

# Suburb flyover report

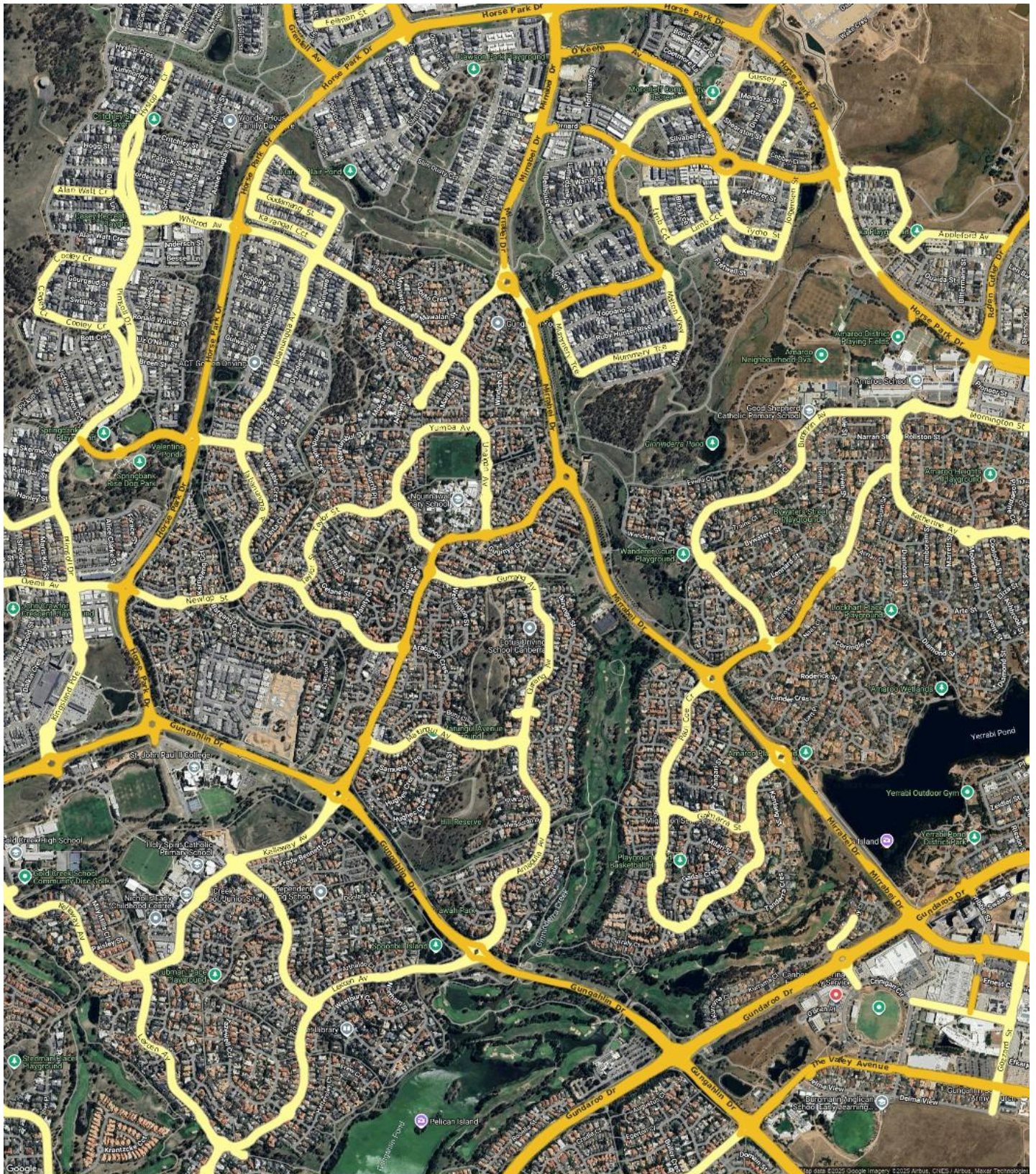
NGUNNAWAL (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

**RayWhite.**



# NGUNNAWAL - Suburb Map



Prepared on 01/08/2025 by Customer Care VA , +61 (02) 6173 6300 at Ray White Canberra. © Property Data Solutions Pty Ltd 2025 (pricefinder.com.au)

The materials are provided as an information source only. © The Property Insights are Territory Data, which is the property of the Australian Capital Territory. No part of it may in any form or by any means (electronic, mechanical, microcopying, photocopying, recording or otherwise) be reproduced, stored in a retrieval system or transmitted without prior permission. Enquiries should be directed to: Manager, Customer Services, Environment and Planning Directorate, GPO Box 158, Canberra ACT 2601.

