

RayWhite.

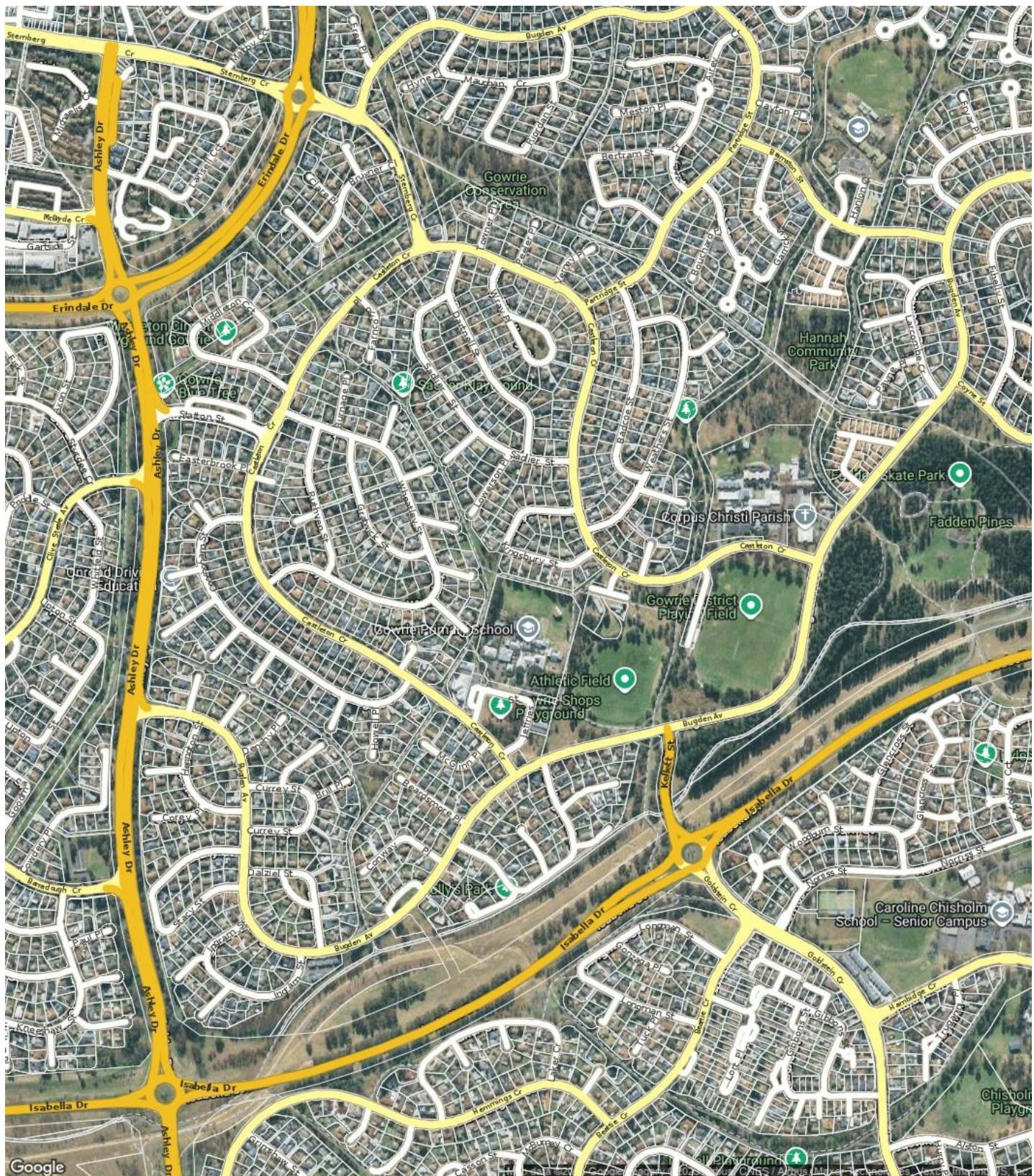
Suburb flyover report

GOWRIE (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA



GOWRIE - Suburb Map



GOWRIE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	47	\$ 447,000	0.0 %	\$ 240,000	\$ 623,700
2009	52	\$ 445,000	-0.4 %	\$ 338,000	\$ 688,889
2010	40	\$ 475,000	6.7 %	\$ 245,000	\$ 680,000
2011	35	\$ 510,000	7.4 %	\$ 400,000	\$ 725,000
2012	35	\$ 546,000	7.1 %	\$ 377,500	\$ 695,000
2013	40	\$ 501,000	-8.2 %	\$ 205,000	\$ 670,000
2014	44	\$ 535,000	6.8 %	\$ 260,000	\$ 880,000
2015	39	\$ 543,500	1.6 %	\$ 323,300	\$ 765,000
2016	47	\$ 532,000	-2.1 %	\$ 138,667	\$ 725,000
