

# Gundagai Market Update

## 1<sup>st</sup> Half 2026



### OVERVIEW

In Q4 2025, Gundagai\* recorded a median house price of \$515,000 and a median vacant land price of \$280,000. This is a 12-month (Q4 2024 - Q4 2025) growth of 5.1% for houses and 36.1% for vacant land. Comparing Q4 2024 and Q4 2025, sales decreased by -44.4% for houses (to 10 sales in Q4 2025) for houses but increased to 7 sales for vacant land (from just 2 sales the year prior). The Gundagai\* house market is undersupplied; this created a buffer against higher interest rates and retained price growth. Without any new residential projects / housing stock planned, house prices will very likely continue to increase. Thus, buyers must act fast.

#### CHANGE FROM LAST YEAR HALF YEAR



	YEAR	HALF YEAR
HOUSE SALES	↓	↑
HOUSE MEDIAN PRICE	↑	↓
HOUSE RENTAL PRICE	↑	↓

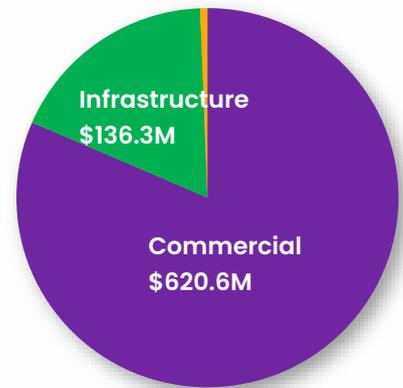


	YEAR	HALF YEAR
LAND SALES	↑	↑
LAND MEDIAN PRICE	↑	↑



### FUTURE DEVELOPMENTS

Gundagai<sup>2</sup> will see approximately **\$761.5M of new projects commencing construction from 2022-2026.**



Clara Energy Project Rosedale – Hydrogen Facility (\$600.0M) is the key commercial project planned for 2026 in Gundagai<sup>2</sup>. 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 2023-2026 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 will help improve connections between the Greater Cootamundra-Gundagai area and others.

The Dog on the Tuckerbox Gundagai Stages 1A, 1B and 1C is the only Mixed-Use Development (\$4.6M). This adds cafes, shops and a child's playground, which will improve liveability for local residents and create more jobs.

There has been a considerable absence of residential projects since 2023. This means there are no new stand-alone ready-to-sell housing stock coming to market, or land lots to build a new home. Thus, the current undersupply will continue, which will push up property prices even further.



### MARKET CONDITIONS

MEDIAN PRICE  
Q4 2025



**SALES**

AVERAGE DAYS  
ON MARKET Q4 2025



MEDIAN PRICE  
Q4 2025



**RENTALS**

AVERAGE DAYS  
ON MARKET Q4 2025

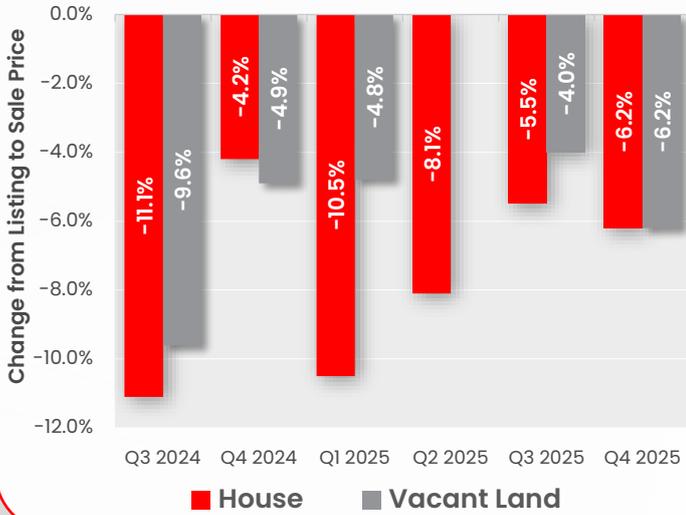




## AVERAGE VENDOR DISCOUNT\*

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 Q4 2024 and Q4 2025 have widened to -6.2% for houses, which suggests a higher discount compared to 12 months prior. That said, when it is compared to earlier in 2025 (Q1 and Q2 2025), average house vendor discount have tightened, suggesting there is less of a discount. This is in line with median house price growth in Gundagai\*, thus buyers must act fast.

