

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 stone patio. A yellow towel is draped over the chair. Next to it is a wooden stool made of a tree trunk, with a straw hat on top. In the background, there is a swimming pool with a glass safety fence. The pool is surrounded by a wooden deck and a wall made of horizontal wooden planks. Large trees with green leaves are in the background, and a swing set is visible through the trees. The sky is blue with some clouds.

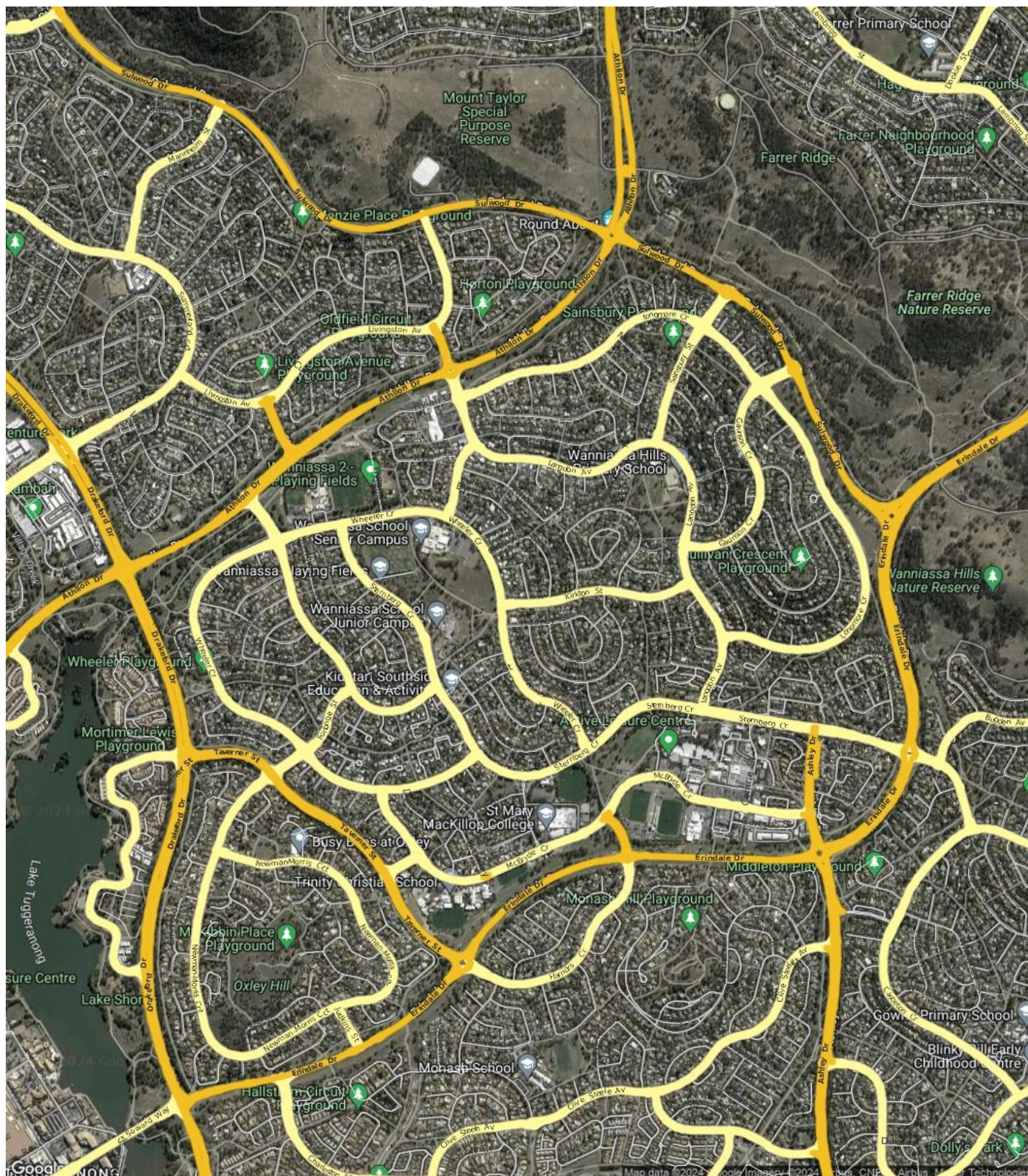
RayWhite.

