

Suburb flyover report

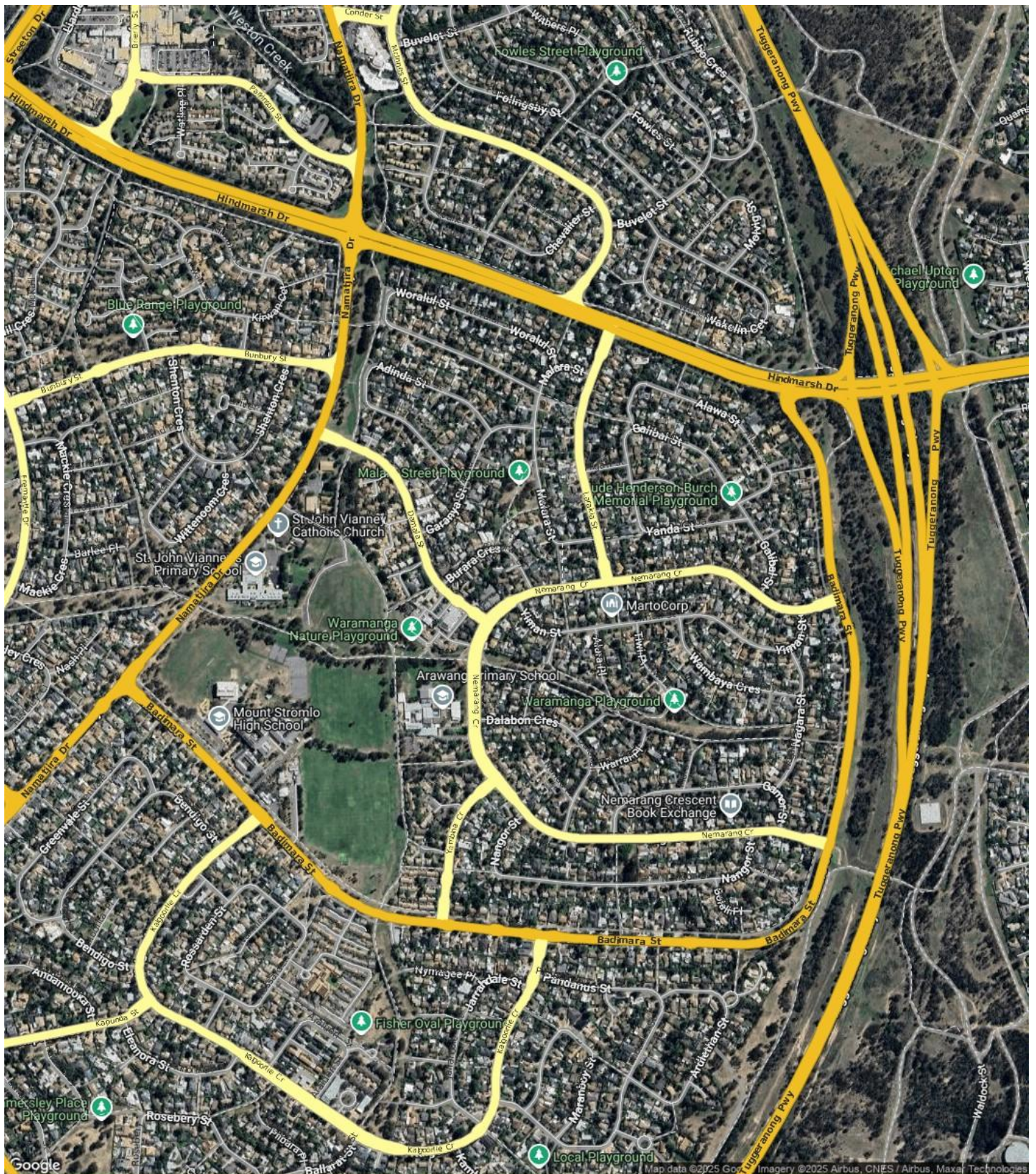
WARAMANGA (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



WARAMANGA - 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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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	15	\$ 880,000	-4.9 %	\$ 641,000	\$ 1,280,000

Median Sale Price

\$882k

Based on 28 recorded House sales within the last 12 months (Financial Year 2025)

