

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

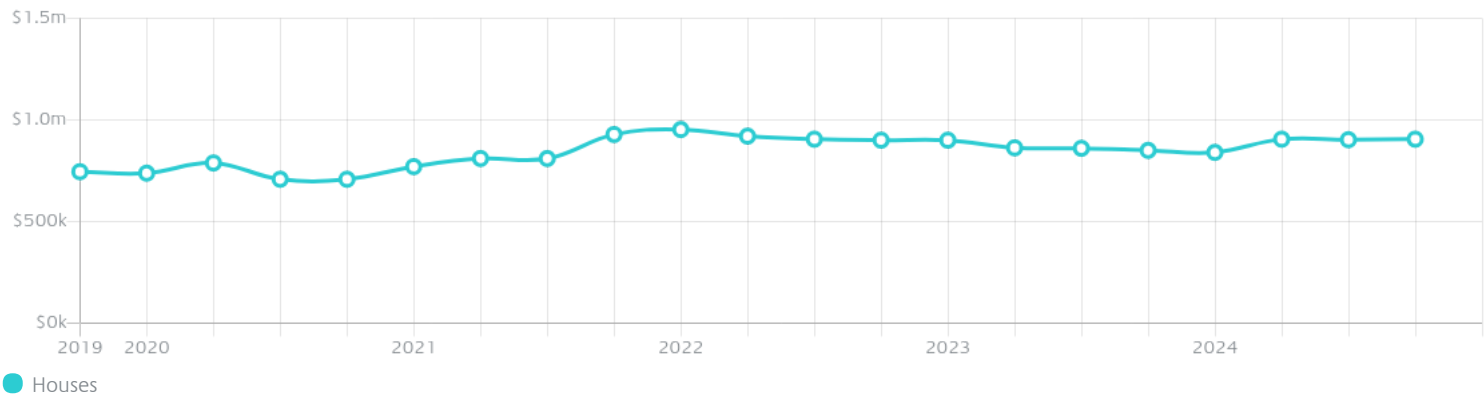
Median

\$905k

Quarterly Price Change

0.27% ↑

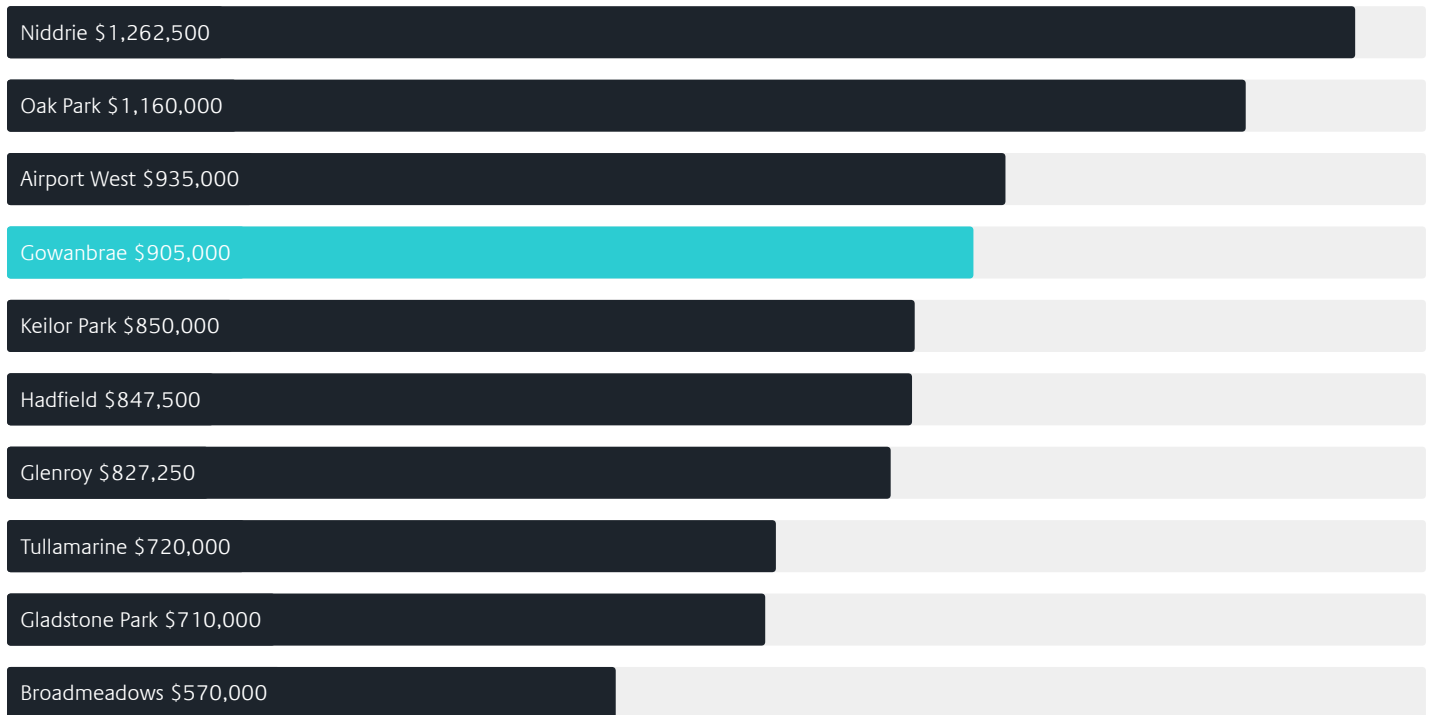
## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method\*



● Auction 60%  
● Private 40%

Auction Clearance Rate\*

100%

Average Hold Period\*

7.1 years

## Insights

Dwelling Type^



● Houses 69% ● Units 31%

Ownership^



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

Population^

2,971

Median Asking Rent per week\*

\$560

Population Growth^

7.14%

Rental Yield\*

3.26%

Median Age^













40 years

Median Household Size^













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
 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
 18 Seggan Ccl Gowanbrae	3	Townhouse	\$685,000	16 Oct 2024
 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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 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

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 19 Balerno Ccl Gowanbrae	3	Townhouse	\$670,000	16 Apr 2024
 13 Duranta Dr Gowanbrae	3	House	\$740,000	21 Mar 2024
 77 Gowanbrae Dr Gowanbrae	4	House	\$1,015,000	19 Mar 2024
 12 Bluebell Cr Gowanbrae	3	House	\$925,000	14 Mar 2024
 1 Rose Ct Gowanbrae	4	House	\$1,185,000	13 Mar 2024
 1/74 Rutherglen Cr Gowanbrae	3	Townhouse	\$703,000	09 Mar 2024
 29 Duranta Dr Gowanbrae	3	House	\$730,000	09 Mar 2024
 10 Seggan Ccl Gowanbrae	2	Flat/Unit/Apartment	\$560,000	07 Mar 2024



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Data is current as of PDF generation date 20/01/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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