

Suburb flyover report

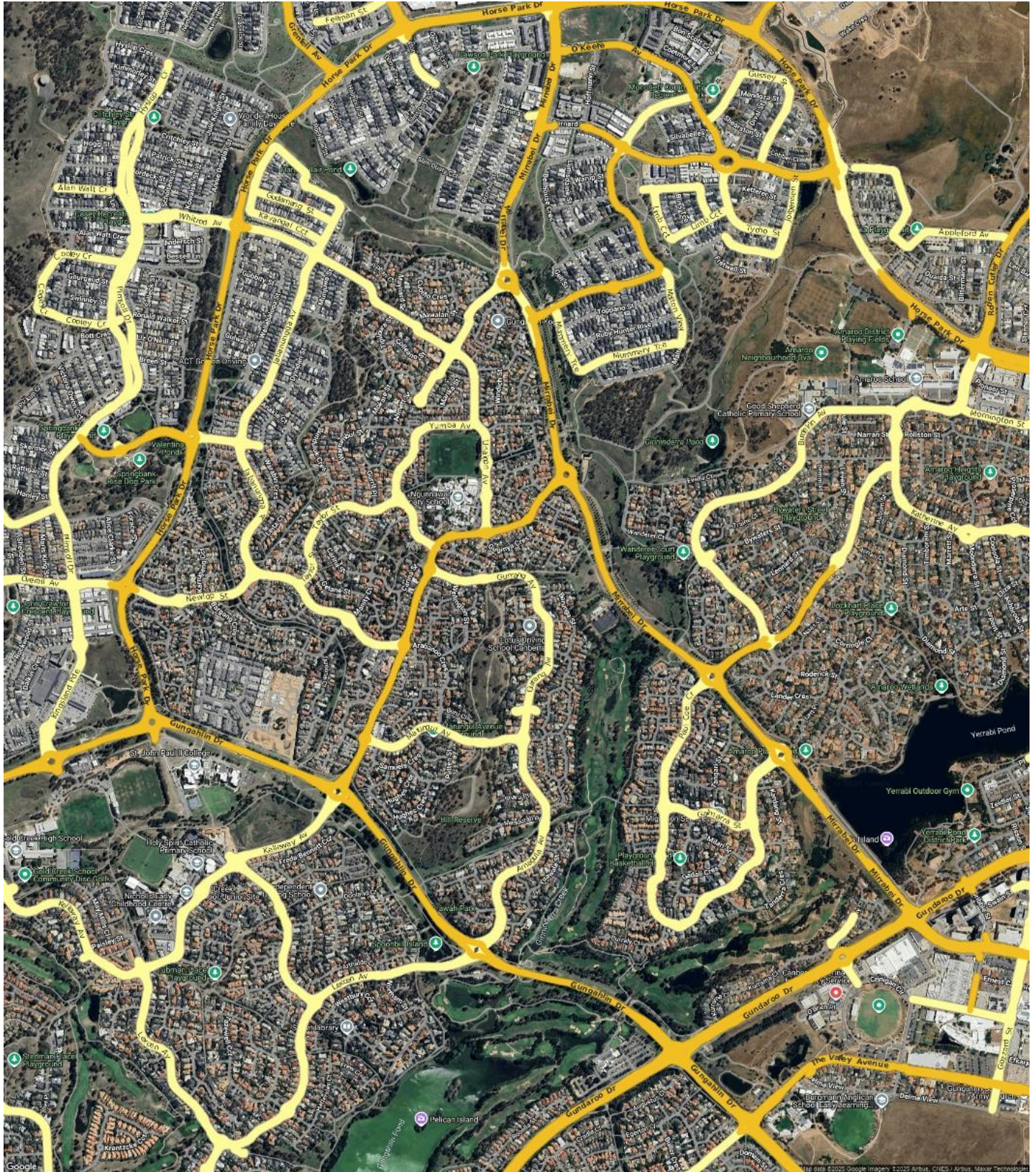
NGUNNAWAL (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



