

A bright yellow bicycle is parked on a paved surface in front of a white picket fence. The bicycle has a brown leather saddle, a rear rack, and a front basket filled with pink flowers. The background shows a blurred view of a house and trees.

**RayWhite.**

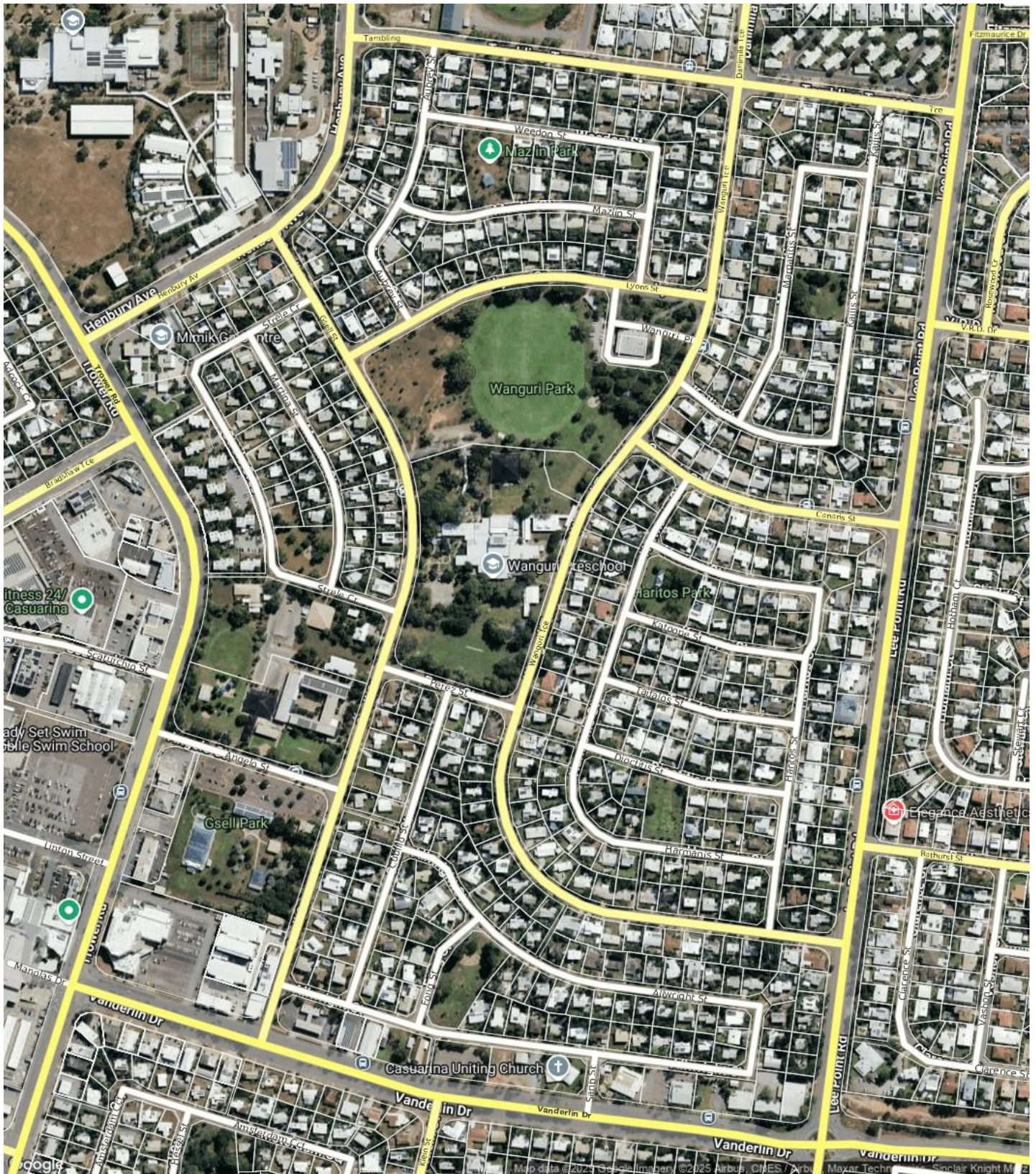
**Suburb**  
flyover  
report

WANGURI (UNIT)

