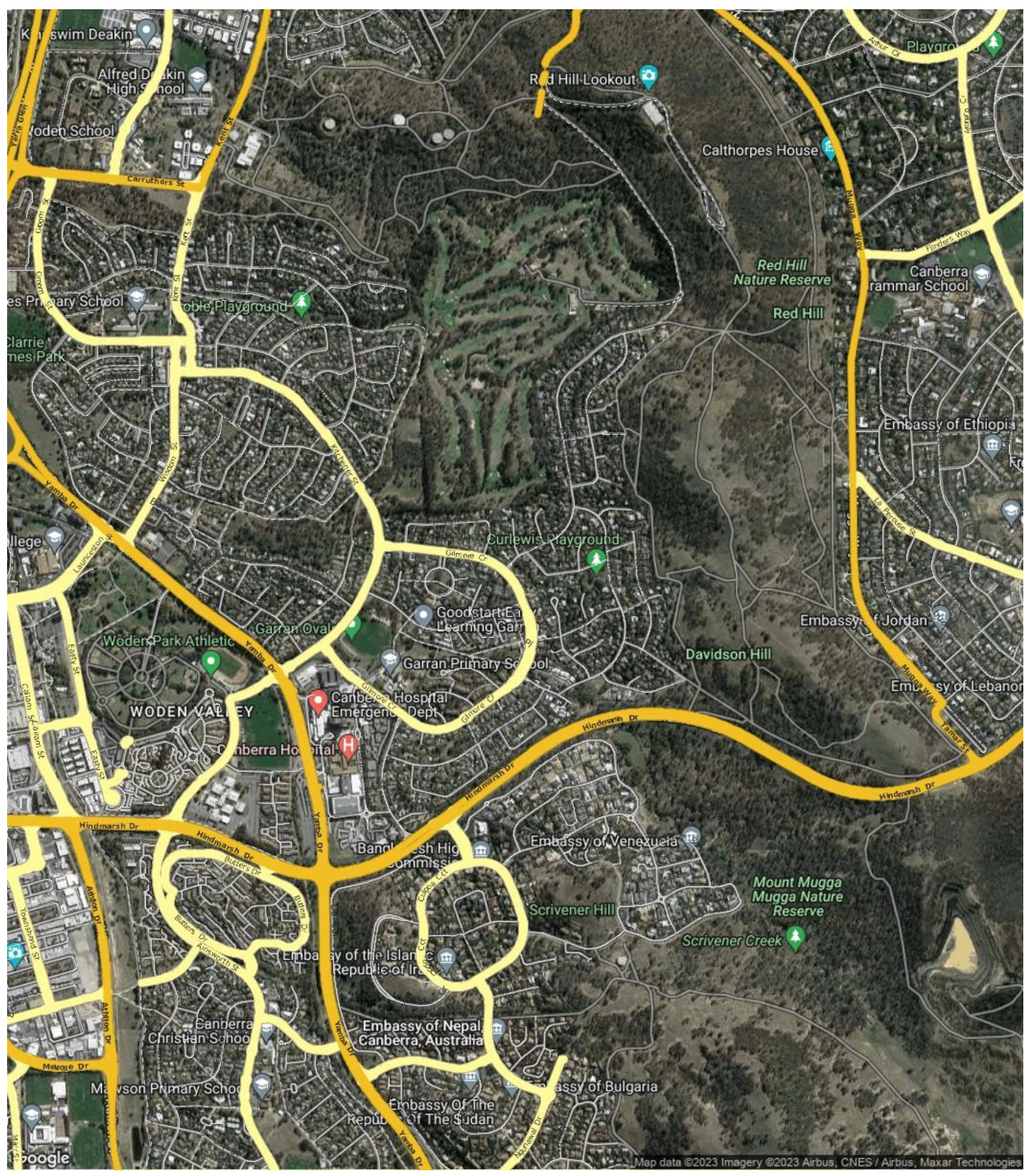


SUBURB FLYOVER REPORT

GARRAN (HOUSE)

Prepared by [Independent Property Group](#)

GARRAN - Suburb Map



GARRAN - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	33	\$ 642,500	0.0 %	\$ 300,000	\$ 1,050,000
2006	32	\$ 572,500	-10.9 %	\$ 340,000	\$ 1,130,000
2007	42	\$ 680,500	18.9 %	\$ 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	33	\$ 1,520,000	0.5 %	\$ 1,000,000	\$ 3,787,000
2023	10	\$ 1,687,500	11.0 %	\$ 1,097,000	\$ 2,900,000