NGUNNAWAL - Suburb Map



Prepared on 03/09/2025 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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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	67	\$ 750,000	-6.0 %	\$ 100,000	\$ 1,285,000

Median Sale Price

\$763k

Based on 138 recorded House sales within the last 12 months (Financial Year 2025)

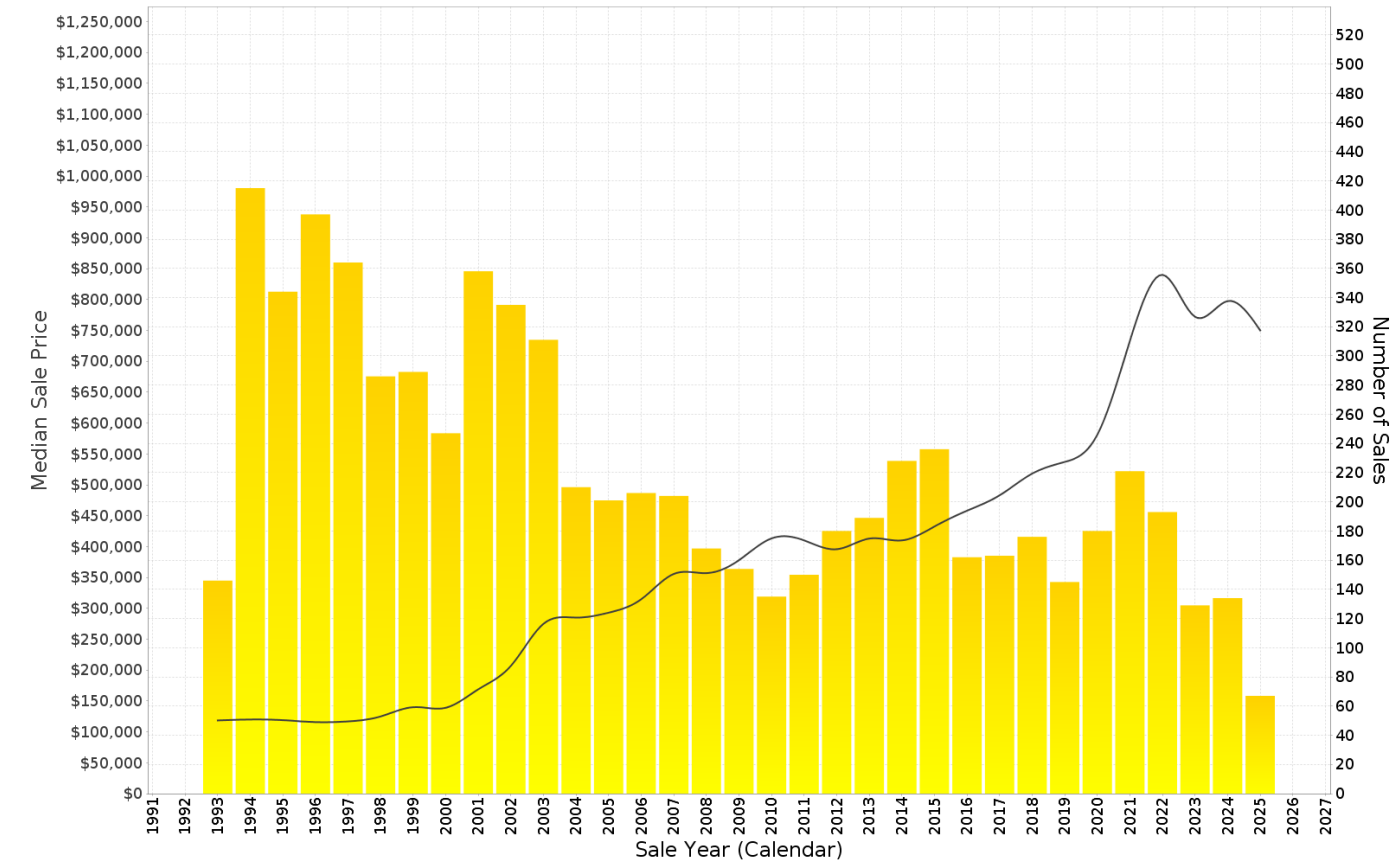
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

