

Suburb flyover report

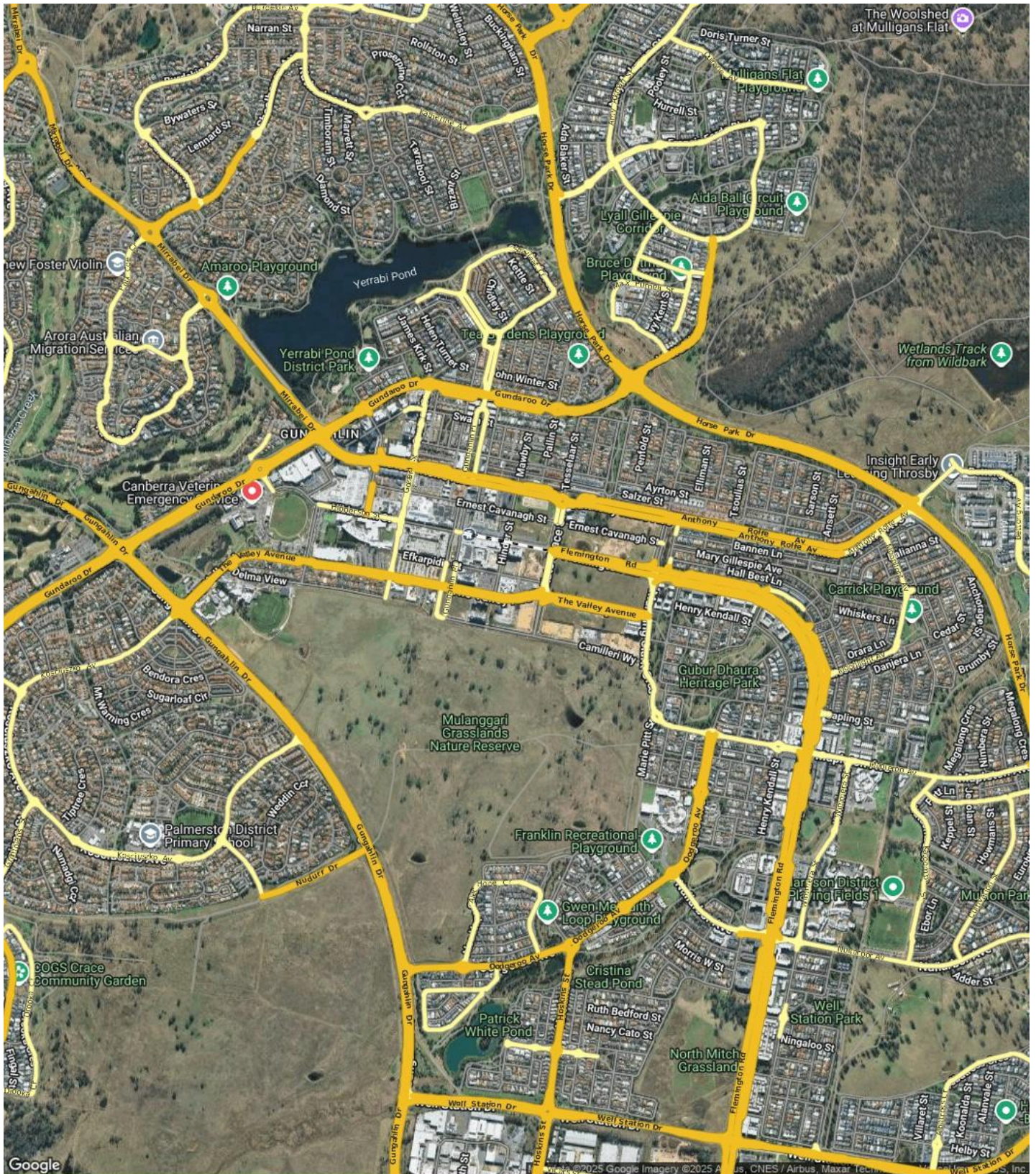
GUNGAHLIN (UNIT)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



GUNGAHLIN - Suburb Map



Prepared on 01/10/2025 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 | 199 | \$ 411,000 | 18.1 % | \$ 250,000 | \$ 910,000 |
| 2022 | 293 | \$ 440,000 | 7.1 % | \$ 39,000 | \$ 1,880,000 |
| 2023 | 344 | \$ 435,950 | -0.9 % | \$ 260,000 | \$ 990,000 |
| 2024 | 189 | \$ 450,000 | 3.2 % | \$ 114,000 | \$ 969,900 |
| 2025 | 114 | \$ 470,000 | 4.4 % | \$ 200,000 | \$ 1,880,000 |