PREPARED BY: KRISTINA BILLIAS , RAY WHITE NIGHTCLIFF



## WANGURI - Suburb Map





# WANGURI - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2007	2	\$ 116,814	0.0 %	\$ 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	1	\$ 260,000	16.9 %	\$ 260,000	\$ 260,000
2025	1	\$ 275,000	5.8 %	\$ 275,000	\$ 275,000

Median Sale Price

\$260k

Based on 1 recorded Unit sales within the last 12 months (Financial Year 2025)

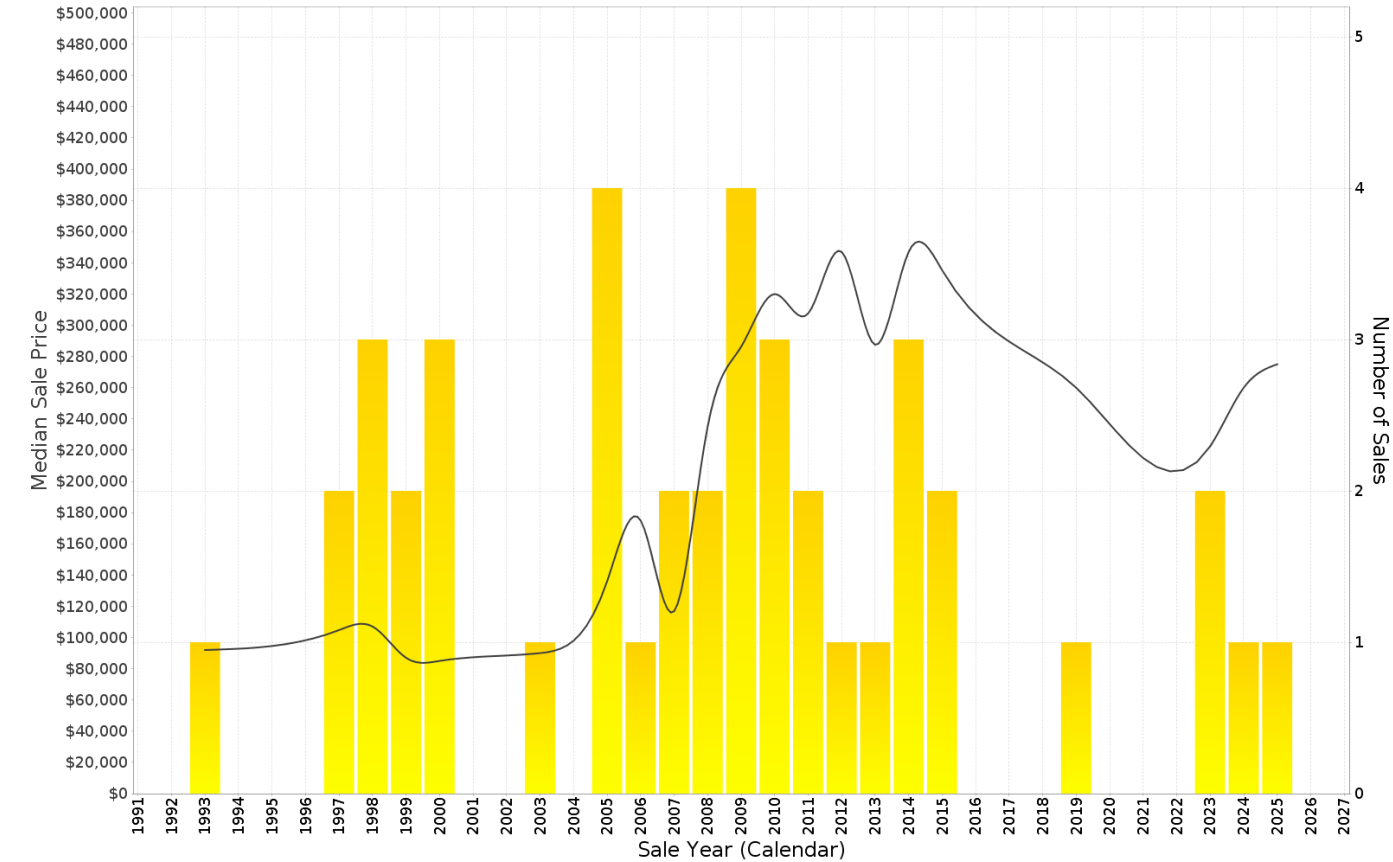
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