Suburb
flyover report

WANNIASSA (HOUSE)

PREPARED BY: RAY WHITE CANBERRA, RAY WHITE CORPORATE DEFAULT

WANNIASSA - 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)

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WANNIASSA - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	124	\$ 355,000	0.0 %	\$ 140,000	\$ 650,000
2007	126	\$ 398,250	12.2 %	\$ 20,000	\$ 615,000
2008	90	\$ 419,475	5.3 %	\$ 123,333	\$ 665,000
2009	125	\$ 431,000	2.7 %	\$ 40,000	\$ 705,000
2010	77	\$ 475,000	10.2 %	\$ 350,000	\$ 865,000
2011	67	\$ 489,950	3.1 %	\$ 217,500	\$ 780,000
2012	91	\$ 477,000	-2.6 %	\$ 60,000	\$ 763,000
2013	88	\$ 477,500	0.1 %	\$ 60,000	\$ 780,000
2014	101	\$ 499,000	4.5 %	\$ 180,000	\$ 980,000
2015	104	\$ 510,500	2.3 %	\$ 184,000	\$ 950,000
2016	109	\$ 530,000	3.8 %	\$ 185,000	\$ 837,000
2017	102	\$ 581,750	9.8 %	\$ 260,000	\$ 960,000
2018	103	\$ 580,000	-0.3 %	\$ 5,800	\$ 926,000
2019	114	\$ 591,000	1.9 %	\$ 390,010	\$ 930,000
2020	102	\$ 637,500	7.9 %	\$ 50,000	\$ 1,020,000
2021	123	\$ 851,500	33.6 %	\$ 171,000	\$ 1,590,000
2022	100	\$ 925,000	8.6 %	\$ 350,000	\$ 1,630,000
2023	63	\$ 850,000	-8.1 %	\$ 425,000	\$ 1,706,500
2024	0				

Median Sale Price

\$850k

Based on 63 recorded House sales within the last 12 months (2023)

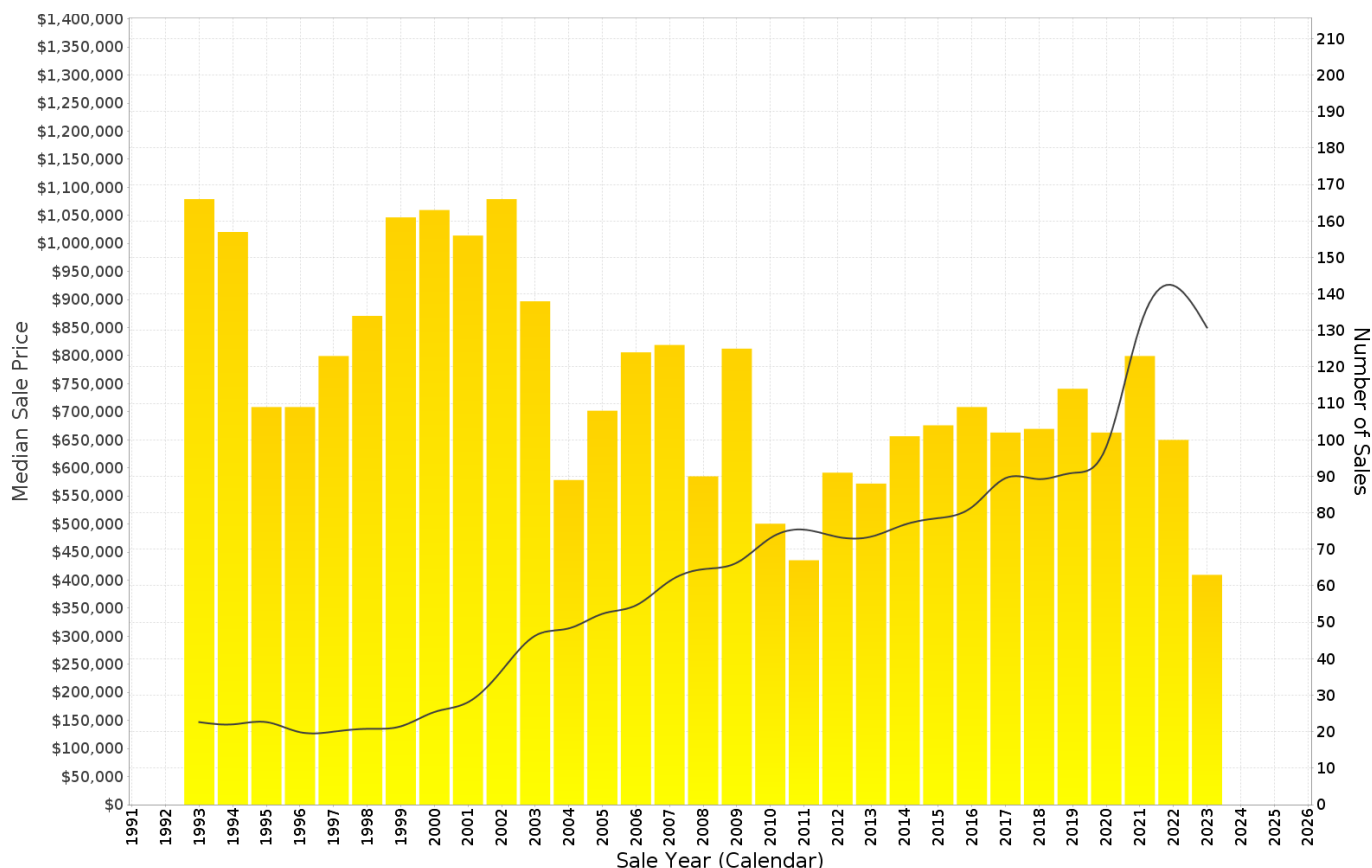
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

