

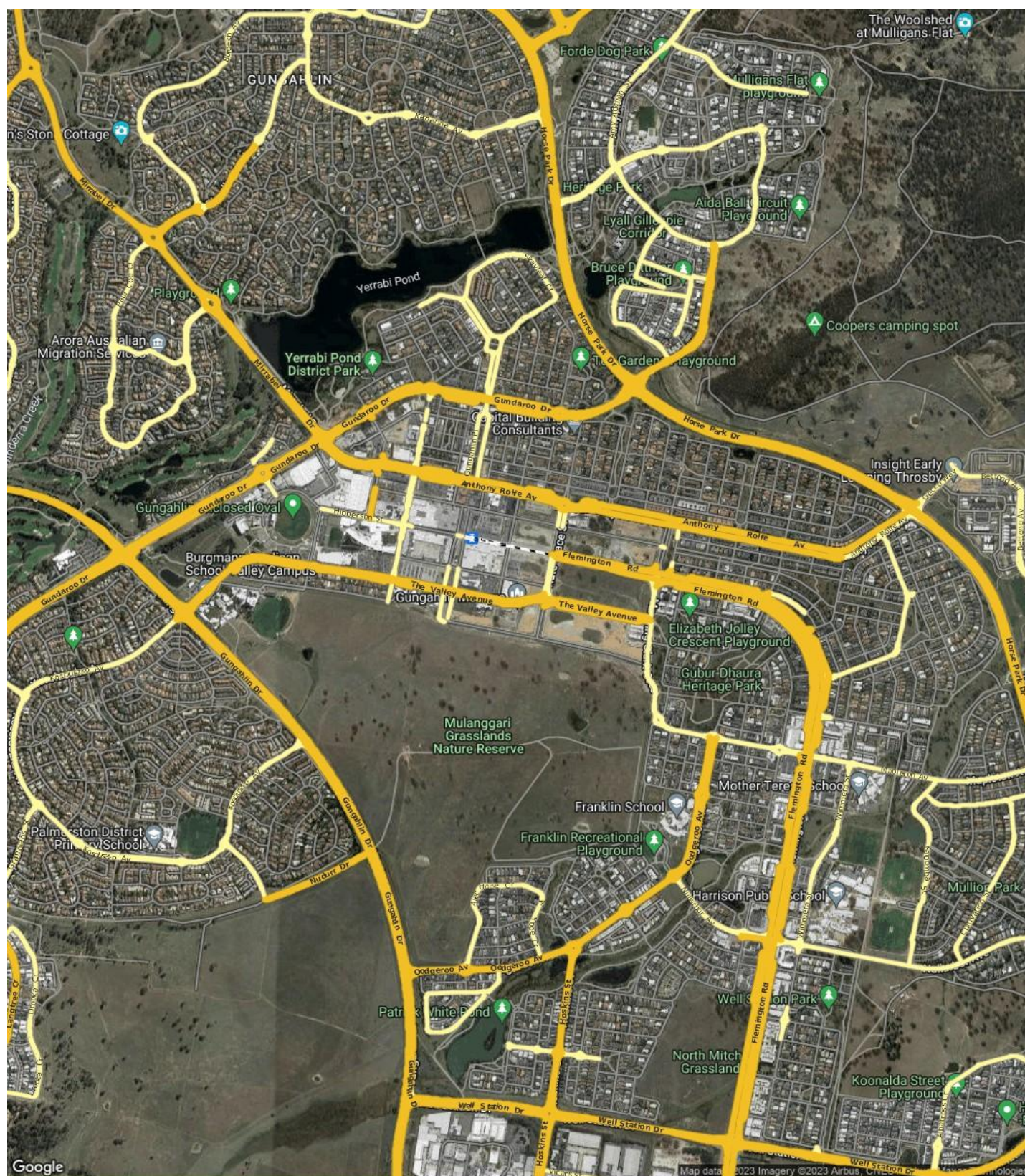
# SUBURB FLYOVER REPORT

GUNGAHLIN (HOUSE)

