

Suburb flyover report

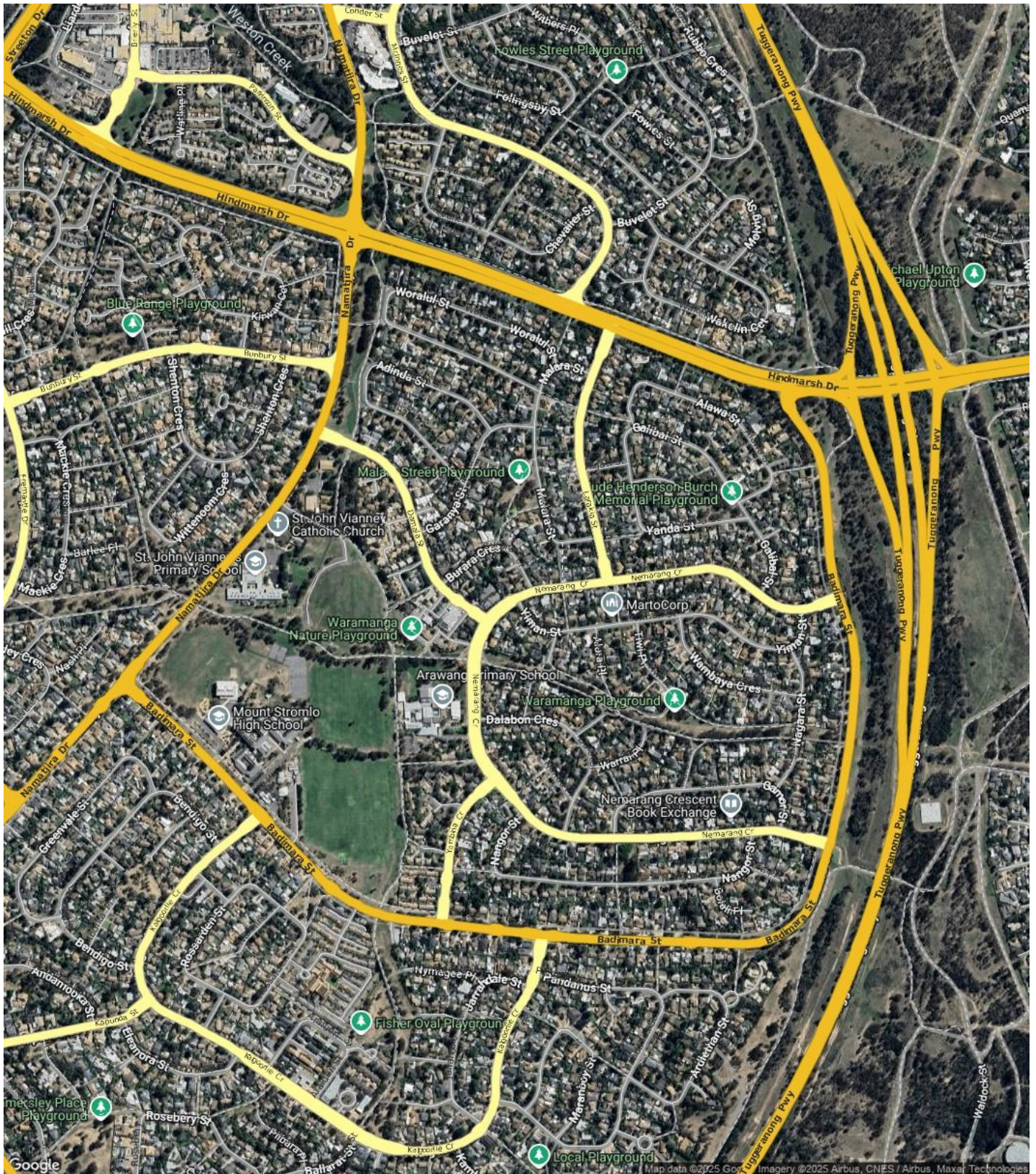
WARAMANGA (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



WARAMANGA - 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)

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WARAMANGA - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	30	\$ 422,500	0.0 %	\$ 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	24	\$ 925,000	-1.7 %	\$ 360,000	\$ 1,640,000
2025	11	\$ 879,900	-4.9 %	\$ 641,000	\$ 1,280,000

Median Sale Price

\$885k

Based on 25 recorded House sales within the last 12 months (Financial Year 2025)

