

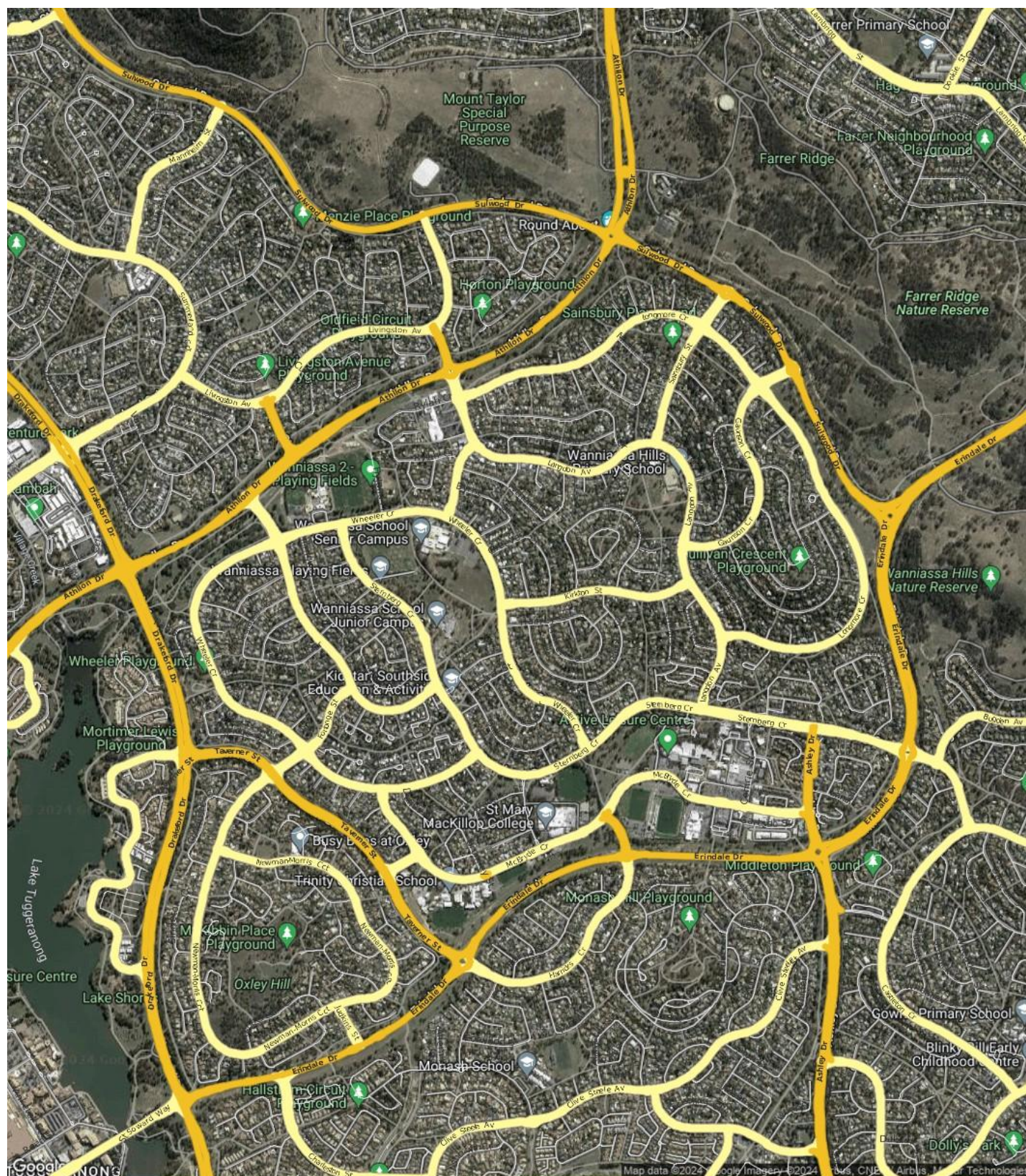
A photograph of a modern backyard. In the foreground, a lounge chair with a grey back and orange seat is on a paved patio, with a yellow towel draped over it. Next to it is a wooden stool made of a tree trunk, topped with a straw hat. In the background, a swimming pool is enclosed by a glass fence. The pool is surrounded by a concrete deck and a wooden wall. The yard is lush with green grass and large, mature trees. A yellow box in the top right corner contains the text 'RayWhite.'