Prepared by [Independent Property Group](#)



## GUNGAHLIN - Suburb Map





## GUNGAHLIN - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	187	\$ 380,000	0.0 %	\$ 125,000	\$ 830,000
2006	201	\$ 420,000	10.5 %	\$ 115,000	\$ 790,000
2007	163	\$ 469,000	11.7 %	\$ 50,000	\$ 3,415,000
2008	93	\$ 480,500	2.5 %	\$ 151,000	\$ 1,050,000
2009	119	\$ 480,000	-0.1 %	\$ 4,700	\$ 925,000
2010	86	\$ 520,250	8.4 %	\$ 4,500	\$ 880,000
2011	64	\$ 542,750	4.3 %	\$ 405,000	\$ 930,000
2012	70	\$ 515,000	-5.1 %	\$ 220,000	\$ 855,000
2013	67	\$ 550,000	6.8 %	\$ 245,000	\$ 887,500
2014	64	\$ 543,000	-1.3 %	\$ 185,000	\$ 870,000
2015	60	\$ 615,000	13.3 %	\$ 408,000	\$ 1,225,000
2016	62	\$ 613,750	-0.2 %	\$ 170,000	\$ 20,250,000
2017	52	\$ 729,000	18.8 %	\$ 290,000	\$ 1,006,500
2018	64	\$ 721,000	-1.1 %	\$ 450,000	\$ 1,234,500
2019	46	\$ 755,000	4.7 %	\$ 345,000	\$ 1,410,000
2020	66	\$ 737,500	-2.3 %	\$ 50,000	\$ 1,425,000
2021	77	\$ 875,000	18.6 %	\$ 365,000	\$ 1,520,000
2022	58	\$ 1,026,000	17.3 %	\$ 325,000	\$ 1,800,000
2023	15	\$ 950,000	-7.4 %	\$ 600,000	\$ 1,300,000

Median Sale Price

# \$1m

Based on 34 recorded House sales within the last 12 months (Oct '22 - Sep '23)

