

RayWhite.

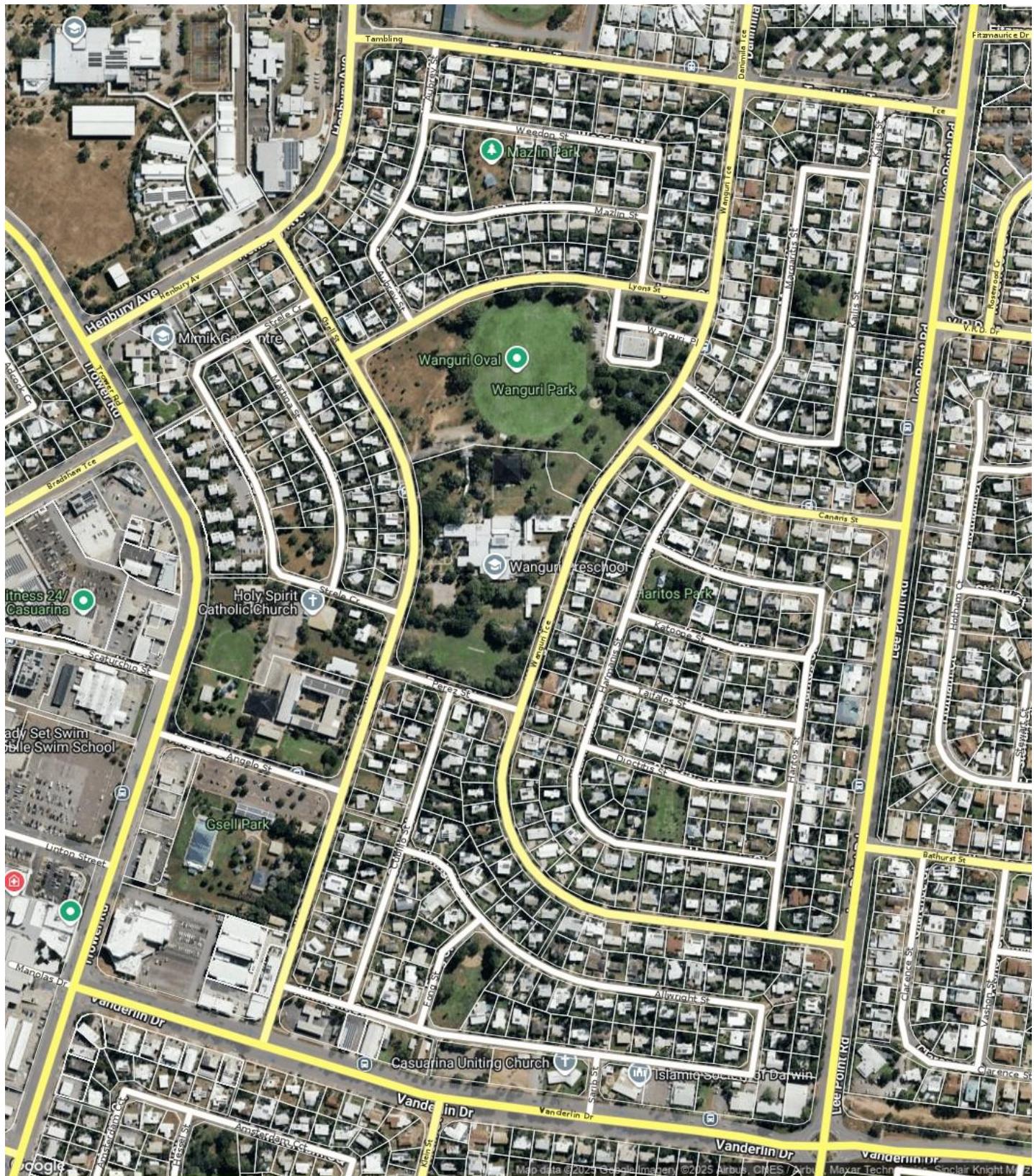


Suburb flyover report

WANGURI (UNIT)

