

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

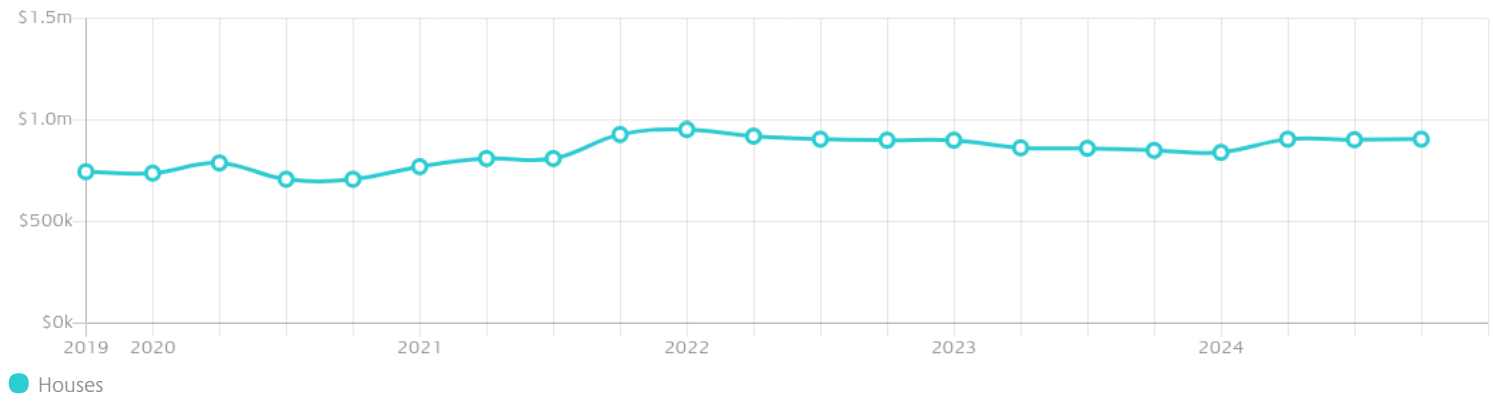
Median

**\$905k**

Quarterly Price Change

**0.27% ↑**

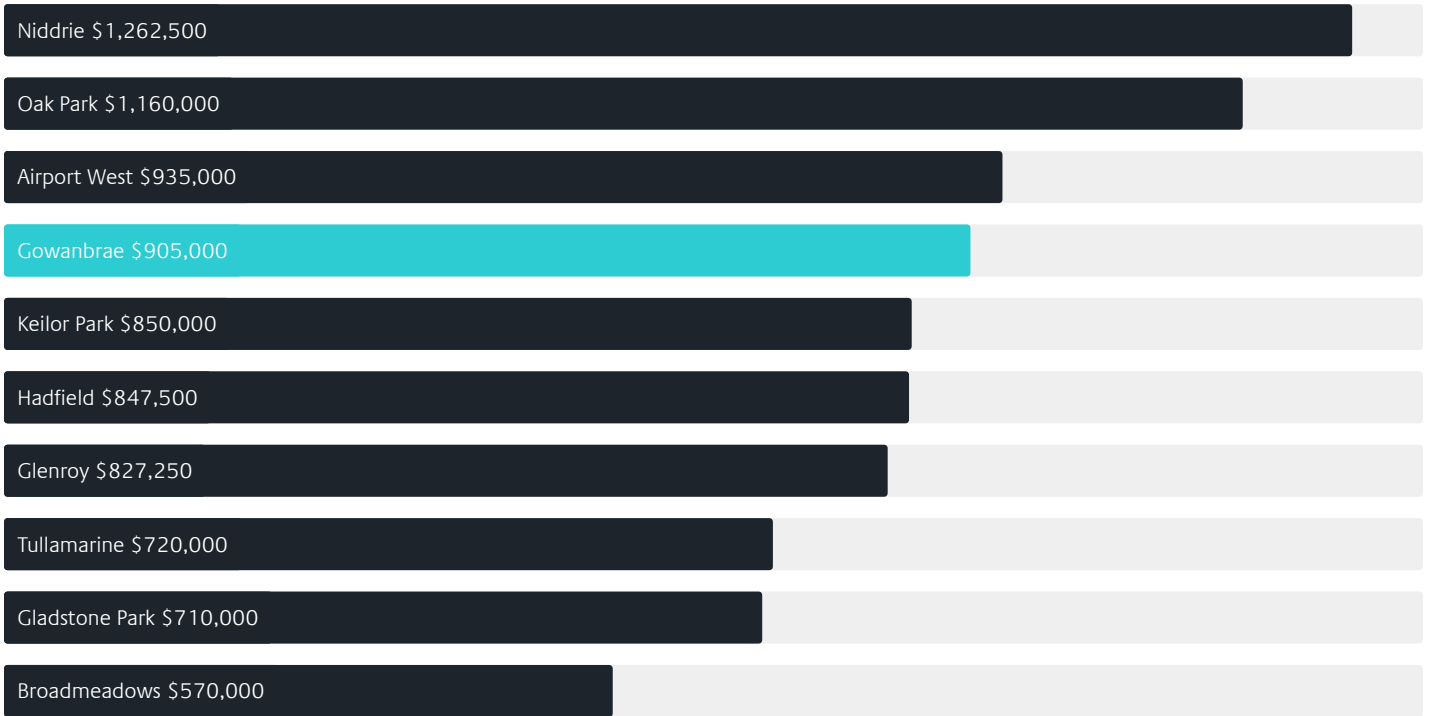
## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