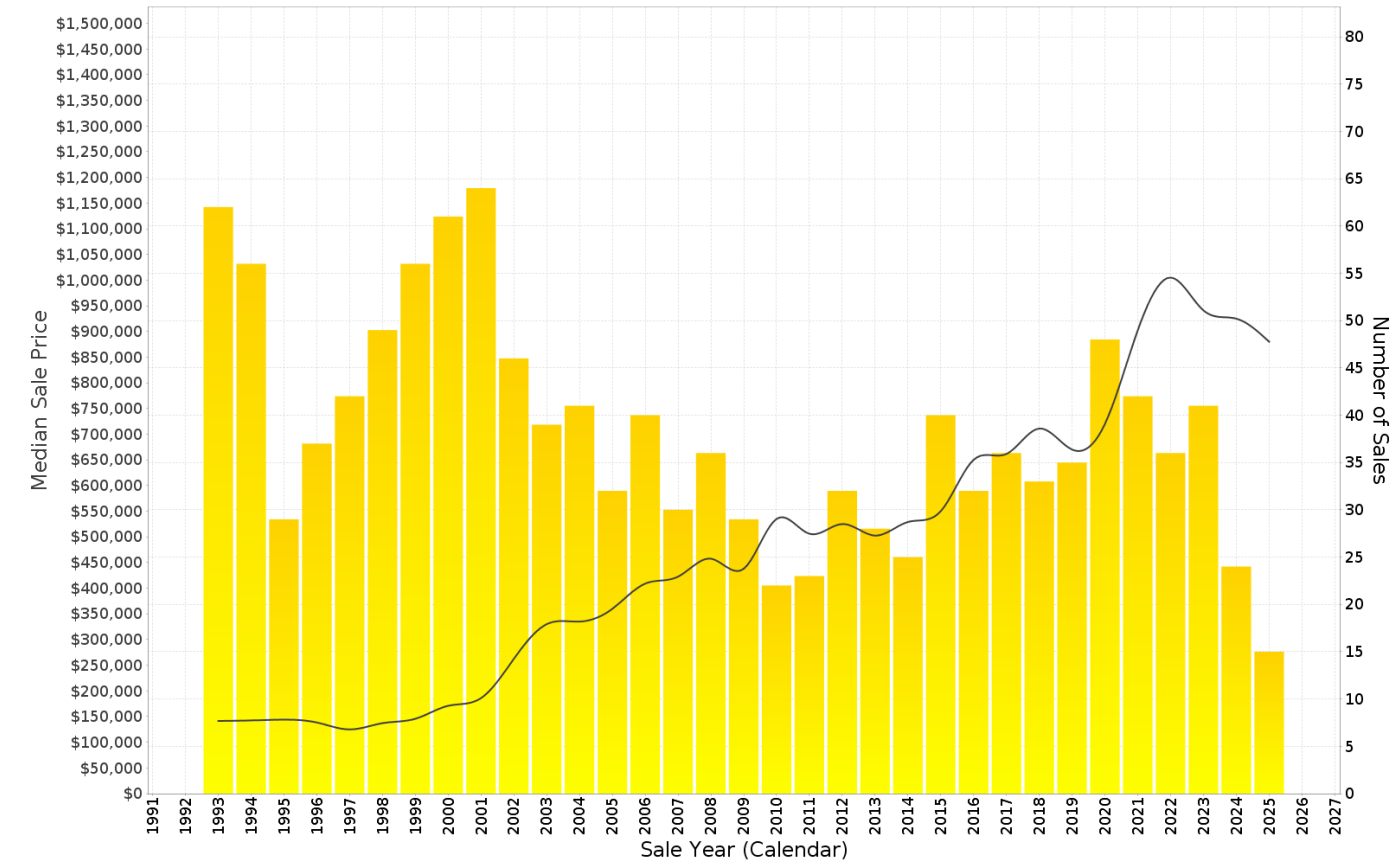
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

