

Suburb flyover report

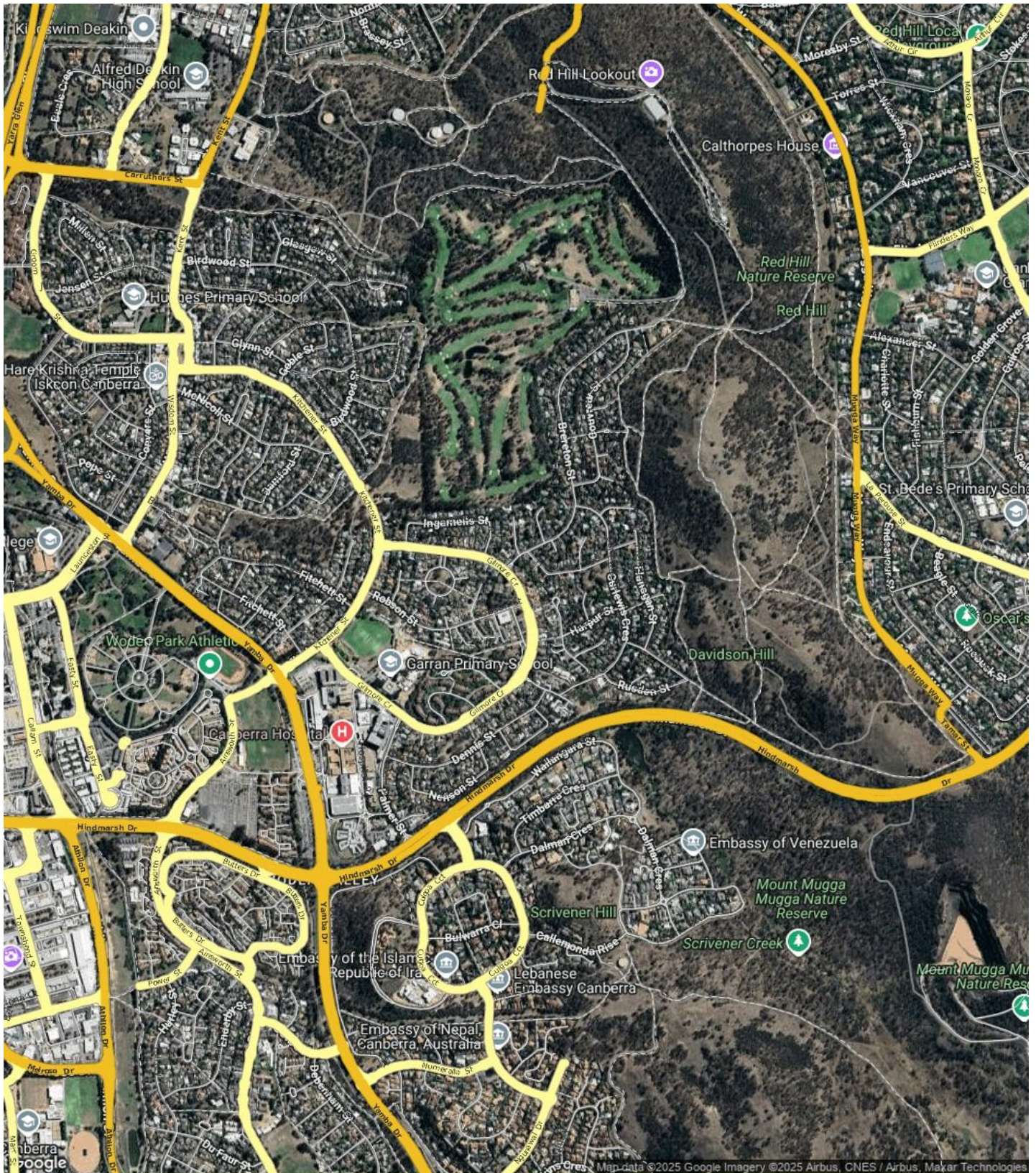
GARRAN (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



GARRAN - 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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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

\$1.45m

Based on 19 recorded House sales within the last 12 months (Oct '24 - Sep '25)

