

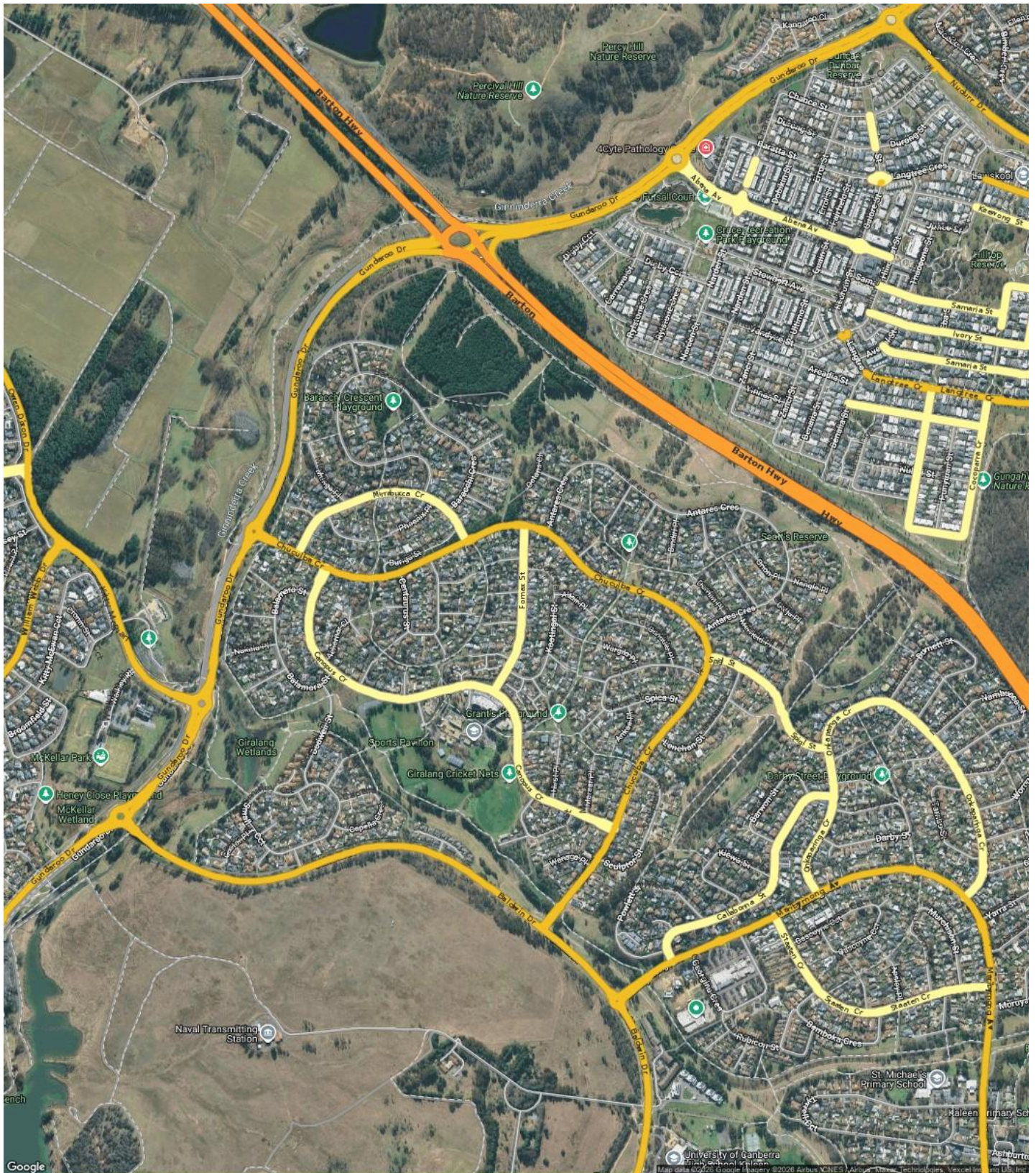
SUBURB FLYOVER REPORT

GIRALANG (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655



GIRALANG - Suburb Map



Prepared on 10/06/2026 by Auction Advantage. © Property Data Solutions Pty Ltd 2026 (pricfinder.com.au)

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GIRALANG - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	47	\$ 395,000	0.0 %	\$ 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	34	\$ 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	49	\$ 925,000	2.8 %	\$ 170,000	\$ 1,420,000
2023	28	\$ 891,500	-3.6 %	\$ 575,000	\$ 1,950,000
2024	27	\$ 927,000	4.0 %	\$ 530,000	\$ 2,150,000
2025	32	\$ 902,500	-2.6 %	\$ 460,000	\$ 2,155,000
2026	10	\$ 1,090,000	20.8 %	\$ 865,000	\$ 1,700,000

Median Sale Price

\$920k

Based on 35 recorded House sales within the last 12 months (Apr '25 - Mar '26)