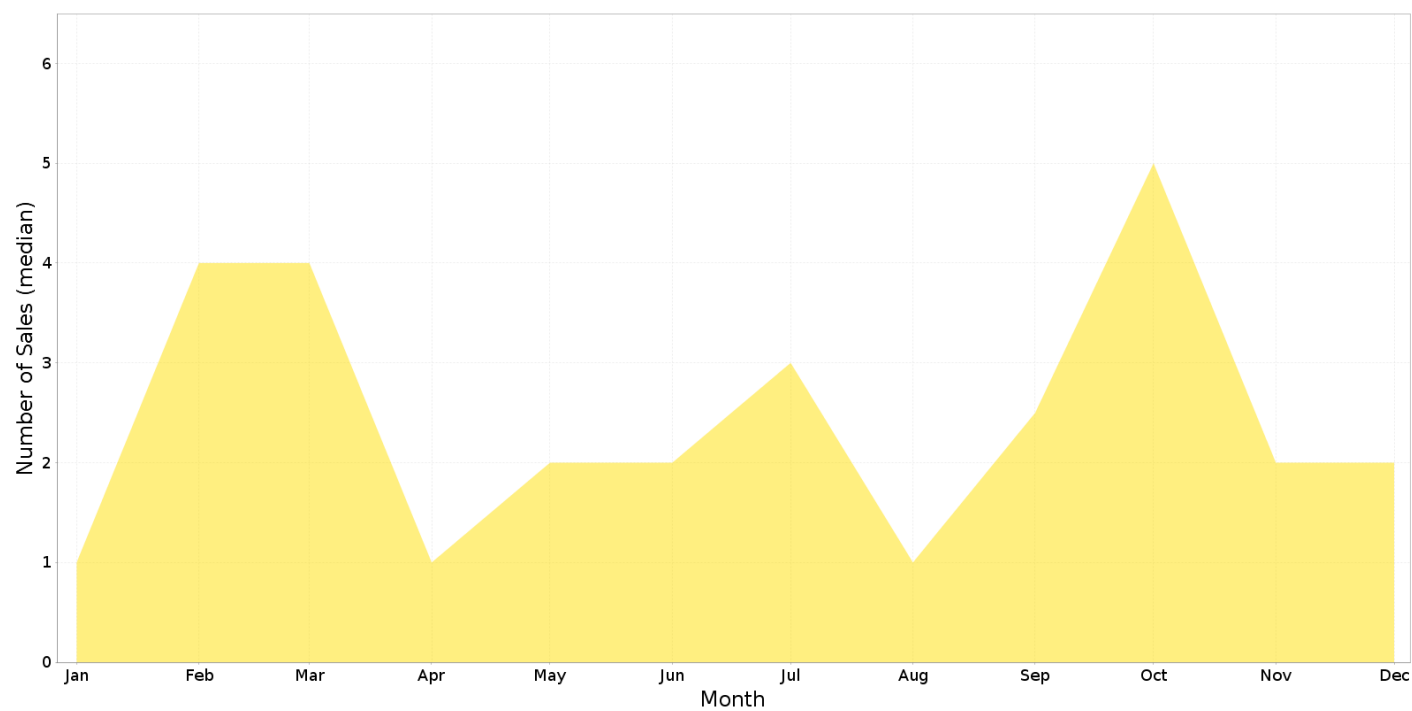
-7.6%

Current Median Price: \$882,500
Previous Median Price: \$955,000

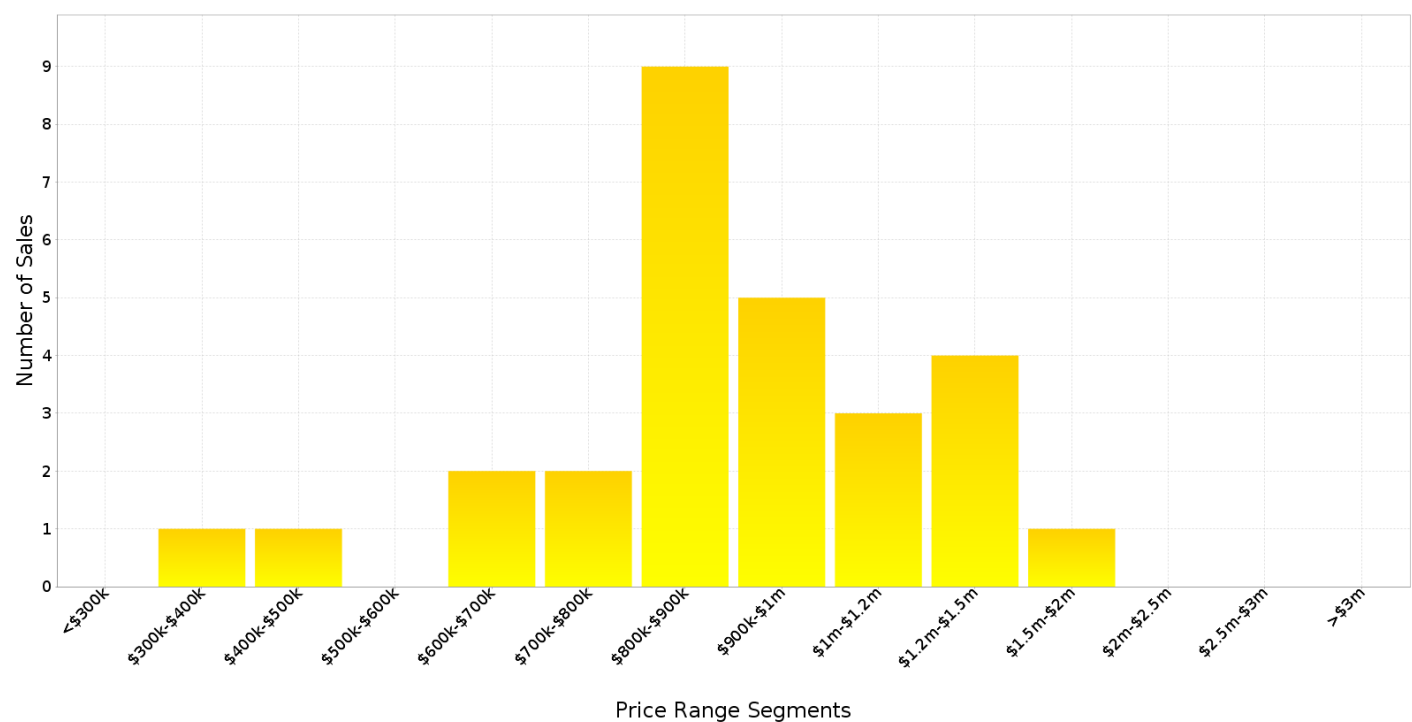
