

# Suburb flyover report

NGUNNAWAL (HOUSE)

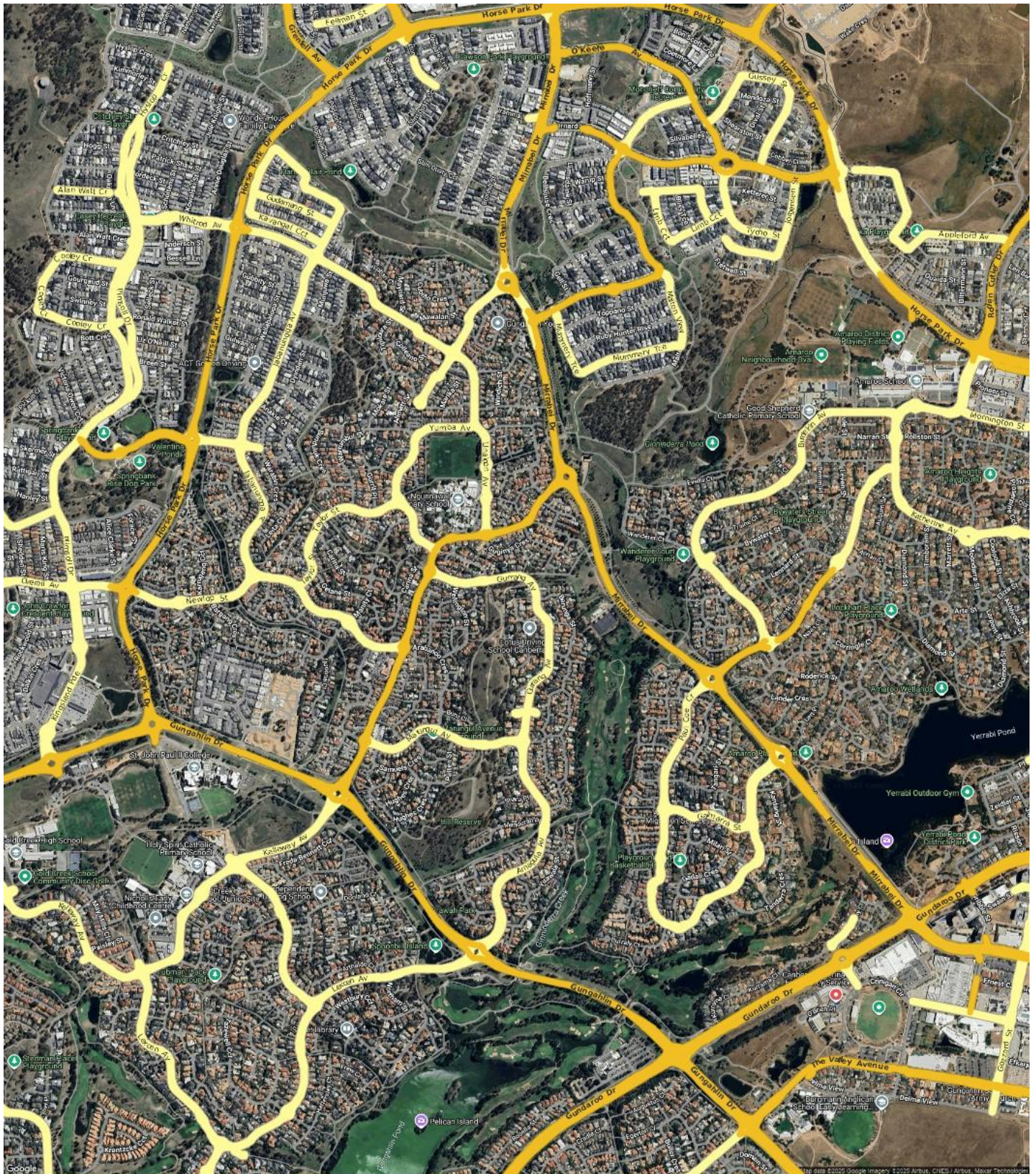
PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

**RayWhite.**





# NGUNNAWAL - Suburb Map



Prepared on 01/10/2025 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	73	\$ 750,000	-6.0 %	\$ 100,000	\$ 1,285,000

