

RayWhite.

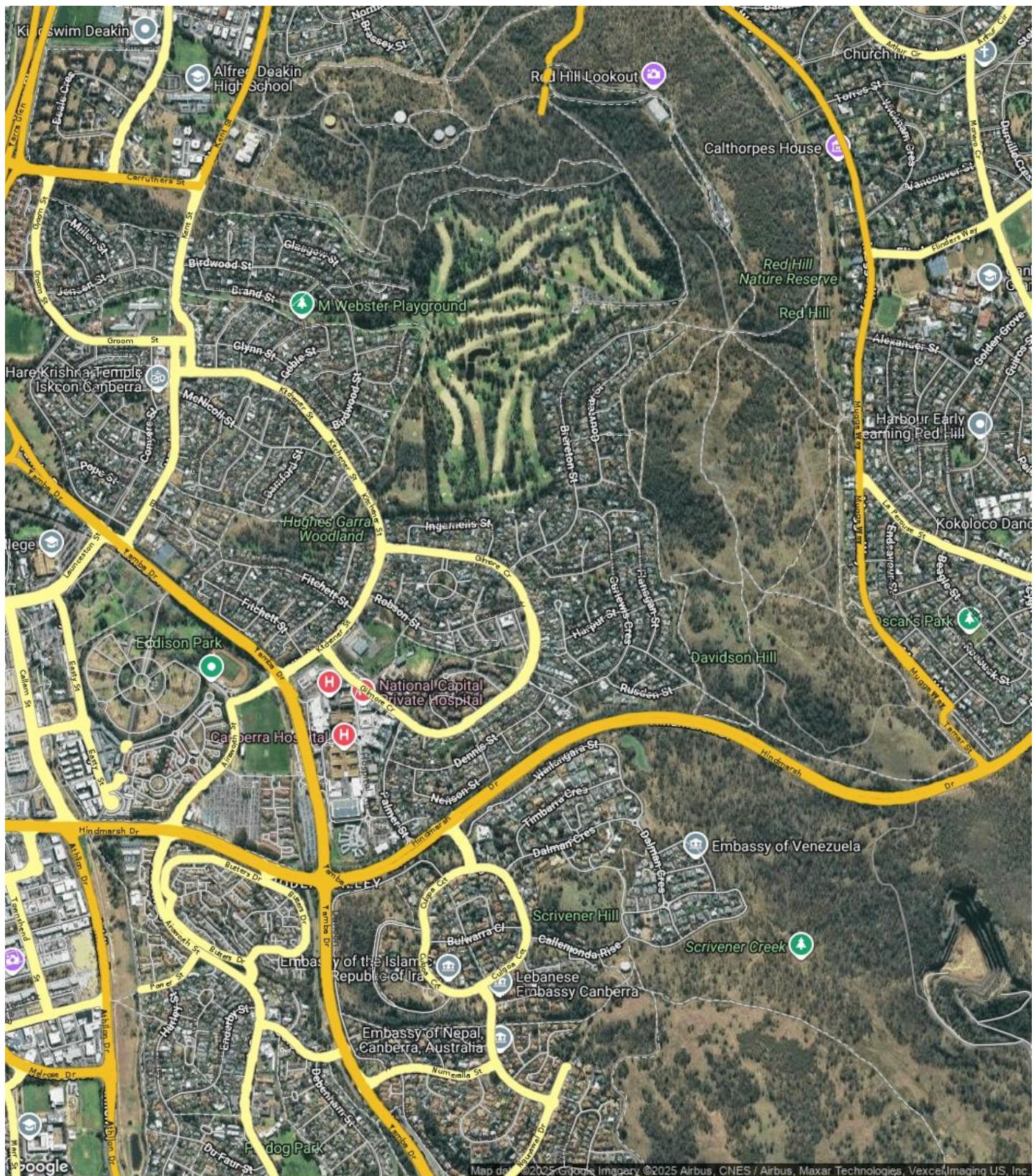
Suburb flyover report

GARRAN (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA



GARRAN - Suburb Map



GARRAN - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	27	\$ 705,000	0.0 %	\$ 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	19	\$ 1,515,000	-5.6 %	\$ 995,000	\$ 1,850,000
2026	0				

Median Sale Price

\$1.51m

Based on 19 recorded House sales within the last 12 months (2025)

