

# Suburb flyover report

GUNGAHLIN (UNIT)

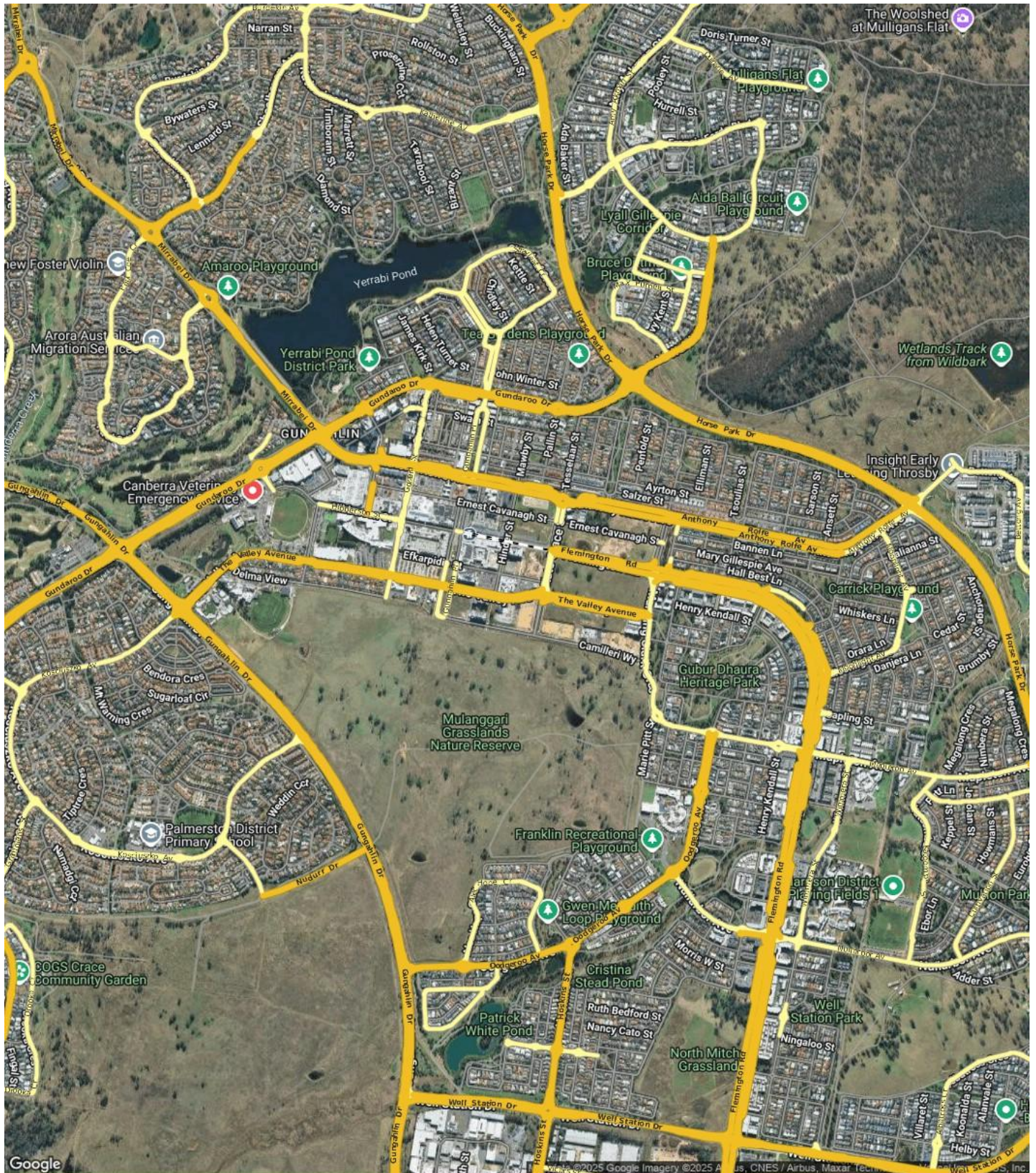
PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

