

Gundagai Market Update 2nd Half 2025

OVERVIEW

In 1H 2025, Gundagai* recorded a median house price of \$480,000 and a median land price of \$210,000. This represents annual (1H 2024 – 1H 2025) price growth of 8.5% for houses and 20.0% for land. Comparing 1H 2024 and 1H 2025, total sales declined by -33.3% (to 20 sales in 1H 2025) for houses and by -40.0% (to only 6 sales in 1H 2025) for land. This confirms a highly undersupplied market, which created a buffer against higher interest rates and further benefited from the latest cash rate cuts. Thus, now is an ideal time for owners to capitalise on their investments. Further, without any new residential stock planned between 2022 and 2027 the undersupply in the market is expected to continue. Buyers must act fast.

CHANGE FROM LAST YEAR HALF YEAR



HOUSE SALES



HOUSE MEDIAN PRICE



HOUSE RENTAL PRICE



LAND SALES

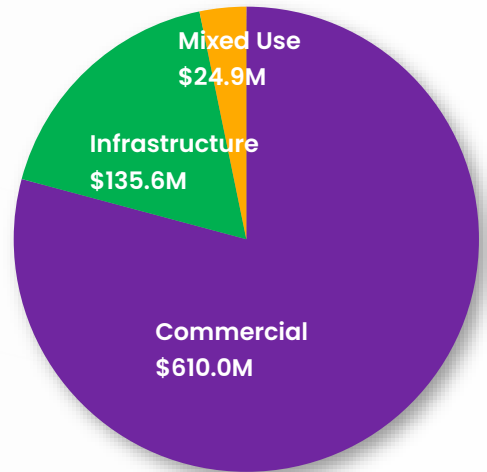


LAND MEDIAN PRICE



FUTURE DEVELOPMENTS

Gundagai² will see approximately **\$770.5M of new projects commencing construction between 2022 – 2027.**



The Clara Energy Rosedale Hydrogen Facility project (\$600.0M) is the largest commercial project set to commence in Gundagai*. This project will deliver renewable energy from both solar and hydrogen to the Cootamundra-Gundagai Region, ensuring long term economic benefits to the area.

The largest infrastructure project in Gundagai from 2022-2027 is the Australian Inland Rail Expressway Illabo to Stockinbingal to Parkes (\$100.0M). This key state development will add 27 kilometres of single track from Illabo to Stockinbingal. This development will help to grow and improve connections between the Greater Cootamundra-Gundagai area and others; facilitating more business between various areas.

There is an absence in residential projects, and at present, none are in the pipeline for 2025 to 2027. This means there are no new stand-alone ready-to-sell stock coming to market, or land lots for new house build. Thus, the housing undersupply will continue, which will push up property prices even further.



MARKET CONDITIONS

MEDIAN PRICE
1H 2025



\$480k



\$210K

SALES

AVERAGE DAYS
ON MARKET 1H 2025



HOUSE



LAND

MEDIAN PRICE
1H 2025



\$465



\$200

RENTALS

AVERAGE DAYS
ON MARKET 1H 2025



HOUSE

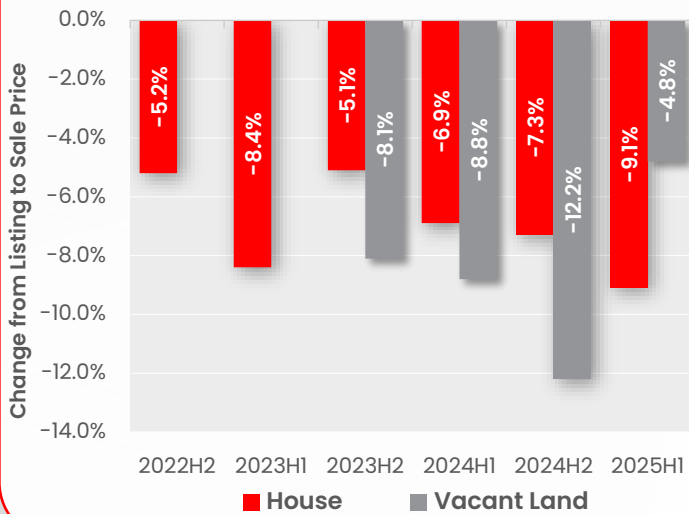


UNIT

%

AVERAGE VENDOR DISCOUNT*

Average vendor discount reflects the average percentage difference between the first list price and final sold price. A lower percentage difference (closer to 0.0%) suggests that buyers are willing to purchase close to the first asking price of a property.



