

**RayWhite.**

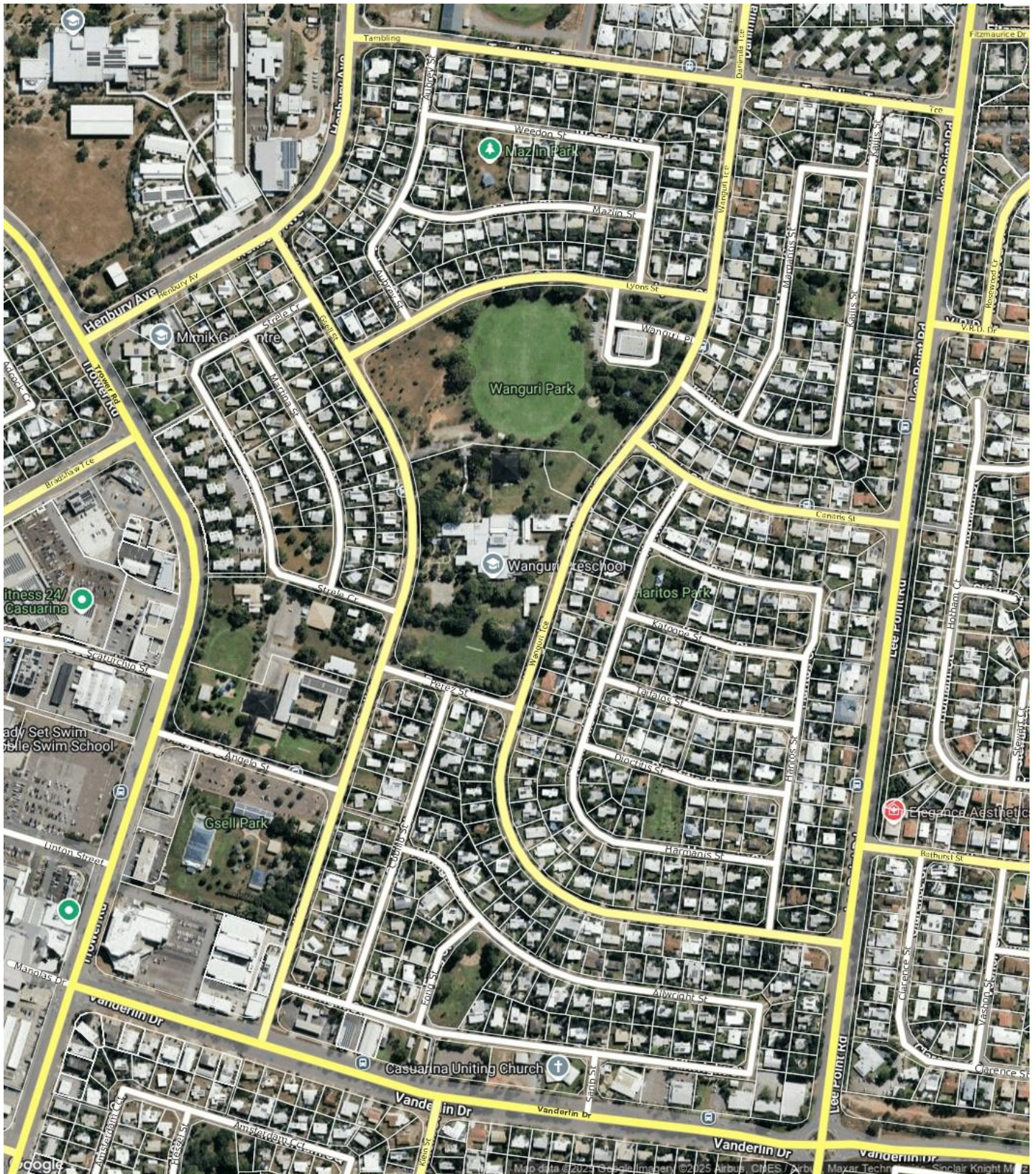
**Suburb  
flyover  
report**

WANGURI (HOUSE)