Median Sale Price

\$1.56m

Based on 19 recorded House sales within the last 12 months (Oct '22 - Sep '23)

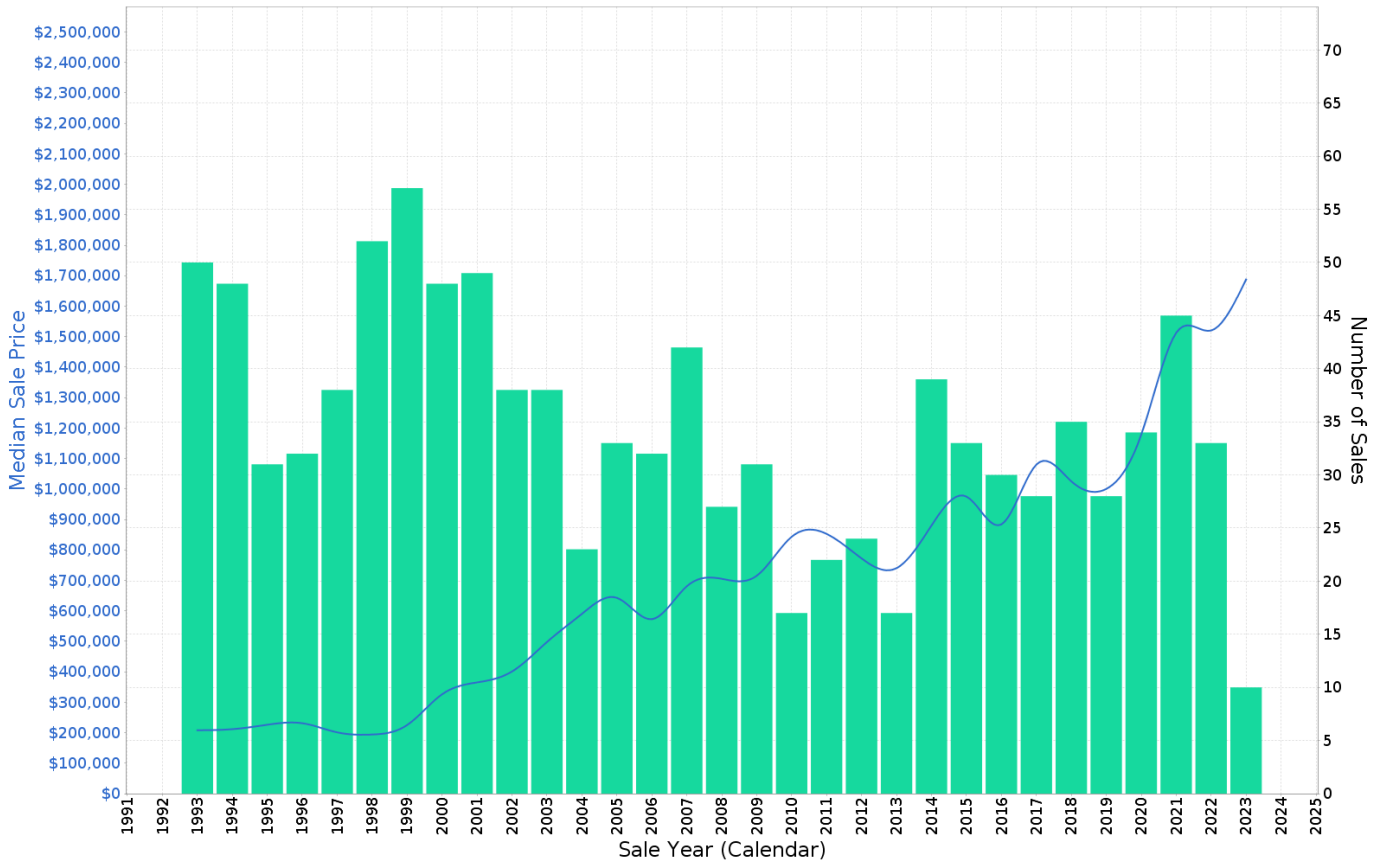
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

