



Xsell Real Estate

SUBURB FLYOVER REPORT

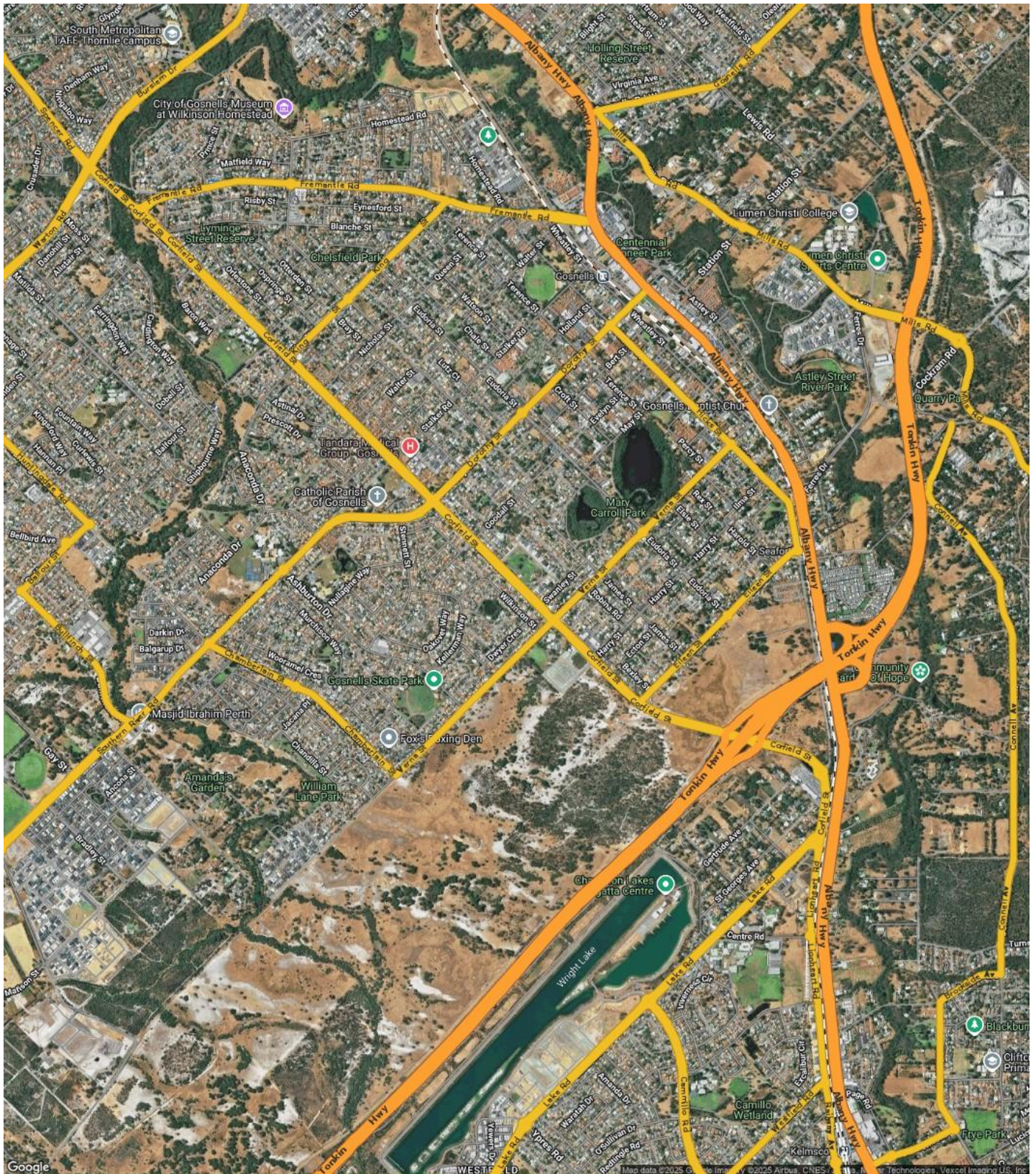
GOSNELLS (HOUSE)

