

Gundagai Market Update 2nd Half 2026



OVERVIEW

In Q2 2026, Gundagai* recorded a median house price of \$437,500 and a median vacant land price of \$131,250. This represents an annual (Q2 2025 – Q2 2026) price decrease of -17.8% for houses, while sales increased by 55.6% (to 14 houses in Q2 2026). Demand for houses continue to be high, however higher interest rates in the first half of 2026 have translated into the market. Vacant land prices also decreased, however with only 2 sales in Q2 2026, and a small market overall, price fluctuations are expected. Gundagai* currently does not have any new residential developments planned, suggesting that buyer options remain very limited to currently available stock. With a cash rate hold as of August 2026, the potential for a median house price recovery is highly likely.

CHANGE FROM LAST YEAR HALF YEAR



HOUSE SALES



HOUSE MEDIAN PRICE



HOUSE RENTAL PRICE



LAND SALES



LAND MEDIAN PRICE



MARKET CONDITIONS

MEDIAN PRICE
Q2 2026



\$438K



\$131K

SALES

AVERAGE DAYS
ON MARKET Q2 2026



HOUSE



LAND

MEDIAN PRICE
Q2 2026



\$450

RENTALS

AVERAGE DAYS
ON MARKET Q2 2026

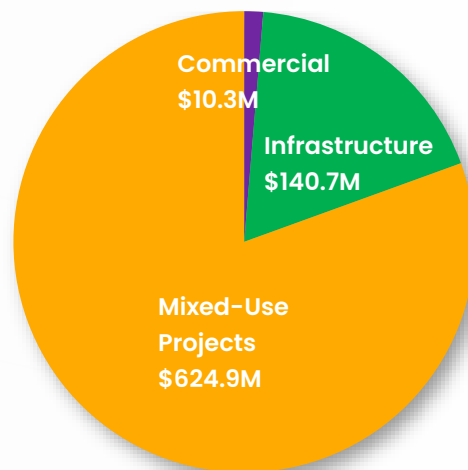


HOUSE



FUTURE DEVELOPMENTS**

Gundagai will see approximately **\$776.0M of new developments due to commence construction between 2023 and 2027.**



There are several mixed-use projects planned in Gundagai, with the largest being the Clara Energy Project in Rosedale. The project includes the construction of a hydrogen facility and solar farm, with an estimated value of approximately \$600 million. Its objective is to supply clean fuel to the heavy freight haulage industry.

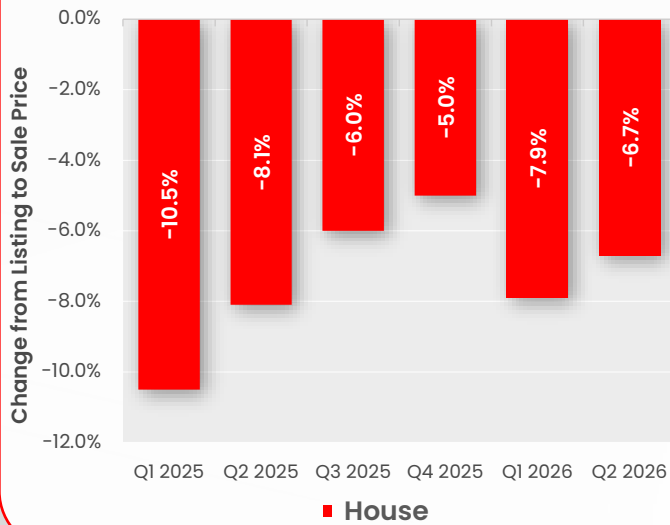
At State 1 capacity, the facility is planned to include a 250-megawatt (MW) solar farm and produce green hydrogen so support freight transport operations. The project's ultimate capacity is planned to be an 800 MW solar farm coupled with a 560 MW hydrogen plant, producing up to 100,000 kg of hydrogen per day and supplying approx. 800 trucks daily.

The project site covers approximately 3,237,500 sqm (around 324 hectares or 800 acres). Given its scale, the development is expected to create significant employment opportunities for residents and will support future economic growth within the region. This can have a spill-over effect in the form of demand for housing, which can increase house prices in the area.

%

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.