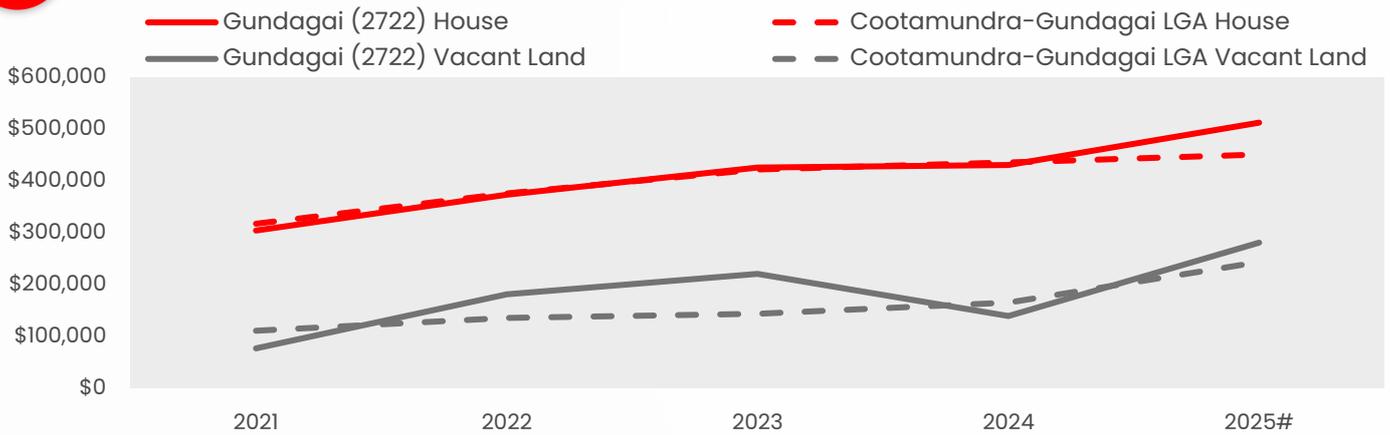


The suburb of Gundagai has remained on par with the wider Cootamundra-Gundagai Local LGA median house price over the past 5 years but have become a premium in 2025. Median vacant land price in Gundagai usually tracks above the LGA, which has continued in 2025.

Most of the homes sold in Gundagai\* across 2025 were split between the premium price point of \$550,000 and above (40.8%) and the most affordable point of less than \$399,999 (30.6%). This is good news for owners and buyers, with opportunities to capitalise on an investment and to enter the market. Vacant land had most properties sold in the middle price bracket of \$200,000 to \$299,999. Overall, there are opportunities for all budgets, in both houses and vacant land, in Gundagai\*.



## MARKET COMPARISON

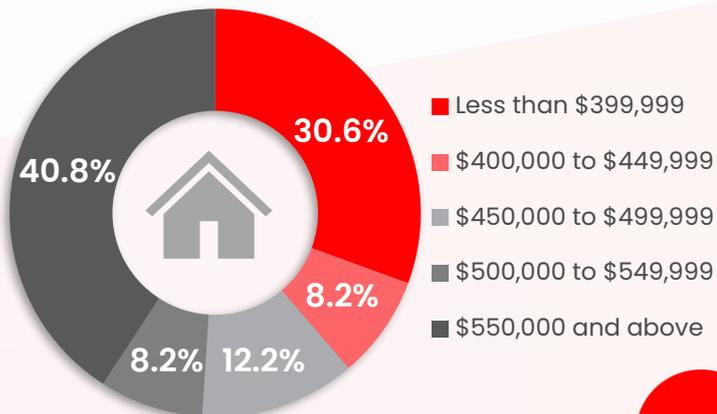


The market comparison graph provides a trend for median price of houses and vacant land in the past 5 years. The main LGA chosen was based on their proximity to the main suburb analysed, which is Gundagai (2722).

