

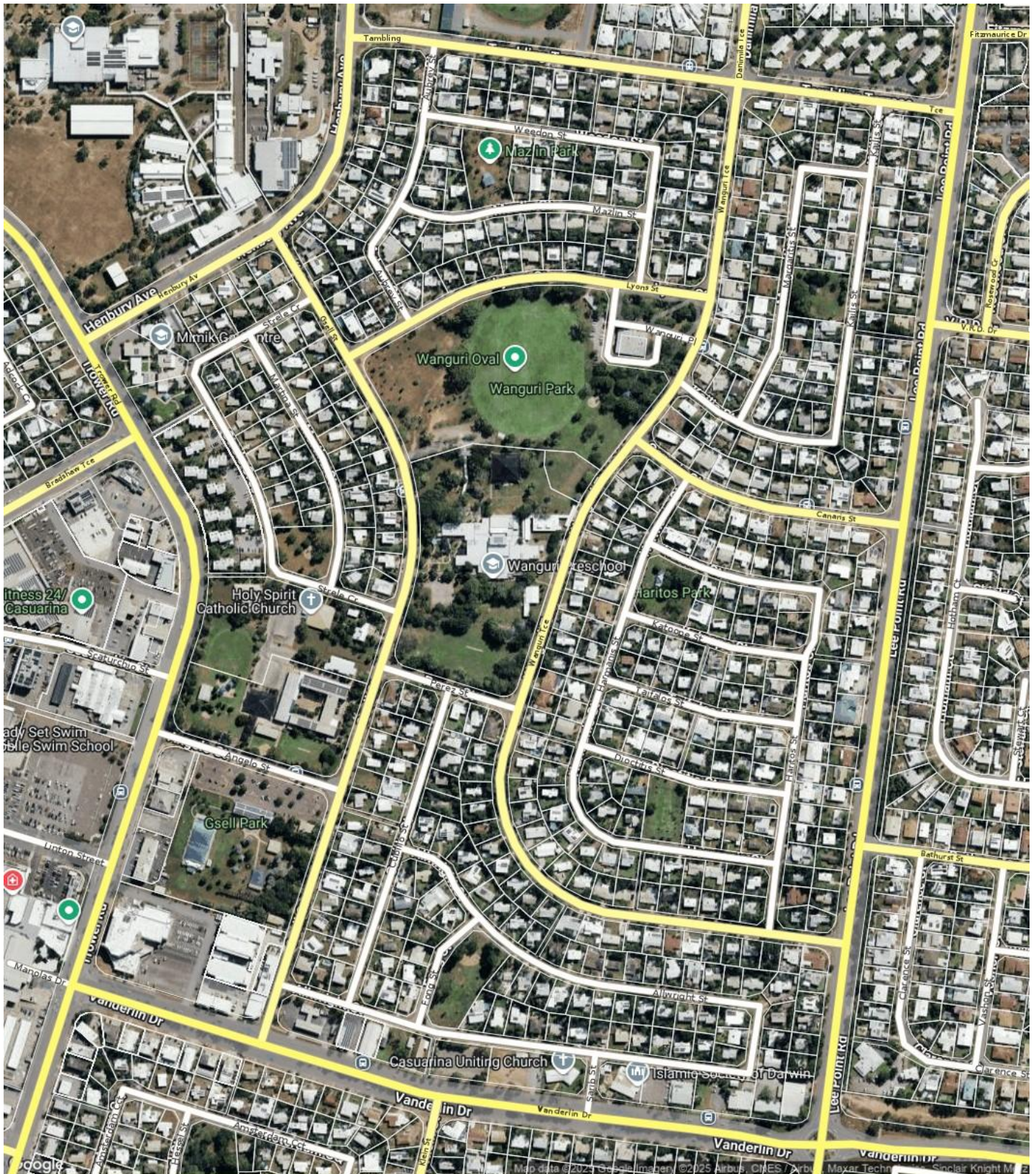
RayWhite.

