

A photograph of a modern backyard. In the foreground, a lounge chair with a grey frame and orange and grey fabric is on a light-colored paved patio. A yellow towel is draped over the chair. Next to it is a wooden stool made of a tree trunk, topped with a straw hat. In the background, a swimming pool is enclosed by a glass fence. The pool is surrounded by a wooden deck and a wall made of horizontal wooden planks. Large trees and a swing set are visible in the background.

**RayWhite.**

**Suburb**  
flyover report

NGUNNAWAL (HOUSE)

PREPARED BY: RAY WHITE CANBERRA, RAY WHITE CORPORATE DEFAULT



# NGUNNAWAL - Suburb Map



Prepared on 01/03/2024 by Ray White Canberra , 03 9725 7444 at Ray White Corporate Default. © Property Data Solutions Pty Ltd 2024 ([pricefinder.com.au](http://pricefinder.com.au))

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# NGUNNAWAL - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	206	\$ 314,750	0.0 %	\$ 30,000	\$ 860,000
2007	204	\$ 355,750	13.0 %	\$ 75,000	\$ 875,000
2008	168	\$ 357,000	0.4 %	\$ 150,000	\$ 930,000
2009	154	\$ 378,000	5.9 %	\$ 175,000	\$ 900,000
2010	135	\$ 413,250	9.3 %	\$ 185,000	\$ 1,000,000
2011	150	\$ 410,000	-0.8 %	\$ 100,000	\$ 1,000,000
2012	180	\$ 395,700	-3.5 %	\$ 134,000	\$ 905,000
2013	188	\$ 412,450	4.2 %	\$ 182,500	\$ 930,000
2014	228	\$ 409,950	-0.6 %	\$ 31,050	\$ 1,010,500
2015	236	\$ 432,450	5.5 %	\$ 186,000	\$ 1,050,000
2016	162	\$ 458,050	5.9 %	\$ 117,702	\$ 1,185,000
2017	163	\$ 483,000	5.4 %	\$ 180,000	\$ 1,402,500
2018	176	\$ 518,125	7.3 %	\$ 55,000	\$ 1,210,000
2019	145	\$ 537,000	3.6 %	\$ 82,000	\$ 925,000
2020	180	\$ 581,000	8.2 %	\$ 242,500	\$ 1,390,000
2021	221	\$ 733,000	26.2 %	\$ 87,510	\$ 2,450,000
2022	193	\$ 840,000	14.6 %	\$ 231,463	\$ 1,865,000
2023	113	\$ 775,000	-7.7 %	\$ 100,000	\$ 1,800,000
2024	0				

## Median Sale Price

**\$775k**

Based on 113 recorded House sales within the last 12 months (2023)