PREPARED BY: KRISTINA BILLIAS , RAY WHITE NIGHTCLIFF



## WANGURI - Suburb Map





# WANGURI - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	43	\$ 414,500	0.0 %	\$ 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	28	\$ 625,000	-0.8 %	\$ 268,000	\$ 1,075,000
2024	29	\$ 620,000	-0.8 %	\$ 310,000	\$ 900,000
2025	25	\$ 650,000	4.8 %	\$ 151,658	\$ 950,000

Median Sale Price

\$629k

Based on 31 recorded House sales within the last 12 months (Financial Year 2025)

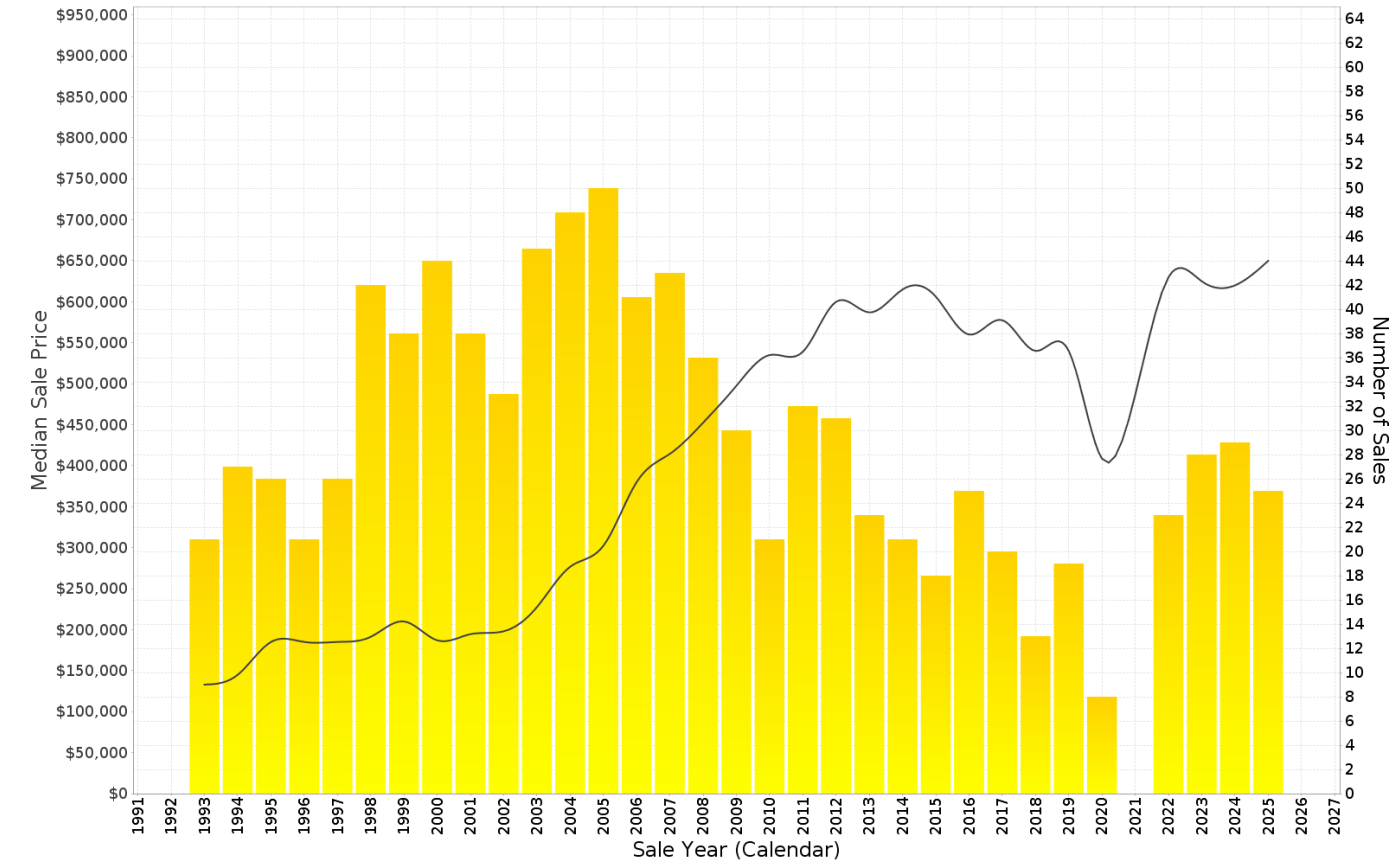
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