Median Sale Price

\$763k

Based on 118 recorded House sales within the last 12 months (Oct '24 - Sep '25)

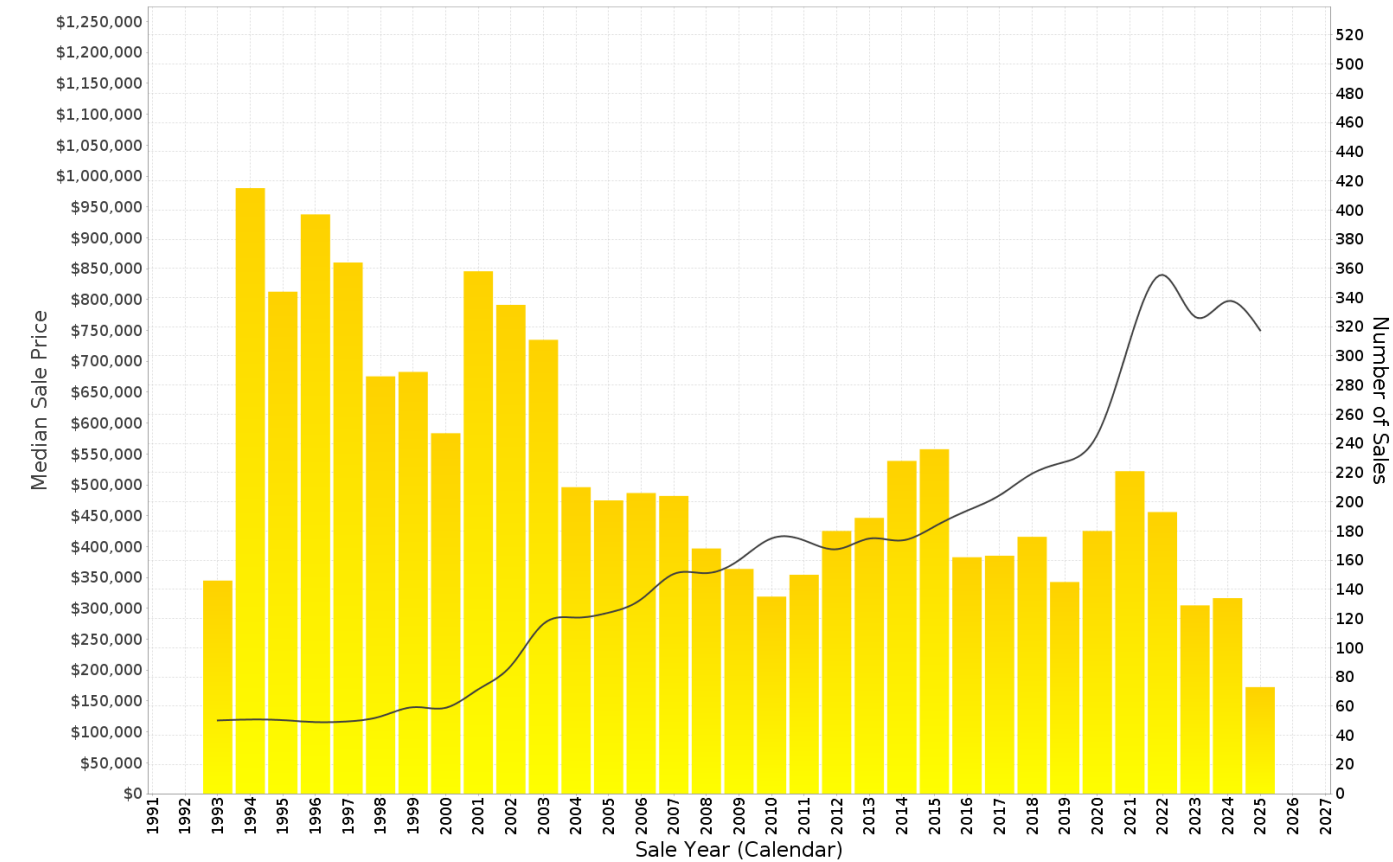
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

