

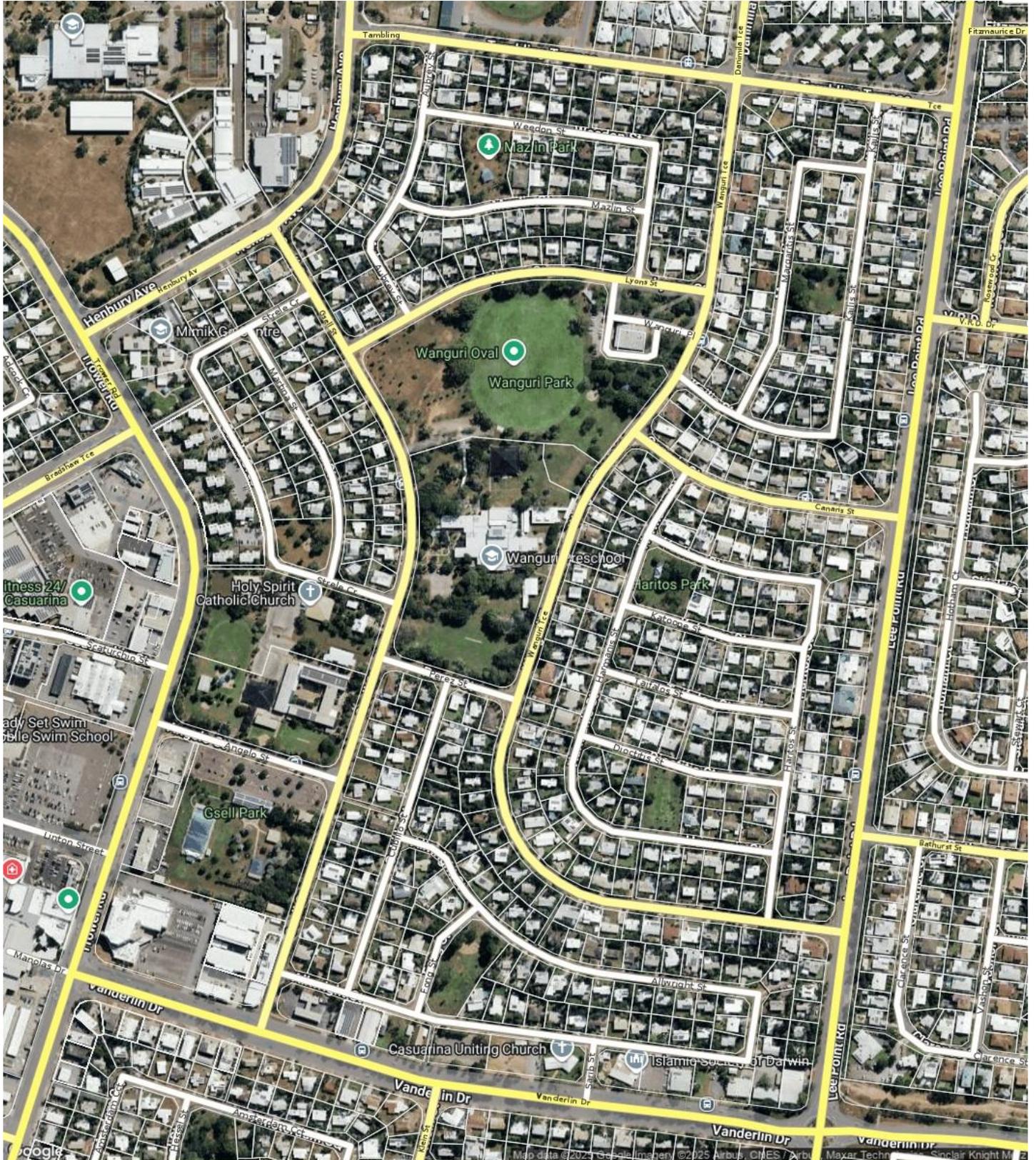
**RayWhite.**

**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)