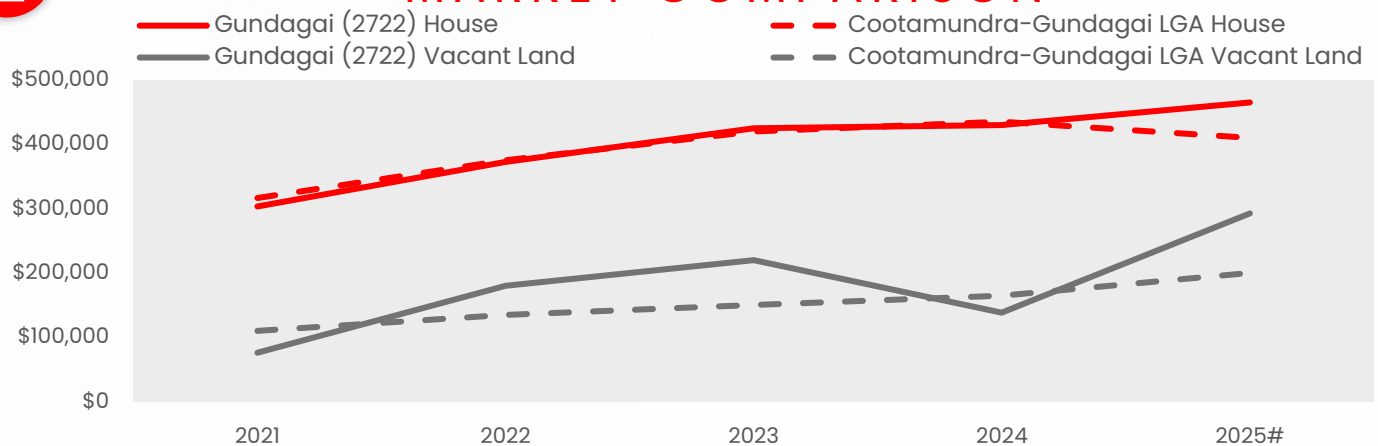
Average vendor discounts between 1H 2024 and 1H 2025 have widened to a greater discount of -9.1% for houses, which indicates vendors are willing to accept offers below the first list price. Average discounts have tightened for land, to -4.8%; thus, land buyers must offer slightly closer to the first list price. Currently both house and land buyers can still benefit from a discount but considering the potential an undersupply in the house market, this may not last long.

The suburb of Gundagai has tracked on par with the wider Cootamundra-Gundagai Local Government Area (LGA) in median house price for the past 5 years, whereas land prices have fluctuated. In 2025# the suburb of Gundagai have become a more premium market; for house and land.

Most of the homes sold in Gundagai* across 2024/25# were split evenly between the two more affordable price brackets, of less than \$399,999 (29.5%) and between \$400,000 - \$499,999 (28.2%). Similarly, land have seen the most sales in the two more affordable price brackets, of less than \$149,999 (27.8%) and \$150,000 - \$249,999 (33.3%). This indicates there are ample opportunities for first home buyers in Gundagai*, even with higher prices in 2025.



MARKET COMPARISON

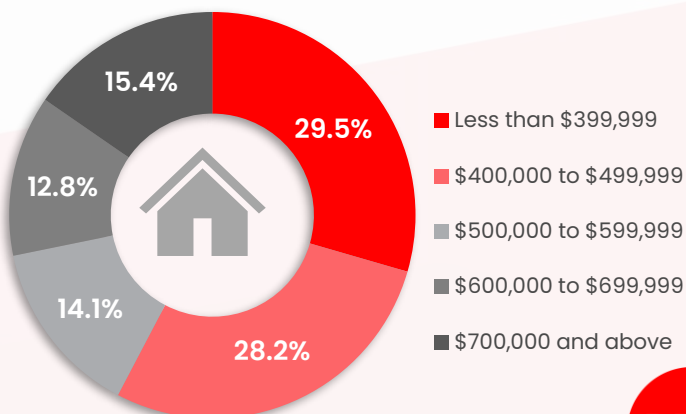


The market comparison graph provides a comparative trend for median price of houses and land over the past 5 years. The main LGA chosen was based on their proximity to the main suburb analysed, which is Gundagai.

