

RayWhite.

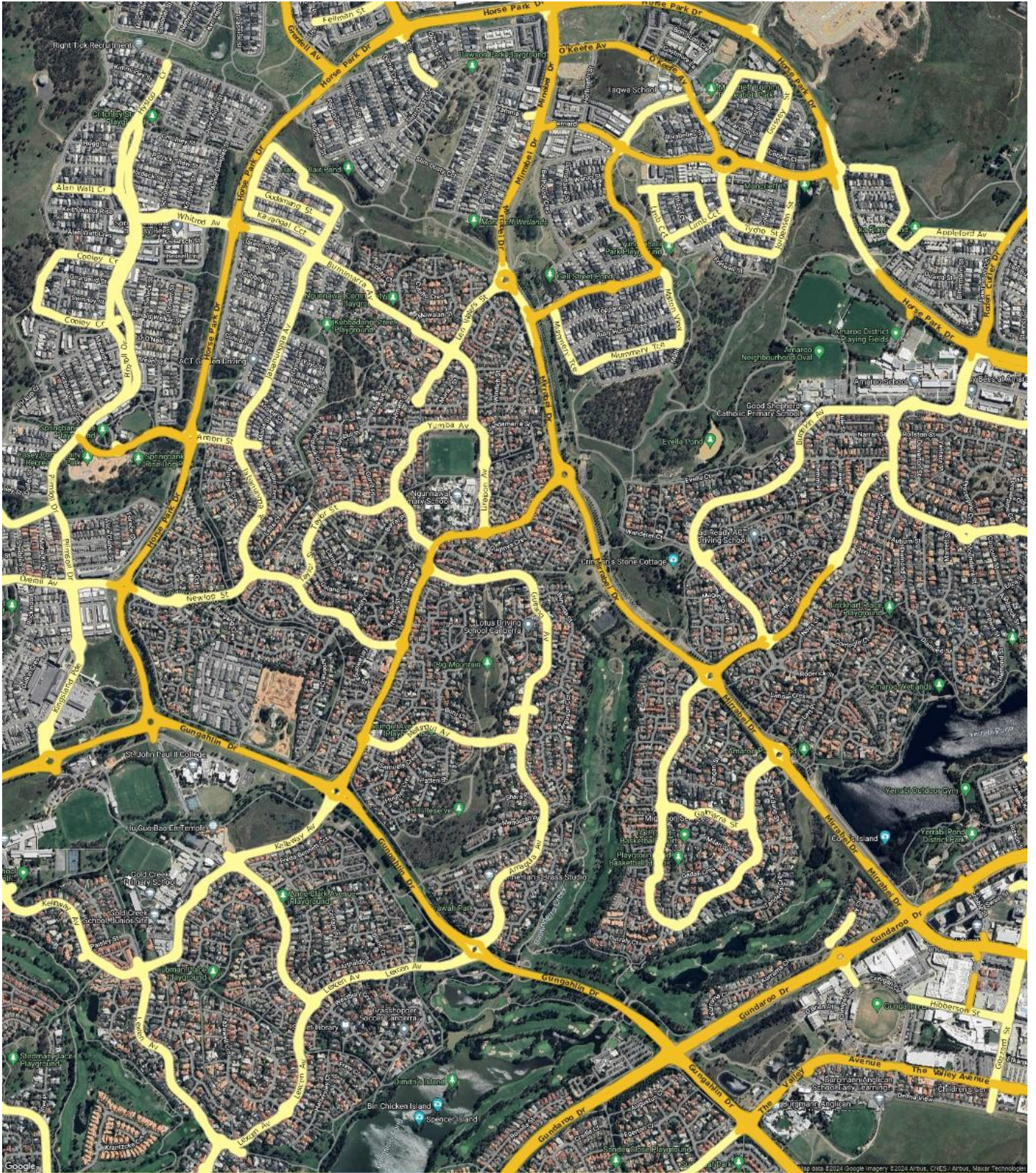
Suburb flyover report

NGUNNAWAL (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA



NGUNNAWAL - Suburb Map



Prepared on 11/07/2024 by Customer Care VA , +61 (02) 6173 6300 at Ray White Canberra. © Property Data Solutions Pty Ltd 2024 (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	\$ 357,750	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	47	\$ 780,000	1.0 %	\$ 148,250	\$ 1,730,000

