

A vibrant yellow bicycle is parked on a paved surface in front of a white picket fence. The bicycle features a brown leather saddle, a rear rack, and a front basket filled with pink flowers. The scene is set outdoors with trees and a building in the background.

**RayWhite.**

**Suburb**  
flyover  
report

WANGURI (HOUSE)

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# WANGURI - Suburb Map



# WANGURI - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	50	\$ 302,450	0.0 %	\$ 2,000	\$ 491,500
2006	41	\$ 380,000	25.6 %	\$ 41,800	\$ 515,000
2007	43	\$ 414,500	9.1 %	\$ 53,200	\$ 580,000
2008	36	\$ 452,500	9.2 %	\$ 250,000	\$ 630,153
2009	30	\$ 497,500	9.9 %	\$ 318,250	\$ 795,000
2010	21	\$ 535,000	7.5 %	\$ 400,000	\$ 717,500
2011	32	\$ 539,000	0.7 %	\$ 280,000	\$ 675,000
2012	31	\$ 600,000	11.3 %	\$ 260,000	\$ 770,000
2013	23	\$ 587,000	-2.2 %	\$ 225,000	\$ 710,000
2014	21	\$ 615,000	4.8 %	\$ 21,935	\$ 805,000
2015	18	\$ 606,250	-1.4 %	\$ 420,000	\$ 820,000
2016	25	\$ 560,000	-7.6 %	\$ 348,000	\$ 905,000
2017	20	\$ 577,500	3.1 %	\$ 300,000	\$ 815,000
2018	13	\$ 540,000	-6.5 %	\$ 250,000	\$ 850,000
2019	19	\$ 540,000	0.0 %	\$ 210,000	\$ 635,000
2020	8	\$ 408,500	-24.4 %	\$ 375,000	\$ 620,000
2021	0				
2022	23	\$ 630,000	0.0 %	\$ 490,000	\$ 841,000
2023	25	\$ 625,000	-0.8 %	\$ 385,000	\$ 1,075,000

## Median Sale Price

# \$645k

Based on 28 recorded House sales within the last 12 months (Oct '22 - Sep '23)

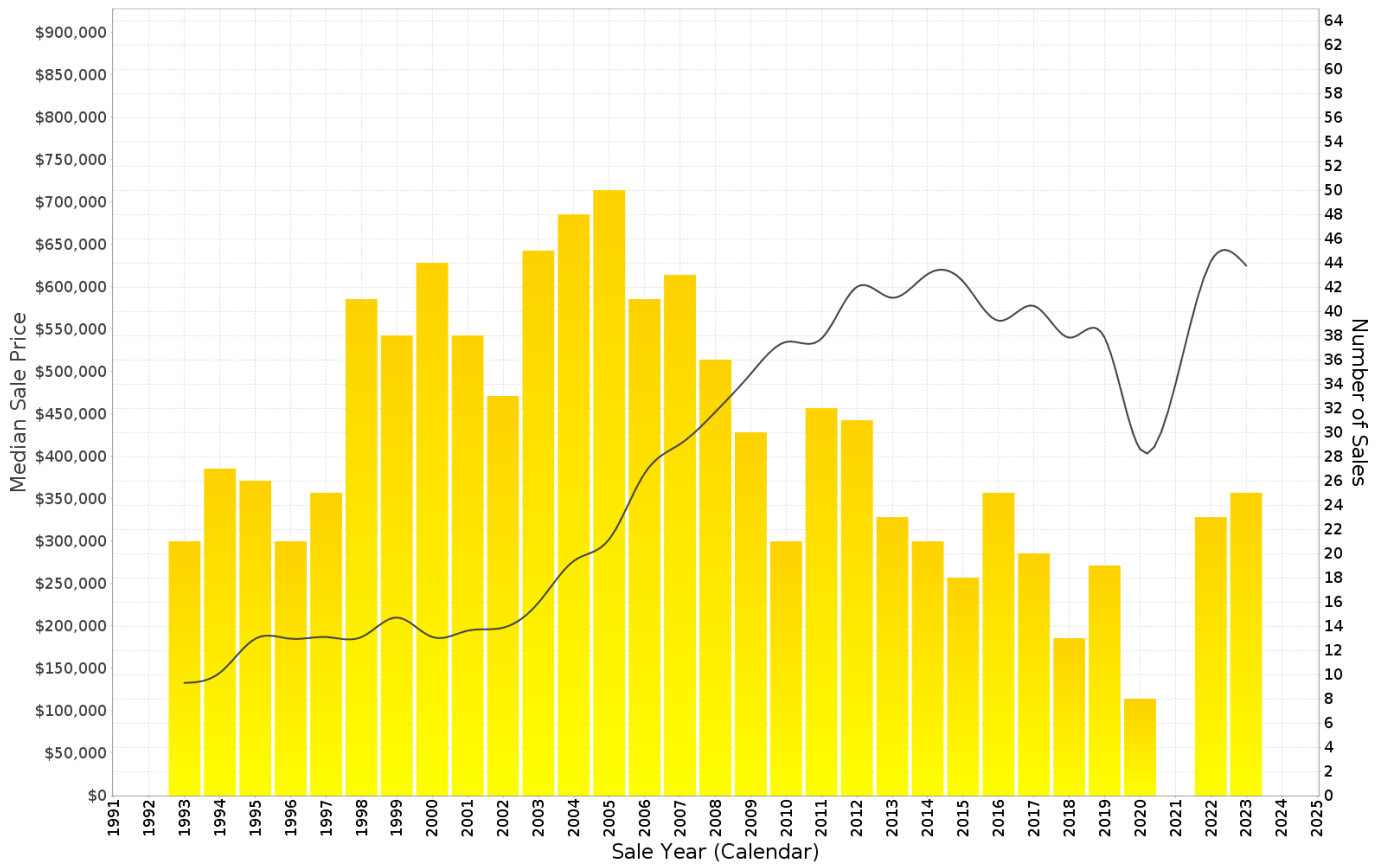
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