PREPARED BY: ATREALTY - ROBERT FARMER, PH: 0433 521 305



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GOSNELLS - Suburb Map



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GOSNELLS - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	361	\$ 310,000	0.0 %	\$ 14,750	\$ 1,520,000
2009	486	\$ 315,000	1.6 %	\$ 15,000	\$ 765,000
2010	299	\$ 320,000	1.6 %	\$ 58,900	\$ 560,000
2011	337	\$ 315,000	-1.6 %	\$ 3,500	\$ 750,001
2012	386	\$ 323,000	2.5 %	\$ 30,000	\$ 620,000
2013	563	\$ 355,000	9.9 %	\$ 23,500	\$ 804,000
2014	450	\$ 385,000	8.5 %	\$ 7,800	\$ 1,050,000
2015	319	\$ 365,000	-5.2 %	\$ 3,900	\$ 2,400,000
2016	263	\$ 342,000	-6.3 %	\$ 3,800	\$ 665,000
2017	270	\$ 320,000	-6.4 %	\$ 26,500	\$ 1,650,000
2018	246	\$ 299,500	-6.4 %	\$ 50,000	\$ 560,000
2019	238	\$ 266,000	-11.2 %	\$ 33,343	\$ 550,000
2020	242	\$ 280,000	5.3 %	\$ 76,200	\$ 2,900,000
2021	428	\$ 330,000	17.9 %	\$ 52,000	\$ 1,400,000
2022	478	\$ 365,000	10.6 %	\$ 52,000	\$ 920,000
2023	531	\$ 438,000	20.0 %	\$ 4,250	\$ 1,200,000
2024	500	\$ 600,000	37.0 %	\$ 74,000	\$ 2,210,000
2025	368	\$ 650,000	8.3 %	\$ 59,000	\$ 1,405,000
2026	0				

Median Sale Price

\$650k

Based on 368 recorded House sales within the last 12 months (2025)