**RayWhite.**





# GUNGAHLIN - Suburb Map



Prepared on 03/09/2025 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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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	198	\$ 410,500	18.0 %	\$ 250,000	\$ 910,000
2022	292	\$ 439,398	7.0 %	\$ 39,000	\$ 1,880,000
2023	344	\$ 435,950	-0.8 %	\$ 260,000	\$ 990,000
2024	189	\$ 450,000	3.2 %	\$ 114,000	\$ 969,900
2025	107	\$ 470,000	4.4 %	\$ 200,000	\$ 1,880,000

Median Sale Price

\$450k

Based on 168 recorded Unit sales within the last 12 months (Financial Year 2025)

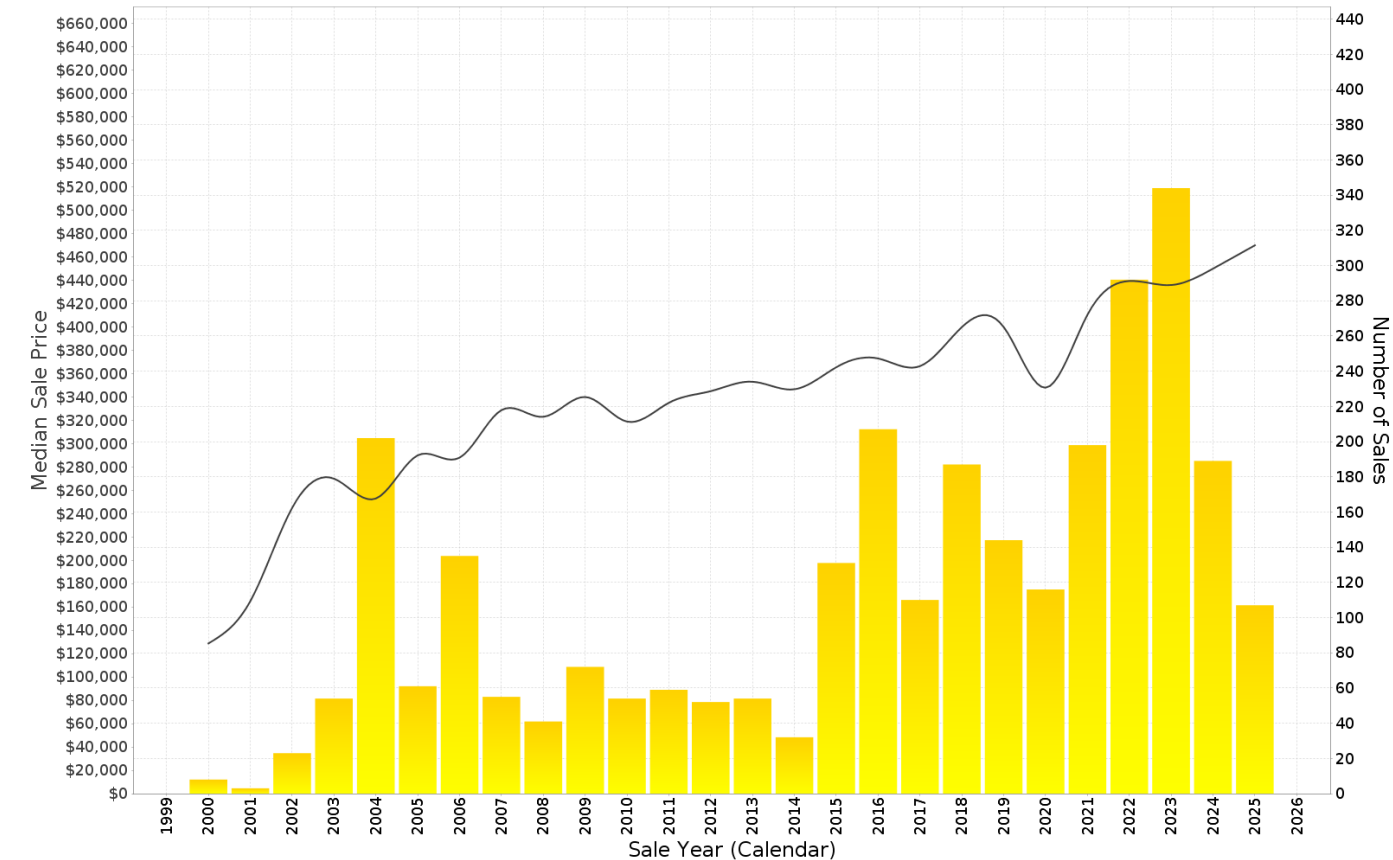
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