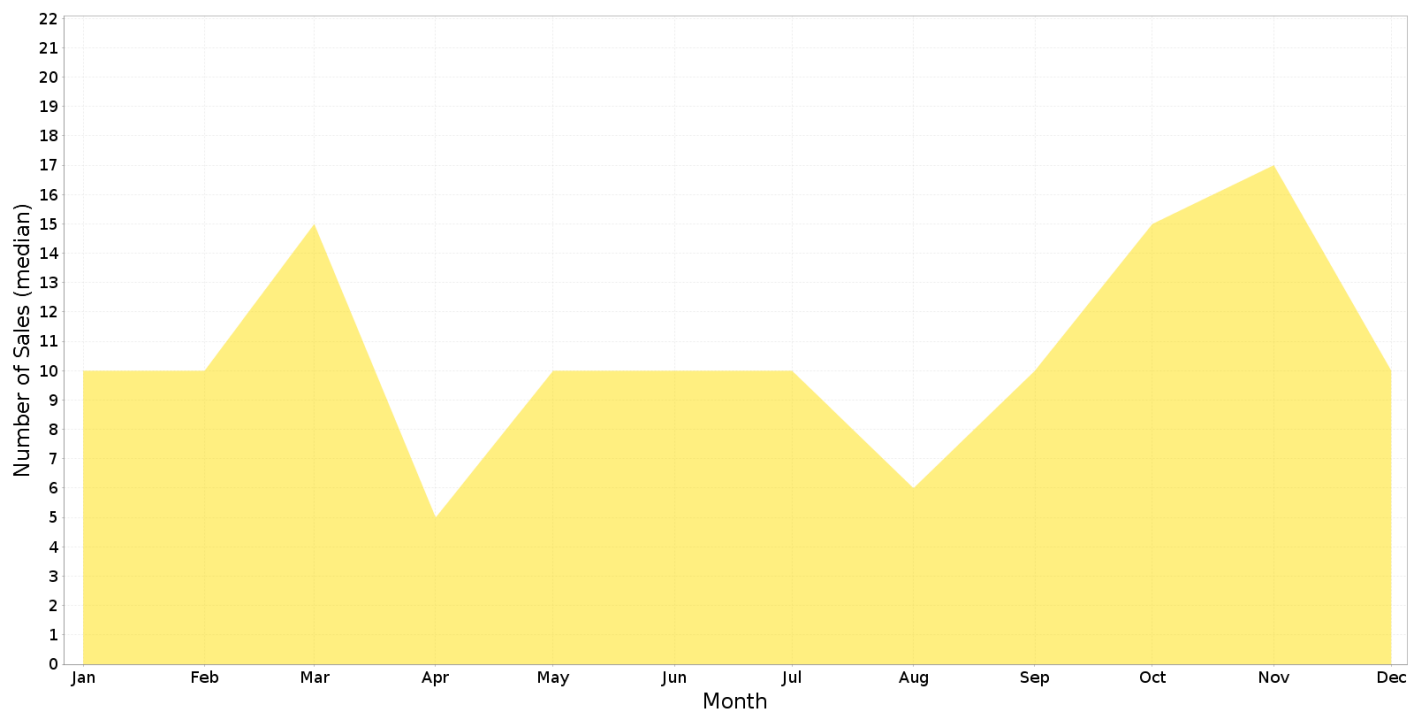
-2.2%

Current Median Price: \$763,000  
Previous Median Price: \$780,000

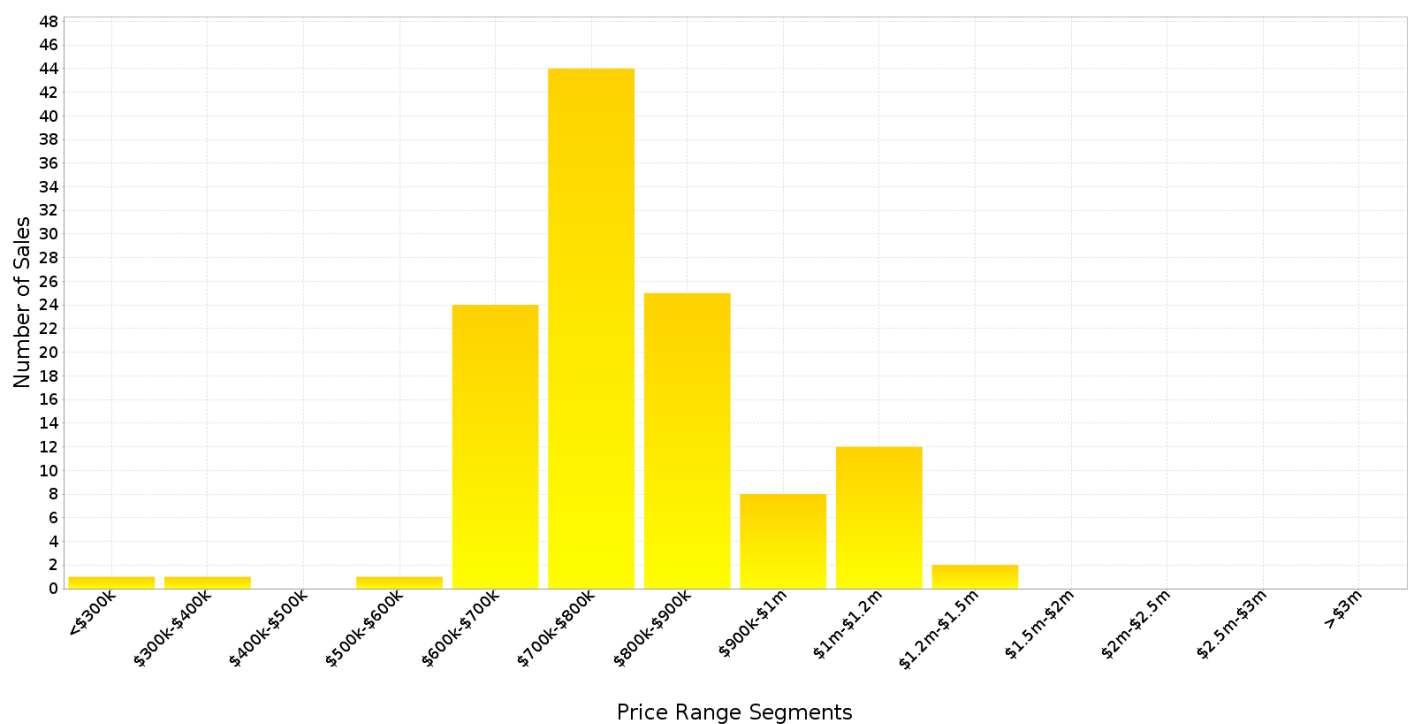