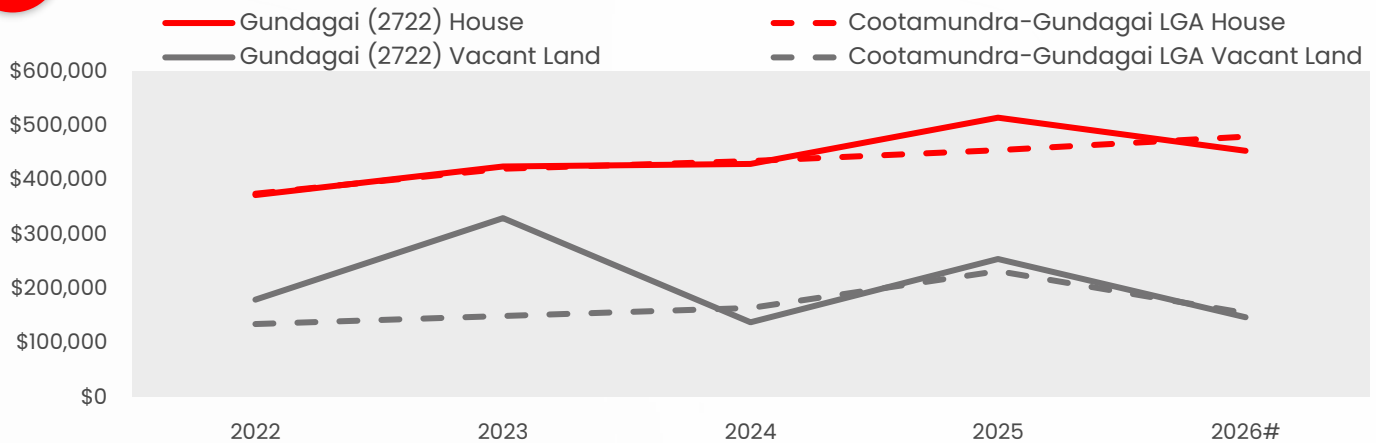
In the past 12 months to Q2 2026 average vendor discount for houses have tightened to a lesser discount of -6.7%. Market conditions in Gundagai* continue to favour buyers, where vendors are willing to accept below the initial listing prices. However, a shift towards a tighter discount and absence of new houses being built suggests that a discount may not last long. Hence, buyers should act fast to secure a discount.

The suburb of Gundagai has historically tracked on par with the wider Cootamundra-Gundagai Local Government Area (LGA) for median house and land prices for the past 5 years. This trend has continued through the start of 2026#.

Most of the houses sold in Gundagai* in 2026# were in the premium price point of \$500,000 and above (35.0%) and the more affordable price brackets of less than \$399,999 and \$400,000 to \$424,999 (both 20.0%). This is good news for owners and buyers, with opportunities to capitalise on an investment (for owners) and to enter the market (for buyers). Most of the land sold were in the more premium bracket, of \$150,000 to \$174,999 (40.0%). Overall, this suggests that Gundagai* has a home for all budgets, making it an ideal market for investors and first home buyers alike.



MARKET COMPARISON

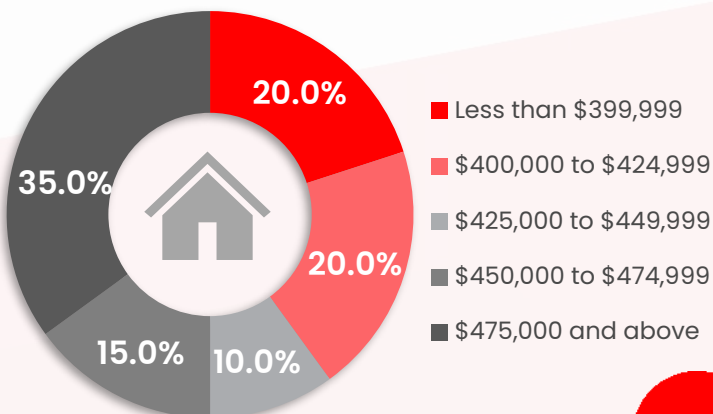


The market comparison graph provides a comparative trend for the median price of houses and unit in the past 5 years. The main LGA profiled was chosen based on their proximity to the main suburb analysed, which is Gundagai.

