

A vibrant yellow bicycle is the central focus, parked on a paved surface. The bicycle features a classic design with a rear rack, a brown leather saddle, and a wicker basket on the handlebars filled with bright pink flowers. It is positioned in front of a white picket fence with decorative posts. The background shows a blurred residential setting with trees and a building. A bright yellow rectangular box in the top right corner contains the text 'RayWhite.'

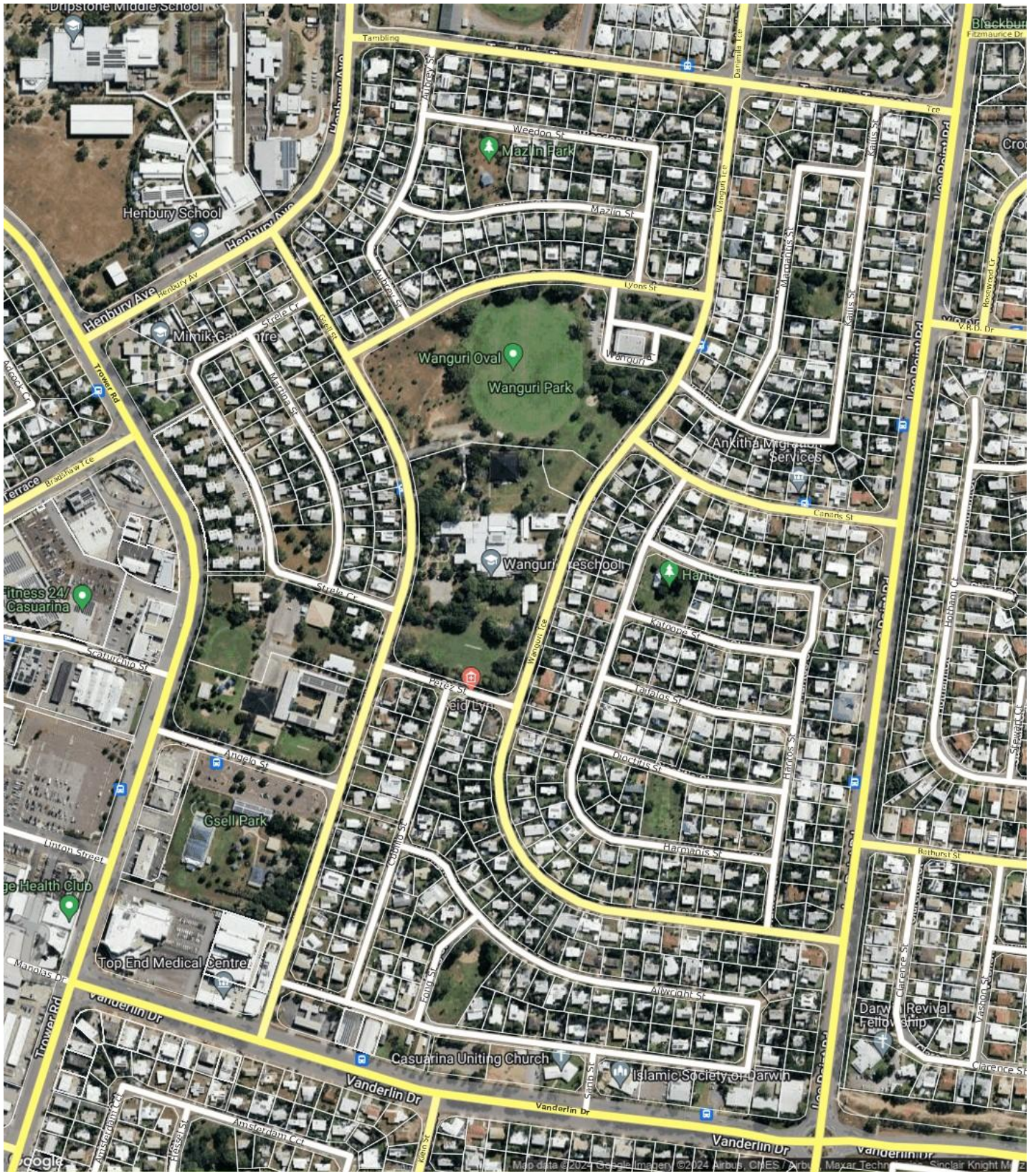
**RayWhite.**

**Suburb**  
flyover  
report

WANGURI (UNIT)

