

A photograph of a modern backyard. In the foreground, a lounge chair with a grey frame and orange and grey fabric is on a paved 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 and a swing set are also visible in the background.

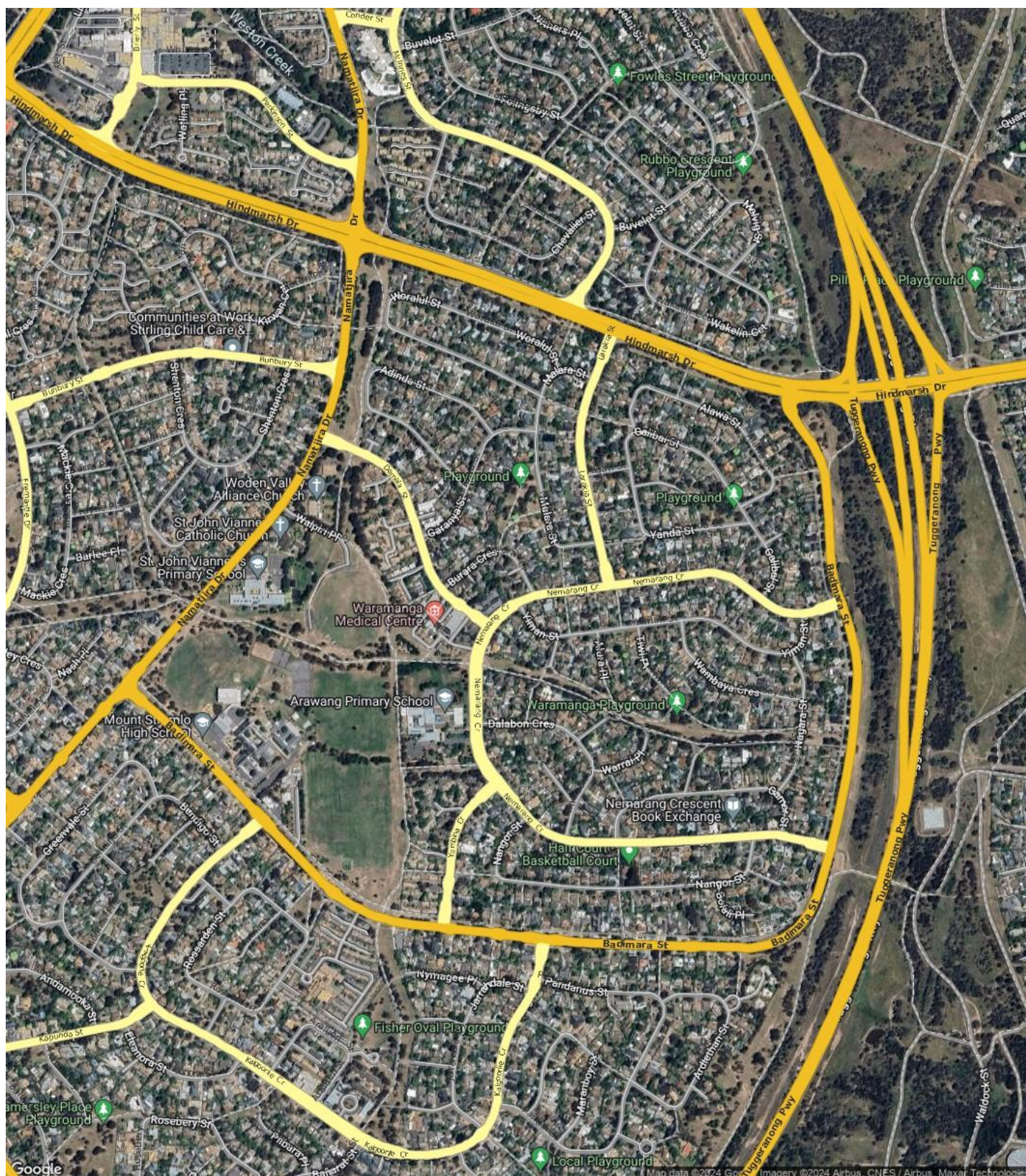
RayWhite.

