 Days

1.72 ha

1.72 ha

1.72 ha

1006/6 GRIBBLE ST

\$670,000

2025
21 Days

2025
21 Days

2025
21 Days

2025
21 Days

306/48 GUNGAHLIN PL

\$463,500

2025
11 Days

2025
11 Days

2025
11 Days

2025
11 Days

282/1 ANTHONY ROLFE AVE

\$470,000

7,380 m²

2025
36 Days

7,380 m²

7,380 m²

7,380 m²

BUILDING NUE, 210/61 CAMILLERI WAY

\$400,000

249.8m
209.8m

1.73 ha

2025
N/A

1.73 ha

1.73 ha

1.73 ha

1/45 ANTHONY ROLFE AVE

\$860,000

288 m²

2025
N/A

288 m²

288 m²

288 m²

1108/6 GRIBBLE ST

\$405,000

2025
85 Days

2025
85 Days

2025
85 Days

2025
85 Days

2/45 ANTHONY ROLFE LANE

\$360,000

288 m²

2025
N/A

288 m²

288 m²

288 m²

GUNGAHLIN - Properties For Rent

Median Rental Price

\$530 /w

Based on 502 recorded Unit rentals within the last 12 months (Financial Year 2025)

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

Rental Yield

+6.3%

Current Median Price: \$440,000
Current Median Rent: \$530

Based on 147 recorded Unit sales and 502 Unit rentals compared over the last 12 months

Number of Rentals

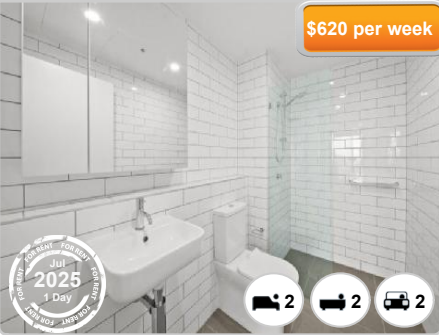
502

Based on recorded Unit rentals within the last 12 months (Financial Year 2025)

