

RayWhite.

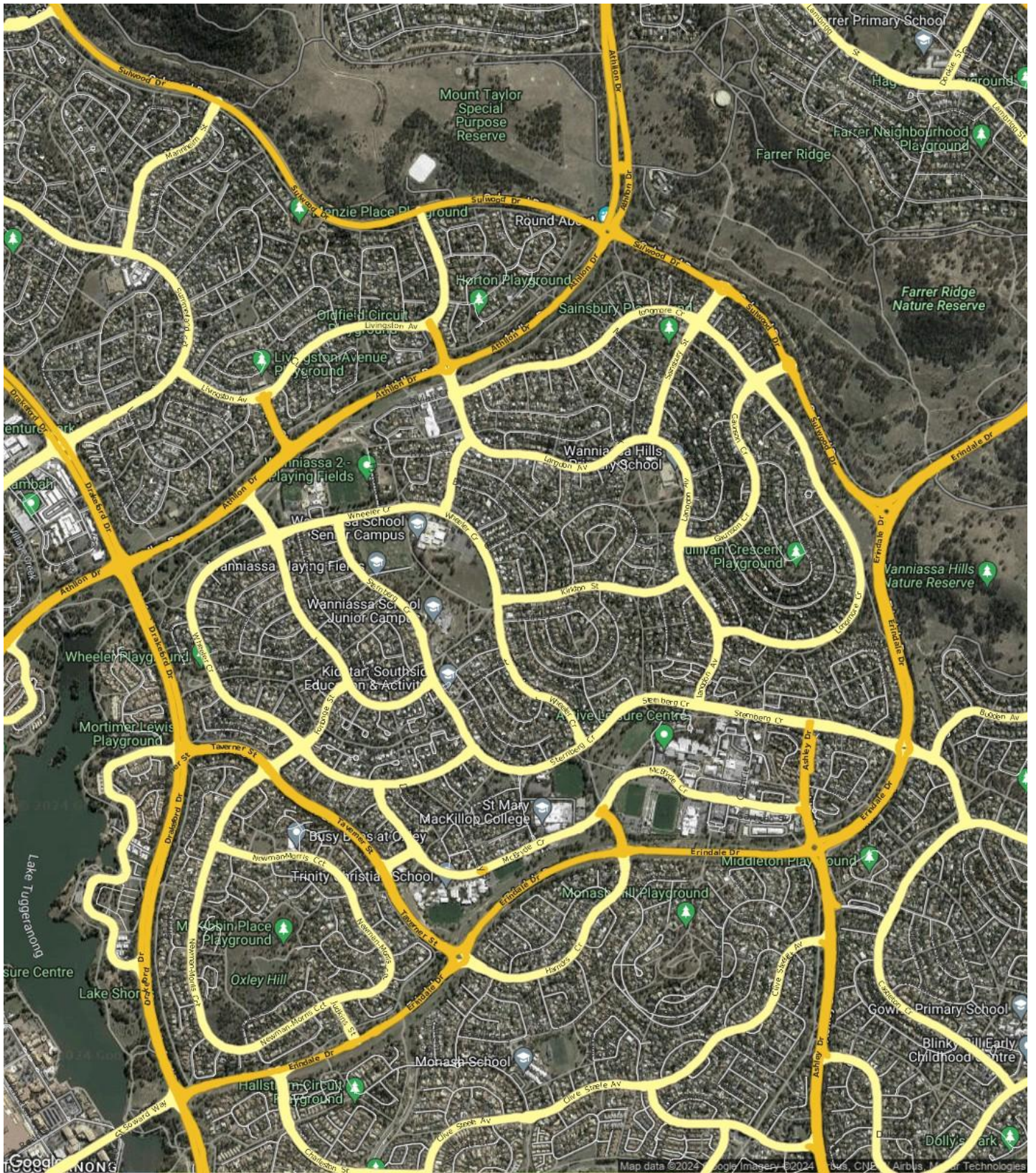
Suburb flyover report

WANNIASSA (HOUSE)