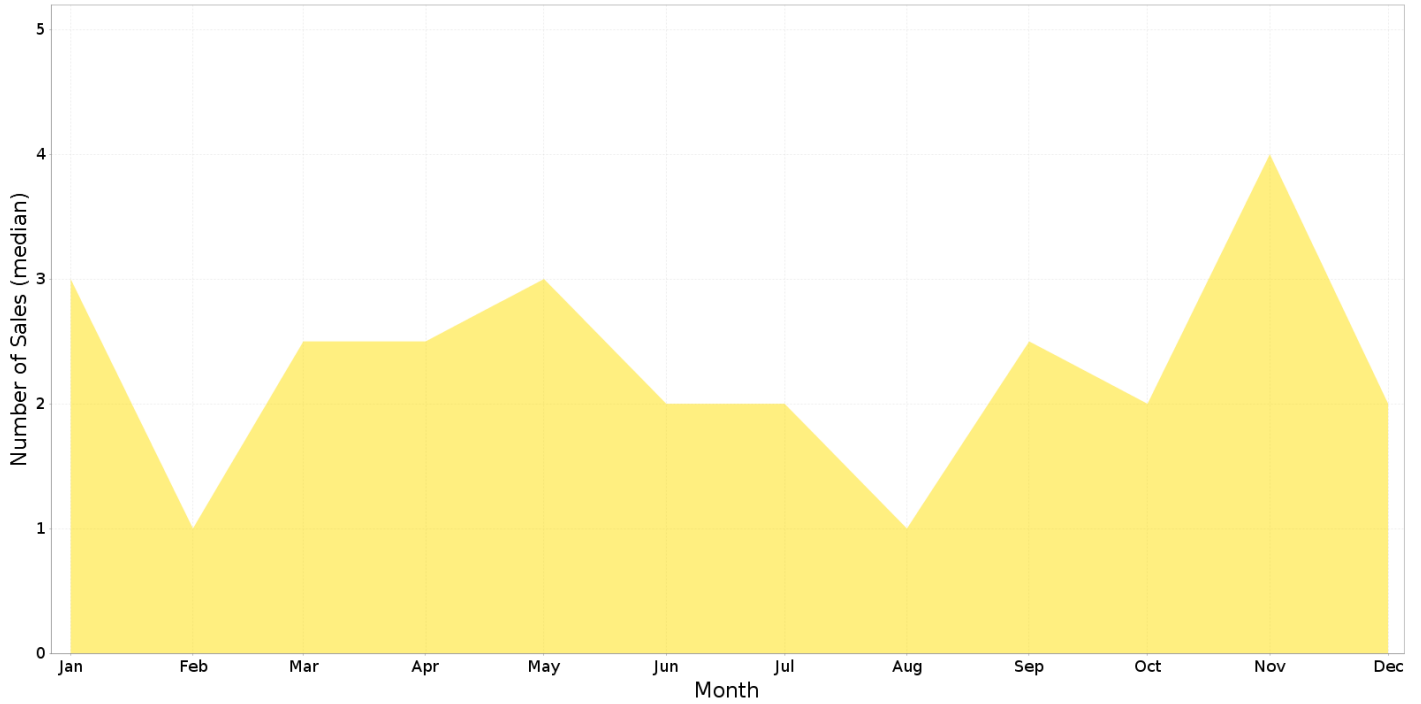
# +4.5%

Current Median Price: \$645,000  
Previous Median Price: \$617,000