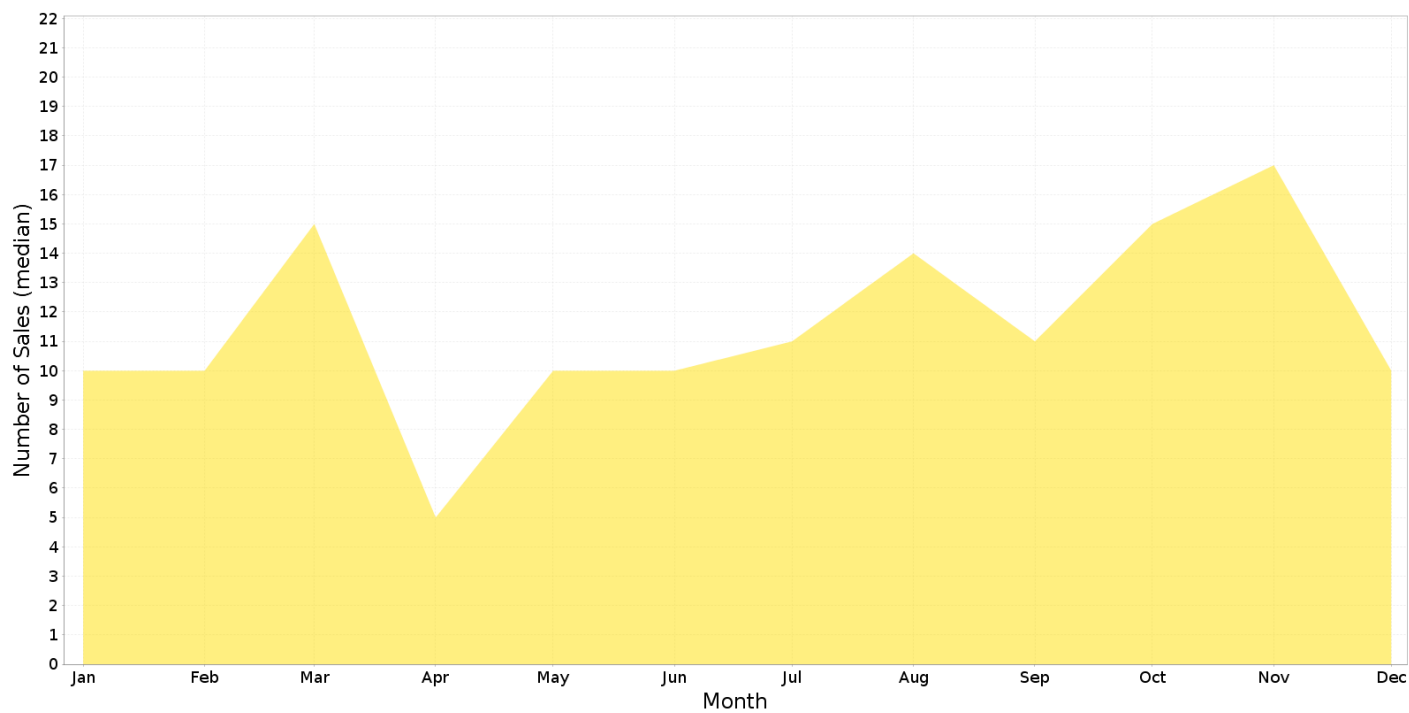
-1.7%

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