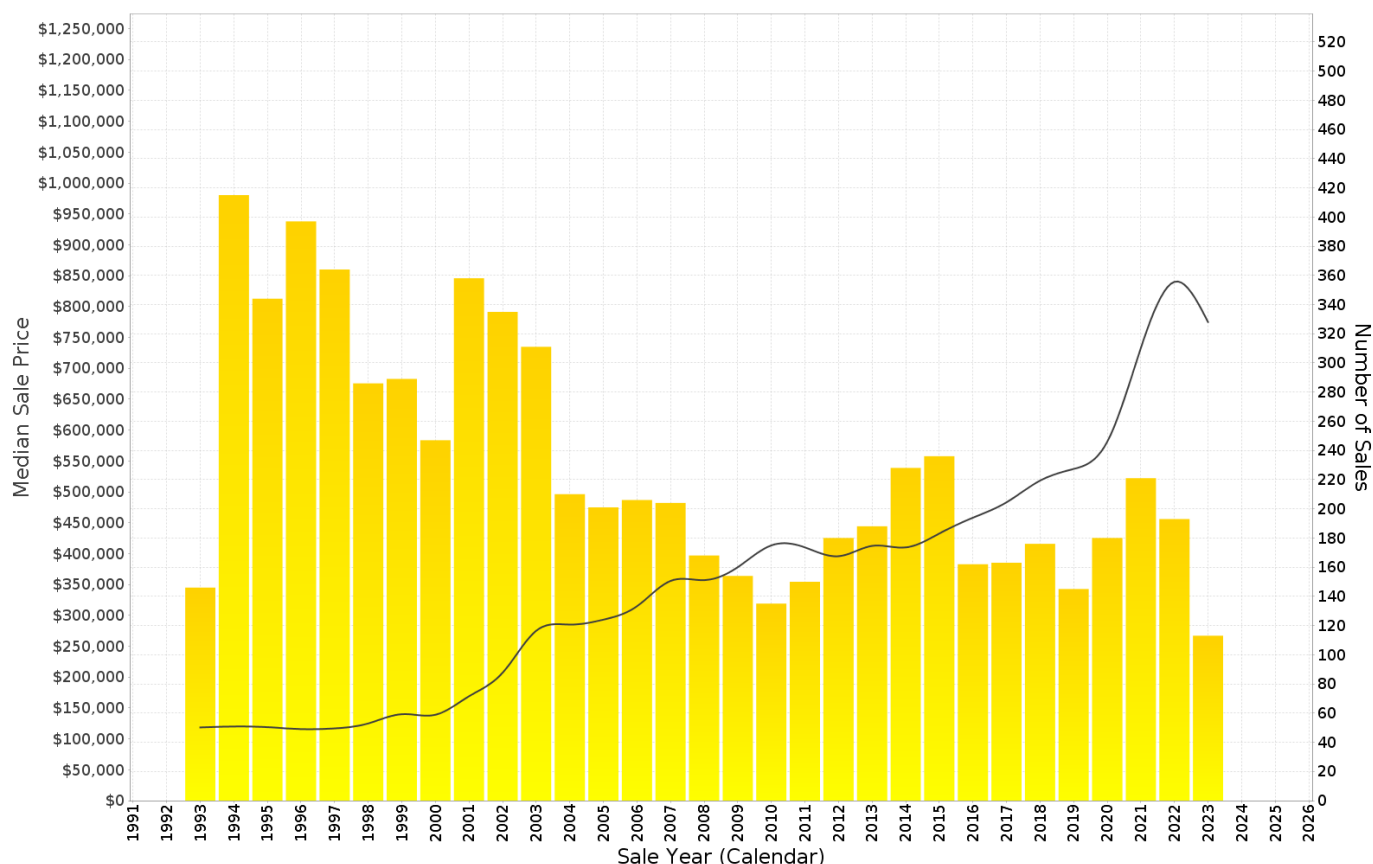
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