# NGUNNAWAL - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	204	\$ 355,750	0.0 %	\$ 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	189	\$ 413,000	4.4 %	\$ 182,500	\$ 930,000
2014	228	\$ 409,950	-0.7 %	\$ 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	134	\$ 797,500	3.3 %	\$ 148,250	\$ 1,730,000
2025	59	\$ 750,000	-6.0 %	\$ 100,000	\$ 1,285,000

Median Sale Price

\$763k

Based on 132 recorded House sales within the last 12 months (Financial Year 2025)

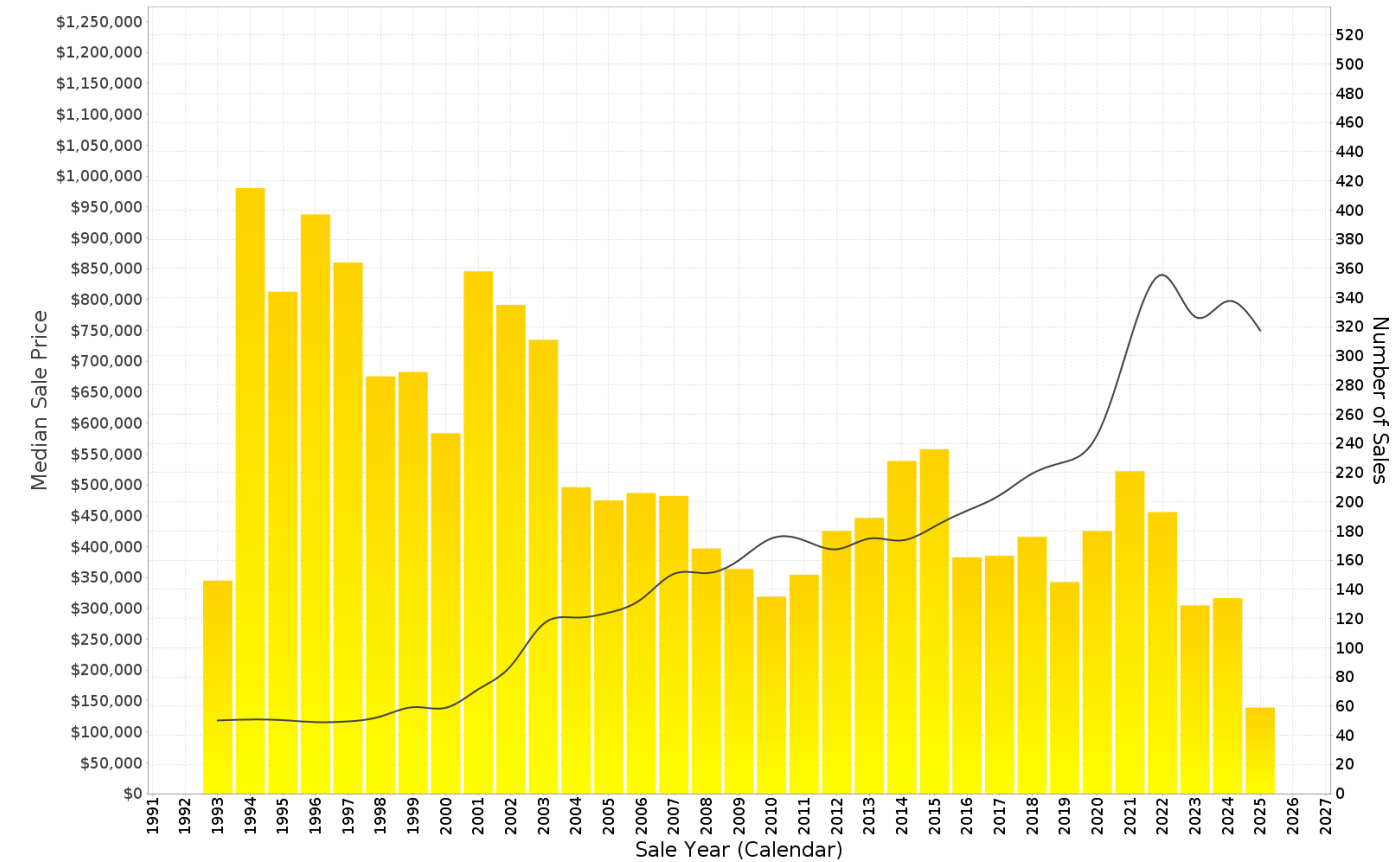
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