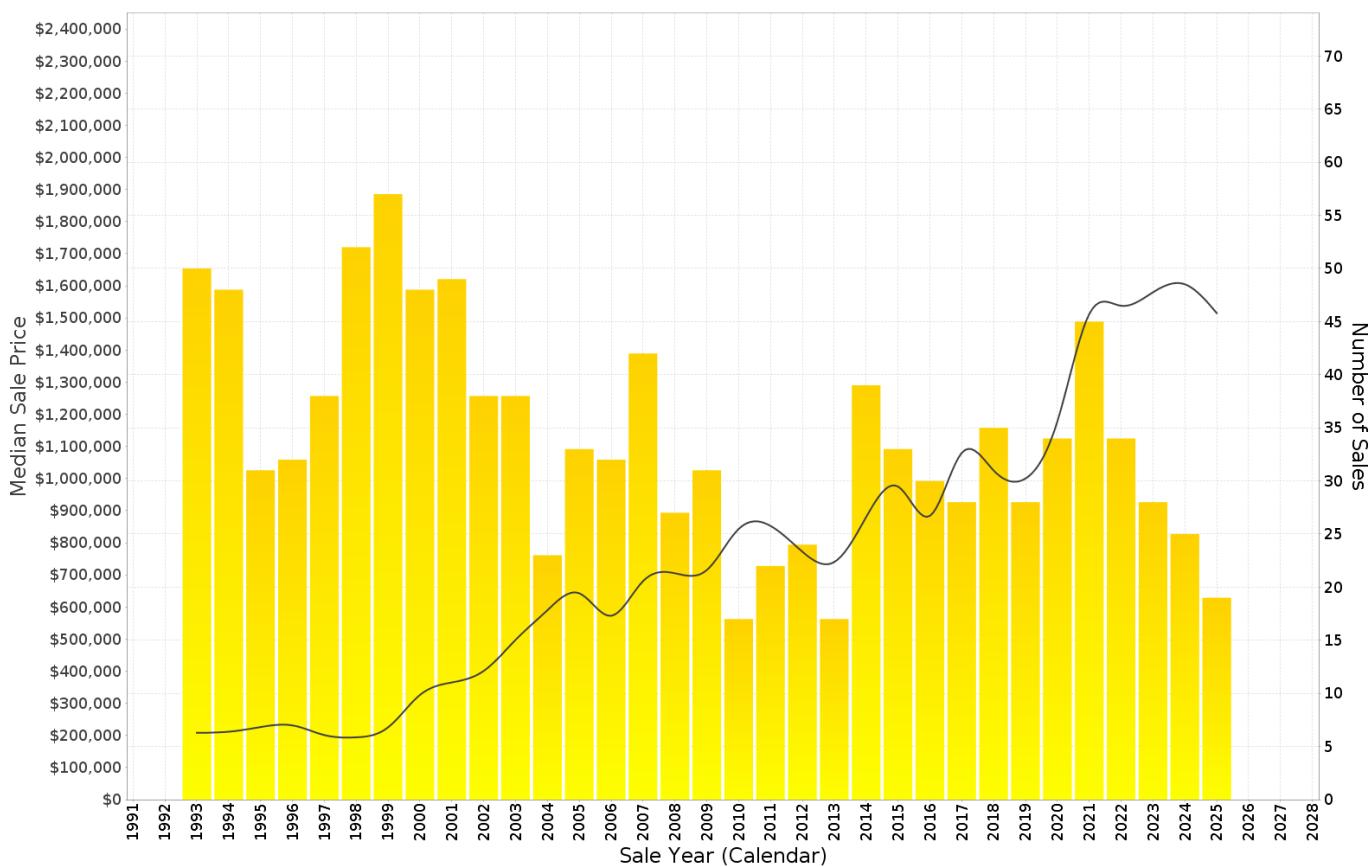
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