Median Sale Price

\$466k

Based on 140 recorded Unit sales within the last 12 months (Oct '24 - Sep '25)

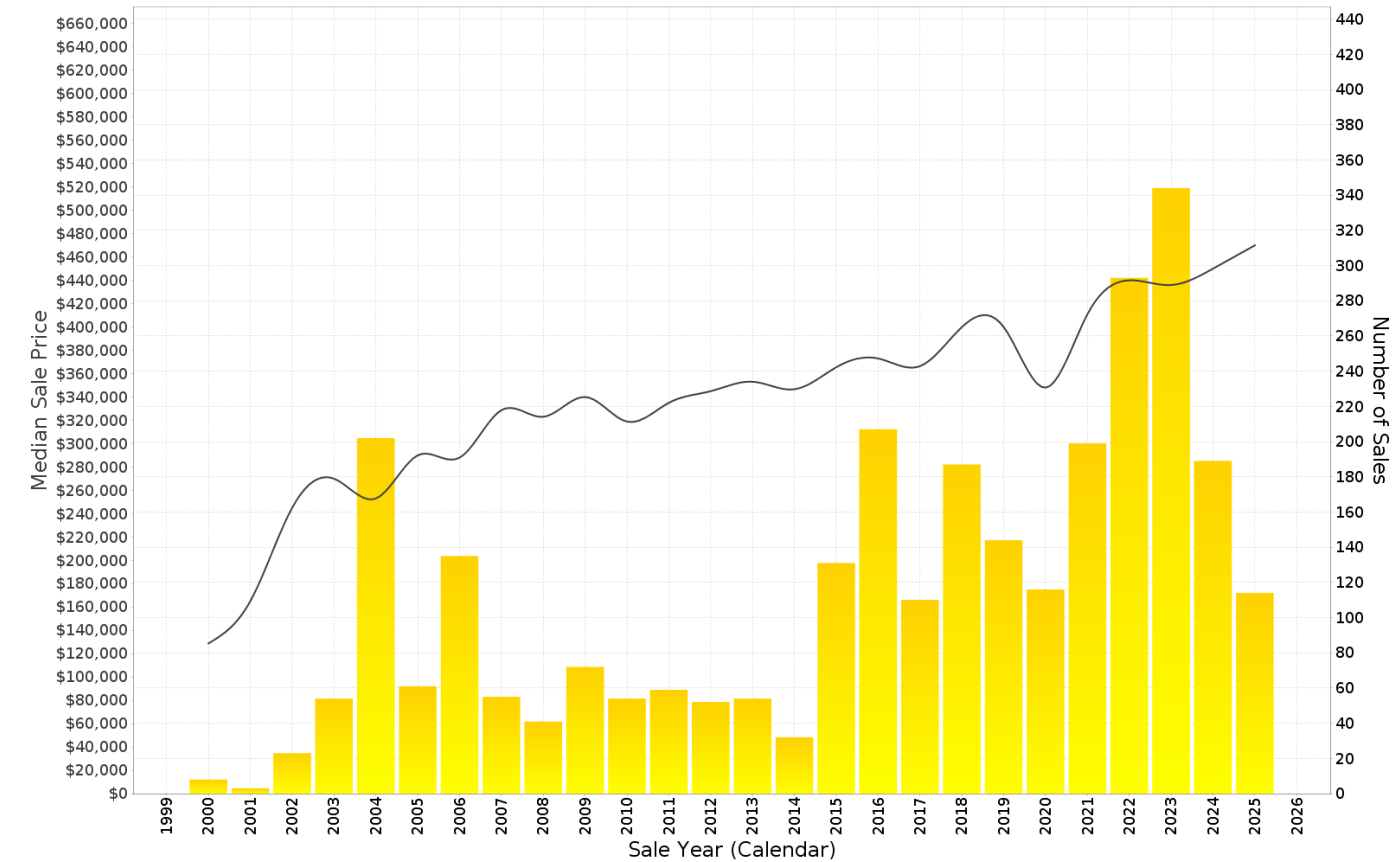
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