Median Sale Price

\$761k

Based on 120 recorded House sales within the last 12 months (Financial Year 2024)

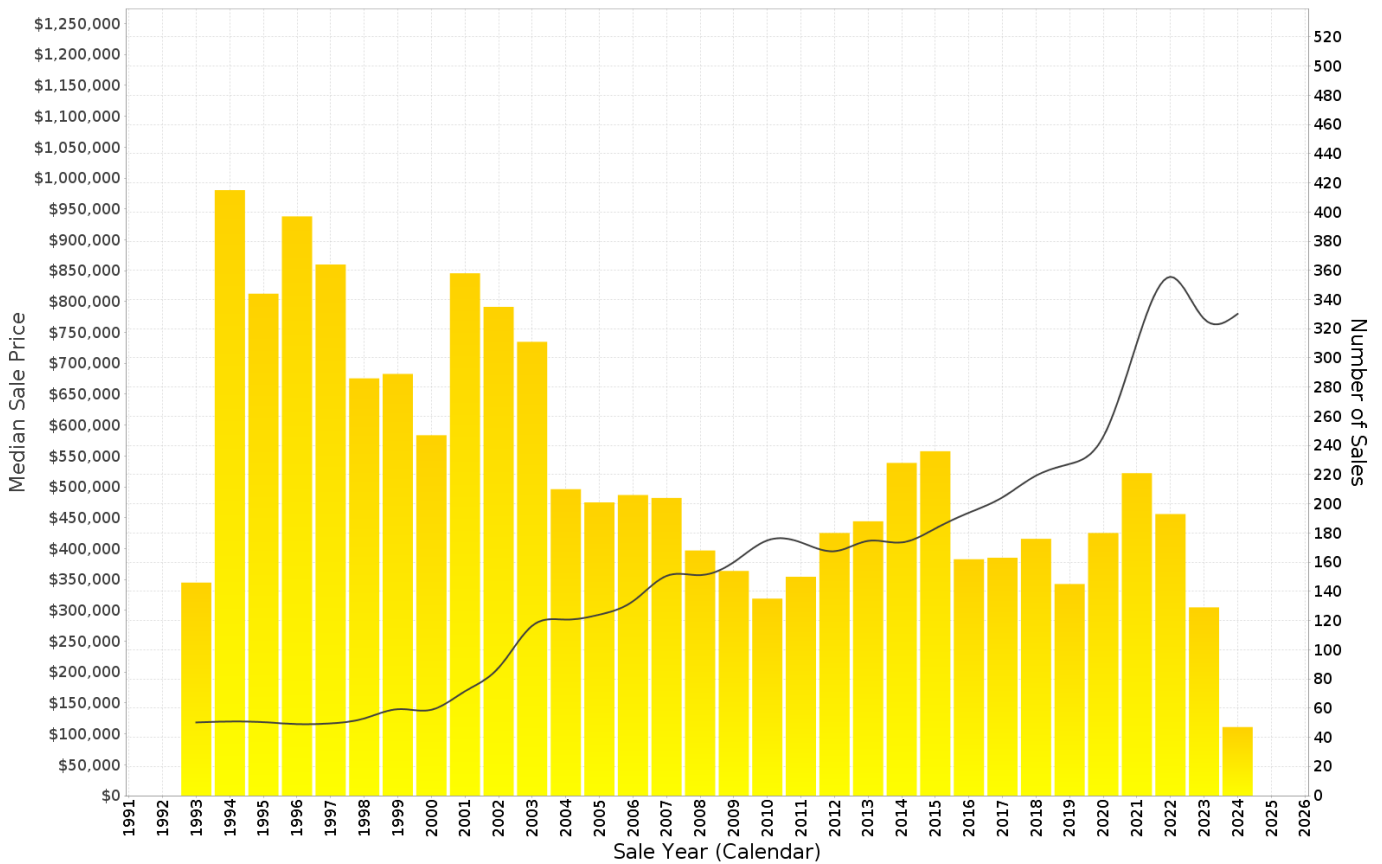
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