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

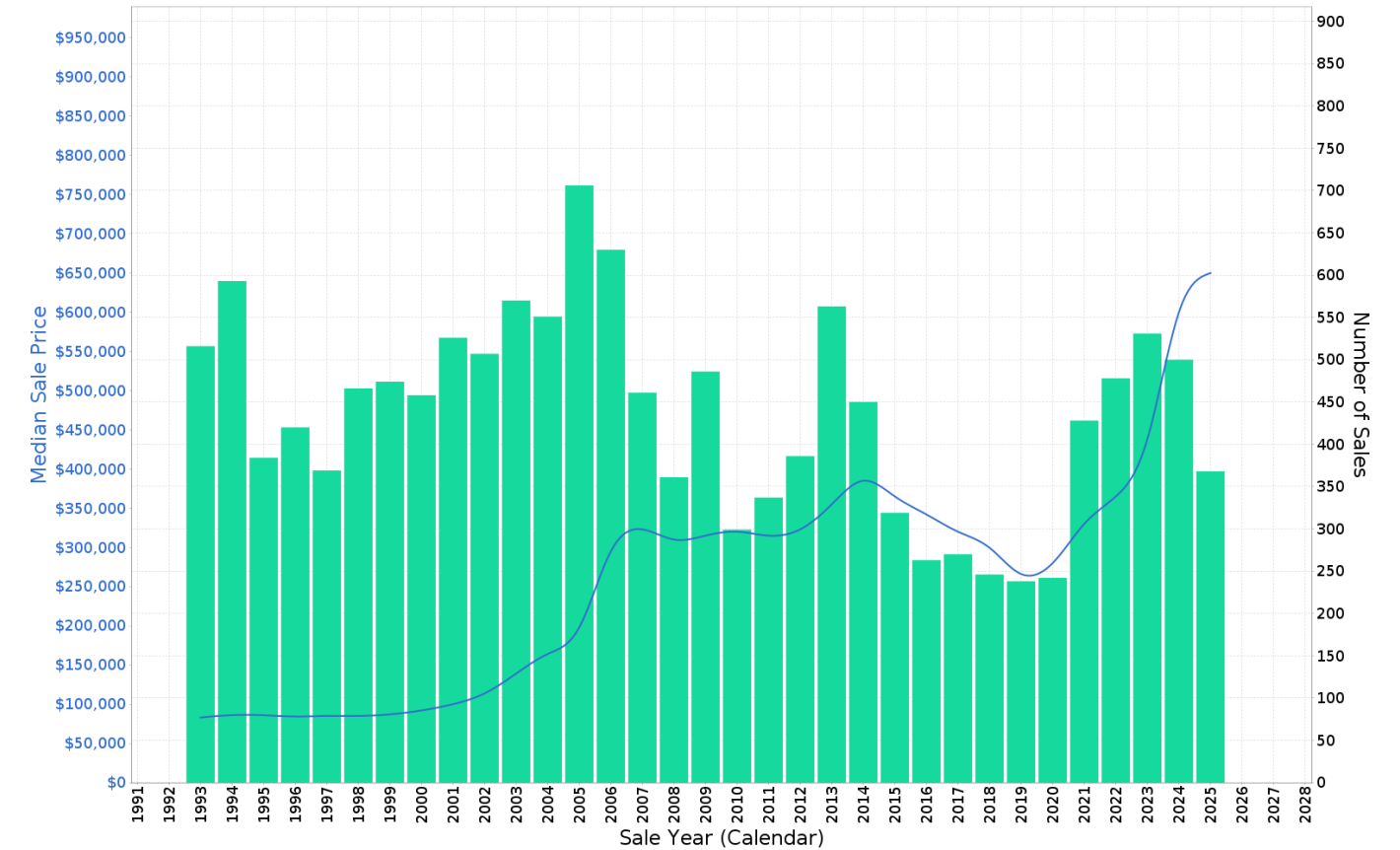
Suburb Growth

+8.3%

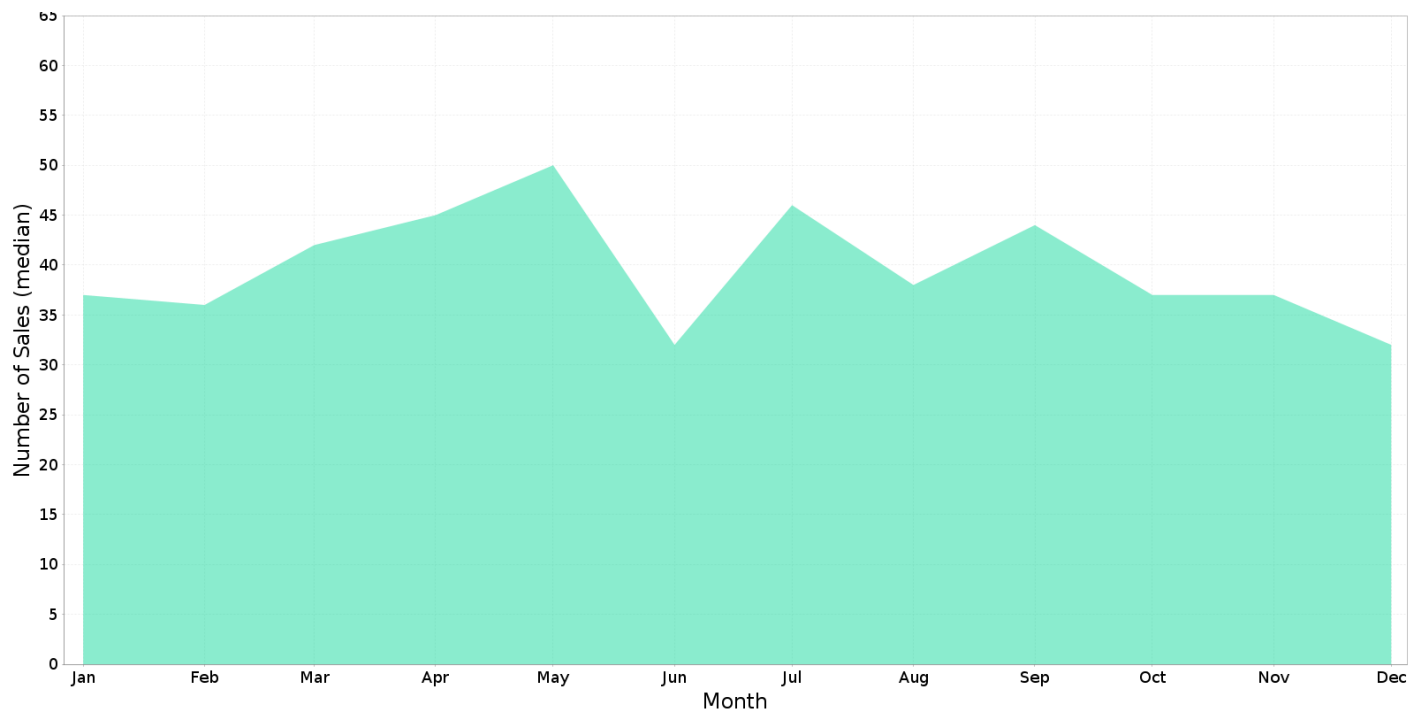
Current Median Price: \$650,000

