

Suburb flyover report

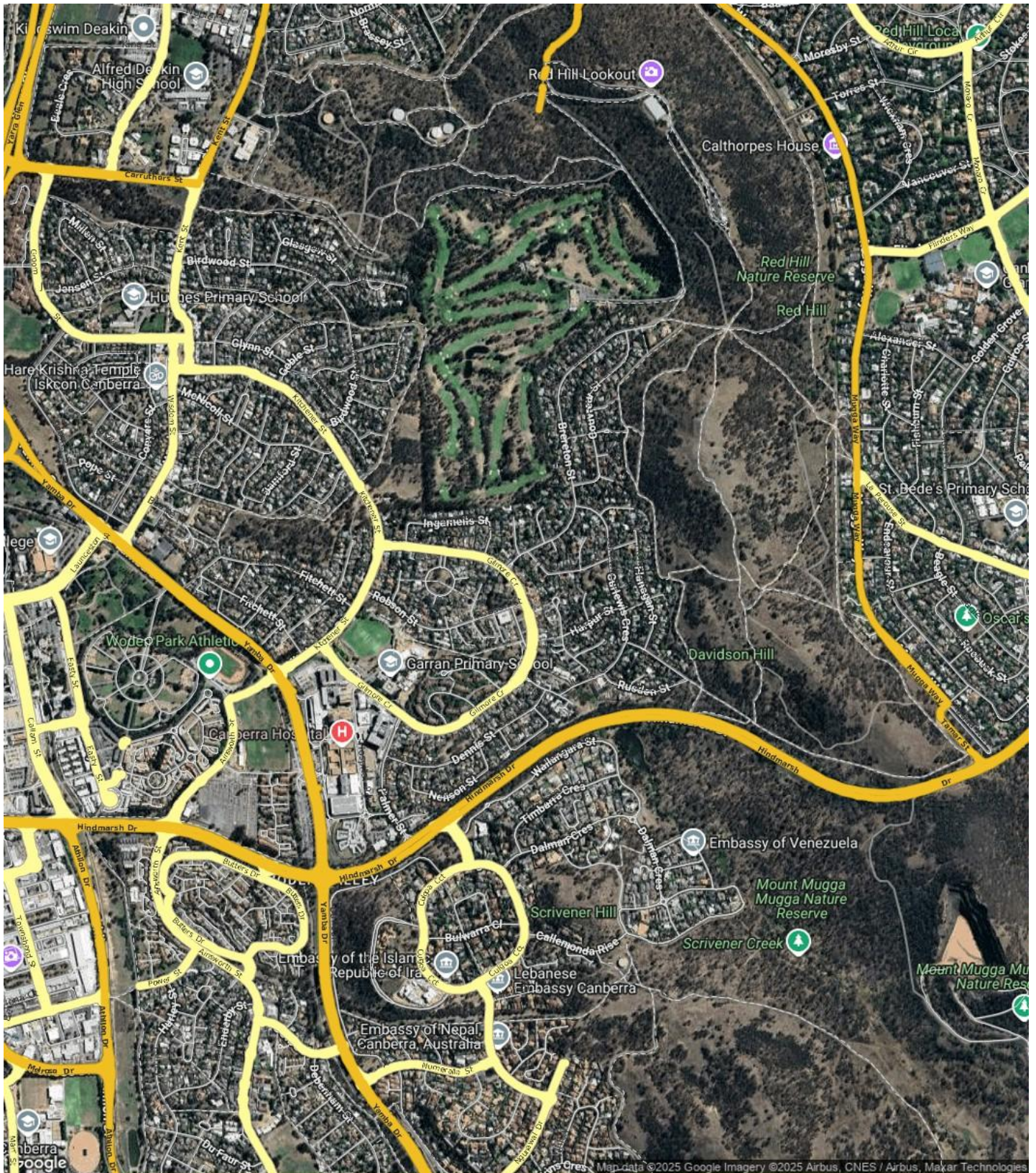
GARRAN (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



GARRAN - 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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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	10	\$ 1,337,500	-16.7 %	\$ 1,100,000	\$ 1,725,000

Median Sale Price

\$1.44m

Based on 22 recorded House sales within the last 12 months (Financial Year 2025)