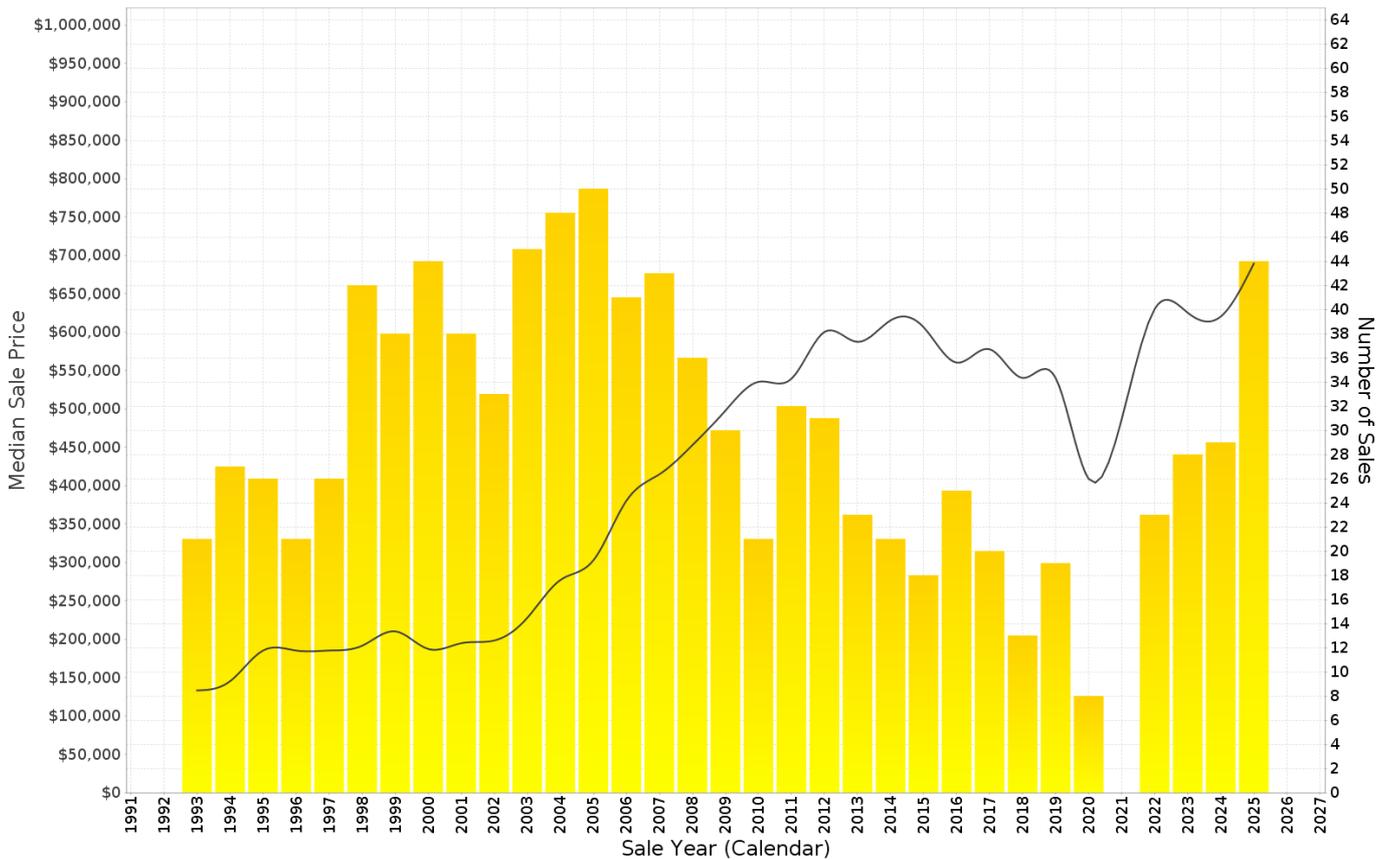
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