Suburb
flyover report

WARAMANGA (HOUSE)

PREPARED BY: RAY WHITE CANBERRA, RAY WHITE CORPORATE DEFAULT

WARAMANGA - 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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WARAMANGA - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	40	\$ 409,000	0.0 %	\$ 310,000	\$ 580,000
2007	30	\$ 422,500	3.3 %	\$ 13,200	\$ 516,000
2008	36	\$ 457,500	8.3 %	\$ 180,000	\$ 625,000
2009	29	\$ 438,000	-4.3 %	\$ 192,500	\$ 750,000
2010	22	\$ 535,000	22.1 %	\$ 430,000	\$ 672,000
2011	23	\$ 506,000	-5.4 %	\$ 272,500	\$ 665,000
2012	32	\$ 525,050	3.8 %	\$ 267,500	\$ 750,000
2013	28	\$ 502,500	-4.3 %	\$ 250,000	\$ 810,000
2014	25	\$ 529,000	5.3 %	\$ 400,000	\$ 675,000
2015	40	\$ 550,000	4.0 %	\$ 440,000	\$ 900,000
2016	32	\$ 650,000	18.2 %	\$ 410,000	\$ 905,500
2017	36	\$ 661,500	1.8 %	\$ 330,000	\$ 860,000
2018	33	\$ 711,000	7.5 %	\$ 375,000	\$ 1,225,000
2019	35	\$ 670,000	-5.8 %	\$ 445,000	\$ 950,000
2020	48	\$ 720,000	7.5 %	\$ 530,000	\$ 1,170,000
2021	42	\$ 902,500	25.3 %	\$ 590,000	\$ 1,550,000
2022	36	\$ 1,005,000	11.4 %	\$ 346,667	\$ 1,580,000
2023	29	\$ 990,000	-1.5 %	\$ 600,000	\$ 1,600,000
2024	0				

Median Sale Price

\$990k

Based on 29 recorded House sales within the last 12 months (2023)

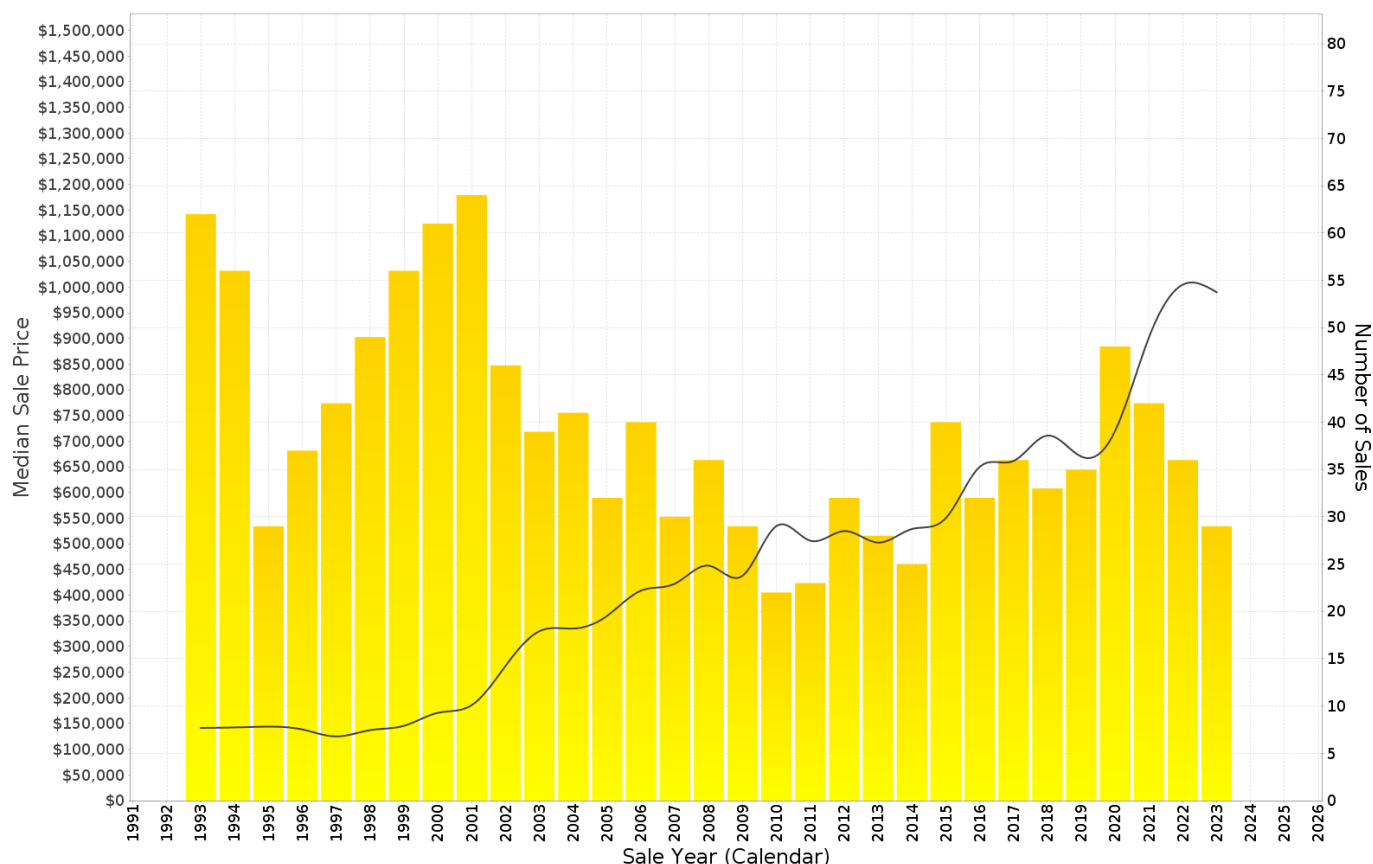
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