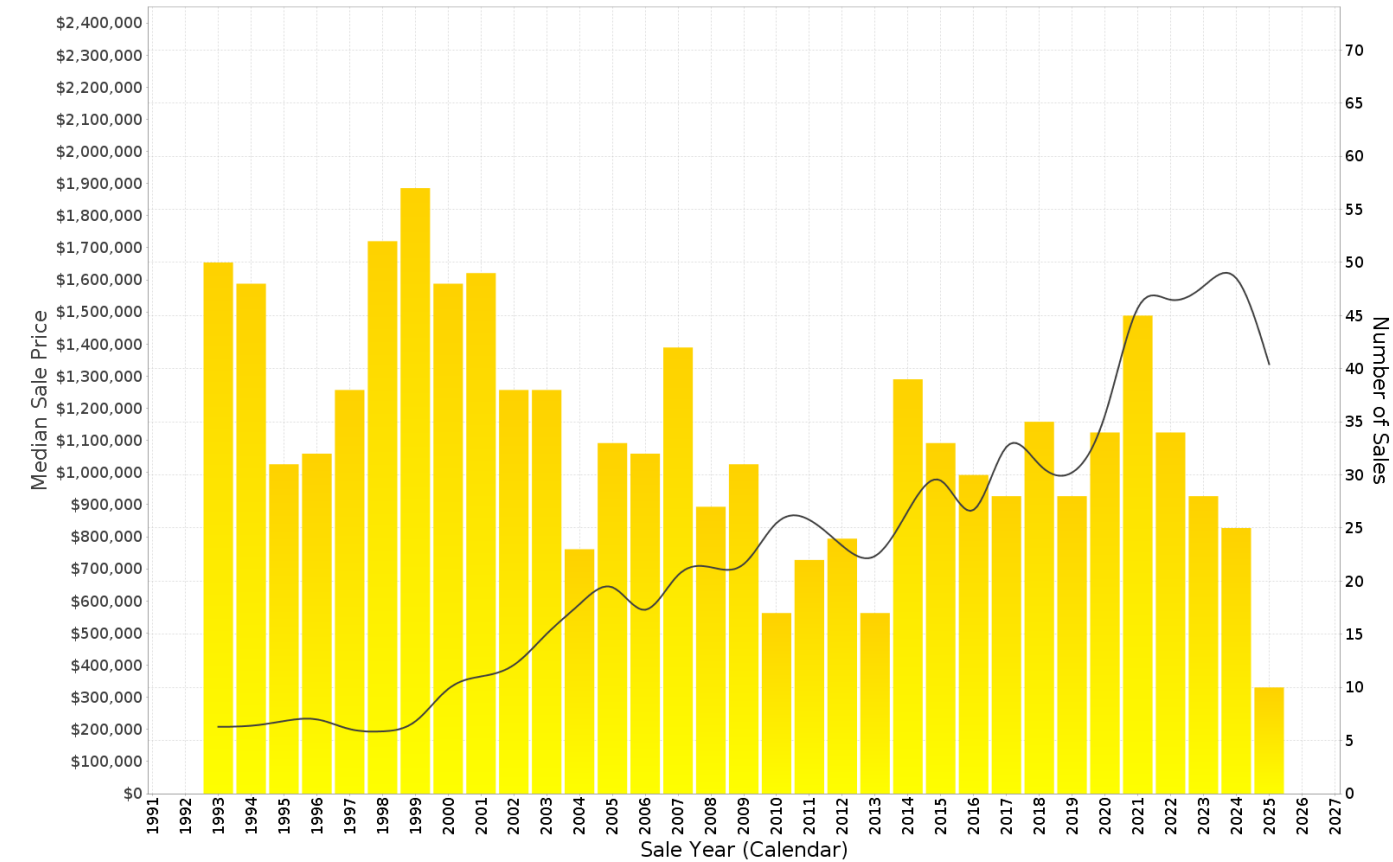
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