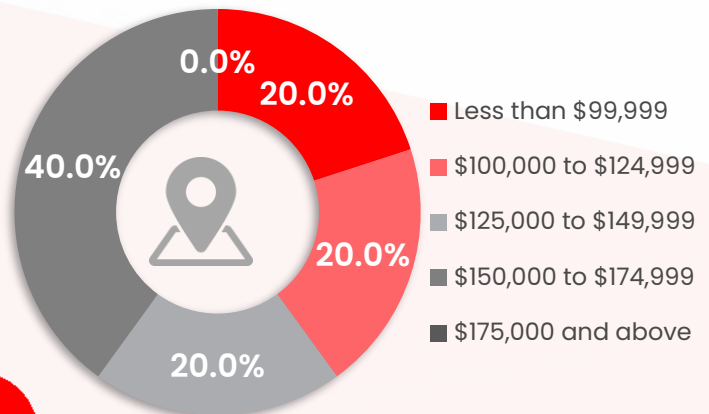
\$

PRICE BREAKDOWN 2026#

HOUSES SOLD



LAND SOLD



PRD.



RENTAL GROWTH 2026€

House rental yields in Gundagai[‡] was 4.1% in June 2026, higher than Cootamundra-Gundagai LGA (4.0%) and Sydney Metro (3.0%). Median house rental price have slightly declined in the past 12 months to Q2 2026, by -8.2% to \$450 per week. The number of houses rented have also declined, by -40.0% in the past 12 months, to 3 rentals in Q2 2026. The rental market is quite small, which explains rental price fluctuations. However, with a slightly higher rental yield than Sydney, it provides an opportunity for investors looking for a more affordable option.

4+Bedroom houses have provided investors with +21.2% rental growth annually, achieving a mediana rent of \$ 600 per week.

Gundagai[‡] recorded a vacancy rate of 1.1% in June 2026, above than Cootamundra-Gundagai LGA 0.8% but below Sydney Metro 1.6%. While vacancy rates increased slightly in the past year, a 1.1% vacancy rate is still below the Real Estate Institute of Australia's 3.0% Healthy benchmark. This indicates strong rental demand and favourable conditions for investors in Gundagai[‡], despite higher house sale prices (thus, entry price) recorded in the past 12 months to Q2 2026.



