

RayWhite.

Suburb
flyover report

NGUNNAWAL (HOUSE)

PREPARED BY: RAY WHITE CANBERRA, RAY WHITE CORPORATE DEFAULT

NGUNNAWAL - Suburb Map



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	129	\$ 772,000	-8.1 %	\$ 100,000	\$ 1,800,000
2024	29	\$ 745,925	-3.4 %	\$ 148,250	\$ 1,440,000

Median Sale Price

\$750k

Based on 127 recorded House sales within the last 12 months (Apr '23 - Mar '24)

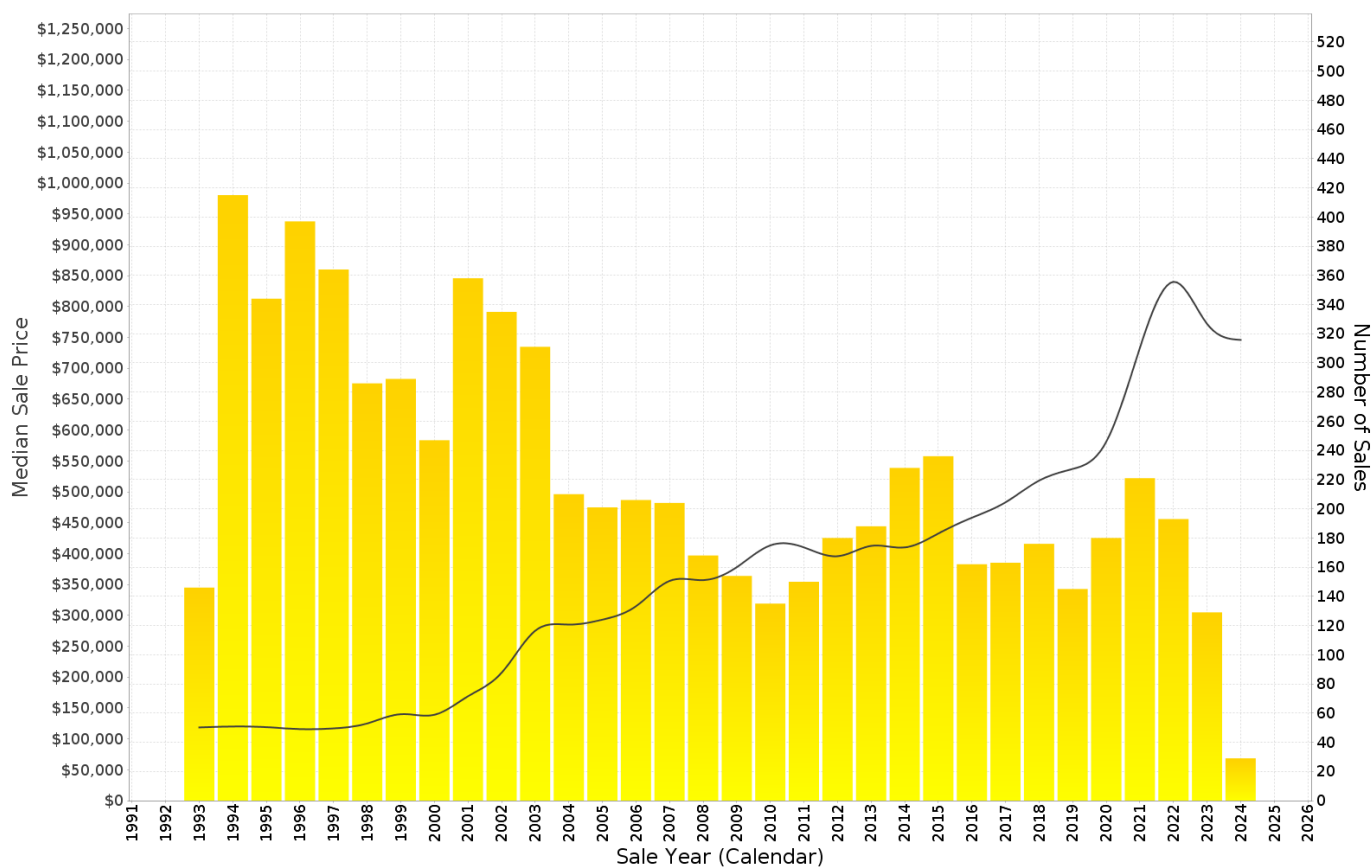
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