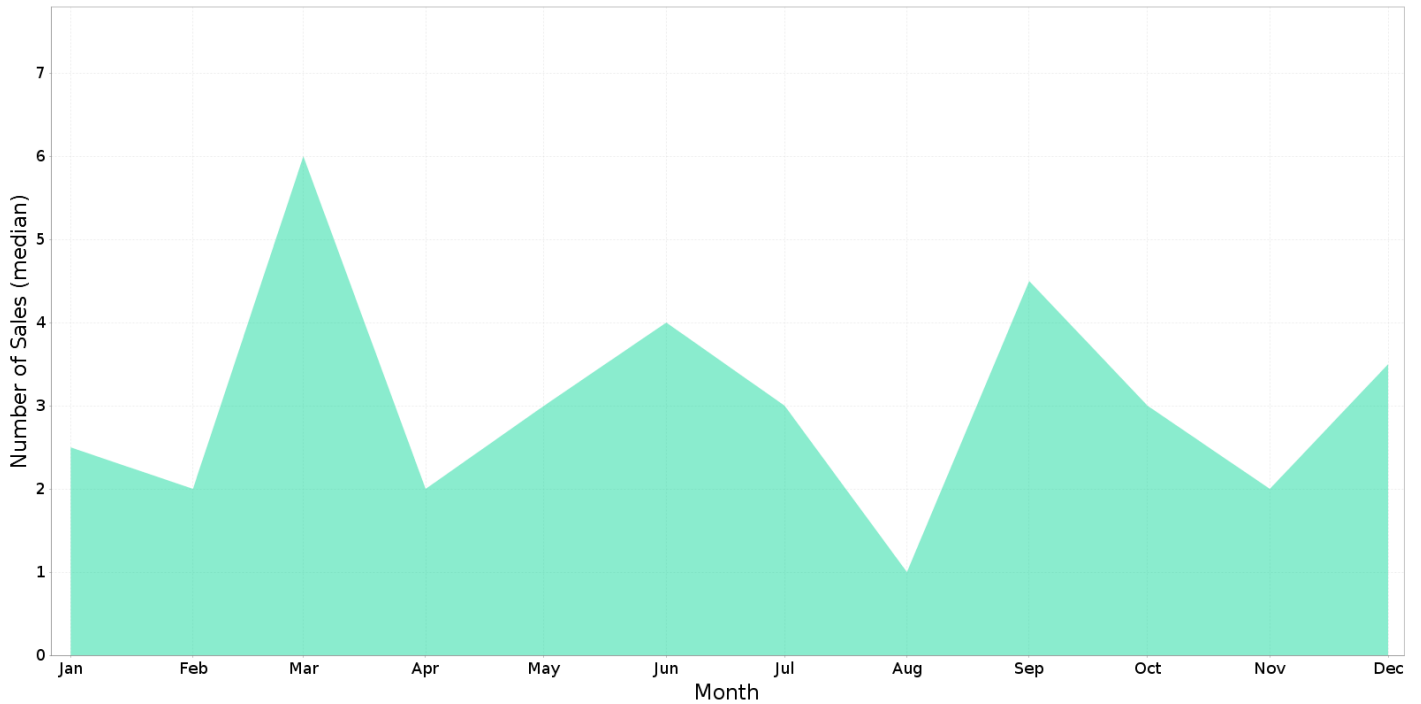
-5.0%

Current Median Price: \$1,560,000
Previous Median Price: \$1,642,500

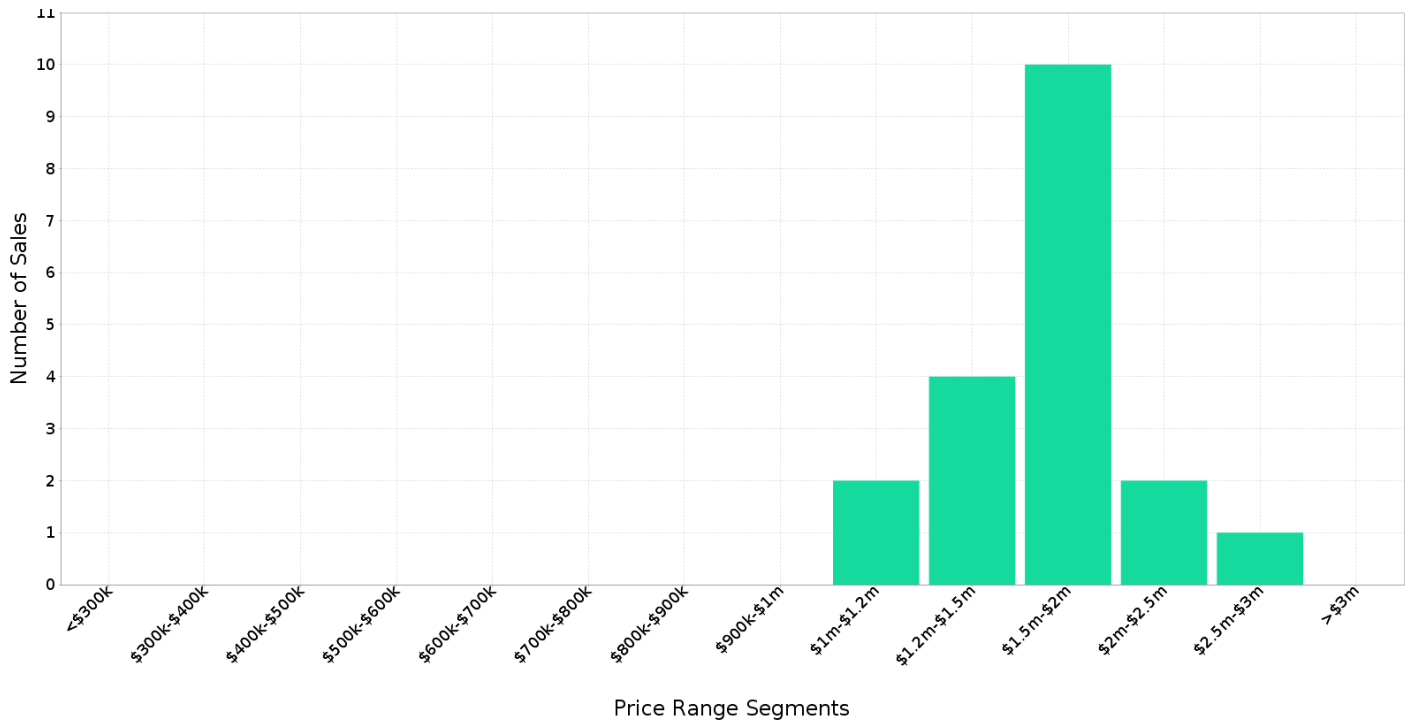