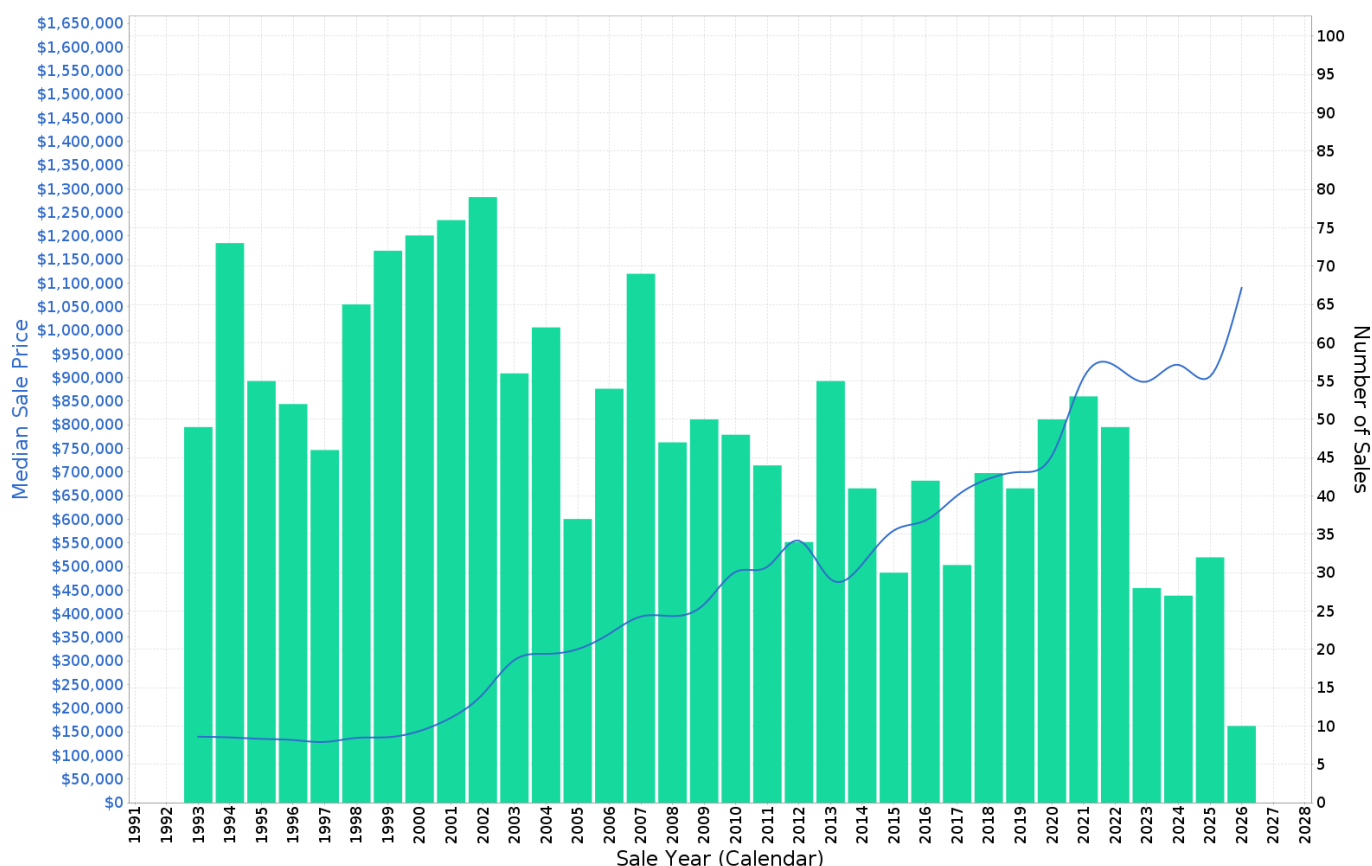
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