-1.5%

Current Median Price: \$990,000
Previous Median Price: \$1,005,000

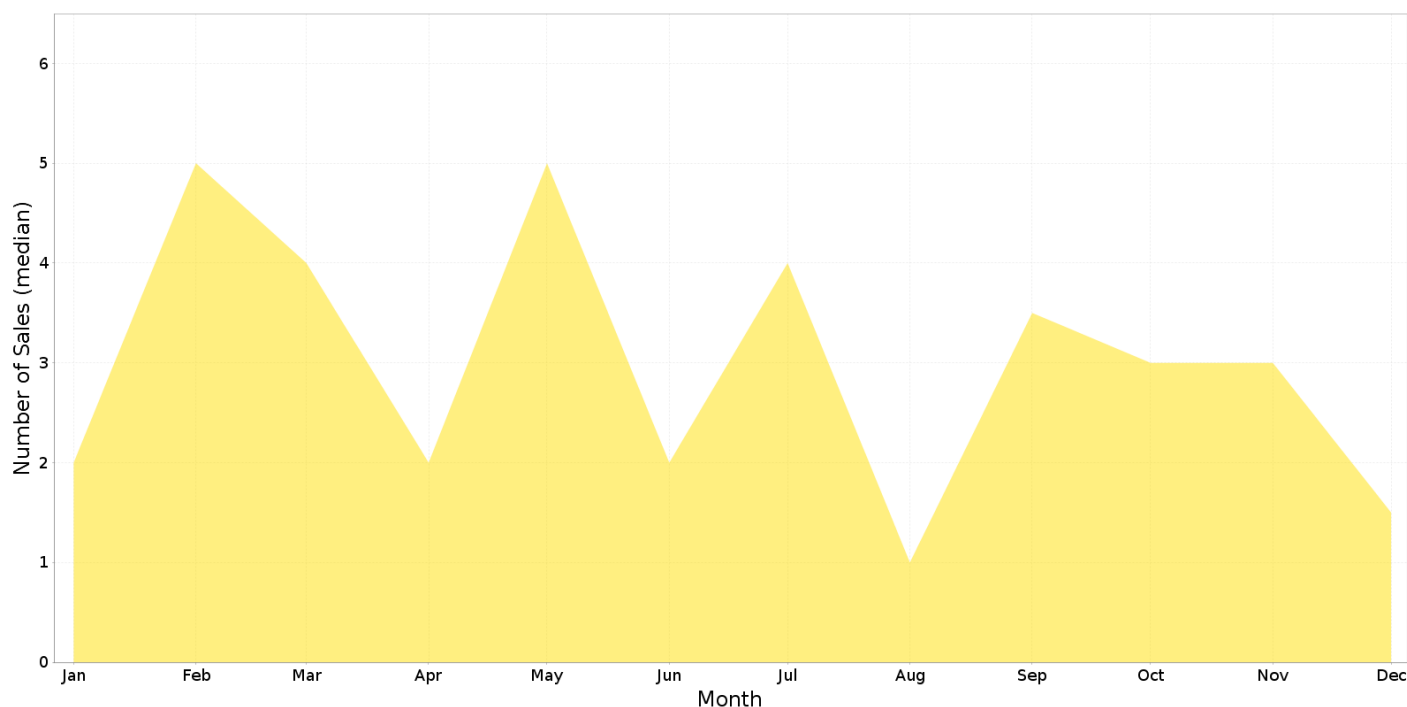
Based on 65 recorded House sales compared over the last two rolling 12 month periods



