

**RayWhite.**

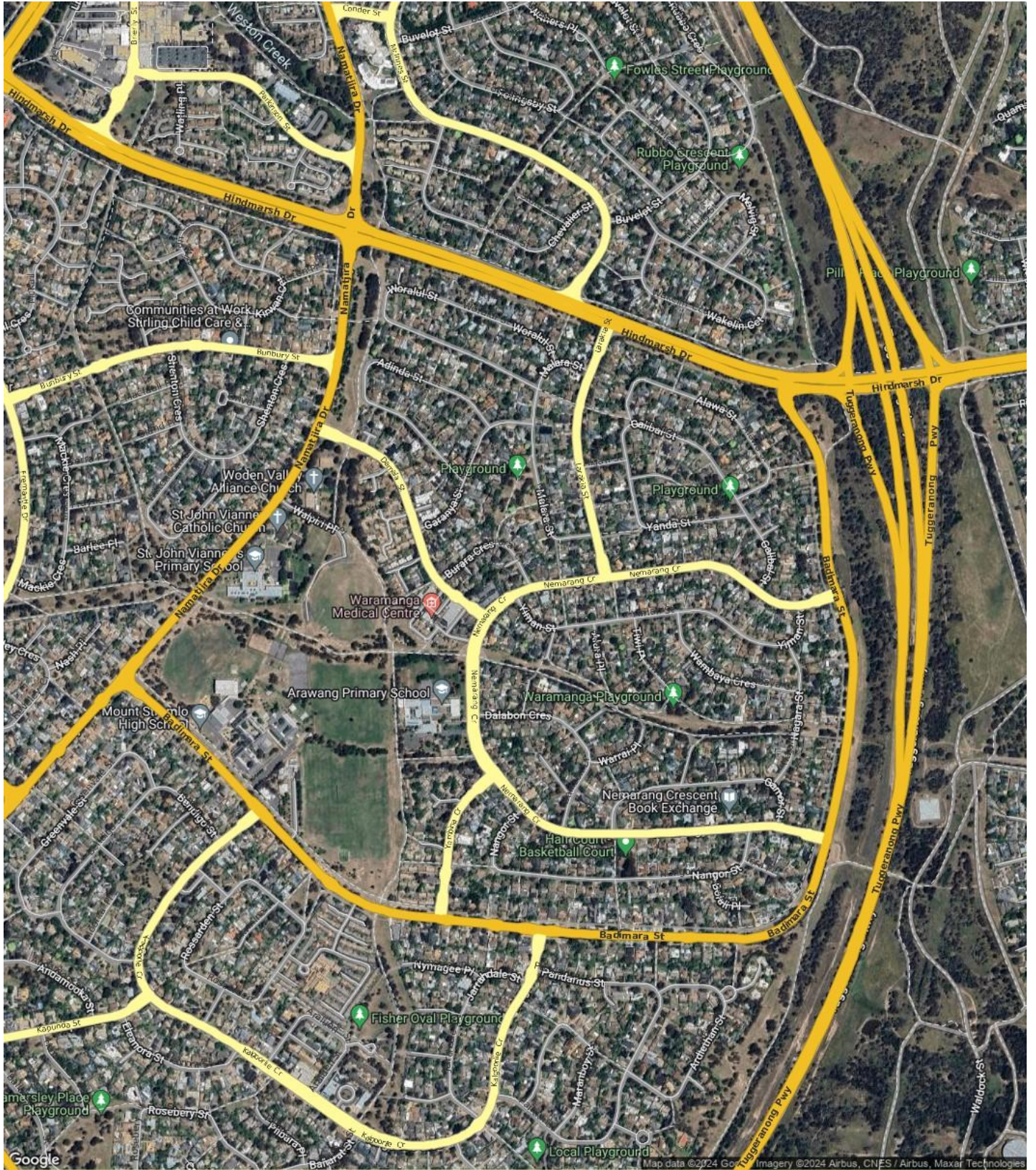
# Suburb flyover report

WARAMANGA (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA



# WARAMANGA - Suburb Map



# 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	41	\$ 941,000	-6.4 %	\$ 600,000	\$ 2,000,000
2024	6	\$ 982,500	4.4 %	\$ 870,000	\$ 1,010,000

