

Suburb flyover report

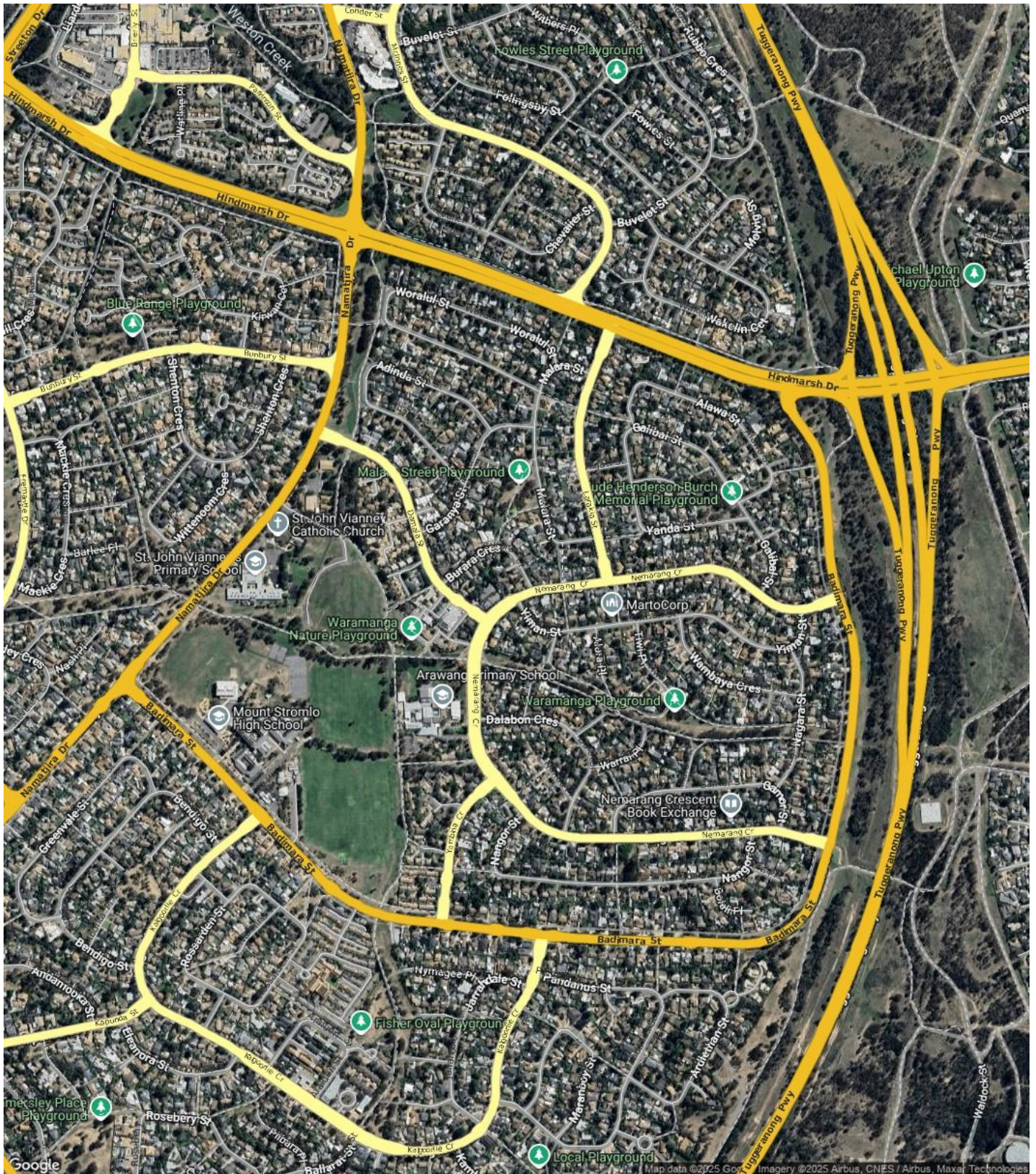
WARAMANGA (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



WARAMANGA - 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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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	18	\$ 879,950	-4.9 %	\$ 641,000	\$ 1,500,000