2 BEDROOMS

+12.9%



3 BEDROOMS

-1.5%

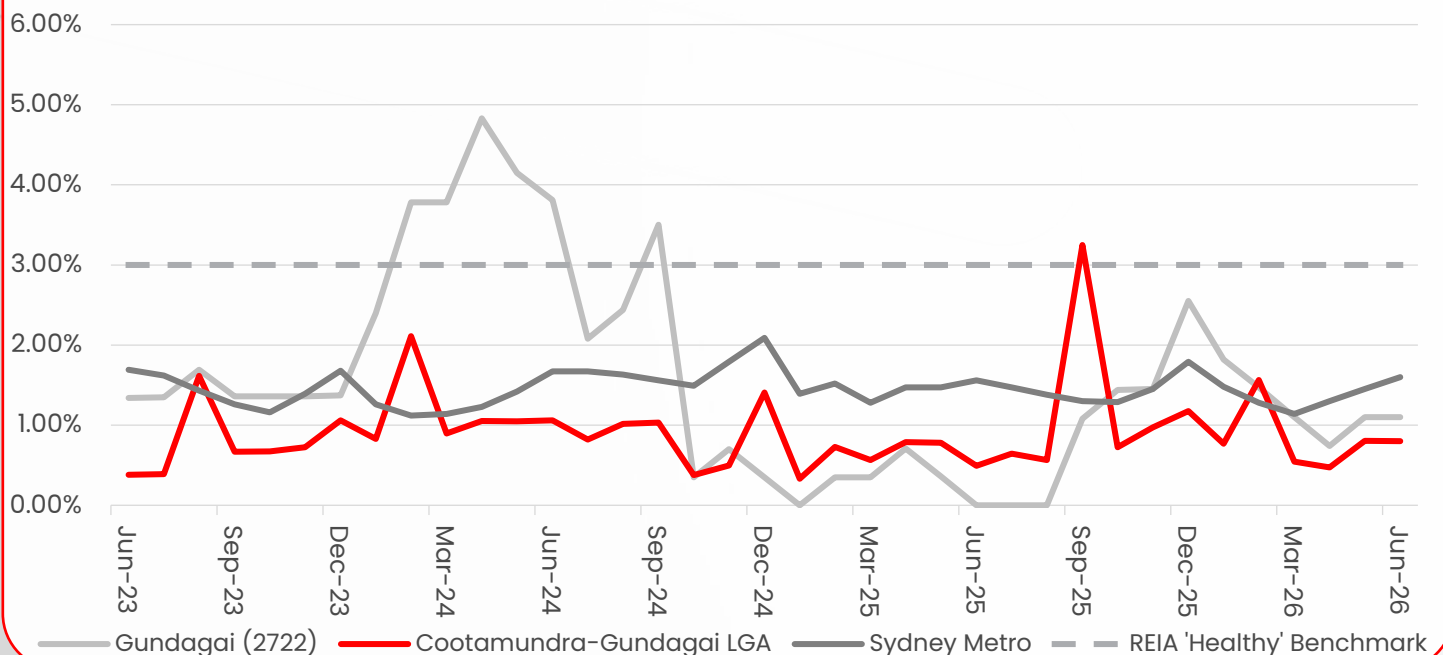


4+ BEDROOMS

+21.2%



RENTAL VACANCY RATES 2026



RENTAL YIELD 2026§



4.1%

Gundagai
(2722)[‡]



4.0%

Cootamundra
-Gundagai
LGA



3.0%

Sydney
Metro



4.5%

Gundagai
(2722)[‡]