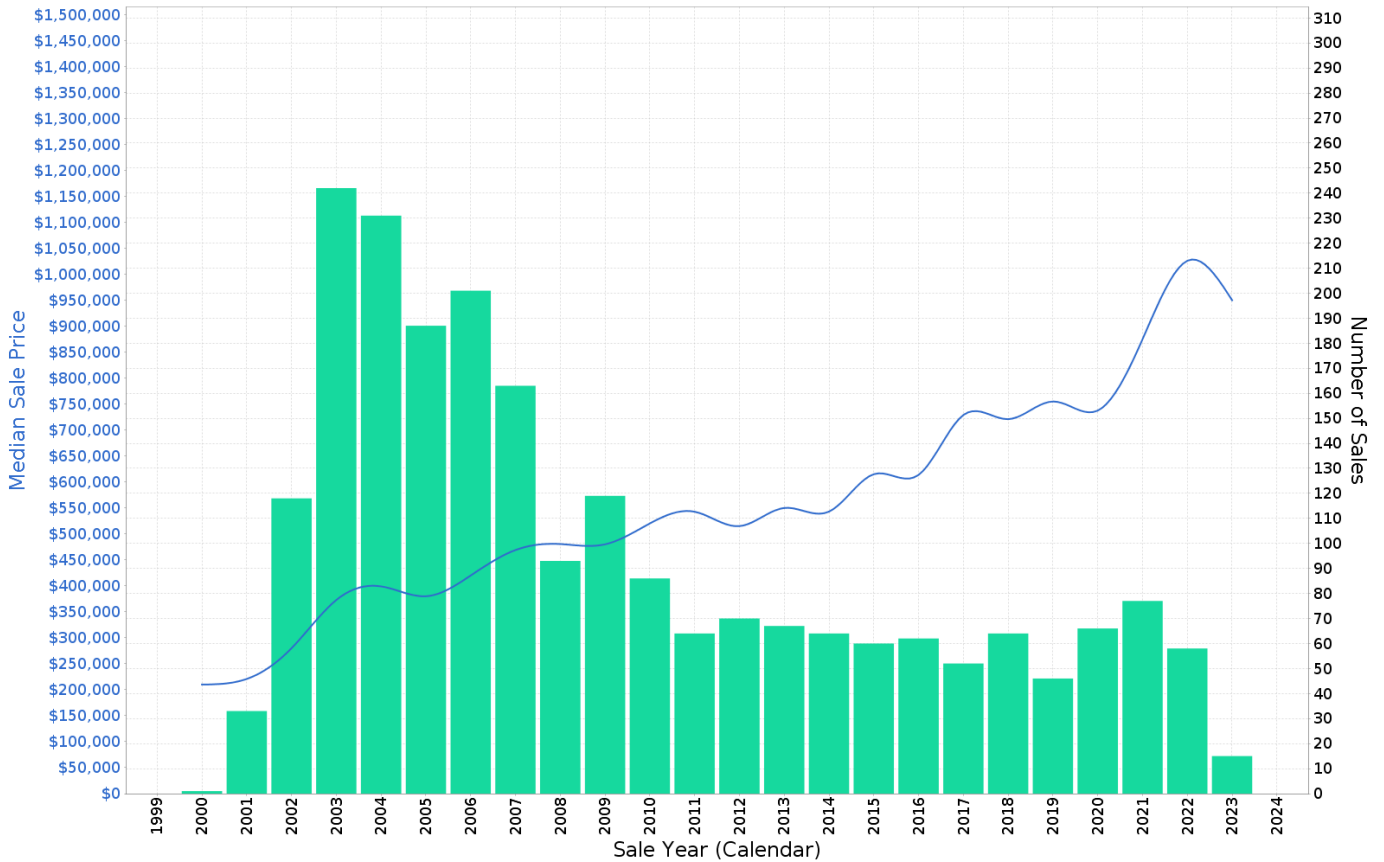
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