## Median Sale Price

# \$955k

Based on 26 recorded House sales within the last 12 months (Financial Year 2024)

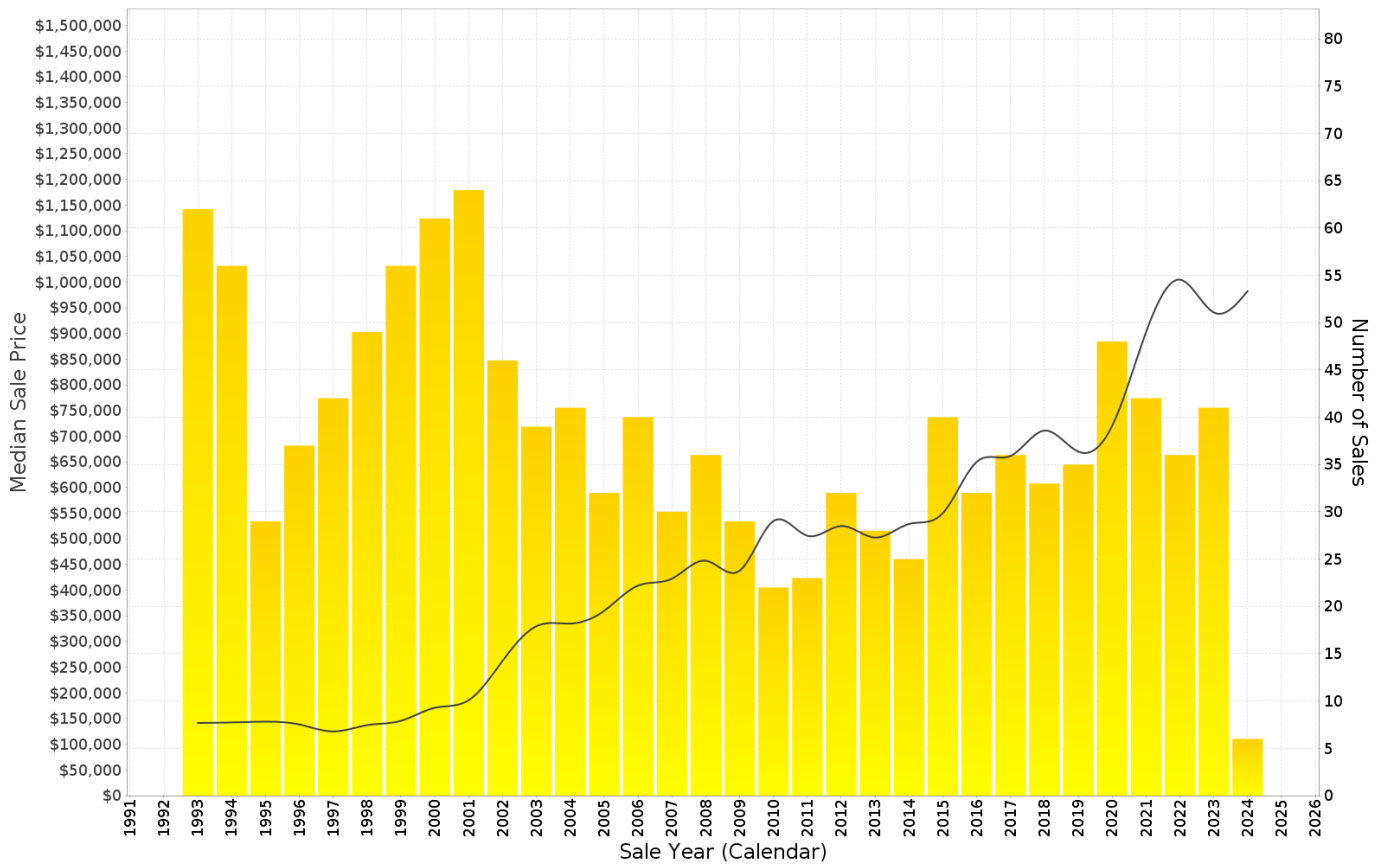
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