RayWhite.

Suburb
flyover report

WANNIASSA (HOUSE)
PREPARED BY: RAY WHITE CANBERRA, RAY WHITE CORPORATE DEFAULT

WANNIASSA - Suburb Map



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	79	\$ 858,000	-7.2 %	\$ 425,000	\$ 1,706,500
2024	9	\$ 850,000	-0.9 %	\$ 740,000	\$ 1,212,000

Median Sale Price

\$868k

Based on 72 recorded House sales within the last 12 months (Apr '23 - Mar '24)

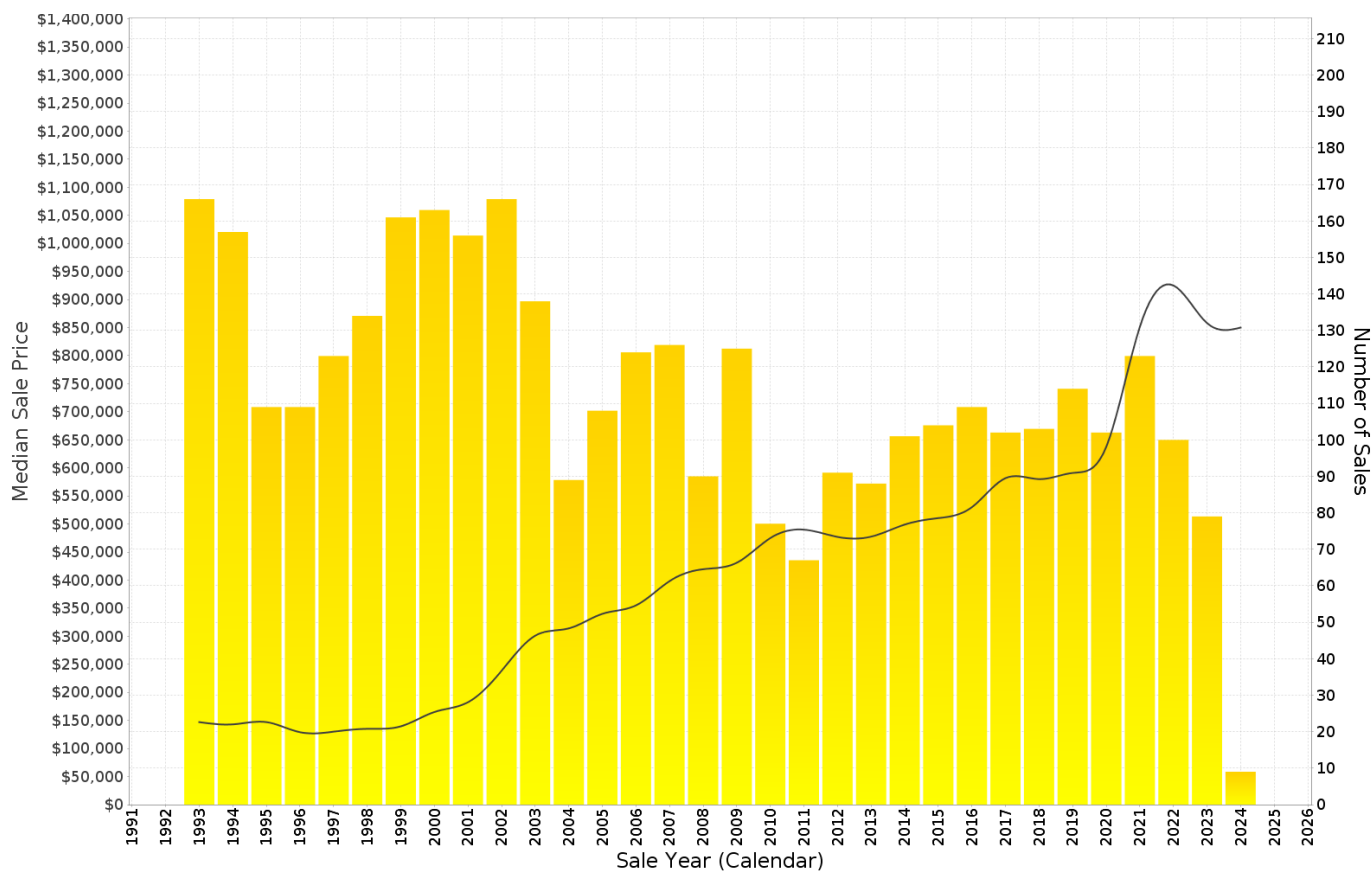
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