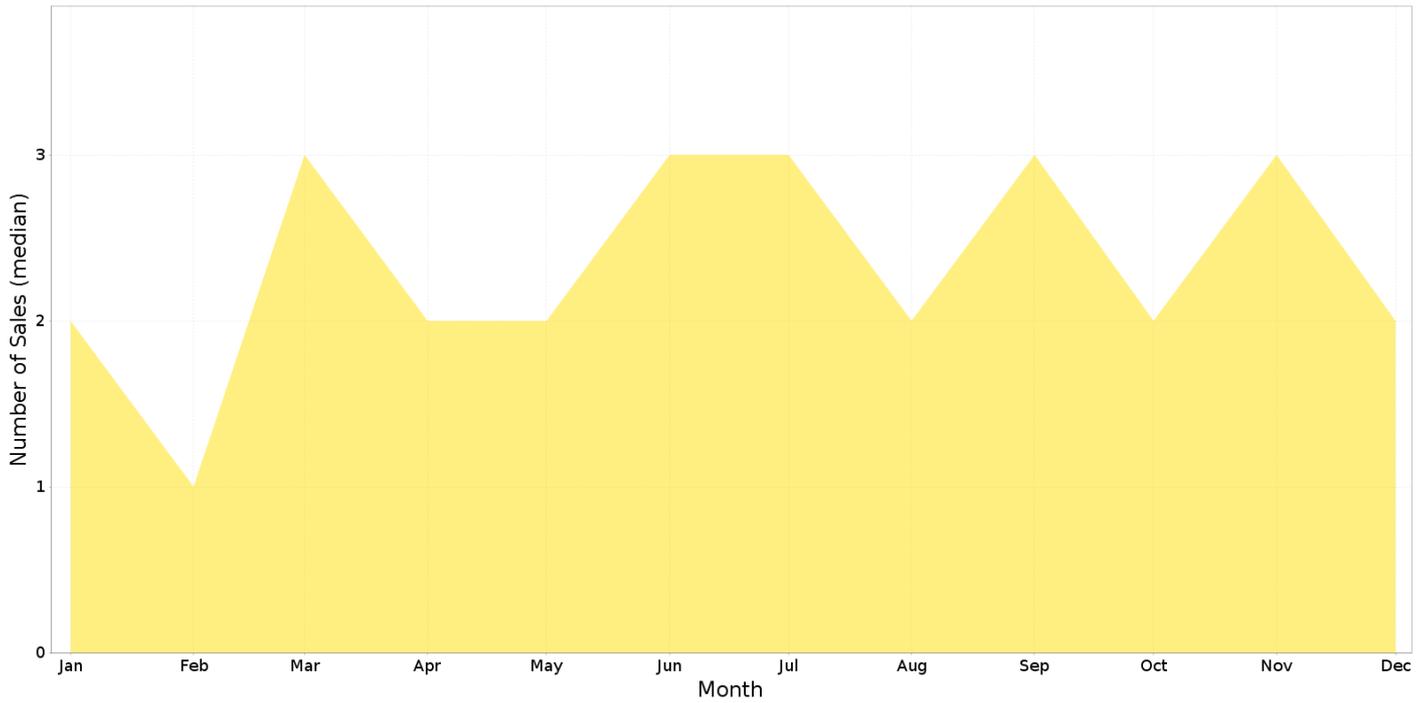
# +2.6%

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

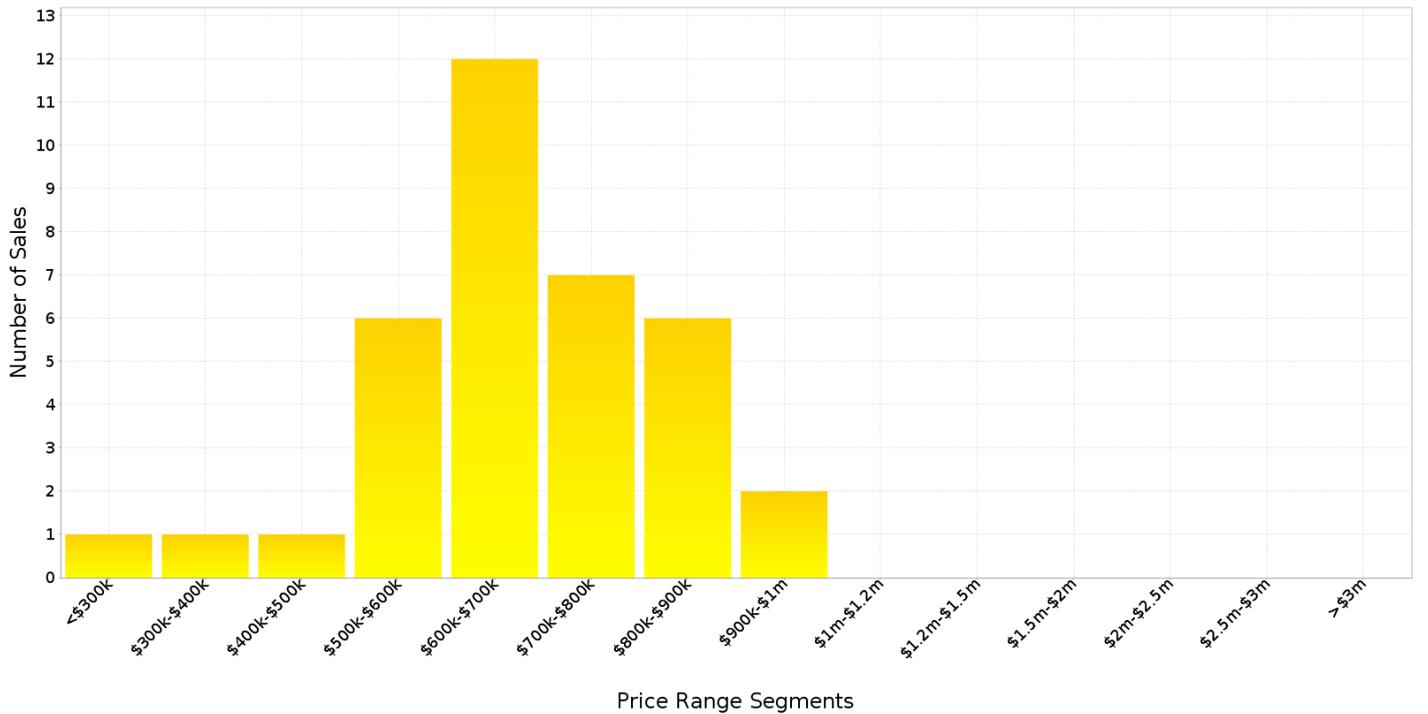
Based on 66 recorded House sales compared over the last two rolling 12 month periods