**-7.7%**

Current Median Price: \$775,000  
Previous Median Price: \$840,000

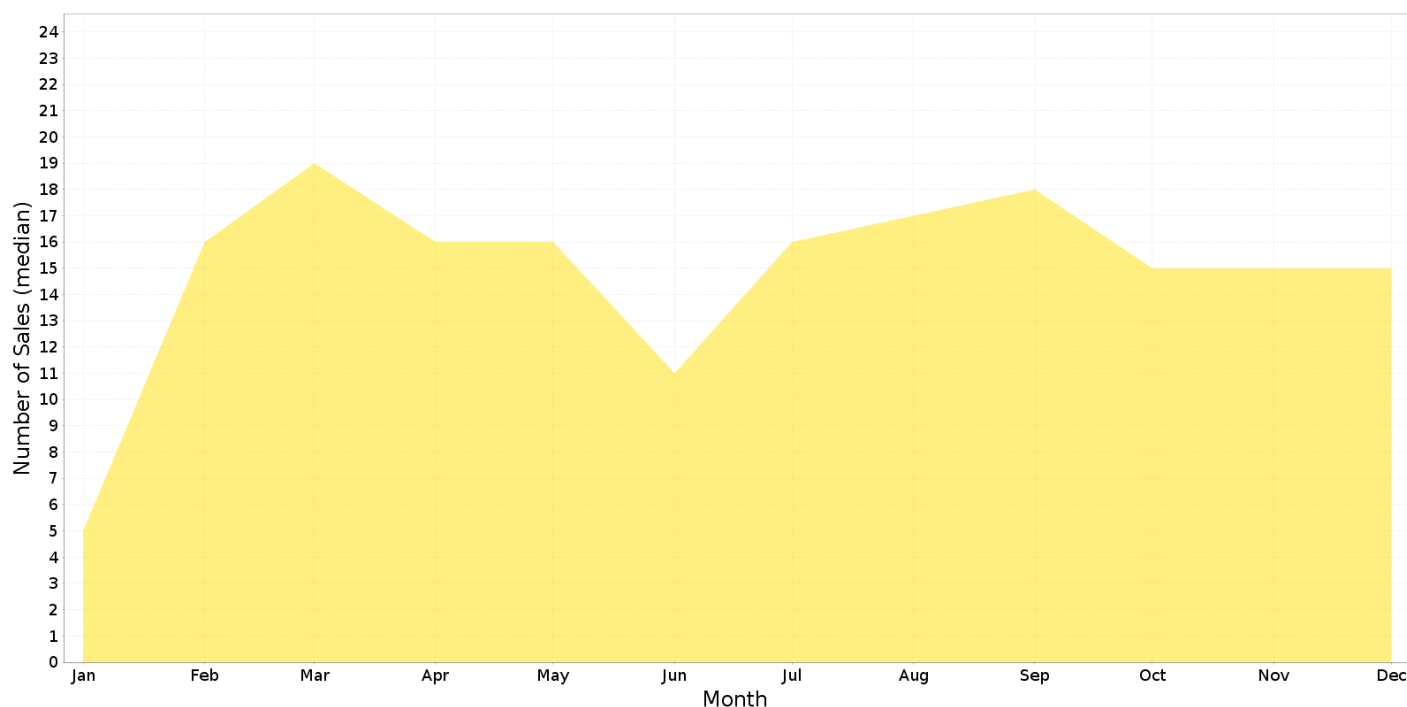
Based on 306 recorded House sales compared over the last two rolling 12 month periods