PREPARED BY: DEMI WILLIAMS, RAY WHITE NIGHTCLIFF, PH: 0448951305

# WANGURI - Suburb Map



# WANGURI - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2006	1	\$ 175,000	0.0 %	\$ 175,000	\$ 175,000
2007	2	\$ 116,814	-33.2 %	\$ 34,627	\$ 199,000
2008	2	\$ 235,000	101.2 %	\$ 235,000	\$ 235,000
2009	4	\$ 286,250	21.8 %	\$ 225,000	\$ 335,000
2010	3	\$ 320,000	11.8 %	\$ 225,000	\$ 350,000
2011	2	\$ 307,500	-3.9 %	\$ 305,000	\$ 310,000
2012	1	\$ 347,000	12.8 %	\$ 347,000	\$ 347,000
2013	1	\$ 287,500	-17.1 %	\$ 287,500	\$ 287,500
2014	3	\$ 347,000	20.7 %	\$ 225,000	\$ 347,000
2015	2	\$ 335,250	-3.4 %	\$ 323,500	\$ 347,000
2016	0				
2017	0				
2018	0				
2019	1	\$ 260,000	0.0 %	\$ 260,000	\$ 260,000
2020	0				
2021	0				
2022	0				
2023	2	\$ 222,500	0.0 %	\$ 170,000	\$ 275,000
2024	0				