3.7%

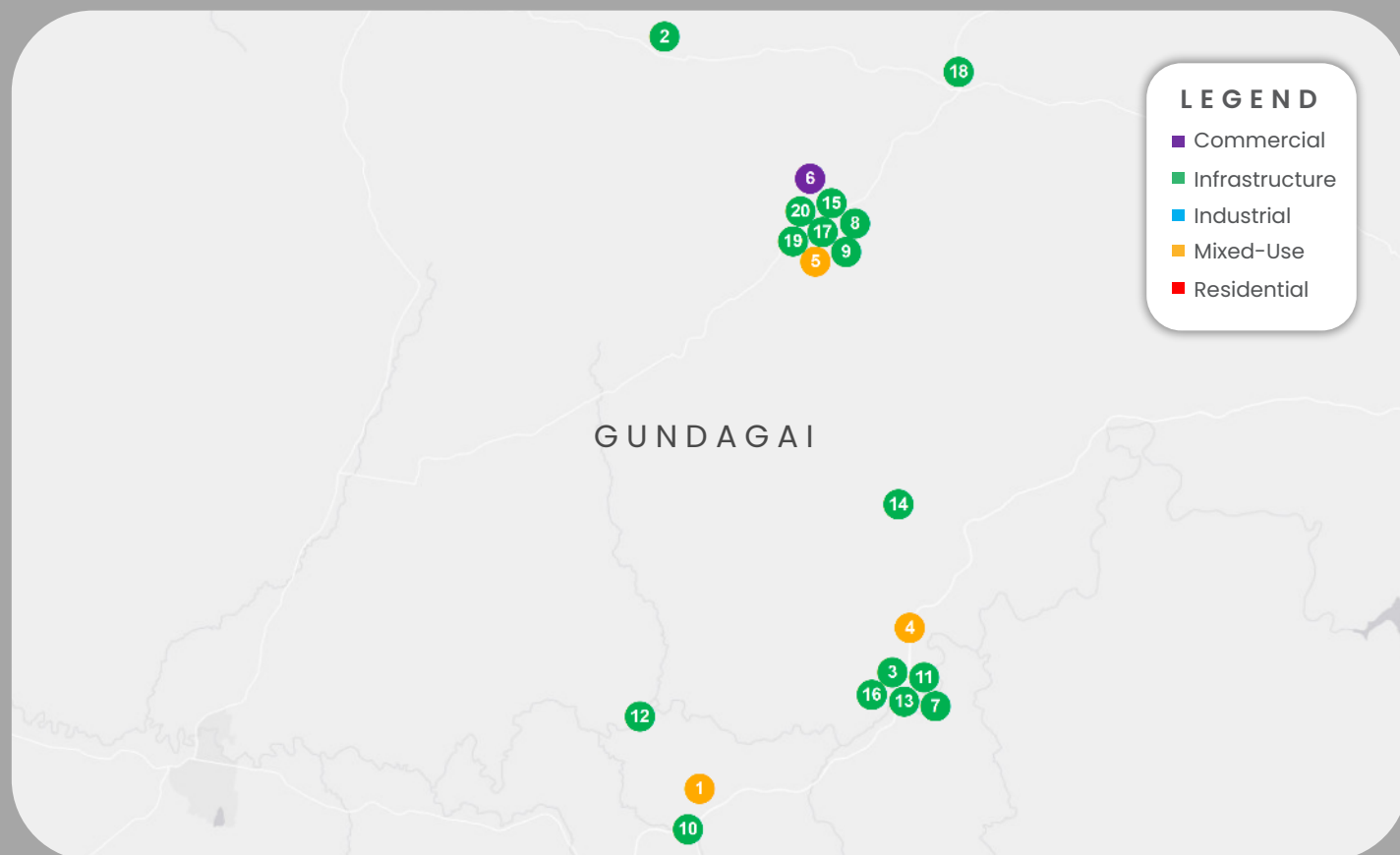
Cootamundra
-Gundagai
LGA



4.2%

Sydney
Metro

PROJECT DEVELOPMENT MAP 2023-2027^A



#	Project [£]	Type	Estimated Value [¤]	Commence Date [¥]
1	Clara Energy Project Rosedale - Project Rosedale Hydrogen Facility (Hydrogen Facility/Solar Farm)	Mixed Use	\$600,000,000	20/07/2027
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	2/11/2027
4	Dog On The Tucker Box Gundagai Mixed Use Development (Restaurants/Hotels/Cabins/Landscaping/Conference Centre/Cafes/Shops/Playground/Toilets)	Mixed Use	\$14,623,450	20/09/2027
5	Cootamundra Solar Farm (Solar Farm/Battery Energy Storage)	Mixed Use	\$10,291,000	22/08/2023
6	Australian Meat Group Cold Store Cootamundra	Commercial	\$10,000,000	3/04/2023
7	Sheahan Bridge Klemmfix Safety Barriers Heavy Patching (State Government)	Infrastructure	\$6,000,000	11/05/2027
8	Cootamundra Fire Station - Refurbishment (State Government)	Infrastructure	\$2,195,375	1/04/2024
9	Cootamundra-Gundagai Regional Council Pavement Stabilisation (Local Government)	Infrastructure	\$1,300,000	14/09/2026
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	Mundarlo Bridge Replacement (State Government)	Infrastructure	\$1,000,000	11/05/2026
13	Southwest Region Roadworks Microsurfacing Works (State Government)	Infrastructure	\$1,000,000	2/03/2026
14	Putty Road Slope Remediation Works (State Government)	Infrastructure	\$900,000	15/09/2025
15	Cootamundra-Gundagai Regional Council Water & Wastewater Network Telemetry & Solar Upgrade (Local Government)	Infrastructure	\$850,000	19/07/2024
16	Gundagai Old Sheahan Bridge Rehabilitation Works (State Government)	Infrastructure	\$817,597	17/06/2024
17	Cootamundra-Gundagai Regional Council Footpaths Replacement (Local Government)	Infrastructure	\$750,000	16/08/2023
18	Olympic Highway Asphalt Works Segment 320 (Local Government)	Infrastructure	\$750,000	12/05/2025
19	Olympic Highway & Dirnaseer Road Intersection Asphalt Pavement Reconstruction (Local Government)	Infrastructure	\$750,000	9/02/2026
20	Salt Clay Lane Rehabilitation & Drainage Upgrade (Local Government)	Infrastructure	\$750,000	1/04/2024



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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.

2026 encapsulates sales transactions for 2026 only (01/01/2026 – 30/06/2026).

€ Annual rental growth is a comparison between Q2 2025 (01/04/2025 – 30/06/2025) and Q2 2026 (01/04/2026 – 30/06/2026) house median rent figures.

¥ Gundagai rental market data encapsulates aggregate property conditions within the postcode of 2722.

§ Rental yields and vacancy rates shown are as reported as of June 2026.

⌘ 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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