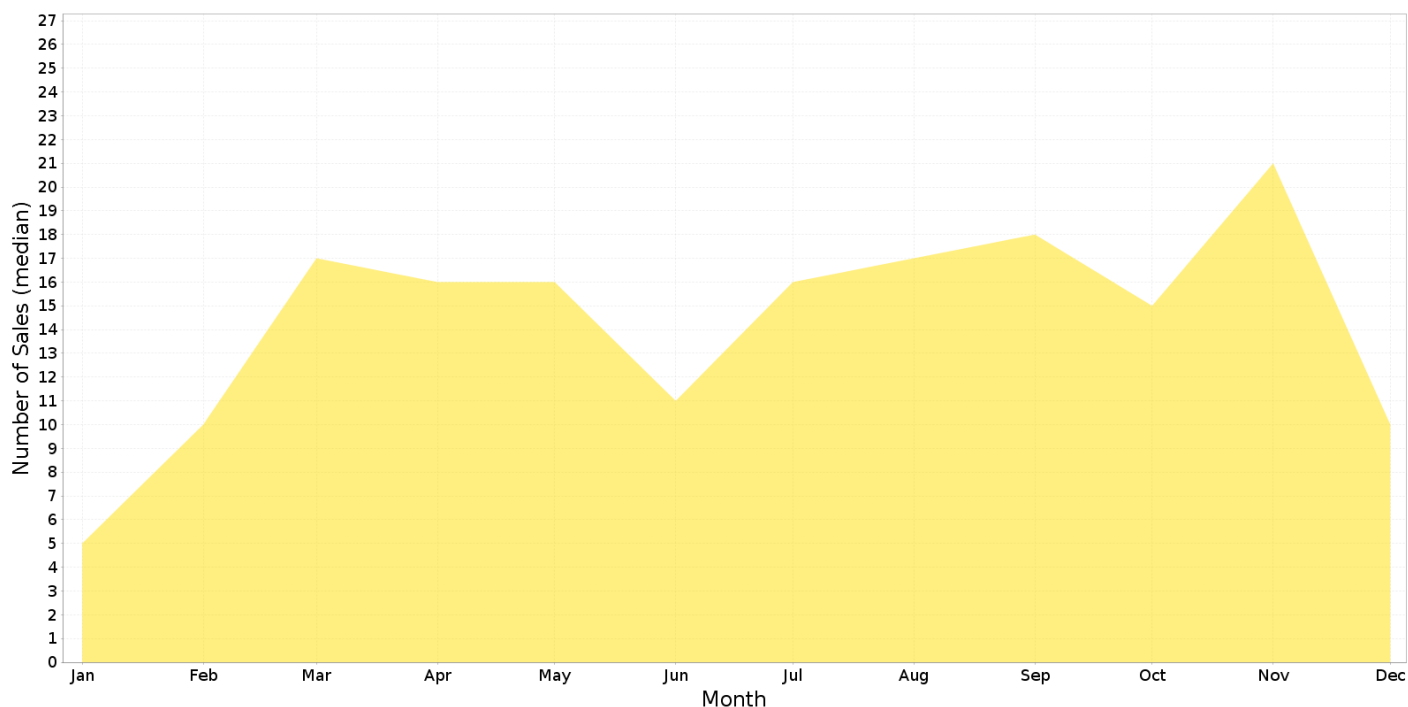
-8.5%

Current Median Price: \$750,000
Previous Median Price: \$820,000

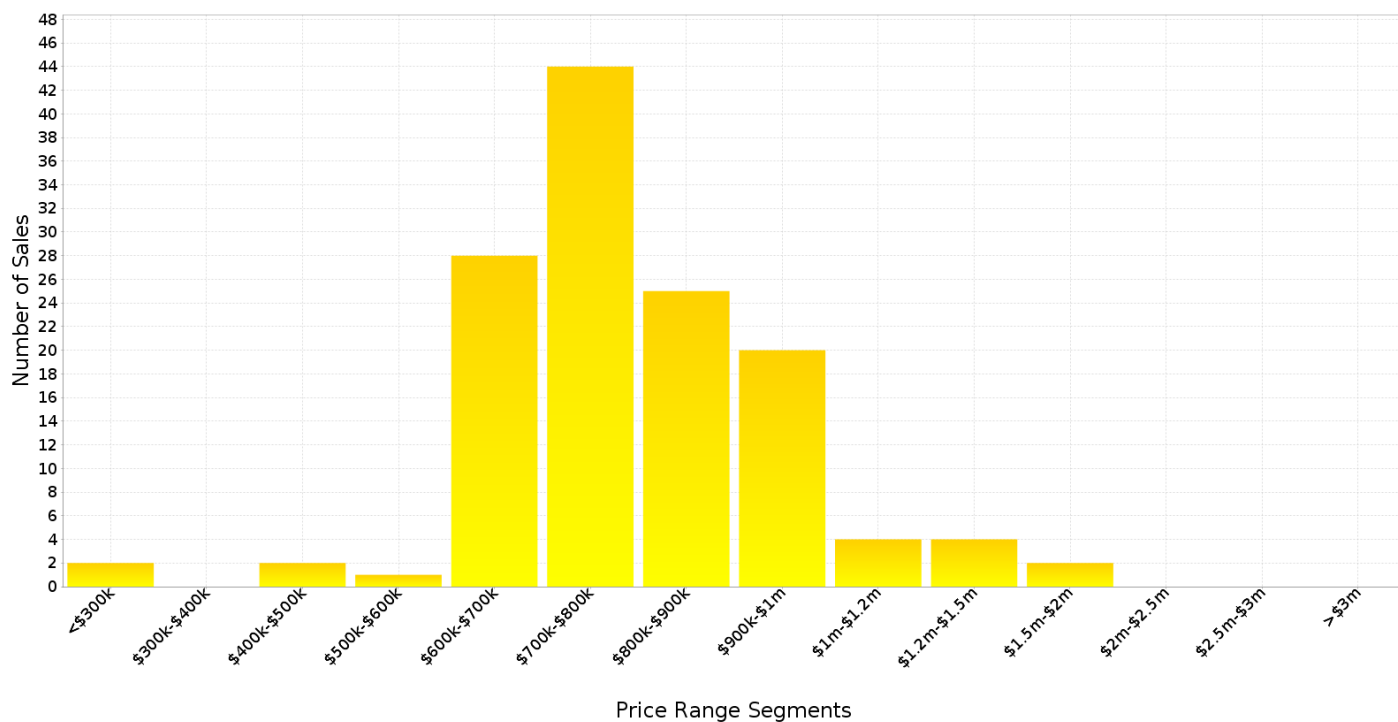