Based on 247 recorded House sales compared over the last two rolling 12 month periods



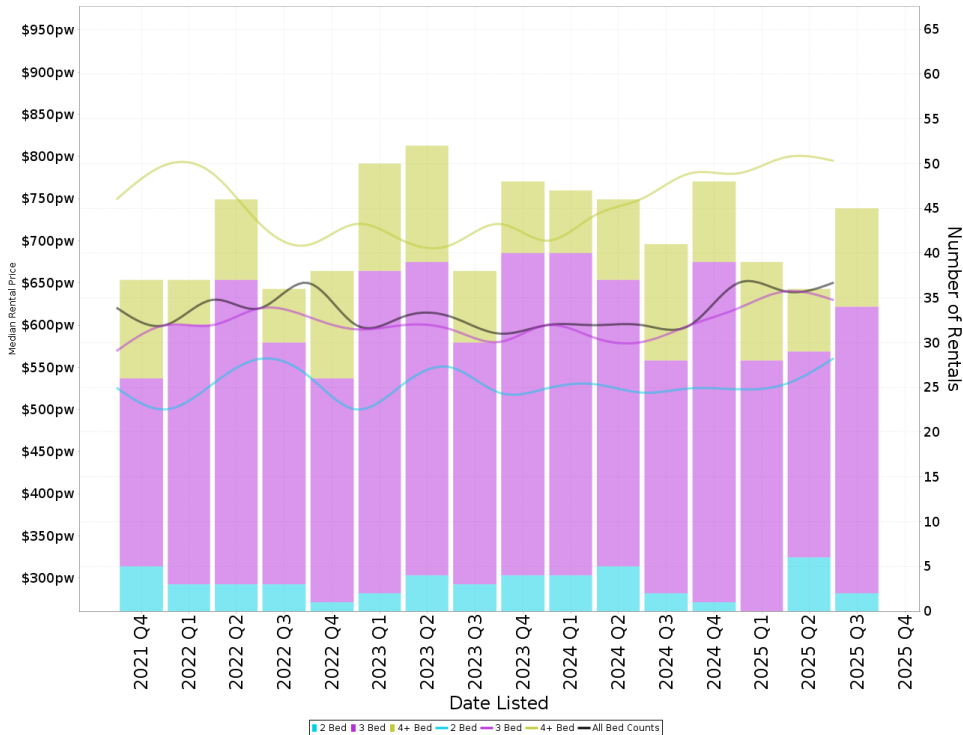
## NGUNNAWAL - Peak Selling Periods (3 years)