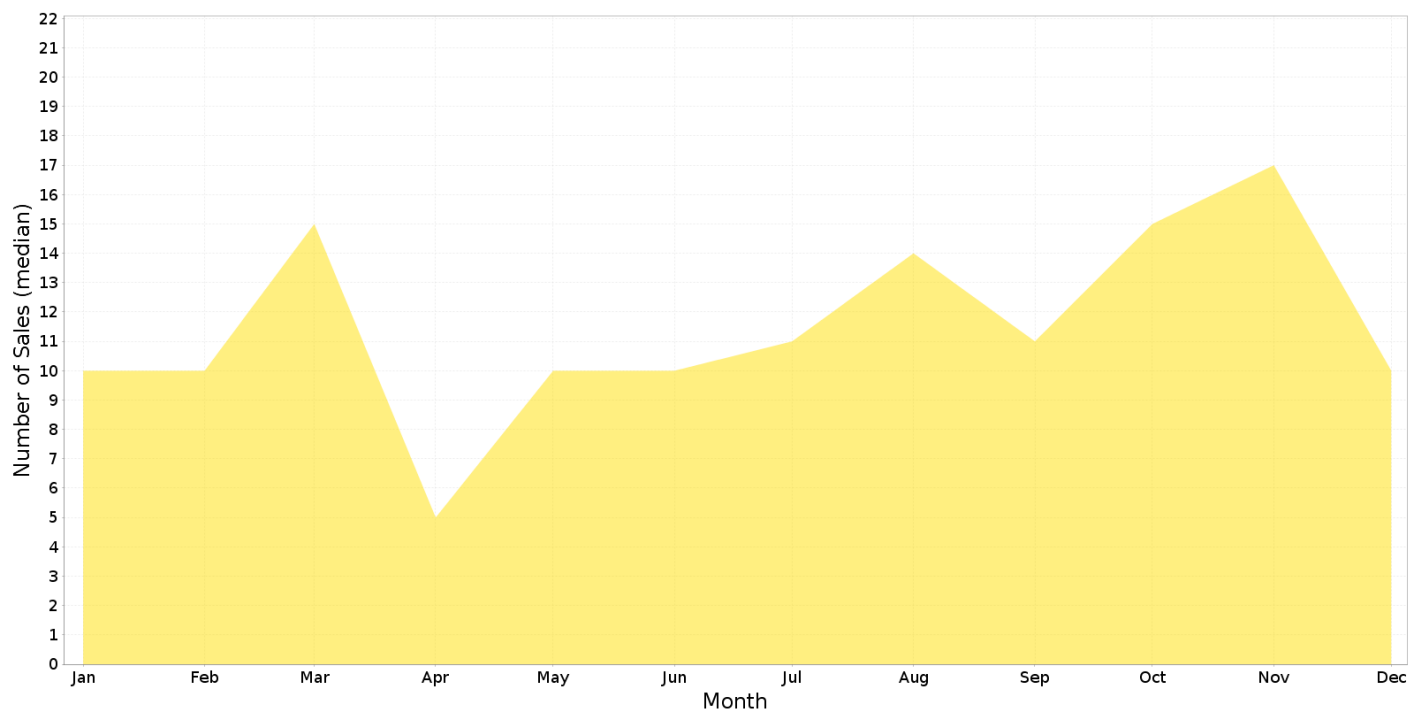
-1.7%

Current Median Price: \$763,000  
Previous Median Price: \$776,000