2017	47	\$ 560,000	5.3 %	\$ 425,000	\$ 840,000
2018	41	\$ 640,000	14.3 %	\$ 325,000	\$ 805,000
2019	43	\$ 615,000	-3.9 %	\$ 60,000	\$ 875,000
2020	54	\$ 669,000	8.8 %	\$ 260,000	\$ 908,000
2021	45	\$ 855,000	27.8 %	\$ 80,000	\$ 9,500,000
2022	48	\$ 885,500	3.6 %	\$ 395,000	\$ 1,320,000
2023	40	\$ 861,500	-2.7 %	\$ 745,000	\$ 1,370,000
2024	30	\$ 905,000	5.0 %	\$ 442,500	\$ 1,205,000
2025	35	\$ 1,020,000	12.7 %	\$ 710,000	\$ 1,580,000
2026	0				

Median Sale Price

\$1.02m

Based on 35 recorded House sales within the last 12 months (2025)

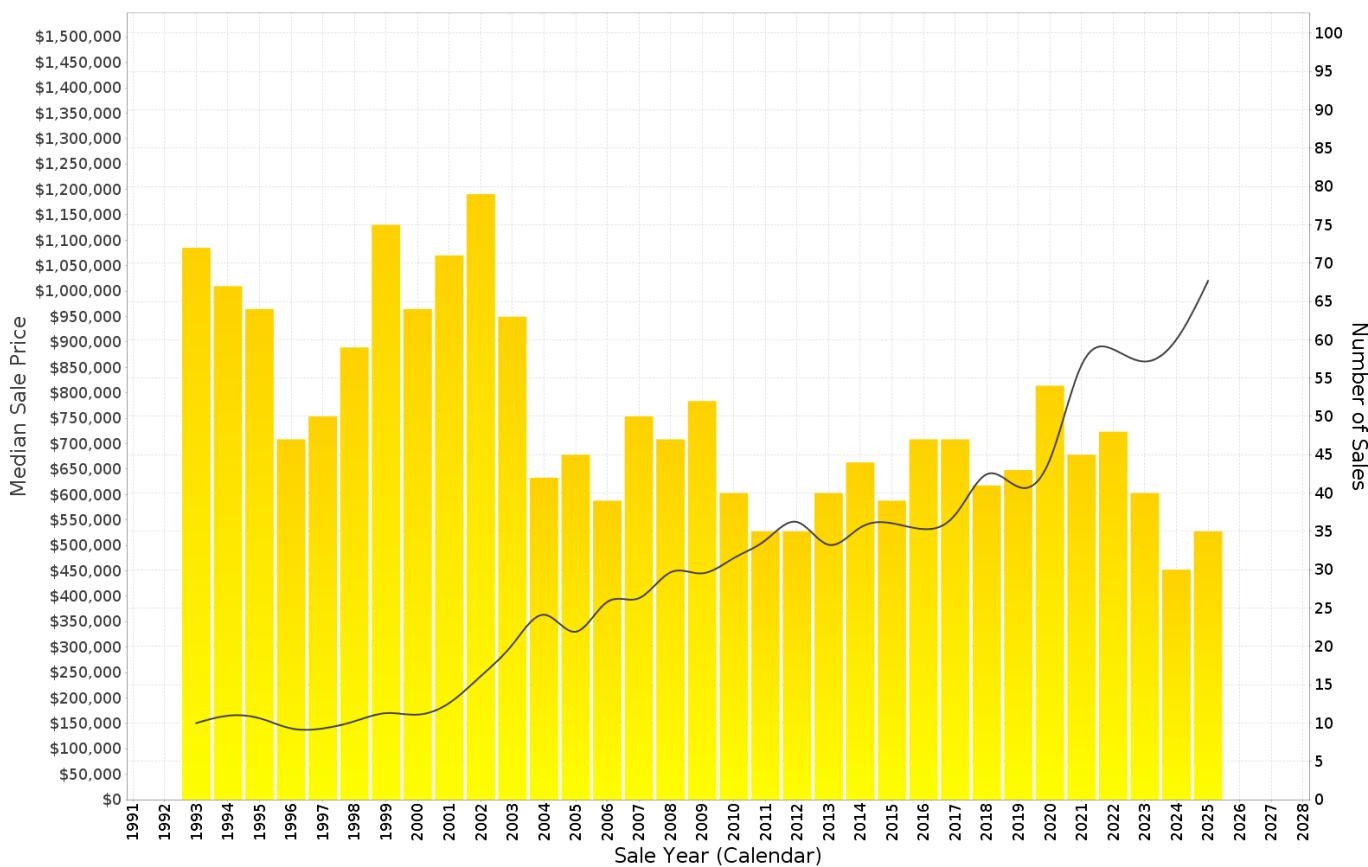
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