## NGUNNAWAL - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-2.2%**

Current Median Price: \$763,000  
Previous Median Price: \$780,000

Based on 247 registered House sales compared over the last two rolling 12 month periods.

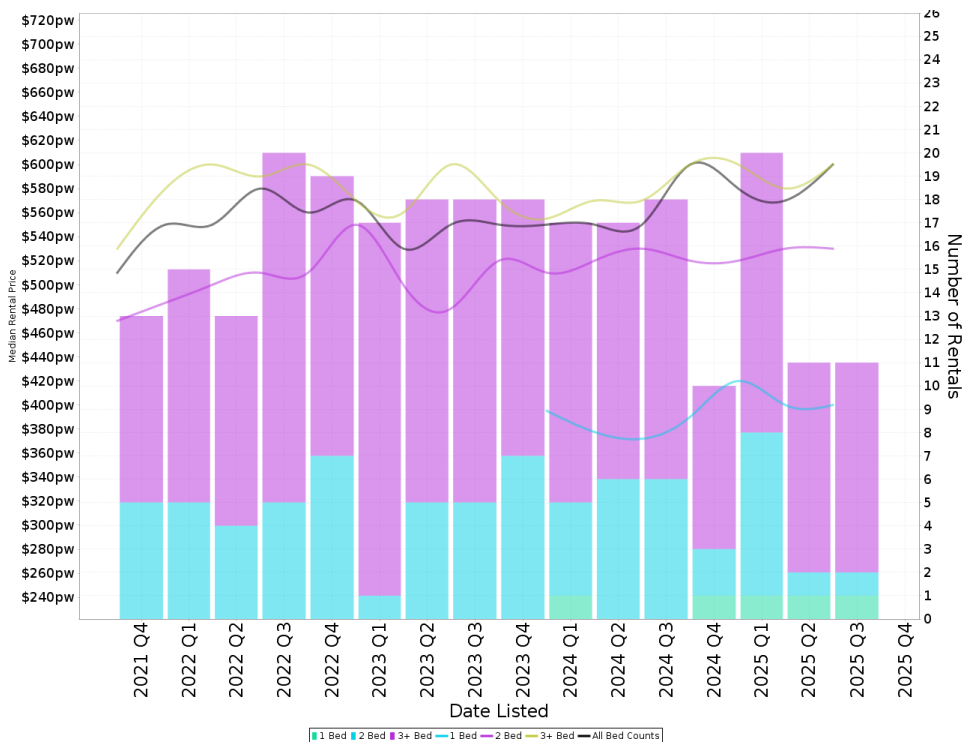
### Suburb Rental Yield

**+4.3%**

Current Median Price: \$763,000  
Current Median Rent: \$630

Based on 168 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**0.0%**

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

Based on 104 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.7%**

Current Median Price: \$640,000  
Current Median Rent: \$580

Based on 52 registered Unit rentals compared over the last 12 months.