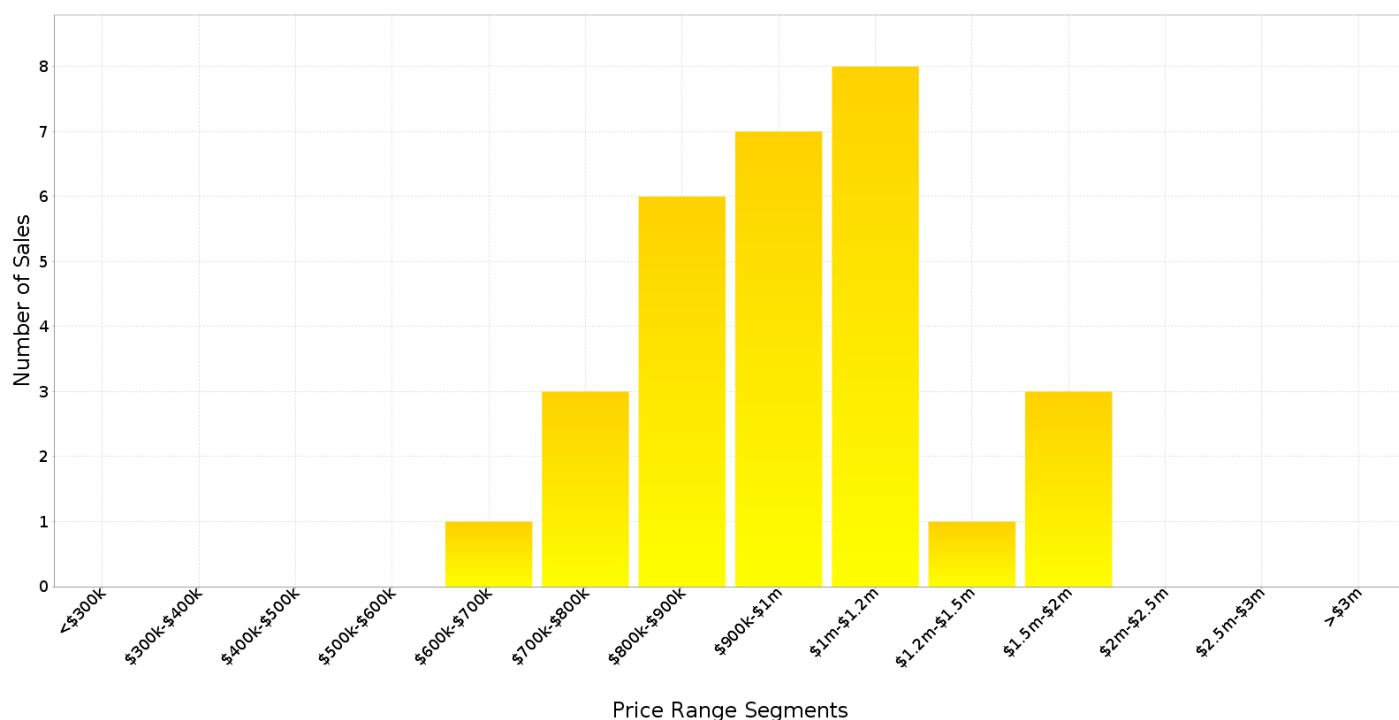
Prepared on 01/03/2024 by Ray White Canberra , 03 9725 7444 at Ray White Corporate Default. © Property Data Solutions Pty Ltd 2024 (pricefinder.com.au)