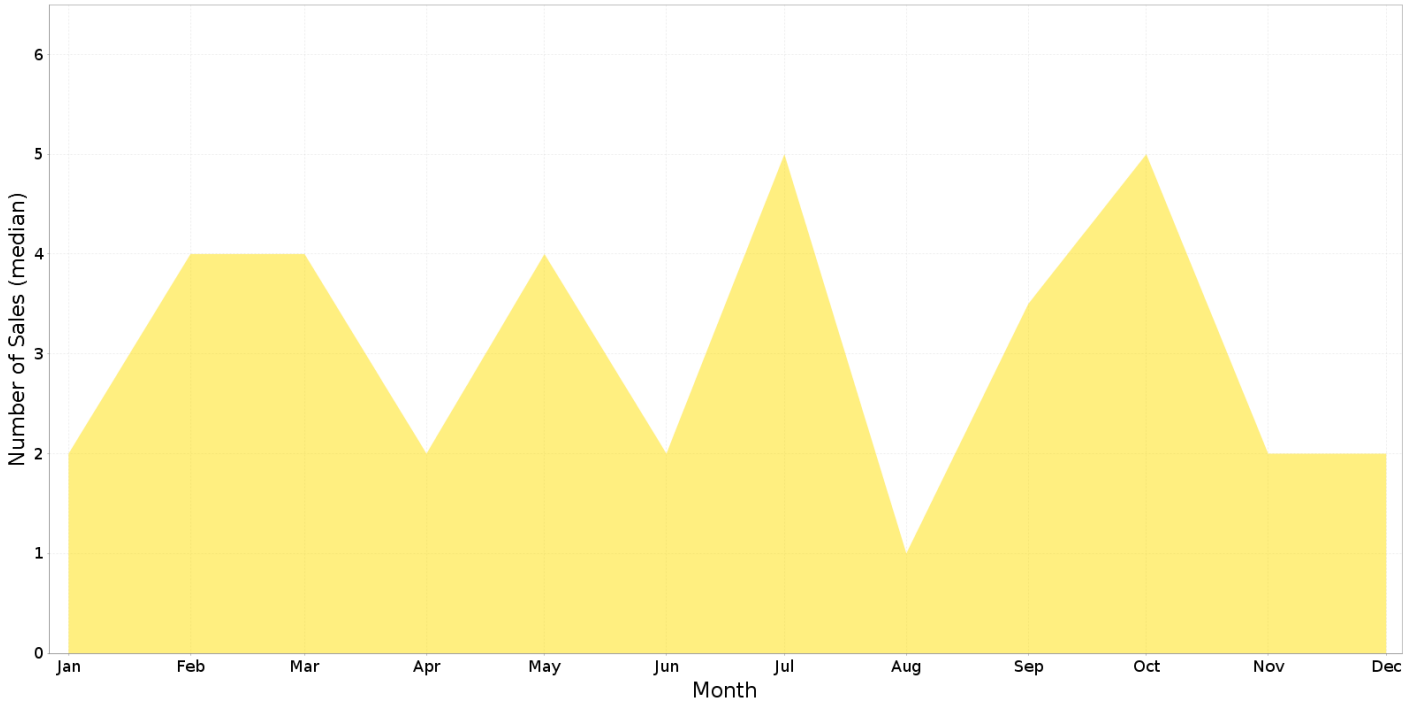
# -0.5%

Current Median Price: \$955,000  
Previous Median Price: \$960,000