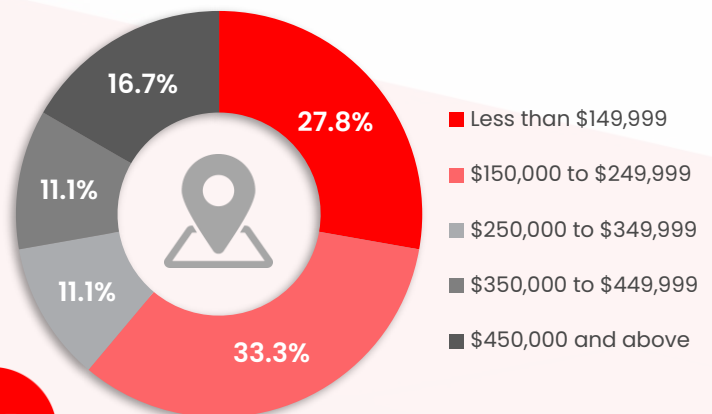
\$

PRICE BREAKDOWN 2024/25#

HOUSES SOLD



VACANT LAND SOLD



PRD.



RENTAL GROWTH 2025€

House rental yields in Gundagai[‡] was 3.7% as of June 2025, below the Cootamundra-Gundagai LGA (4.6%) but higher than Sydney Metro (2.7%). Further, median house rental price increased by 15.6% in the past 12 months to the 1st half of 2025, at \$465 per week. In the same timeframe the number of houses rented decreased, by -76.5% (to 8 houses) in the 1st half of 2025; which suggests an undersupply. This indicates a highly demanded and competitive house rental market in Gundagai[‡], which is beneficial to investors.

3-bedroom houses have provided investors with +7.9% rental growth annually, achieving a median rent of \$462 per week.

Gundagai[‡] recorded a vacancy rate of 0.0% in June 2025, below the Cootamundra-Gundagai LGA average of 0.5% and Sydney Metro's 1.6%. Vacancy rates have fluctuated in the past 12 months, but overall showed a declining pattern, down from 3.8% in June 2024. This indicates an even tighter rental market. Further, a 0.0% vacancy rate is well below the Real Estate Institution of Australia's healthy benchmark of 3.0%, thus quicker occupancy of rental homes in Gundagai[‡].

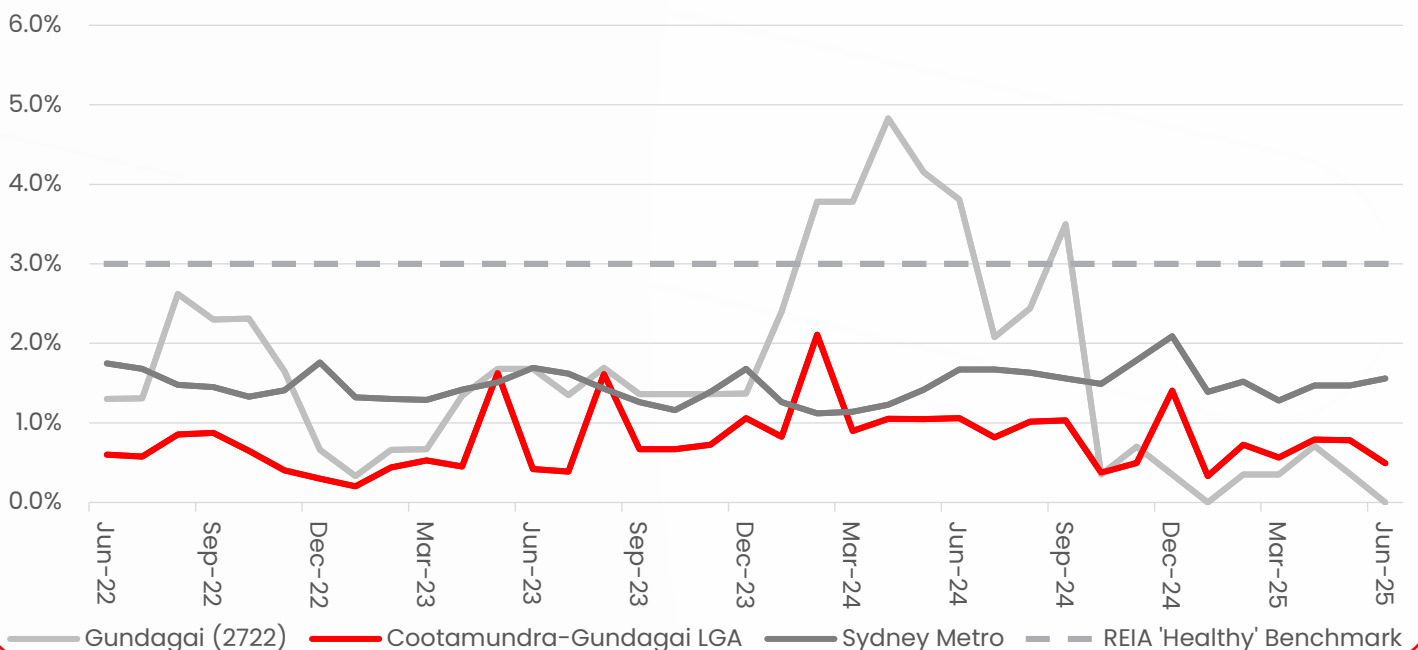
 2 BEDROOMS
+0.0%

 3 BEDROOMS
+7.9%

 4+ BEDROOMS
-2.0%



RENTAL VACANCY RATES 2025



RENTAL YIELD 2025§



3.7%

Gundagai
(2722)[‡]