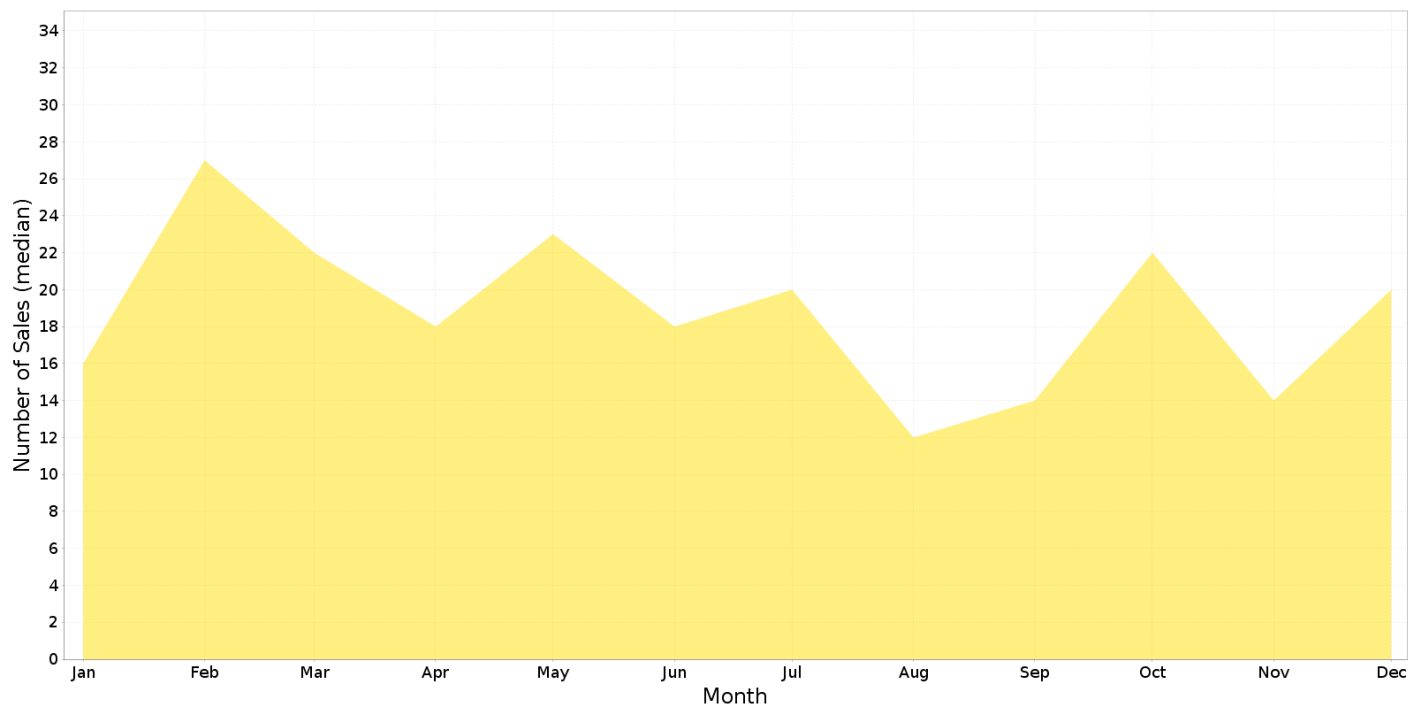
-4.3%

Current Median Price: \$450,000  
Previous Median Price: \$470,000