**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	44	\$ 689,000	11.1 %	\$ 151,658	\$ 1,105,000

Median Sale Price

\$639k

Based on 36 recorded House sales within the last 12 months (Oct '24 - Sep '25)

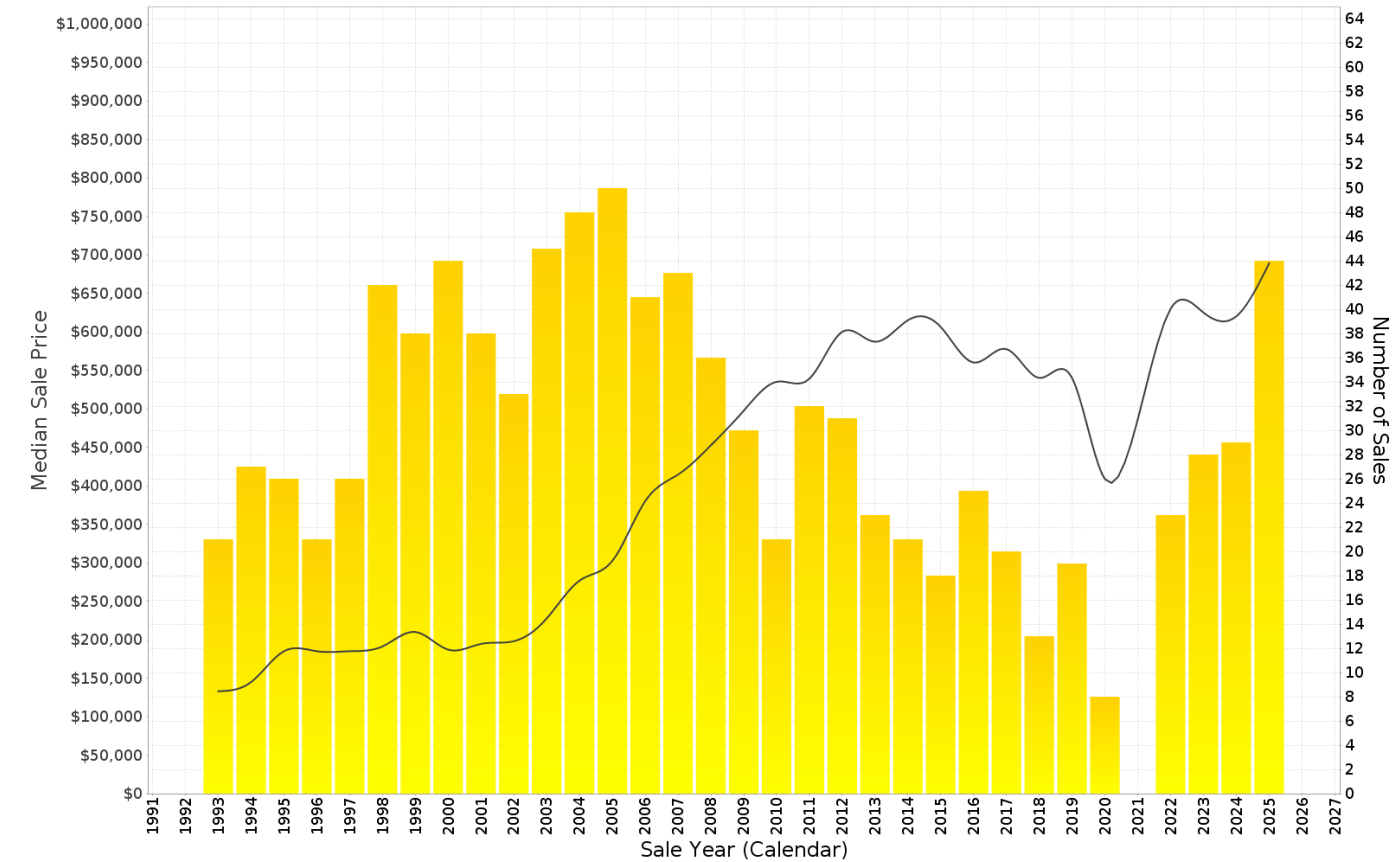
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