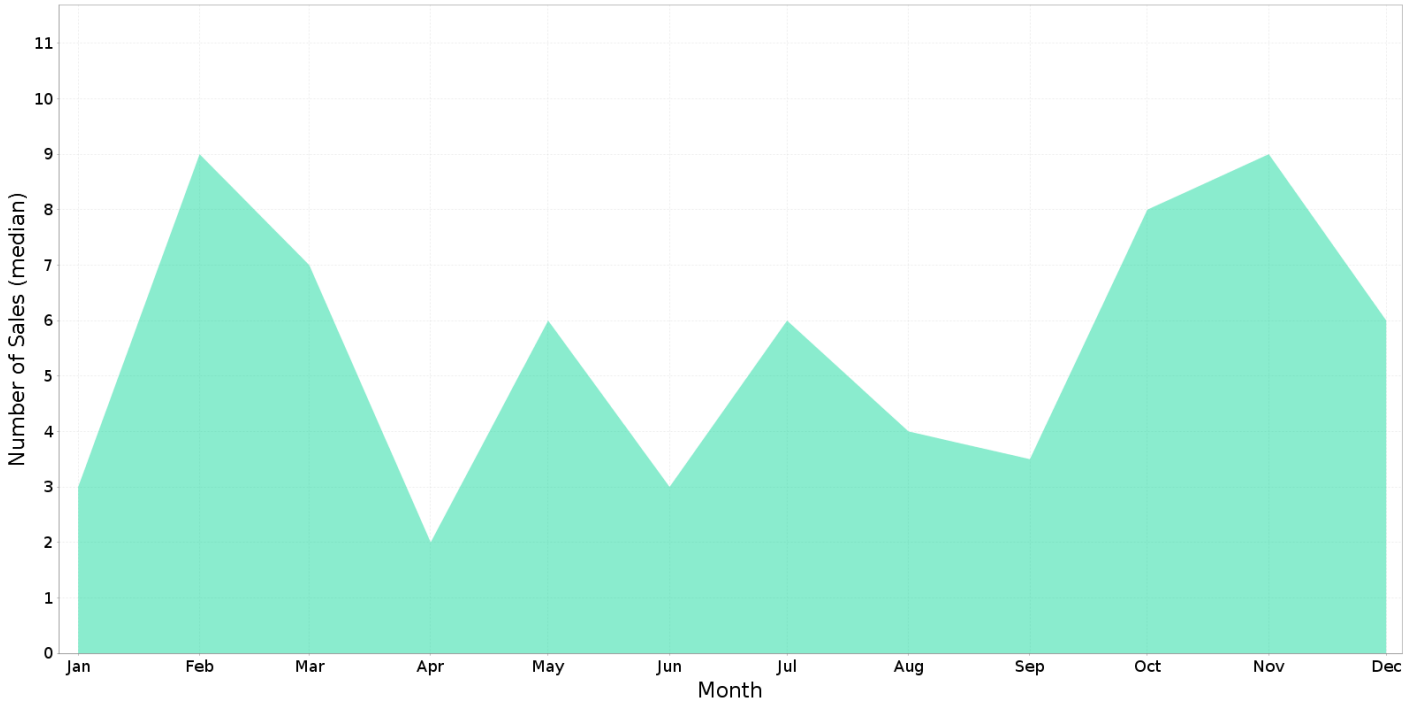
# +2.0%

Current Median Price: \$1,000,000  
Previous Median Price: \$980,000