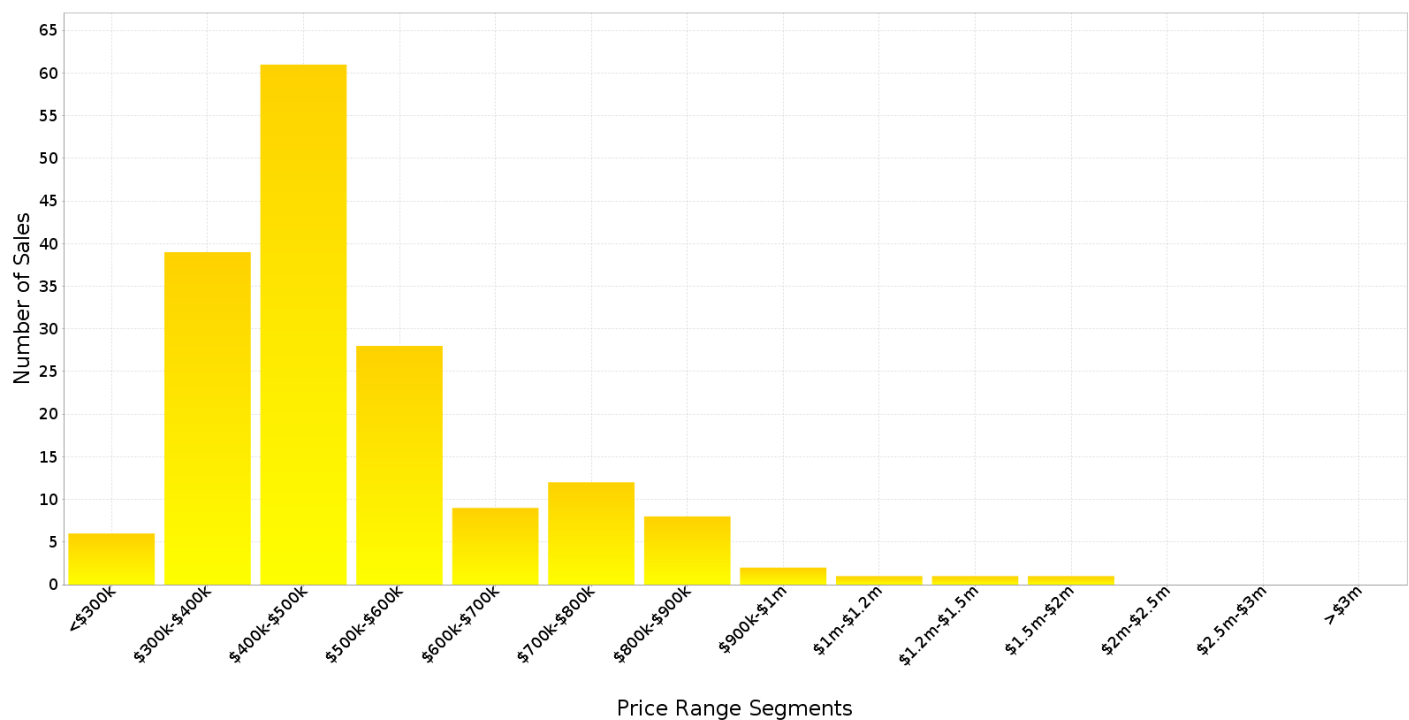
Based on 397 recorded Unit sales compared over the last two rolling 12 month periods