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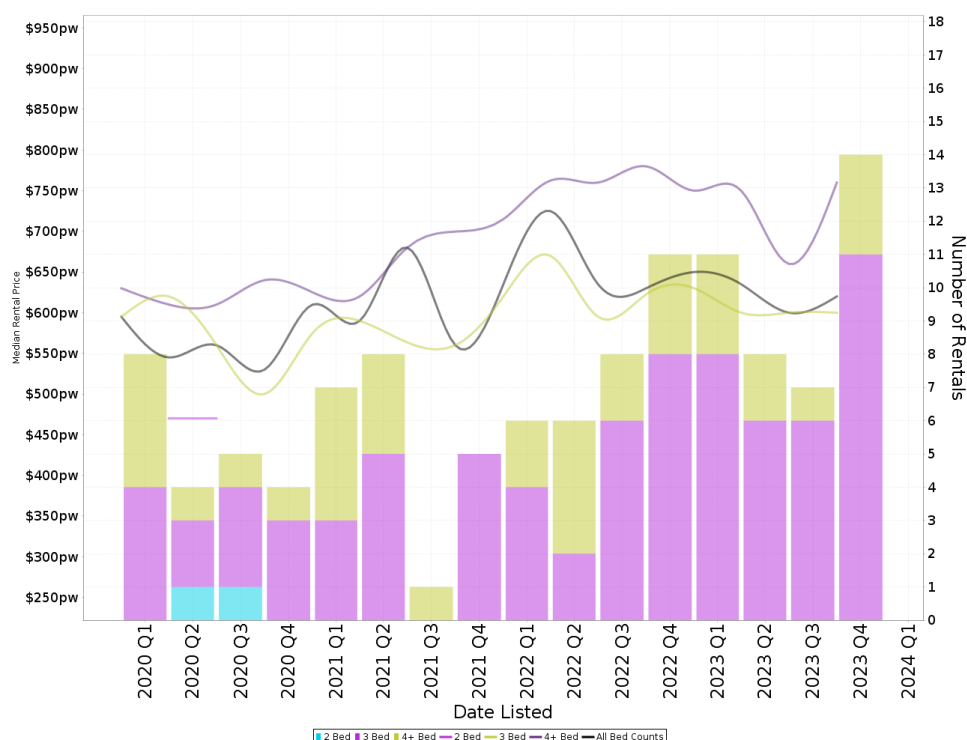
WARAMANGA - Peak Selling Periods (3 years)



WARAMANGA - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-1.5%

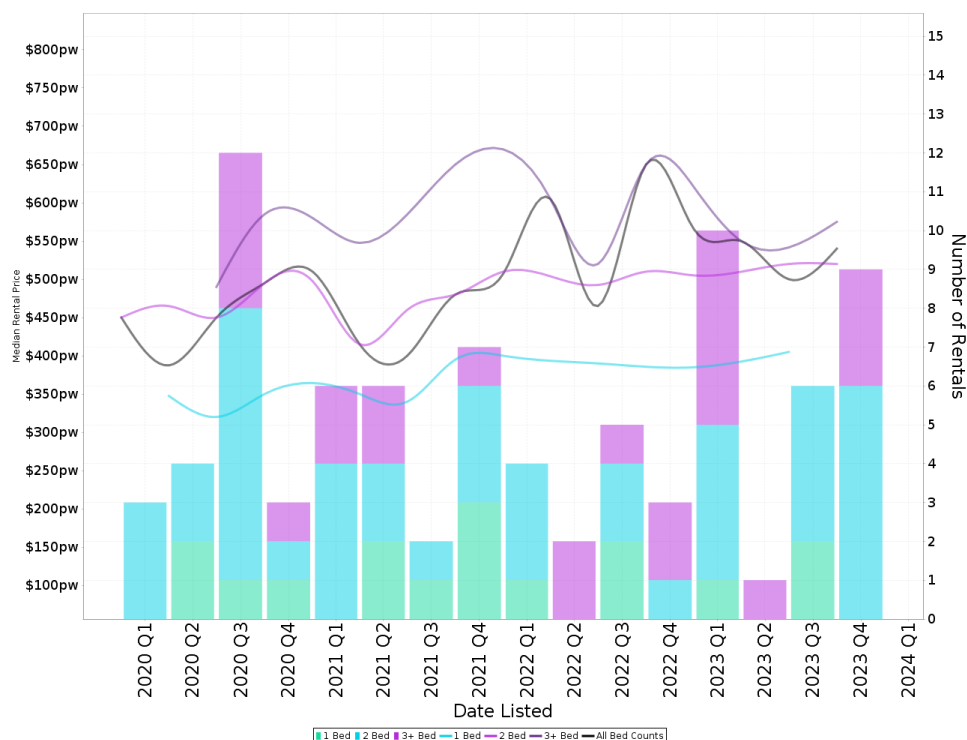
Current Median Price: \$990,000
Previous Median Price: \$1,005,000
Based on 65 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.2%