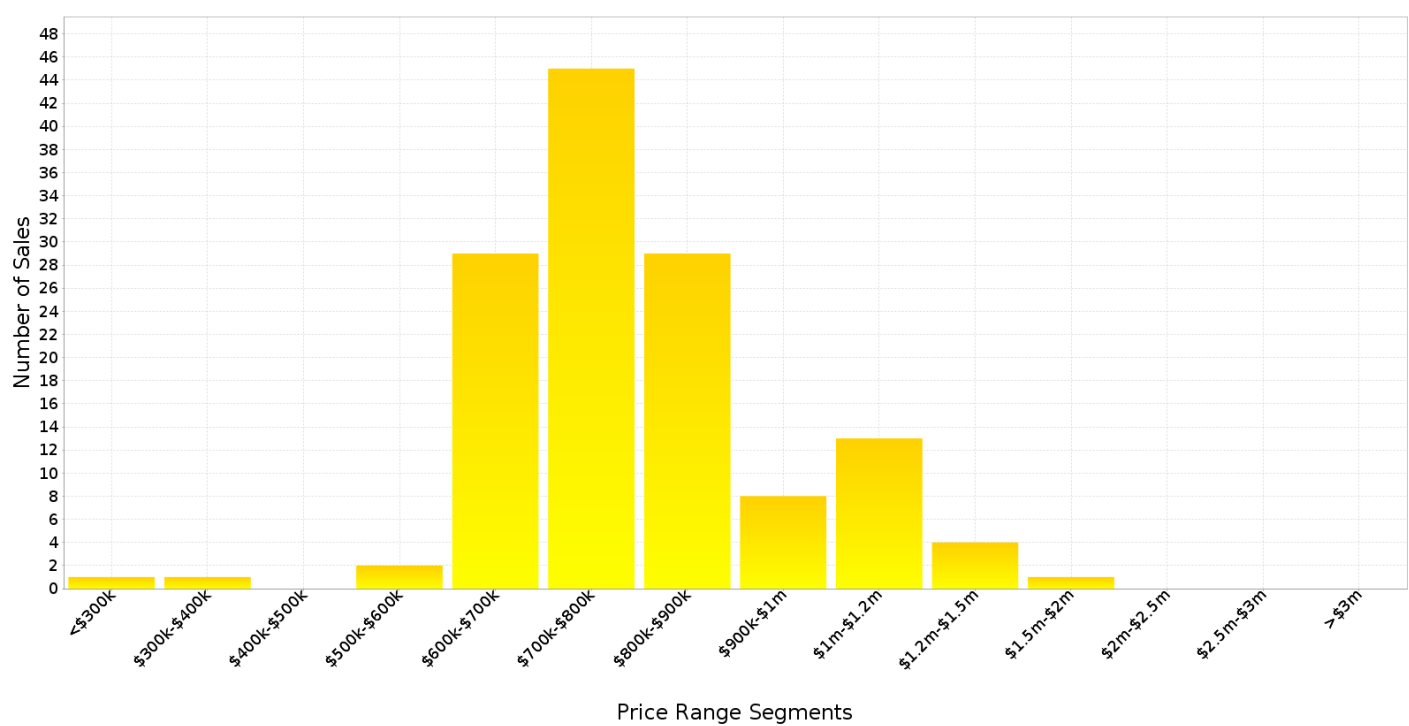
Based on 266 recorded House sales compared over the last two rolling 12 month periods