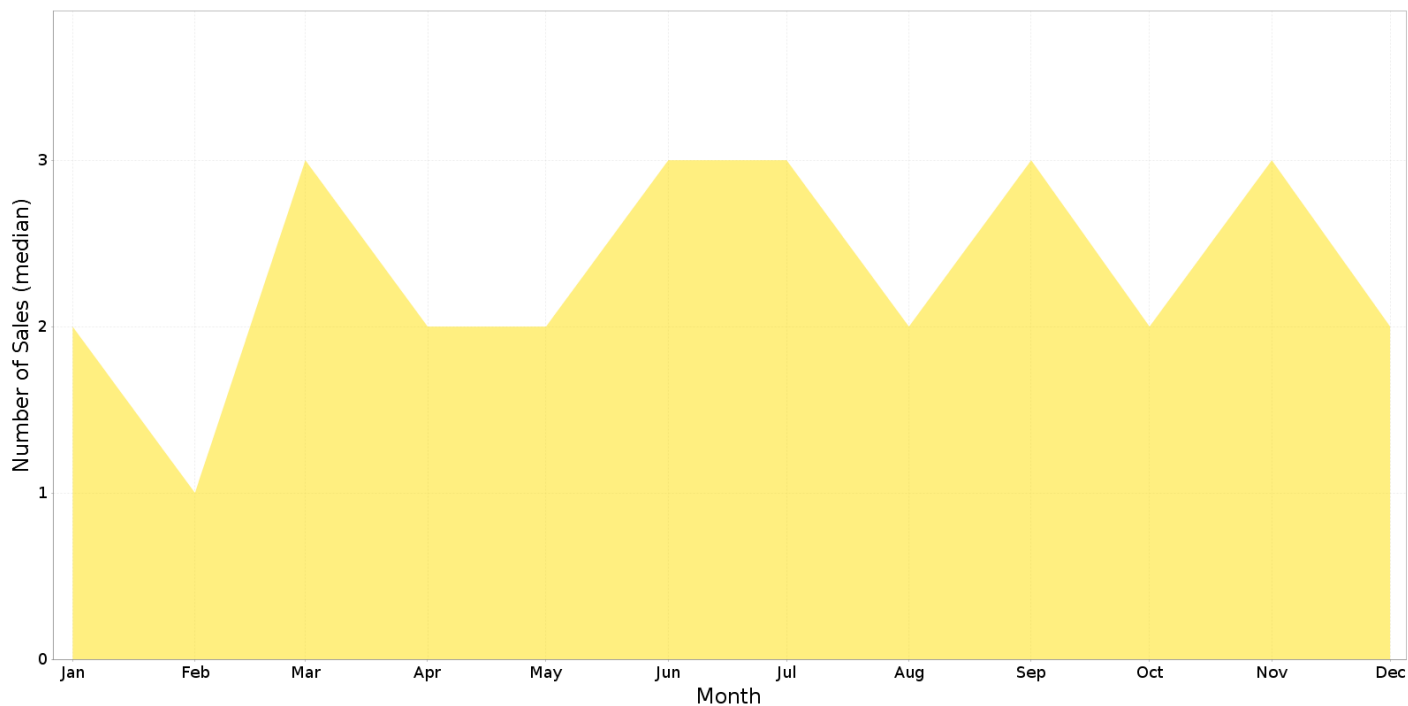
+2.6%

Current Median Price: \$638,635
Previous Median Price: \$622,500

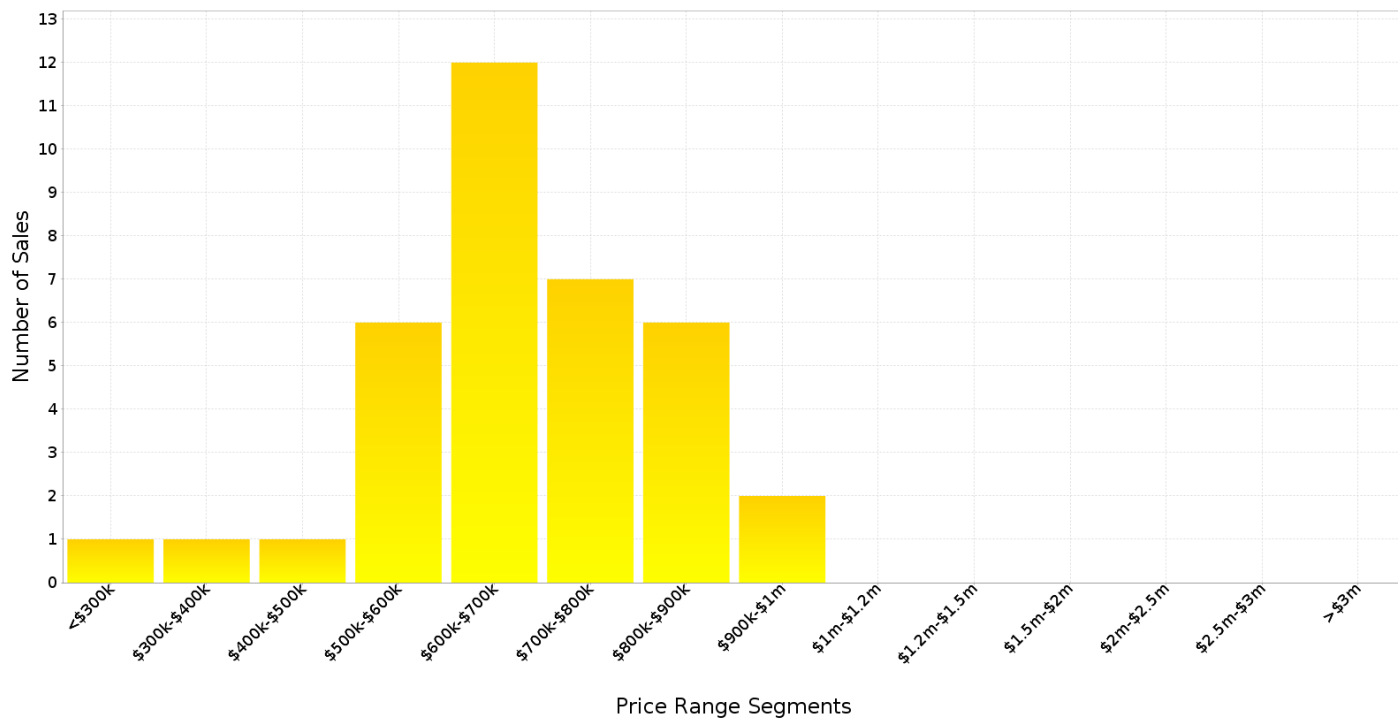
Based on 66 recorded House sales compared over the last two rolling 12 month periods



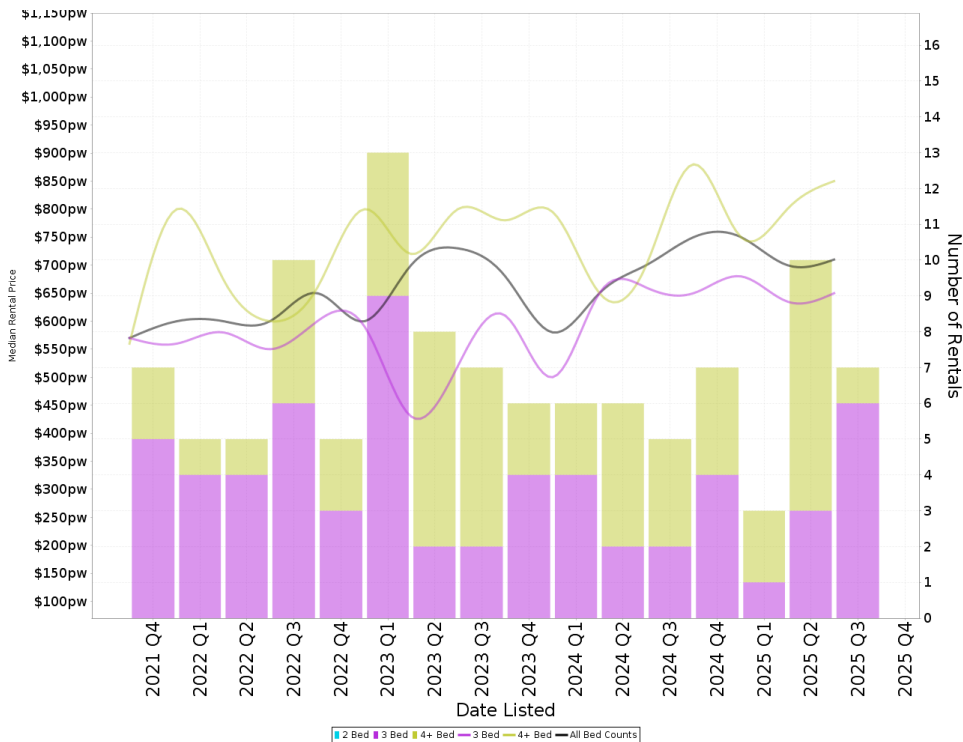
WANGURI - Peak Selling Periods (3 years)



WANGURI - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+2.6%

Current Median Price: \$638,635
Previous Median Price: \$622,500

Based on 66 registered House sales compared over the last two rolling 12 month periods.