-8.1%

Current Median Price: \$850,000
Previous Median Price: \$925,000

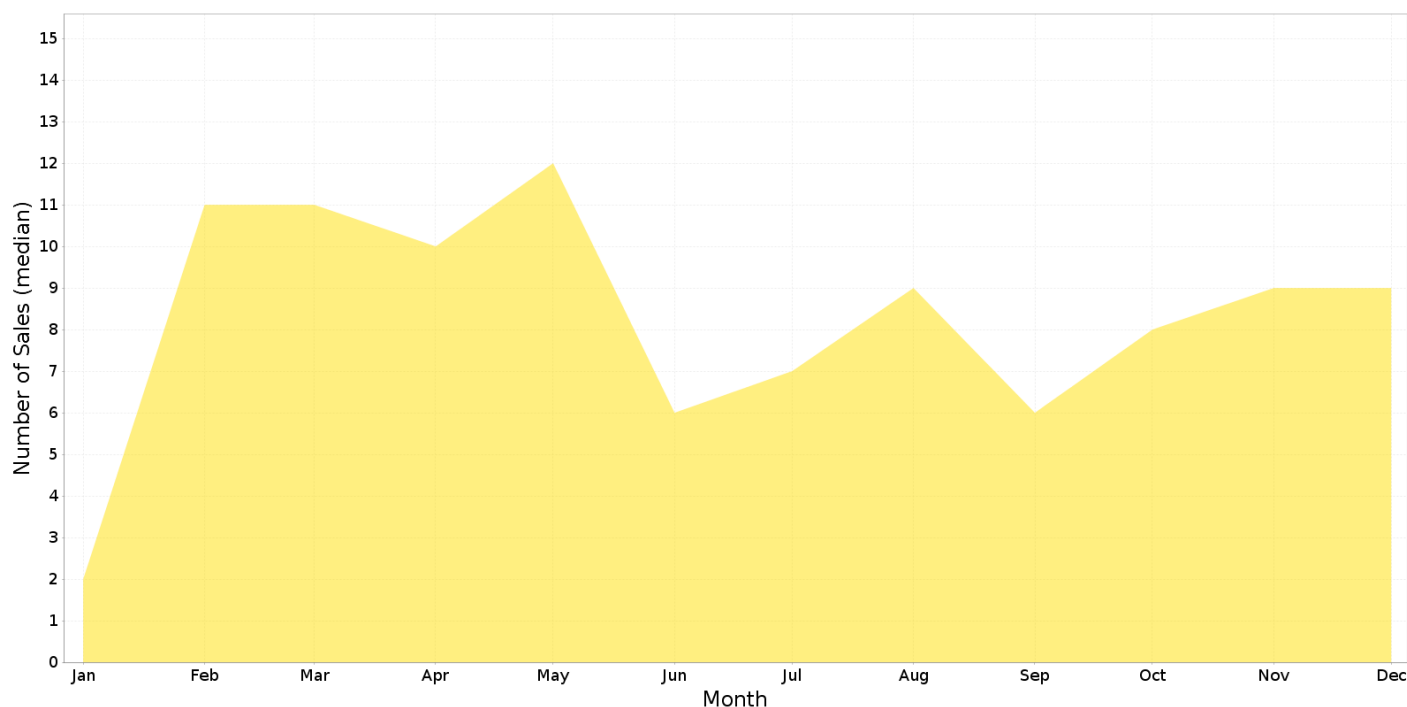
Based on 163 recorded House sales compared over the last two rolling 12 month periods