Based on 58 recorded House sales compared over the last two rolling 12 month periods



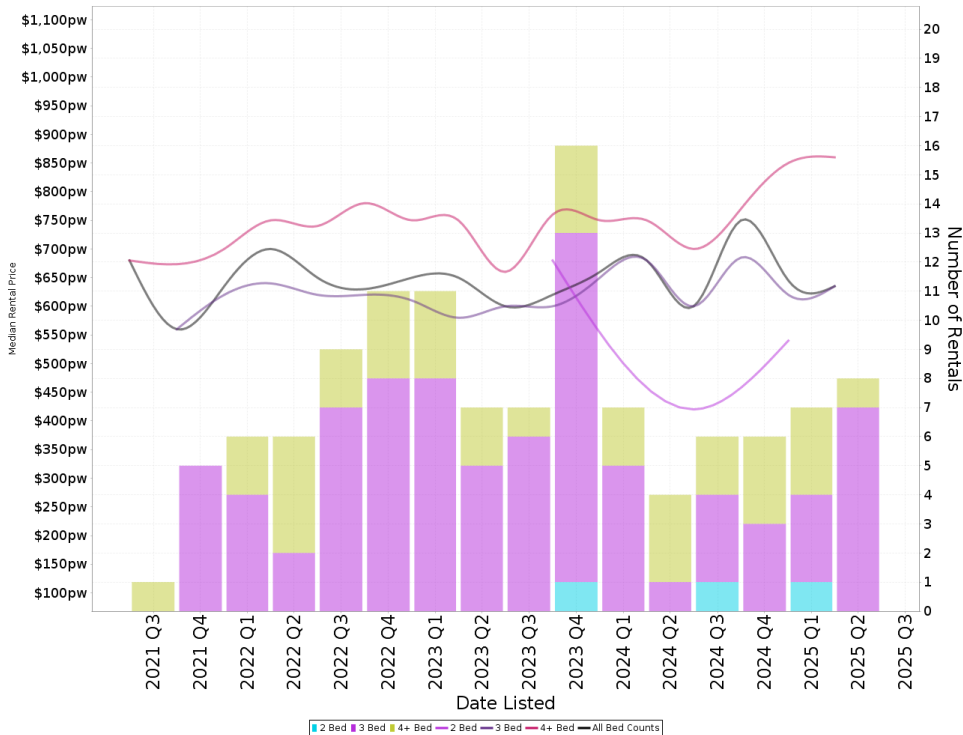
WARAMANGA - Peak Selling Periods (3 years)