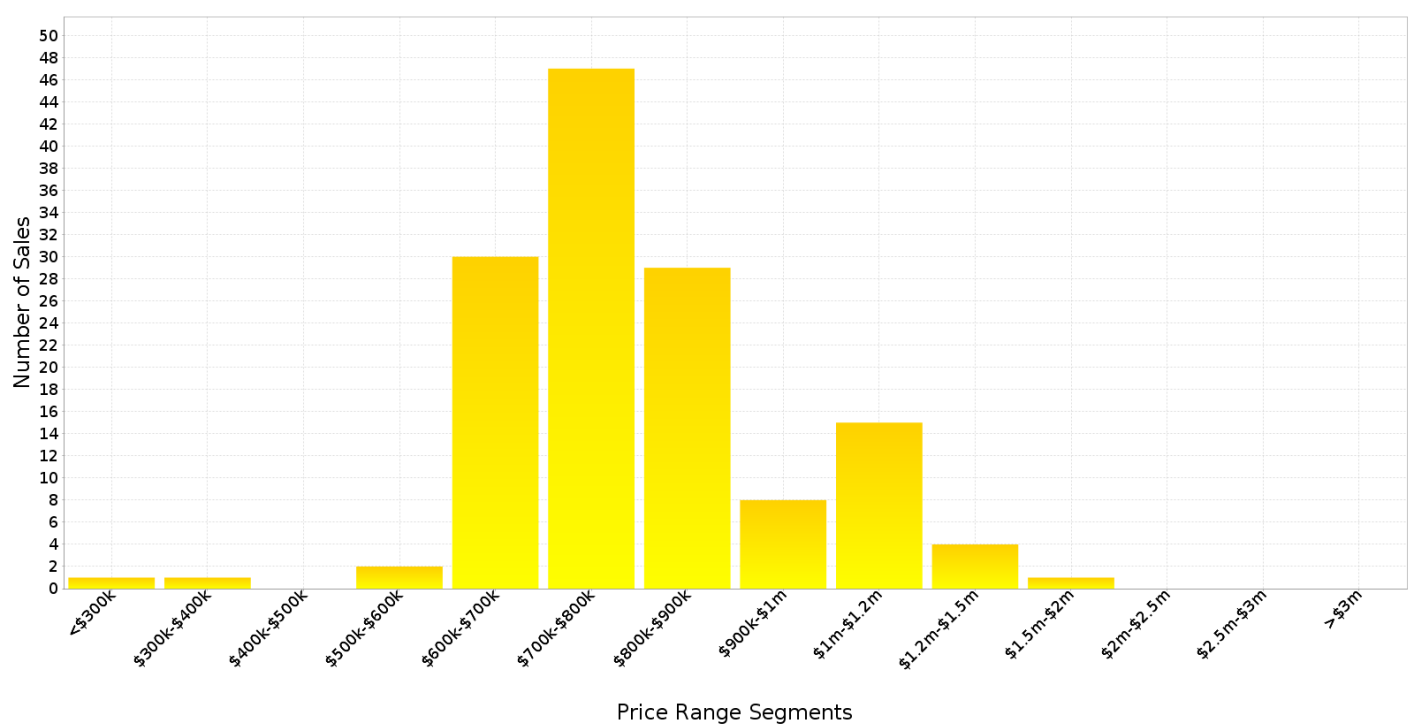
Based on 272 recorded House sales compared over the last two rolling 12 month periods