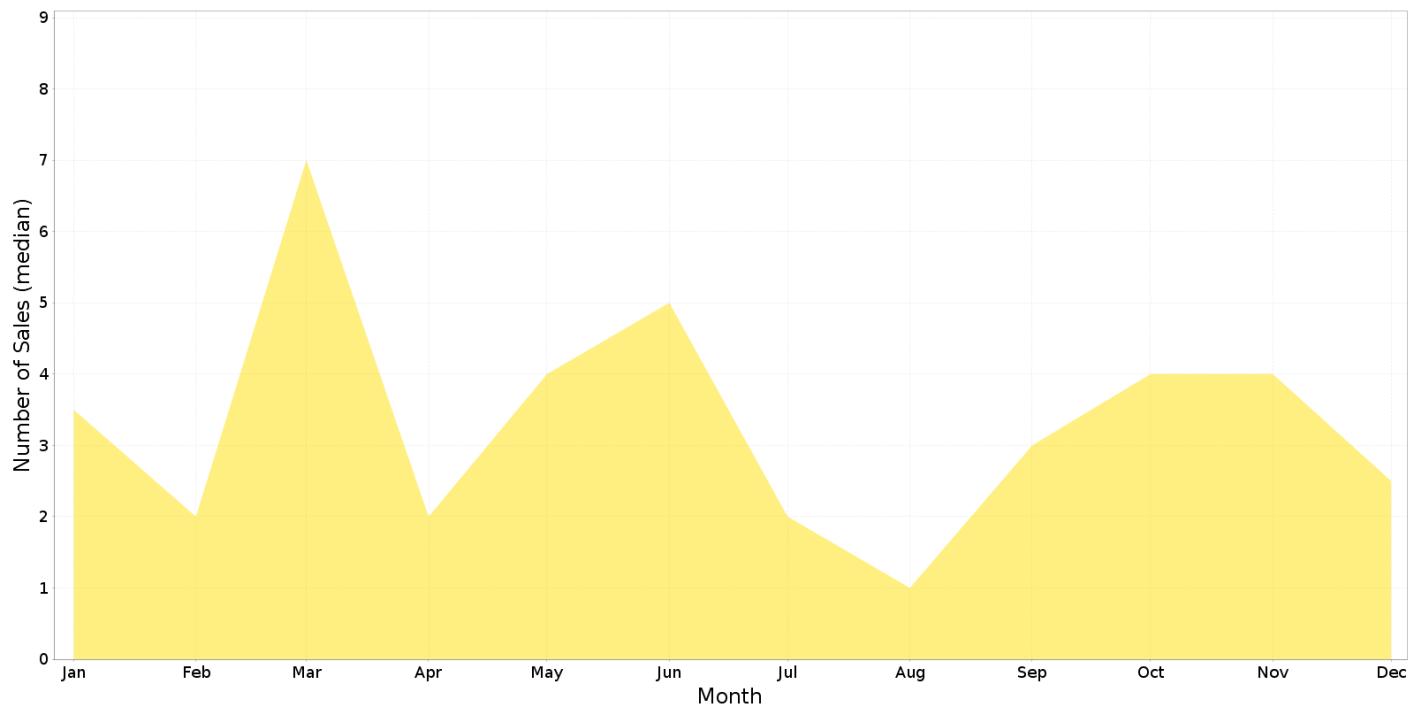
+12.7%

Current Median Price: \$1,020,000
Previous Median Price: \$905,000