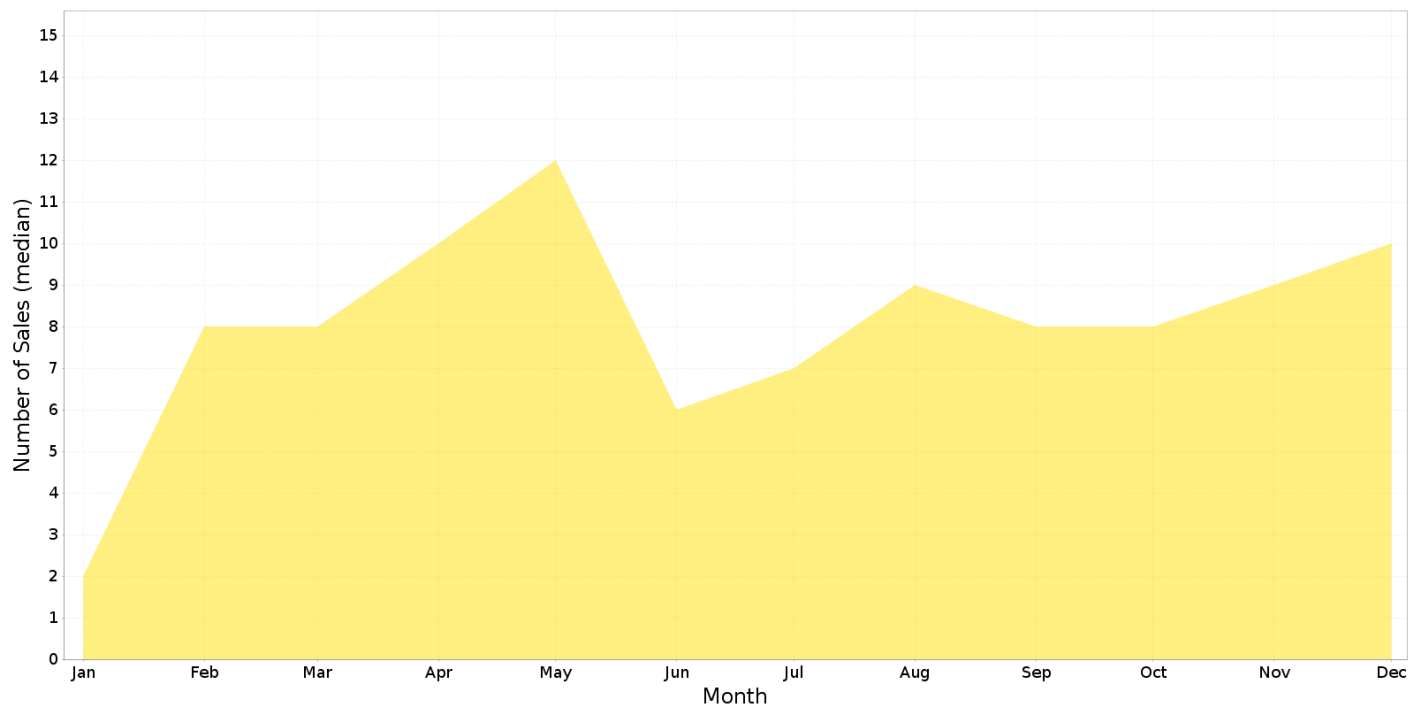
-1.4%

Current Median Price: \$867,500
Previous Median Price: \$880,000