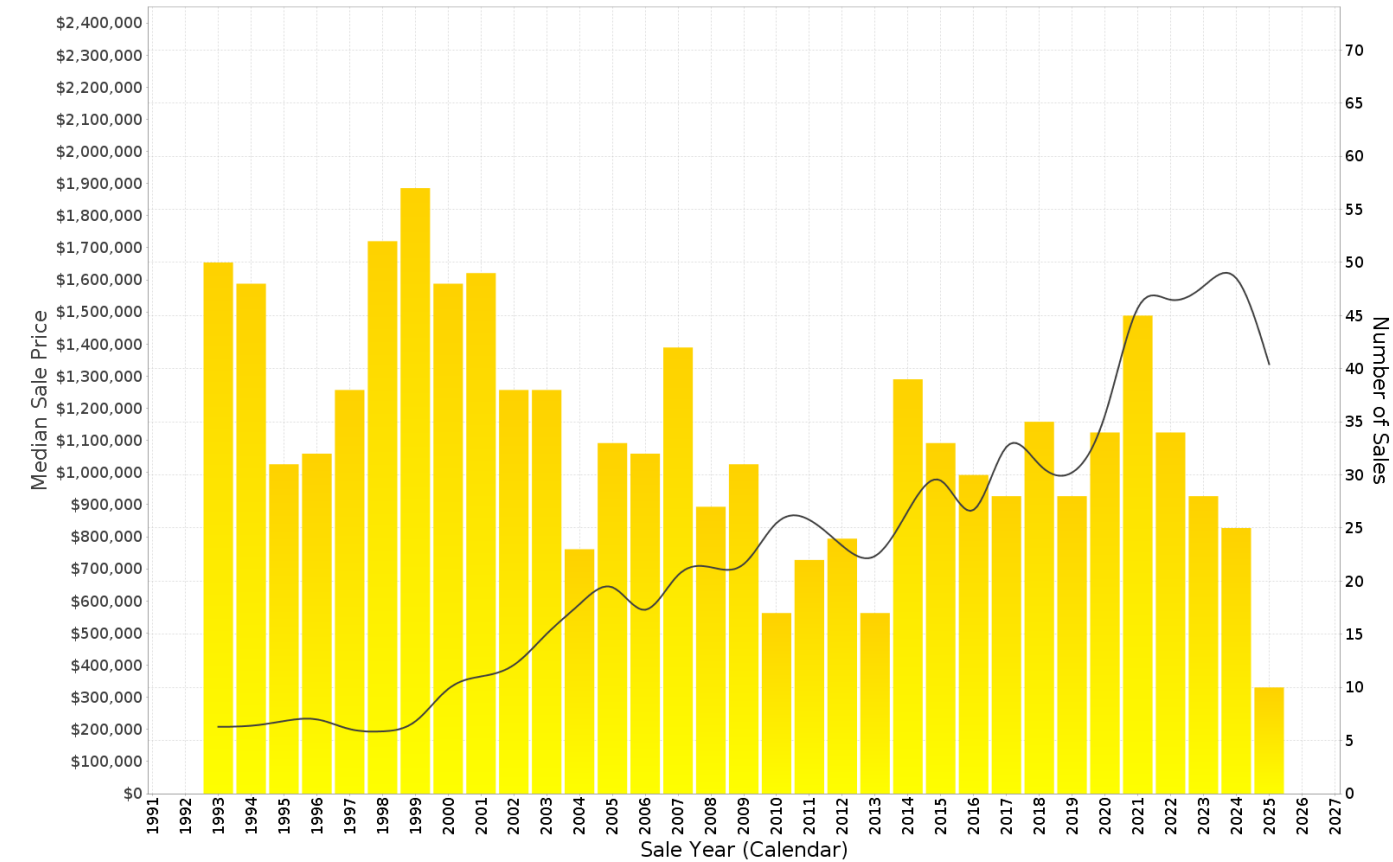
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