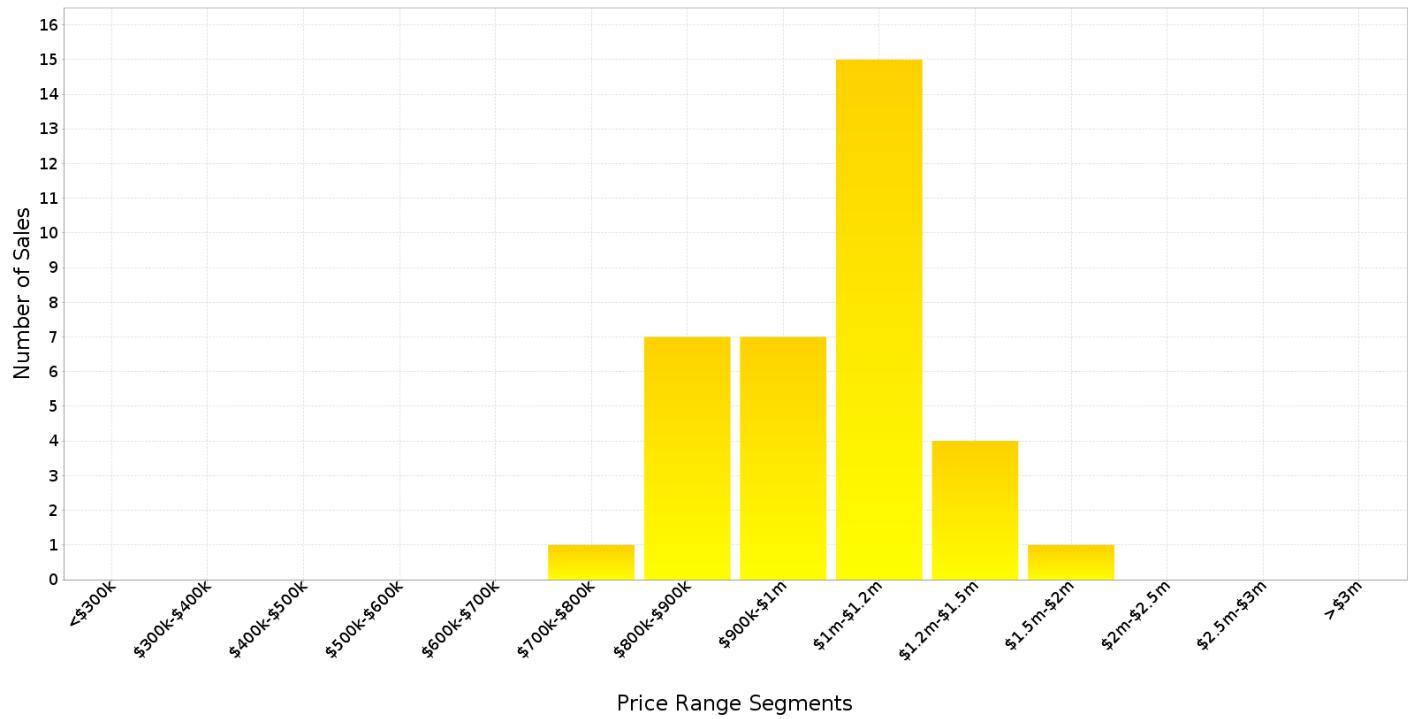
Based on 65 recorded House sales compared over the last two rolling 12 month periods