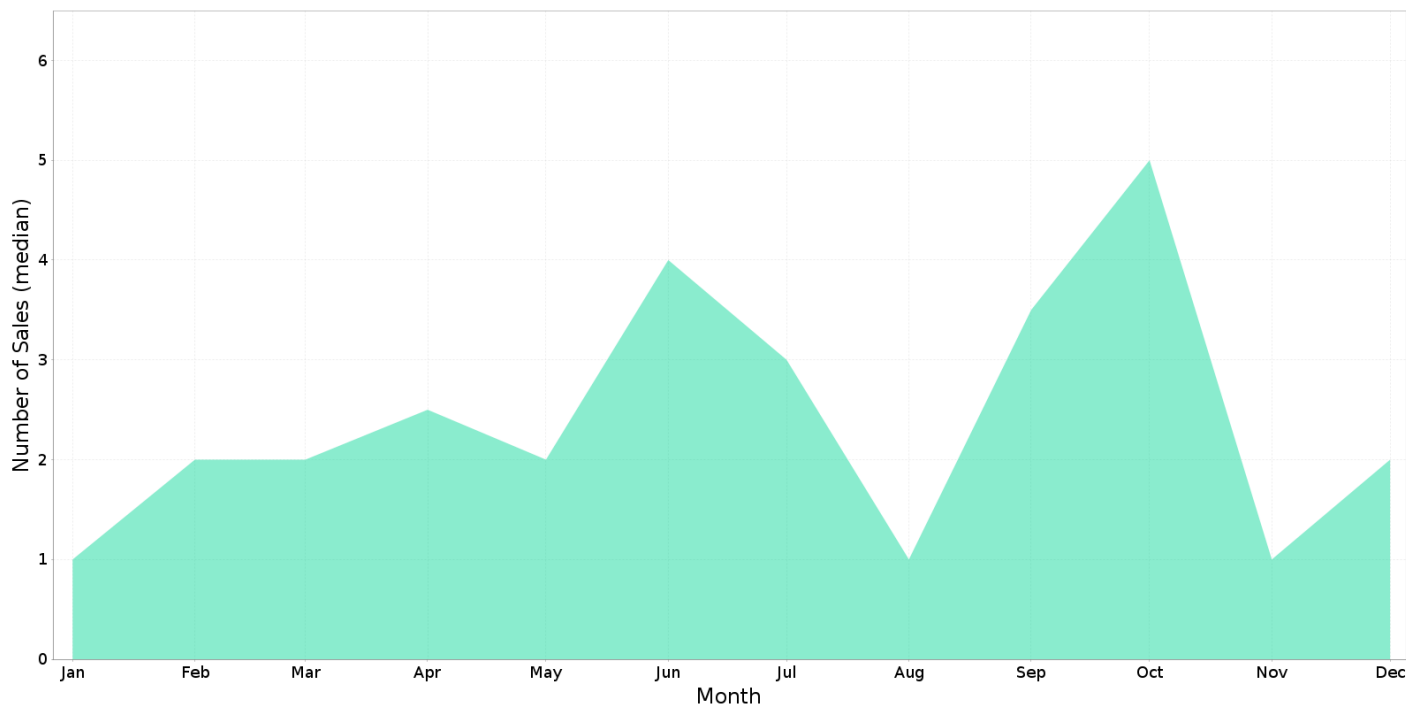
-0.8%

Current Median Price: \$920,000
Previous Median Price: \$927,000

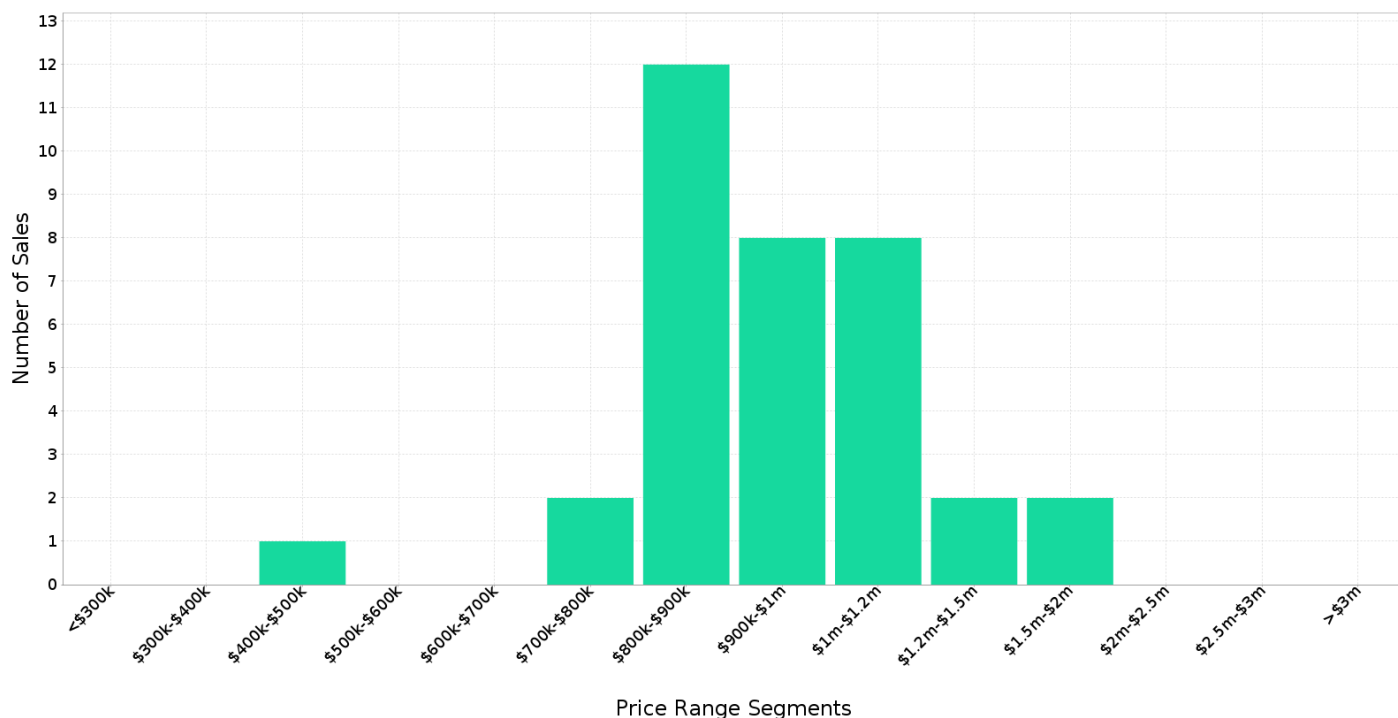
Based on 62 recorded House sales compared over the last two rolling 12 month periods



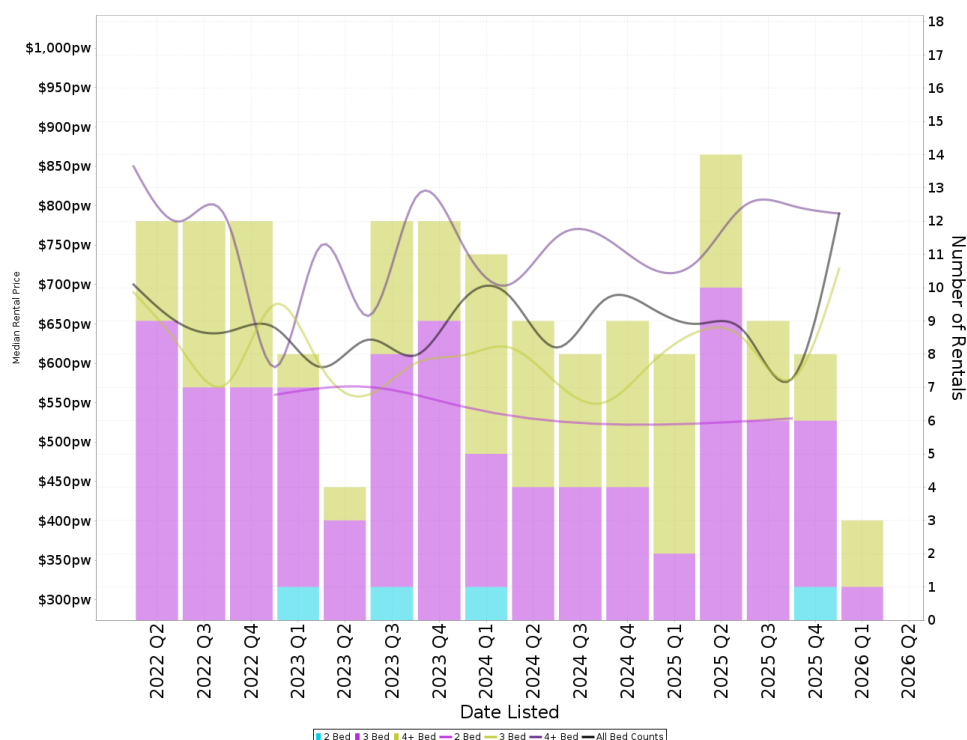
GIRALANG - Peak Selling Periods (3 years)



GIRALANG - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-0.8%

Current Median Price: \$920,000
Previous Median Price: \$927,000

Based on 62 registered House sales compared over the last two rolling 12 month periods.

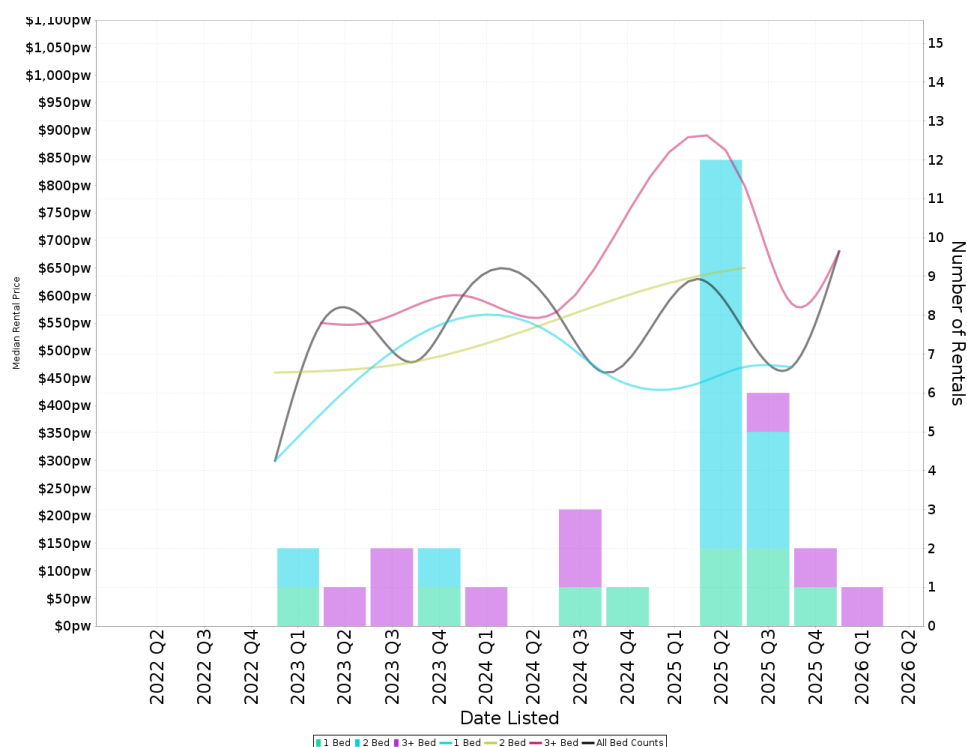
Suburb Rental Yield

+3.7%

Current Median Price: \$920,000
Current Median Rent: \$650

Based on 34 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-2.4%

Current Median Price: \$747,000
Previous Median Price: \$765,000

Based on 47 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.4%

Current Median Price: \$747,000
Current Median Rent: \$630

Based on 21 registered Unit rentals compared over the last 12 months.