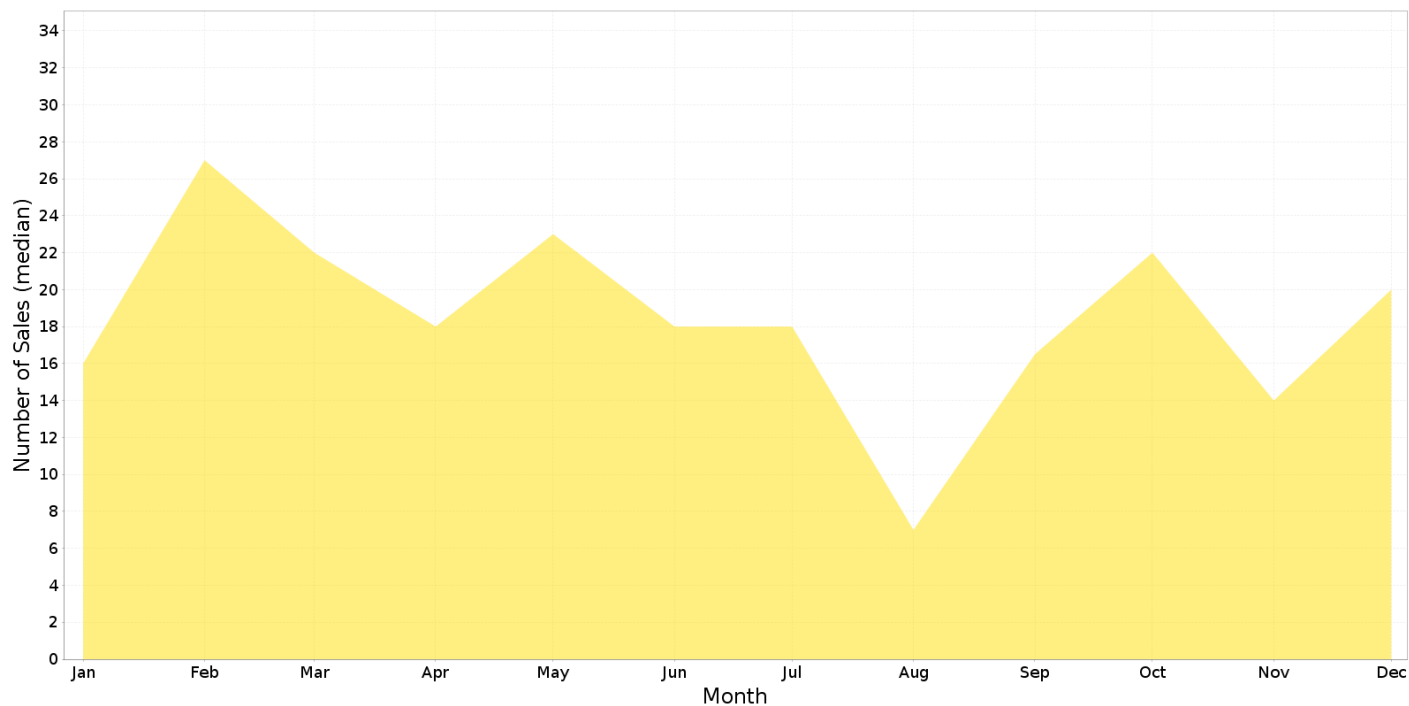
+0.2%

Current Median Price: \$466,000
Previous Median Price: \$465,000

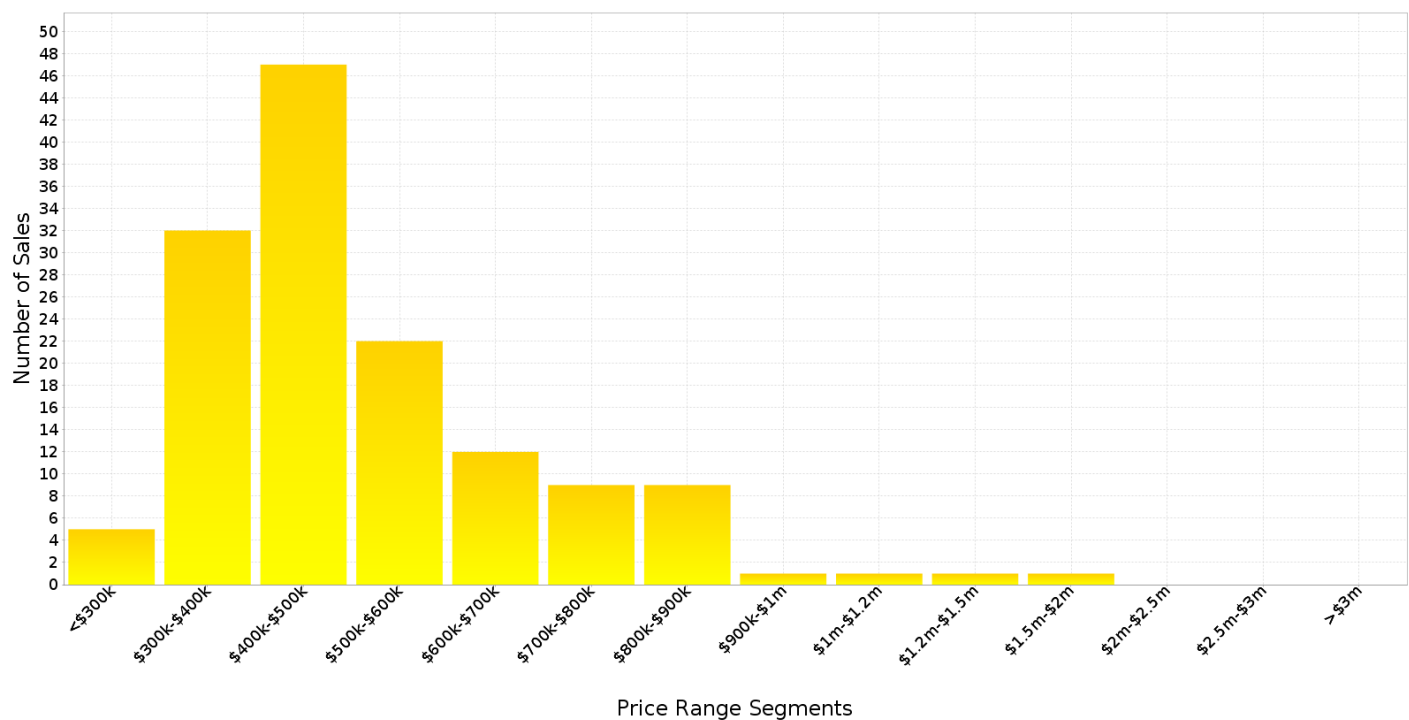