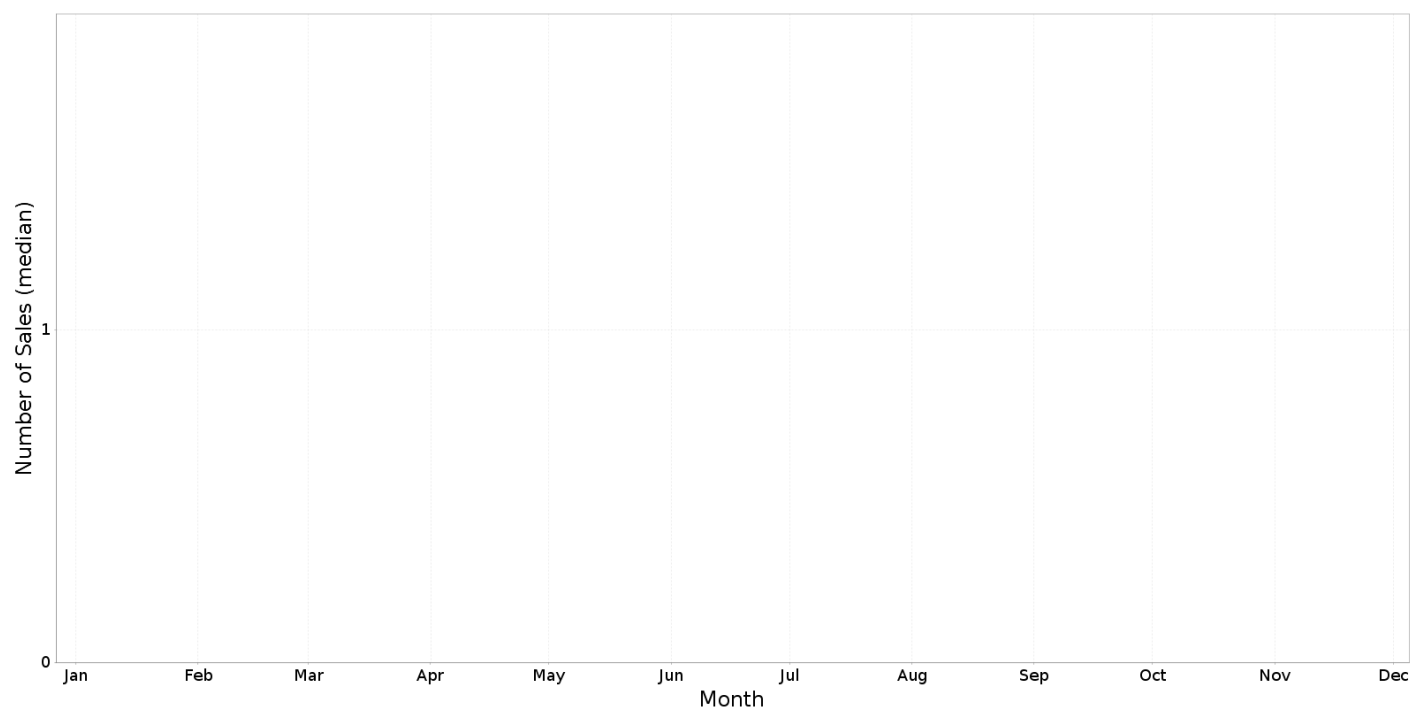
+16.9%

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