GIRALANG - Recently Sold Properties

Median Sale Price

\$920k

Based on 35 recorded House sales within the last 12 months (Apr '25 - Mar '26)

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

Suburb Growth

-0.8%

Current Median Price: \$920,000
Previous Median Price: \$927,000

Based on 62 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

35

Based on recorded House sales within the 12 months (Apr '25 - Mar '26)

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

45 BARACCHI CRES

\$1,040,000



Sold May 2026
23 Days

1,110 m² 4 2 2

7 MANA PL

\$1,150,000



Sold Apr 2026
N/A

757 m² 4 2 4

31 SCULPTOR ST

\$985,000



Sold Apr 2026
23 Days

790 m² 3 2 1

8 ANKAA PL

\$865,000

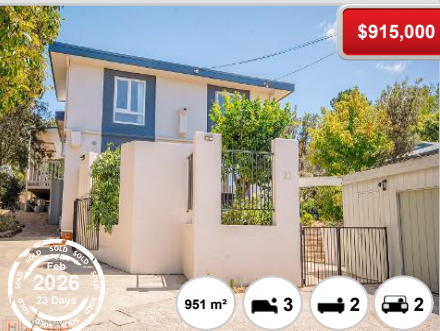


Sold Mar 2026
15 Days

842 m² 2 2 4

22 BARACCHI CRES

\$915,000



Sold Feb 2026
23 Days

951 m² 3 2 2

11 FORNAX ST

\$1,100,000



Sold Feb 2026
27 Days

810 m² 4 2 4

6 ANKAA PL

\$915,000



Sold Feb 2026
25 Days

725 m² 3 1 2

15 SPIGL ST

\$1,090,000



Sold Feb 2026
N/A

911 m² 4 1 2

25 CENTAURUS ST

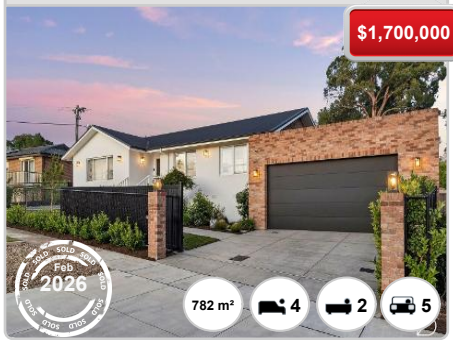
\$1,150,000



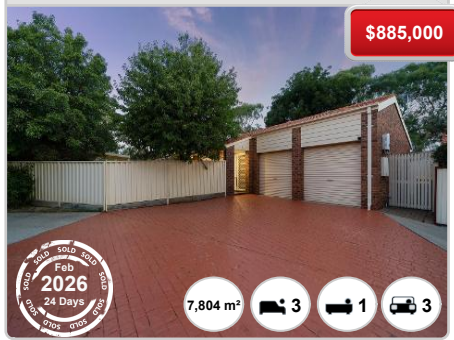
Sold Feb 2026
N/A

986 m² 5 2 2

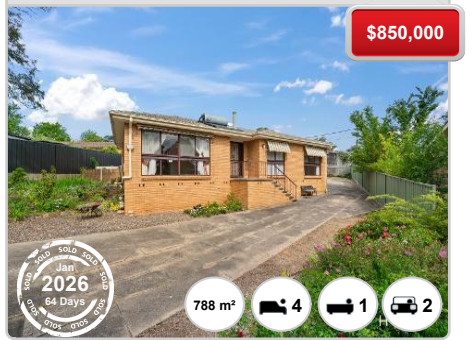
79 CHUCULBA CRES



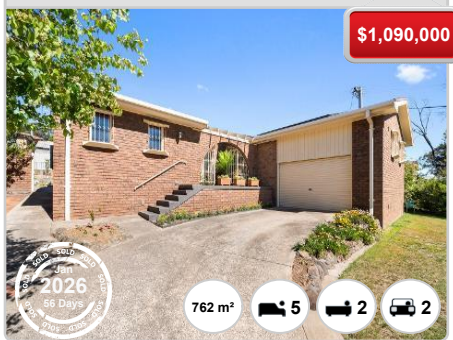
9/29 SMALLEY CCT



3 TUCANA ST



173 CHUCULBA CRES



28 CHUCULBA CRES





GIRALANG - Properties For Rent

Median Rental Price

\$650 /w

Based on 34 recorded House rentals within the last 12 months (Apr '25 - Mar '26)

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

Rental Yield

+3.7%

Current Median Price: \$920,000
Current Median Rent: \$650

Based on 35 recorded House sales and 34 House rentals compared over the last 12 months