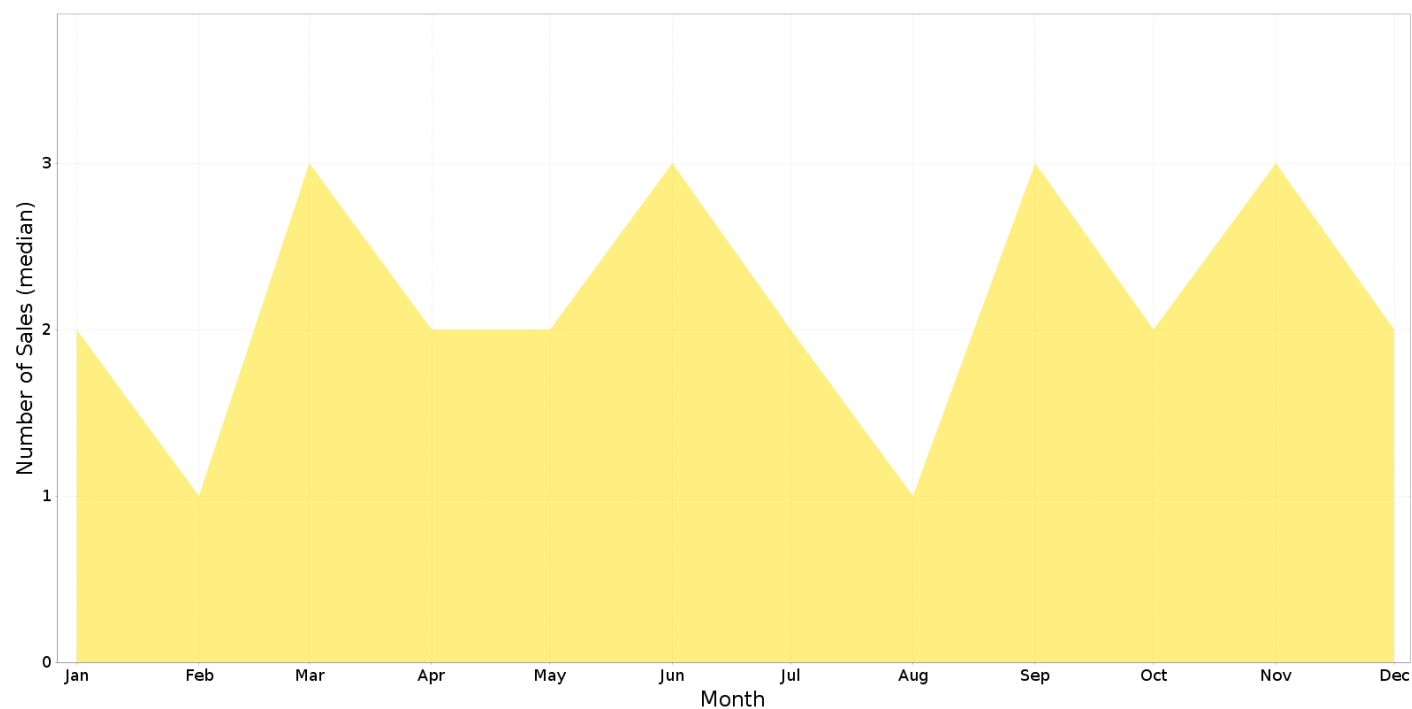
+0.3%

Current Median Price: \$629,350  
Previous Median Price: \$627,500