Based on 361 recorded Unit sales compared over the last two rolling 12 month periods



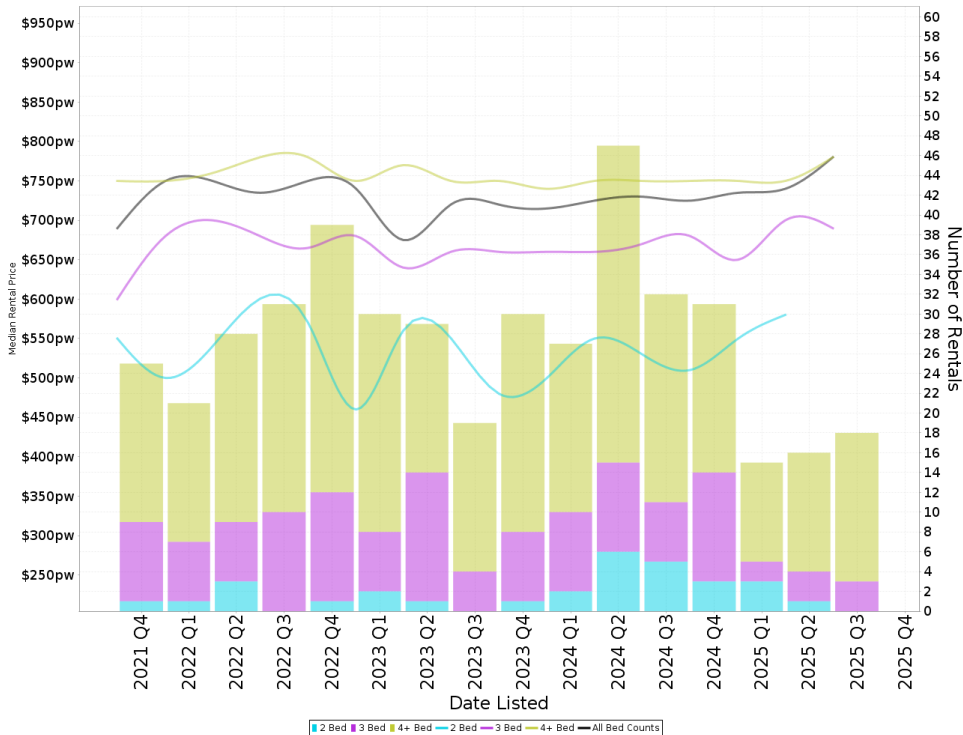
GUNGAHLIN - Peak Selling Periods (3 years)