Based on 308 recorded House sales compared over the last two rolling 12 month periods



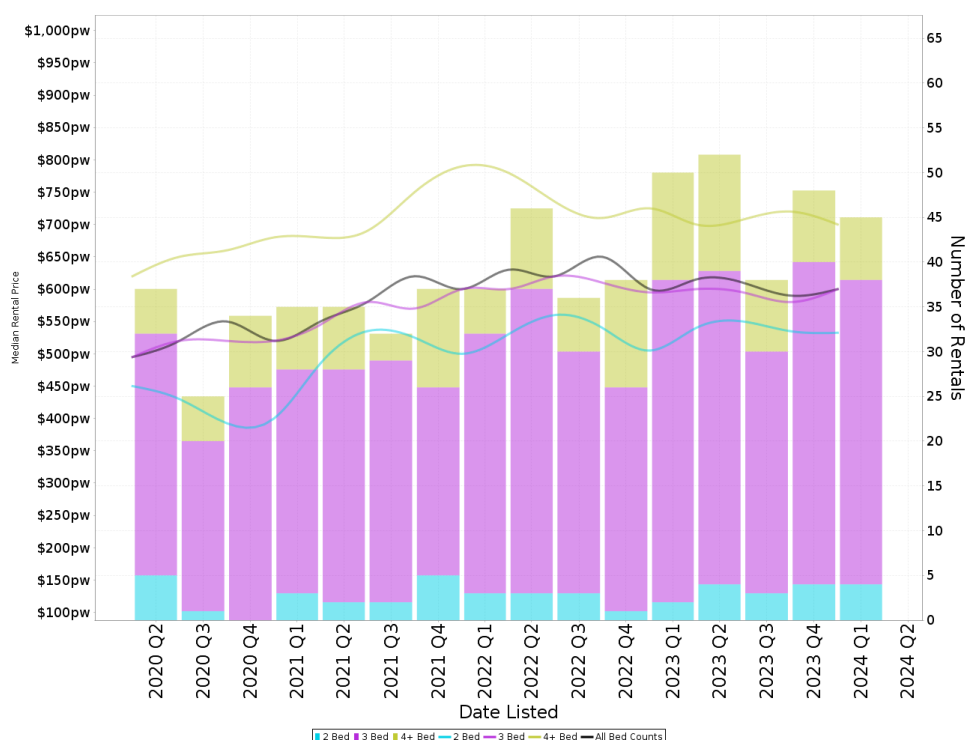
NGUNNAWAL - Peak Selling Periods (3 years)