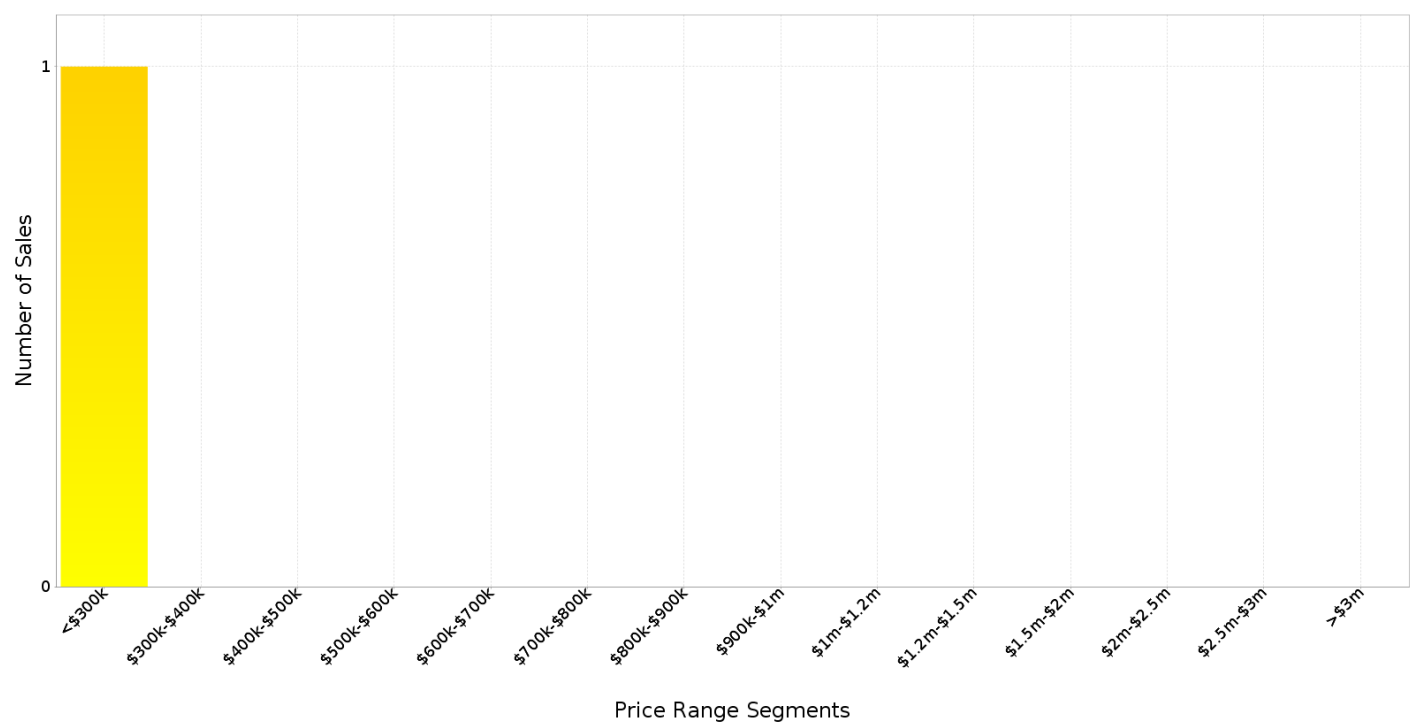
Based on 3 recorded Unit sales compared over the last two rolling 12 month periods