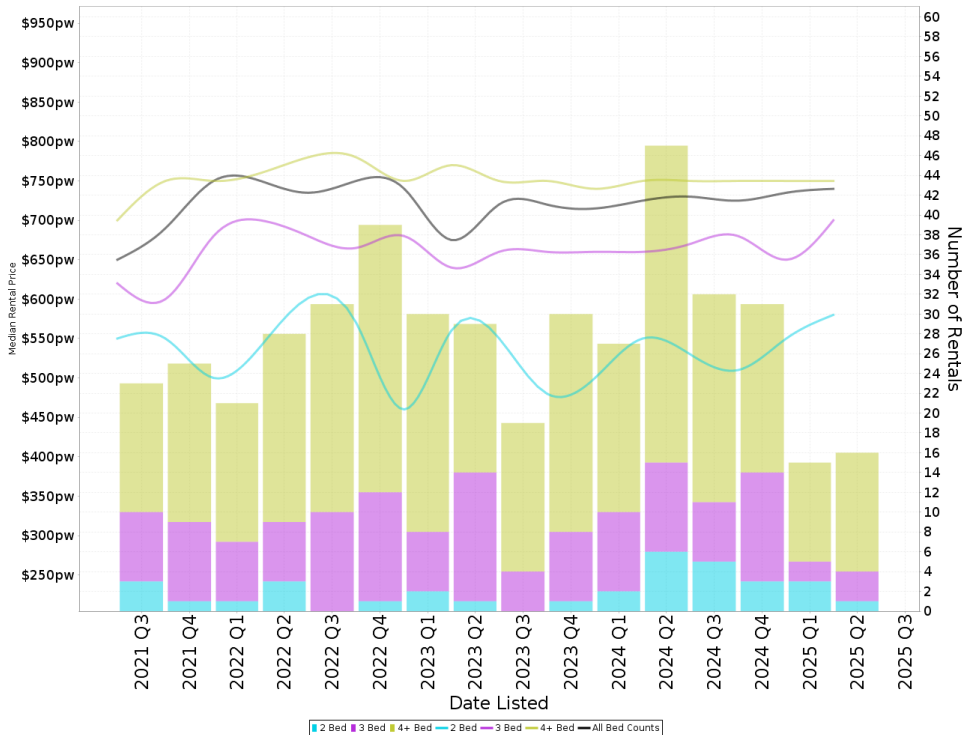
## GUNGAHLIN - Peak Selling Periods (3 years)



## GUNGAHLIN - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-3.2%**

Current Median Price: \$950,000  
Previous Median Price: \$981,000

Based on 113 registered House sales compared over the last two rolling 12 month periods.