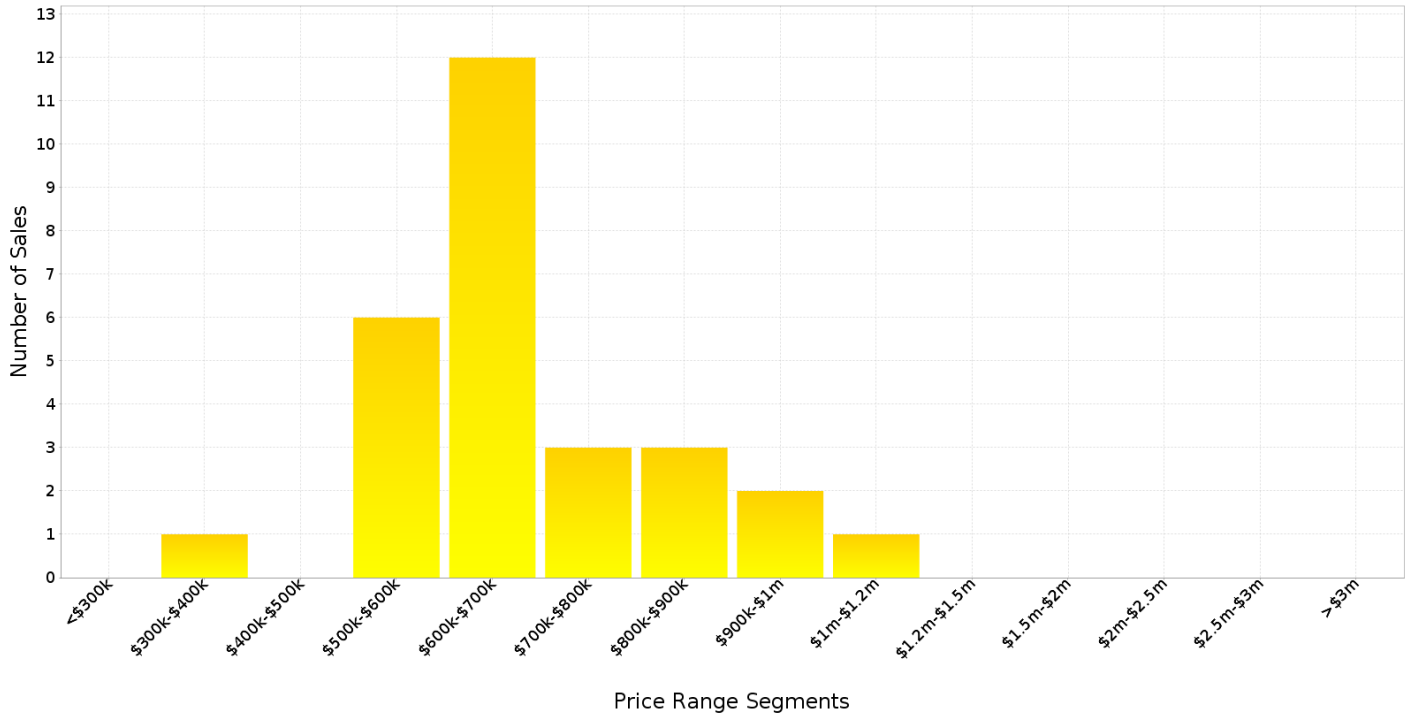
Based on 43 recorded House sales compared over the last two rolling 12 month periods