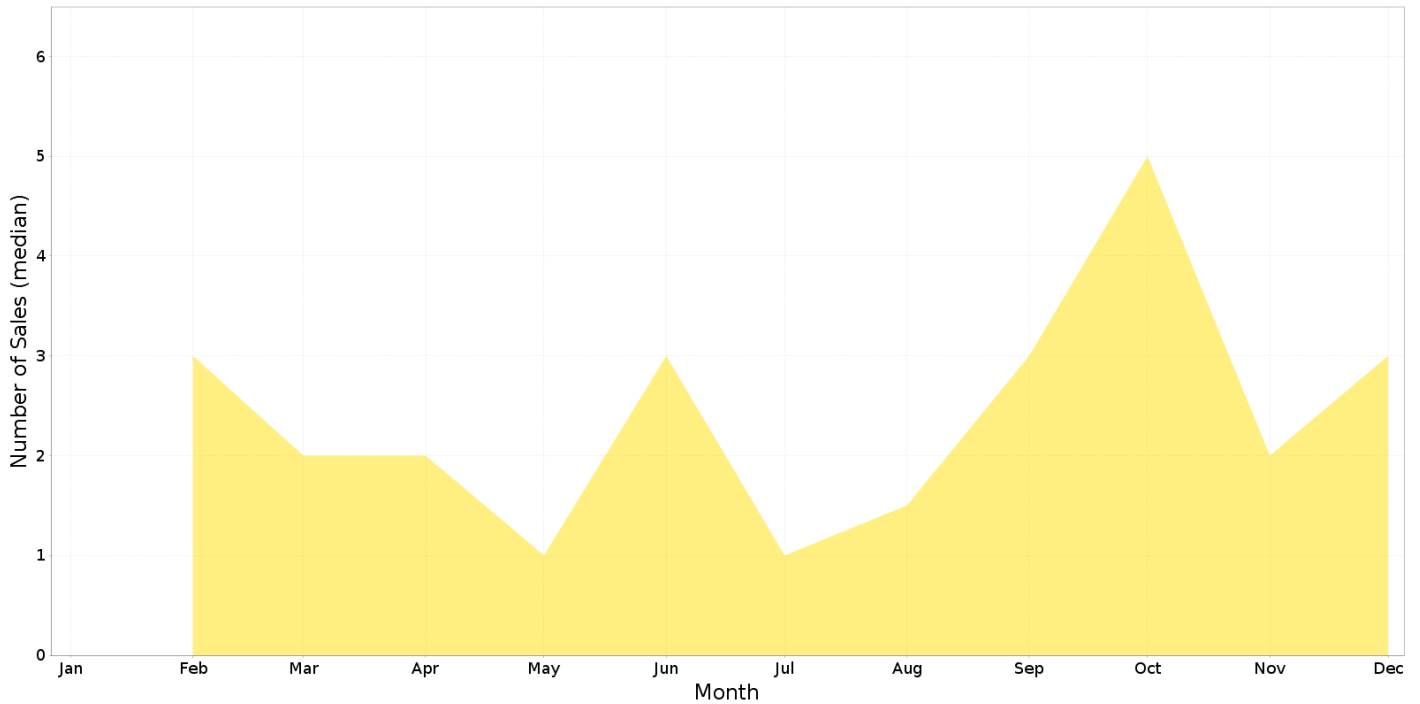
-7.8%

Current Median Price: \$1,450,000
Previous Median Price: \$1,572,500

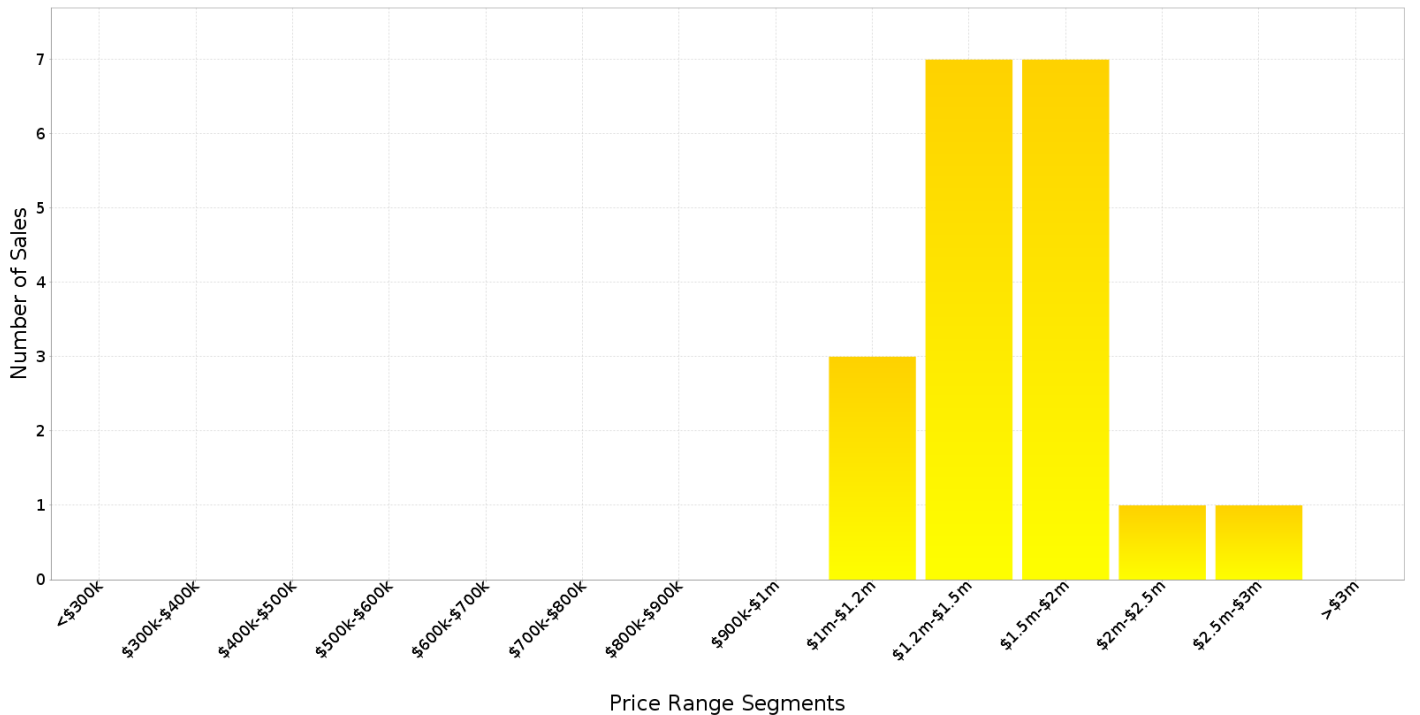
Based on 45 recorded House sales compared over the last two rolling 12 month periods



