

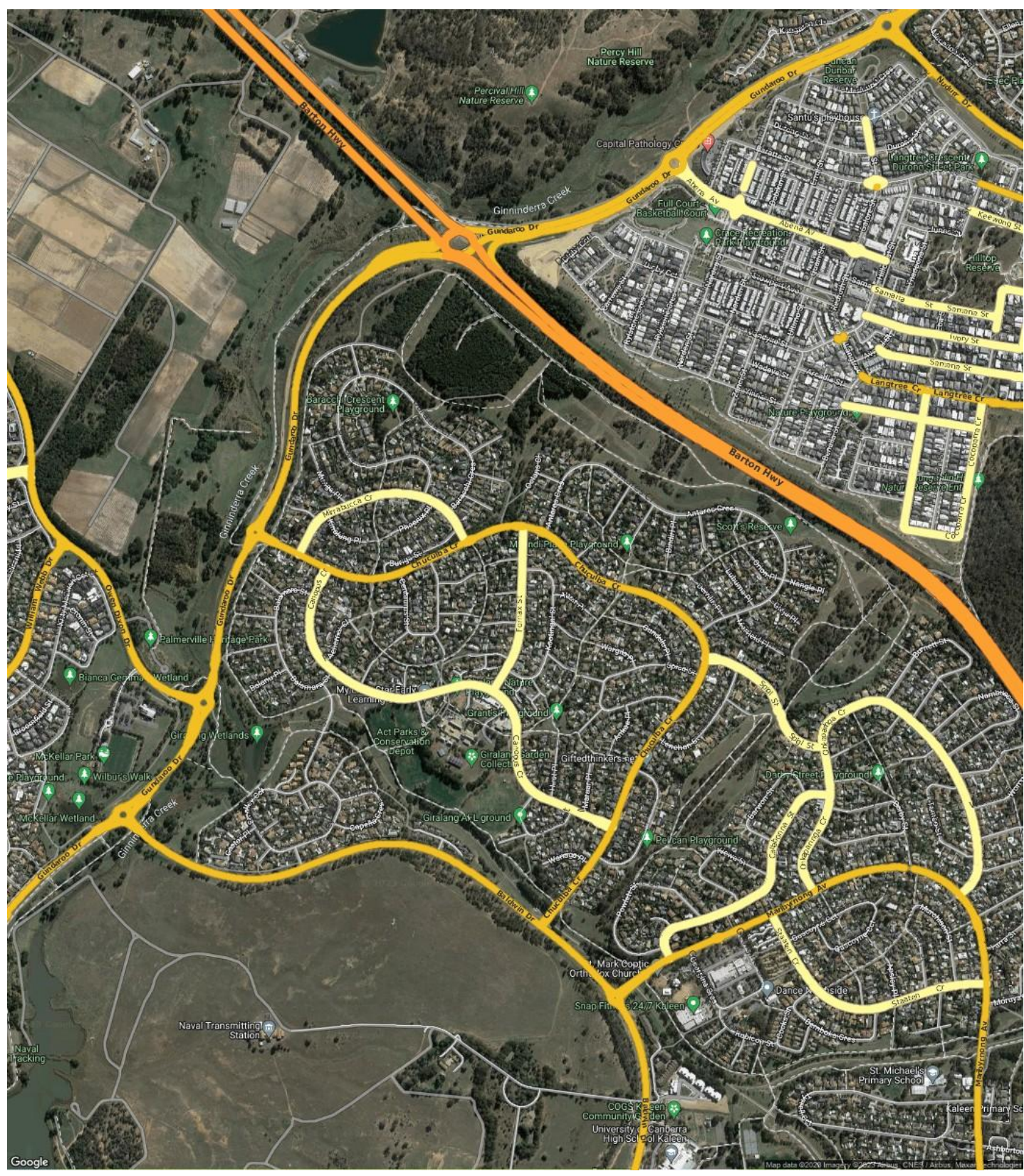
# SUBURB FLYOVER REPORT

GIRALANG (HOUSE)

Prepared by [Independent Property Group](#)