## Sale Method<sup>\*</sup>



● Auction 88%  
● Private 13%

## Auction Clearance Rate<sup>\*</sup>

71.43%

## Median Days on Market<sup>^</sup>

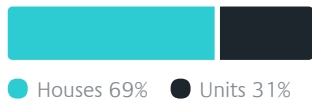
32 days

## Average Hold Period<sup>\*</sup>

7.1 years

# Insights

## Dwelling Type<sup>^</sup>



● Houses 69% ● Units 31%

## Ownership<sup>^</sup>



● Owned Outright 34% ● Mortgaged 55% ● Rented 11%

## Population<sup>^</sup>

2,971

## Median Asking Rent per week<sup>\*</sup>

\$560

## Population Growth<sup>^</sup>

7.14%

## Rental Yield<sup>\*</sup>

3.26%

## Median Age<sup>^</sup>













40 years

## Median Household Size<sup>^</sup>









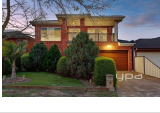
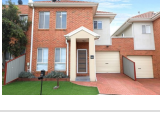
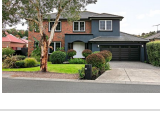

2.7 people

# Sold Properties~













Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 31 Balerno Ccl Gowanbrae	3	House	\$660,000	06 Mar 2025
 1 Bluebell Cr Gowanbrae	4	House	\$910,000	03 Mar 2025
 110 Gowanbrae Dr Gowanbrae	4	House	\$1,075,000	15 Feb 2025
 164 Gowanbrae Dr Gowanbrae	4	House	\$866,000	13 Feb 2025
 16 Hannah Pascoe Dr Gowanbrae	5	House	\$1,500,000	01 Feb 2025
 13 Kalmia Mews Gowanbrae	4	House	\$810,000	30 Jan 2025
 16 Daffodil Ct GOWANBRAE	3	House	\$880,000	17 Jan 2025
 121 Gowanbrae Dr Gowanbrae	3	House	\$773,000	13 Dec 2024
 4 Thistle Brook Ct Gowanbrae	4	House	\$1,620,000	27 Nov 2024
 27 Seggan Ccl Gowanbrae	2	Unit	\$561,000	18 Nov 2024
 9 Adelaide Blvd Gowanbrae	4	House	\$1,500,000	22 Oct 2024
 18 Seggan Ccl Gowanbrae	3	Townhouse	\$685,000	16 Oct 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 3 Adelaide Blvd GOWANBRAE	4	House	\$1,501,000	12 Oct 2024
 4 Birk Ct GOWANBRAE	3	House	\$822,500	03 Oct 2024
 3 Primrose Ct Gowanbrae	5	House	\$1,110,000	02 Oct 2024
 7 Kalmia Mews Gowanbrae	3	House	\$730,000	18 Sep 2024
 23 Hannah Pascoe Dr Gowanbrae	4	House	\$1,080,000	14 Sep 2024
 3/2 Lanark Way Gowanbrae	3	Townhouse	\$750,000	06 Sep 2024
 27 Rutherglen Cr Gowanbrae	3	House	\$856,000	30 Aug 2024
 32 Duranta Dr Gowanbrae	4	House	\$810,000	23 Aug 2024
 4 Alder Ct Gowanbrae	5	House	\$1,025,000	12 Aug 2024
 42 Balerno Ccl Gowanbrae	3	House	\$690,000	05 Aug 2024
 12 Adelaide Blvd Gowanbrae	5	House	\$1,510,000	03 Aug 2024
 1 Orchid Ct Gowanbrae	4	House	\$1,230,000	01 Aug 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 22 Duranta Dr Gowanbrae	4	House	\$750,000	01 Aug 2024
 6 Primrose Ct Gowanbrae	4	House	\$900,000	26 Jul 2024
 70 Rutherglen Cr Gowanbrae	4	House	\$1,260,000	17 Jul 2024
 90 Marigold Cr Gowanbrae	5	House	\$1,380,000	12 Jul 2024
 44 Rutherglen Cr Gowanbrae	3	House	\$880,000	11 Jul 2024
 18 Vanderloo Rd Gowanbrae	3	House	\$810,000	06 Jul 2024
 13 Lanark Way Gowanbrae	1	Land	\$920,000	24 Jun 2024
 6 Rutherglen Cr GOWANBRAE	4	House	\$1,100,000	18 Jun 2024
 12 Alder Ct Gowanbrae	4	House	\$870,000	14 Jun 2024
 8 Paisley Ct Gowanbrae	3	House	\$905,000	28 May 2024
 22 Adelaide Blvd Gowanbrae	4	House	\$1,460,000	10 May 2024
 13 Orchid Ct Gowanbrae	4	House	\$1,085,000	04 May 2024

# Jellis Craig

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Data is current as of PDF generation date 01/04/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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