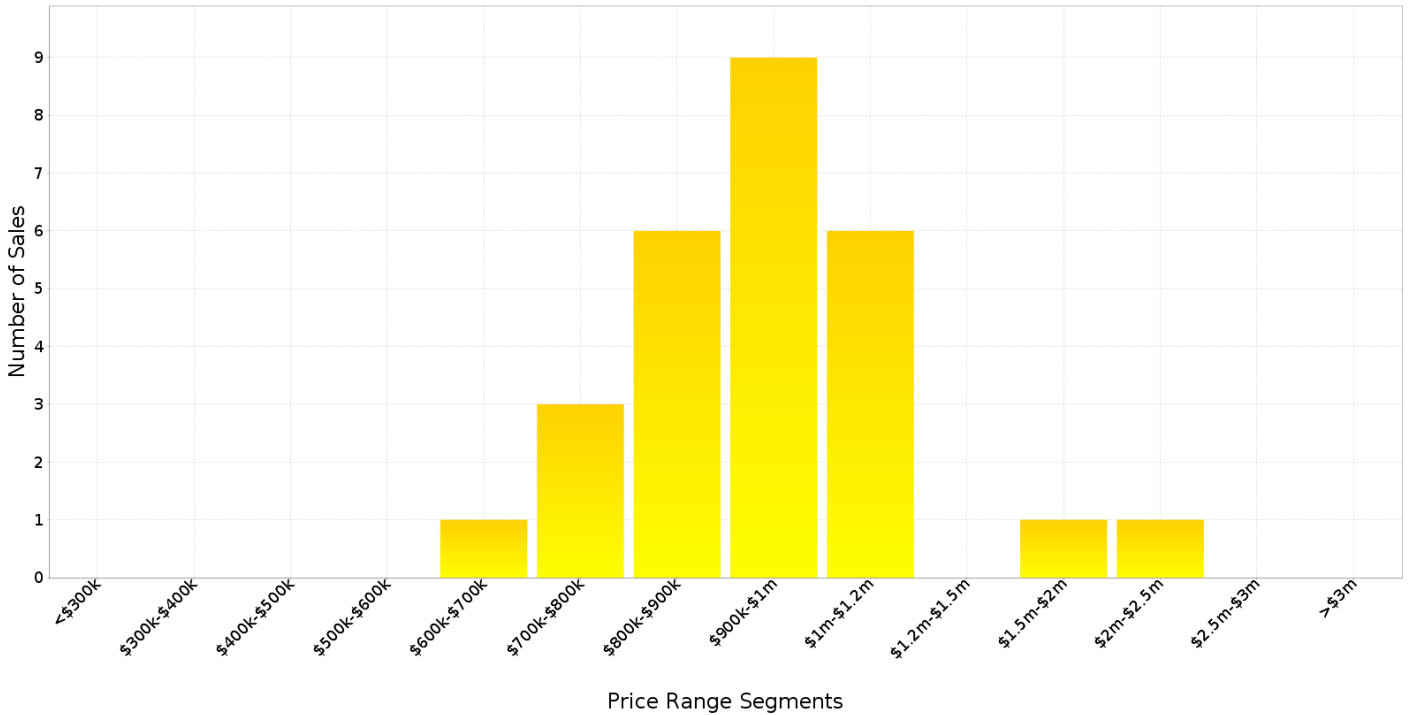
Based on 61 recorded House sales compared over the last two rolling 12 month periods