Based on 51 recorded House sales compared over the last two rolling 12 month periods



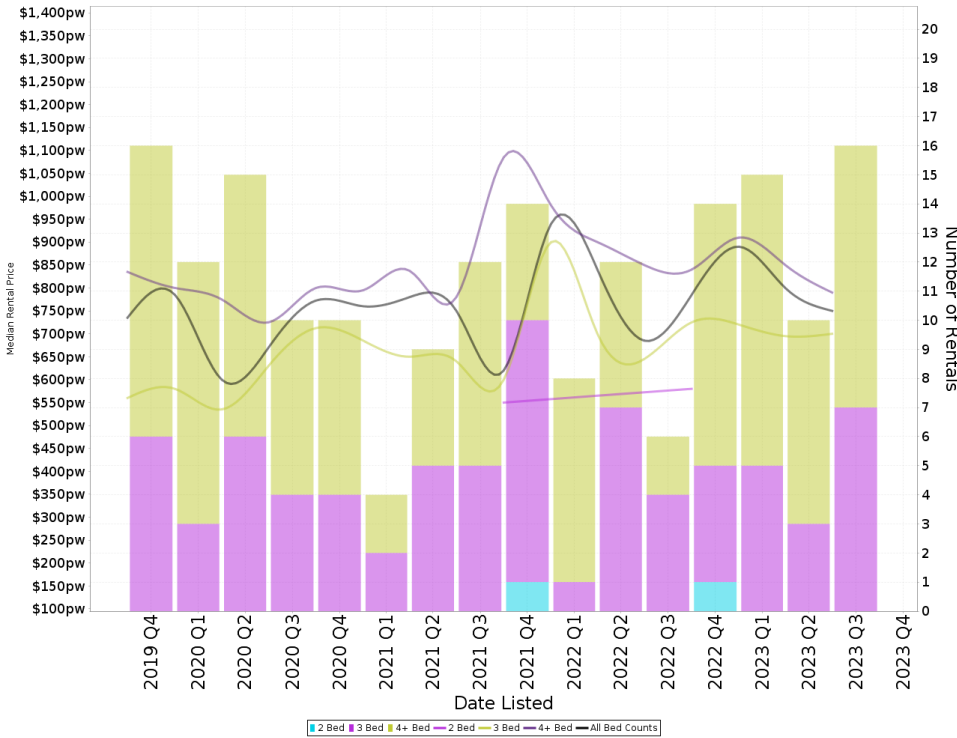
GARRAN - Peak Selling Periods (3 years)