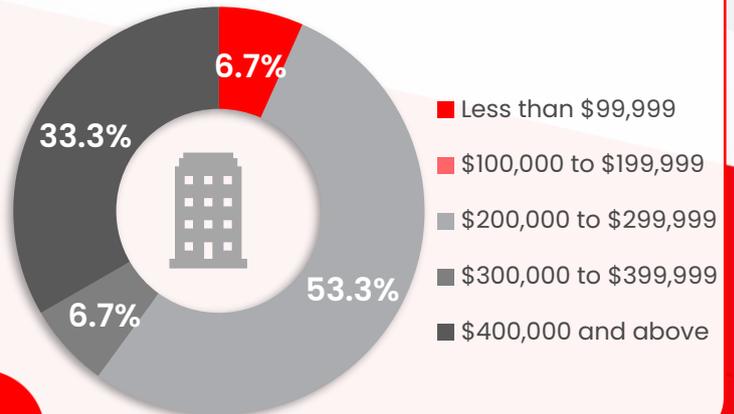


## PRICE BREAKDOWN 2025

### HOUSES SOLD



### VACANT LAND SOLD





## RENTAL GROWTH 2025€

House rental yields in Gundagai<sup>‡</sup> was 3.5% as of December 2025, above Sydney Metro (2.6%). The median house rental price increased by 11.9% in the 12 months to Q4 2024, at \$470 per week. During this time, the number of houses rented decreased by -28.6% from 7 rentals in Q4 2024 to 5 rentals in Q4 2025. This indicates an undersupplied and a highly demanded rental market in Gundagai<sup>‡</sup>, which benefits investors.

3-bedroom houses have provided investors with 5.0% rental growth annually, achieving a median rent of \$462 per week.

Gundagai<sup>‡</sup> recorded a vacancy rate of 2.6% in December 2025, currently above Sydney Metro's 1.8%. Vacancy rates have fluctuated greatly in the past 12 months after hitting a low of in 0.0% August 2025, due to the extremely small size of the Gundagai<sup>‡</sup> rental market. Furthermore, a 2.6% vacancy rate is below the Real Estate Institution of Australia's healthy benchmark of 3.0%, indicating quicker occupancy of rental properties in Gundagai<sup>‡</sup>. This creates a conducive and sustainable environment for investors, even with a higher median house sale price in Q4 2025.