Number of Rentals

34

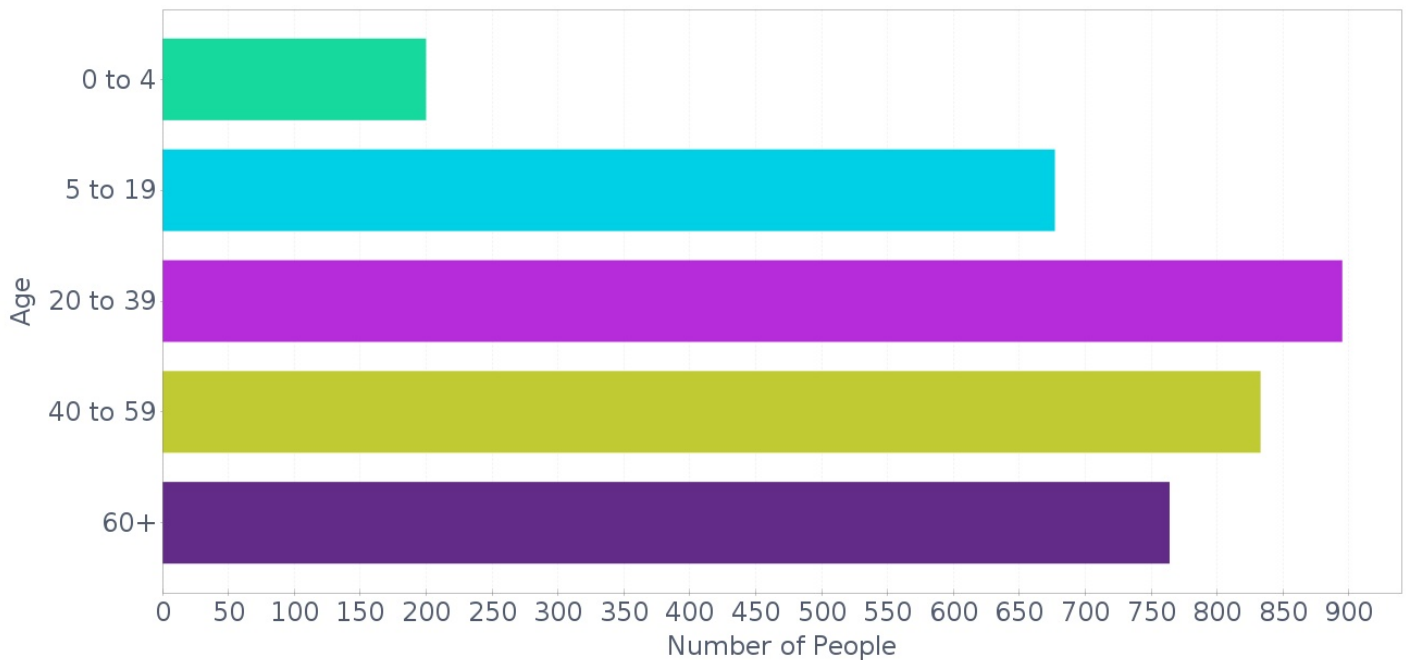
Based on recorded House rentals within the last 12 months (Apr '25 - Mar '26)

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

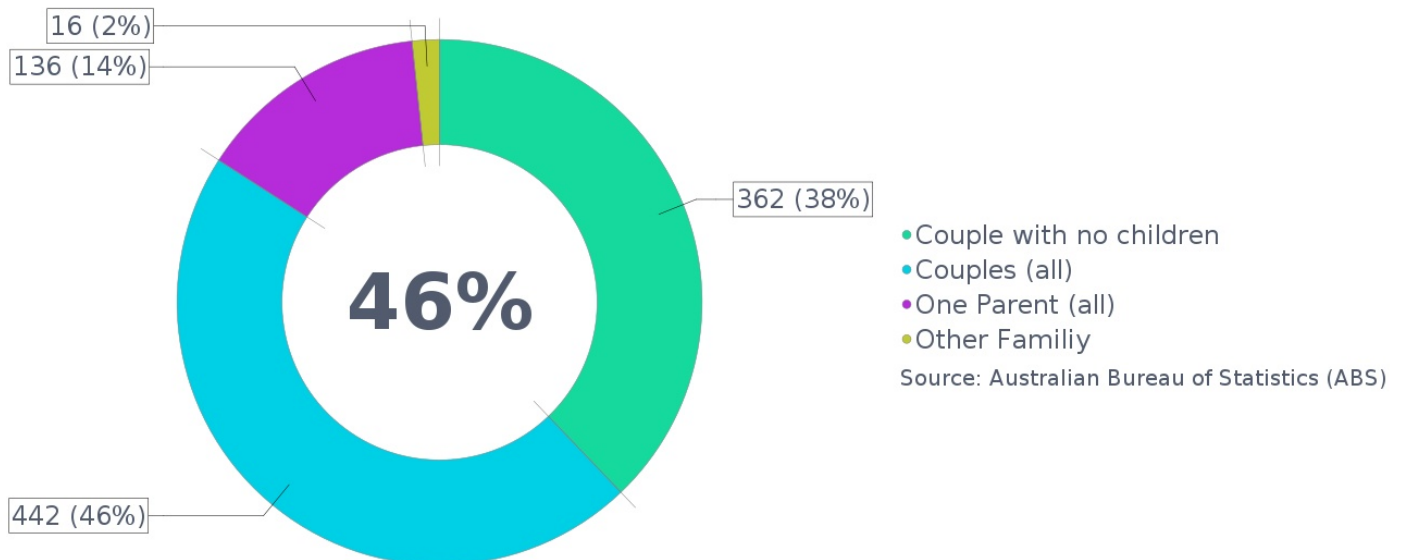




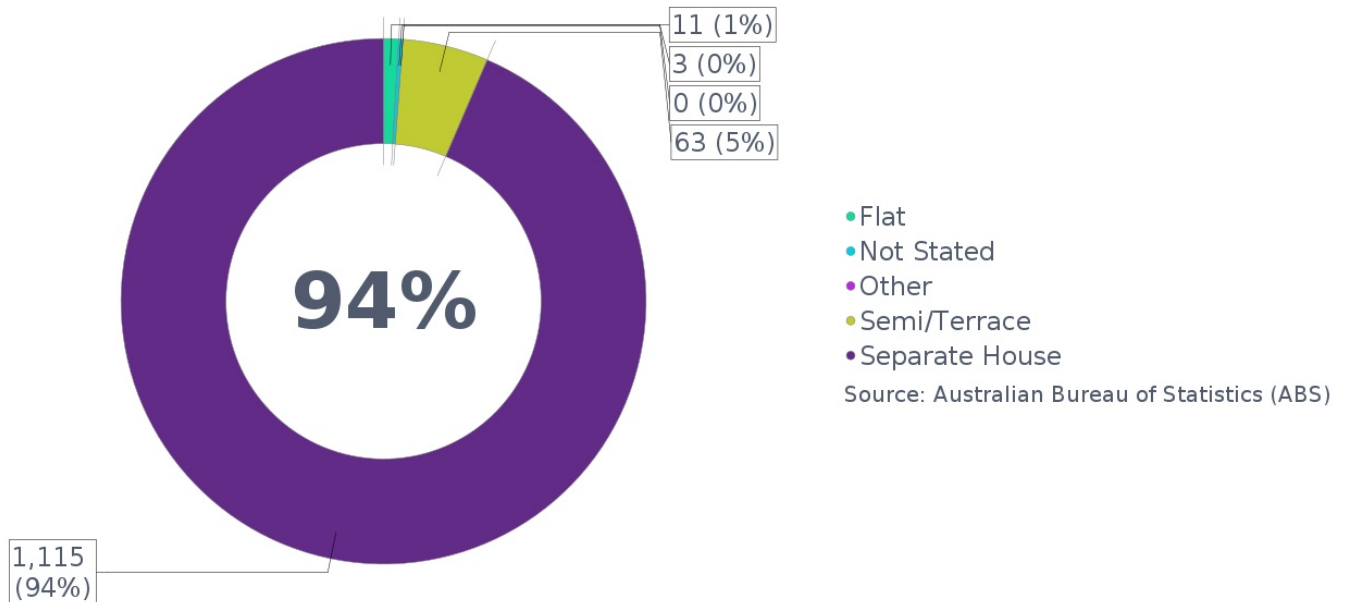
Age of Population (2021)