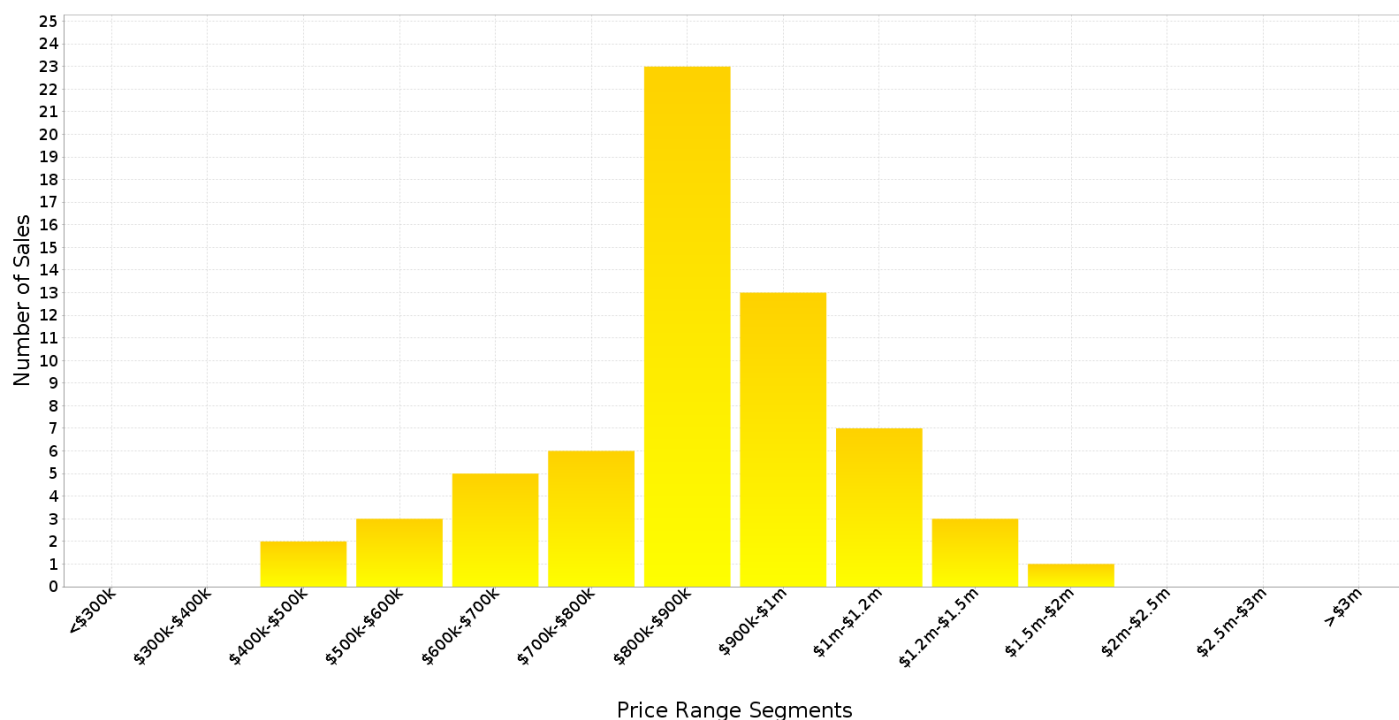
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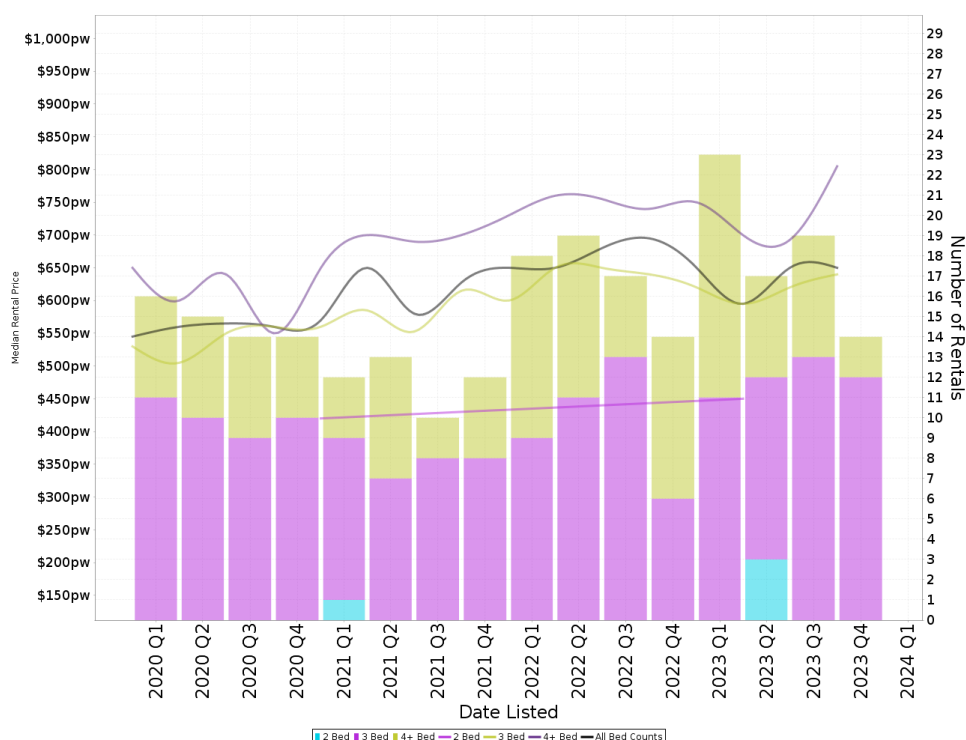
WANNIASSA - Peak Selling Periods (3 years)