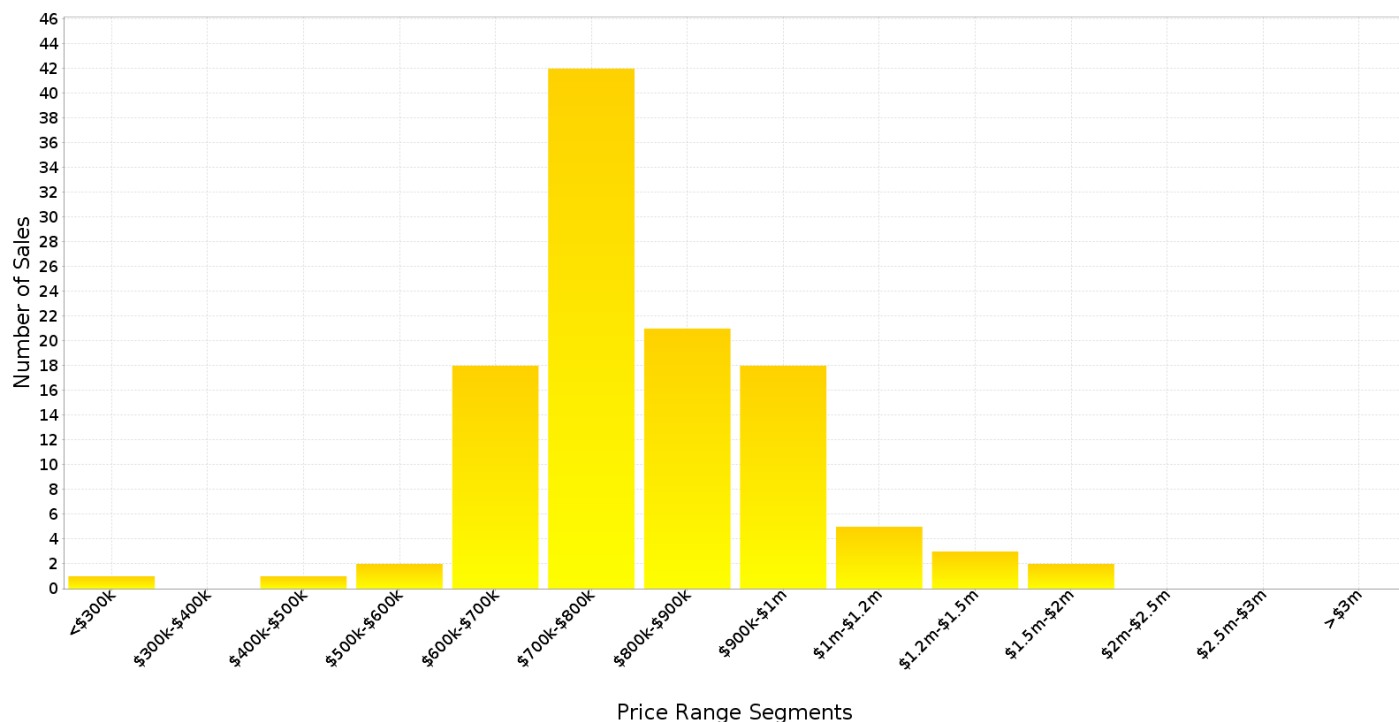
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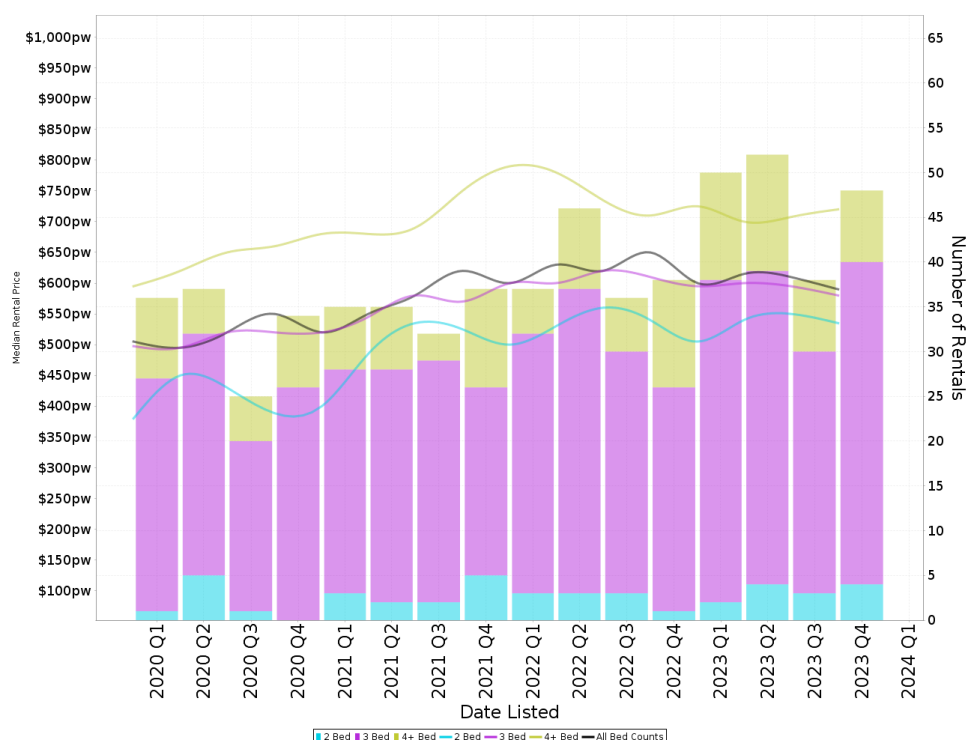
## NGUNNAWAL - Peak Selling Periods (3 years)



## NGUNNAWAL - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-7.7%**

Current Median Price: \$775,000  
Previous Median Price: \$840,000

Based on 306 registered House sales compared over the last two rolling 12 month periods.