## GIRALANG - Suburb Map





## GIRALANG - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	38	\$ 325,000	0.0 %	\$ 200,000	\$ 580,000
2006	56	\$ 359,970	10.8 %	\$ 105,000	\$ 570,000
2007	69	\$ 394,000	9.5 %	\$ 36,800	\$ 580,000
2008	47	\$ 395,000	0.3 %	\$ 100,000	\$ 645,000
2009	50	\$ 420,000	6.3 %	\$ 113,750	\$ 900,000
2010	48	\$ 488,750	16.4 %	\$ 68,333	\$ 687,500
2011	44	\$ 499,500	2.2 %	\$ 116,250	\$ 640,000
2012	36	\$ 554,500	11.0 %	\$ 400,000	\$ 716,000
2013	55	\$ 473,000	-14.7 %	\$ 97,000	\$ 675,000
2014	41	\$ 505,000	6.8 %	\$ 225,000	\$ 735,000
2015	30	\$ 576,275	14.1 %	\$ 225,000	\$ 920,000
2016	42	\$ 597,500	3.7 %	\$ 357,000	\$ 879,000
2017	31	\$ 650,100	8.8 %	\$ 400,000	\$ 912,000
2018	43	\$ 685,750	5.5 %	\$ 34,000	\$ 867,700
2019	41	\$ 700,000	2.1 %	\$ 171,166	\$ 1,130,000
2020	50	\$ 735,000	5.0 %	\$ 158,400	\$ 910,000
2021	53	\$ 900,000	22.4 %	\$ 390,000	\$ 1,455,000
2022	48	\$ 920,000	2.2 %	\$ 170,000	\$ 1,420,000
2023	8	\$ 877,500	-4.6 %	\$ 780,000	\$ 1,950,000

Median Sale Price

# \$888k

Based on 22 recorded House sales within the last 12 months (Oct '22 - Sep '23)

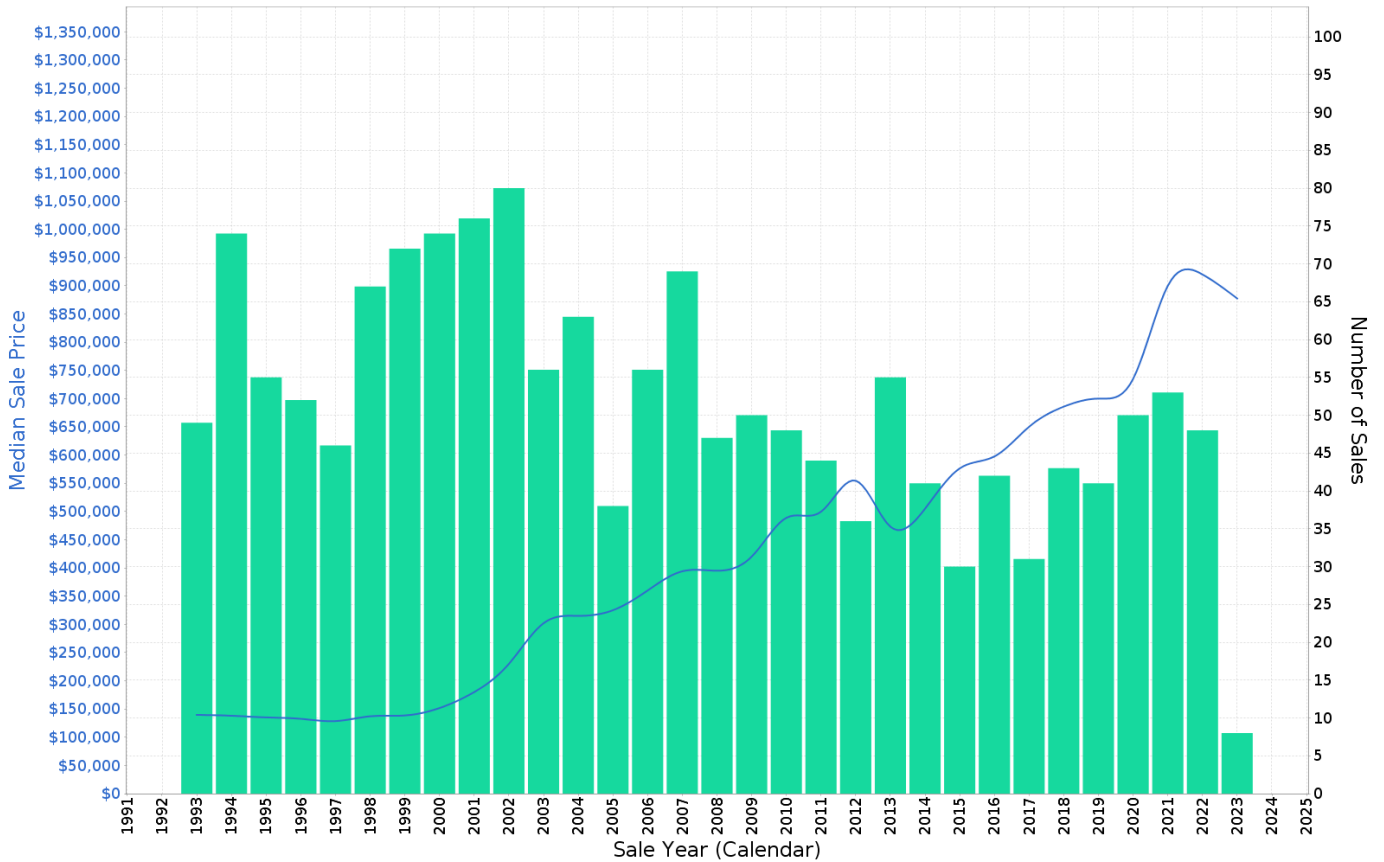
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