Previous Median Price: \$600,000

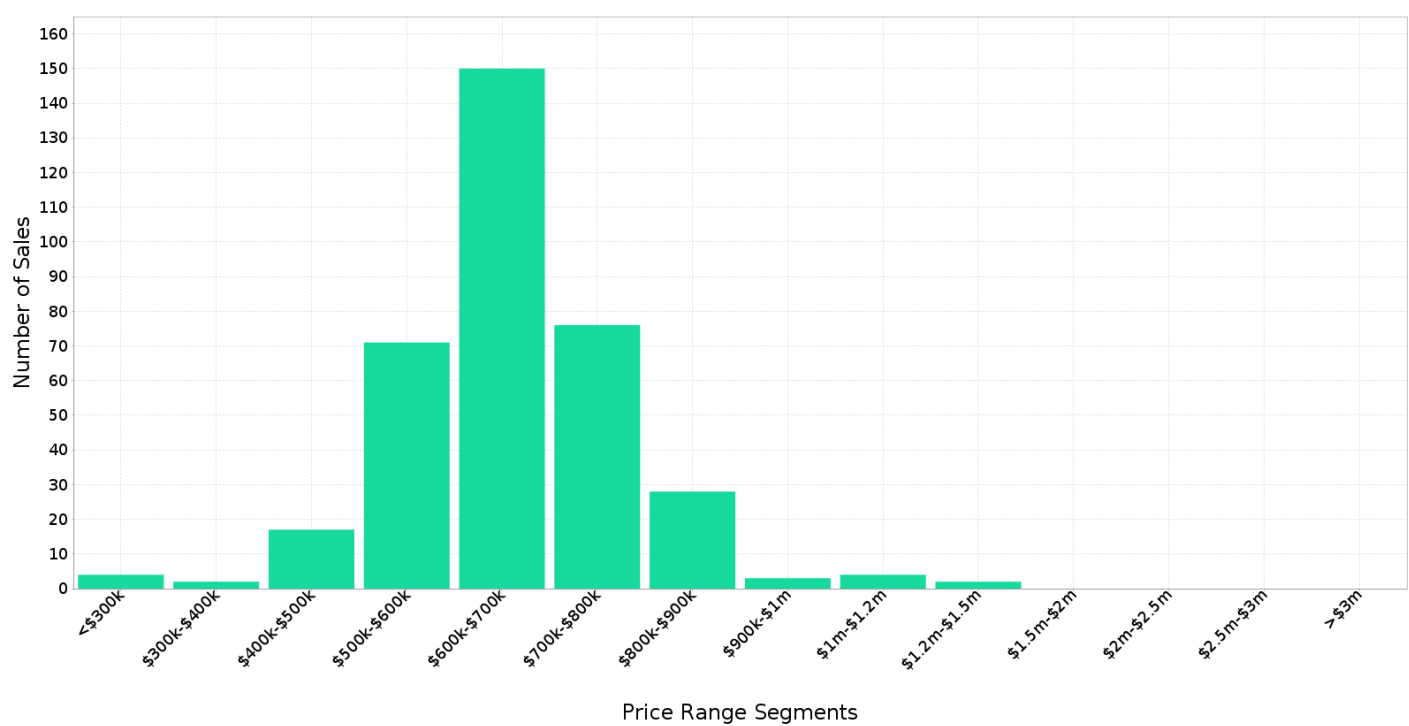
Based on 868 recorded House sales compared over the last two rolling 12 month periods