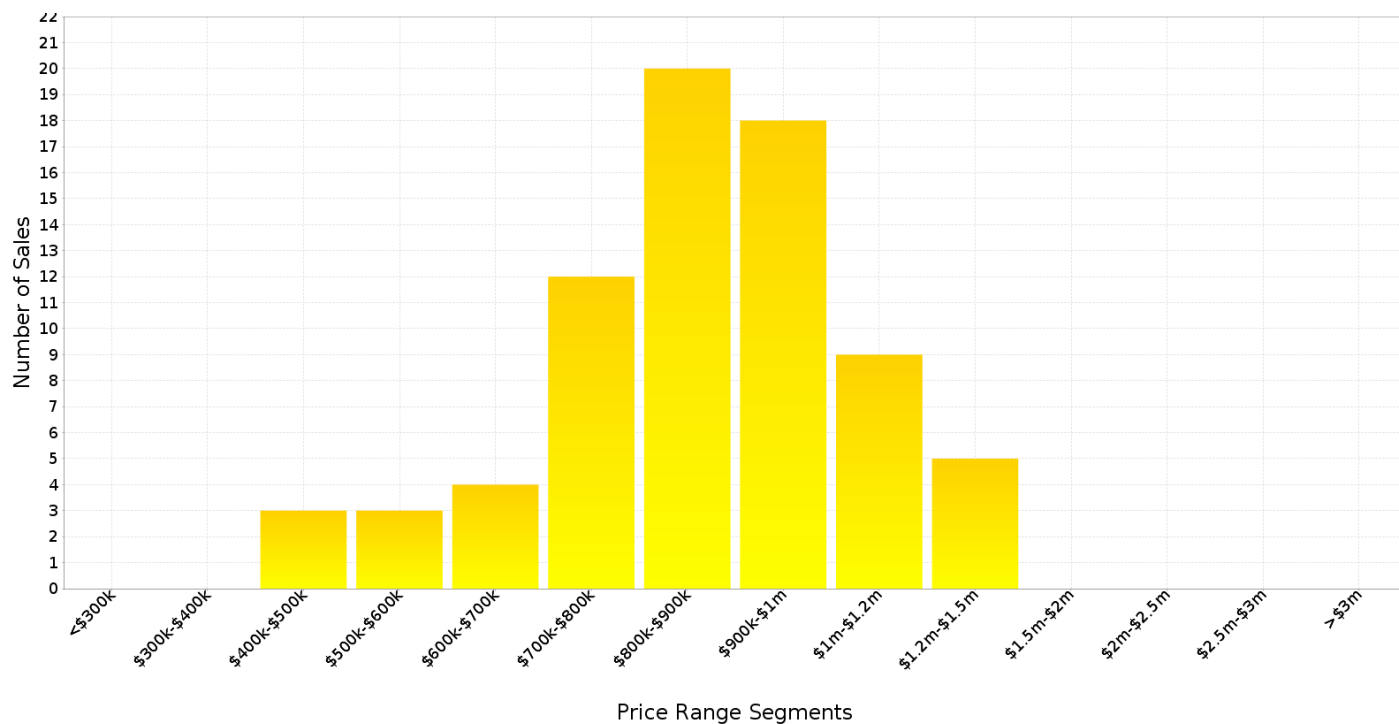
Based on 163 recorded House sales compared over the last two rolling 12 month periods