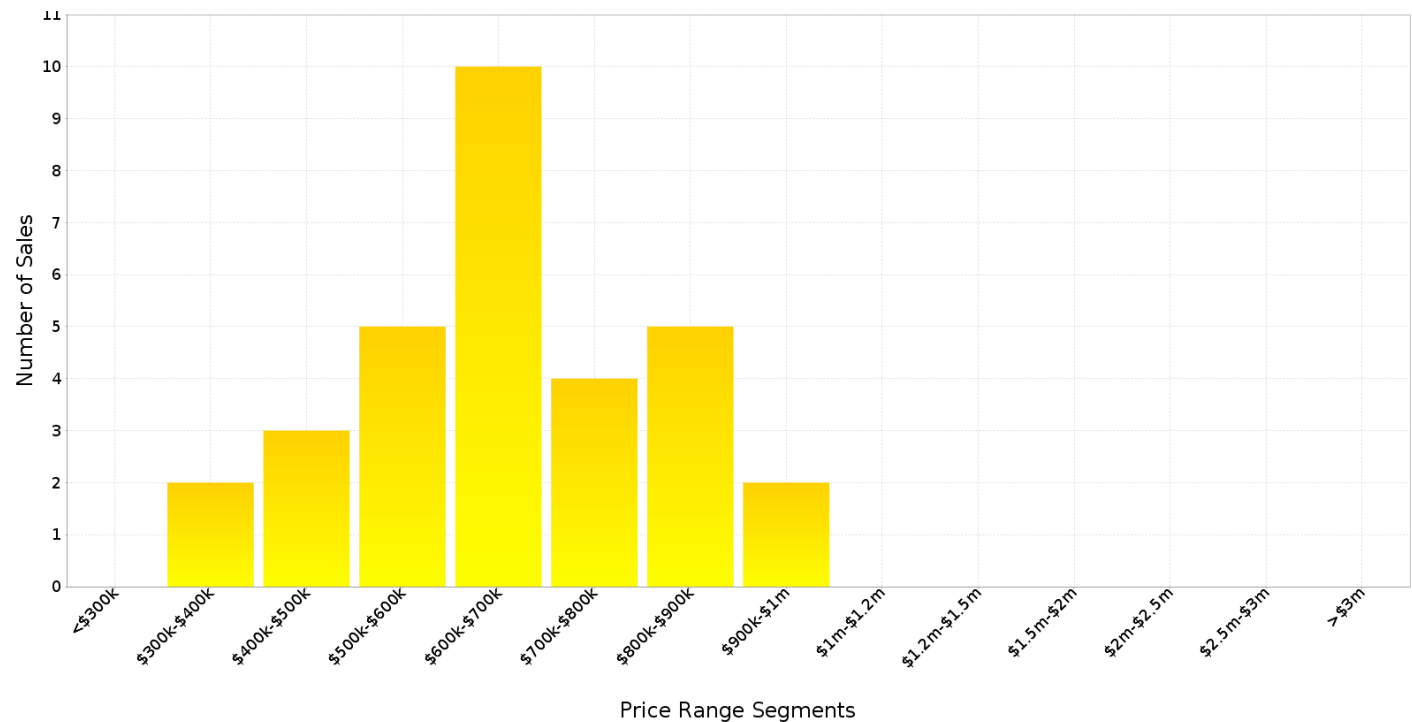
Based on 59 recorded House sales compared over the last two rolling 12 month periods