4.6%

Cootamundra
-Gundagai
LGA



2.7%

Sydney
Metro



4.2%

Gundagai
(2722)[‡]



4.2%

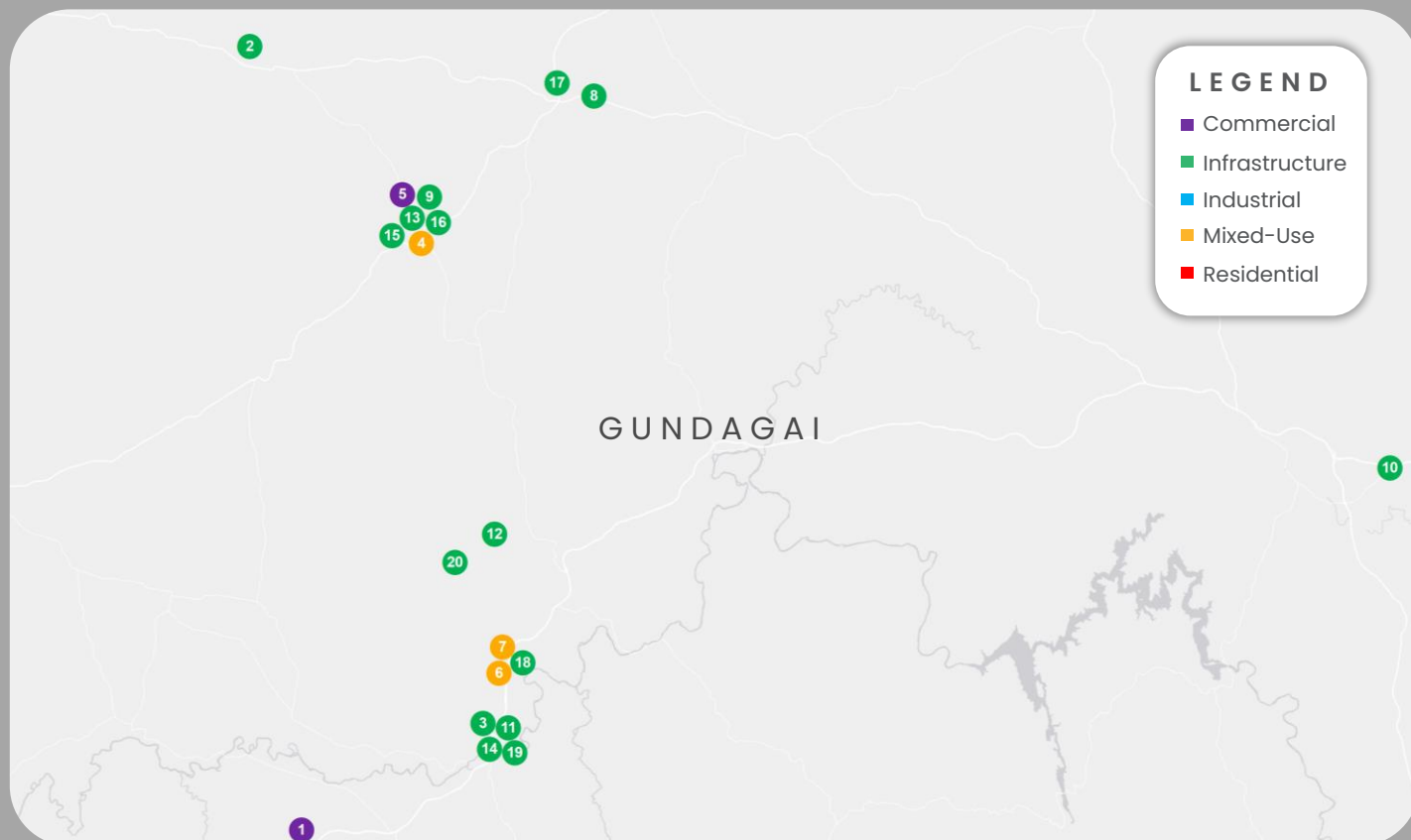
Cootamundra
-Gundagai
LGA



4.3%

Sydney
Metro

PROJECT DEVELOPMENT MAP 2022-2027^A



#	Project [£]	Type	Estimated Value ^µ	Commence Date ^ψ
1	Clara Energy Project Rosedale – Project Rosedale Hydrogen Facility (Hydrogen Facility/Solar Farm)	Commercial	\$600,000,000	20/07/2026
2	Australian Inland Rail Expressway Illabo To Stockinbingal To Parkes (State Government)	Infrastructure	\$100,000,000	5/05/2025
3	Sheahan Bridge Upgrade (State Government)	Infrastructure	\$20,000,000	2/11/2026
4	Cootamundra Solar Farm (Solar Farm/Battery Energy Storage)	Mixed Use	\$10,291,000	22/08/2023
5	Australian Meat Group Cold Store Cootamundra	Commercial	\$10,000,000	3/04/2023
6	Dog On The Tucker Box Gundagai Mixed Use Development Stages 2 & 3 (Restaurant/Hotel/Cabins/Landscapes/Conference Centre)	Mixed Use	\$10,000,000	20/09/2027
7	Dog On The Tucker Box Gundagai Mixed Use Development Stages 1a, 1b & 1c (Cafes/Shops/Playground/Toilets)	Mixed Use	\$4,623,450	15/12/2025
8	Burley Griffin Way Bridge Wallendbeen (State Government)	Infrastructure	\$3,000,000	20/11/2022
9	Cootamundra Fire Station – Refurbishment (State Government)	Infrastructure	\$2,195,375	1/04/2024
10	Hillas Creek Bridge Replacement (Local Government)	Infrastructure	\$1,000,000	19/07/2024
11	Uralba Hostel Facility Renovation (State Government)	Infrastructure	\$1,000,000	12/01/2026
12	Putty Road Slope Remediation Works (State Government)	Infrastructure	\$900,000	15/09/2025
13	Cootamundra-gundagai Regional Council Water & Wastewater Network Telemetry & Solar Upgrade (Local Government)	Infrastructure	\$850,000	19/07/2024
14	Gundagai Old Sheahan Bridge Rehabilitation Works (State Government)	Infrastructure	\$817,597	17/06/2024
15	Salt Clay Lane Rehabilitation & Drainage Upgrade (Local Government)	Infrastructure	\$750,000	1/04/2024
16	Cootamundra-gundagai Regional Council Footpaths Replacement (Local Government)	Infrastructure	\$750,000	16/08/2023
17	Olympic Highway Asphalt Works Segment 320 (Local Government)	Infrastructure	\$750,000	12/05/2025