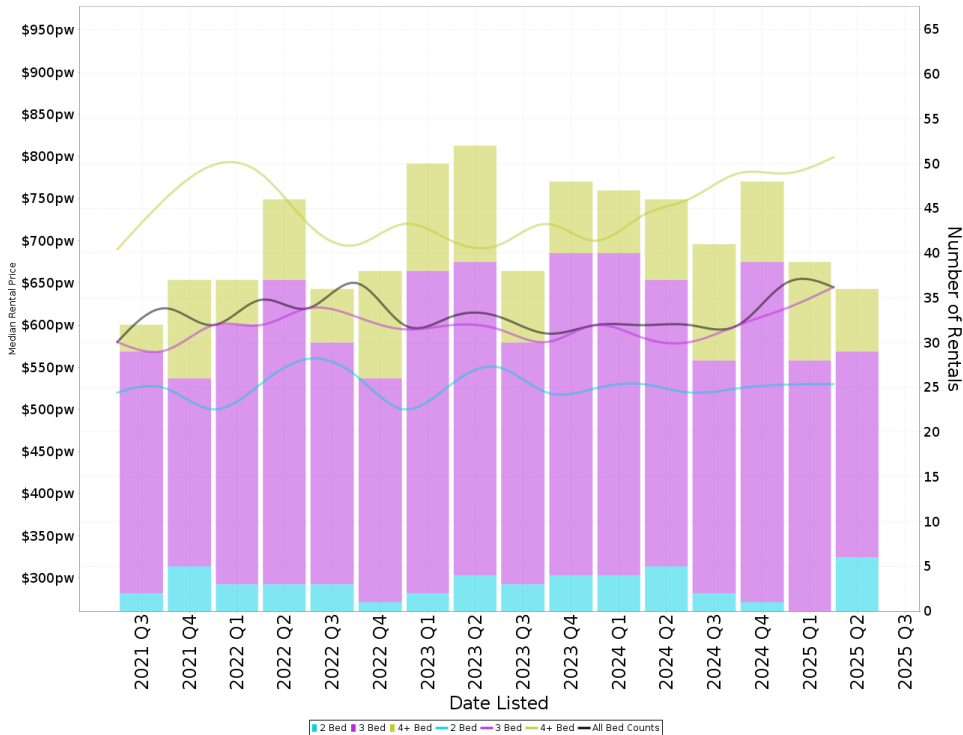
## NGUNNAWAL - Peak Selling Periods (3 years)



## NGUNNAWAL - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-1.7%**

Current Median Price: \$763,000  
Previous Median Price: \$776,000

Based on 266 registered House sales compared over the last two rolling 12 month periods.

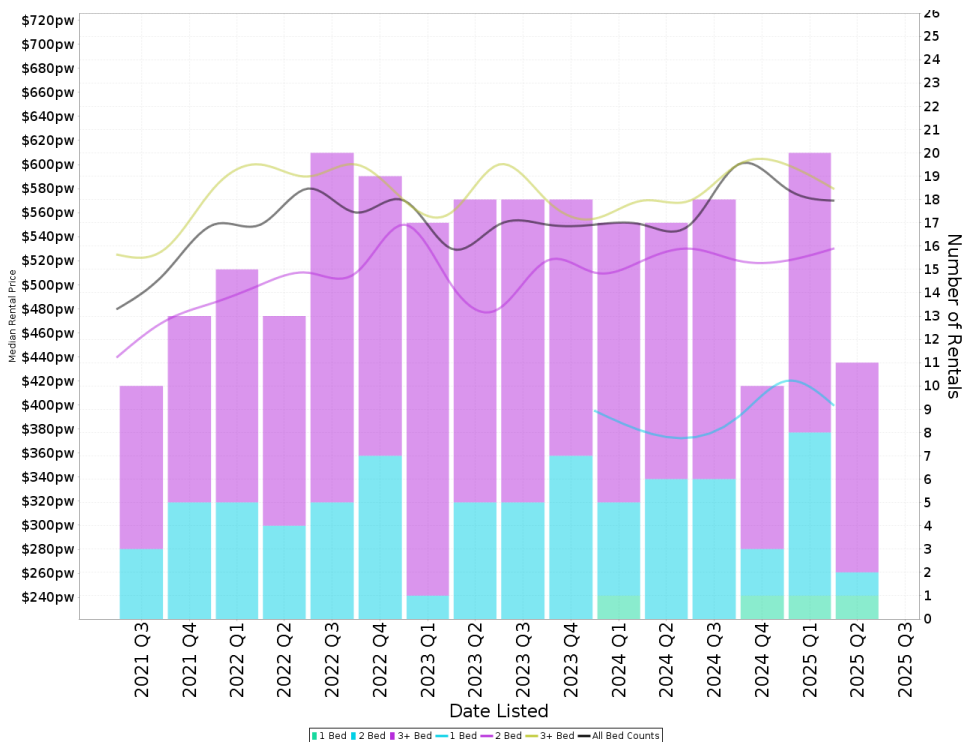
### Suburb Rental Yield

**+4.2%**

Current Median Price: \$763,000  
Current Median Rent: \$620

Based on 164 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-1.7%**

Current Median Price: \$638,750  
Previous Median Price: \$650,000

Based on 101 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.6%**

Current Median Price: \$638,750  
Current Median Rent: \$570

Based on 59 registered Unit rentals compared over the last 12 months.