WANNIASSA - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-8.1%

Current Median Price: \$850,000
Previous Median Price: \$925,000

Based on 163 registered House sales compared over the last two rolling 12 month periods.

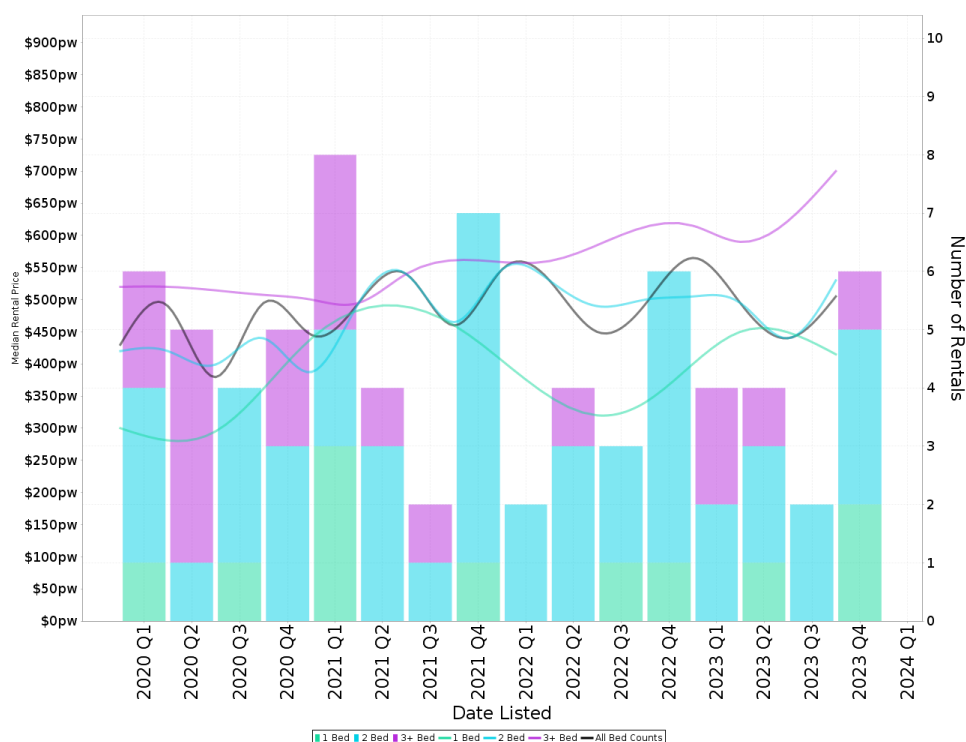
Suburb Rental Yield

+4.0%

Current Median Price: \$850,000
Current Median Rent: \$650

Based on 73 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-8.0%

Current Median Price: \$575,000
Previous Median Price: \$625,000

Based on 38 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.5%

Current Median Price: \$575,000
Current Median Rent: \$495

Based on 16 registered Unit rentals compared over the last 12 months.