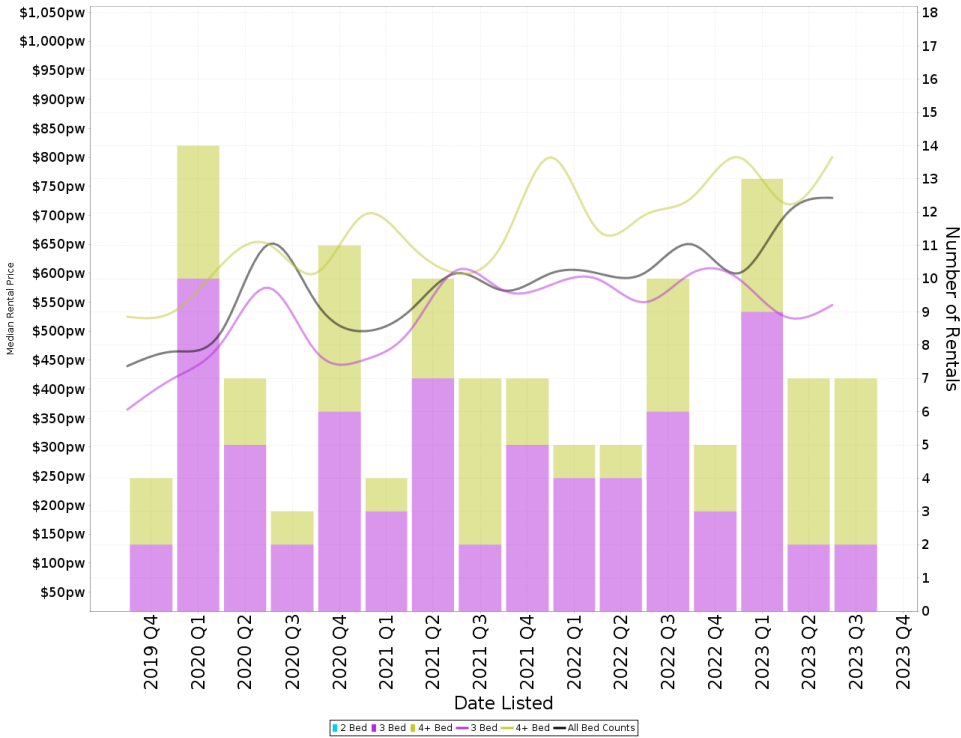
## WANGURI - Peak Selling Periods (3 years)



## WANGURI - Price Range Segments (12 months)



# Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+4.5%**

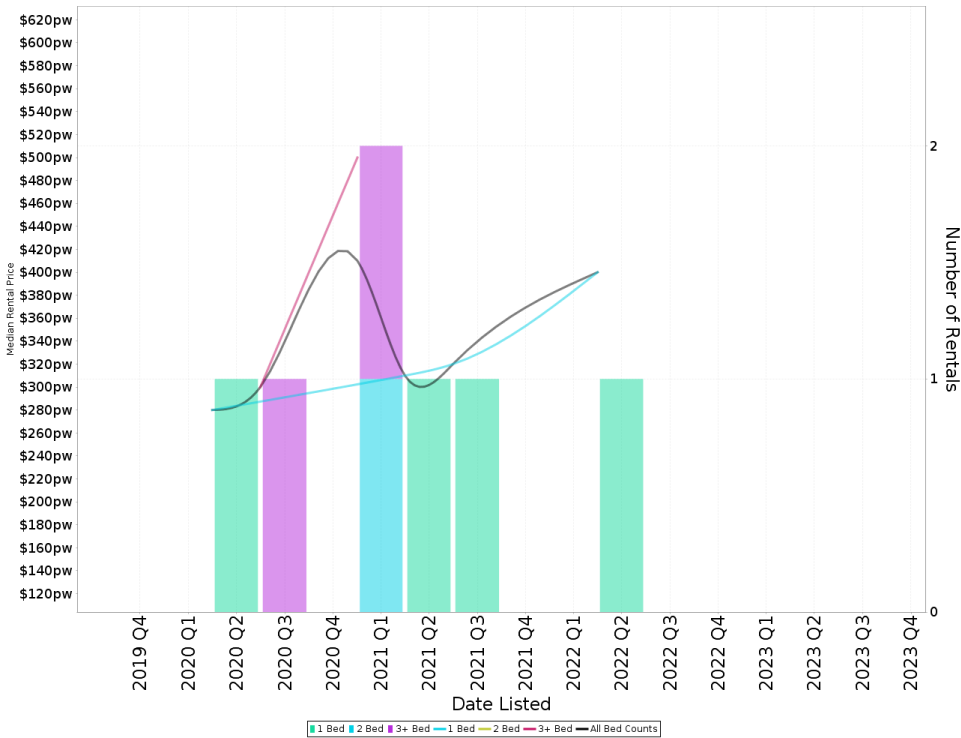
Current Median Price: \$645,000  
 Previous Median Price: \$617,000  
 Based on 43 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+5.3%**