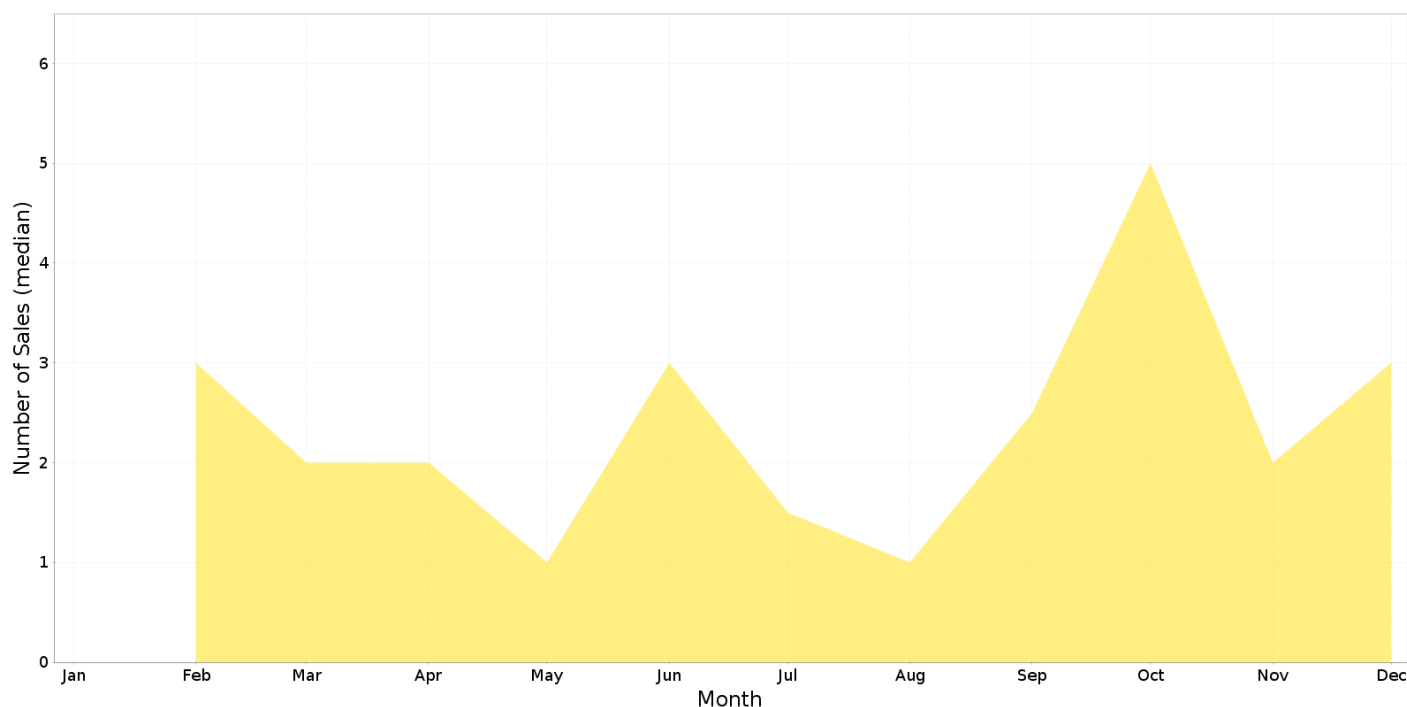
-17.1%

Current Median Price: \$1,437,500
Previous Median Price: \$1,735,000

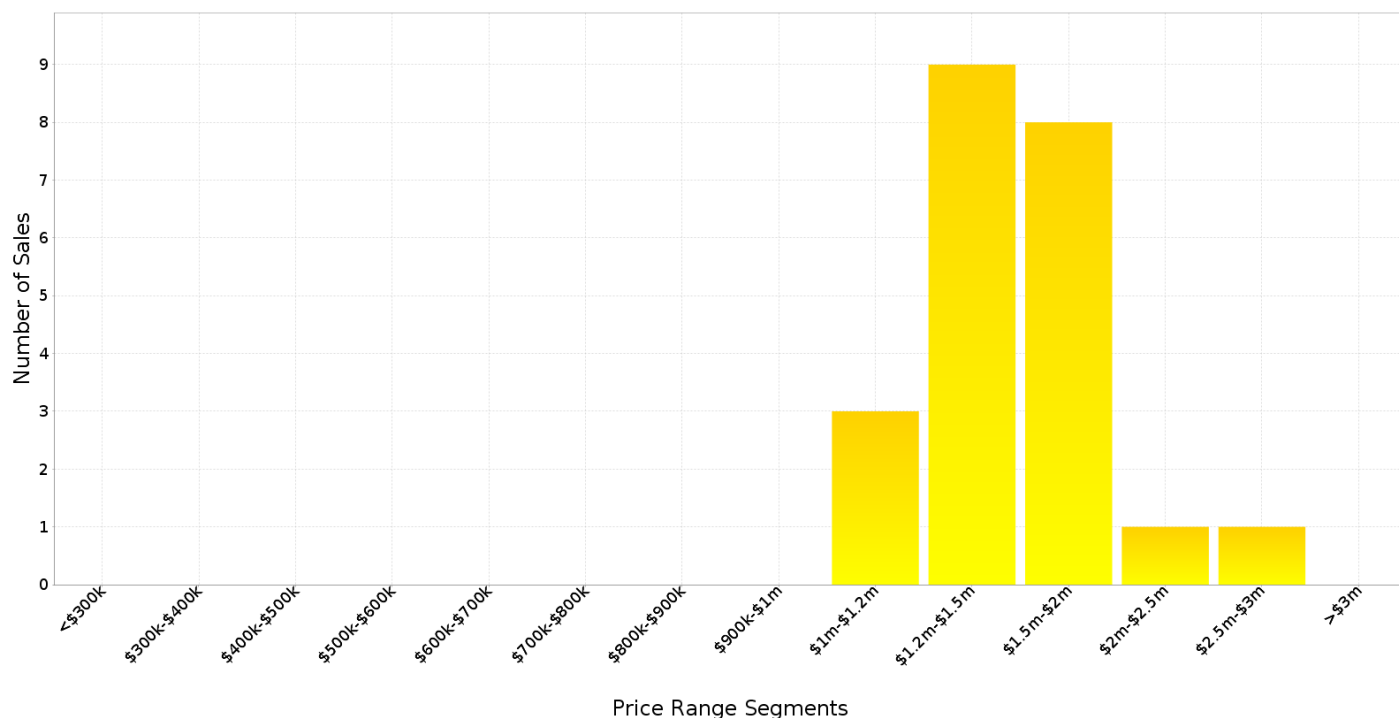
Based on 49 recorded House sales compared over the last two rolling 12 month periods