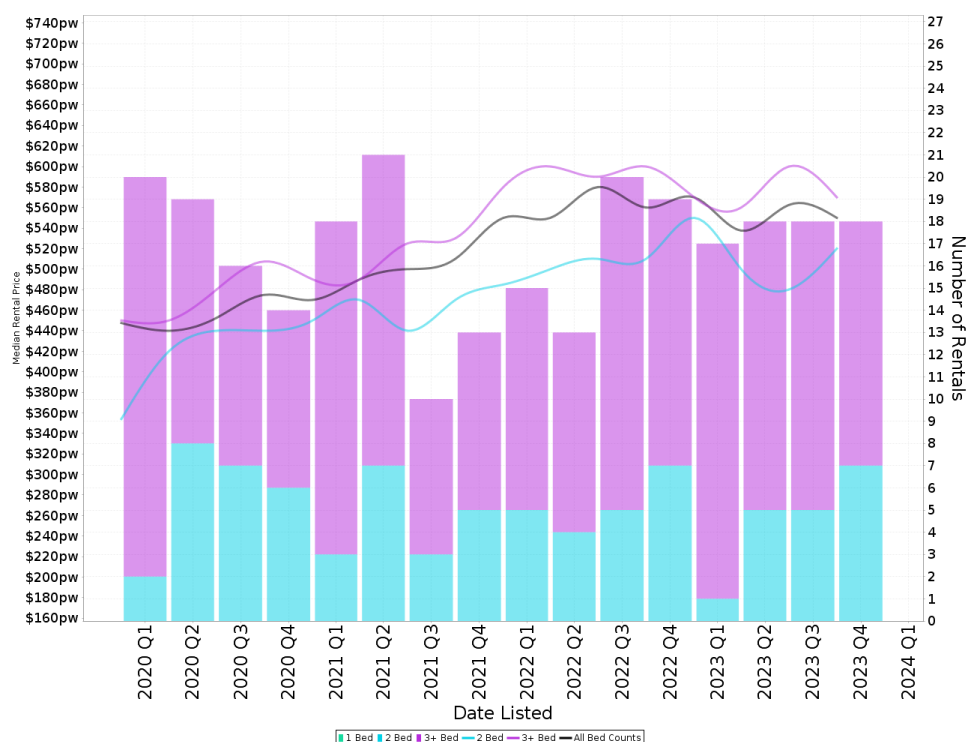
### Suburb Rental Yield

**+4.0%**

Current Median Price: \$775,000  
Current Median Rent: \$600

Based on 188 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-3.0%**

Current Median Price: \$640,000  
Previous Median Price: \$660,000

Based on 86 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.5%**

Current Median Price: \$640,000  
Current Median Rent: \$550

Based on 71 registered Unit rentals compared over the last 12 months.

# NGUNNAWAL - Recently Sold Properties

## Median Sale Price

# \$775k

Based on 113 recorded House sales within the last 12 months (2023)

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

## Suburb Growth

# -7.7%

Current Median Price: \$775,000  
Previous Median Price: \$840,000

Based on 306 recorded House sales compared over the last two rolling 12 month periods

## # Sold Properties

# 113

Based on recorded House sales within the 12 months (2023)