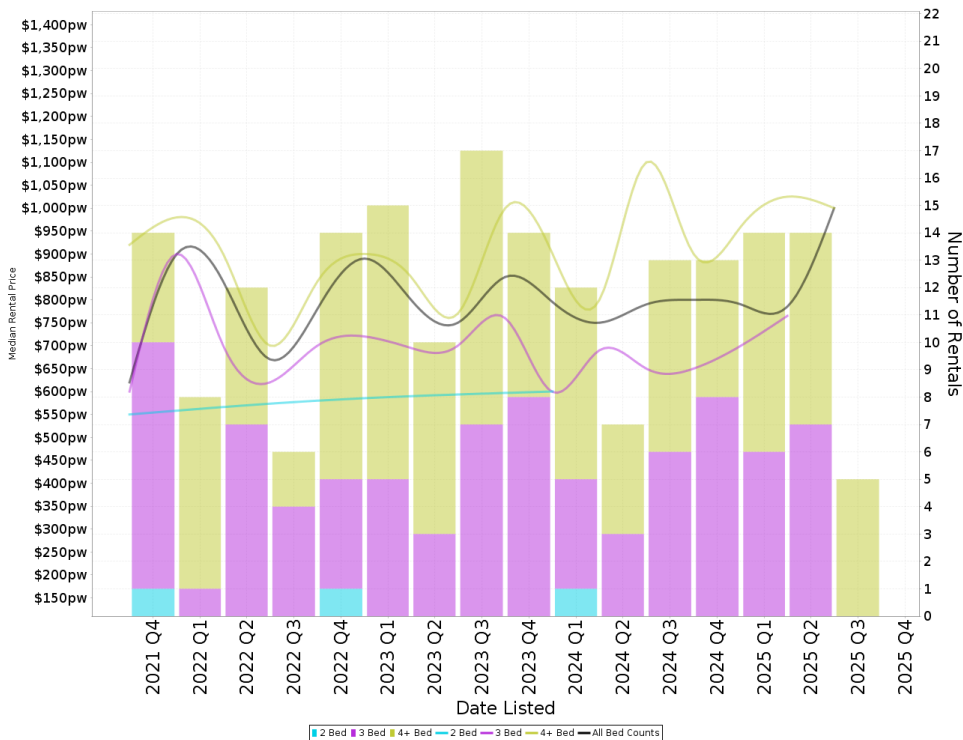
GARRAN - Peak Selling Periods (3 years)



GARRAN - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-7.8%

Current Median Price: \$1,450,000
Previous Median Price: \$1,572,500

Based on 45 registered House sales compared over the last two rolling 12 month periods.