WARAMANGA - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-7.6%

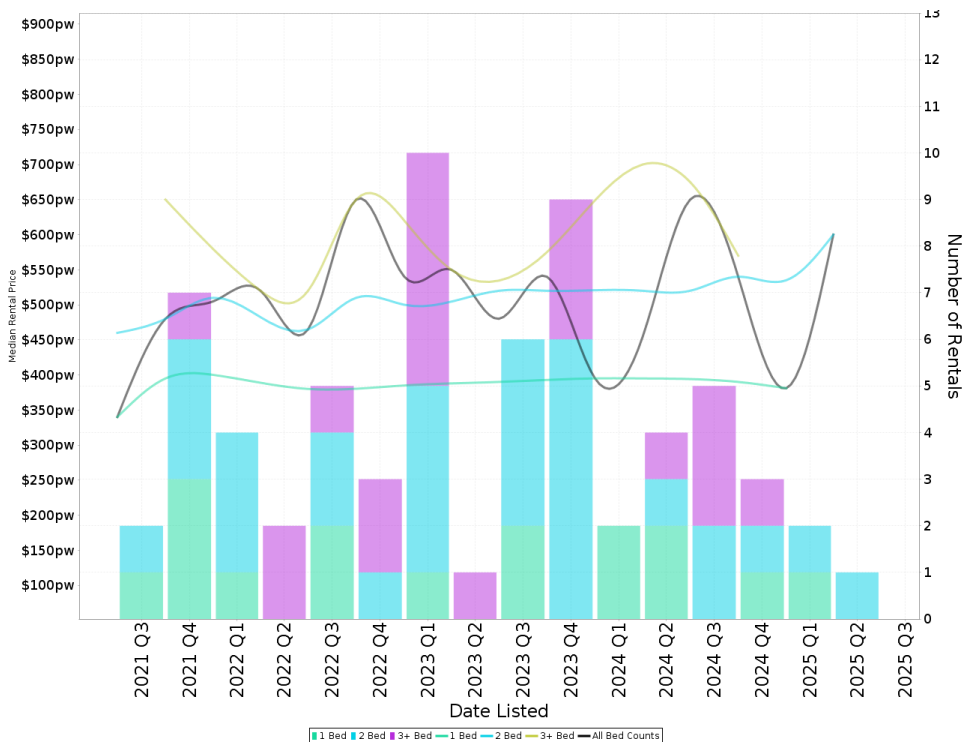
Current Median Price: \$882,500
Previous Median Price: \$955,000
 Based on 58 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.9%

Current Median Price: \$882,500
Current Median Rent: \$670
 Based on 27 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-2.4%

Current Median Price: \$605,000
Previous Median Price: \$620,000
 Based on 16 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.6%

Current Median Price: \$605,000
Current Median Rent: \$540
 Based on 11 registered Unit rentals compared over the last 12 months.

WARAMANGA - Recently Sold Properties

Median Sale Price

\$882k

Based on 28 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

-7.6%

Current Median Price: \$882,500
Previous Median Price: \$955,000

Based on 58 recorded House sales compared over the last two rolling 12 month periods

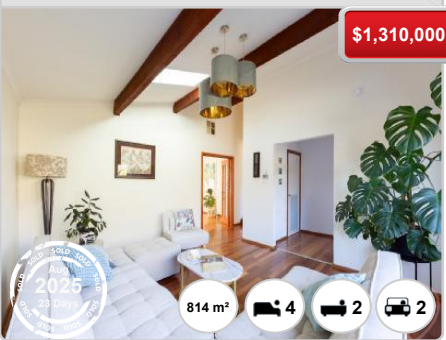
Sold Properties

28

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

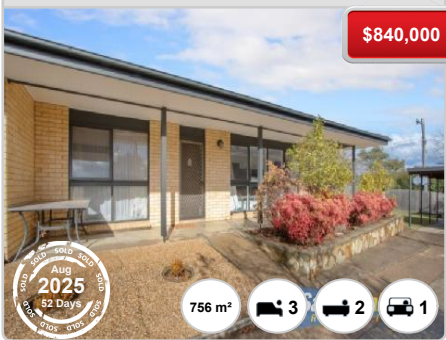
Based on a rolling 12 month period and may differ from calendar year statistics