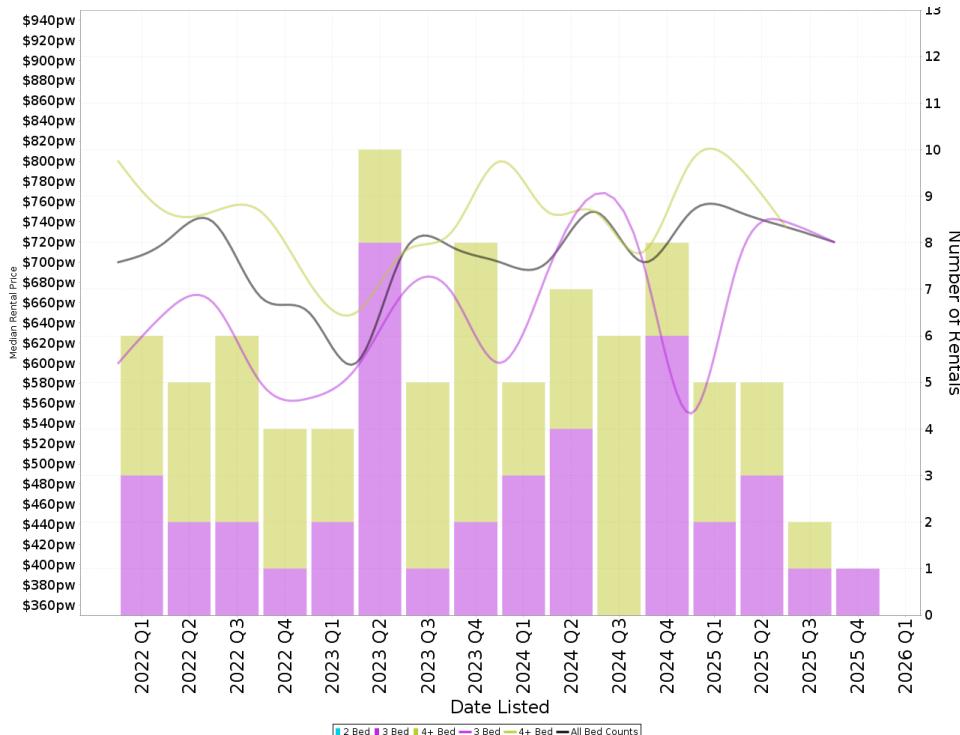
GOWRIE - Peak Selling Periods (3 years)



GOWRIE - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+12.7%

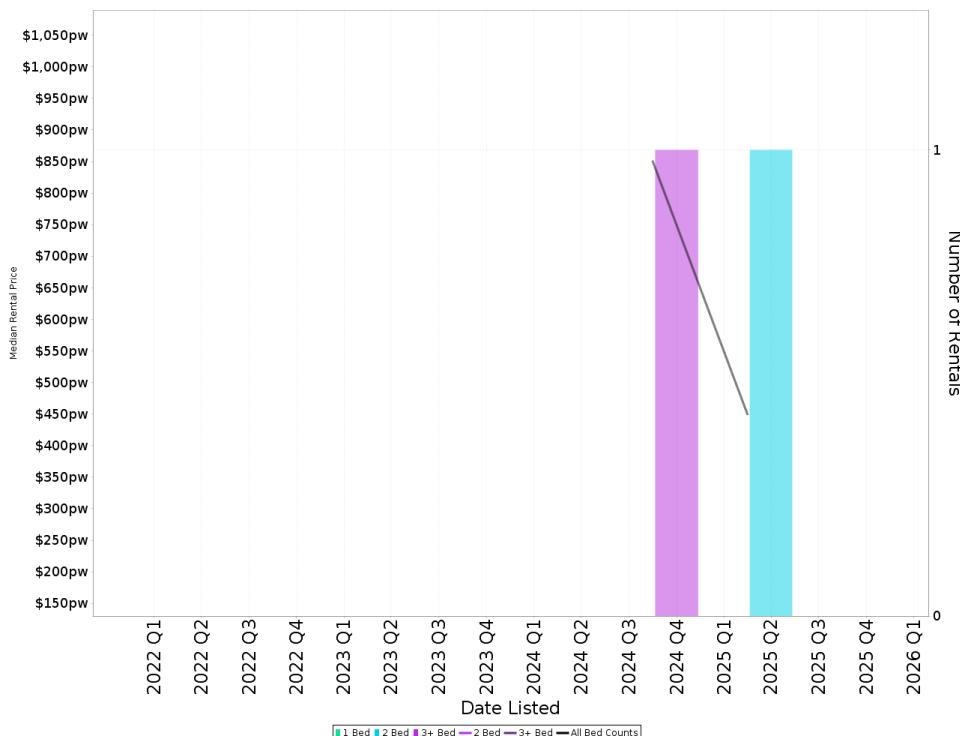
Current Median Price: \$1,020,000
Previous Median Price: \$905,000
Based on 65 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.8%

Current Median Price: \$1,020,000
Current Median Rent: \$750
Based on 13 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-32.9%

Current Median Price: \$755,000
Previous Median Price: \$1,125,000
Based on 6 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.1%

Current Median Price: \$755,000
Current Median Rent: \$450
Based on 1 registered Unit rentals compared over the last 12 months.