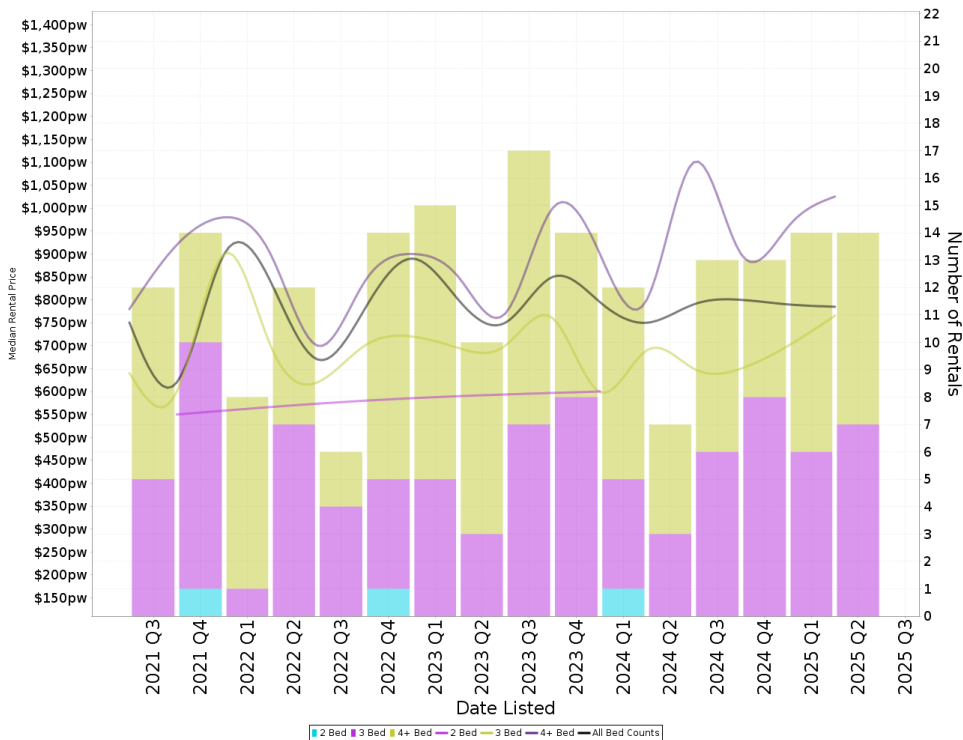
GARRAN - Peak Selling Periods (3 years)