NGUNNAWAL - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-8.5%

Current Median Price: \$750,000
Previous Median Price: \$820,000

Based on 308 registered House sales compared over the last two rolling 12 month periods.

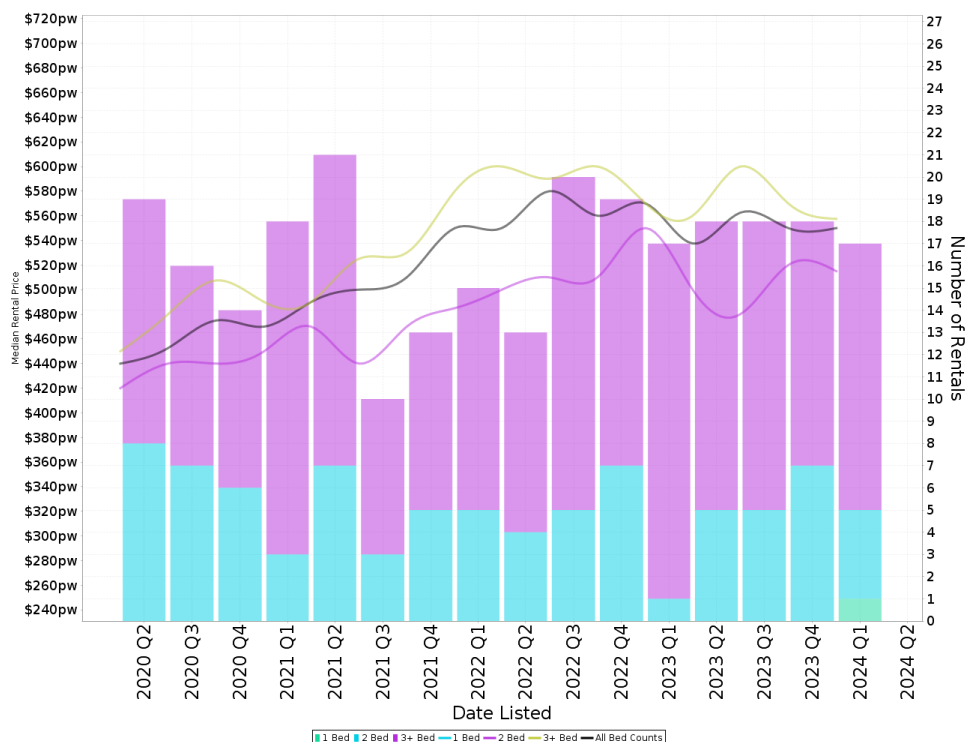
Suburb Rental Yield

+4.2%

Current Median Price: \$750,000
Current Median Rent: \$600

Based on 183 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 92 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

\$750k

Based on 127 recorded House sales within the last 12 months (Apr '23 - Mar '24)

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

Suburb Growth

-8.5%

Current Median Price: \$750,000
Previous Median Price: \$820,000

Based on 308 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

127

Based on recorded House sales within the 12 months (Apr '23 - Mar '24)