GUNGAHLIN - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-2.6%

Current Median Price: \$932,000
Previous Median Price: \$956,500

Based on 103 registered House sales compared over the last two rolling 12 month periods.

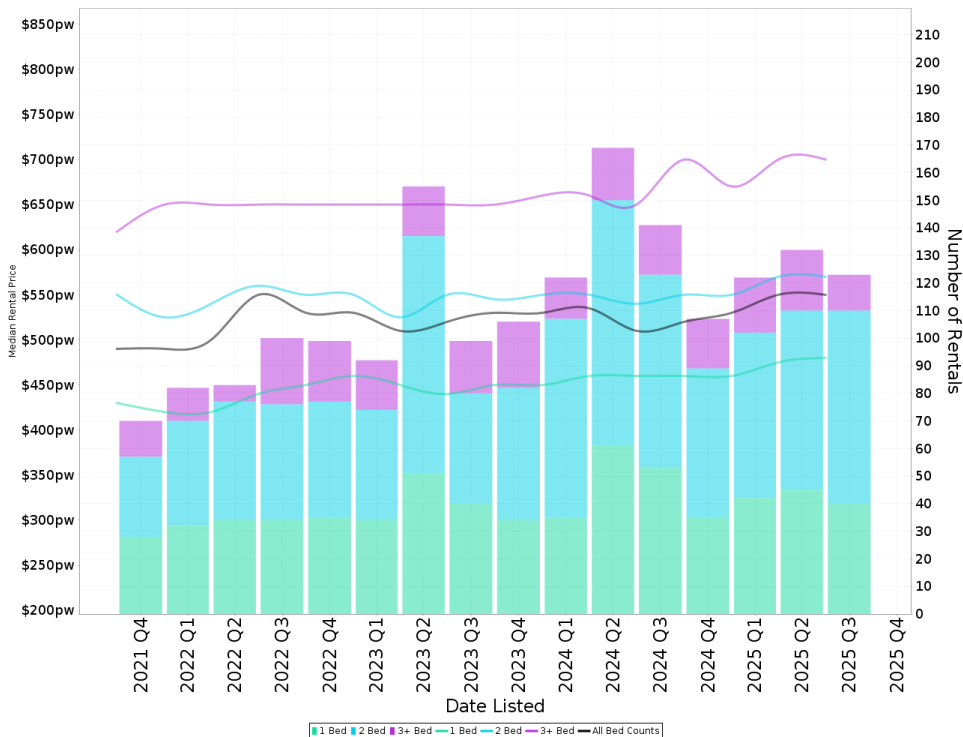
Suburb Rental Yield

+4.2%

Current Median Price: \$932,000
Current Median Rent: \$745

Based on 80 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+0.2%

Current Median Price: \$466,000
Previous Median Price: \$465,000

Based on 361 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+6.0%

Current Median Price: \$466,000
Current Median Rent: \$540

Based on 484 registered Unit rentals compared over the last 12 months.

GUNGAHLIN - Recently Sold Properties

Median Sale Price

\$466k

Based on 140 recorded Unit sales within the last 12 months (Oct '24 - Sep '25)

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

Suburb Growth

+0.2%

Current Median Price: \$466,000
Previous Median Price: \$465,000

Based on 361 recorded Unit sales compared over the last two rolling 12 month periods

Sold Properties

140

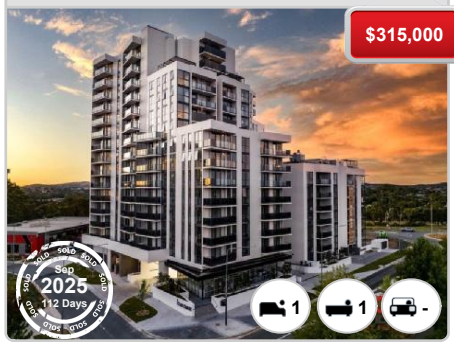
Based on recorded Unit sales within the 12 months (Oct '24 - Sep '25)