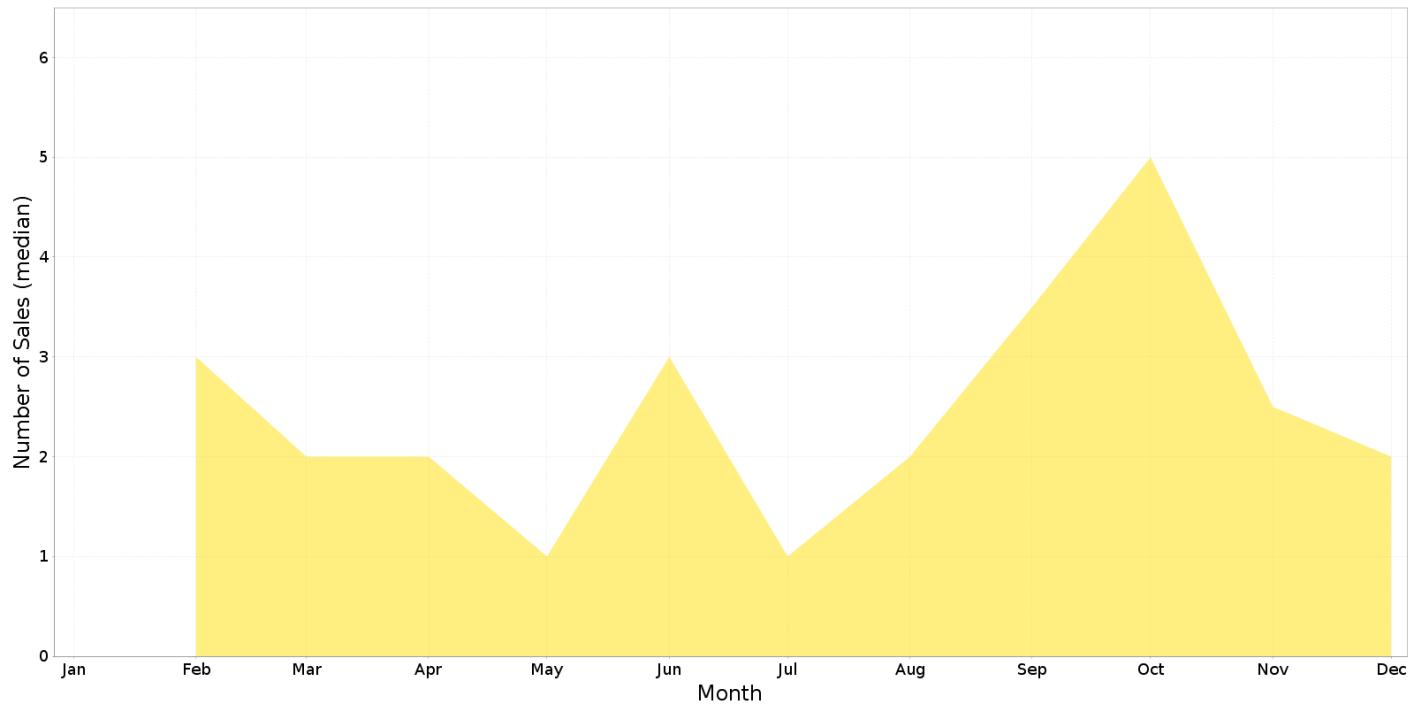
-5.6%

Current Median Price: \$1,515,000
Previous Median Price: \$1,605,000

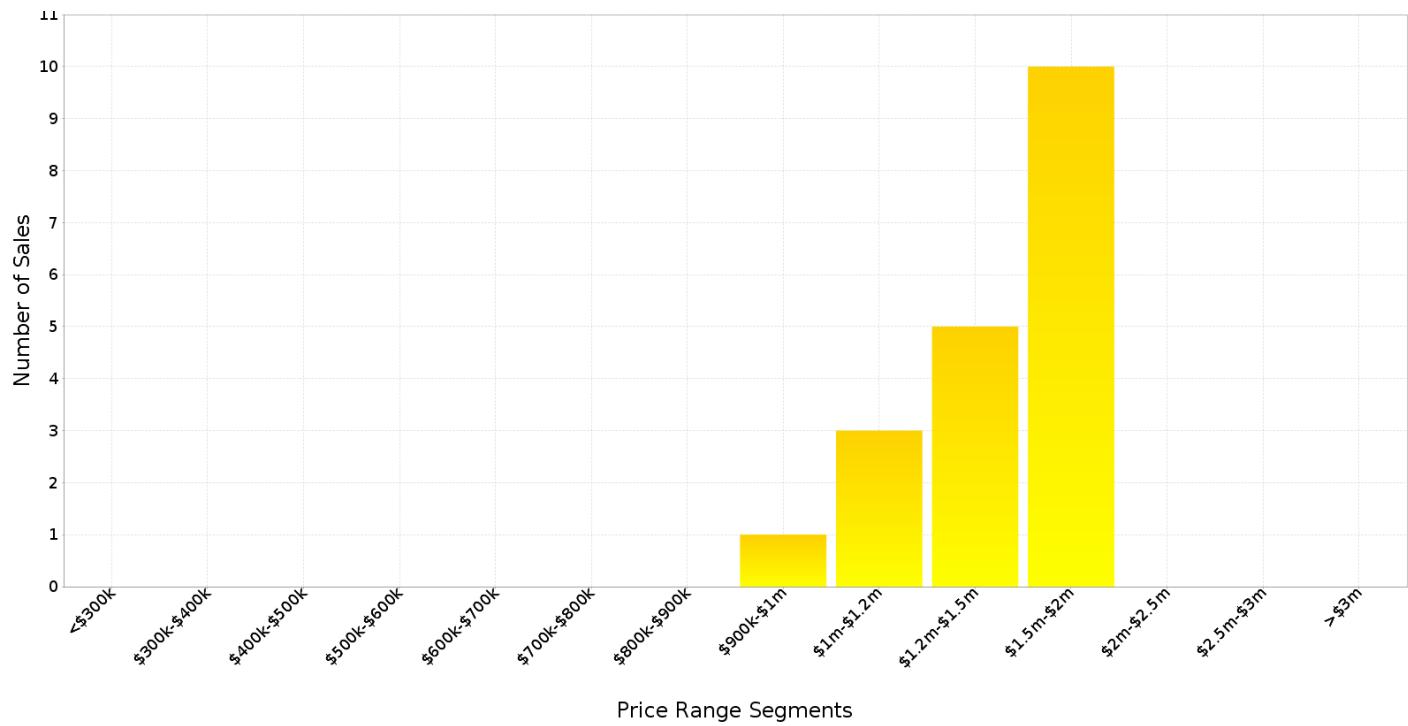