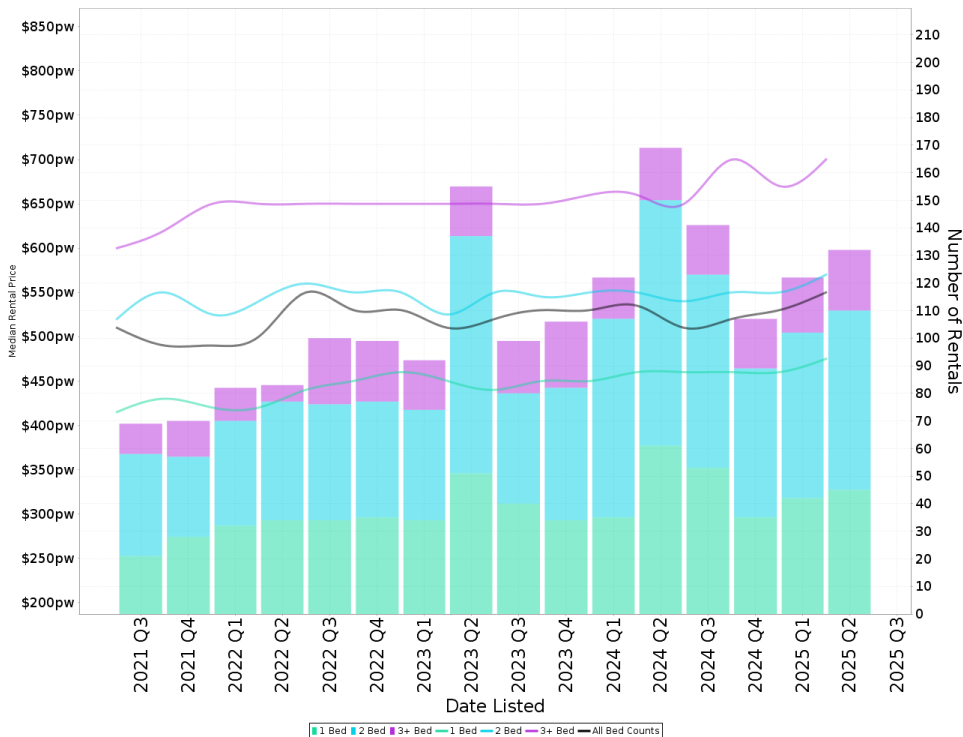
### Suburb Rental Yield

**+4.0%**

Current Median Price: \$950,000  
Current Median Rent: \$730

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

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-4.3%**

Current Median Price: \$450,000  
Previous Median Price: \$470,000

Based on 397 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+6.1%**

Current Median Price: \$450,000  
Current Median Rent: \$530

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

# GUNGAHLIN - Recently Sold Properties

Median Sale Price

**\$450k**

Based on 168 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

**-4.3%**

Current Median Price: \$450,000  
Previous Median Price: \$470,000

Based on 397 recorded Unit sales compared over the last two rolling 12 month periods

# Sold Properties

**168**

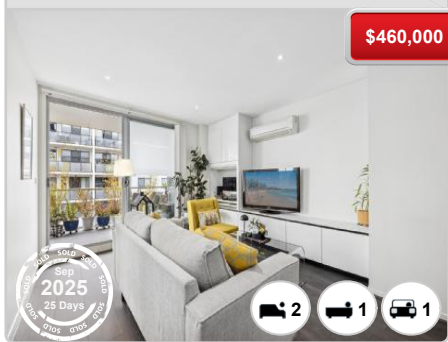
Based on recorded Unit sales within the 12 months (Financial Year 2025)