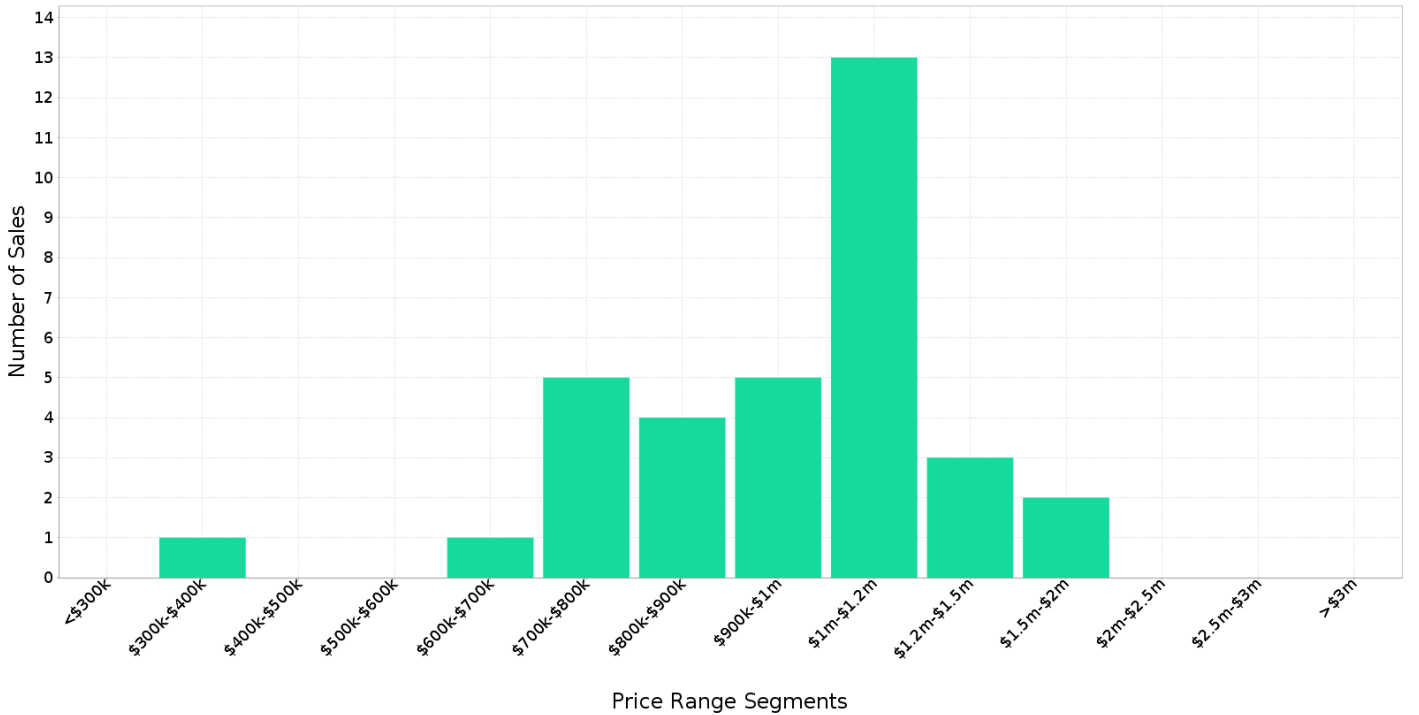
Based on 99 recorded House sales compared over the last two rolling 12 month periods