GARRAN - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-17.1%

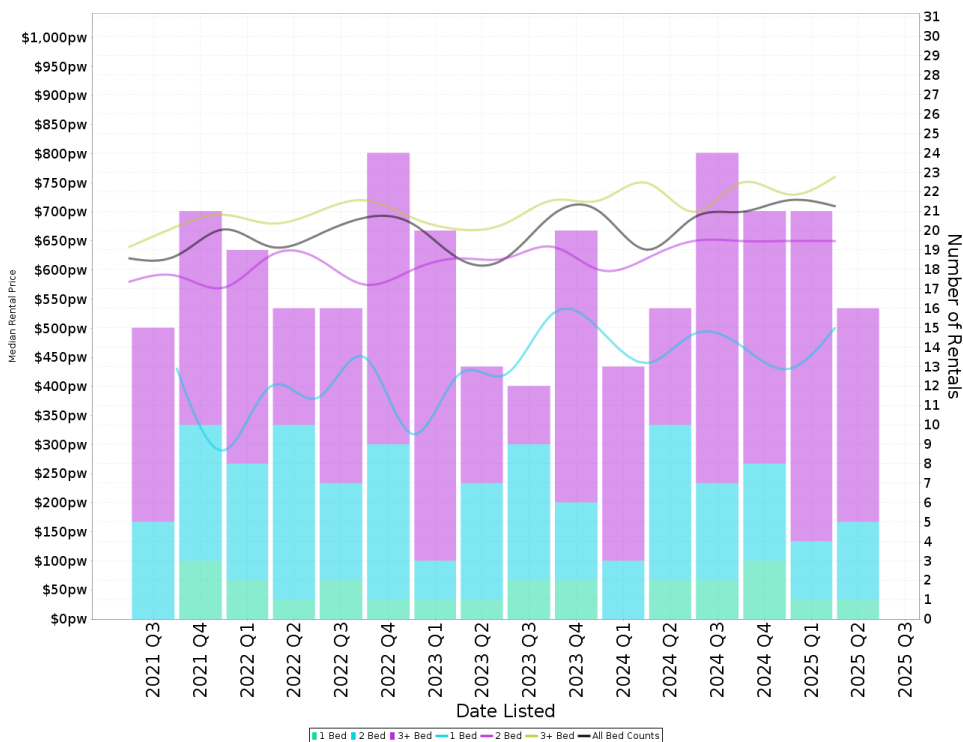
Current Median Price: \$1,437,500
Previous Median Price: \$1,735,000
Based on 49 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.9%

Current Median Price: \$1,437,500
Current Median Rent: \$800
Based on 54 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-1.6%

Current Median Price: \$767,500
Previous Median Price: \$780,000
Based on 74 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.7%

Current Median Price: \$767,500
Current Median Rent: \$700
Based on 82 registered Unit rentals compared over the last 12 months.

GARRAN - Recently Sold Properties

Median Sale Price

\$1.44m

Based on 22 recorded House 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

-17.1%

Current Median Price: \$1,437,500
Previous Median Price: \$1,735,000

Based on 49 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

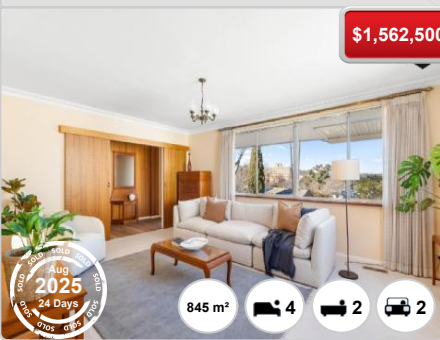
22

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

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

75 FITCHETT ST

\$1,562,500



845 m²

4

2

2

12 MCCRAE ST

\$1,100,000



820 m²

3

1

1

55 FITCHETT ST

\$1,600,000



999 m²

4

2

2

14 BECKE PL

\$1,725,000



1,014 m²

4

2

4

19 FLANAGAN ST

\$1,680,000



839 m²

4

2

2

127 GILMORE CRES

\$1,150,000



995 m²

3

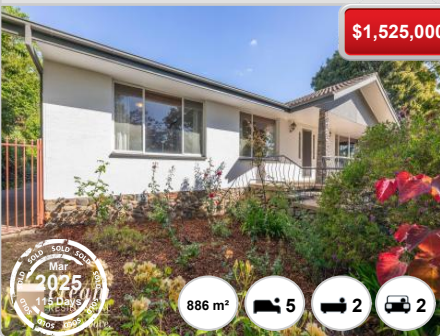
2

1

Independent

61 CURLEWIS CRES

\$1,525,000



886 m²

5

2

2

47 GILMORE CRES

\$1,350,000



898 m²

4

2

3

GARRAN - Properties For Rent

Median Rental Price

\$800 /w

Based on 54 recorded House 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

+2.9%

Current Median Price: \$1,437,500
Current Median Rent: \$800

Based on 22 recorded House sales and 54 House rentals compared over the last 12 months

Number of Rentals

54

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

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

15 HARPUR STREET

\$1100 per week

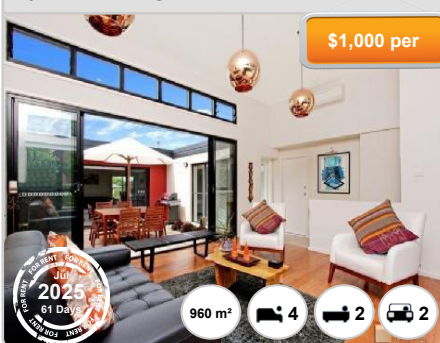


679 m²



46 FITCHETT STREET

\$1,000 per



960 m²



29 FLANAGAN STREET

\$950 per week



843 m²



100 KITCHENER STREET

\$650 Per Week



786 m²