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

1114/90 SWAIN STREET

\$620 per week



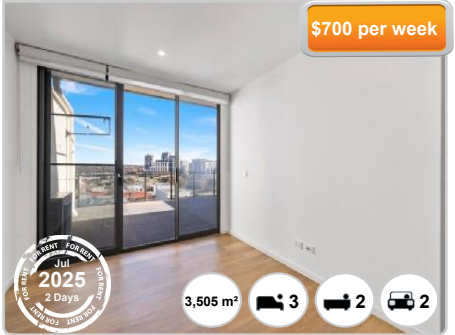
62/1 Anthony Rolfe Ave

\$480 per week



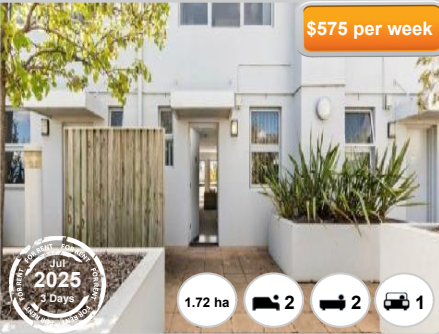
134/2 HINDER STREET

\$700 per week



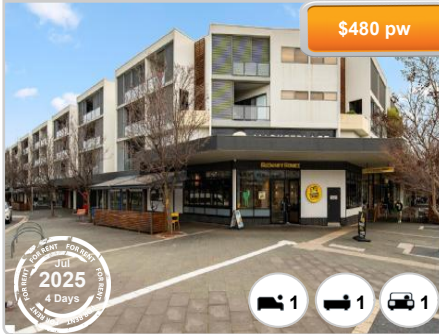
95/56 ERNEST CAVANAGH STREET

\$575 per week



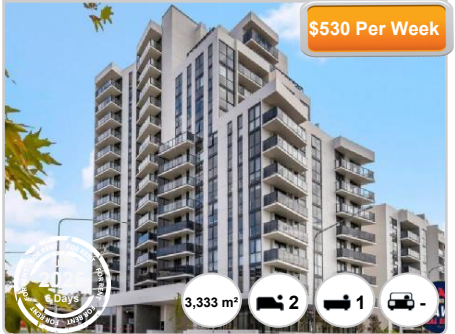
208/100 Gungahlin Place

\$480 pw



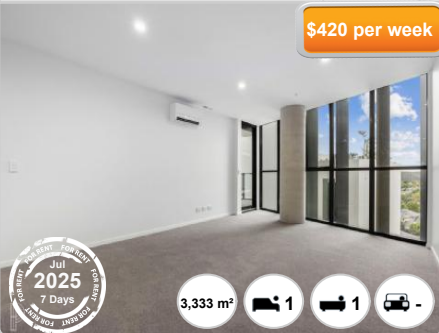
910/90 Swain Street

\$530 Per Week



613/90 Swain Street

\$420 per week



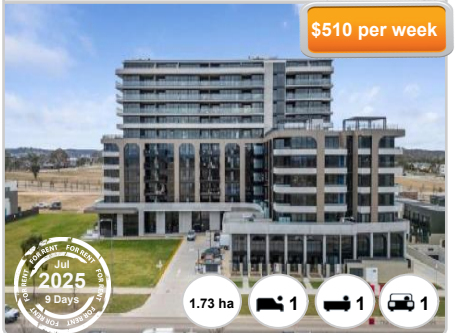
608/90 SWAIN STREET

\$550 pw



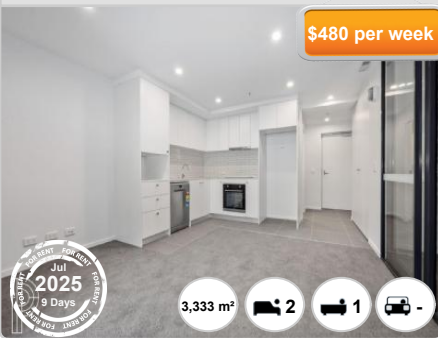
110/61 CAMILLERI WAY

\$510 per week



607/90 Swain Street

\$480 per week

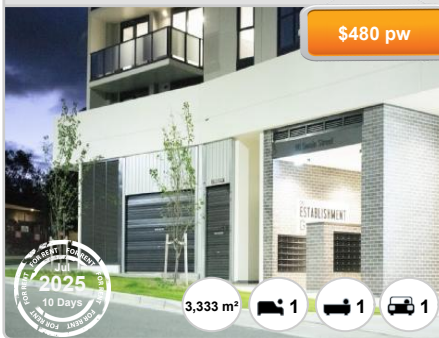


3,333 m²



801/90 Swain Street

\$480 pw



3,333 m²