Based on 44 recorded House sales compared over the last two rolling 12 month periods



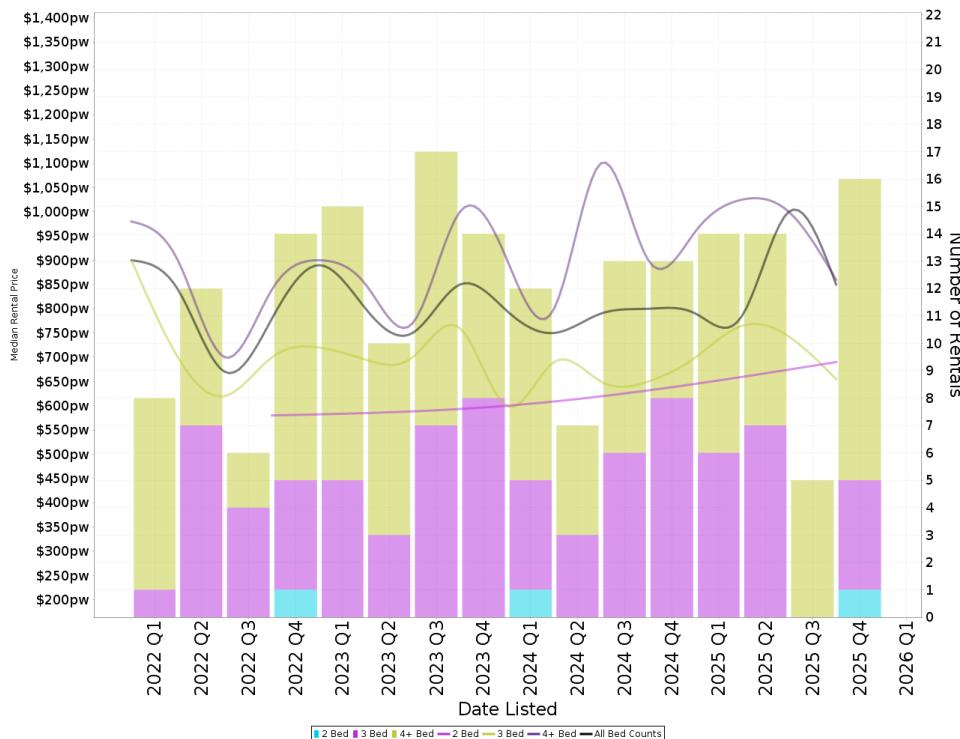
GARRAN - Peak Selling Periods (3 years)