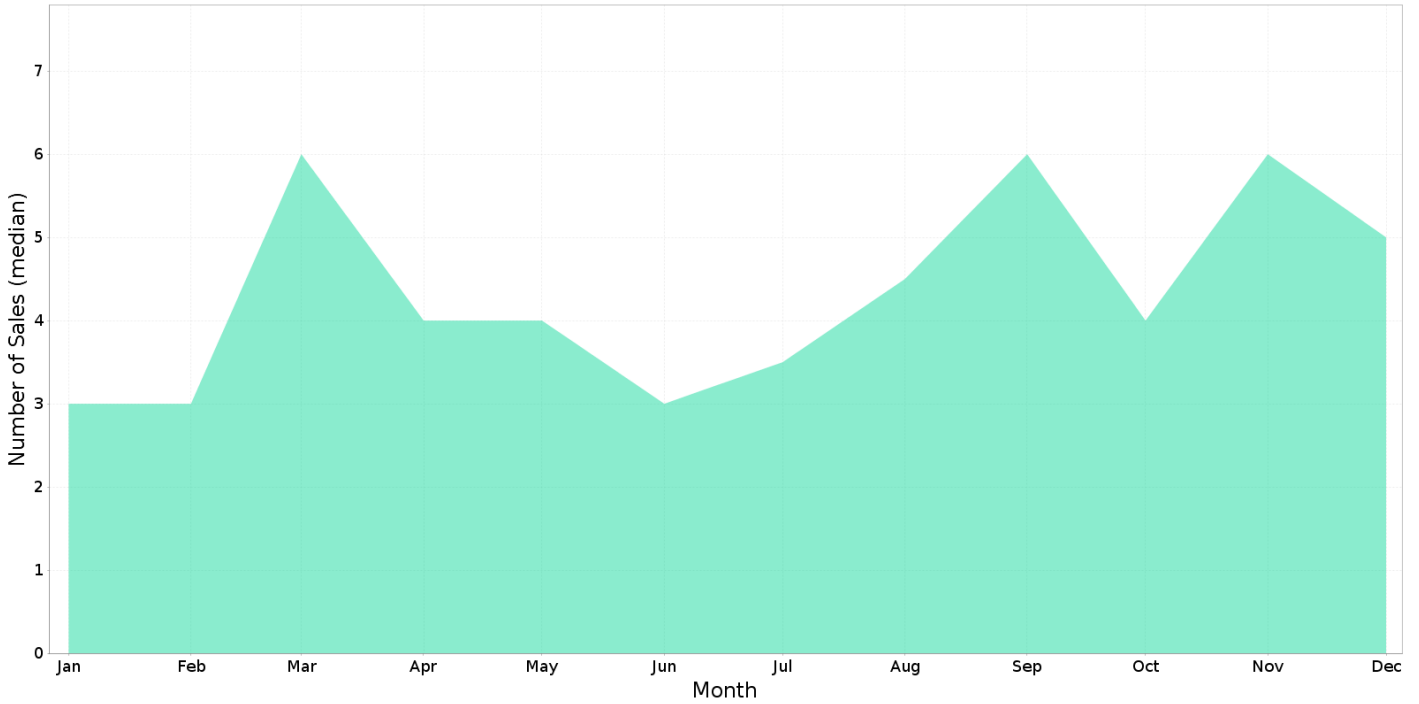
# -6.6%

Current Median Price: \$887,500  
Previous Median Price: \$950,000