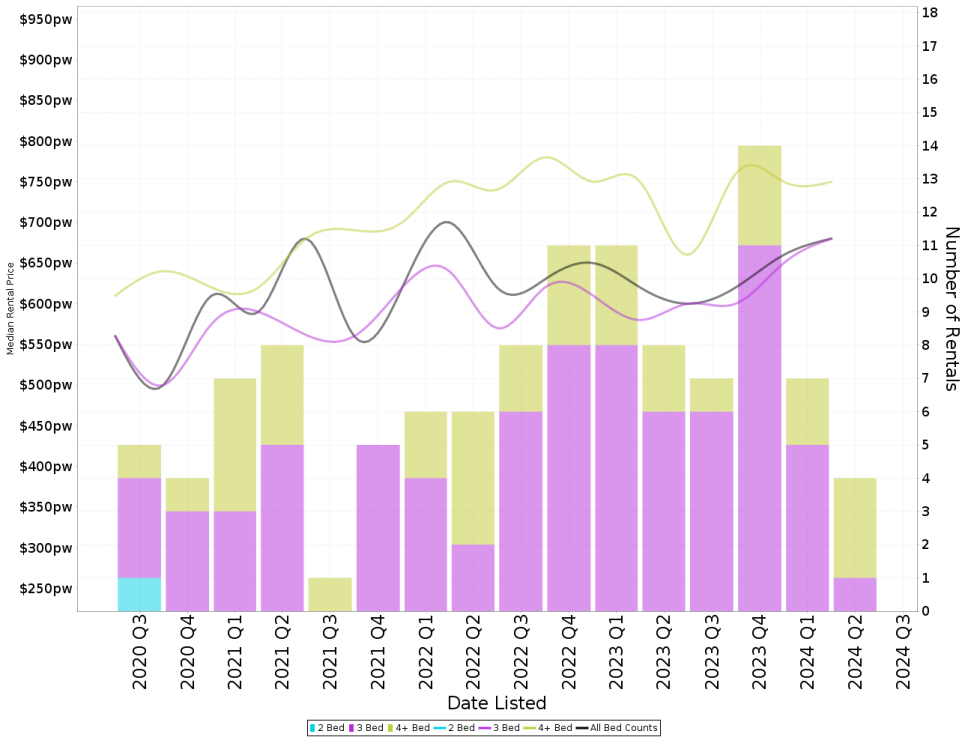
## WARAMANGA - Peak Selling Periods (3 years)



## WARAMANGA - Price Range Segments (12 months)



# Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-0.5%**

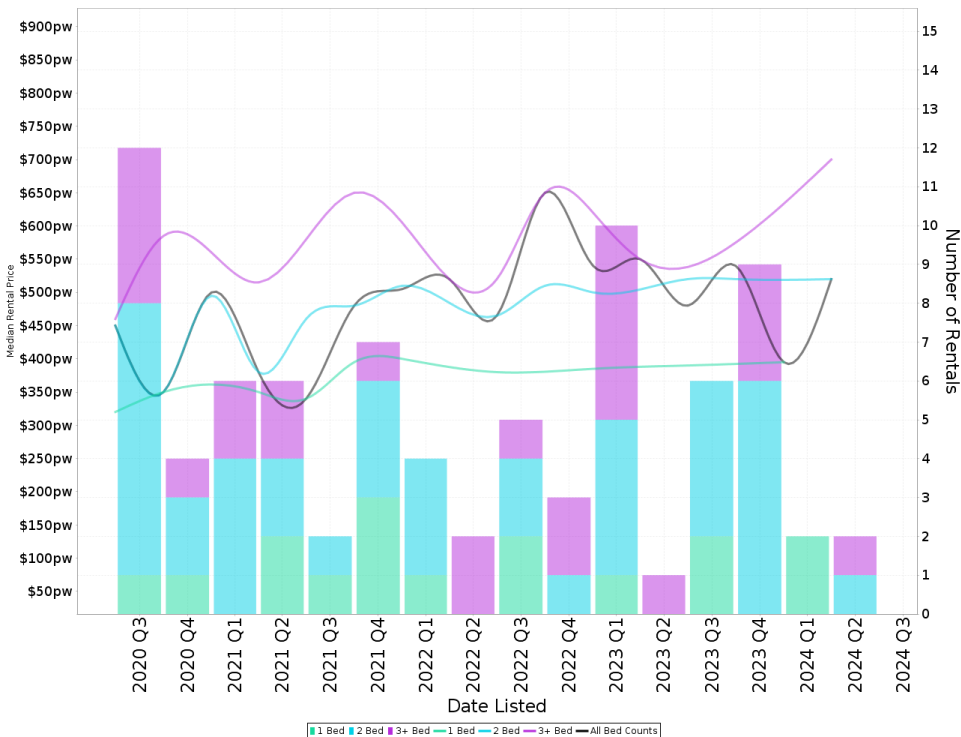
Current Median Price: \$955,000  
 Previous Median Price: \$960,000  
 Based on 61 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.4%**