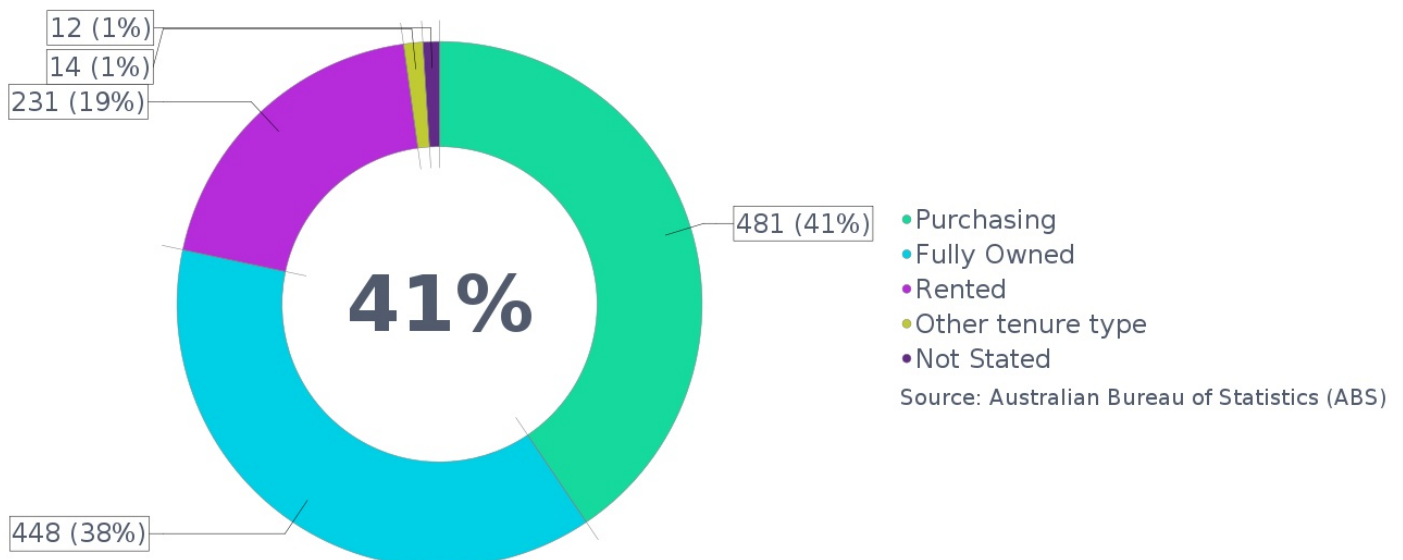
Family Composition (2021)



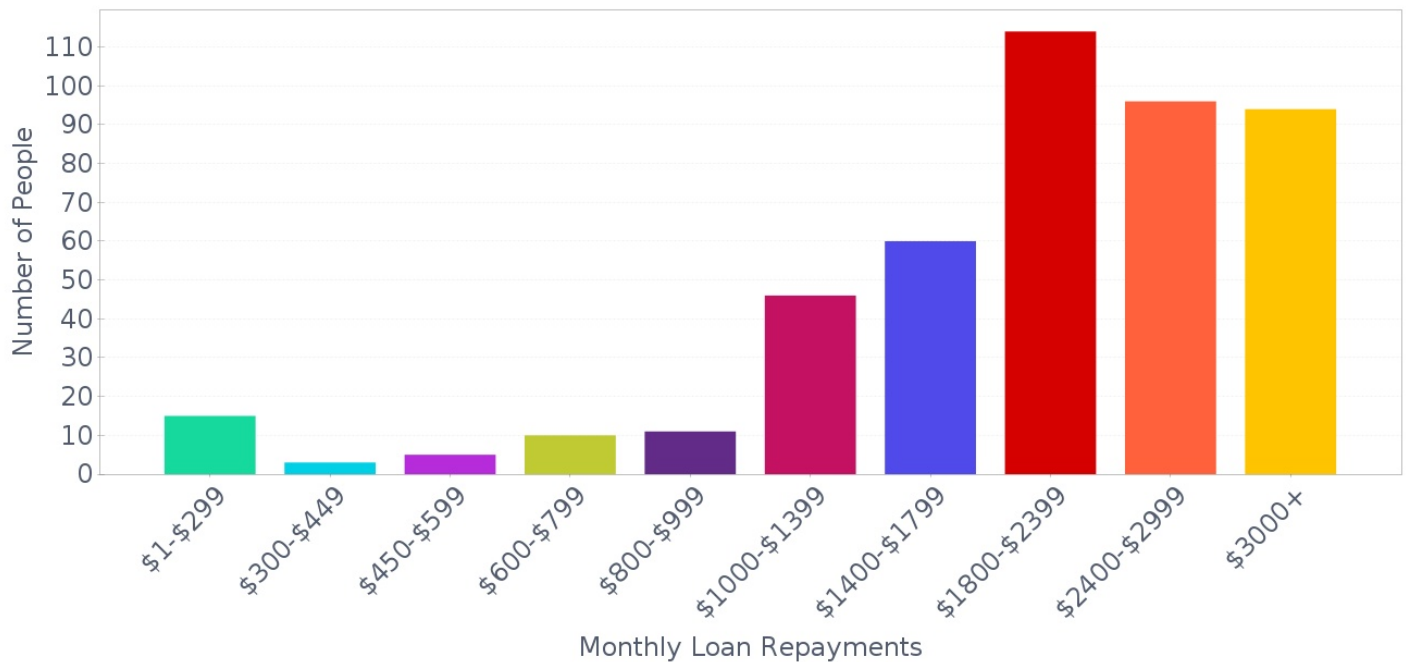
Dwelling Structure (2021)