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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

\$275k

Based on 1 recorded Unit sales within the last 12 months (Oct '24 - Sep '25)

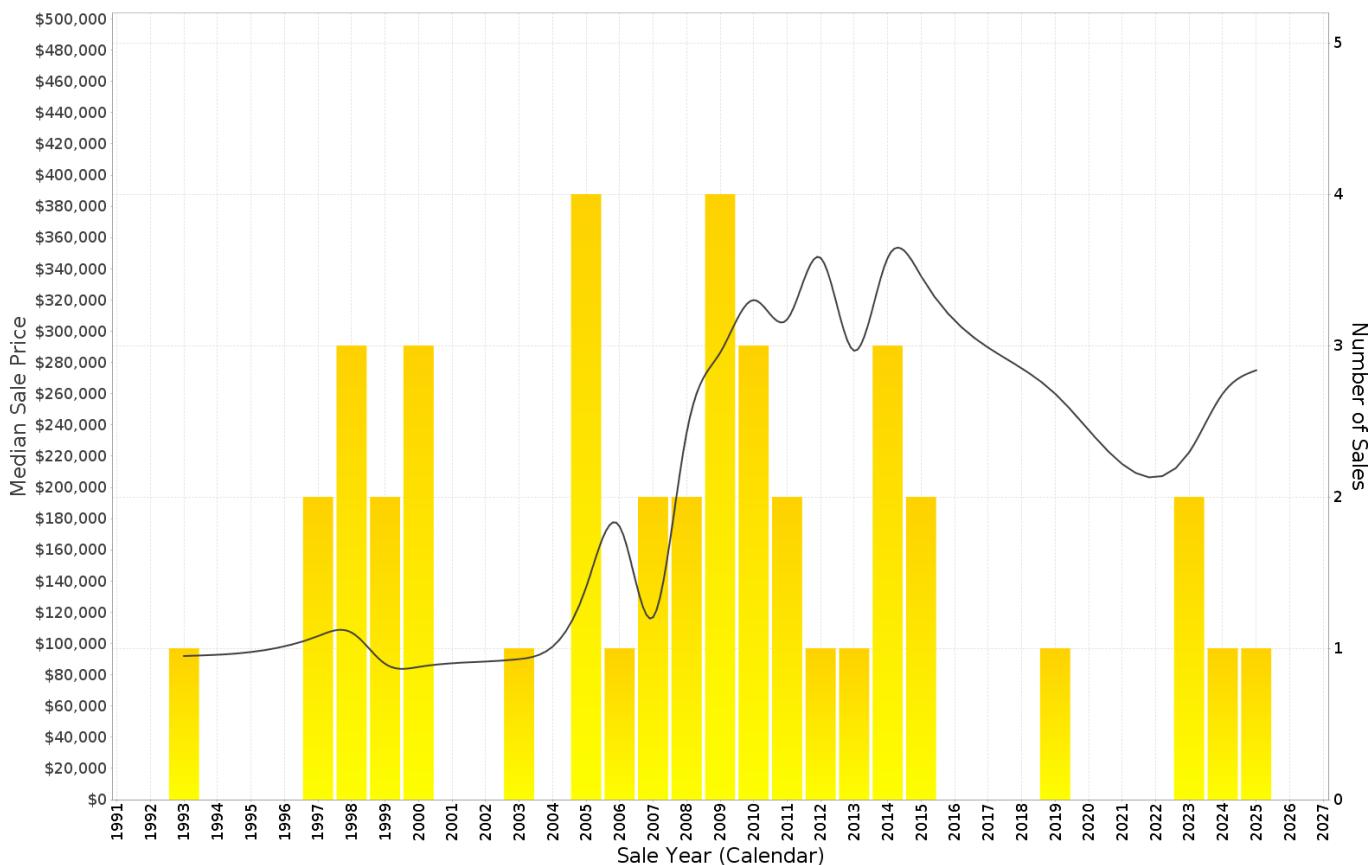
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