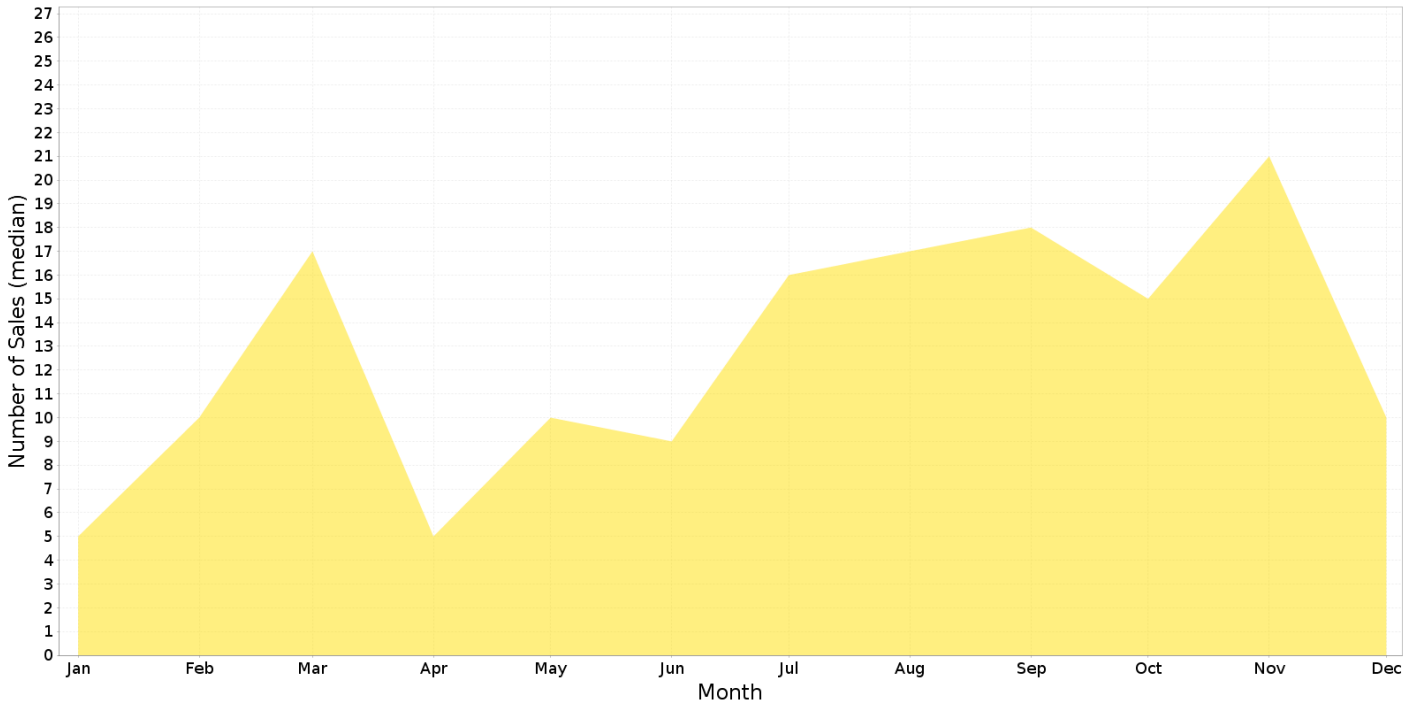
-4.9%

Current Median Price: \$761,000
Previous Median Price: \$800,000

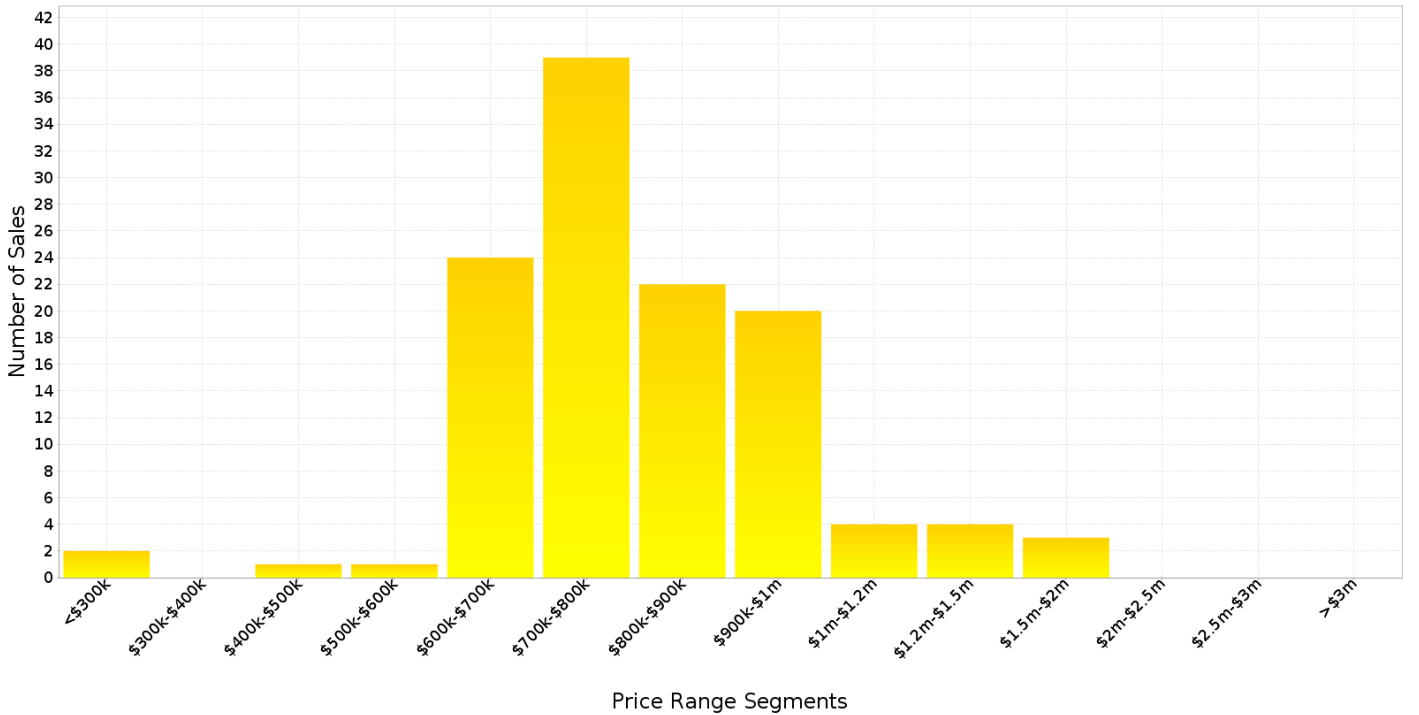