802/90 SWAIN STREET

\$530 per week

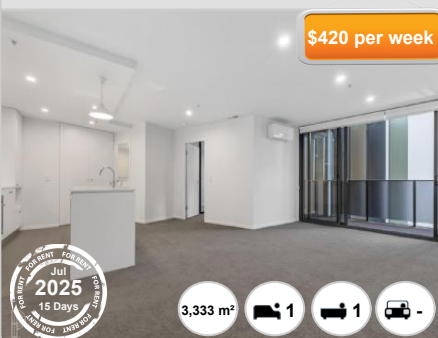


3,333 m²



414/90 Swain Street

\$420 per week

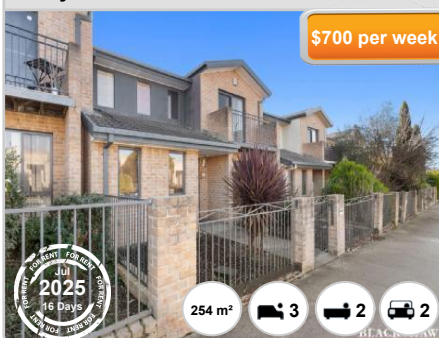


3,333 m²



35 Ayrton Street

\$700 per week

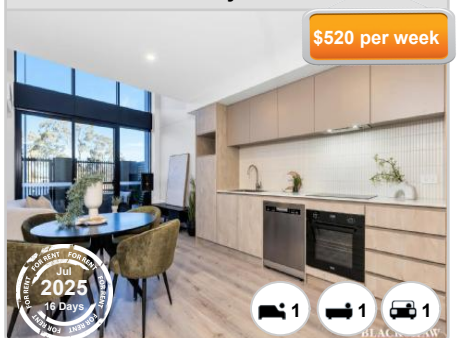


254 m²



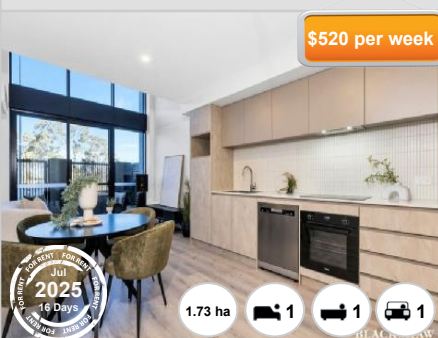
G16/61- Camilleri Way

\$520 per week



G16/61 CAMILLERI WAY

\$520 per week

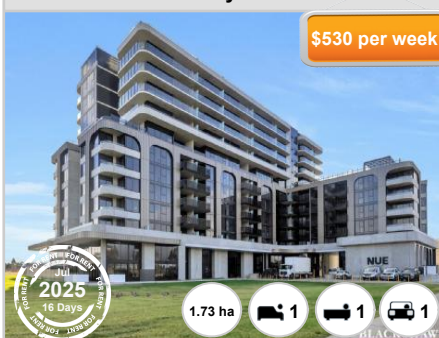


1.73 ha



1109/61 Camilleri Way

\$530 per week

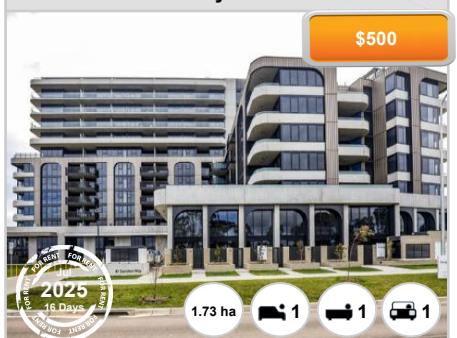


1.73 ha



218/61 Camilleri Way

\$500

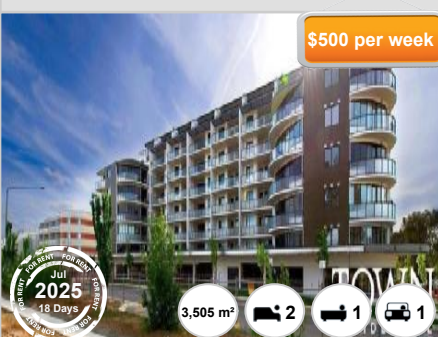


1.73 ha



2/2 HINDER STREET

\$500 per week

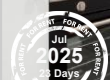
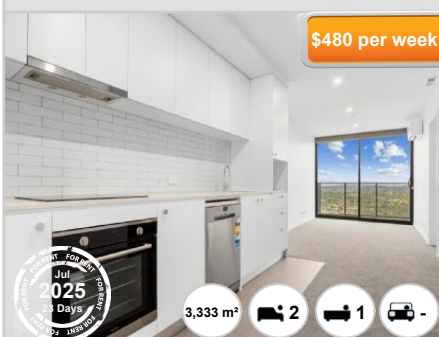


3,505 m²



1205/90 Swain Street

\$480 per week



3,333 m²



1010/61 CAMILLERI WAY

\$550 per week