# NGUNNAWAL - Recently Sold Properties

Median Sale Price

**\$763k**

Based on 132 recorded House sales within the last 12 months (Financial Year 2025)

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

Suburb Growth

**-1.7%**

Current Median Price: \$763,000  
Previous Median Price: \$776,000

Based on 266 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**132**

Based on recorded House sales within the 12 months (Financial Year 2025)

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

16 CUBILLO CRES

**\$796,000**



361 m<sup>2</sup>

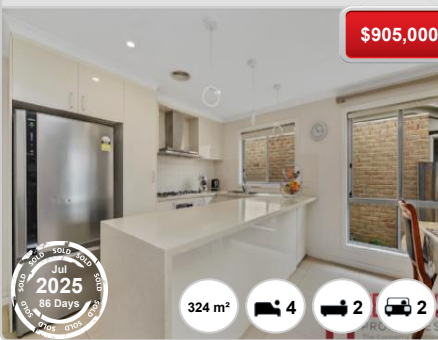
3

2

2

5 KUBBADANG ST

**\$905,000**



324 m<sup>2</sup>

4

2

2

23 KUBBADANG ST

**\$970,000**



432 m<sup>2</sup>

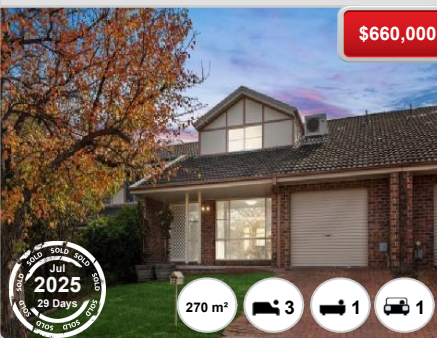
4

2

2

20 GAMBAN SQ

**\$660,000**



270 m<sup>2</sup>

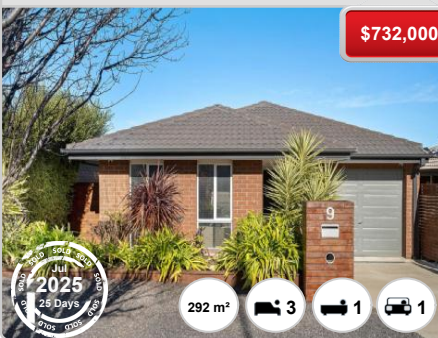
3

1

1

9 BUNIMA CRES

**\$732,000**



292 m<sup>2</sup>

3

1

1

15 MUNDANG CRES

**\$740,000**



412 m<sup>2</sup>

3

1

1

46 KURRAMA CL

**\$1,090,000**



450 m<sup>2</sup>

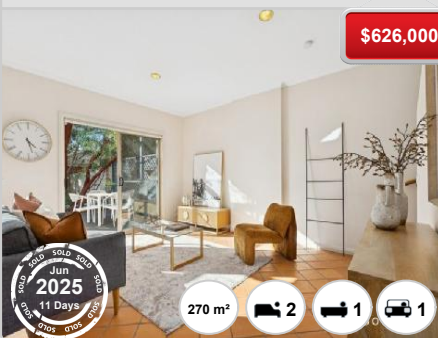
4

2

2

33 BAMIR SQ

**\$626,000**



270 m<sup>2</sup>

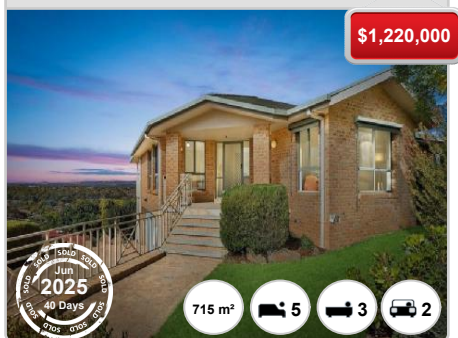
2

1

1

7 MOKARE ST

**\$1,220,000**



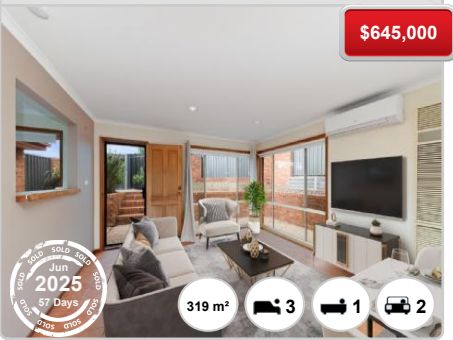
715 m<sup>2</sup>

5

3

2

27 HUGHES CRES



4 MIAGO CRT



3 GILIRUK CRES



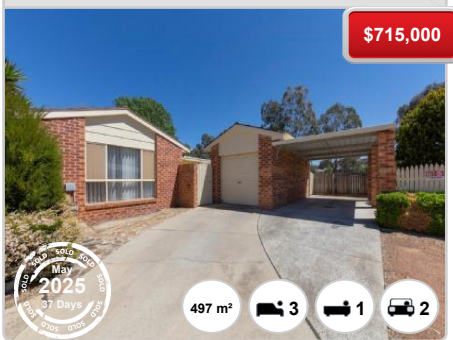
74A FERGUSON CCT