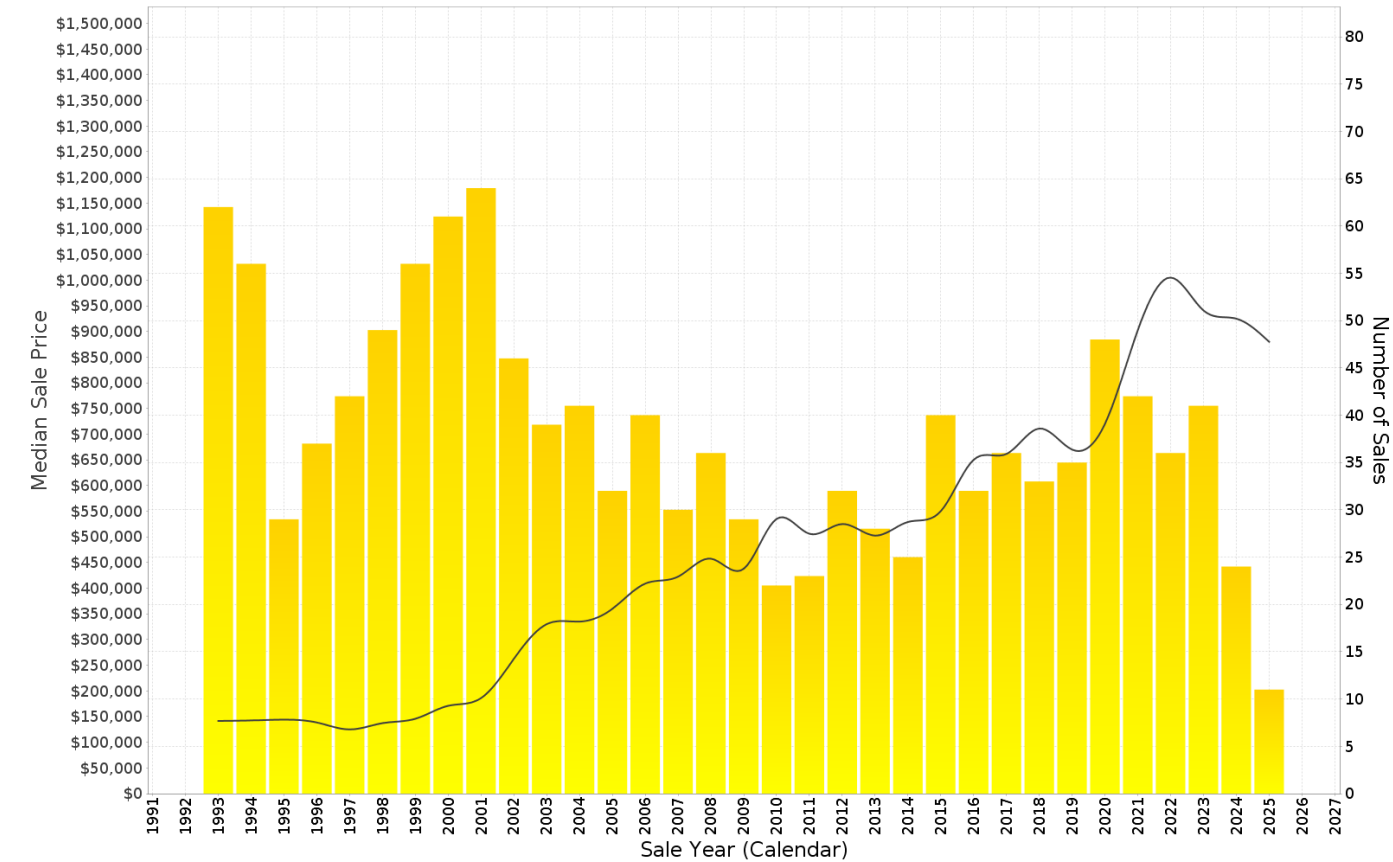
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