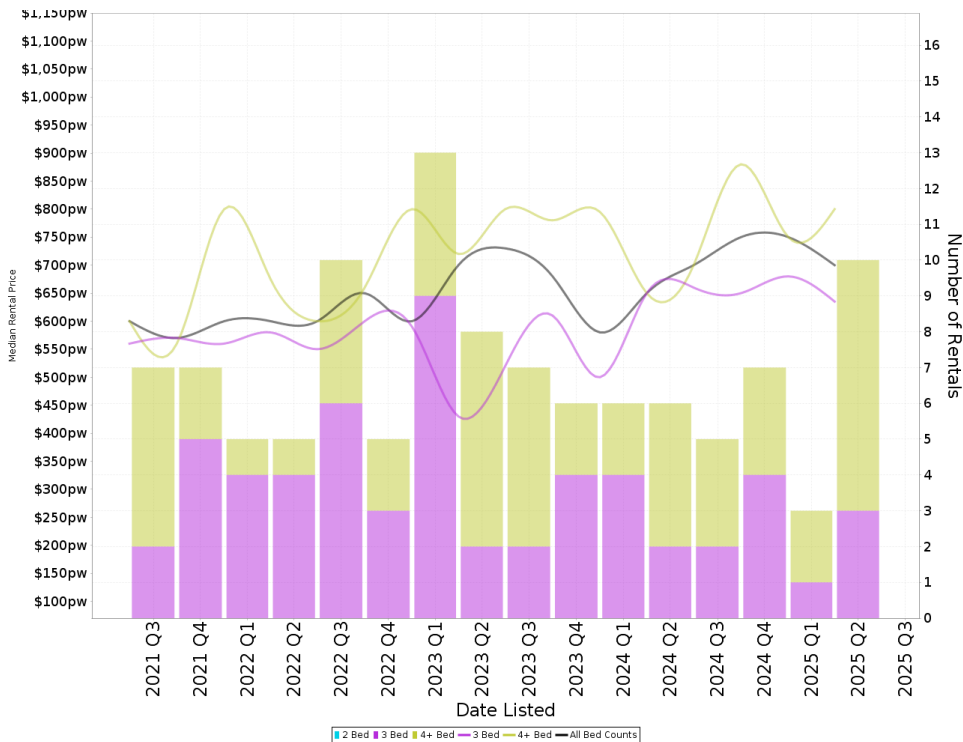
## WANGURI - Peak Selling Periods (3 years)



## WANGURI - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+0.3%**

Current Median Price: \$629,350  
Previous Median Price: \$627,500

Based on 59 registered House sales compared over the last two rolling 12 month periods.