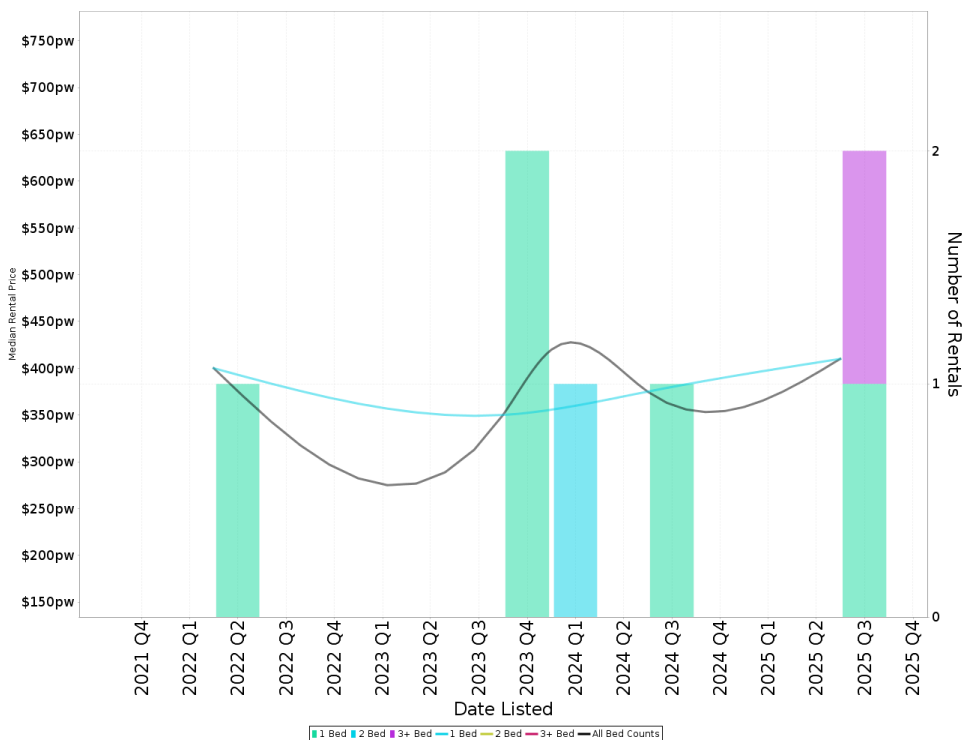
Suburb Rental Yield

+6.0%

Current Median Price: \$638,635
Current Median Rent: \$740

Based on 27 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+5.8%

Current Median Price: \$275,000
Previous Median Price: \$260,000

Based on 2 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+7.8%

Current Median Price: \$275,000
Current Median Rent: \$410

Based on 2 registered Unit rentals compared over the last 12 months.

WANGURI - Recently Sold Properties

Median Sale Price

\$639k

Based on 36 recorded House sales within the last 12 months (Oct '24 - Sep '25)

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

Suburb Growth

+2.6%

Current Median Price: \$638,635
Previous Median Price: \$622,500

Based on 66 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

36

Based on recorded House sales within the 12 months (Oct '24 - Sep '25)