## Median Sale Price

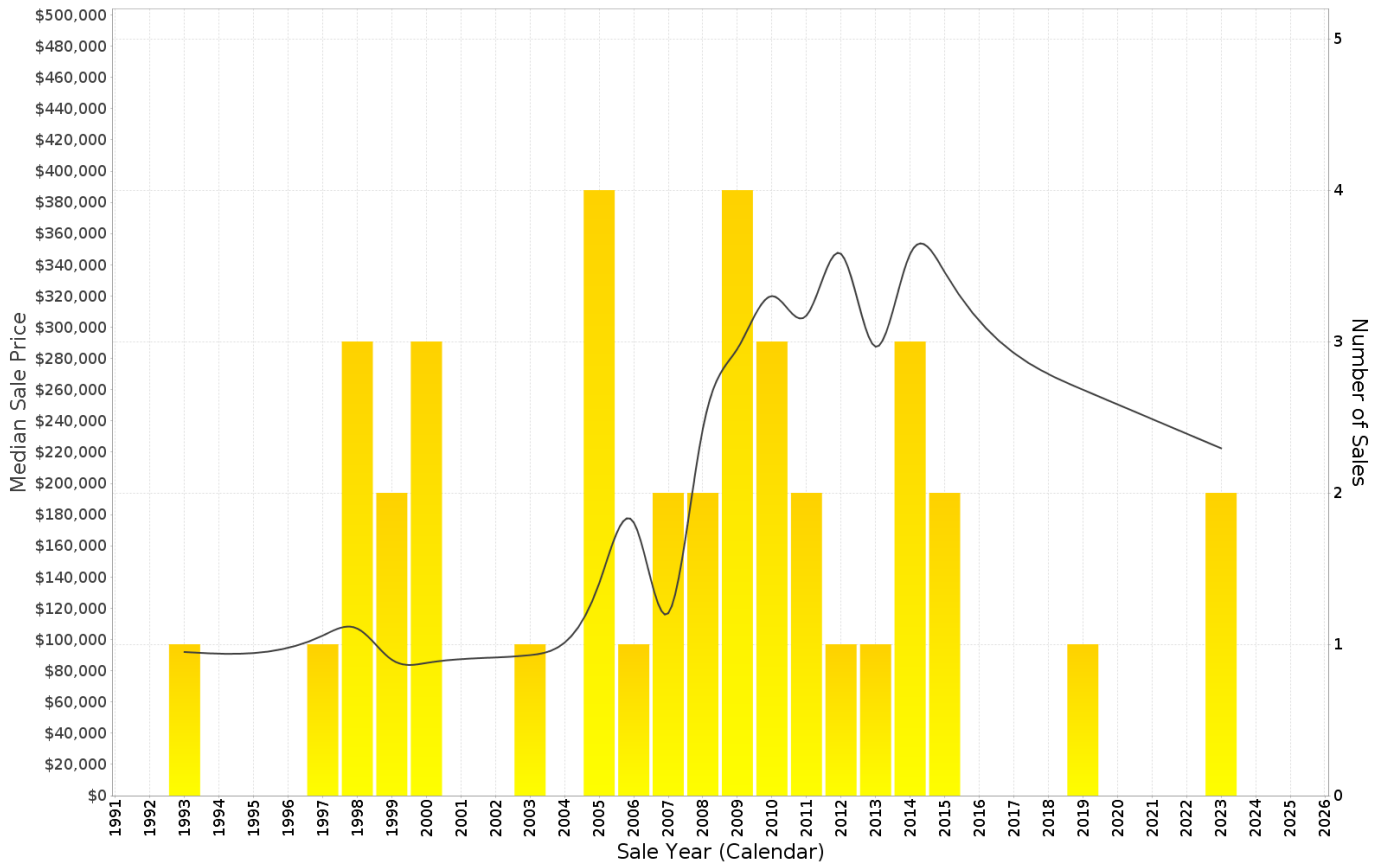
**\$222k**

Based on 2 recorded Unit sales within the last 12 months (Apr '23 - Mar '24)

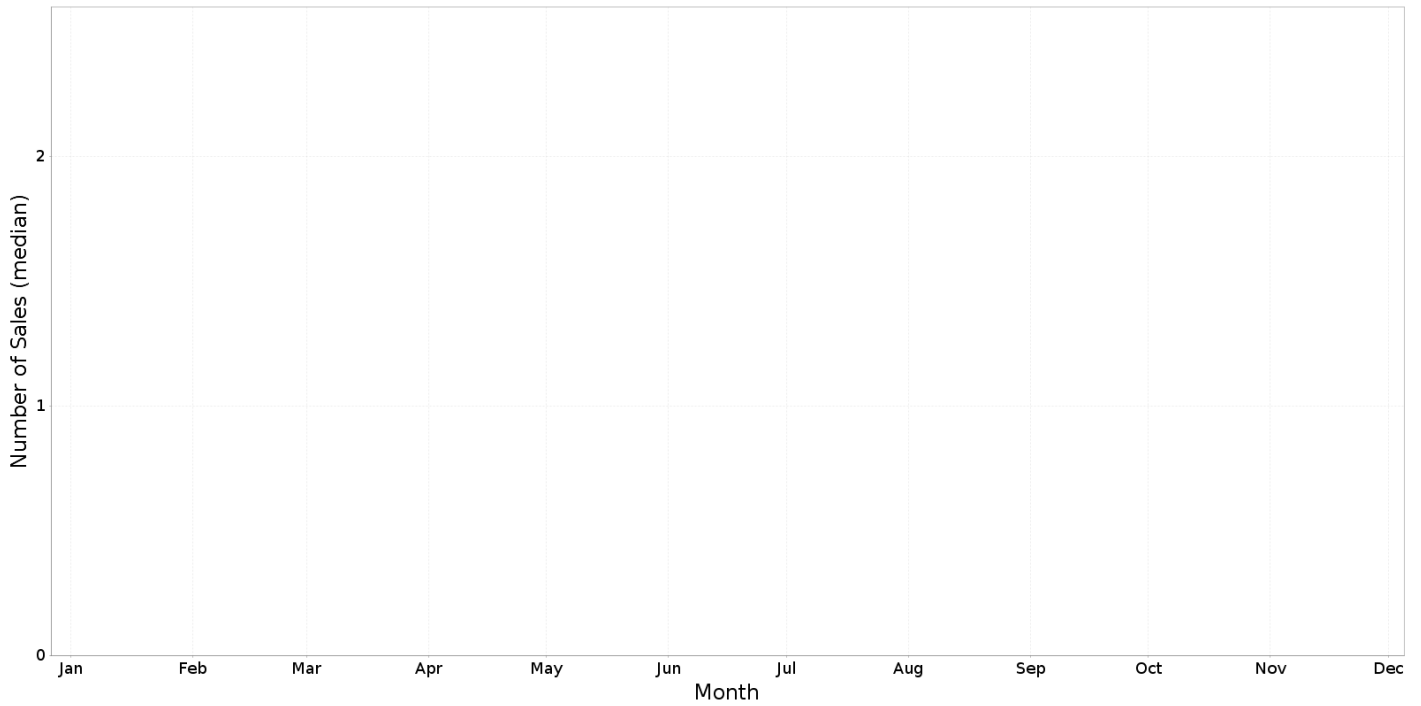
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