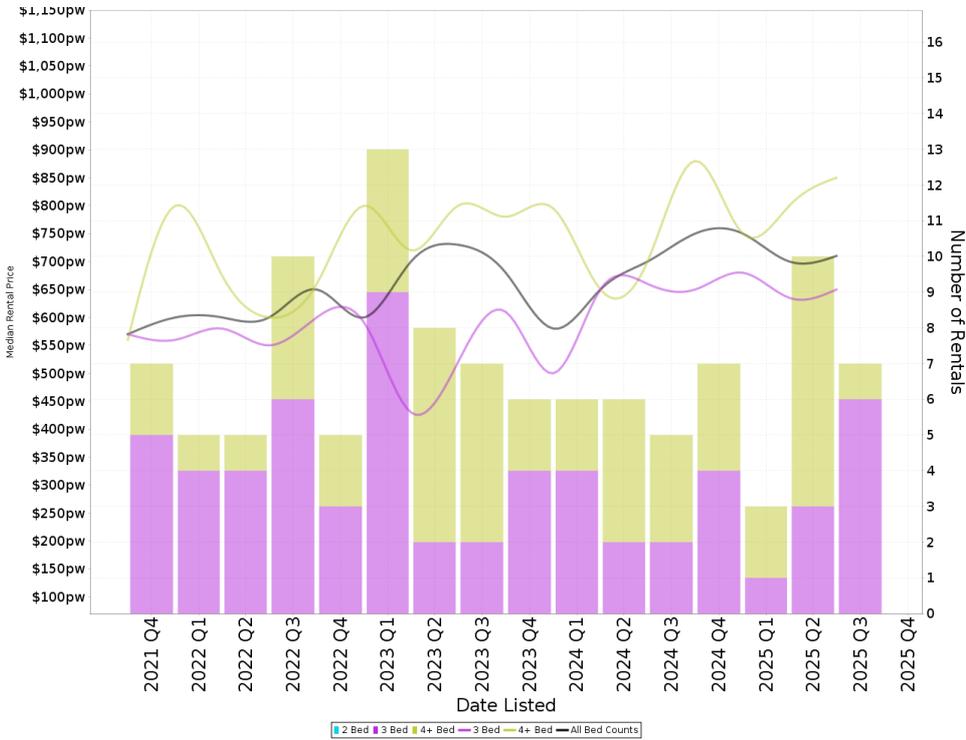
## WANGURI - Peak Selling Periods (3 years)