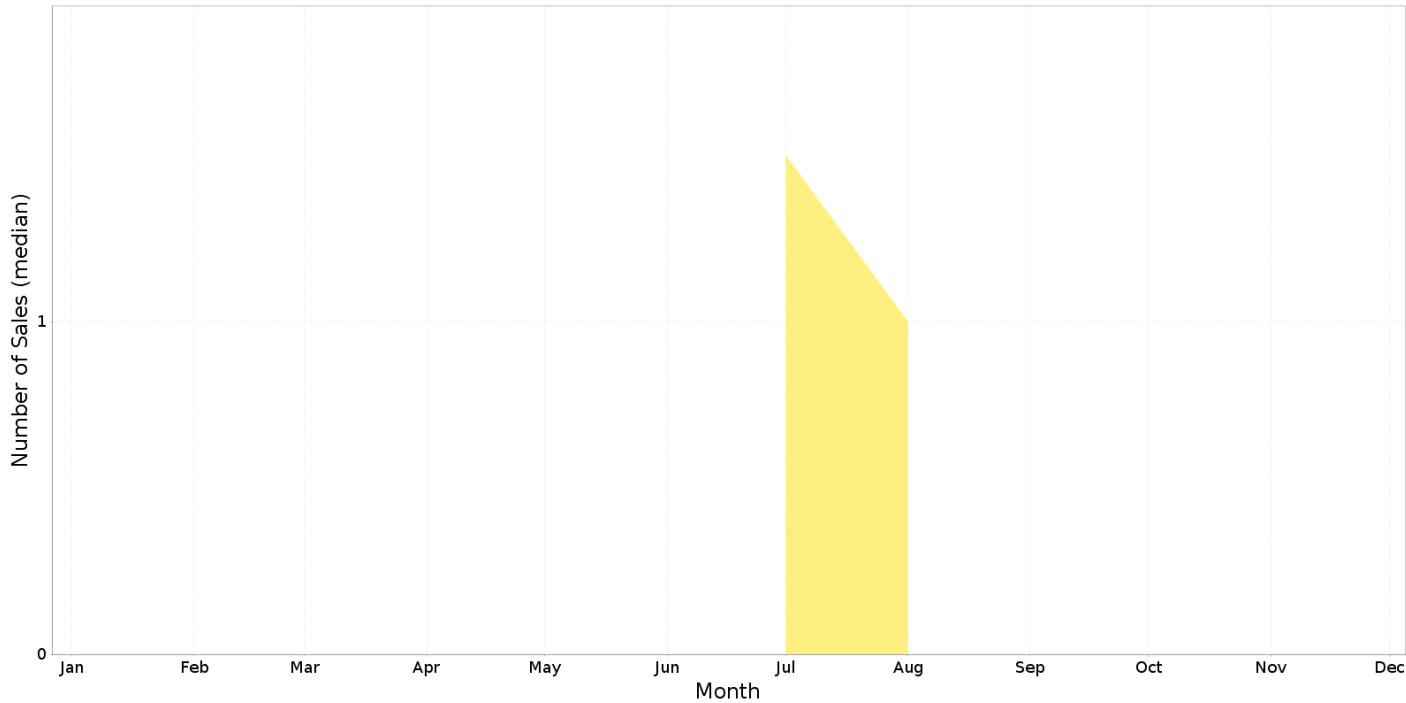
+5.8%

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