3 MANU PL



814 m² 4 2 2

4A BADIMARA ST



756 m² 3 2 1

50 BADIMARA ST



874 m² - - -

4 IORA PL



680 m² 3 - -

8 BADIMARA ST



762 m² 3 2 1

18 NANGOR ST



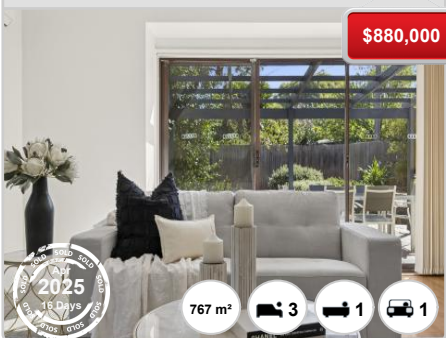
694 m² 3 1 4

3 LARAKIA ST



800 m² 4 1 1

7 TIWI PL

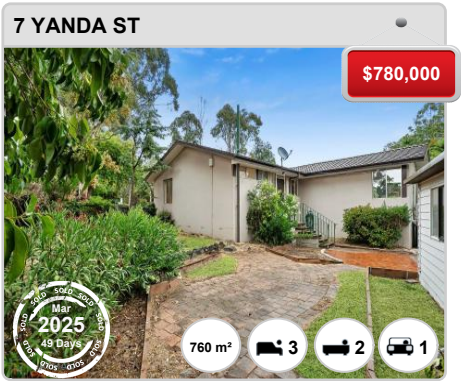


767 m² 3 1 1

18 WORALUL ST



845 m² 3 2 2



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: \$882,500
Current Median Rent: \$670

Based on 28 recorded House sales and 27 House rentals compared over the last 12 months

Number of Rentals

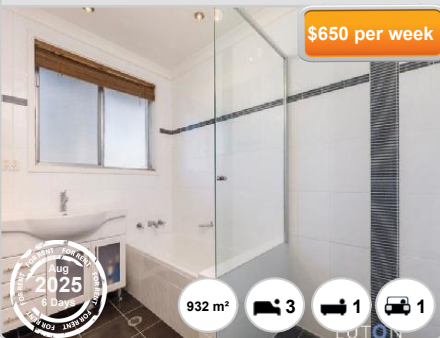
27

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

22 BADIMARA STREET

\$650 per week



932 m²

3

1

1

18 NANGOR STREET

\$750 pw



694 m²

3

1

4

138 BADIMARA STREET

\$464 per week



939 m²

3

1

2

6 Badimara Street

\$630 per week



764 m²

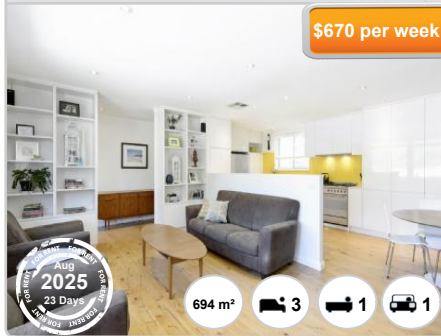
3

1

1

50 Woralul Street

\$670 per week



694 m²

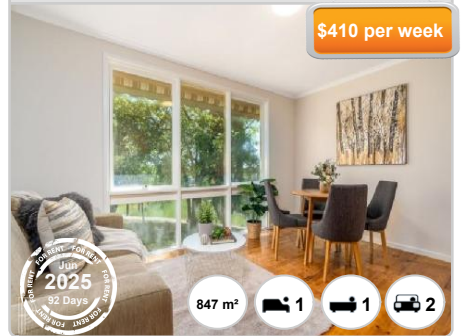
3

1

1

84B NEMARANG CRESCENT

\$410 per week



847 m²

1

1

2