GOSNELLS - Peak Selling Periods (3 years)



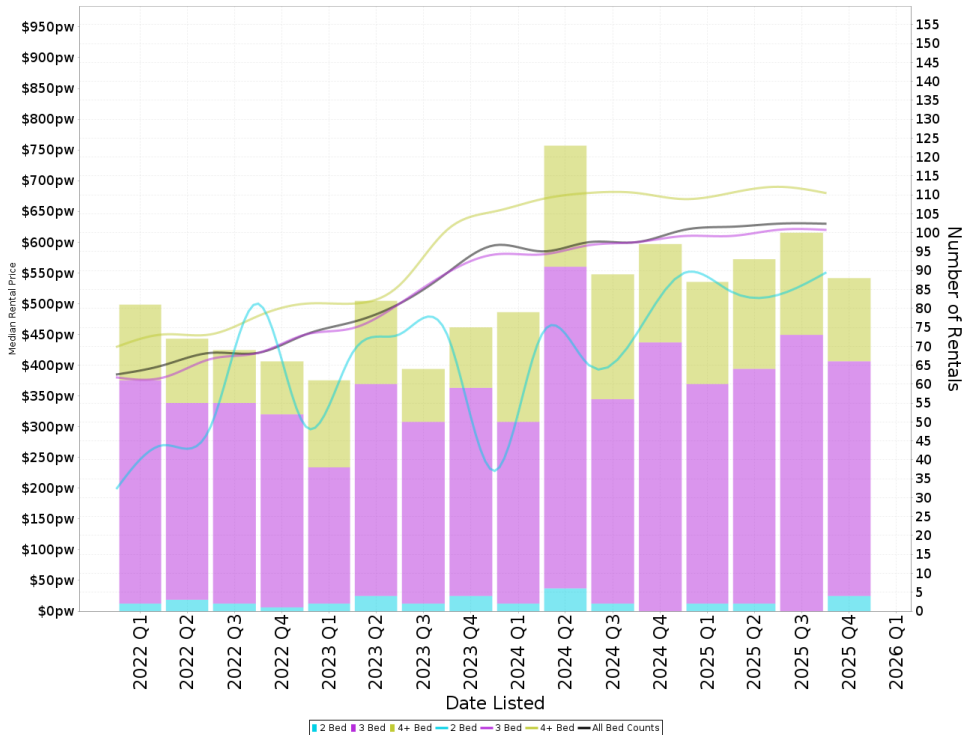
GOSNELLS - Price Range Segments (12 months)





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Median Weekly Rents (Houses)



Suburb Sale Price Growth

+8.3%

Current Median Price: \$650,000
Previous Median Price: \$600,000

Based on 868 registered House sales compared over the last two rolling 12 month periods.