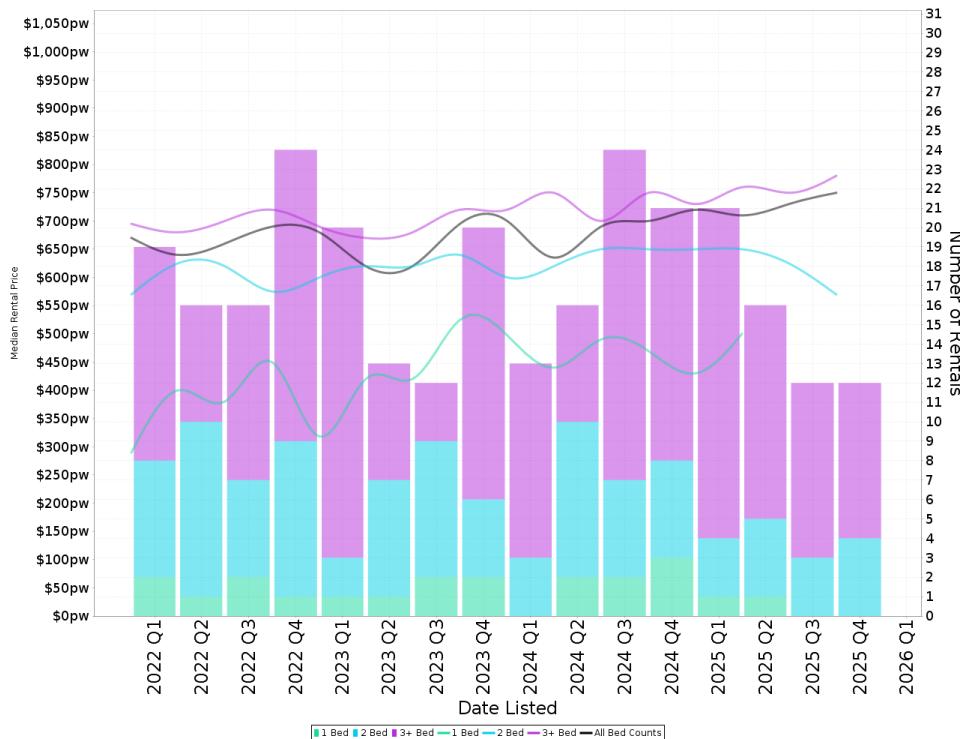
GARRAN - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Median Weekly Rents (Units)



GARRAN - Recently Sold Properties

Median Sale Price

\$1.51m

Based on 19 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

-5.6%

Current Median Price: \$1,515,000
Previous Median Price: \$1,605,000

Sold Properties

19

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

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



17 GILMORE CRES

\$1,245,000

Oct 2025
26 Days

826 m²

2 **1** **1**

BLACKS

5 COUVREUR ST

\$1,515,00

Sep 2025

205 Days

1,060 m²

4

2

2

75 FITCHETT ST

\$1,562,500

24 Days
Avg
2025

845 m²

4

2

2

5 PRAED PL



\$1,605,000

 23 Days

982 m²   

2 BRERETON ST



\$1,610,000

 16 Days

1,178 m²   

12 BRERETON ST



\$1,850,000

 N/A

912 m²   

GARRAN - Properties For Rent

Median Rental Price

\$850 /w

Based on 49 recorded House rentals within the last 12 months (2025)

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

Rental Yield

+2.9%

Current Median Price: \$1,515,000
Current Median Rent: \$850

Based on 19 recorded House sales and 49 House rentals compared over the last 12 months

Number of Rentals

49

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

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

10 MCCRAE STREET



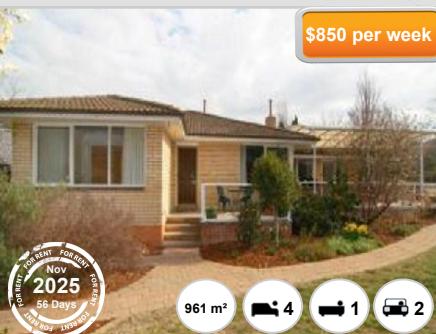
4 RICHARDSON STREET



15 HARPUR STREET



2 Brady Pl



2 BRADY PLACE



5 HENDERSON STREET



2 BRERETON STREET