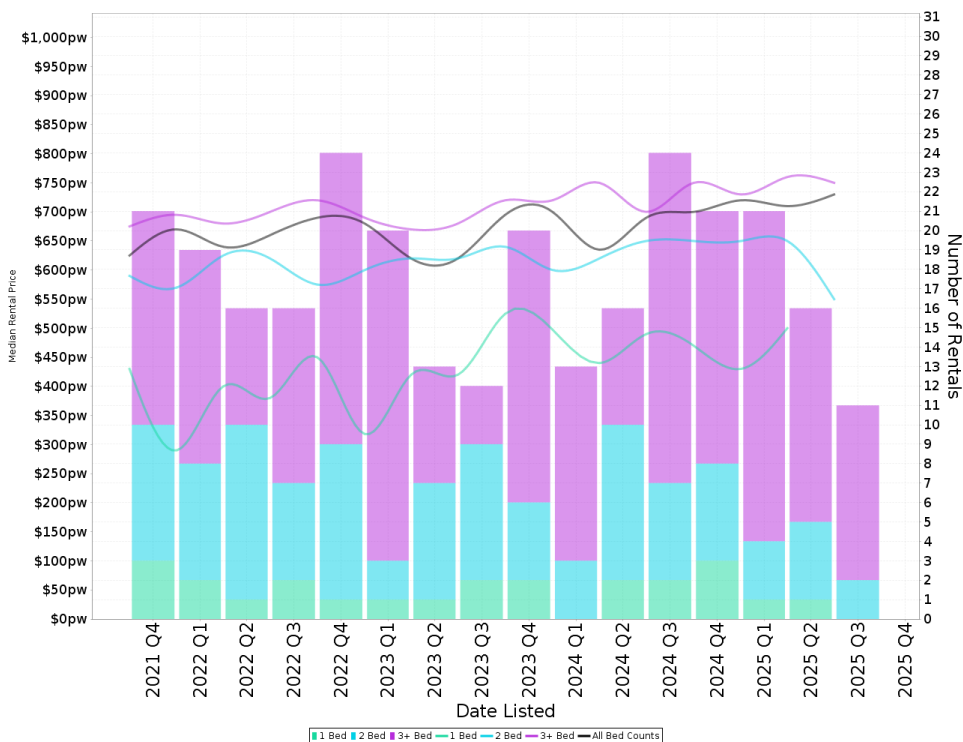
Suburb Rental Yield

+2.9%

Current Median Price: \$1,450,000
Current Median Rent: \$815

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

Median Weekly Rents (Units)



Suburb Sale Price Growth

+6.5%

Current Median Price: \$793,750
Previous Median Price: \$745,000

Based on 64 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.7%

Current Median Price: \$793,750
Current Median Rent: \$725

Based on 69 registered Unit rentals compared over the last 12 months.

GARRAN - Recently Sold Properties

Median Sale Price

\$1.45m

Based on 19 recorded House 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

-7.8%

Current Median Price: \$1,450,000
Previous Median Price: \$1,572,500

Based on 45 recorded House sales compared over the last two rolling 12 month periods

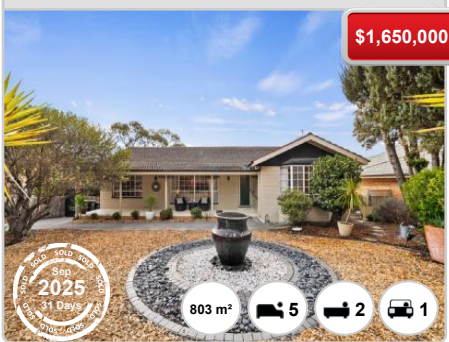
Sold Properties

19

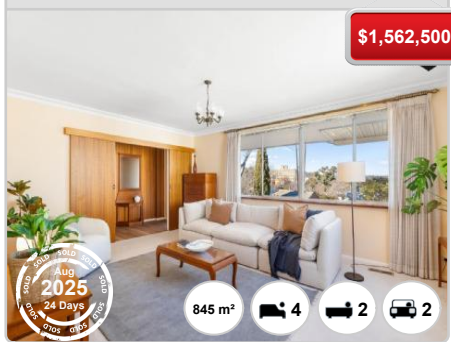
Based on recorded House sales within the 12 months (Oct '24 - Sep '25)

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

10 NEILSON ST



75 FITCHETT ST



12 MCCRAE ST



55 FITCHETT ST



14 BECKE PL



GARRAN - Properties For Rent

Median Rental Price

\$815 /w

Based on 46 recorded House 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

+2.9%

Current Median Price: \$1,450,000
Current Median Rent: \$815

Based on 19 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 (Oct '24 - Sep '25)

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