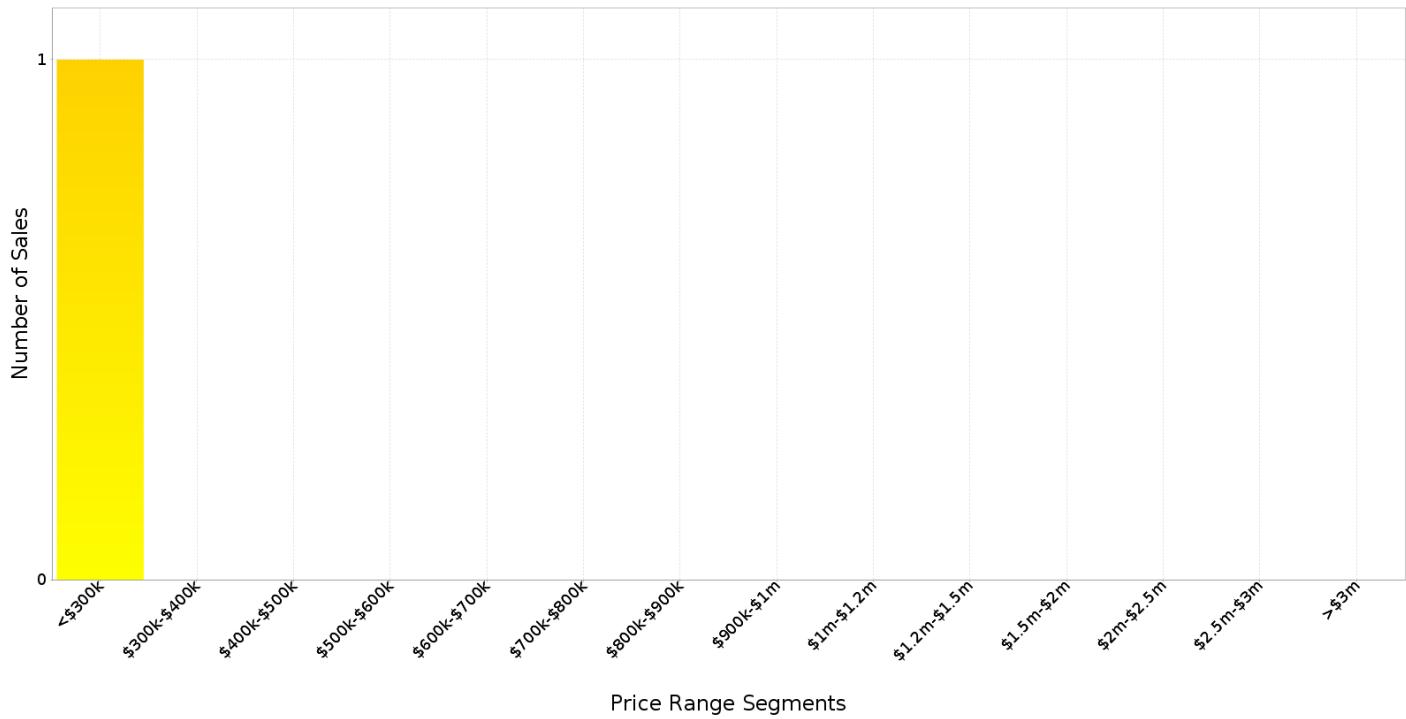
Based on 2 recorded Unit sales compared over the last two rolling 12 month periods