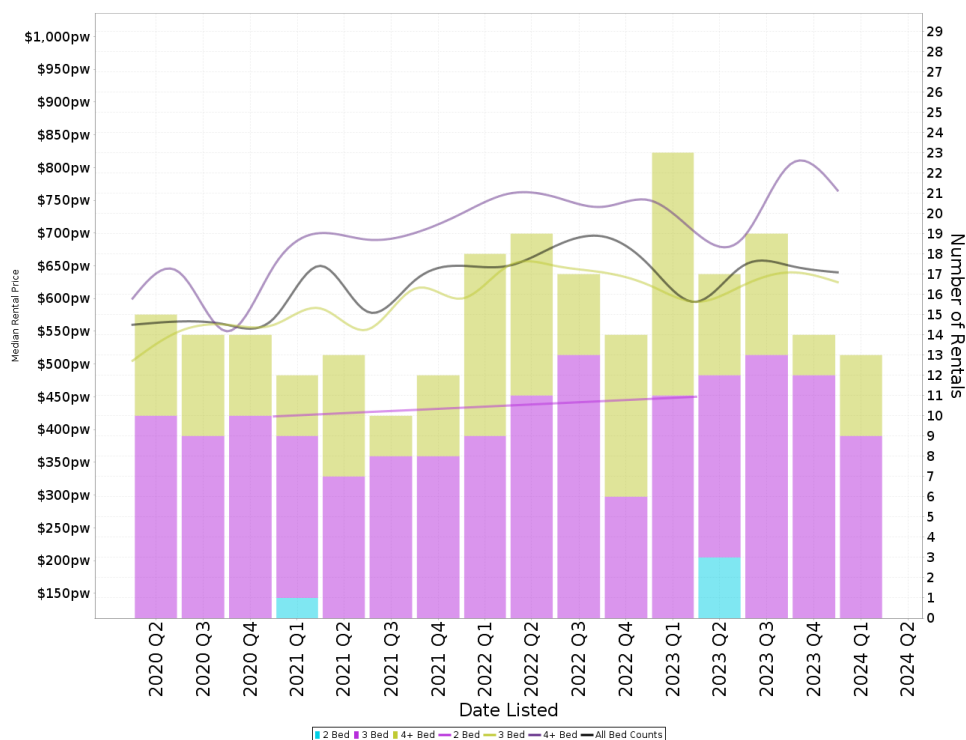
WANNIASSA - Peak Selling Periods (3 years)



WANNIASSA - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-1.4%

Current Median Price: \$867,500
Previous Median Price: \$880,000

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

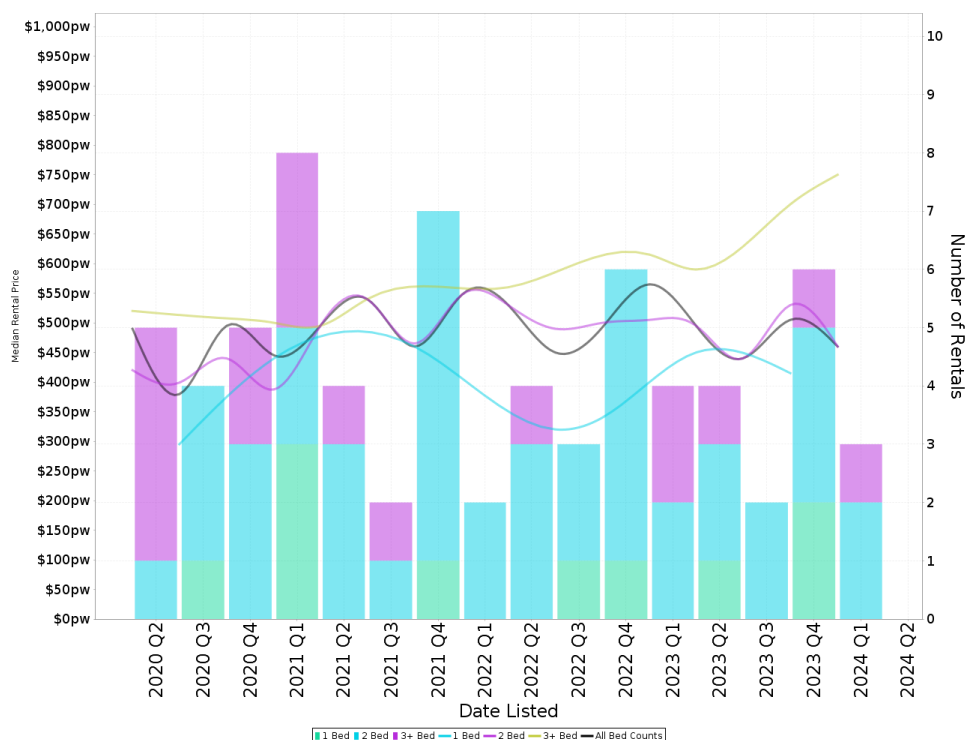
Suburb Rental Yield

+3.8%

Current Median Price: \$867,500
Current Median Rent: \$630

Based on 63 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-20.3%

Current Median Price: \$475,000
Previous Median Price: \$596,250

Based on 35 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.3%

Current Median Price: \$475,000
Current Median Rent: \$480

Based on 15 registered Unit rentals compared over the last 12 months.