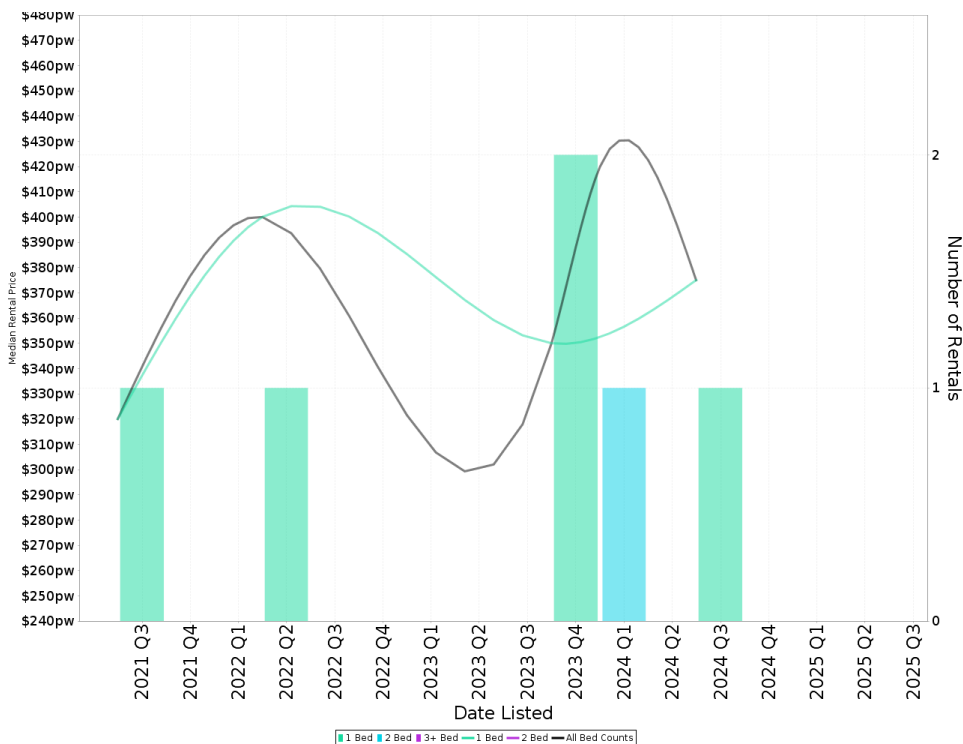
### Suburb Rental Yield

**+5.8%**

Current Median Price: \$629,350  
Current Median Rent: \$700

Based on 25 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+16.9%**

Current Median Price: \$260,000  
Previous Median Price: \$222,500

Based on 3 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+7.5%**

Current Median Price: \$260,000  
Current Median Rent: \$375

Based on 1 registered Unit rentals compared over the last 12 months.

# WANGURI - Recently Sold Properties

Median Sale Price

**\$629k**

Based on 31 recorded House sales within the last 12 months (Financial Year 2025)

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

Suburb Growth

**+0.3%**

Current Median Price: \$629,350  
Previous Median Price: \$627,500

Based on 59 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**31**

Based on recorded House sales within the 12 months (Financial Year 2025)