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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	20	\$ 875,000	2.0 %	\$ 700,000	\$ 1,212,000

Median Sale Price
\$868k

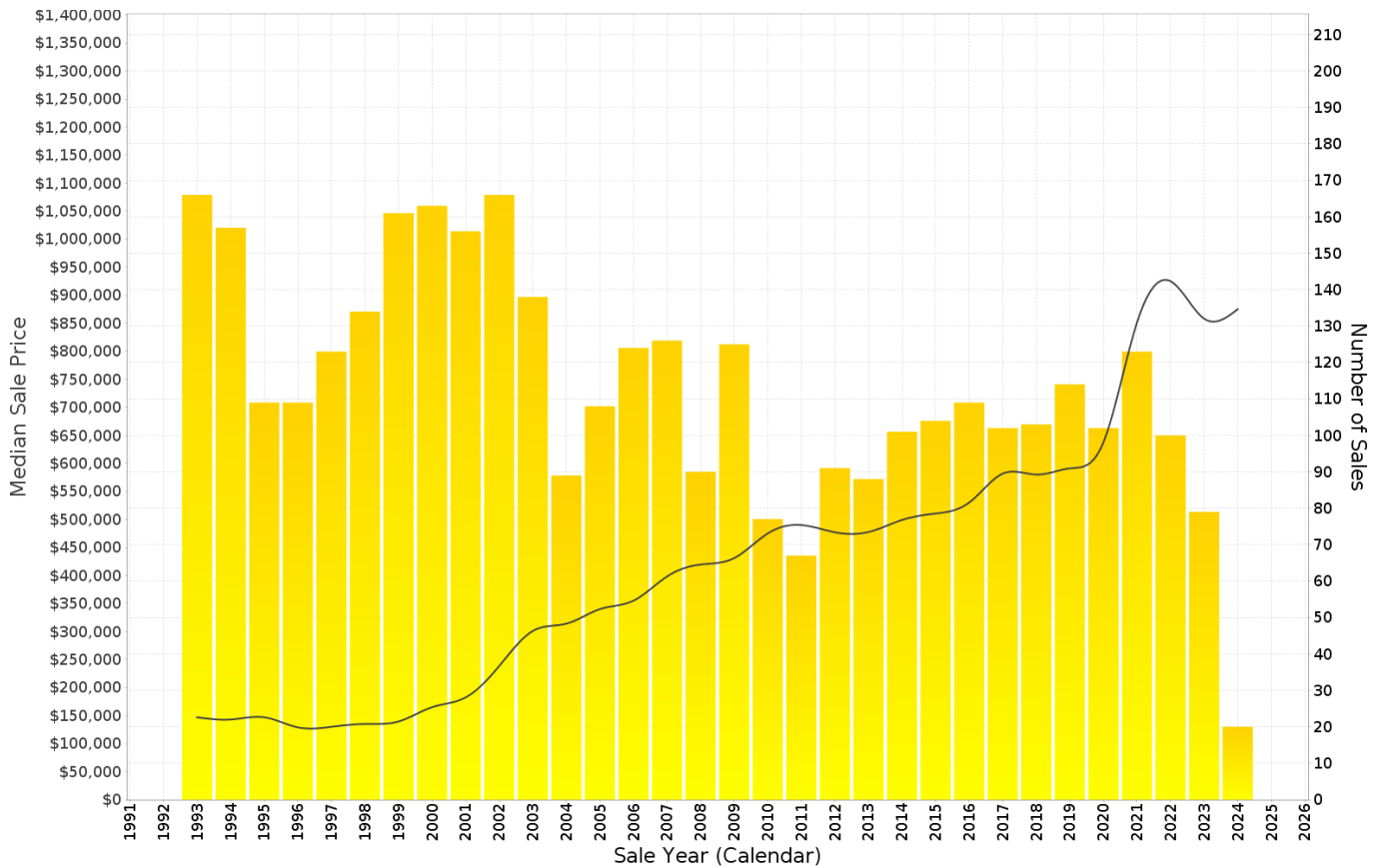
Based on 66 recorded House sales within the last 12 months (Financial Year 2024)