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

**10 GUNYAN PL**




**\$750,000**

SOLD Feb 2024 27 Days

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

**12 BAMIR SQ**



**\$728,000**

SOLD Feb 2024 23 Days

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

**20 BULLALA CRT**



**\$730,000**

SOLD Feb 2024 159 Days

326 m<sup>2</sup> 3 2 2

**7 AKMA PL**




**\$821,000**

SOLD Feb 2024 27 Days

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

**3 WINDICH ST**



**\$745,925**

SOLD Feb 2024 34 Days

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

**21 GUBBITY ST**



**\$811,100**

SOLD Feb 2024 12 Days

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

**3/18 MAROU PL**




**\$730,000**

SOLD Feb 2024 27 Days

4,069 m<sup>2</sup> 3 2 1

**94 GURRANG AVE**




**\$1,315,000**

SOLD Feb 2024 23 Days

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

**20 CARINA ST**







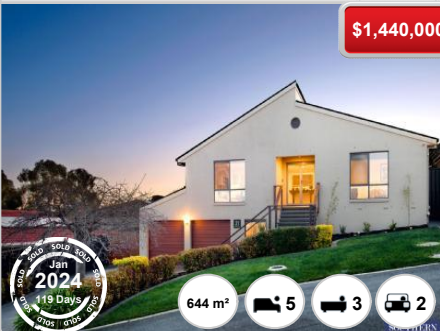
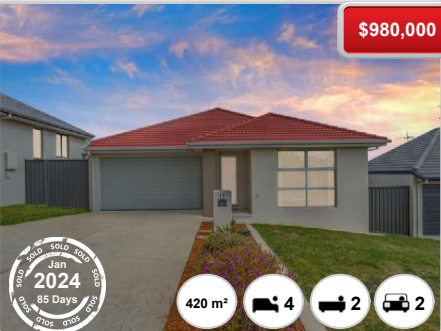

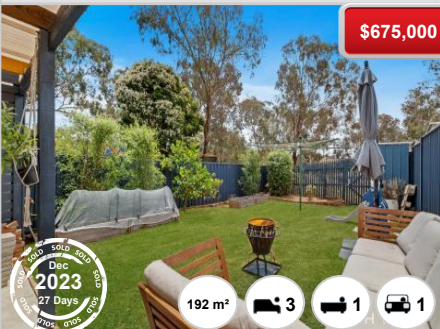
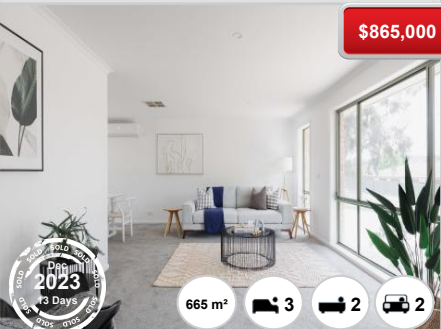



**\$725,000**

SOLD Feb 2024 7 Days

3 1 1



<b>8 ARABANOO CRES</b>  <b>\$640,000</b> 286 m <sup>2</sup> 3 1 1 Jan 2024 22 Days	<b>50 BURRUMARRA AVE</b>  <b>\$800,000</b> 294 m <sup>2</sup> 3 2 1 Jan 2024 17 Days	<b>25 KAVANGAL CCT</b>  <b>\$940,000</b> 354 m <sup>2</sup> 4 2 2 Jan 2024 7 Days
<b>2 KARRUGANG CCT</b>  <b>\$665,000</b> 309 m <sup>2</sup> 3 1 1 Jan 2024 31 Days	<b>28 MUNDANG CRES</b>  <b>\$685,000</b> 419 m <sup>2</sup> 3 2 1 Jan 2024 36 Days	<b>33 WARRUMBUL ST</b>  <b>\$850,000</b> 376 m <sup>2</sup> 3 2 2 Jan 2024 29 Days
<b>21 GURRIT PL</b>  <b>\$1,440,000</b> 644 m <sup>2</sup> 5 3 2 Jan 2024 119 Days	<b>12 BINDUGAN CRES</b>  <b>\$980,000</b> 420 m <sup>2</sup> 4 2 2 Jan 2024 85 Days	<b>6 B - FERGUSON CCT</b>  <b>\$725,000</b> 3 2 1 Dec 2023 86 Days
<b>17 BURIN ST</b>  <b>\$675,000</b> 192 m <sup>2</sup> 3 1 1 Dec 2023 27 Days	<b>9 BUNBURUNG CL</b>  <b>\$865,000</b> 665 m <sup>2</sup> 3 2 2 Dec 2023 43 Days	<b>34 GAMBAN SQ</b>  <b>\$690,000</b> 391 m <sup>2</sup> 3 1 1 Dec 2023 21 Days