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

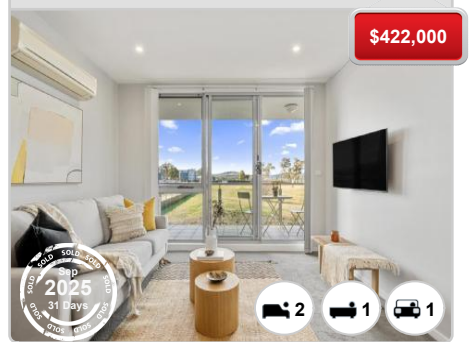
89/70 EFKARPIDIS ST



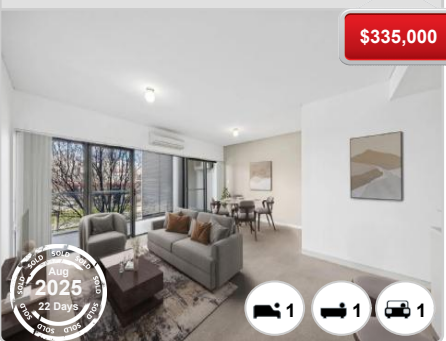
85/10 HINDER ST



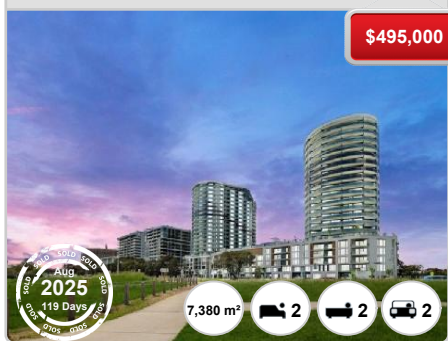
82/10 HINDER ST



107/100 GUNGAHLIN PL



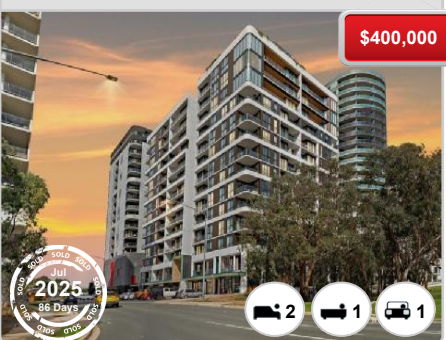
285/1 ANTHONY ROLFE AVE



103/1 ANTHONY ROLFE AVE



604/2 GRIBBLE ST



503/6 GRIBBLE ST



146/1 ANTHONY ROLFE AVE





**22 WINARLIA LANE**

**\$625,500**




438 m<sup>2</sup> 2 2 1

Jul 2025  
25 Days

**128/67 CAMILLERI WAY**

**\$355,000**



1.73 ha - - -

Jul 2025  
N/A

**81/91 MANNING CLARK CRES**

**\$869,900**




1.73 ha - - -

Jul 2025  
N/A

**129/67 CAMILLERI WAY**

**\$400,000**

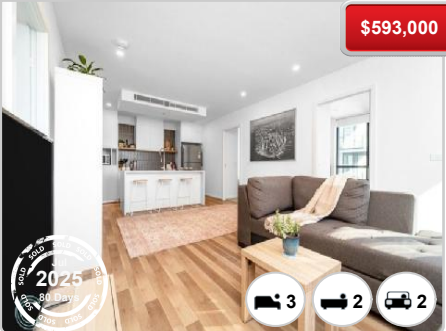


1.73 ha - - -

Jul 2025  
N/A

**1012/2 GRIBBLE ST**

**\$593,000**




3 2 2

Jul 2025  
88 Days

**288/67 CAMILLERI WAY**

**\$550,000**

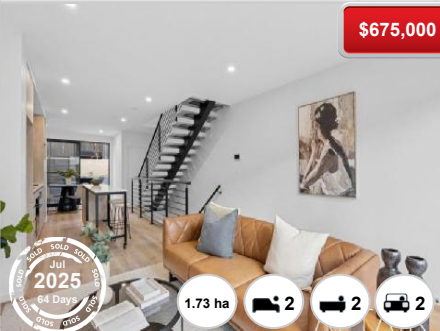


1.73 ha - - -

Jul 2025  
N/A

**57/63 CAMILLERI WAY**

**\$675,000**



1.73 ha 2 2 2

Jul 2025  
64 Days

**65/38 GOZZARD ST**

**\$345,000**




2,346 m<sup>2</sup> - - -

Jul 2025  
N/A

**62/63 CAMILLERI WAY**

**\$699,900**




1.73 ha 2 2 2

Jul 2025  
N/A

**15/61 CAMILLERI WAY**

**\$889,900**




1.73 ha - - -

Jun 2025  
N/A

**6/35 ANTHONY ROLFE AVE**

**\$510,000**



871 m<sup>2</sup> 2 2 1

Jun 2025  
126 Days

**49/350 GUNDAROO ST**

**\$240,000**



2,769 m<sup>2</sup> 1 1 1

Jun 2025  
165 Days

# 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

# +6.1%

Current Median Price: \$450,000  
Current Median Rent: \$530

Based on 168 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