18	Annie Pyers Drive Roadworks (Local Government)	Infrastructure	\$650,000	27/10/2023
19	Sheridan Street Block 3 Upgrade Stage 2 (Local Government)	Infrastructure	\$500,000	16/05/2023
20	Burra Road Bridge I26 Replacement (Local Government)	Infrastructure	\$480,000	13/04/2022



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RESEARCH SERVICES

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- Primary qualitative and quantitative research
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- Geographic information mapping
- Project analysis including product and pricing recommendations
- Rental and investment return analysis

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REFERENCES

* Gundagai sales market data and key indicators encapsulates aggregate property market conditions within the postcode of 2722.

** Estimated values are based on construction value provided by the relevant data authority and does not reflect commercial and/or re-sale value.

2024/25 encapsulates sales transactions for the 2024 full year (01/01/2024 – 31/12/2024) and 1st half 2025 (01/01/2025 – 30/06/2025).

€ Annual rental growth is a comparison between 1H 2024 (01/01/2024 – 30/06/2024) and 1H 2025 (01/01/2025 – 30/06/2025) house median rent figures.

¥ Gundagai rental market data encapsulates aggregate property conditions within the postcode of 4220.

§ Rental yields shown are as reported as of June 2025.

A Project development map showcases a sample of upcoming projects only, due to accuracy of addresses provided by the data provider for geocoding purposes.

£ Projects refers to the top developments within the Cootamundra-Gundagai Local Government Area (LGA).

μ Estimated value is the value of construction costs provided by relevant data authority, it does not reflect the project's sale/commercial value.

ψ Commencement date quoted for each project is an approximate only, as provided by the relevant data authority, PRD does not hold any liability to the exact date.

Source: APM Pricfinder, Cordell Connect database, SQM Research, Esri ArcGIS.

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