Current Median Price: \$645,000  
 Current Median Rent: \$660  
 Based on 32 registered House rentals compared over the last 12 months.

# Median Weekly Rents (Units)



### Suburb Sale Price Growth

N/A

### Suburb Rental Yield

N/A

# WANGURI - Recently Sold Properties

Median Sale Price

**\$645k**

Based on 28 recorded House sales within the last 12 months (Oct '22 - Sep '23)

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

Suburb Growth

**+4.5%**

Current Median Price: \$645,000  
Previous Median Price: \$617,000

Based on 43 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**28**

Based on recorded House sales within the 12 months (Oct '22 - Sep '23)

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

**2 CUBILLO ST**

**\$550,000**

Nov 2023  
37 Days

3 bedrooms, 1 bathroom, 4 parking spaces

**2 KAILIS ST**

**\$487,000**

2023 N/A

818 m², 0 bedrooms, 0 bathrooms, 0 parking spaces

**43 WANGURI TCE**

**\$635,000**

Nov 2023  
42 Days

866 m², 4 bedrooms, 2 bathrooms, 2 parking spaces

**2 MAZLIN ST**

**\$671,000**

Nov 2023  
N/A

1,100 m², 4 bedrooms, 2 bathrooms, 6 parking spaces

**68 ALLWRIGHT ST**

**\$630,000**

Oct 2023  
38 Days

766 m², 3 bedrooms, 1 bathroom, 2 parking spaces

**41 WANGURI TCE**

**\$600,000**

2023 N/A

923 m², 0 bedrooms, 0 bathrooms, 0 parking spaces

**10 PEREZ ST**

**\$585,000**

Oct 2023  
147 Days

812 m², 4 bedrooms, 2 bathrooms, 2 parking spaces

**23 AUBREY ST**

**\$640,000**

Sep 2023  
71 Days

904 m², 3 bedrooms, 2 bathrooms, 3 parking spaces

**5 MARGARITIS ST**

**\$500,000**

2023 N/A

889 m², 0 bedrooms, 0 bathrooms, 0 parking spaces

28 KAILIS ST



\$625,000



766 m<sup>2</sup> 4 2 3

93 WANGURI TCE



\$895,000



817 m<sup>2</sup> 5 2 2

29 KAILIS ST



\$700,000



817 m<sup>2</sup> 5 3 2

14 DIOCTITIS ST



\$660,000



766 m<sup>2</sup> 3 2 2

30 HARMANIS ST



\$385,000



751 m<sup>2</sup> 4 2 1

41 ALLWRIGHT ST



\$502,500



841 m<sup>2</sup> 3 2 1

# WANGURI - Properties For Rent

## Median Rental Price

**\$660 /w**

Based on 32 recorded House rentals within the last 12 months (Oct '22 - Sep '23)

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

## Rental Yield

**+5.3%**

Current Median Price: \$645,000  
Current Median Rent: \$660

Based on 28 recorded House sales and 32 House rentals compared over the last 12 months

## Number of Rentals


**32**

Based on recorded House rentals within the last 12 months (Oct '22 - Sep '23)

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

**177 LEE POINT ROAD**

**\$480 Per week**




Nov 2023  
2 Days

817 m<sup>2</sup> 3 1 1

**28 HENBURY AVENUE**

**\$890 per week**



Oct 2023  
33 Days

833 m<sup>2</sup> 4 2 2

**6 HARMANIS STREET**

**\$610**



Oct 2023  
37 Days

758 m<sup>2</sup> 3 1 2