### 20A Gungahlin Place

\$650 per week



225 m<sup>2</sup>

3

2

2

### 1005/8 Gribble Street Street

\$510 pw



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

2

1

1

### 1005/8 GRIBBLE STREET

\$510 pw



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

2

1

1

### 902/2 GRIBBLE STREET

\$640 per week



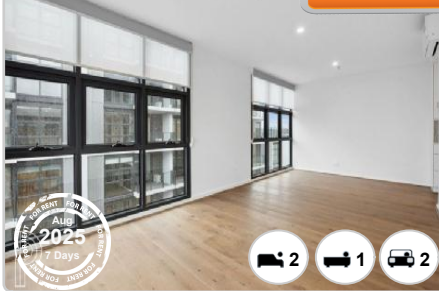
2

2

2

### 2/70 EFKARPIDIS STREET

\$570 per week



2

1

2

### 1307/90 SWAIN STREET

\$750 per week



3,333 m<sup>2</sup>

3

2

2

### 305/38 GOZZARD STREET

\$570 per week



1,743 m<sup>2</sup>

2

2

1

### 305/90 SWAIN STREET

\$595 per week



3,333 m<sup>2</sup>

2

2

2

### 716/90 Swain Street

\$540 pw



3,333 m<sup>2</sup>

2

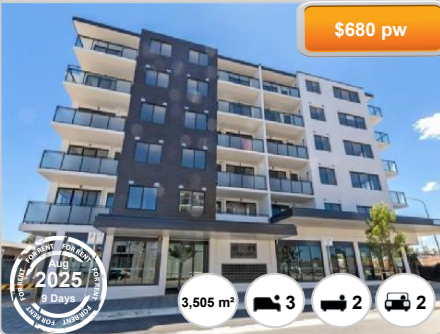
1

1



99/2 HINDER STREET

\$680 pw



3,505 m²



503/61 CAMILLERI WAY

\$650 per week

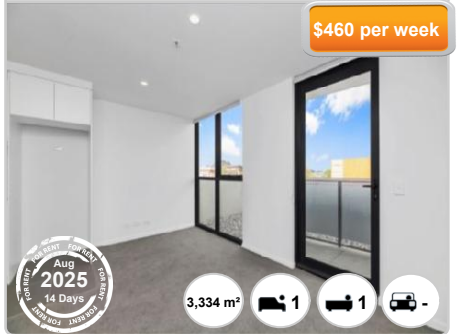


1.73 ha



117/90 Swain Street

\$460 per week

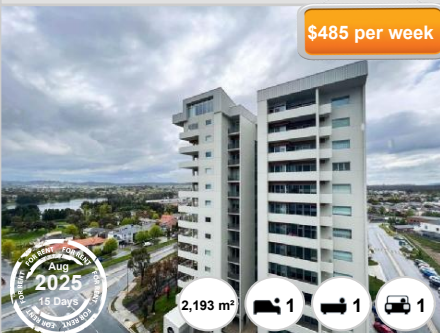


3,334 m²



310/2 GRIBBLE STREET

\$485 per week

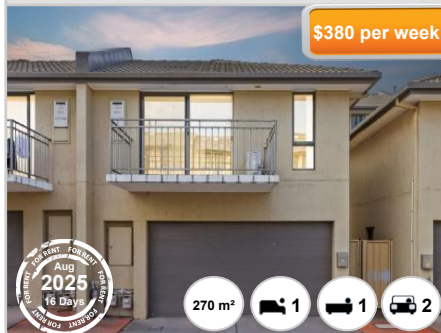


2,193 m²



23 Boreham Lane

\$380 per week

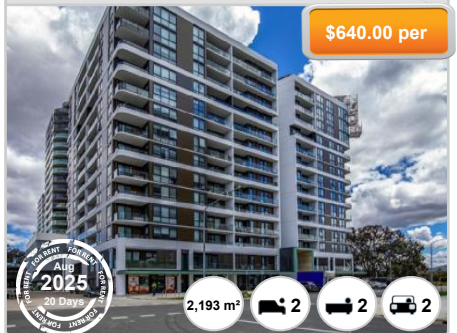


270 m²



805/2 Gribble St

\$640.00 per



2,193 m²



607/90 Swain Street

\$480 per week

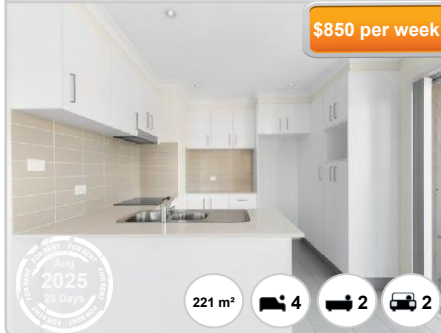


3,333 m²



24A ECKLEY STREET

\$850 per week



221 m²



10/1 ANTHONY ROLFE AVENUE

\$770 per week



7,380 m²



1/61 Camilleri Way

\$510

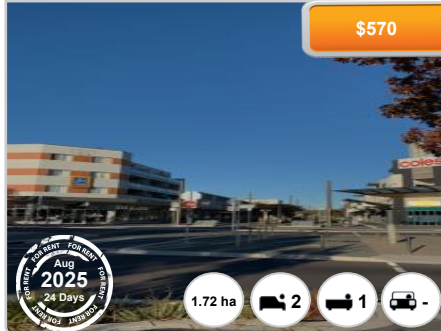


1.73 ha



98/56 Ernest Cavanagh Street

\$570



1.72 ha



48/43 HIBBERSON STREET

\$540 per week



1.72 ha