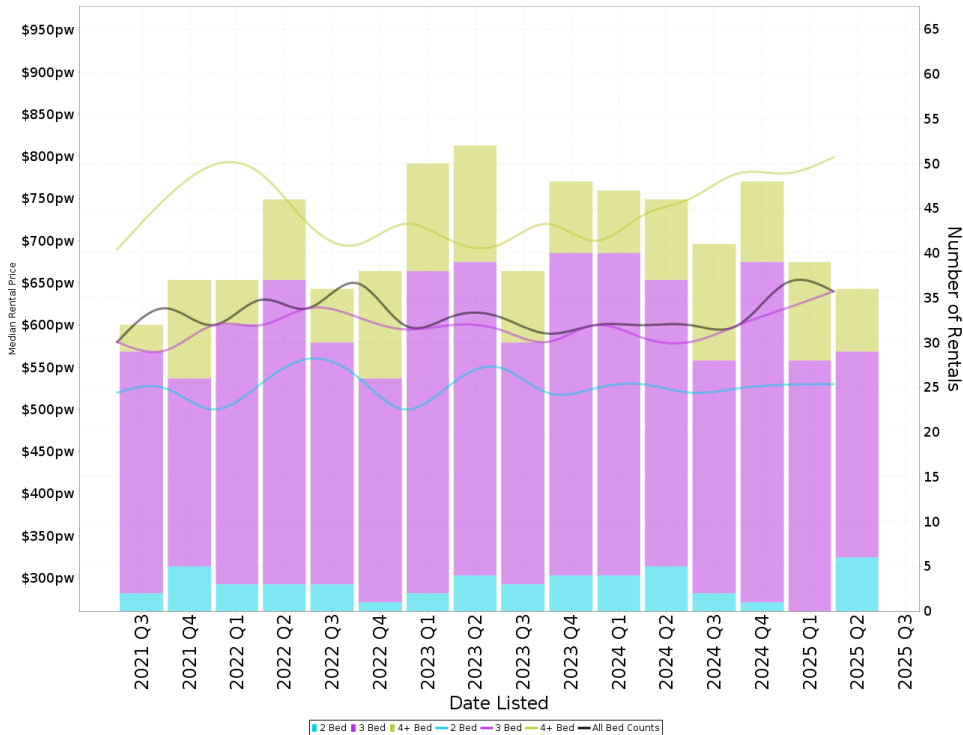
NGUNNAWAL - Peak Selling Periods (3 years)



NGUNNAWAL - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-1.7%

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

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

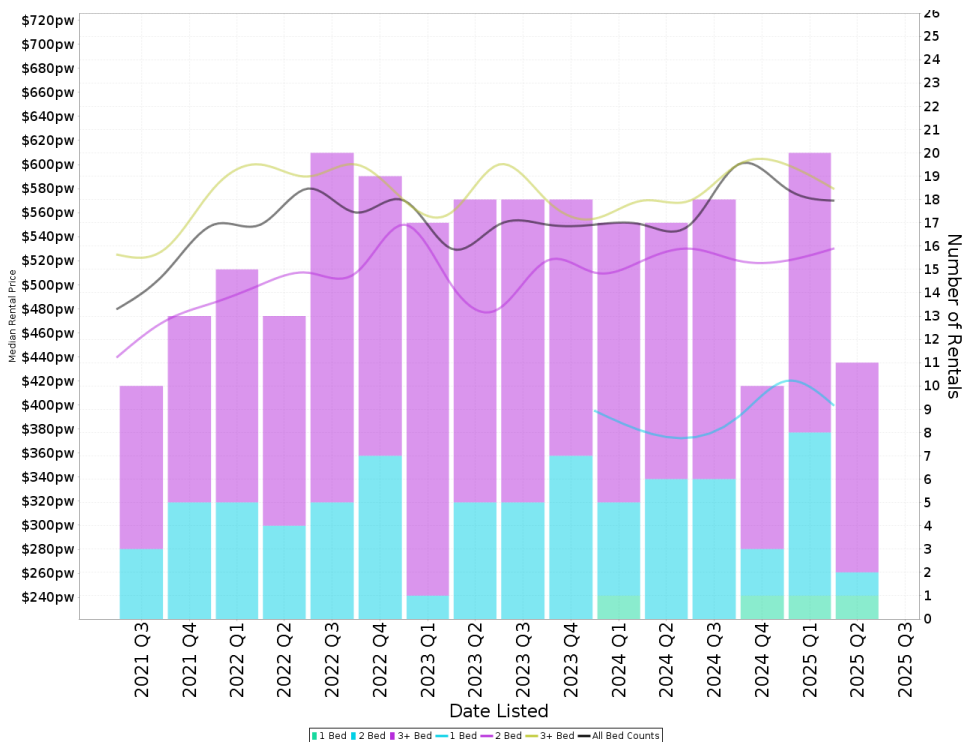
Suburb Rental Yield

+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

-1.5%

Current Median Price: \$640,000
Previous Median Price: \$650,000

Based on 107 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.6%

Current Median Price: \$640,000
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 138 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 272 recorded House sales compared over the last two rolling 12 month periods