# NGUNNAWAL - Properties For Rent

## Median Rental Price

# \$600 /w

Based on 188 recorded House rentals within the last 12 months (2023)

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

## Rental Yield

# +4.0%

Current Median Price: \$775,000  
Current Median Rent: \$600

Based on 113 recorded House sales and 188 House rentals compared over the last 12 months

## Number of Rentals

# 188

Based on recorded House rentals within the last 12 months (2023)

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

**27 Kurrama Close**

**\$700**




Feb 2024 10 Days

450 m<sup>2</sup> 4 2 2

**16 JANDAMARRA STREET**

**\$620 per week**



Feb 2024 13 Days

390 m<sup>2</sup> 3 2 2

**16 Jandamarra St**

**\$620 per week**



Feb 2024 13 Days

390 m<sup>2</sup> 3 2 2

**8 SYRON PLACE**

**\$600 per week**



Feb 2024 17 Days

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

**8 Syron Pl**

**\$600 per week**




Feb 2024 17 Days

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

**2/26 Margany Close**

**\$620 per week**

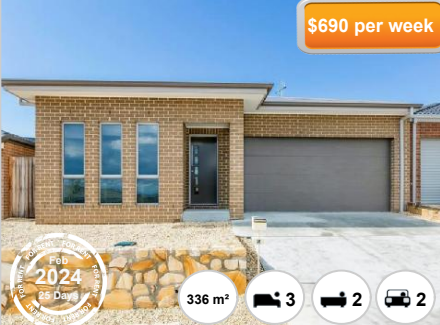


Feb 2024 18 Days

1,663 m<sup>2</sup> 3 2 2

**5 Bindugan Crescent**

**\$690 per week**




Feb 2024 25 Days

336 m<sup>2</sup> 3 2 2

**9 Gurrit Place**

**\$760**




Feb 2024 28 Days

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

**6 MAROU PLACE**

**\$650 per week**

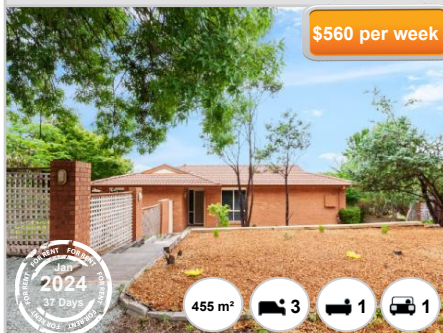


Jan 2024 37 Days

2,419 m<sup>2</sup> 3 2 1



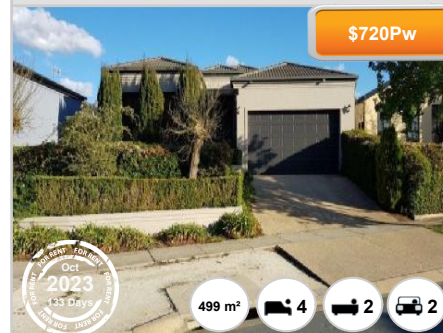
14 Ferguson Circuit



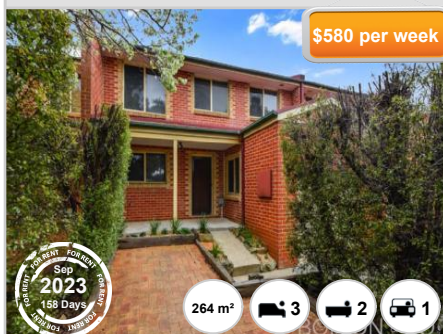
14 Berra Close



13 KURRAMA CLOSE



42 Gang-gang Ct



24 Raiwalla Court