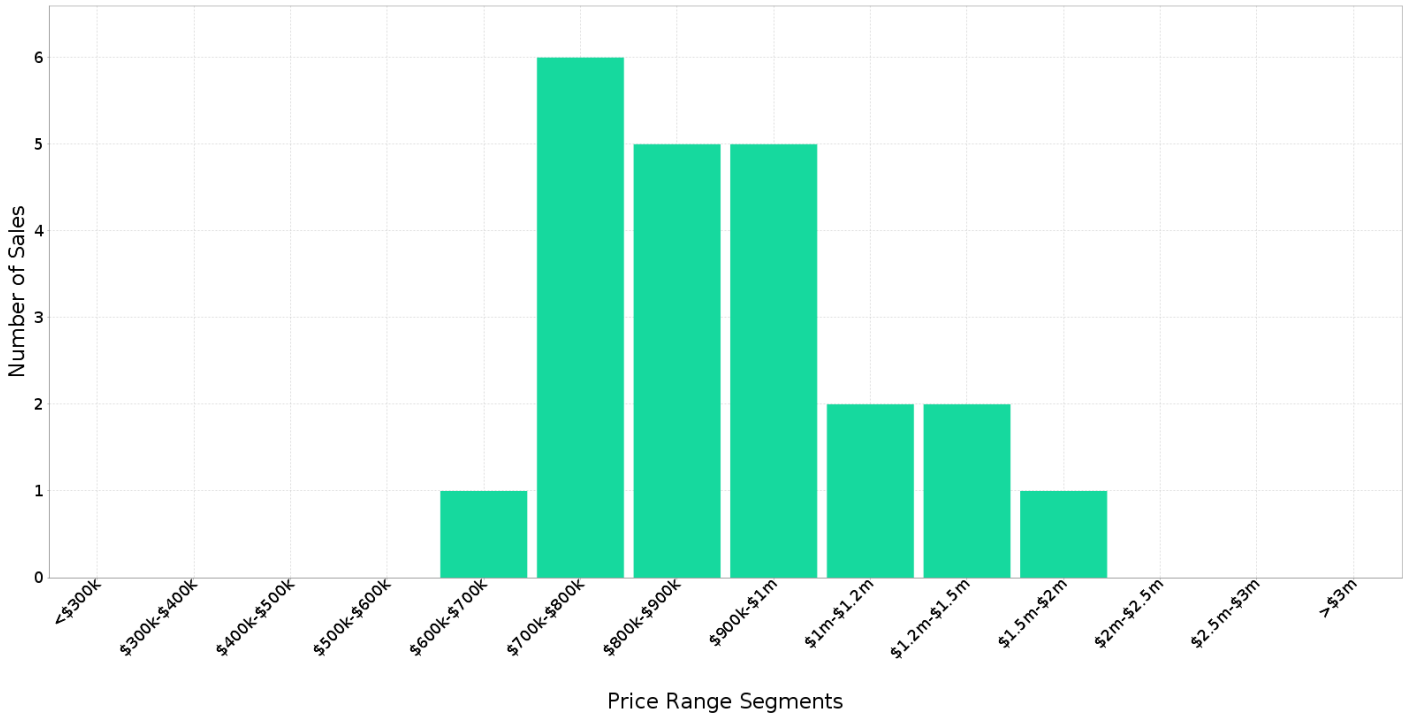
Based on 67 recorded House sales compared over the last two rolling 12 month periods