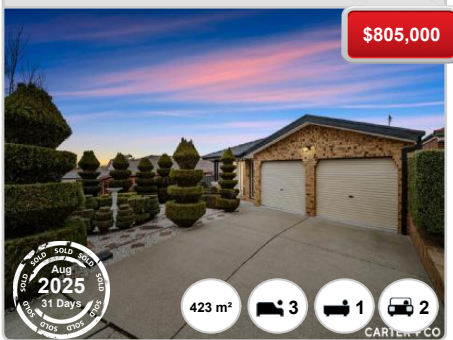
Sold Properties

138

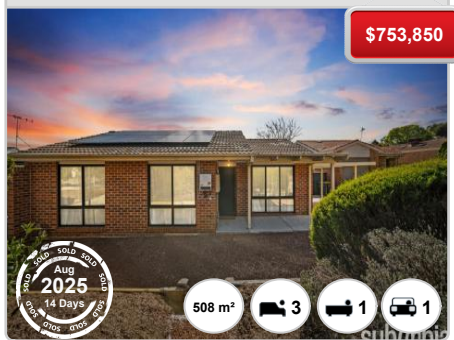
Based on recorded House sales within the 12 months (Financial Year 2025)

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

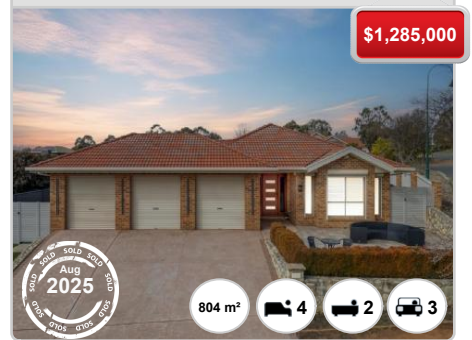
55 BUNDULUK CRES



19 MARUNGUL AVE



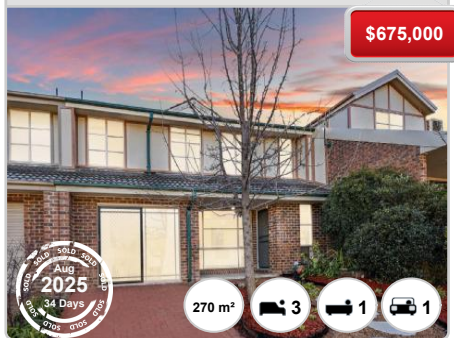
18 TANGARI ST



65 BARGANG CRES



22 GAMBAN SQ



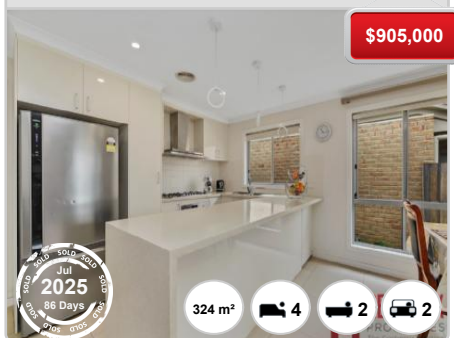
30 DEUMONGA CRT



16 CUBILLO CRES



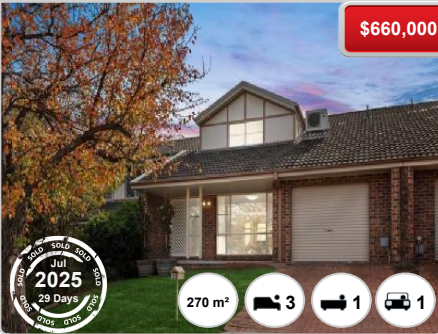
5 KUBBADANG ST



23 KUBBADANG ST



20 GAMBAN SQ



9 BUNIMA CRES



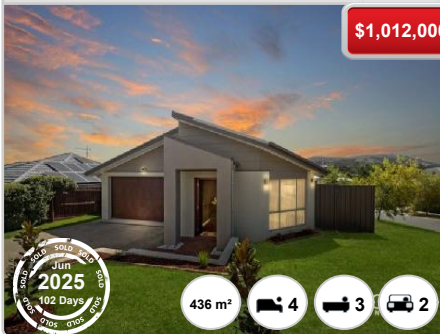
15 MUNDANG CRES