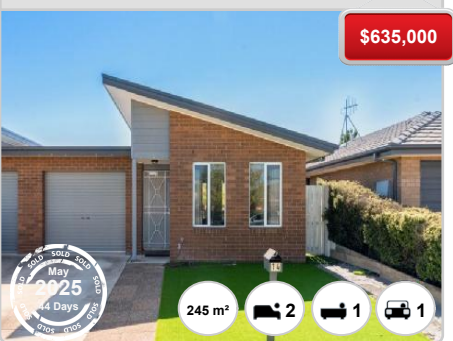
3 GALMARRA ST



25 KARRUGANG CCT



14 GUBBITY ST



96 BURRUMARRA AVE



71 PAUL COE CRES



21 KARRUGANG CCT



20 ANAKIE CRT



2 GILIRUK CRES



# NGUNNAWAL - Properties For Rent

## Median Rental Price

# \$620 /w

Based on 164 recorded House rentals within the last 12 months (Financial Year 2025)

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

## Rental Yield

# +4.2%

Current Median Price: \$763,000  
Current Median Rent: \$620

Based on 132 recorded House sales and 164 House rentals compared over the last 12 months

## Number of Rentals

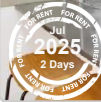
# 164

Based on recorded House rentals within the last 12 months (Financial Year 2025)

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

### 23 Riley Close

\$625 per week



365 m<sup>2</sup>

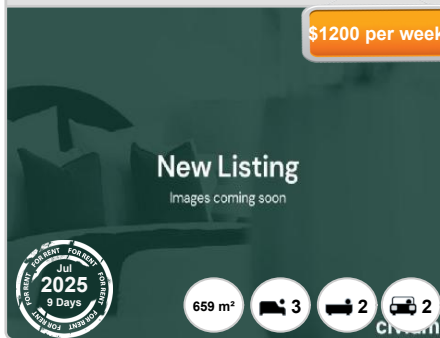
3 Beds

1 Bath

1 Car

### 35 BURRUMARRA AVENUE

\$1200 per week



659 m<sup>2</sup>

3 Beds

2 Bath

2 Car

### 25 LANLEY SQUARE

\$585 per week



224 m<sup>2</sup>

3 Beds

1 Bath

1 Car

### 9 JANDAMARRA STREET

\$600 per week



330 m<sup>2</sup>

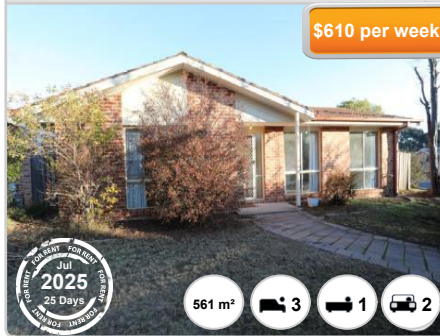
3 Beds

1 Bath

1 Car

### 12 Bimbiang Crescent

\$610 per week



561 m<sup>2</sup>

3 Beds

1 Bath

2 Car

### 18 YUMBA AVENUE

\$680 Per Week



417 m<sup>2</sup>

3 Beds

1 Bath

1 Car

### 66 GURRANG AVENUE

\$510 per week



344 m<sup>2</sup>

2 Beds

1 Bath

1 Car