## GIRALANG - Peak Selling Periods (3 years)

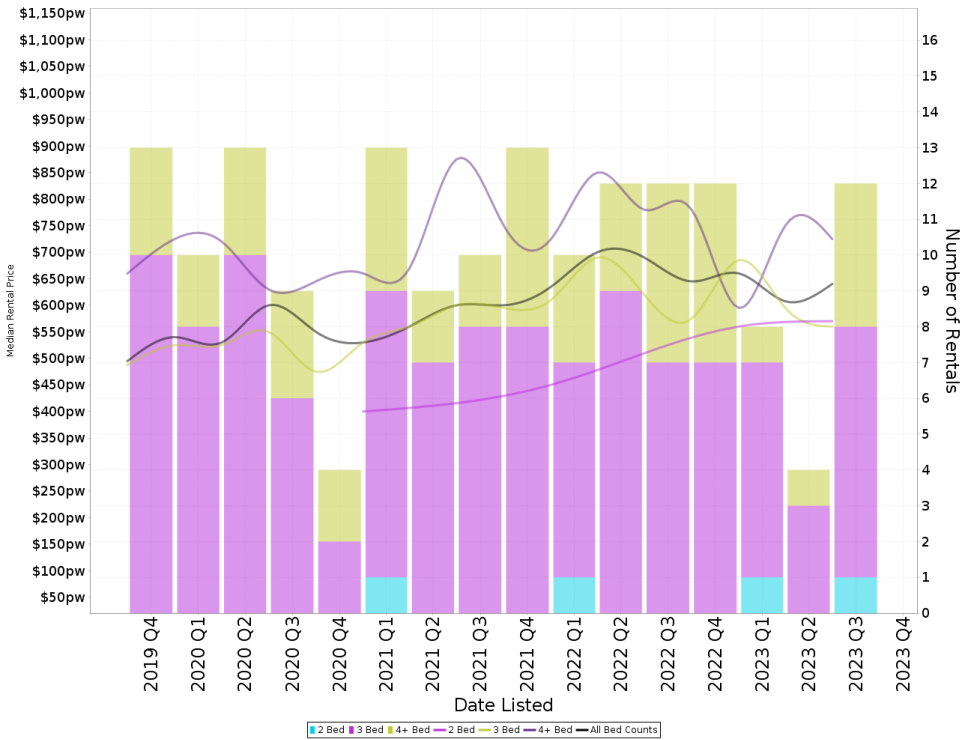


## GIRALANG - Price Range Segments (12 months)





## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-6.6%**

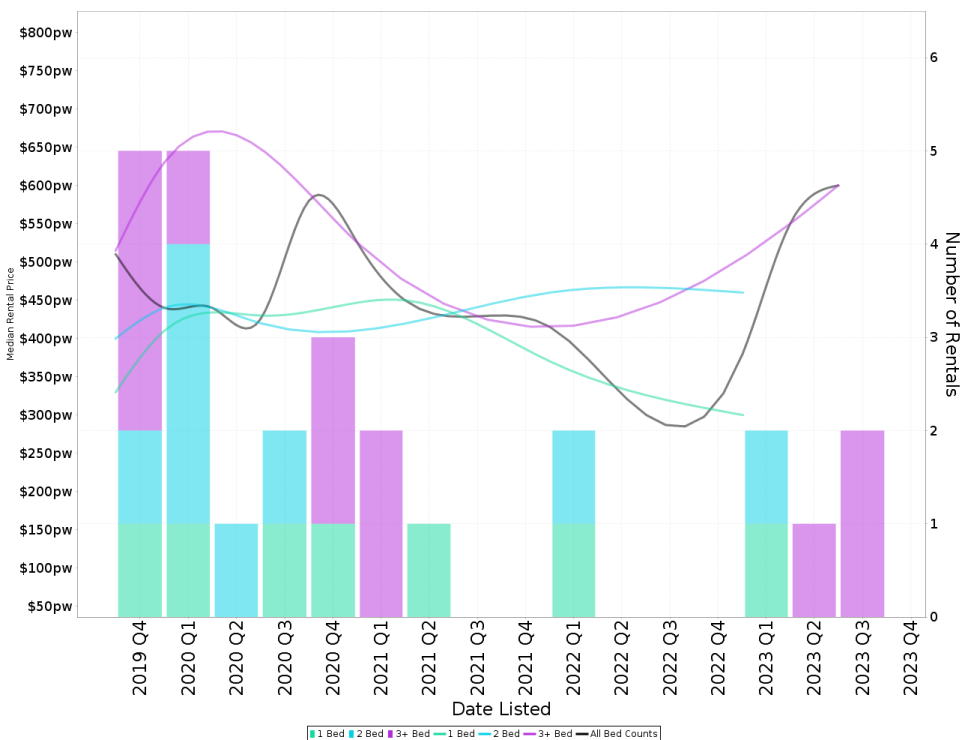
Current Median Price: \$887,500  
Previous Median Price: \$950,000  
Based on 67 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.8%**

Current Median Price: \$887,500  
Current Median Rent: \$643  
Based on 36 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-0.2%**

Current Median Price: \$526,500  
Previous Median Price: \$527,500  
Based on 12 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+5.4%**

Current Median Price: \$526,500  
Current Median Rent: \$550  
Based on 5 registered Unit rentals compared over the last 12 months.