Based on 272 recorded House sales compared over the last two rolling 12 month periods



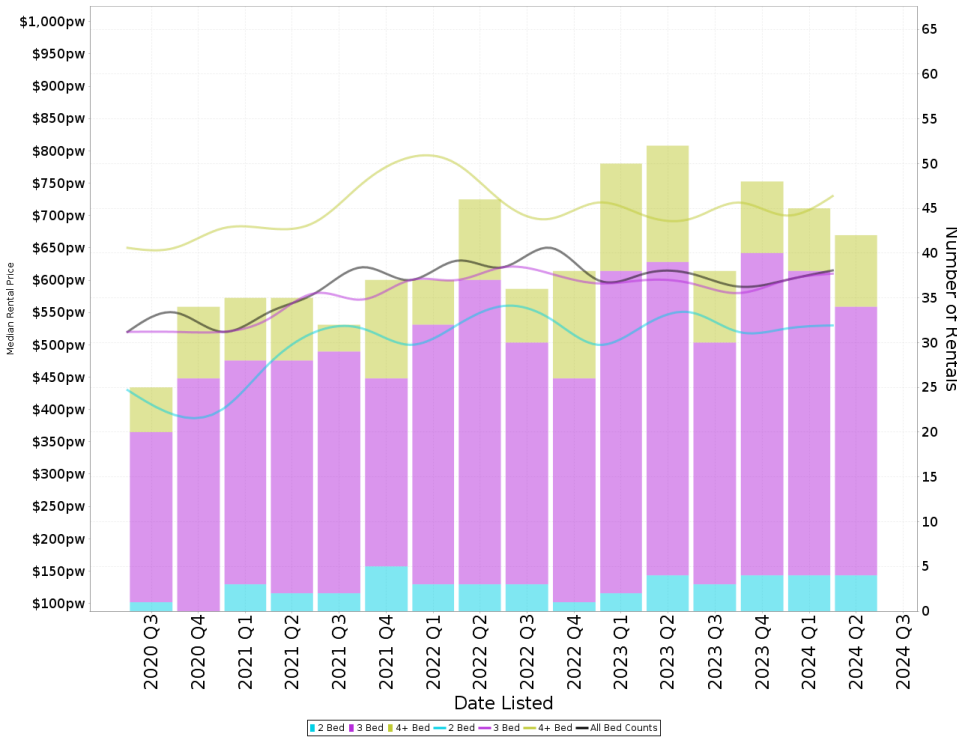
NGUNNAWAL - Peak Selling Periods (3 years)