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

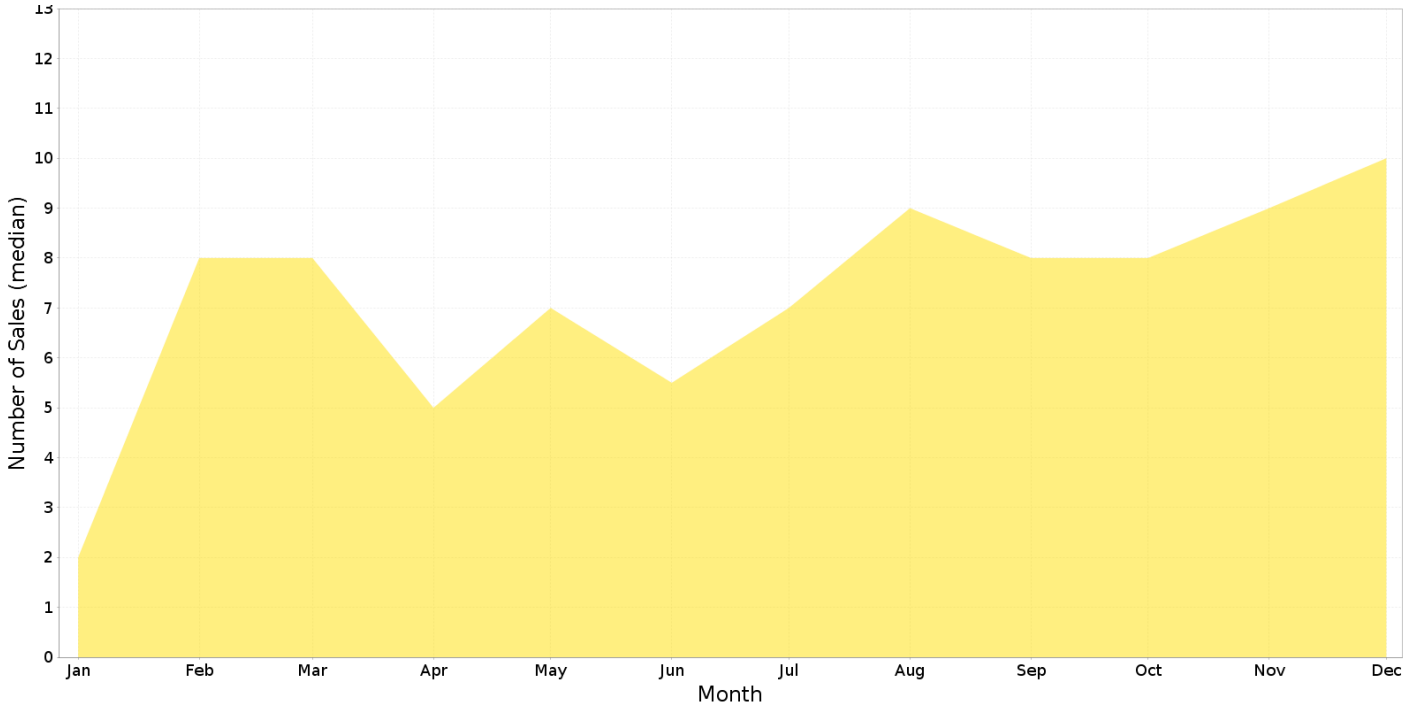
Suburb Growth
+1.1%

Current Median Price: \$867,500