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

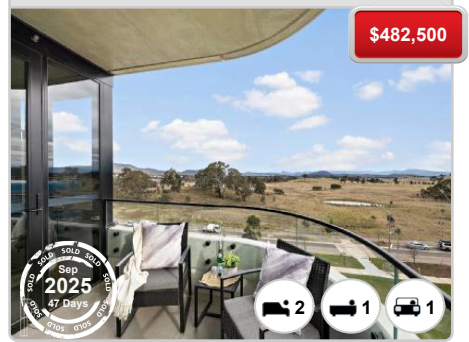
304/2 GRIBBLE ST



803/90 SWAIN ST



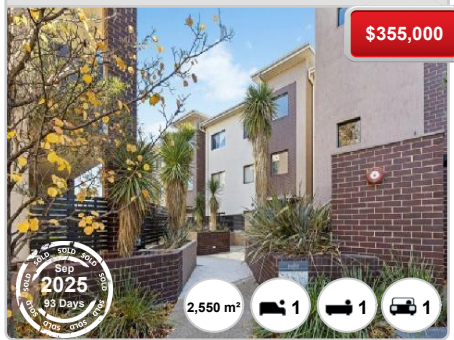
BUILDING NUE, 423/61 CAMILLERI WAY



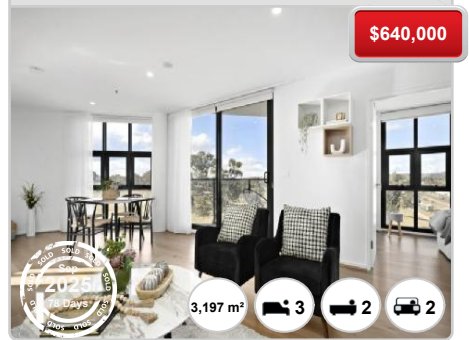
801/6 GRIBBLE ST



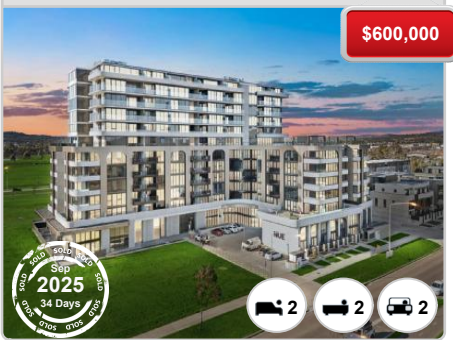
47/6 GUNGAHLIN PL



139/70 EFKARPIDIS ST



BUILDING NUE, 610/61 CAMILLERI WAY



34/70 EFKARPIDIS ST



65/2 HINDER ST



89/10 HINDER ST

\$430,000

Sold Sep 2025
35 Days

1.72 ha 2 1 1

89/70 EFKARPIDIS ST

\$445,000

Sold Sep 2025
131 Days

3,197 m² 2 1 1

85/10 HINDER ST

\$460,000

Sold Sep 2025
25 Days

2 1 1

82/10 HINDER ST

\$422,000

Sold Sep 2025
31 Days

2 1 1

107/100 GUNGAHLIN PL

\$335,000

Sold Aug 2025
22 Days

1 1 1

285/1 ANTHONY ROLFE AVE

\$495,000

Sold Aug 2025
119 Days

7,380 m² 2 2 2

BUILDING NUE, 107/61 CAMILLERI WAY

\$500,000

Sold Aug 2025
128 Days

1.73 ha 1 1 1

BUILDING NUE, 20G/61 CAMILLERI WAY

\$500,000

Sold Aug 2025
13 Days

1 1 1

308/48 GUNGAHLIN PL

\$470,000

Sold Aug 2025
58 Days

2,128 m² 2 1 1

103/1 ANTHONY ROLFE AVE

\$420,000

Sold Aug 2025
62 Days

7,380 m² 2 2 1

604/2 GRIBBLE ST

\$400,000

Sold Aug 2025
86 Days

2 1 1

503/6 GRIBBLE ST

\$425,000

Sold Jul 2025
30 Days

2 1 1

GUNGAHLIN - Properties For Rent

Median Rental Price

\$540 /w

Based on 484 recorded Unit rentals within the last 12 months (Oct '24 - Sep '25)