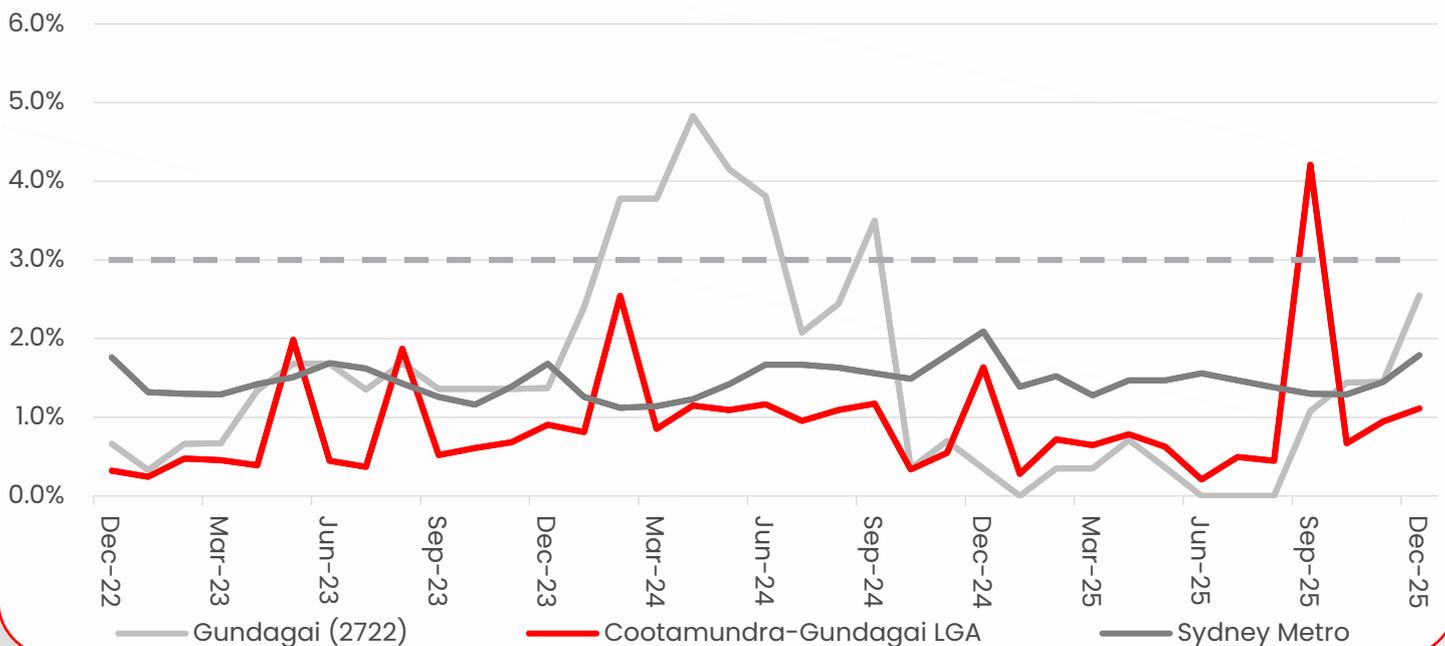
 2 BEDROOMS  
**-4.2%**

 3 BEDROOMS  
**+5.0%**

 4 BEDROOMS  
**+1.0%**



## RENTAL VACANCY RATES 2025



## RENTAL YIELD 2025§



**3.5%**

Gundagai (2722)<sup>‡</sup>



**4.8%**

Cootamundra-Gundagai LGA



**2.6%**

Sydney Metro



**4.2%**

Gundagai (2722)<sup>‡</sup>



**5.3%**

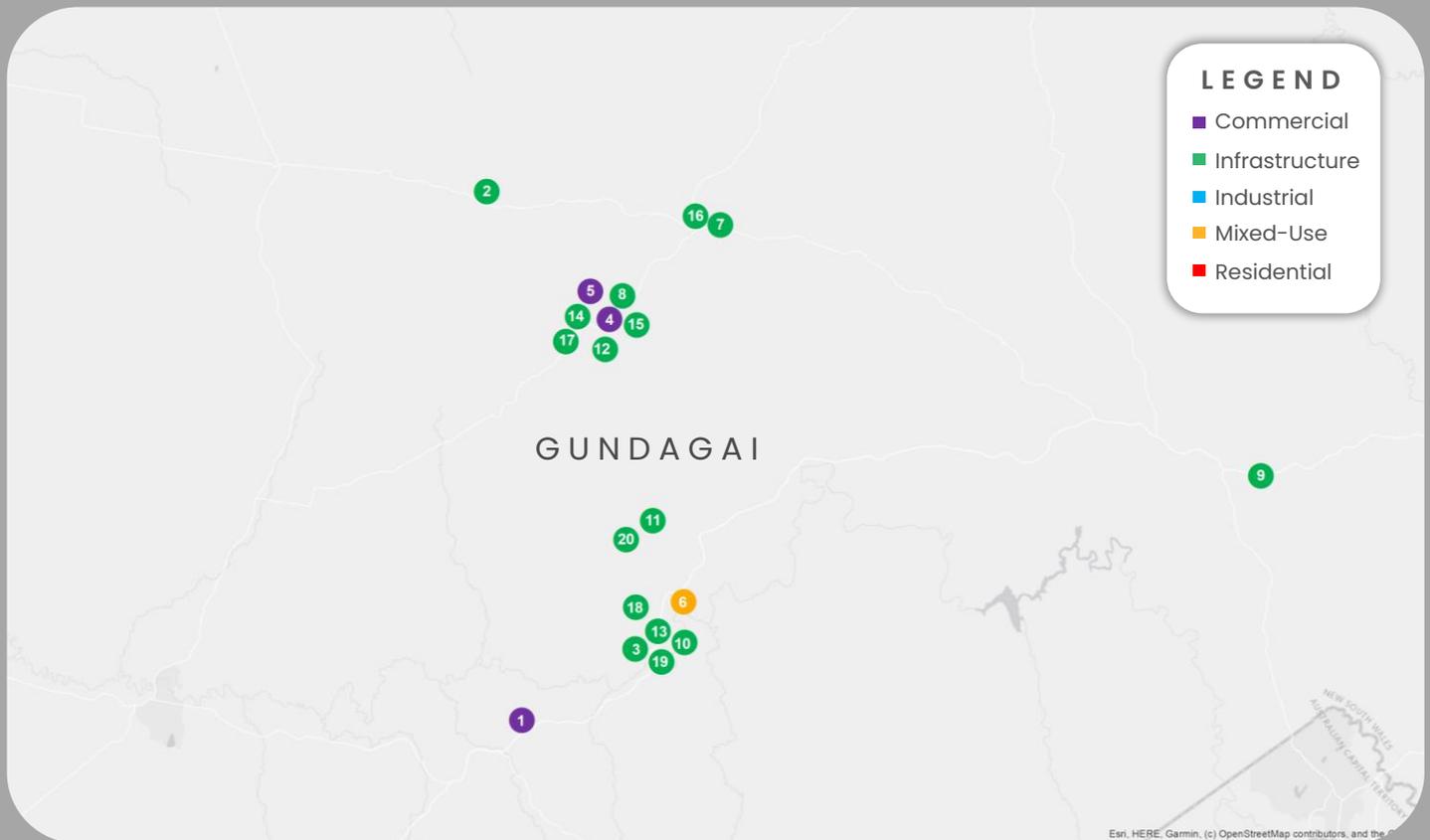
Cootamundra-Gundagai LGA



**4.2%**

Sydney Metro

# PROJECT DEVELOPMENT MAP 2022-2026<sup>A</sup>



#	Project <sup>£</sup>	Type	Estimated Value <sup>¤</sup>	Commence Date <sup>ψ</sup>
1	Clara Energy Project Rosedale - Hydrogen Facility	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	Commercial	\$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 1a, 1b & 1c (Cafes/Shops/Playground/Toilets)	Mixed-Use	\$4,623,450	14/04/2025
7	Burley Griffin Way Bridge Wallendbeen (State Government)	Infrastructure	\$3,000,000	20/11/2022
8	Cootamundra Fire Station - (State Government)	Infrastructure	\$2,195,375	1/04/2024
9	Hillas Creek Bridge Replacement (Local Government)	Infrastructure	\$1,000,000	19/07/2024
10	Uralba Hostel Facility Renovation (State Government)	Infrastructure	\$1,000,000	12/01/2026
11	Putty Road Slope Remediation Works (State Government)	Infrastructure	\$900,000	15/09/2025