Previous Median Price: \$858,000

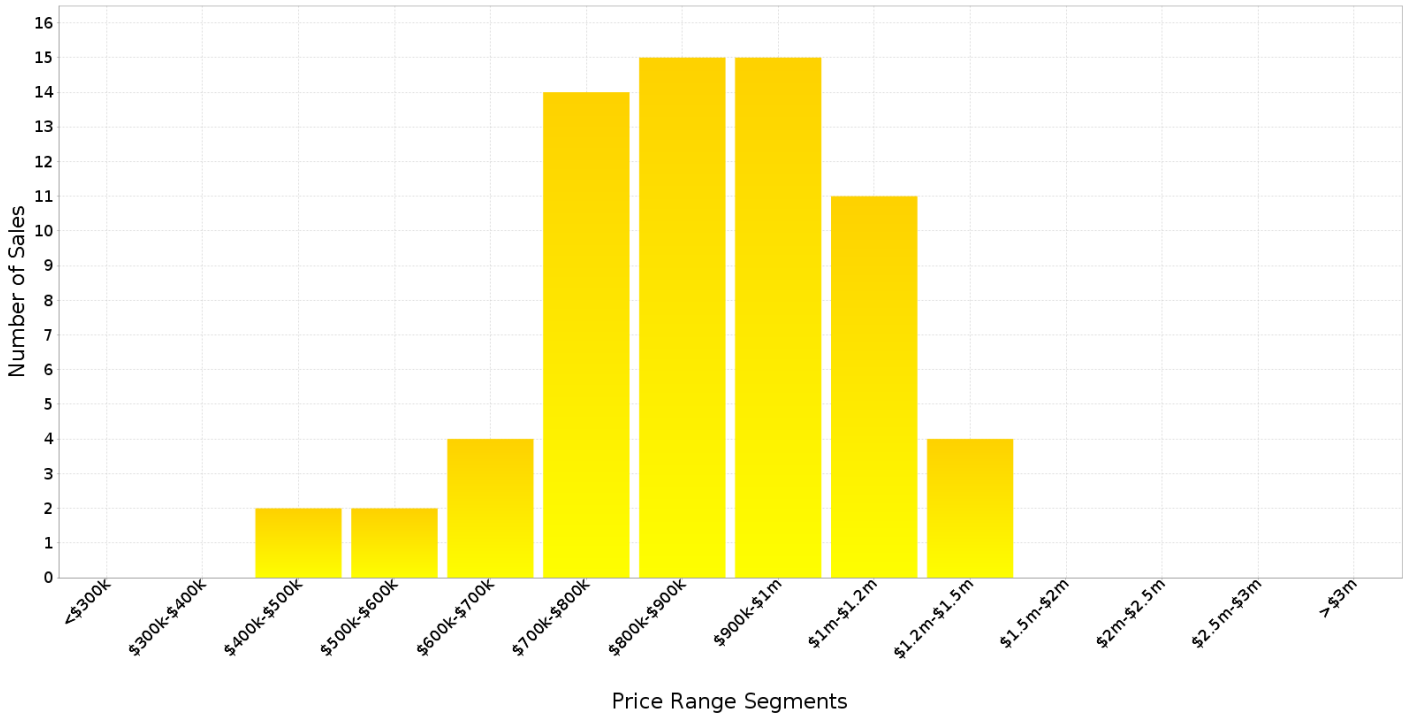
Based on 145 recorded House sales compared over the last two rolling 12 month periods