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

Rental Yield

+6.0%

Current Median Price: \$466,000
Current Median Rent: \$540

Based on 140 recorded Unit sales and 484 Unit rentals compared over the last 12 months

Number of Rentals

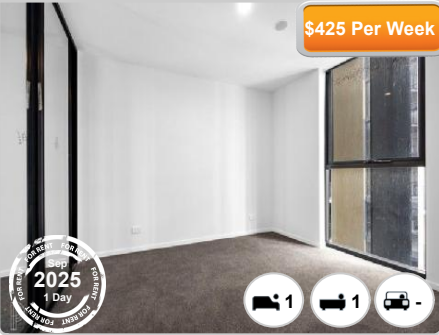
484

Based on recorded Unit rentals within the last 12 months (Oct '24 - Sep '25)

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

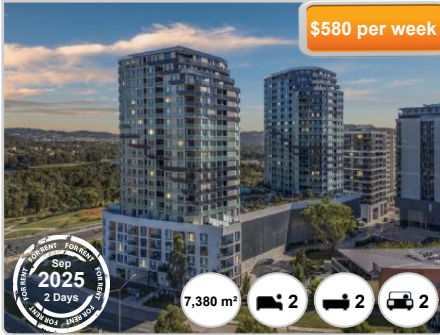
523/87 GOZZARD STREET

\$425 Per Week



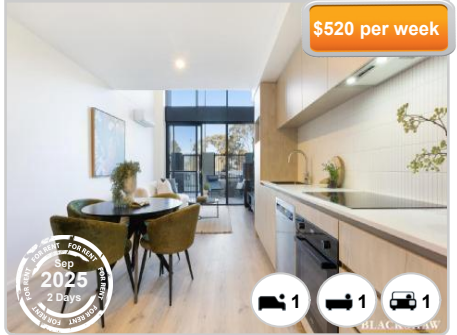
223/1 Anthony Rolfe Avenue

\$580 per week



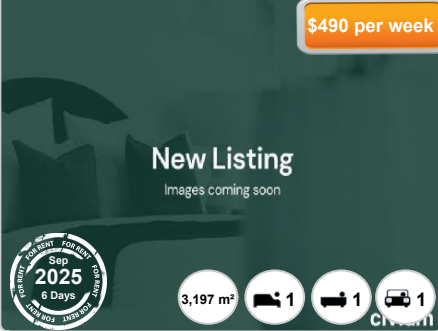
G20/61 Camilleri Way

\$520 per week



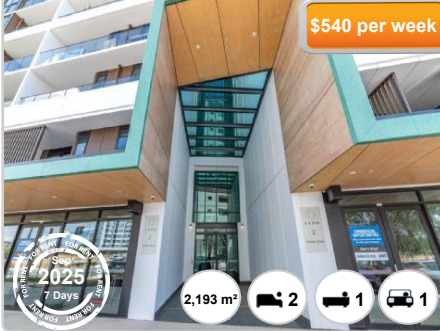
69/70 EFKARPIDIS STREET

\$490 per week



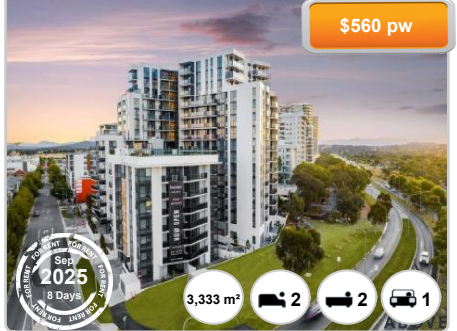
102/2 Gribble Street