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

191 LEE POINT RD

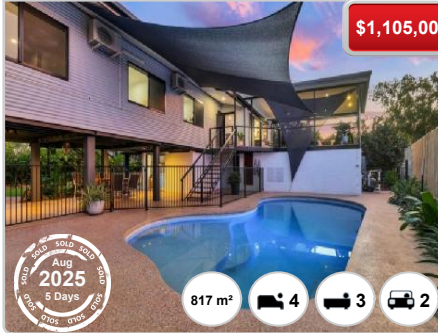
**\$825,000**



836 m<sup>2</sup> 3 2 3

46 WANGURI TCE

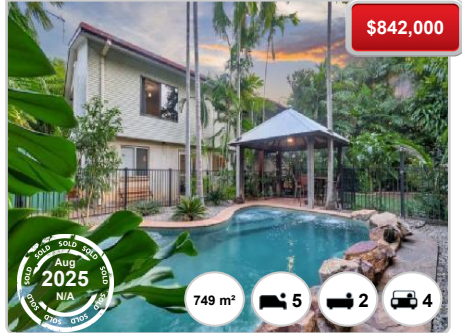
**\$1,105,000**



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

6 TAIFALOS ST

**\$842,000**



749 m<sup>2</sup> 5 2 4

22 KAILIS ST

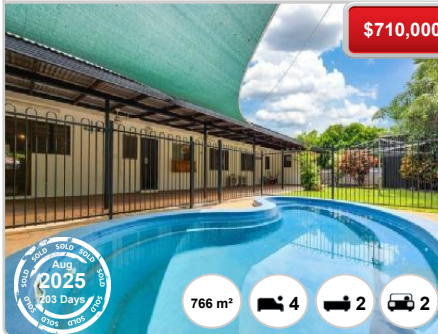
**\$700,000**



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

17 WANGURI TCE

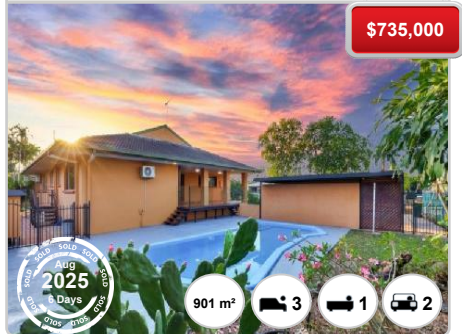
**\$710,000**



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

29 WEEDON ST

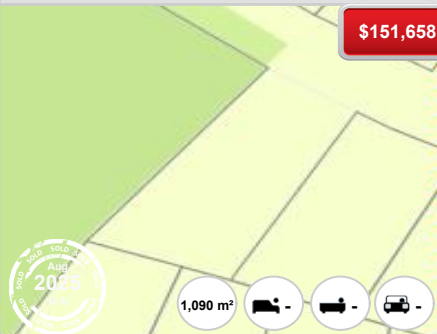
**\$735,000**



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

67 ALLWRIGHT ST

**\$151,658**



1,090 m<sup>2</sup> - - -

60 WANGURI TCE

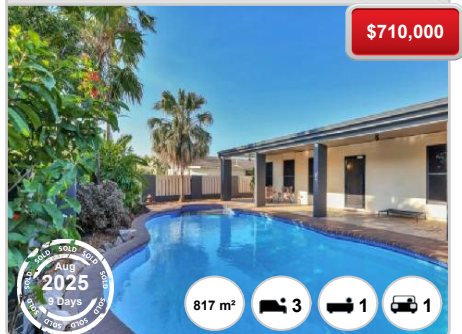
**\$610,000**



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

44 KAILIS ST

**\$710,000**



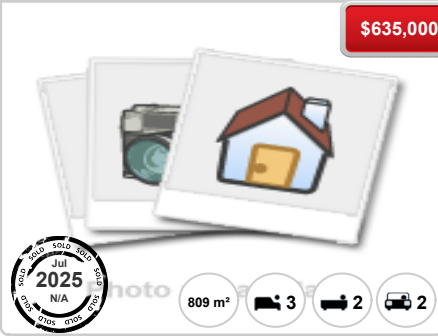
817 m<sup>2</sup> 3 1 1



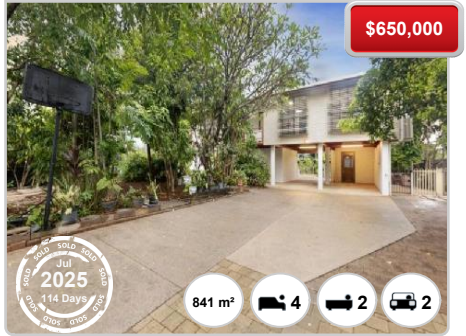
70 ALLWRIGHT ST



26 MARGARITIS ST



28 STRELE CRES



2 KATOOPE ST



6 TAIFALOS ST



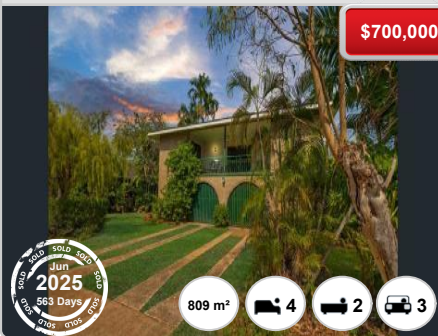
4 CUBILLO ST



95 WANGURI TCE



3 MARGARITIS ST



53 GSELL ST



25 HARITOS ST



25 WANGURI TCE



10 MARTINA ST



# WANGURI - Properties For Rent

Median Rental Price

\$700 /w

Based on 25 recorded House rentals within the last 12 months (Financial Year 2025)

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

Rental Yield

+5.8%

Current Median Price: \$629,350  
Current Median Rent: \$700

Based on 31 recorded House sales and 25 House rentals compared over the last 12 months

Number of Rentals

25

Based on recorded House rentals within the last 12 months (Financial Year 2025)

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

18 MARTINA STREET

\$640 per week

33.6m

24.5m

24.3m

33.6m

817.0 m<sup>2</sup>

2025

18 Days

FOR RENT

FOR RENT

817 m<sup>2</sup>

3

1

2

14 DIOCTITIS STREET

\$780 per week

766 m<sup>2</sup>

3

2

2

2025

18 Days

FOR RENT

FOR RENT