WANNIASSA - Recently Sold Properties

Median Sale Price

\$850k

Based on 63 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

-8.1%

Current Median Price: \$850,000
Previous Median Price: \$925,000

Based on 163 recorded House sales compared over the last two rolling 12 month periods

Sold Properties


63

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

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

13 RAMSAY PL

\$780,000



1,051 m² 3 1 2

Sold Feb 2024
15 Days

74 LONGMORE CRES

\$770,000




968 m² 3 1 2

Sold Feb 2024
370 Days

2 BOLTON PL

\$900,000




1,124 m² 3 1 2

Sold Jan 2024
23 Days

3 VALE PL

\$840,000



634 m² 3 2 1

Sold Jan 2024
50 Days

30 FORLONGE ST

\$855,300




699 m² 3 2 2

Sold Jan 2024
48 Days

12 SNOWDEN PL

\$740,000



666 m² 3 1 2

Sold Dec 2023
98 Days

7 SNOWDEN PL

\$750,000




628 m² 3 1 3

Sold Dec 2023
98 Days

3 GOUDIE PL

\$930,000




771 m² 4 2 2

Sold Dec 2023
19 Days





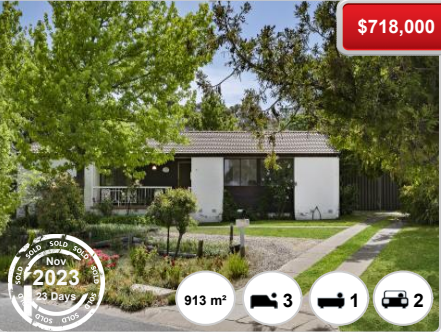













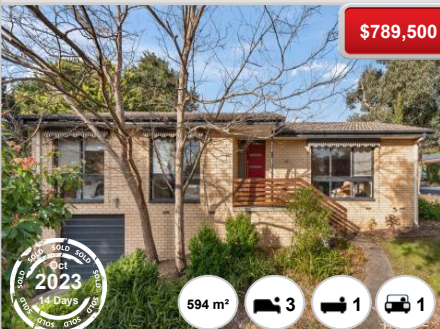



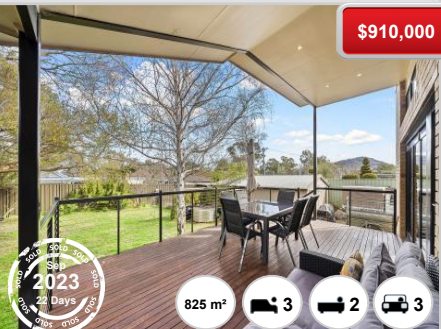

5 SACHSE PL

\$850,000



693 m² 3 1 2

Sold Dec 2023
N/A

20 CURTAIN PL  \$900,000  730 m ² 3 2 1	37 CARR CRES  \$1,250,000  671 m ² 4 3 2	8 SACHSE PL  \$718,000  913 m ² 3 1 2
26 MCWHAE CCT  \$807,000  693 m ² 3 1 2	269 WHEELER CRES  \$640,000  707 m ² 3 1 -	36 DEGRAVES CRES  \$750,000  946 m ² 3 1 1
23 MICHIE ST  \$760,000  682 m ² 3 1 2	9 GAIR PL  \$1,050,000  879 m ² 1 1 1	14 BROMLEY ST  \$820,000  845 m ² 3 1 2
27 JENNER CRT  \$789,500  594 m ² 3 1 1	9 LANSELL CCT  \$957,000  716 m ² 4 2 2	6 GIBB PL  \$910,000  825 m ² 3 2 3

WANNIASSA - Properties For Rent

Median Rental Price

\$650 /w

Based on 73 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: \$850,000
Current Median Rent: \$650

Based on 63 recorded House sales and 73 House rentals compared over the last 12 months

Number of Rentals

73

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

44 Bromell Circuit




\$730 per week

673 m² 4 2 2

Feb 2024 8 Days

1 A - Thornley Place




\$650 pw

3 2 -

Dec 2023 87 Days

4/14A RYLAH CRESCENT




\$285 pw

Under Application

1 1 -

Sep 2023 158 Days

4/14 A - Rylah Crescent



\$285 pw

Under Application

1 2 -

Sep 2023 158 Days