WANNIASSA - Recently Sold Properties

Median Sale Price

\$868k

Based on 72 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

-1.4%

Current Median Price: \$867,500
Previous Median Price: \$880,000

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

Sold Properties

72

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

89 STERNBERG CRES

\$910,000

2024 Apr 23 Days

848 m² 4 2 2

61 GAUNSON CRES

\$980,000

2024 Apr 24 Days

1,005 m² 4 2 2

13B BYRNE ST

\$930,000

2024 Apr 19 Days

3 2 2

61 GAUNSON CRES

\$980,000

2024 Mar 17 Days

1,005 m² 4 2 2

36 CARR CRES

\$1,030,000

2024 Mar 19 Days

871 m² 4 2 2

43 DEGRAVES CRES

\$945,000

2024 Mar 426 Days

962 m² 5 2 2

11 GAIR PL

\$1,302,000

2024 Mar 20 Days

1,040 m² 6 4 2

19 HARWOOD CRT

\$745,000

2024 Mar 39 Days

565 m² 3 1 2

4 HARWOOD CRT

\$850,000

2024 Mar 19 Days

756 m² - - -

11 BYRNE ST

\$769,000

Mar 2024
13 Days

787 m² 4 1 -

14 DUFFUS PL

\$1,140,000

Feb 2024
140 Days

961 m² 6 3 2

13 RAMSAY PL

\$780,000

Feb 2024
15 Days

1,051 m² 3 1 2

58 HOLDEN CRES

\$950,000

Feb 2024
101 Days

864 m² 4 2 2

14 ADAMSON CRES

\$1,212,000

Feb 2024
76 Days

931 m² 4 2 2

74 LONGMORE CRES

\$770,000

Feb 2024
370 Days

968 m² 3 1 2

15 LEGGATT ST

\$740,000

Mar 2024
10 Days

650 m² 3 2 1

2 BOLTON PL

\$900,000

Jan 2024
23 Days

1,124 m² 3 1 2

3 VALE PL

\$840,000

Mar 2024
50 Days

634 m² 3 2 1

7 SNOWDEN PL

\$750,000

Dec 2023
98 Days

628 m² 3 1 3

12 SNOWDEN PL

\$740,000

Dec 2023
98 Days

666 m² 3 1 2

28 LANGDON AVE

\$680,000

Dec 2023
N/A

489 m² 3 1 2

WANNIASSA - Properties For Rent

Median Rental Price

\$630 /w

Based on 63 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

+3.8%

Current Median Price: \$867,500
Current Median Rent: \$630

Based on 72 recorded House sales and 63 House rentals compared over the last 12 months

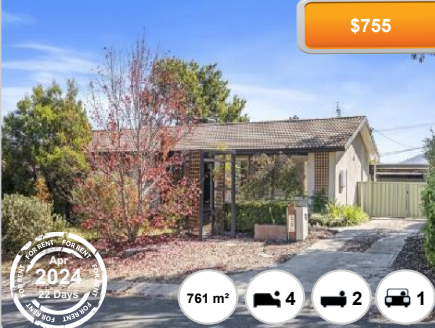
Number of Rentals

63

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

4 HANNA STREET




\$755

761 m² 4 2 1

Apr 2024
22 Days

10 Brunton Street




\$1200 Per week

884 m² 5 3 6

Apr 2024
25 Days

TEAM

3 Snowball Place




\$600 per week

685 m² 3 1 1

Apr 2024
34 Days

4/14A RYLAH CRESCENT




\$285 pw

Under Application

1 1 -

Sep 2023
227 Days

4/14 A - Rylah Crescent



\$285 pw

Under Application

1 1 -

Sep 2023
227 Days