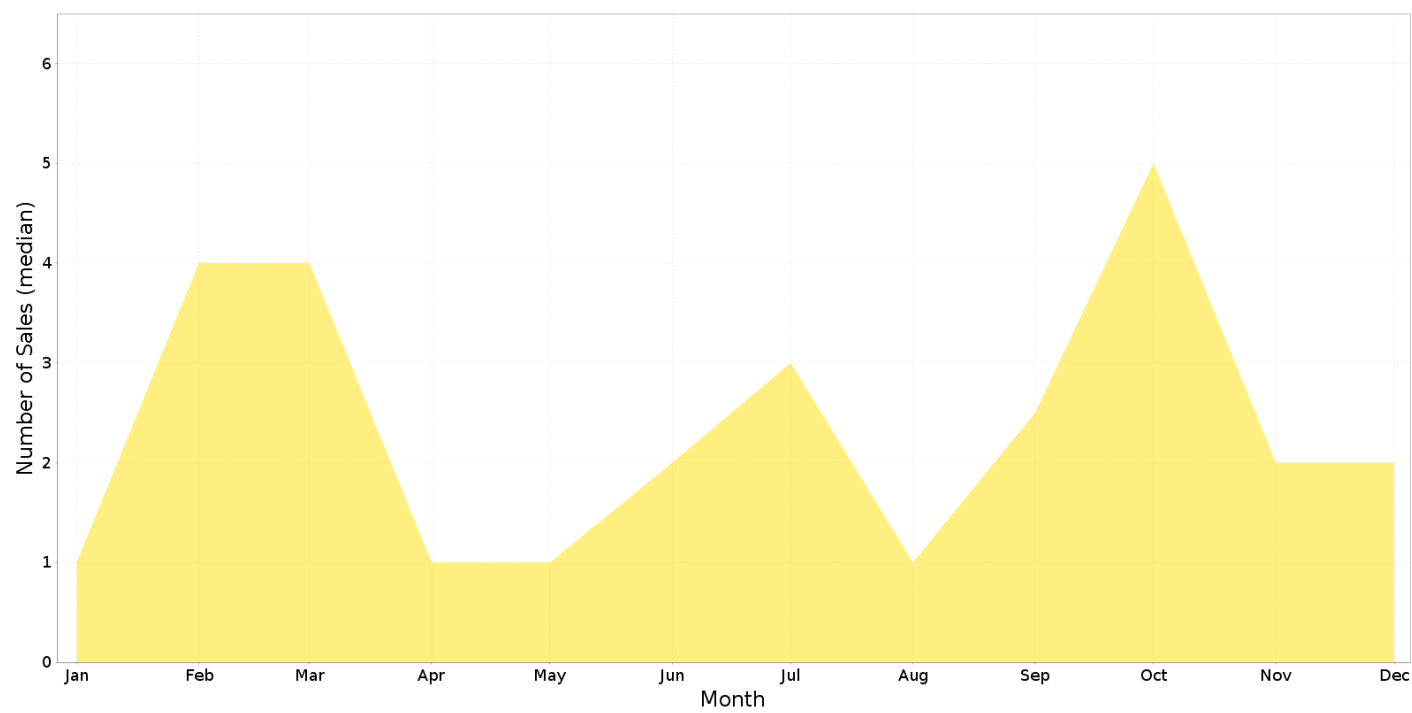
-7.3%

Current Median Price: \$885,000
Previous Median Price: \$955,000

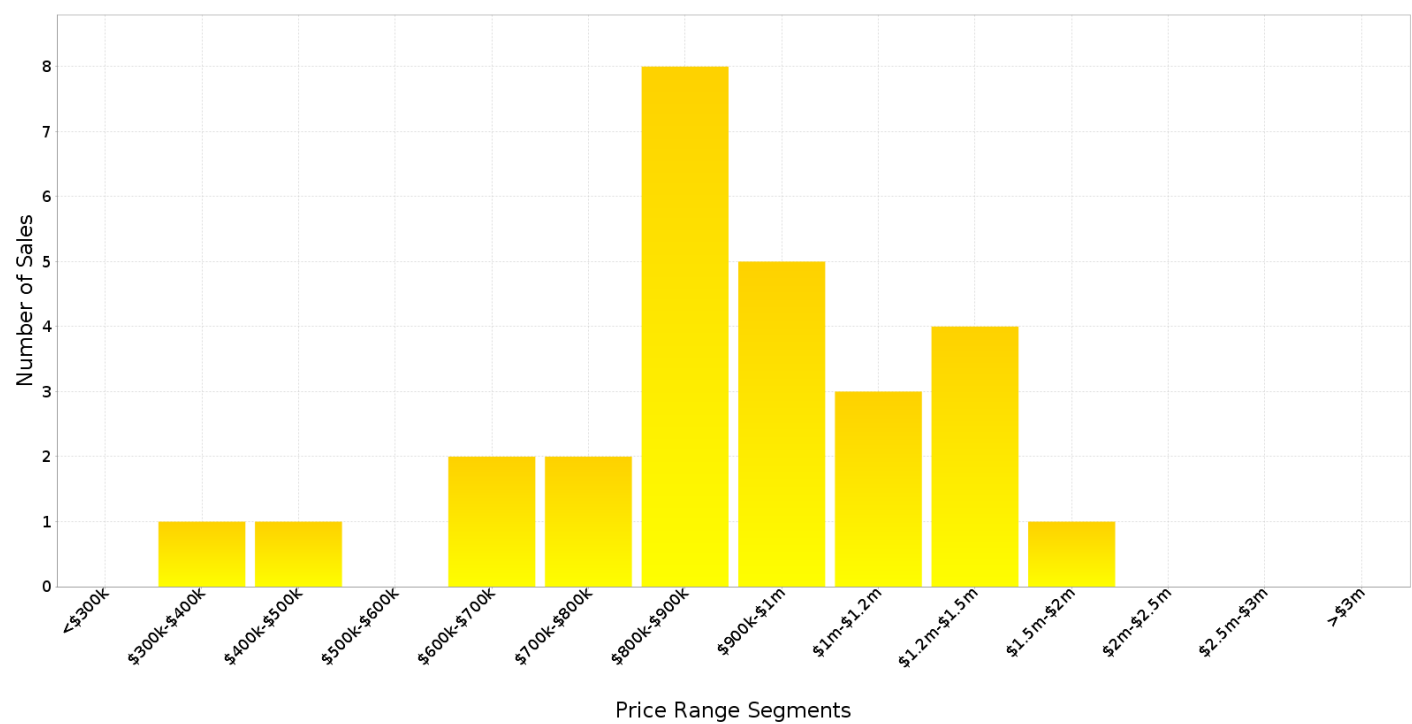
Based on 55 recorded House sales compared over the last two rolling 12 month periods