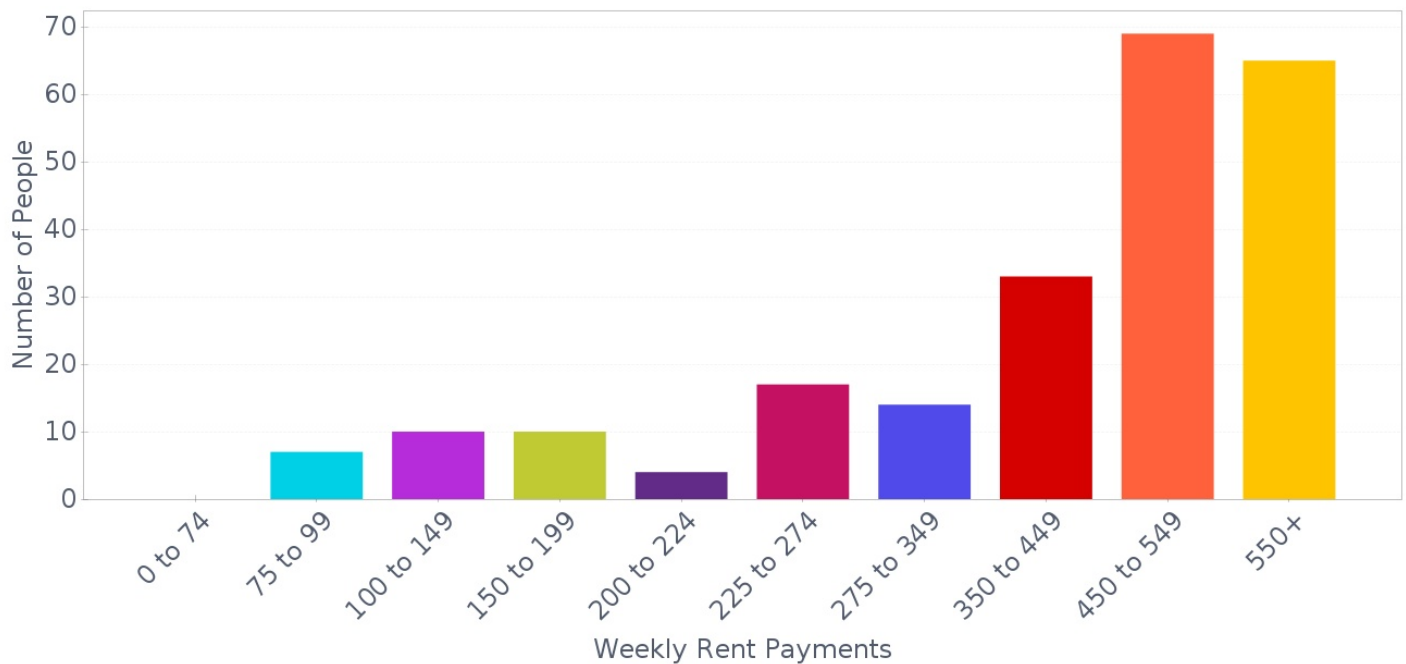
Home Ownership (2021)



Home Loan Repayments - Monthly (2021)

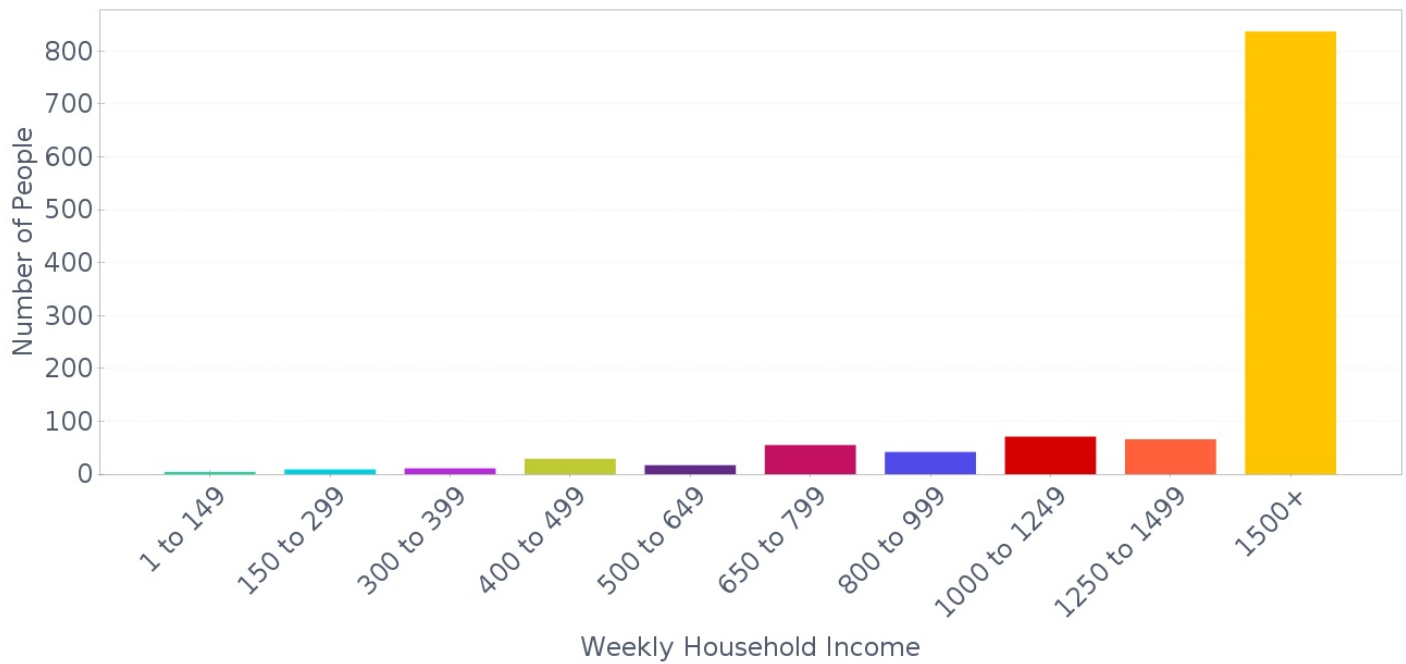


Rent Payments - Weekly (2021)