NGUNNAWAL - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-4.9%

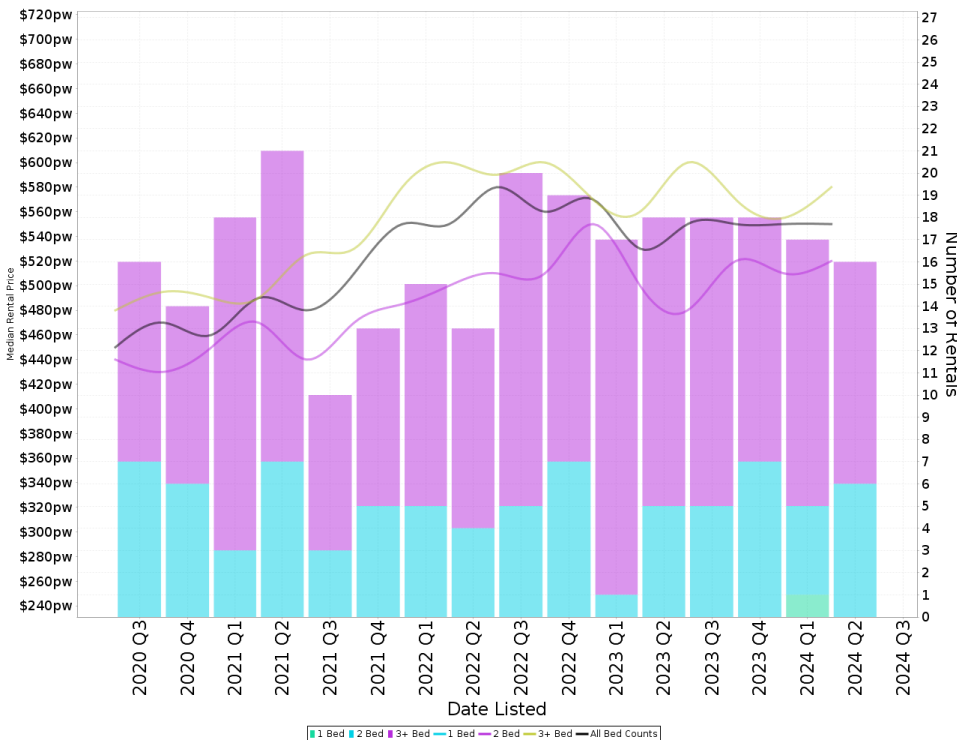
Current Median Price: \$761,000
Previous Median Price: \$800,000
Based on 272 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.1%

Current Median Price: \$761,000
Current Median Rent: \$600
Based on 173 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+0.8%

Current Median Price: \$647,500
Previous Median Price: \$642,500
Based on 86 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.4%

Current Median Price: \$647,500
Current Median Rent: \$550
Based on 69 registered Unit rentals compared over the last 12 months.

NGUNNAWAL - Recently Sold Properties

Median Sale Price

\$761k

Based on 120 recorded House sales within the last 12 months (Financial Year 2024)

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

Suburb Growth

-4.9%

Current Median Price: \$761,000
Previous Median Price: \$800,000

Based on 272 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

120

Based on recorded House sales within the 12 months (Financial Year 2024)