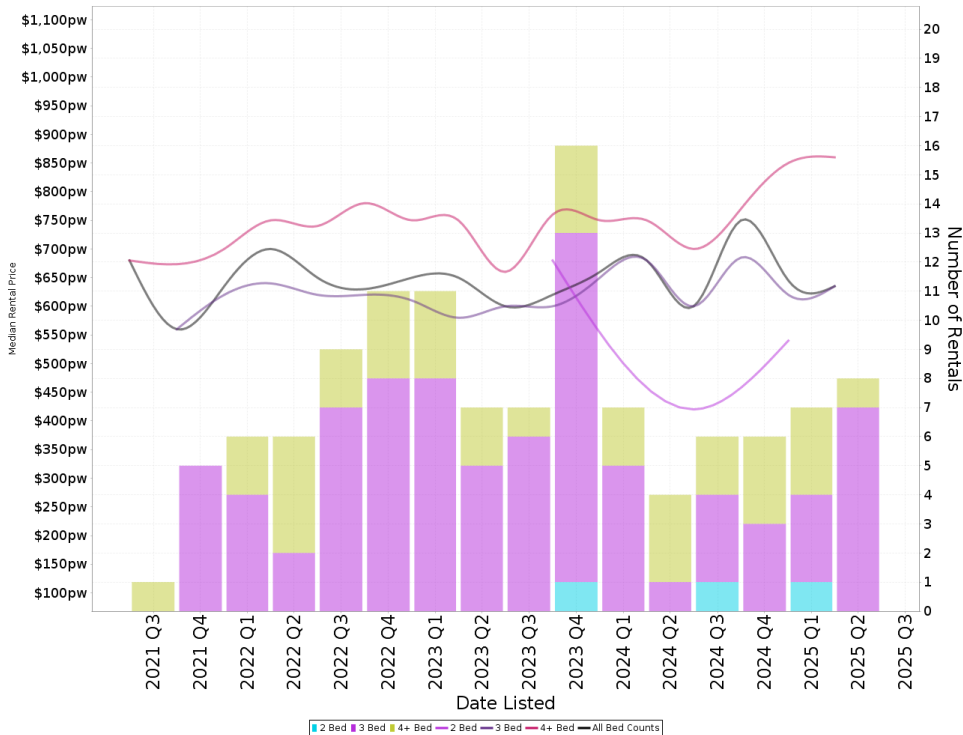
WARAMANGA - Peak Selling Periods (3 years)