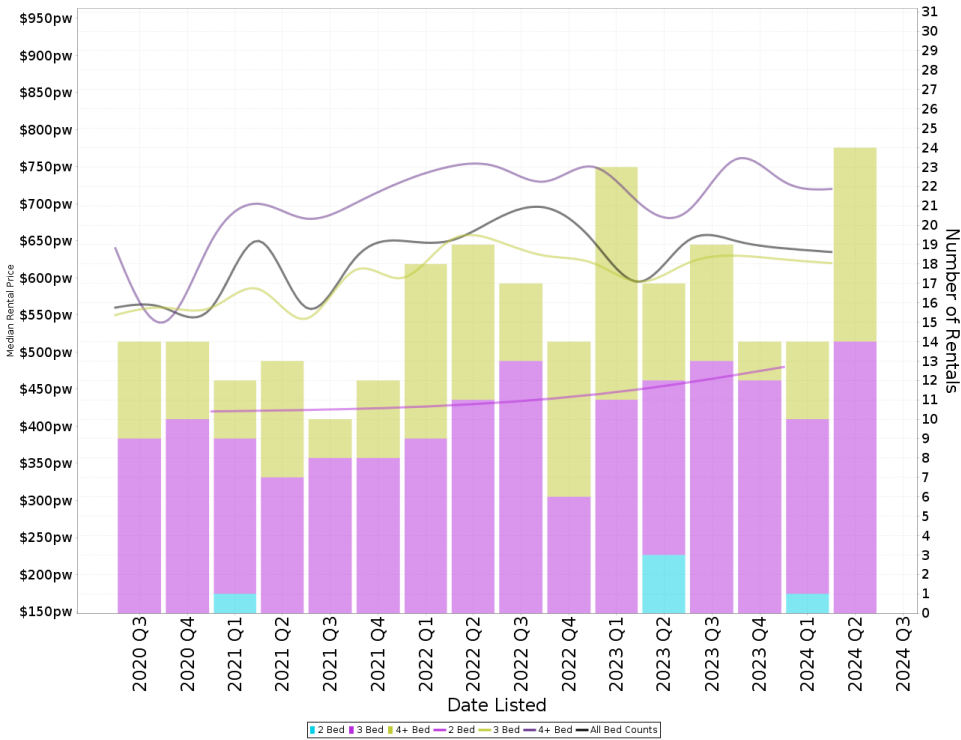
WANNIASSA - Peak Selling Periods (3 years)



WANNIASSA - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+1.1%

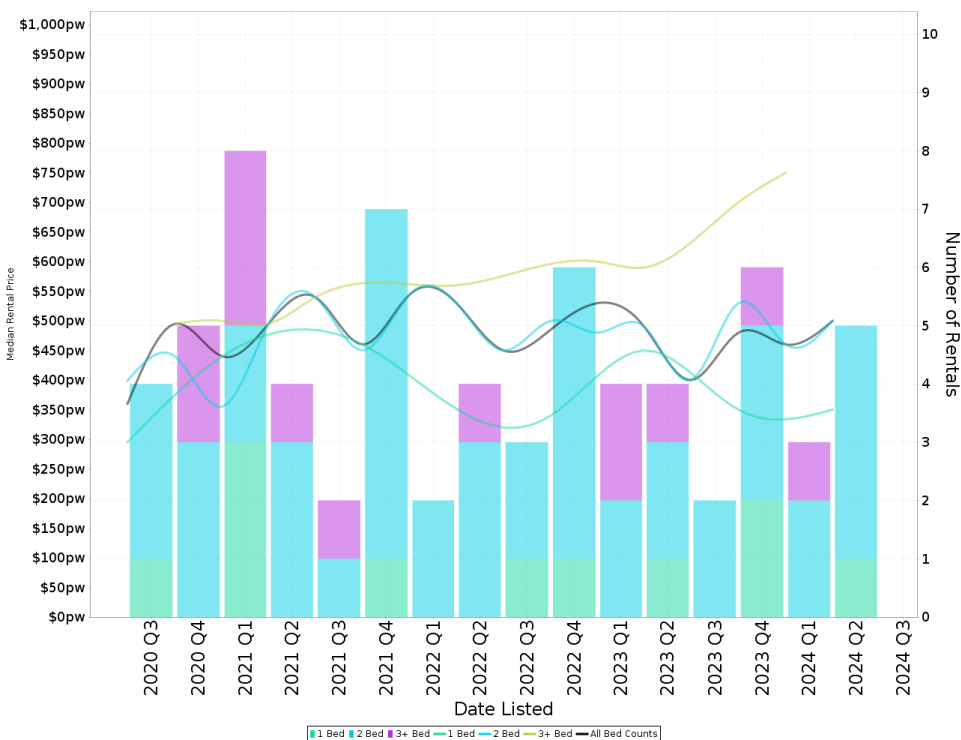
Current Median Price: \$867,500
 Previous Median Price: \$858,000
 Based on 145 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.9%