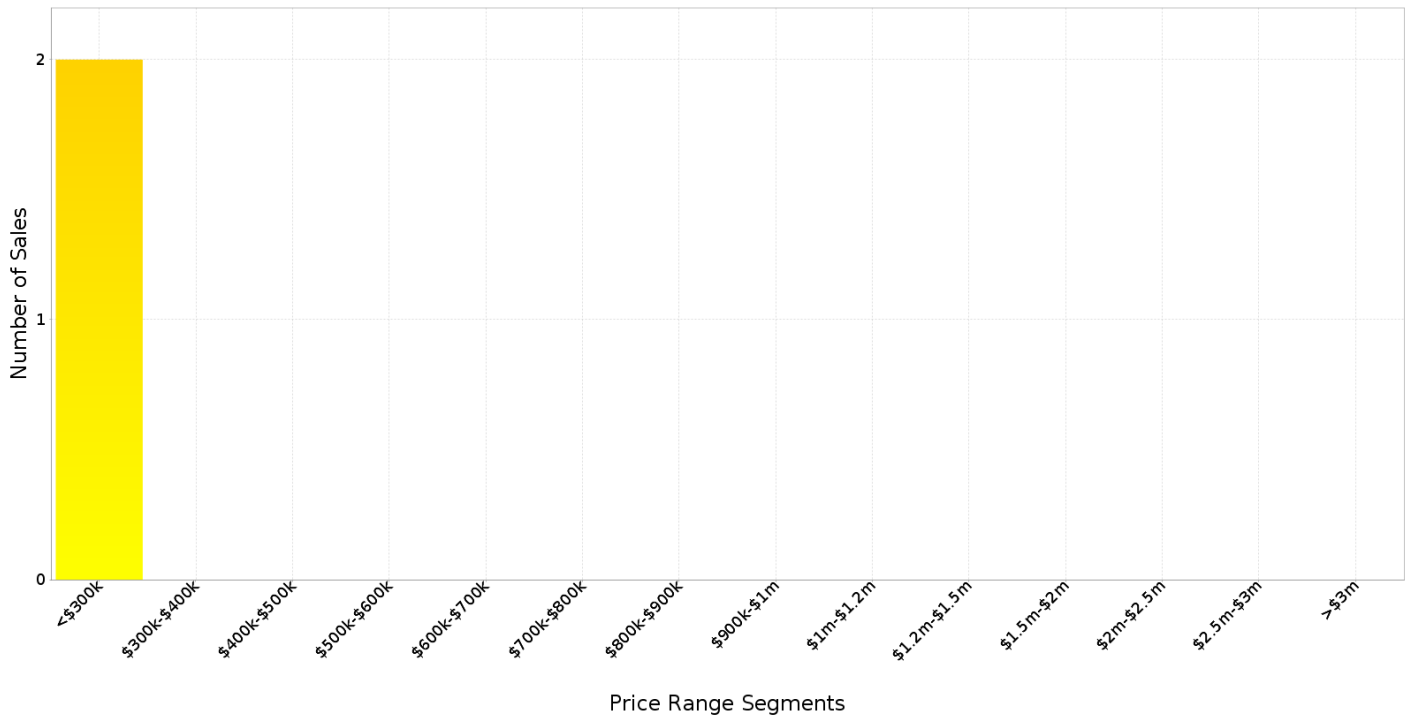
N/A



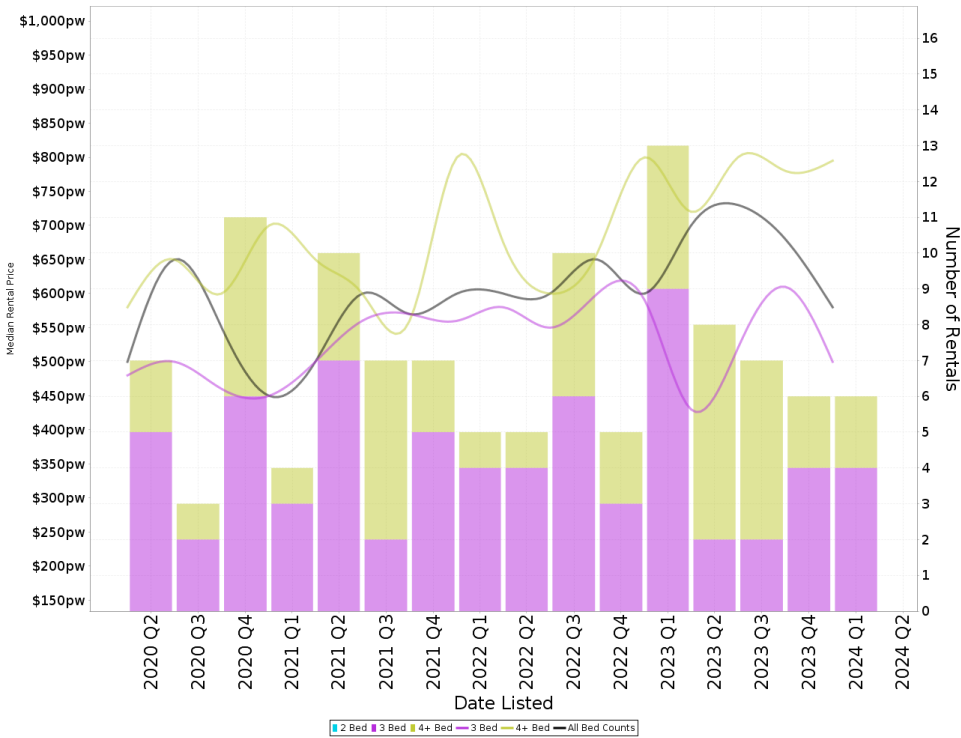
## WANGURI - Peak Selling Periods (3 years)



## WANGURI - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+1.2%**

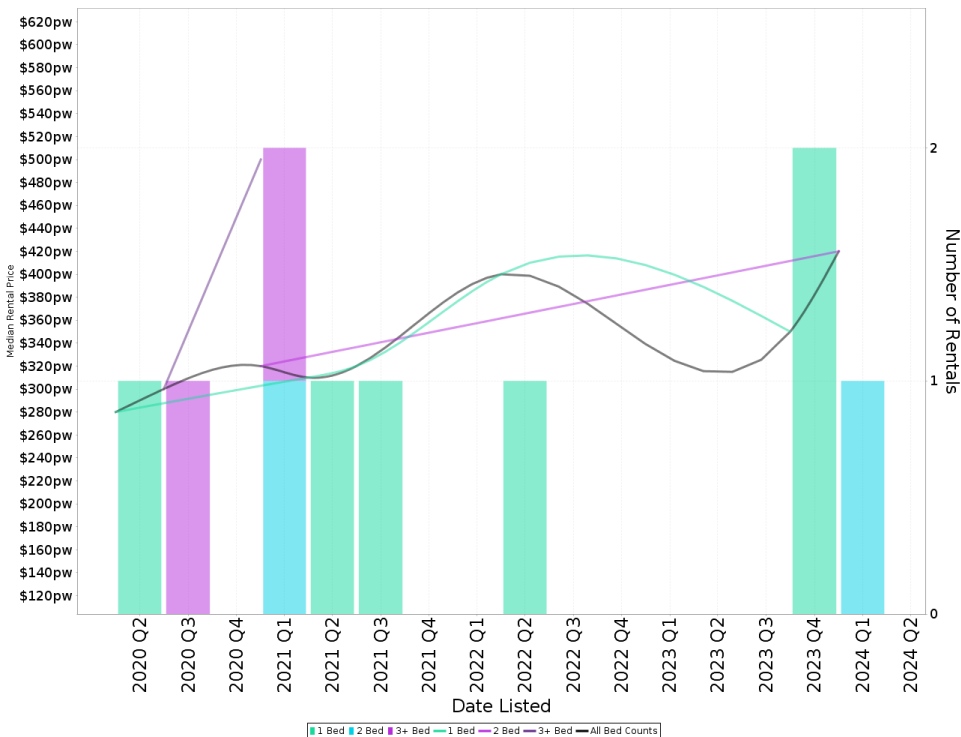
Current Median Price: \$632,500  
Previous Median Price: \$625,000  
Based on 56 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+5.8%**

Current Median Price: \$632,500  
Current Median Rent: \$700  
Based on 27 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

N/A

### Suburb Rental Yield

**+9.3%**

Current Median Price: \$222,500  
Current Median Rent: \$400  
Based on 3 registered Unit rentals compared over the last 12 months.