Current Median Price: \$955,000  
 Current Median Rent: \$620  
 Based on 32 registered House rentals compared over the last 12 months.

# Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-21.3%**

Current Median Price: \$610,000  
 Previous Median Price: \$775,000  
 Based on 9 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.4%**

Current Median Price: \$610,000  
 Current Median Rent: \$520  
 Based on 19 registered Unit rentals compared over the last 12 months.

# WARAMANGA - Recently Sold Properties

Median Sale Price

**\$955k**

Based on 26 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

**-0.5%**

Current Median Price: \$955,000  
Previous Median Price: \$960,000

Based on 61 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**26**

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

**21 DAMALA ST**

**\$1,367,000**

902 m<sup>2</sup> 3 3 4

Sold 2024 Jun 22 Days

**16 WARRAI PL**

**\$850,000**

949 m<sup>2</sup> 4 2 2

Sold 2024 May 22 Days

**12 GAMOR ST**

**\$1,140,000**

1,155 m<sup>2</sup> 4 1 2

Sold 2024 May 12 Days

**3 WAMBAYA CRES**

**\$881,000**

778 m<sup>2</sup> 4 1 1

Sold 2024 Apr 8 Days

**3 GABI PL**

**\$995,000**

717 m<sup>2</sup> 4 2 2

Sold 2024 Apr 23 Days

**7 MALARA ST**

**\$760,000**

712 m<sup>2</sup> 3 1 2

Sold 2024 Mar 8 Days

**101A NEMARANG CRES**

**\$910,000**

3 2 1

Sold 2024 Mar N/A

**8 ALURA PL**

**\$870,000**

773 m<sup>2</sup> 3 2 -

Sold 2024 Mar 10 Days

**11 NANDA PL**

**\$875,000**

828 m<sup>2</sup> 3 1 2

Sold 2024 Mar 43 Days

10 BIRBAI PL



\$1,010,000

SOLD Feb 2024  
N/A

1,159 m<sup>2</sup> 4 3 5

15 YIMAN ST



\$980,000

SOLD Feb 2024  
14 Days

725 m<sup>2</sup> 3 2 2

22A LARAKIA ST



\$600,000

SOLD Jan 2024  
N/A

photo not available

2 1 1

18 GAMOR ST



\$985,000

SOLD Jan 2024

780 m<sup>2</sup> 2 1 1

# WARAMANGA - Properties For Rent

## Median Rental Price

**\$620 /w**

Based on 32 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

**+3.4%**

Current Median Price: \$955,000  
Current Median Rent: \$620

Based on 26 recorded House sales and 32 House rentals compared over the last 12 months


## Number of Rentals

**32**

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

**35 DALABON CRESCENT**

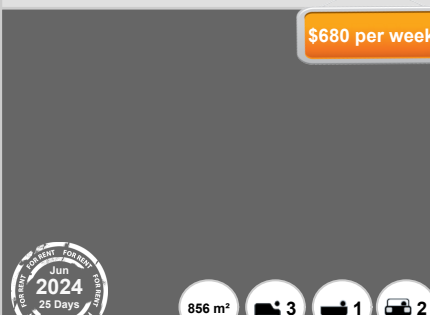


**\$820 Per Week**

Jun 2024  
11 Days

35 DALABON 962 m<sup>2</sup> 4 2 2

**70 NEMARANG CRESCENT**



**\$680 per week**

FOR RENT - Jun 2024 25 Days

856 m<sup>2</sup> 3 1 2