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

13 KAILIS ST



221 LEE POINT RD



211 LEE POINT RD



99 WANGURI TCE



23 ALLWRIGHT ST



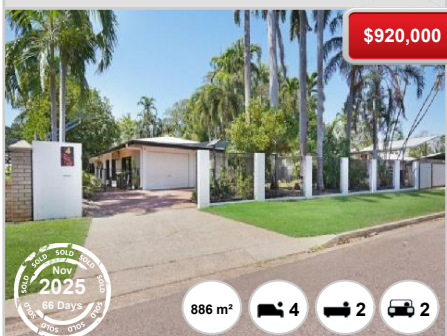
96 WANGURI TCE



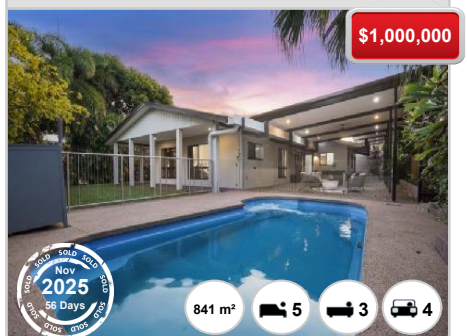
25 LYONS ST



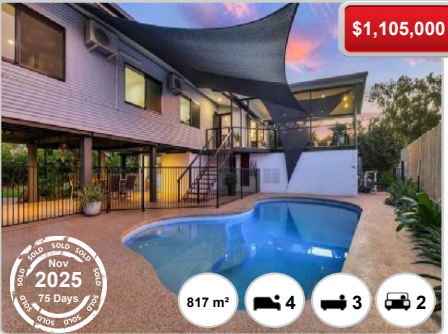
4 MARGARITIS ST



19 MAZLIN ST



46 WANGURI TCE



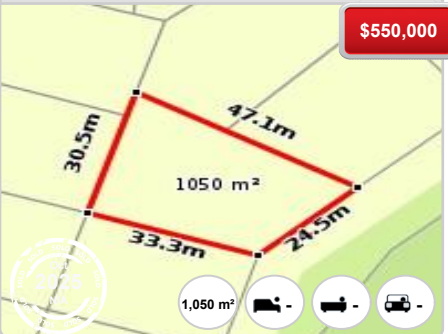
11 MARTINA ST



70 ALLWRIGHT ST



7 FONG ST



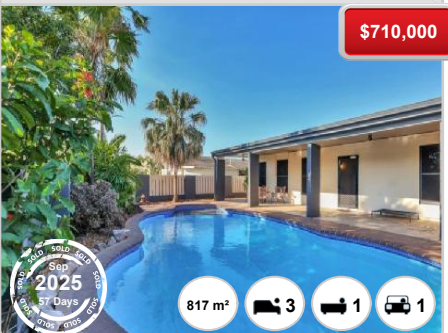
53 HARMANIS ST



15 MARTINA ST



44 KAILIS ST



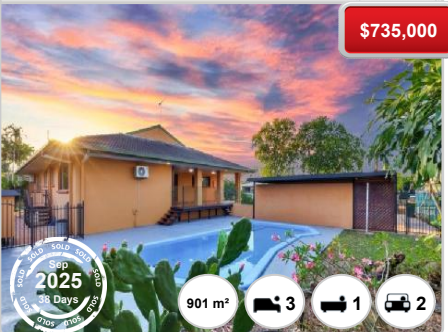
60 WANGURI TCE



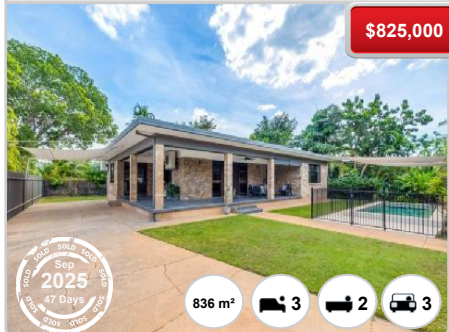
54 WANGURI TCE



29 WEEDON ST



191 LEE POINT RD



6 TAIFALOS ST



WANGURI - Properties For Rent

Median Rental Price

\$740 /w

Based on 27 recorded House rentals within the last 12 months (Oct '24 - Sep '25)

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

Rental Yield

+6.0%

Current Median Price: \$638,635
Current Median Rent: \$740

Based on 36 recorded House sales and 27 House rentals compared over the last 12 months


Number of Rentals

27

Based on recorded House rentals within the last 12 months (Oct '24 - Sep '25)

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

37 ALLWRIGHT STREET



\$750 per week

Dec 2025
9 Days

817 m²

3

1

-

13 KAILIS STREET



\$750 per week

Dec 2025
14 Days

812 m²

3

1

1