12	Cootamundra-Gundagai Regional Council Water & Wastewater Network Telemetry & Solar Upgrade (Local Government)	Infrastructure	\$850,000	19/07/2024
13	Gundagai Old Sheahan Bridge (State Government)	Infrastructure	\$817,597	17/06/2024
14	Salt Clay Lane Rehabilitation & Drainage Upgrade (Local Government)	Infrastructure	\$750,000	1/04/2024
15	Cootamundra-Gundagai Regional Council Footpaths Replacement (Local Government)	Infrastructure	\$750,000	16/08/2023
16	Olympic Highway Asphalt Works Segment 320 (Local Government)	Infrastructure	\$750,000	12/05/2025
17	Olympic Highway & Dirnaseer Road Intersection Asphalt Pavement Reconstruction (Local Government)	Infrastructure	\$750,000	9/02/2026
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 126 Replacement (Local Government)	Infrastructure	\$480,000	13/04/2022

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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.

# 2025 encapsulates sales transactions for the 2025 full year (01/01/2025 – 31/12/2025).

€ Annual rental growth is a comparison between Q4 2024 (01/10/2024 – 31/12/2024) and Q4 2025 (01/10/2025 – 31/12/2025) 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 December 2025.

Ⓐ 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 Pricerfinder, Cordell Connect database, SQM Research, Esri ArcGIS.

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