# NGUNNAWAL - Recently Sold Properties

Median Sale Price

**\$763k**

Based on 118 recorded House sales within the last 12 months (Oct '24 - Sep '25)

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

Suburb Growth

**-2.2%**

Current Median Price: \$763,000  
Previous Median Price: \$780,000

Based on 247 recorded House sales compared over the last two rolling 12 month periods

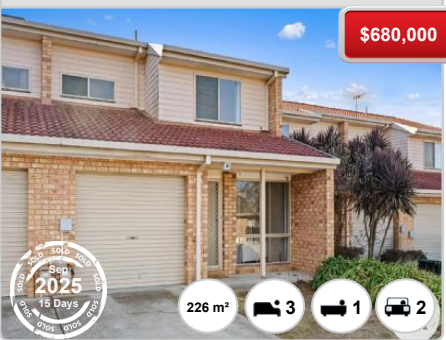
# Sold Properties

**118**

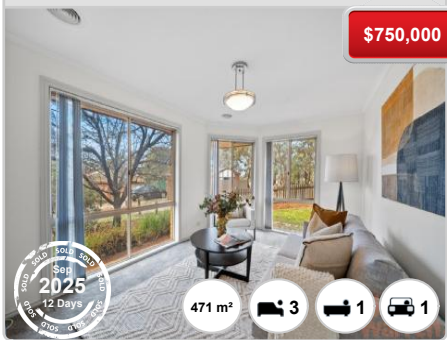
Based on recorded House sales within the 12 months (Oct '24 - Sep '25)