WARAMANGA - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-7.3%

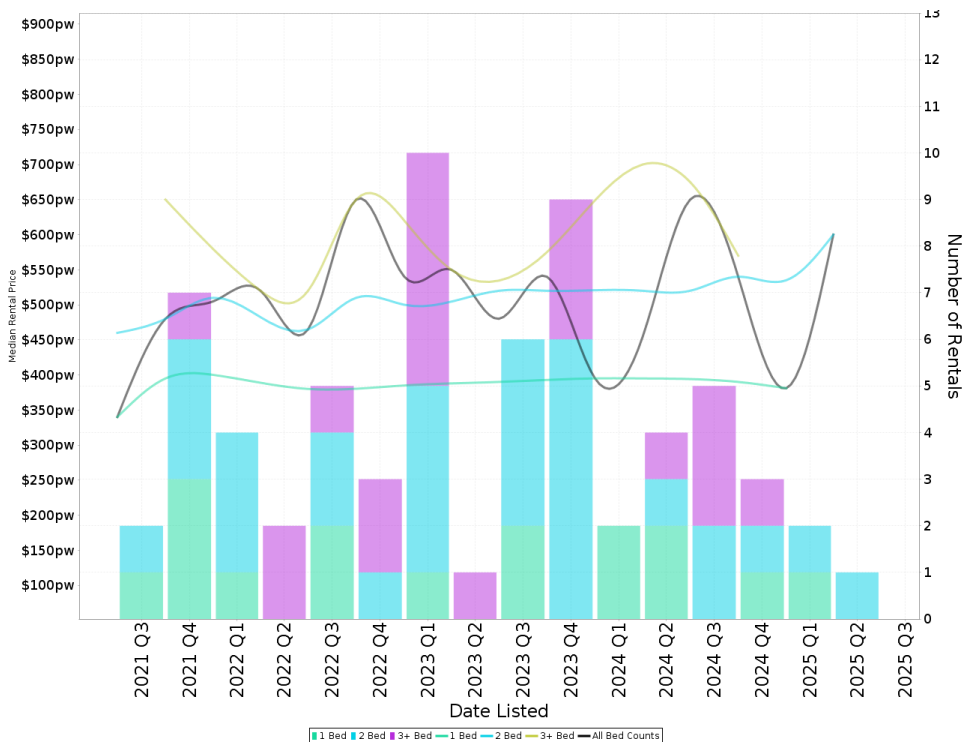
Current Median Price: \$885,000
Previous Median Price: \$955,000
Based on 55 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.9%

Current Median Price: \$885,000
Current Median Rent: \$670
Based on 27 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+0.8%

Current Median Price: \$625,000
Previous Median Price: \$620,000
Based on 15 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.5%

Current Median Price: \$625,000
Current Median Rent: \$540
Based on 11 registered Unit rentals compared over the last 12 months.

WARAMANGA - Recently Sold Properties

Median Sale Price

\$885k

Based on 25 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

-7.3%

Current Median Price: \$885,000
Previous Median Price: \$955,000

Based on 55 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

25

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

4 IORA PL

\$700,000

680 m² • 3 bedrooms • 1 bathroom • 1 car space

Sold 2025 (18 Days)

8 BADIMARA ST

\$1,092,500

762 m² • 3 bedrooms • 2 bathrooms • 1 car space

Sold 2025 (5 Days)

3 LARAKIA ST

\$845,000

800 m² • 4 bedrooms • 1 bathroom • 1 car space

Sold 2025 (25 Days)

7 TIWI PL

\$880,000

767 m² • 3 bedrooms • 1 bathroom • 1 car space

Sold 2025 (16 Days)

18 WORALUL ST

\$870,000

845 m² • 3 bedrooms • 2 bathrooms • 2 car spaces

Sold 2025 (23 Days)

26 GALIBAL ST

\$1,280,000

744 m² • 4 bedrooms • 2 bathrooms • 2 car spaces

Sold 2025 (25 Days)

7 YANDA ST

\$780,000

760 m² • 3 bedrooms • 2 bathrooms • 1 car space

Sold 2025 (49 Days)

31 GAMOR ST

\$1,040,000

765 m² • 4 bedrooms • 2 bathrooms • 3 car spaces

Sold 2025 (17 Days)

37 YIMAN ST

\$879,900

708 m² • 4 bedrooms • 1 bathroom • 1 car space

Sold 2025 (76 Days)

9 BURARA CRES



1 WIRANGU PL



WARAMANGA - Properties For Rent

Median Rental Price

\$670 /w

Based on 27 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

+3.9%

Current Median Price: \$885,000
Current Median Rent: \$670

Based on 25 recorded House sales and 27 House rentals compared over the last 12 months

Number of Rentals

27

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

14 Alawa Street



\$790 per week



1,657 m²







16A ALAWA STREET



\$720 per week




1,502 m²










84 B - Nemarang Crescent




\$410 per week

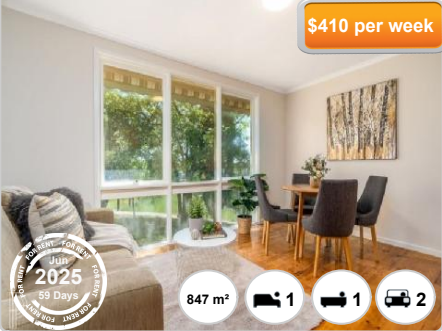









84B NEMARANG CRESCENT



\$410 per week



847 m²