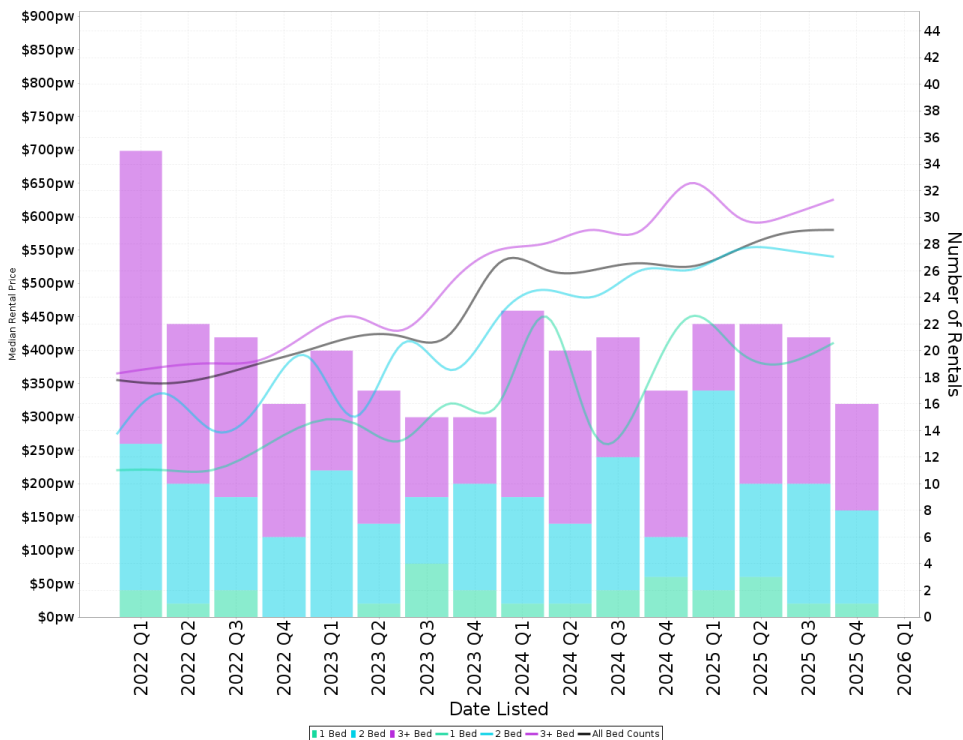
Suburb Rental Yield

+5.0%

Current Median Price: \$650,000
Current Median Rent: \$630

Based on 368 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+5.7%

Current Median Price: \$473,750
Previous Median Price: \$448,000

Based on 141 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+6.0%

Current Median Price: \$473,750
Current Median Rent: \$550

Based on 81 registered Unit rentals compared over the last 12 months.



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GOSNELLS - Recently Sold Properties

Median Sale Price

\$650k

Based on 368 recorded House sales within the last 12 months (2025)

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

Suburb Growth

+8.3%

Current Median Price: \$650,000
Previous Median Price: \$600,000

Based on 868 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

368

Based on recorded House sales within the 12 months (2025)