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

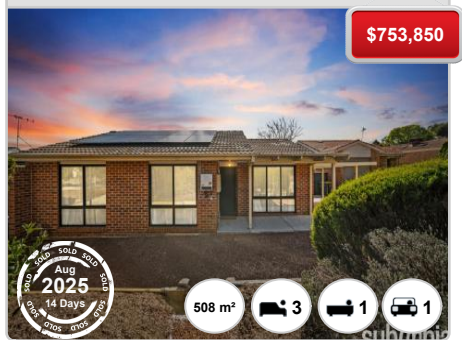
6 YURANIGH CRT



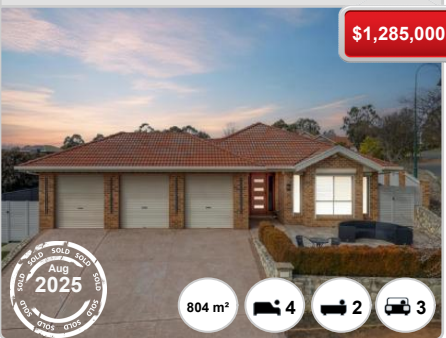
8 YERRABI PL



19 MARUNGUL AVE



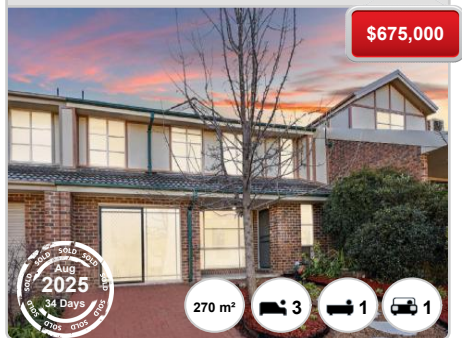
18 TANGARI ST



65 BARGANG CRES



22 GAMBAN SQ



26 MAWALAN ST



30 DEUMONGA CRT



9 HONYONG CRES





16 CUBILLO CRES

\$796,000



361 m<sup>2</sup>



5 KUBBADANG ST

\$905,000



324 m<sup>2</sup>



23 KUBBADANG ST

\$970,000

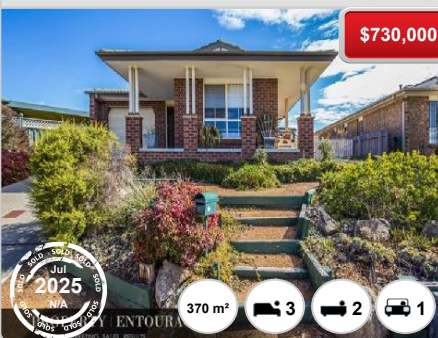


432 m<sup>2</sup>



20 MARIKA ST

\$730,000



370 m<sup>2</sup>



17 LOBAN CRT

\$737,000

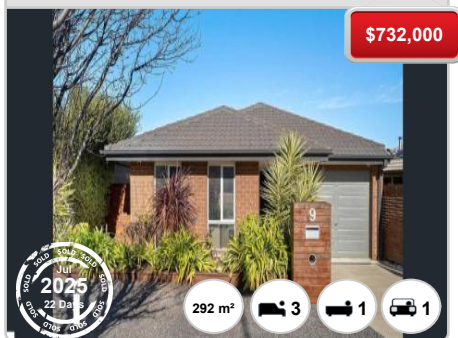


392 m<sup>2</sup>



9 BUNIMA CRES

\$732,000



292 m<sup>2</sup>



15 MUNDANG CRES

\$740,000



412 m<sup>2</sup>



46 KURRAMA CL

\$1,090,000

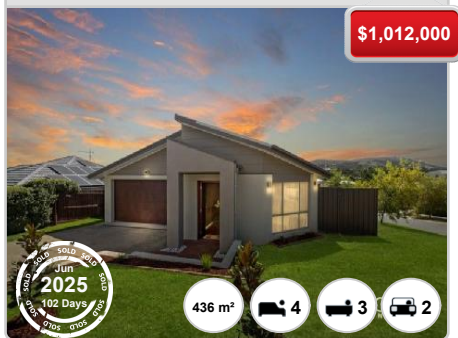


450 m<sup>2</sup>



15 MAIYA ST

\$1,012,000

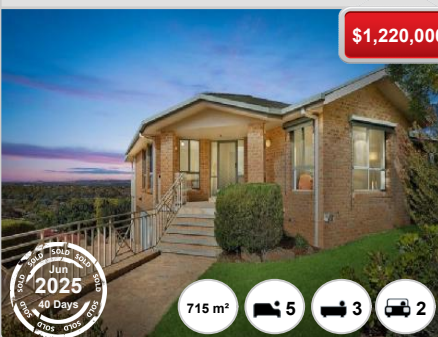


436 m<sup>2</sup>



7 MOKARE ST

\$1,220,000

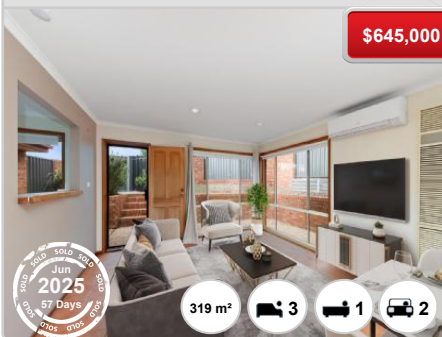


715 m<sup>2</sup>



27 HUGHES CRES

\$645,000



319 m<sup>2</sup>



4 MIAGO CRT

\$710,000



387 m<sup>2</sup>





# NGUNNAWAL - Properties For Rent

## Median Rental Price

# \$630 /w

Based on 168 recorded House rentals within the last 12 months (Oct '24 - Sep '25)

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

## Rental Yield

# +4.3%

Current Median Price: \$763,000  
Current Median Rent: \$630

Based on 118 recorded House sales and 168 House rentals compared over the last 12 months

## Number of Rentals

# 168

Based on recorded House rentals within the last 12 months (Oct '24 - Sep '25)

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

### 34 Gamban Square

\$600 per week

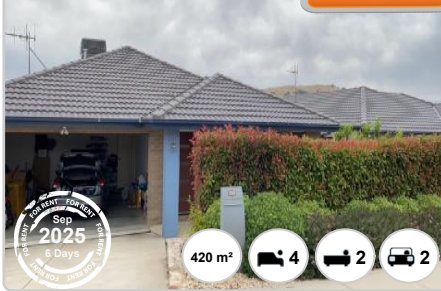


391 m<sup>2</sup>



### 197 Jabanungga Avenue

\$795 per week



420 m<sup>2</sup>



### 44 Taylor Street

\$700 per week



372 m<sup>2</sup>



### 113 BURRUMARRA AVENUE

\$650 Per Week



231 m<sup>2</sup>



### 10 Warabin Crescent

\$780



466 m<sup>2</sup>



### 15 DARAMOOLEN STREET

\$700



455 m<sup>2</sup>



### 8 YARRAWONGA STREET

\$630 per week



344 m<sup>2</sup>



### 53 Bunduluk Crescent

\$820 per week



423 m<sup>2</sup>



### 9 JANDAMARRA STREET

\$600 per week



330 m<sup>2</sup>





32 PATTEN STREET

\$500 Per Week



274 m<sup>2</sup>