GARRAN - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-5.0%

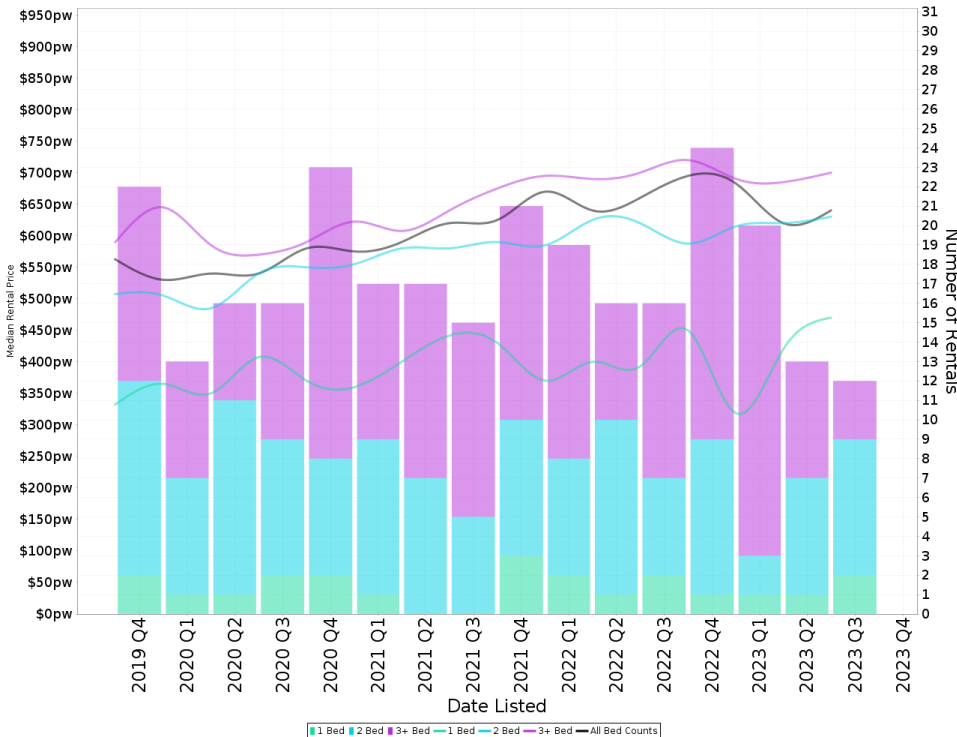
Current Median Price: \$1,560,000
Previous Median Price: \$1,642,500
Based on 51 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.6%

Current Median Price: \$1,560,000
Current Median Rent: \$790
Based on 55 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+7.1%

Current Median Price: \$792,500
Previous Median Price: \$740,000
Based on 55 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.4%

Current Median Price: \$792,500
Current Median Rent: \$670
Based on 69 registered Unit rentals compared over the last 12 months.

GARRAN - Recently Sold Properties

Median Sale Price

\$1.56m

Based on 19 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

-5.0%

Current Median Price: \$1,560,000
Previous Median Price: \$1,642,500

Based on 51 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 '22 - Sep '23)

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

20 TOMPSON ST

\$1,305,000

Sep 2023
22 Days

823 m² 3 1 1

83 FITCHETT ST

\$2,610,000

Sep 2023
22 Days

845 m² 4 3 2

7 BONWICK PL

\$1,600,000

Jun 2023
22 Days

849 m² 3 2 2

27 INGAMELLS ST

\$1,307,500

Jun 2023
210 Days

694 m² 5 3 3

60 CURLEWIS CRES

\$1,120,000

May 2023
97 Days

906 m² 3 1 3

6 MAURICE PL

\$1,750,000

2023
21 Days

806.5 m² - - -

61 FITCHETT ST

\$1,821,000

May 2023
34 Days

910 m² 4 2 2

37 COUVREUR ST

\$1,730,000

May 2023
62 Days

1,040 m² 6 3 2

20 DENNIS ST

\$1,097,000

May 2023
52 Days

792 m² 3 1 2

Independent

PROPERTY GROUP



GARRAN - Properties For Rent

Median Rental Price

\$790 /w

Based on 55 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

+2.6%

Current Median Price: \$1,560,000
Current Median Rent: \$790

Based on 19 recorded House sales and 55 House rentals compared over the last 12 months

Number of Rentals


55




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

9 GILMORE CRESCENT

\$800 per week




788 m²   

Sep 2023
29 Days

69 Fitchett Street

\$950 per week



845 m²   

Sep 2023
34 Days

28 Fitchett Street

\$750 per week




884 m²   

Aug 2023
41 Days

60 Fitchett Street

\$625 Per Week



736 m²   

Aug 2023
45 Days

20 COUVREUR STREET

\$950 P/W



886 m²   

Aug 2023
58 Days

127 GILMORE CRESCENT

\$600 pw



995 m²   

Aug 2023
65 Days