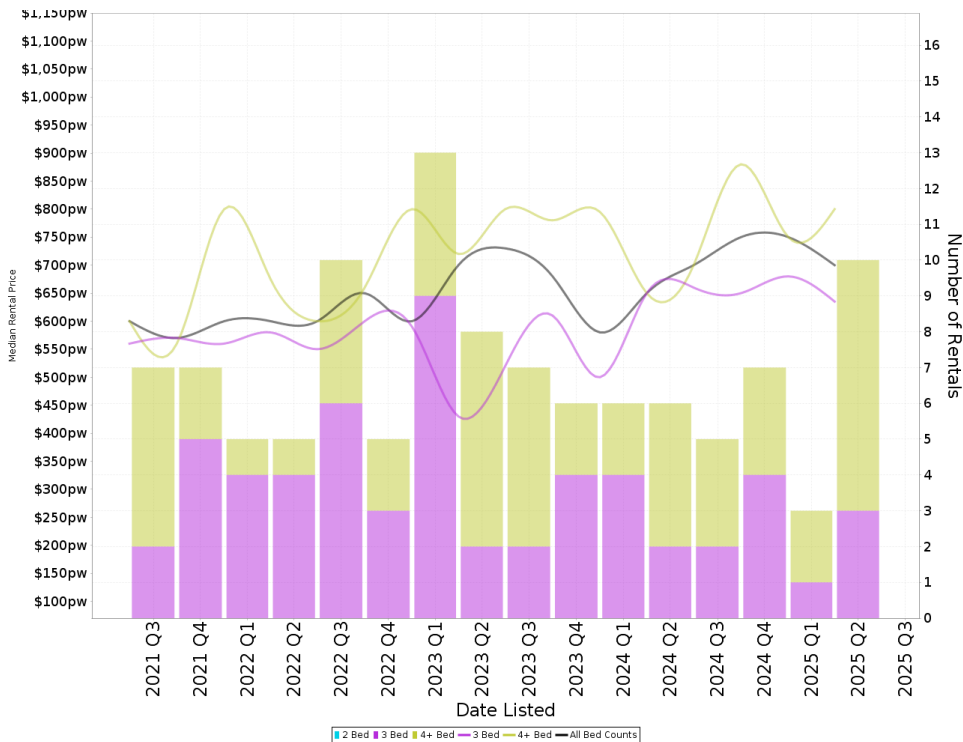
## WANGURI - Peak Selling Periods (3 years)



## WANGURI - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+0.3%**

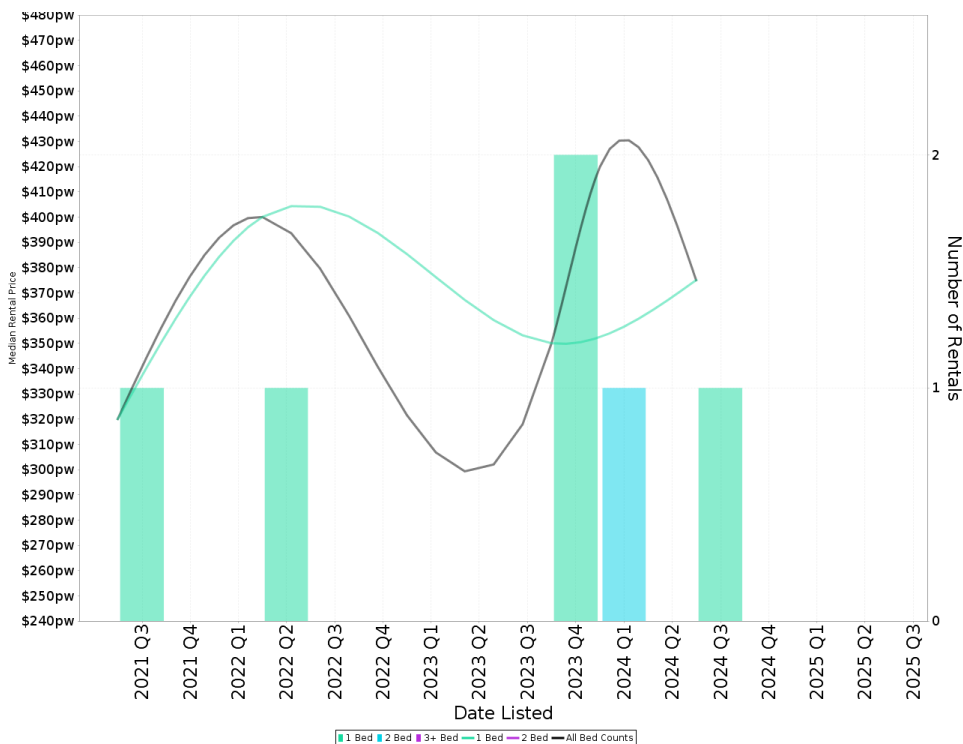
**Current Median Price: \$629,350**  
**Previous Median Price: \$627,500**  
 Based on 59 registered House sales compared over the last two rolling 12 month periods.

### 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

\$260k

Based on 1 recorded Unit 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

+16.9%

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

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


# Sold Properties

1

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

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

20/298 TROWER RD



\$275,000

Aug 2025

N/A

1.29 ha

1

1

1