## GIRALANG - Recently Sold Properties

Median Sale Price

**\$888k**

Based on 22 recorded House sales within the last 12 months (Oct '22 - Sep '23)

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

Suburb Growth

**-6.6%**

Current Median Price: \$887,500  
Previous Median Price: \$950,000

Based on 67 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**22**

Based on recorded House sales within the 12 months (Oct '22 - Sep '23)

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

**3 PALANA PL**



**\$715,000**

Sep 2023  
56 Days

712 m<sup>2</sup> 3 1 -

**12 ANTARES CRES**



**\$840,000**

Sep 2023  
50 Days

726 m<sup>2</sup> 3 1 2

**205 CHUCULBA CRES**



**\$1,200,000**

Aug 2023  
298 Days

1,002 m<sup>2</sup> 4 2 2

**201 CHUCULBA CRES**



**\$920,000**

Aug 2023  
65 Days

737 m<sup>2</sup> 3 4 3

**49 SPICA ST**



**\$875,000**

Aug 2023  
22 Days

802 m<sup>2</sup> 3 1 4

**110 BARACCHI CRES**




**\$1,950,000**

Jun 2023  
4 Days

1,019 m<sup>2</sup> 5 3 2

**1 PHOENIX PL**



**\$870,000**

Jun 2023  
65 Days

837 m<sup>2</sup> 4 2 1

**1 MALINDI PL**




**\$780,000**

May 2023  
9 Days

753 m<sup>2</sup> 3 1 1

**10 ARA PL**



**\$885,000**

May 2023  
77 Days

1,037 m<sup>2</sup> 5 2 2



# Independent

PROPERTY GROUP

**34 CHUCULBA CRES**

**\$960,000**



**SOLD** May 2023  
4 Days

1,096 m<sup>2</sup> 4 1 1

**69 BARACCHI CRES**

**\$1,335,000**



**SOLD** May 2023  
81 Days

893 m<sup>2</sup> 6 4 2

## GIRALANG - Properties For Rent

### Median Rental Price

**\$643 /w**

Based on 36 recorded House rentals within the last 12 months (Oct '22 - Sep '23)

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

### Rental Yield

**+3.8%**

Current Median Price: \$887,500  
Current Median Rent: \$643

Based on 22 recorded House sales and 36 House rentals compared over the last 12 months

### Number of Rentals

**36**

Based on recorded House rentals within the last 12 months (Oct '22 - Sep '23)

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

**80 Antares Crescent**

**\$630**



876 m<sup>2</sup> 3 2 2

Sep 2023 8 Days

**15 BALANU PLACE**

**\$530 / Wk**



691 m<sup>2</sup> 3 1 1

Sep 2023 20 Days

**4 PALANA PLACE**

**\$650 per week**




740 m<sup>2</sup> 4 2 2

Sep 2023 22 Days

**12 Canopus Crescent**

**\$790 per week**




806 m<sup>2</sup> 4 2 2

Sep 2023 23 Days

**12 HIRST PLACE**

**\$550 P/W**




750 m<sup>2</sup> 3 1 2

Sep 2023 29 Days

**2 Woyal Place**

**\$560**



984 m<sup>2</sup> 3 1 1

Aug 2023 37 Days

**5 CAPELLA CRESCENT**

**\$660 per week**

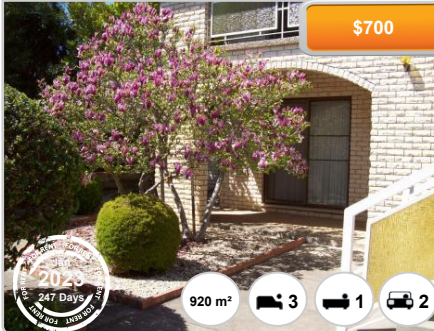


1,134 m<sup>2</sup> 4 2 3

Jul 2023 77 Days

**14 Lenehan Street**

**\$700**



920 m<sup>2</sup> 3 1 2

Sep 2023 247 Days