\$540 per week



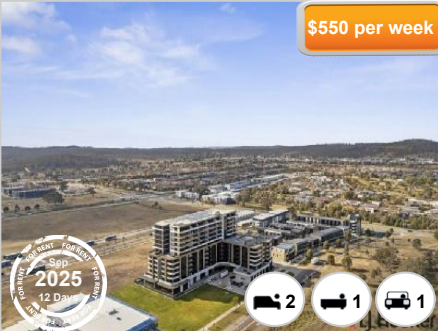
311/90 Swain Street

\$560 pw



910/61 CAMILLERI WAY

\$550 per week



524/87 Gozzard Street

\$460 per week



93/70 Efkarpidis Street

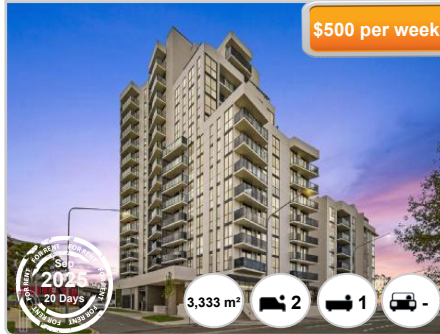
\$560 per week



41 Mary Gillespie Avenue



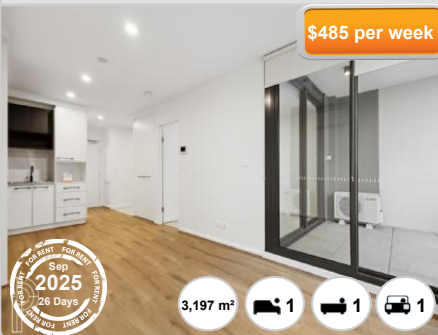
1007/90 Swain Street



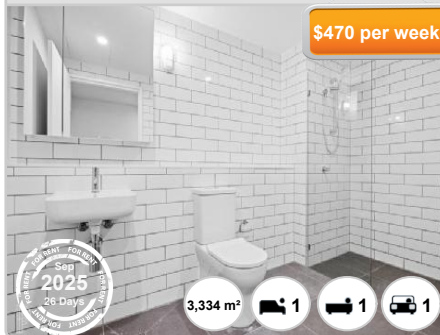
404/2 GRIBBLE STREET



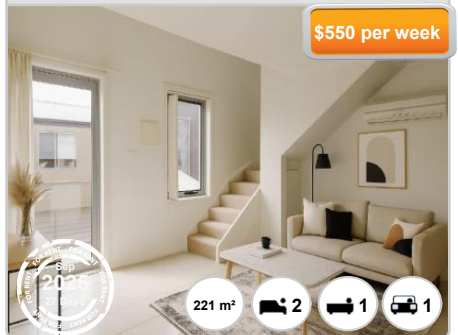
19/70 Efkarpidis Street



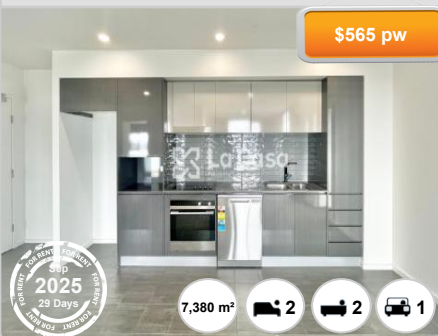
212/90 SWAIN STREET



31 Carver Lane



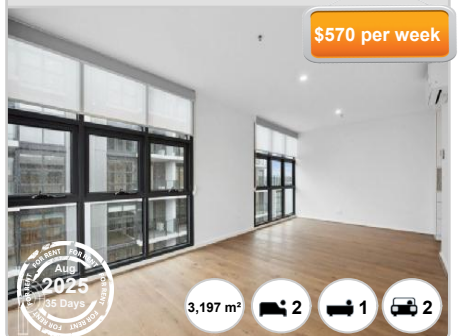
86/1 Anthony Rolfe Avenue



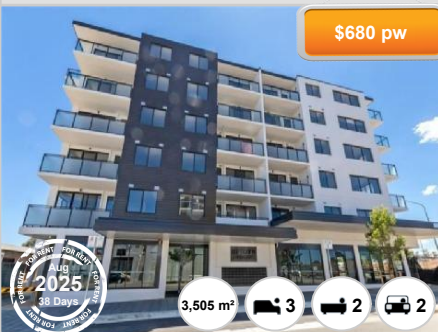
20A Gungahlin Place



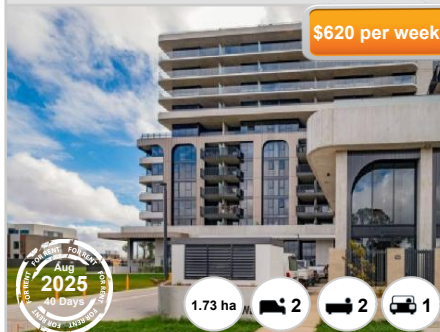
2/70 EFKARPIDIS STREET



99/2 HINDER STREET



503/61 CAMILLERI WAY



23 Boreham Lane