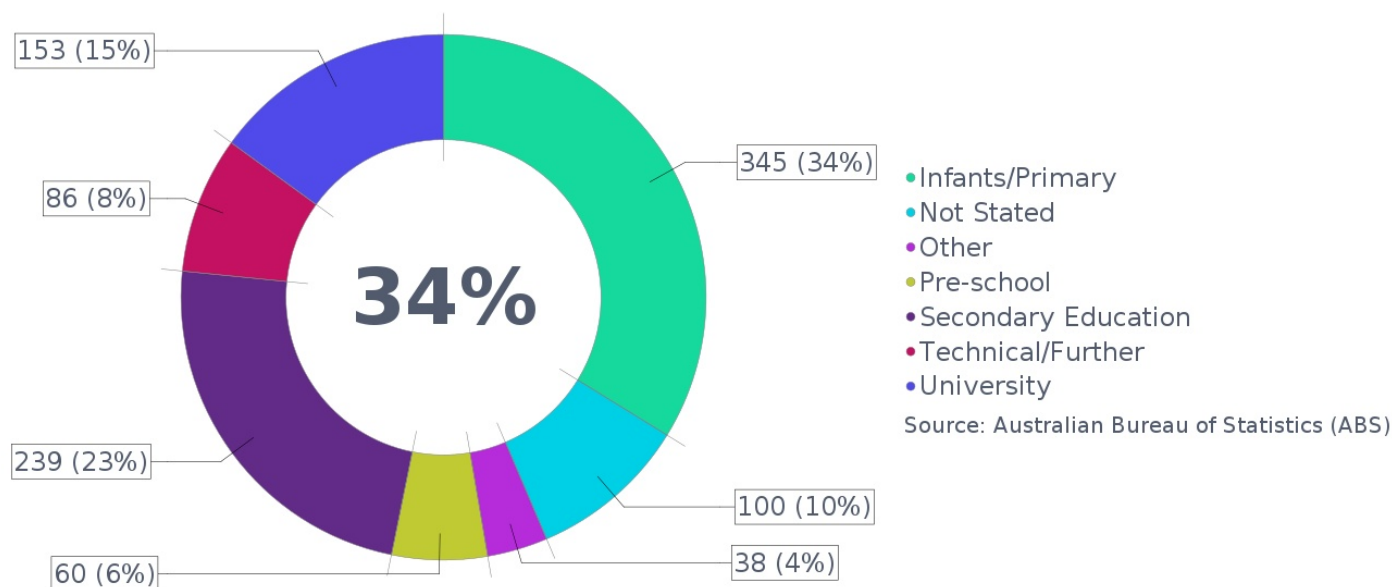




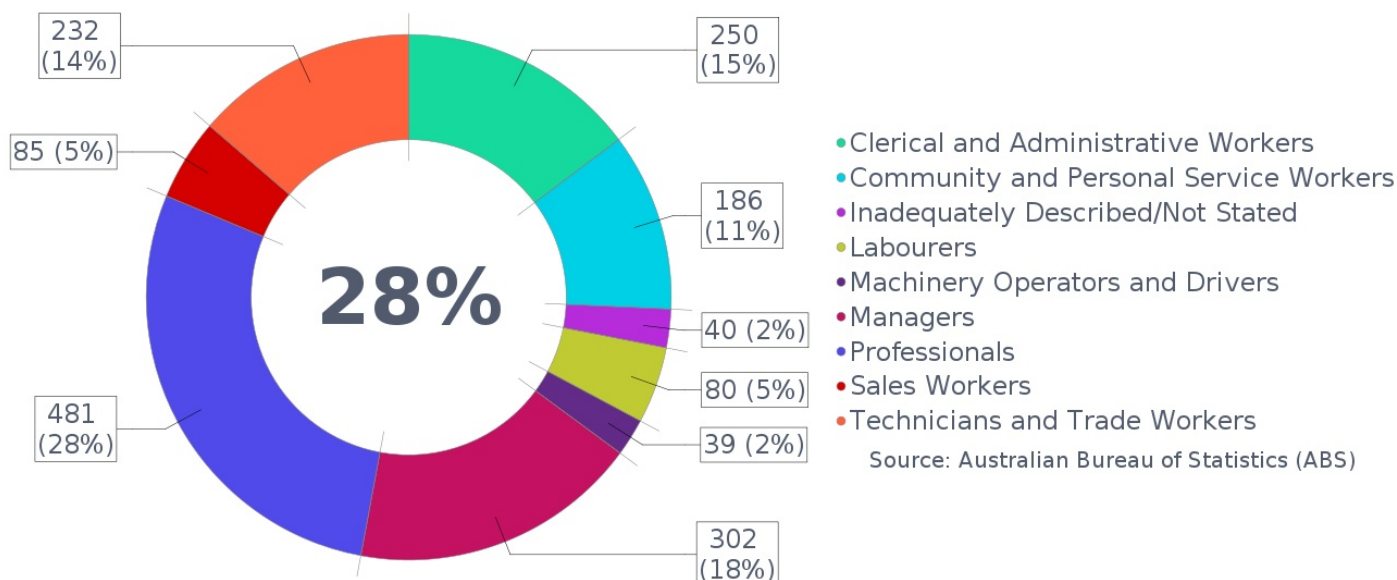
Household Income - Weekly (2021)



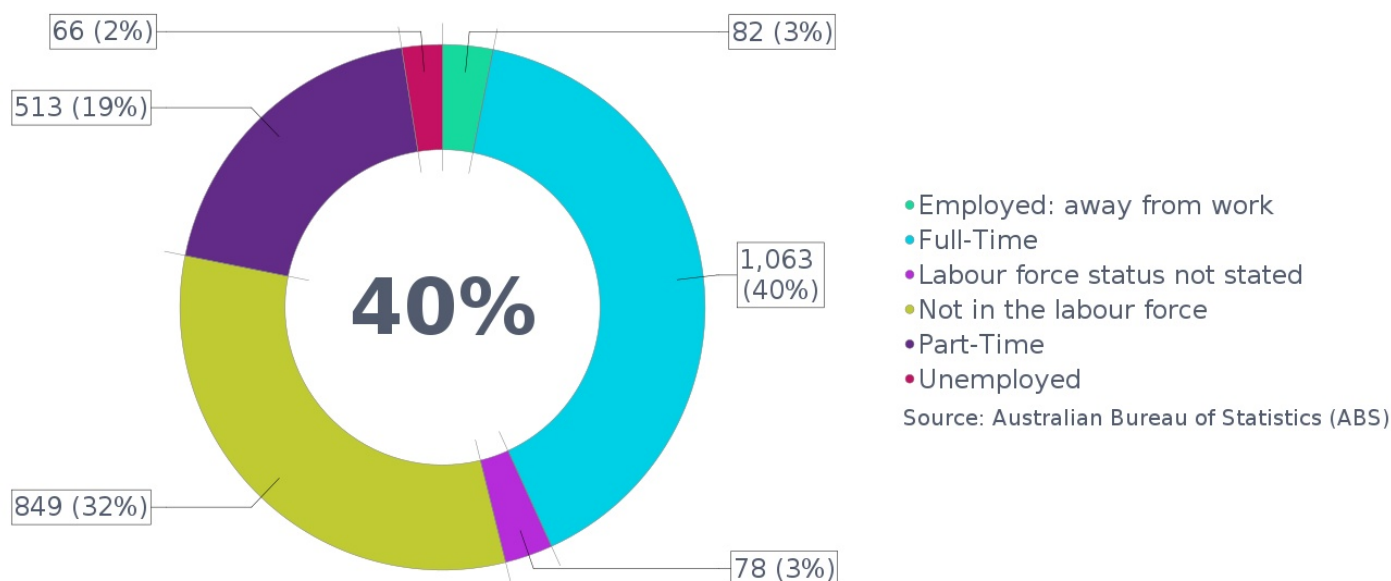
Non-School Qualification: Level of Education (2021)



Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)