GOWRIE - Recently Sold Properties

Median Sale Price

\$1.02m

Based on 35 recorded House sales within the last 12 months (2025)

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

Suburb Growth

+12.7%

Current Median Price: \$1,020,000
Previous Median Price: \$905,000

Based on 65 recorded House sales compared over the last two rolling 12 month periods

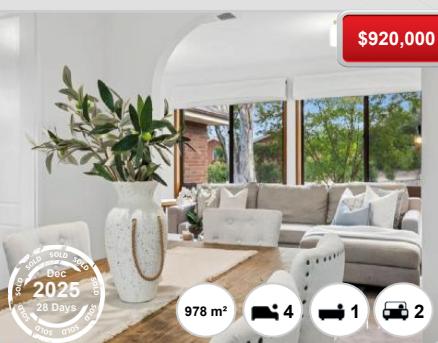
Sold Properties

35

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

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

1 CURREY ST



\$920,000

978 m² 4 1 2

13 BRUXNER CL



\$1,190,000

959 m² 4 2 2 LVSL

8 MUIRHEAD PL



\$1,249,000

1,080 m² 4 3 4

134 CASTLETON CRES



\$1,000,000

793 m² 4 1 1

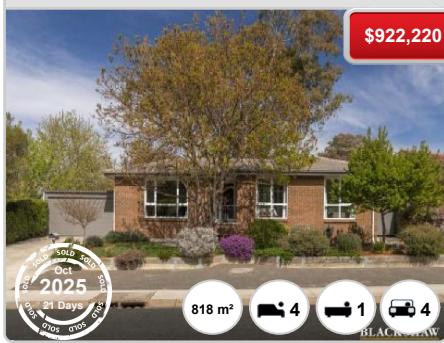
18 CURREY ST



\$840,000

625 m² 3 1 1

20 WHEATLEY ST



\$922,220

818 m² 4 1 4 BLACK & WHITE

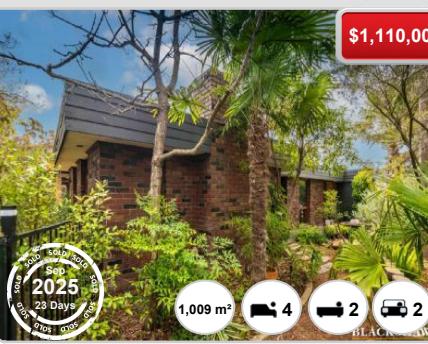
15 RUTHVEN ST



\$1,220,000

861 m² 4 2 2

8 CLARE PL



\$1,110,000

1,009 m² 4 2 2 BLACK & WHITE

2 BADCOE ST



\$1,045,000

950 m² 4 2 2

153 CASTLETON CRES



\$1,020,000

Sep 2025
194 Days
159 Sold
159 Sold
159 Sold
159 Sold

745 m² 4 3 4

10 CONINGHAM ST



\$1,067,000

Sep 2025
116 Days
159 Sold
159 Sold
159 Sold
159 Sold

800 m² 4 2 2

5 MIDDLETON CCT



\$880,000

Sep 2025
22 Days
159 Sold
159 Sold
159 Sold
159 Sold

812 m² 3 1 1

2 RICKARD PL



\$920,000

Aug 2025
14 Days
159 Sold
159 Sold
159 Sold
159 Sold

1,007 m² 3 1 3

25 DALZIEL ST



\$940,000

Aug 2025
23 Days
159 Sold
159 Sold
159 Sold
159 Sold

708 m² 4 2 4

9 GRATWICK ST



\$860,000

Aug 2025
15 Days
159 Sold
159 Sold
159 Sold
159 Sold

781 m² 4 1 2

17 WRAY PL



\$940,000

Aug 2025
44 Days
159 Sold
159 Sold
159 Sold
159 Sold

782 m² 4 2 2

11 MCGLINN PL



\$985,000

Jul 2025
21 Days
159 Sold
159 Sold
159 Sold
159 Sold

714 m² 4 2 2

8 CHEESEMAN PL



\$940,000

Jul 2025
15 Days
159 Sold
159 Sold
159 Sold
159 Sold

926 m² 5 2 2