Current Median Price: \$867,500
 Current Median Rent: \$650
 Based on 71 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-22.4%

Current Median Price: \$485,000
 Previous Median Price: \$625,000
 Based on 33 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.1%

Current Median Price: \$485,000
 Current Median Rent: \$480
 Based on 16 registered Unit rentals compared over the last 12 months.

WANNIASSA - Recently Sold Properties

Median Sale Price

\$868k

Based on 66 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

+1.1%

Current Median Price: \$867,500
Previous Median Price: \$858,000

Based on 145 recorded House sales compared over the last two rolling 12 month periods


Sold Properties

66

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

12 KIRKTON ST



\$810,000

736 m² 3 1 1

Sold Jun 2024 10 Days

44 MCWHAIE CCT




\$920,000

855 m² 4 2 2

Sold Jun 2024 70 Days

8 SUMNER PL



\$905,000

617 m² 3 2 1

Sold Jun 2024 32 Days

12 MALONEY ST




\$1,025,000

756 m² 3 2 2

Sold May 2024 42 Days

73 HALFREY CCT




\$930,000

661 m² 4 2 2

Sold May 2024 24 Days

9 SPENSLEY PL



\$1,220,000

861 m² 4 3 2

Sold May 2024 24 Days

22 HARWOOD CRT



\$700,000

600 m² 3 1 2

Sold May 2024 48 Days

44 GAUNSON CRES



\$1,030,000

922 m² 5 3 4

Sold May 2024 78 Days

7 CRUIKSHANK ST



\$770,000

856 m² 3 2 1

Sold May 2024 4 Days

22 CRUIKSHANK ST

\$1,115,000

May 2024
71 Days

871 m² 4 2 2

89 STERNBERG CRES

\$910,000

Apr 2024
23 Days

848 m² 4 2 2

6 EMBLING ST

\$760,000

Apr 2024
203 Days

1,145 m² 3 2 2

203 LONGMORE CRES

\$984,000

Apr 2024
28 Days

823 m² 4 2 2

13B BYRNE ST

\$930,000

Apr 2024
N/A

photo not available

3 2 2

61 GAUNSON CRES

\$980,000

Apr 2024
17 Days

1,005 m² 4 2 2

36 CARR CRES

\$1,030,000

Mar 2024
19 Days

871 m² 4 2 2

43 DEGRAVES CRES

\$945,000

Mar 2024
126 Days

962 m² 5 2 2

11 GAIR PL

\$1,302,000

Mar 2024
20 Days

1,040 m² 6 4 2

19 HARWOOD CRT

\$745,000

Mar 2024
35 Days

565 m² 3 1 2

4 HARWOOD CRT

\$850,000

Mar 2024
N/A

756 m² - - -

11 BYRNE ST

\$769,000

Mar 2024
13 Days

787 m² 4 1 -

WANNIASSA - Properties For Rent

Median Rental Price

\$650 /w

Based on 71 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

+3.9%

Current Median Price: \$867,500
Current Median Rent: \$650

Based on 66 recorded House sales and 71 House rentals compared over the last 12 months

Number of Rentals

71

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

57 Sullivan Crescent

\$850

948 m² 4 2 2

Jul 2024 2 Days

8 Moule Place

\$749 per week

3 2 1

Jul 2024 4 Days

2 Angliss Place

\$850

965 m² 4 2 4

Jun 2024 18 Days

2 MOREY PLACE

\$600 pw

933 m² 3 1 2

May 2024 56 Days

20 GARRATT STREET

\$720 per week

4 2 2

May 2024 57 Days