## WANGURI - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+2.6%**

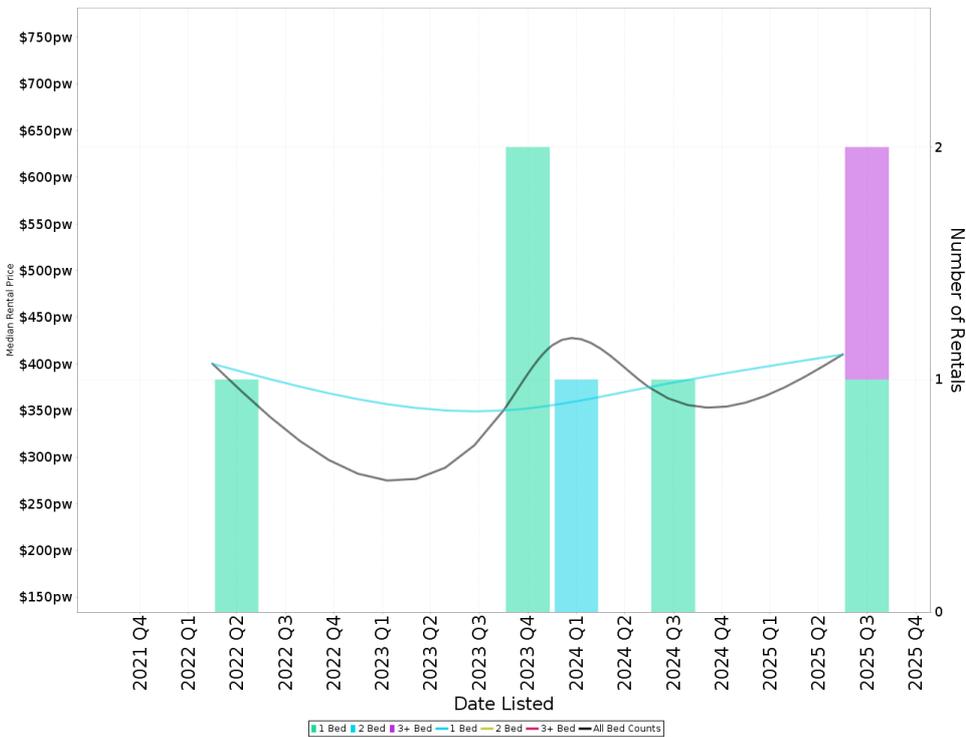
Current Median Price: \$638,635  
 Previous Median Price: \$622,500  
 Based on 66 registered House sales compared over the last two rolling 12 month periods.

### 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**



**\$678,000**

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

Sold Dec 2025, 52 Days

**221 LEE POINT RD**



**\$720,000**

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

Sold Dec 2025, N/A

**211 LEE POINT RD**



**\$599,900**

766 m<sup>2</sup> - - -

Sold Dec 2025, N/A

**99 WANGURI TCE**



**\$540,000**

1,070 m<sup>2</sup> 3 1 2

Sold Nov 2025, N/A

**23 ALLWRIGHT ST**



**\$750,000**

882 m<sup>2</sup> - - -

Sold Nov 2025, N/A

**96 WANGURI TCE**



**\$670,000**

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

Sold Nov 2025, 6 Days

**25 LYONS ST**



**\$810,000**

779 m<sup>2</sup> 4 2 2

Sold Nov 2025, N/A

**4 MARGARITIS ST**



**\$920,000**

886 m<sup>2</sup> 4 2 2

Sold Nov 2025, 68 Days

**19 MAZLIN ST**



**\$1,000,000**

841 m<sup>2</sup> 5 3 4

Sold Nov 2025, 56 Days

**46 WANGURI TCE**

**\$1,105,000**

Sold 2025  
Nov  
75 Days

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

**11 MARTINA ST**

**\$885,000**

Sold 2025  
Oct  
53 Days

901 m<sup>2</sup> 4 2 4

**70 ALLWRIGHT ST**

**\$850,000**

Sold 2025  
Oct  
98 Days

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

**7 FONG ST**

**\$550,000**

Sold 2025  
Sep  
75 Days

1,050 m<sup>2</sup> - - -

**53 HARMANIS ST**

**\$550,000**

Sold 2025  
Sep  
75 Days

940 m<sup>2</sup> - - -

**15 MARTINA ST**

**\$735,000**

Sold 2025  
Sep  
3 Days

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

**44 KAILIS ST**

**\$710,000**

Sold 2025  
Sep  
37 Days

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

**60 WANGURI TCE**

**\$610,000**

Sold 2025  
Sep  
12 Days

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

**54 WANGURI TCE**

**\$585,000**

Sold 2025  
Sep  
91 Days

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

**29 WEEDON ST**

**\$735,000**

Sold 2025  
Sep  
38 Days

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

**191 LEE POINT RD**

**\$825,000**

Sold 2025  
Sep  
47 Days

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

**6 TAIFALOS ST**

**\$842,000**

Sold 2025  
Aug  
N/A

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

# 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**

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

Dec 2025 9 Days

**13 KAILIS STREET**



**\$750 per week**

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

Dec 2025 14 Days