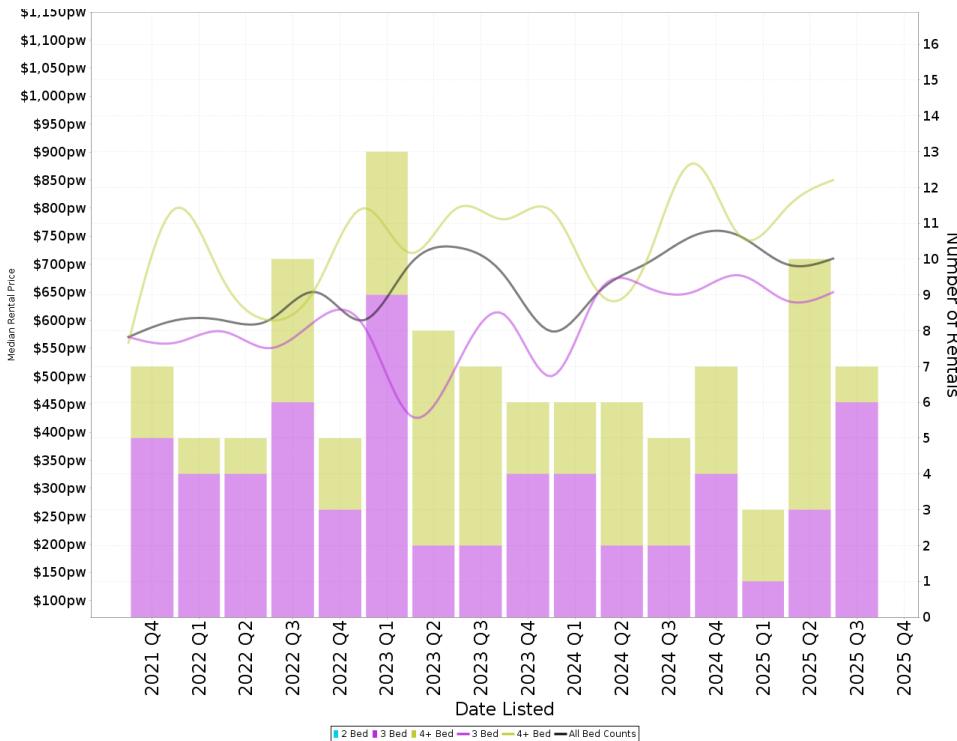
WANGURI - Peak Selling Periods (3 years)



WANGURI - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+2.6%

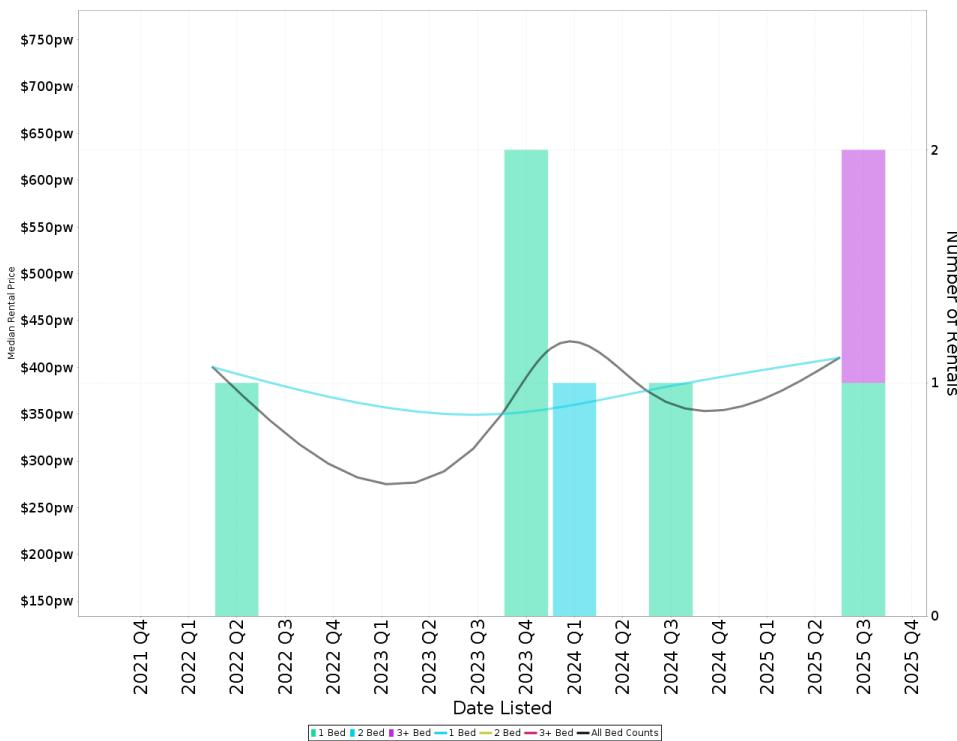
Current Median Price: \$638,635
Previous Median Price: \$622,500
Based on 66 registered House sales compared over the last two rolling 12 month periods.

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

\$275k

Based on 1 recorded Unit 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

+5.8%

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

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

Sold Properties

1

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

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