## GUNGAHLIN - Peak Selling Periods (3 years)

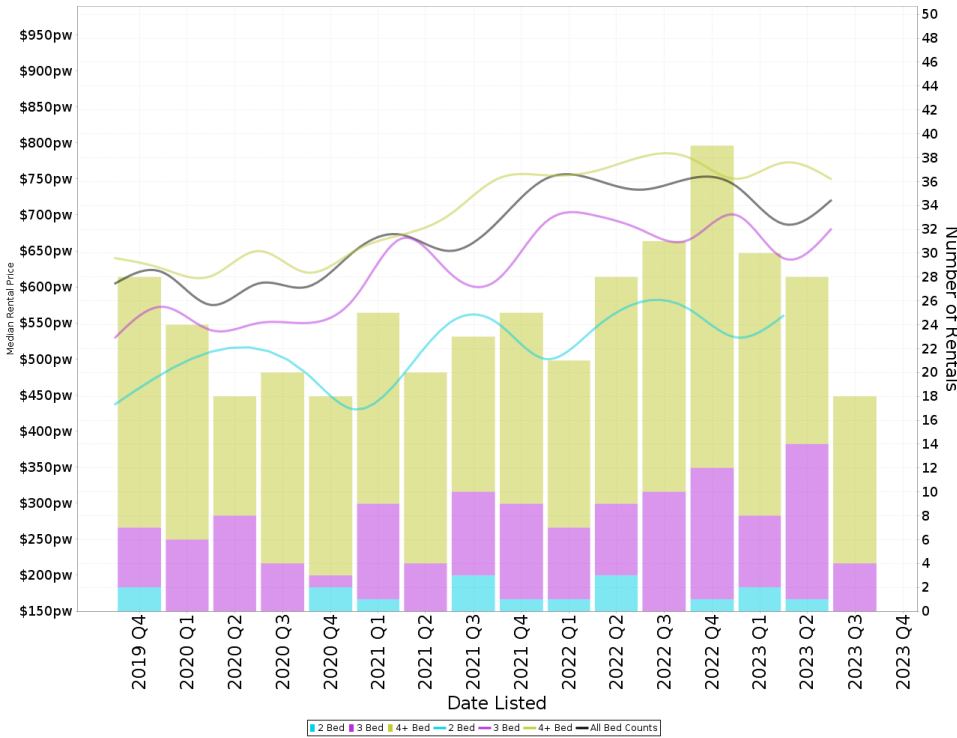


## GUNGAHLIN - Price Range Segments (12 months)





## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+2.0%**

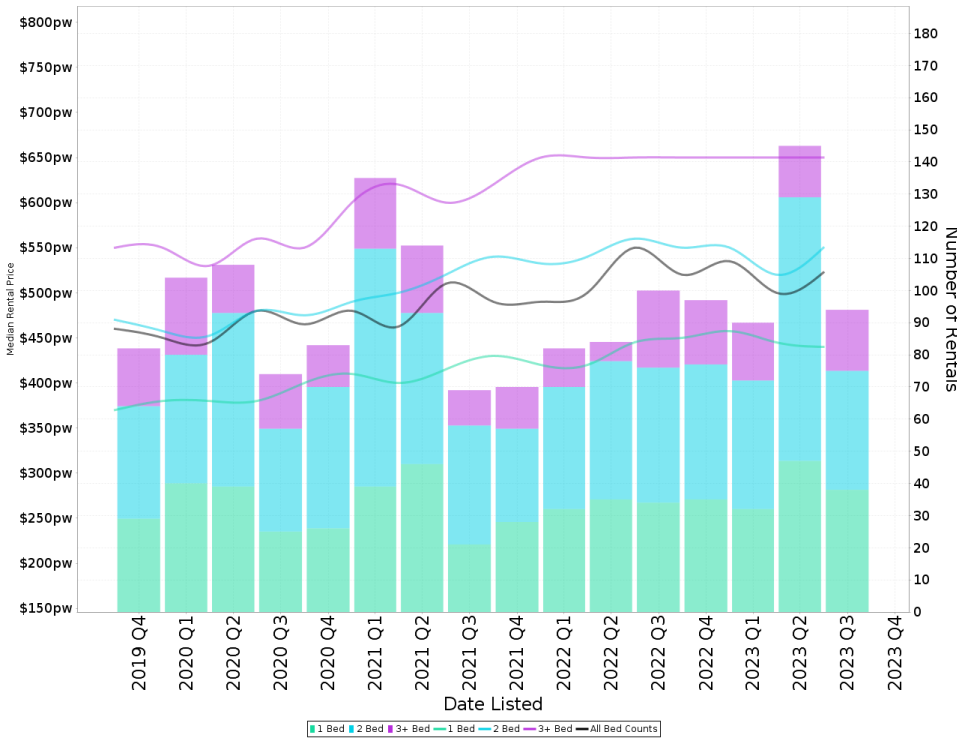
Current Median Price: \$1,000,000  
Previous Median Price: \$980,000  
Based on 99 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.8%**

Current Median Price: \$1,000,000  
Current Median Rent: \$730  
Based on 115 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-2.3%**

Current Median Price: \$430,000  
Previous Median Price: \$440,000  
Based on 268 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+6.3%**

Current Median Price: \$430,000  
Current Median Rent: \$520  
Based on 426 registered Unit rentals compared over the last 12 months.