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

32 WALLABALOOA ST




\$975,000

420 m² 4 2 2

Sold Apr 2024 60 Days

3 ITERRA GR



\$685,000

336 m² 3 1 1

Sold Apr 2024 12 Days

24 MURRUNG CRES



\$710,000

383 m² 3 1 1

Sold Apr 2024 50 Days

67 FERGUSON CCT



\$630,000

364 m² 2 1 1

Sold Apr 2024 21 Days

19 KARDANG ST




\$1,100,000

973 m² 4 2 2

Sold Mar 2024 32 Days

12 LOBAN CRT



\$685,000

305 m² 3 1 1

Sold Mar 2024 11 Days

16 GAMBURRA ST




\$675,000

374 m² 3 2 -

Sold Mar 2024 109 Days

6 LANLEY SQ



\$740,000

255 m² 3 1 1

Sold Mar 2024 12 Days

3 CUZENS PL



\$930,000

773 m² 4 2 2

Sold Mar 2024 23 Days

28 YARRAWONGA ST

\$693,000

Mar 2024
20 Days

377 m² 3 1 1

7 GUBBITY ST

\$825,000

Mar 2024
21 Days

350 m² 3 2 2

10 MANDURAH PL

\$655,000

Mar 2024
30 Days

347 m² 3 1 1

49 WINDRADYNE ST

\$718,500

Mar 2024
23 Days

331 m² 3 1 1

53 KAVANGAL CCT

\$820,000

Mar 2024
14 Days

297 m² 3 2 1

7 NANGI PL

\$148,250

Mar 2024
N/A

638 m² 4 2 2

93 BURRUMARRA AVE

\$617,500

Mar 2024
N/A

162 m² 2 1 1

14 MYULUNG ST

\$1,045,000

Mar 2024
49 Days

394 m² 4 2 2

6 TIPILOURA ST

\$838,000

Mar 2024
19 Days

463 m² 3 2 2

15 GUGINYA CRES

\$700,000

Mar 2024
15 Days

290 m² 3 2 1

12 DYURRA GDNS

\$960,000

Mar 2024
15 Days

583 m² 3 2 2

20 BARUNGA ST

\$740,000

Mar 2024
N/A

400 m² 3 1 1

NGUNNAWAL - Properties For Rent

Median Rental Price

\$600 /w

Based on 183 recorded House rentals within the last 12 months (Apr '23 - Mar '24)

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

Rental Yield

+4.2%

Current Median Price: \$750,000
Current Median Rent: \$600

Based on 127 recorded House sales and 183 House rentals compared over the last 12 months

Number of Rentals

183

Based on recorded House rentals within the last 12 months (Apr '23 - Mar '24)

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

183 Jabanungga Avenue

\$650 per week

420 m² 3 2 2

May 2024 3 Days

39 Gudamang St

\$650 per week

290 m² 3 2 1

May 2024 3 Days

39 GUDAMANG STREET

\$650 weekly

290 m² 3 2 1

May 2024 3 Days

20 Gubby Street

\$650

240 m² 3 1 1

May 2024 8 Days

15 BURIN STREET

\$550 per week

179 m² 3 1 2

Apr 2024 12 Days

15 Burin St

\$550 per week

179 m² 3 1 1

Apr 2024 12 Days

3/46 PAUL COE CRESCENT

\$580 per week

3.15 ha 3 1 2

Apr 2024 15 Days

41 Mundang Street

\$580.00

3 1 1

Apr 2024 17 Days

39 Bargang Crescent

\$580 per week

418 m² 3 1 1

Apr 2024 18 Days

17 NEWLOP STREET

\$595 per week

302 m² 3 1 1

Apr 2024
24 Days

6 TIPILOURA STREET

\$640 per week

463 m² 3 2 2

Apr 2024
24 Days

13 Windradyne Street

\$530 per week

330 m² 2 1 1

Apr 2024
27 Days

5 Kubbadang Street

\$700 per week

324 m² 4 2 2

Apr 2024
31 Days

77 BARGANG CRESCENT

\$690 per week

334 m² 3 1 1

Apr 2024
35 Days

18 Carina Street

\$680 per week

736 m² 3 1 6

Apr 2024
37 Days

9 Jandamarra Street

\$600 per week

330 m² 3 1 1

Mar 2024
51 Days

43 ANAKIE COURT

\$735 per week

465 m² 3 2 2

Mar 2024
58 Days

14 Berra Close

\$570

326 m² 3 1 -

Nov 2023
190 Days

13 KURRAMA CLOSE

\$720Pw

499 m² 4 2 2

Oct 2023
202 Days