Current Median Price: \$990,000
Current Median Rent: \$615
Based on 40 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+41.5%

Current Median Price: \$775,000
Previous Median Price: \$547,625
Based on 9 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.5%

Current Median Price: \$775,000
Current Median Rent: \$523
Based on 26 registered Unit rentals compared over the last 12 months.

WARAMANGA - Recently Sold Properties

Median Sale Price

\$990k

Based on 29 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

-1.5%

Current Median Price: \$990,000
Previous Median Price: \$1,005,000

Based on 65 recorded House sales compared over the last two rolling 12 month periods


Sold Properties

29

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

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

22A LARAKIA ST




\$600,000

Sold Jan 2024
22 Days

2 Beds, 1 Bath, 1 Car

27 ALAWA ST




\$820,000

Sold Dec 2023
61 Days

713 m², 3 Beds, 1 Bath, 1 Car

5 BIDIA PL



\$1,090,000

Sold Dec 2023
16 Days

943 m², 4 Beds, 2 Bath, 2 Car

21 GALIBAL ST



\$912,500

Sold Dec 2023
22 Days

828 m², 3 Beds, 1 Bath, 2 Car

33 ALAWA ST



\$916,000

Sold Nov 2023
34 Days

733 m², 4 Beds, 2 Bath, 3 Car

40 GARANYA ST




\$1,230,000

Sold Nov 2023
23 Days

696 m², 4 Beds, 2 Bath, 2 Car

32 ADINDA ST




\$915,000

Sold Oct 2023
39 Days

688 m², 4 Beds, 2 Bath, 2 Car

42 GARANYA ST




\$2,000,000

Sold Oct 2023
24 Days

691 m², 5 Beds, 3 Bath, 2 Car

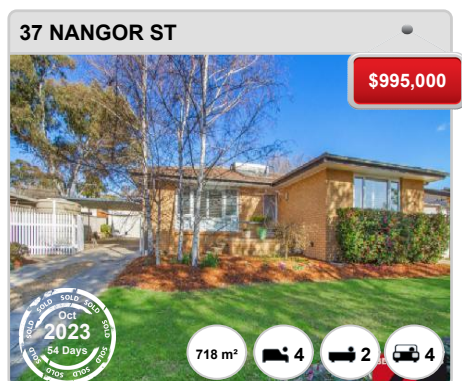
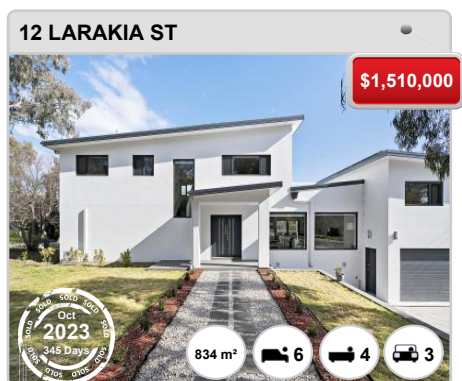
6A ADINDA ST



\$1,142,500

Sold Oct 2023
6 Days

1,114 m², 3 Beds, 2 Bath, 2 Car



WARAMANGA - Properties For Rent

Median Rental Price

\$615 /w

Based on 40 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

+3.2%

Current Median Price: \$990,000
Current Median Rent: \$615

Based on 29 recorded House sales and 40 House rentals compared over the last 12 months

Number of Rentals

40

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