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

15 TIPILOURA ST

\$715,000

Sold Jul 2024
17 Days

304 m² 3 1 1

150 JABANUNGA AVE

\$1,150,000

Sold Jul 2024
6 Days

420 m² 4 3 3

40 HONYONG CRES

\$800,000

Sold Jun 2024
21 Days

376 m² 3 1 1

20 SAUNDERS ST

\$777,000

Sold Jun 2024
25 Days

439 m² 3 1 1

23 GUDAMANG ST

\$880,000

Sold Jun 2024
71 Days

364 m² 3 2 2

39 BUNIMA CRES

\$715,000

Sold Jun 2024
16 Days

248 m² 3 1 1

32 YUMBA AVE

\$800,000

Sold Jun 2024
21 Days

343 m² 3 2 2

140 JABANUNGA AVE

\$905,000

Sold Jun 2024
N/A

455 m² 3 1 2

6 YARRAWONGA ST

\$726,000

Sold Jun 2024
9 Days

322 m² 3 1 2

25 GUDAMANG ST

\$992,000

Sold 21 Days
Jun 2024

392 m² 3 3 2

119 KAVANGAL CCT

\$750,000

Sold 21 Days
May 2024

230 m² 3 2 1

8 BUNBURUNG CL

\$880,000

Sold 12 Days
May 2024

656 m² 3 2 2

43 TAYLOR ST

\$833,000

Sold 14 Days
May 2024

397 m² 3 2 2

8 GUDAMANG ST

\$841,500

Sold 21 Days
May 2024

324 m² 3 2 2

3 WALGA PL

\$985,000

Sold 70 Days
May 2024

790 m² 4 2 2

32 WALLABALOOA ST

\$975,000

Sold 60 Days
Apr 2024

420 m² 4 2 2

16 DEUMONGA CRT

\$1,580,000

Sold 48 Days
Apr 2024

841 m² 5 4 2

3 ITERRA GR

\$685,000

Sold 32 Days
Apr 2024

336 m² 3 1 1

24 MURRUNG CRES

\$710,000

Sold 50 Days
Apr 2024

383 m² 3 1 1

6 TANDERRA CRES

\$1,730,000

Sold N/A
Apr 2024

1,128 m² 5 2 2

67 FERGUSON CCT

\$630,000

Sold 21 Days
Apr 2024

364 m² 2 1 1

NGUNNAWAL - Properties For Rent

Median Rental Price

\$600 /w

Based on 173 recorded House rentals within the last 12 months (Financial Year 2024)

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

Rental Yield

+4.1%

Current Median Price: \$761,000
Current Median Rent: \$600

Based on 120 recorded House sales and 173 House rentals compared over the last 12 months

Number of Rentals

173

Based on recorded House rentals within the last 12 months (Financial Year 2024)

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

48 Carina Street

\$750 pw

760 m² 4 2 2

Jul 2024 2 Days

28 JABANUNGA AVENUE

\$620 per week

364 m² 3 2 1

Jul 2024 2 Days

31 Kurrama Close

\$800 per week

450 m² 4 2 2

Jul 2024 7 Days

17 Samuels Crescent

\$590 per week

400 m² 3 1 -

Jul 2024 11 Days

5 AROONA COURT

\$650

450 m² 3 1 3

Jun 2024 12 Days

80 GURRANG AVENUE

\$780 per week

905 m² 3 2 2

Jun 2024 17 Days

57 BUNDULUK CRESCENT

\$600 per week

423 m² 3 1 2

Jun 2024 19 Days

57 Bunduluk Cres

\$600 per week

423 m² 3 1 2

Jun 2024 19 Days

15 YERRA COURT

\$550

467 m² 3 1 1

Jun 2024 21 Days

63 KAVANGAL CIRCUIT

\$630 per week

246 m² 3 2 1

Jun 2024
23 Days

8/33 Yarrowonga Street

\$550 per week

171 m² 3 1 1

Jun 2024
30 Days

11 MINNTA PLACE

\$600 per week

489 m² 3 2 2

May 2024
42 Days

26 BURAL COURT

\$630

444 m² 3 2 2

May 2024
43 Days

7 Kudryera Place

\$550 per week

299 m² 3 1 1

May 2024
44 Days

18 Bimbiang Crescent

\$615

627 m² 3 1 1

May 2024
59 Days

17 NEWLOP STREET

\$585 per week

302 m² 3 1 1

Apr 2024
89 Days

77 BARGANG CRESCENT

\$690 per week

334 m² 3 1 1

Apr 2024
99 Days

9 Jandamarra Street

\$600 per week

330 m² 3 1 1

Mar 2024
115 Days

14 Berra Close

\$570

326 m² 3 1 -

Nov 2023
253 Days

13 KURRAMA CLOSE

\$720Pw

499 m² 4 2 2

Oct 2023
256 Days