## GUNGAHLIN - Recently Sold Properties

Median Sale Price

**\$1m**

Based on 34 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

**+2.0%**

Current Median Price: \$1,000,000  
Previous Median Price: \$980,000

Based on 99 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**34**

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

**287 ANTHONY ROLFE AVE**

**\$970,000**

Sep 2023  
55 Days

397 m<sup>2</sup> 4 2 2

**35 PETERSILKA ST**

**\$1,030,000**

Sep 2023  
26 Days

470 m<sup>2</sup> 4 2 2

**27 PENFOLD ST**

**\$1,025,000**

Sep 2023  
40 Days

468 m<sup>2</sup> 4 2 2

**237 ANTHONY ROLFE AVE**

**\$901,000**

Sep 2023  
53 Days

285 m<sup>2</sup> 3 2 2

**2/11 TEA GDNS**

**\$705,000**

Aug 2023  
40 Days

3,537 m<sup>2</sup> 3 2 2

**2 ADLARD PL**

**\$992,000**

Aug 2023  
22 Days

622 m<sup>2</sup> 4 2 2

**26 ALICE CUMMINS ST**

**\$1,200,000**

Aug 2023  
6 Days

507 m<sup>2</sup> 5 2 2

**5 ZEIDLER ST**

**\$1,642,890**

Aug 2023  
104 Days

558 m<sup>2</sup> 5 3 2

**318 ANTHONY ROLFE AVE**

**\$900,000**

Aug 2023  
22 Days

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



# Independent

PROPERTY GROUP

**4 MARY GILLESPIE AVE**

**\$1,335,000**

**Sold** July 2023  
17 Days

563 m<sup>2</sup> 4 2 2

**17 BEMBRICK ST**

**\$1,000,000**

**Sold** Jun 2023  
20 Days

476 m<sup>2</sup> 4 2 2

**31 FRANCES BURKE ST**

**\$825,000**

**Sold** May 2023  
84 Days

368 m<sup>2</sup> 3 2 2

**5 ELM GR**

**\$810,000**

**Sold** May 2023  
24 Days

480 m<sup>2</sup> 3 2 2

**38 DAME ZARA ST**

**\$1,070,000**

**Sold** May 2023  
23 Days

552 m<sup>2</sup> 5 2 2

**7B BRAGGETT ST**

**\$728,000**

**Sold** May 2023  
N/A

255 m<sup>2</sup> 2 1 2

**29 EVA WEST ST**

**\$1,075,000**

**Sold** May 2023  
N/A

482 m<sup>2</sup> 4 2 2

**17 SARSON ST**

**\$1,100,000**

**Sold** Apr 2023  
13 Days

570 m<sup>2</sup> 4 2 2

**36 STRAYLEAF CRES**

**\$1,300,000**

**Sold** Apr 2023  
N/A

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



## GUNGAHLIN - Properties For Rent

Median Rental Price

**\$730 /w**

Based on 115 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: \$1,000,000  
Current Median Rent: \$730

Based on 34 recorded House sales and 115 House rentals compared over the last 12 months

Number of Rentals

**115**

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

**13 ROSANNA STREET**

**\$800 per week**

517 m<sup>2</sup> 4 bedrooms 2 bathrooms 2 car spaces

Current For Rent: Sep 2023, 7 Days

**8 ELLIMAN STREET**

**\$750**

441 m<sup>2</sup> 4 bedrooms 2 bathrooms 2 car spaces

Current For Rent: Sep 2023, 14 Days

**66 Swain Street**

**\$740 - \$760**

372 m<sup>2</sup> 4 bedrooms 3 bathrooms 2 car spaces

Current For Rent: Sep 2023, 30 Days

**41 Nellie Hamilton Ave**

**\$690 per week**

375 m<sup>2</sup> 4 bedrooms 2 bathrooms 2 car spaces

Current For Rent: Sep 2023, 32 Days

**41 NELLIE HAMILTON AVENUE**

**\$690 weekly**

375 m<sup>2</sup> 4 bedrooms 2 bathrooms 2 car spaces

Current For Rent: Sep 2023, 32 Days

**29 Penfold Street**

**\$780 per week**

468 m<sup>2</sup> 4 bedrooms 2 bathrooms 2 car spaces

Current For Rent: Aug 2023, 36 Days

**21 DELMA VIEW**

**\$692 per week**

562 m<sup>2</sup> 4 bedrooms 2 bathrooms 2 car spaces

Current For Rent: Aug 2023, 44 Days

**68 MARY GILLESPIE AVENUE**

**\$680 per week**

254 m<sup>2</sup> 3 bedrooms 2 bathrooms 2 car spaces

Current For Rent: Aug 2023, 55 Days

**68 Mary Gillespie Ave**

**\$680 per week**

254 m<sup>2</sup> 3 bedrooms 2 bathrooms 2 car spaces

Current For Rent: Aug 2023, 55 Days



# Independent

PROPERTY GROUP

**60 AYRTON STREET**

\$660 pw

301 m<sup>2</sup> 3 2 2

**35 Hollingsworth Street**

\$800

4 1 2

**22 Rosanna Street**

\$810

603 m<sup>2</sup> 4 2 2

**904/90 Swain St**

\$470 Per Week

1 1 1

**3 John Winter Street**

\$850 per week

450 m<sup>2</sup> 4 2 2