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

17 GASCOYNE DR



57 EUDORIA ST



70 FREMANTLE RD



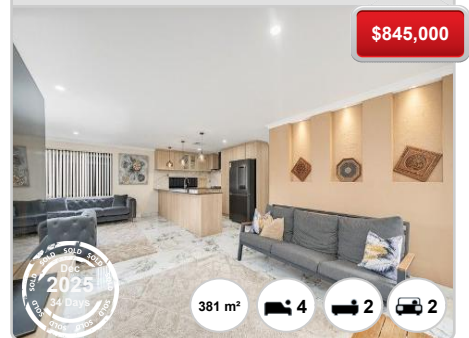
15 WATSON ST



15 WEBB ST



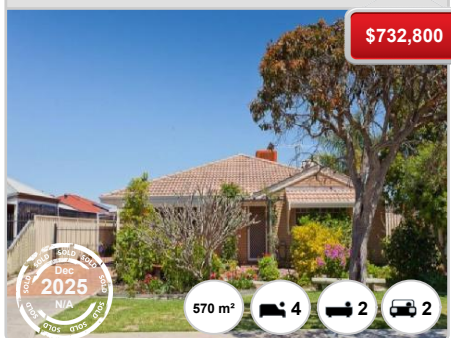
72 MOORLAND LOOP



6 WEDGEWOOD GLD



119 HOMESTEAD RD



4/17 BERT ST



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257 CORFIELD ST

\$667,000



209 VERNA ST

\$800,000



33 MAY ST

\$850,000



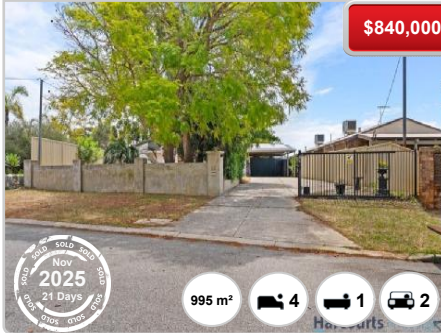
2/172 HICKS ST

\$685,000



23 BARCOMBE WAY

\$840,000



8 GREENHOOD CRT

\$810,000



32A HAROLD ST

\$800,000



77 MURCHISON WAY

\$835,000



8 REDTAIL CL

\$935,000



34 ORLESTONE ST

\$810,000



2398 ALBANY HWY

\$1,000,000



61D BERT ST

\$668,000





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GOSNELLS - Properties For Rent

Median Rental Price

\$630 /w

Based on 368 recorded House rentals within the last 12 months (2025)

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

Rental Yield

+5.0%

Current Median Price: \$650,000
Current Median Rent: \$630

Based on 368 recorded House sales and 368 House rentals compared over the last 12 months

Number of Rentals

368

Based on recorded House rentals within the last 12 months (2025)

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

8/41 EVELYN STREET

\$595 per week



1,315 m²



25 MICHEL CRESCENT

\$669 per week



680 m²



2 DURACK CRESCENT

\$720 per week



719 m²



14 WARREN STREET

\$949 per week



702 m²



27 ASHBURTON DRIVE

\$650 per week



682 m²



1B COOLBURRA COURT

\$700 per week



299 m²



34 ORLESTONE STREET

\$650 per week



741 m²



28 ASTINAL DRIVE

\$650 per week



789 m²



4 ELPHICK STREET

\$700 per week



551 m²





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14A WEBB STREET

\$600 per week



4 ACOTT ROAD

\$750 per week



22A JENKINSON STREET

\$520 per week



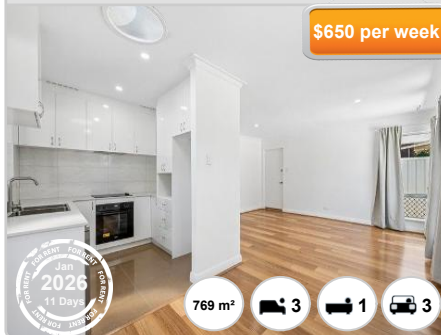
53 ASTLEY STREET

\$650 per week



131 VERNAL STREET

\$650 per week



118A VERNAL STREET

\$750 per week



5/26 BERT STREET

\$715 per week



10 KILLARNEY LOOP

\$750 per week



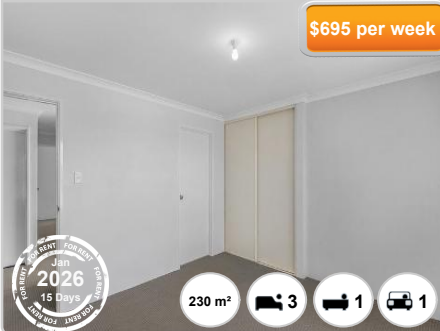
2 MATFIELD WAY

\$700 per week



53/33 SEAFORTH AVENUE

\$695 per week



200 EUDORIA STREET

\$600 per week



14 HARRY STREET

\$550 per week