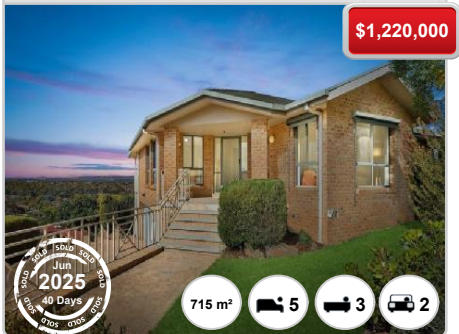
46 KURRAMA CL



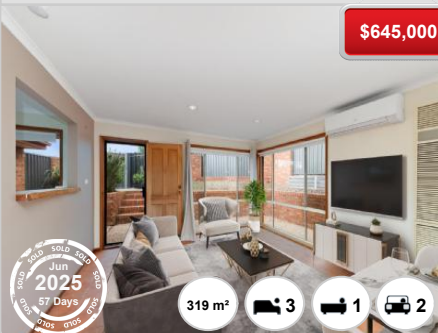
15 MAIYA ST



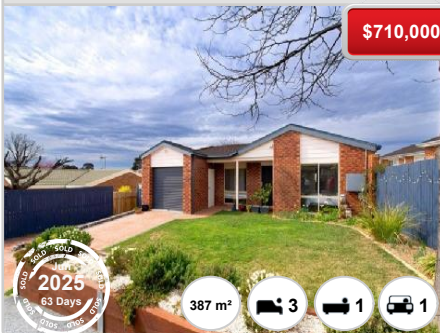
7 MOKARE ST



27 HUGHES CRES



4 MIAGO CRT



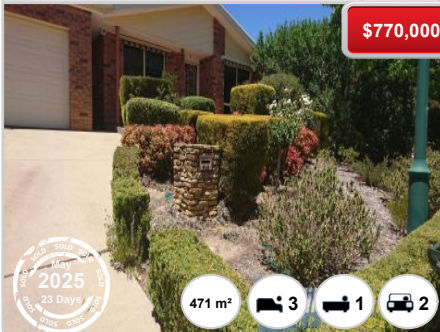
3 GILIRUK CRES



3 GALMARRA ST



26 PATTEN ST



8 MADI WAY



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 138 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

5 Aroona Court



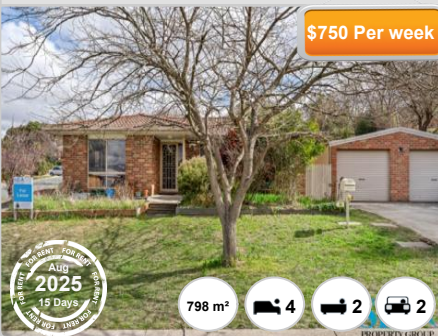
53 Bunduluk Crescent



35 Burrumarra Avenue



19 Taylor Street



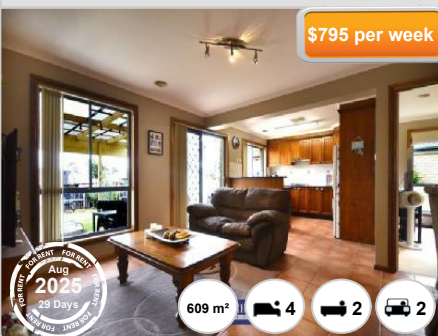
5 MARAY PLACE



12 Marungul Avenue



41 KURRAMA CLOSE



35 BURRUMARRA AVENUE



25 LANLEY SQUARE