Median Sale Price

\$882k

Based on 26 recorded House sales within the last 12 months (Oct '24 - Sep '25)

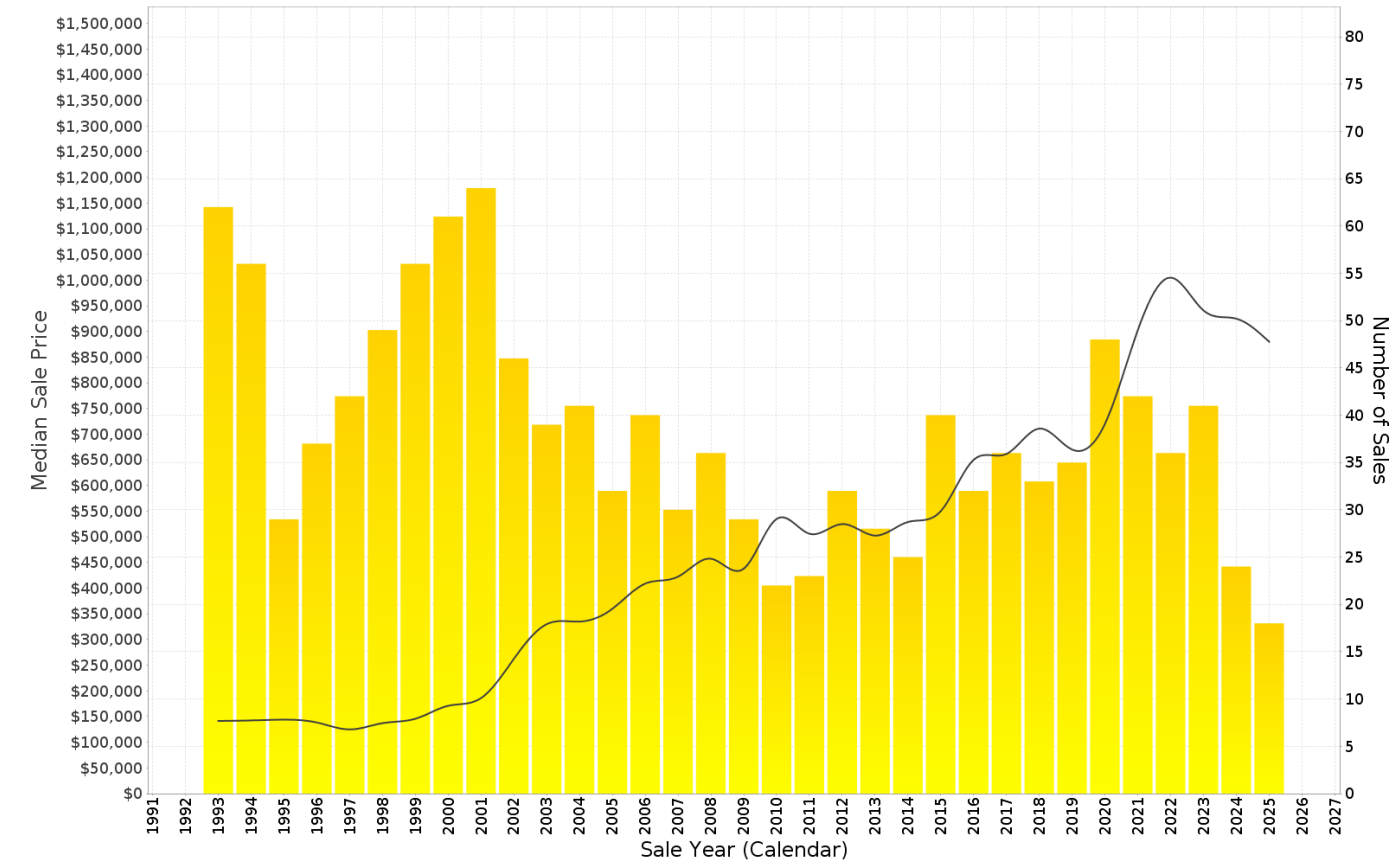
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

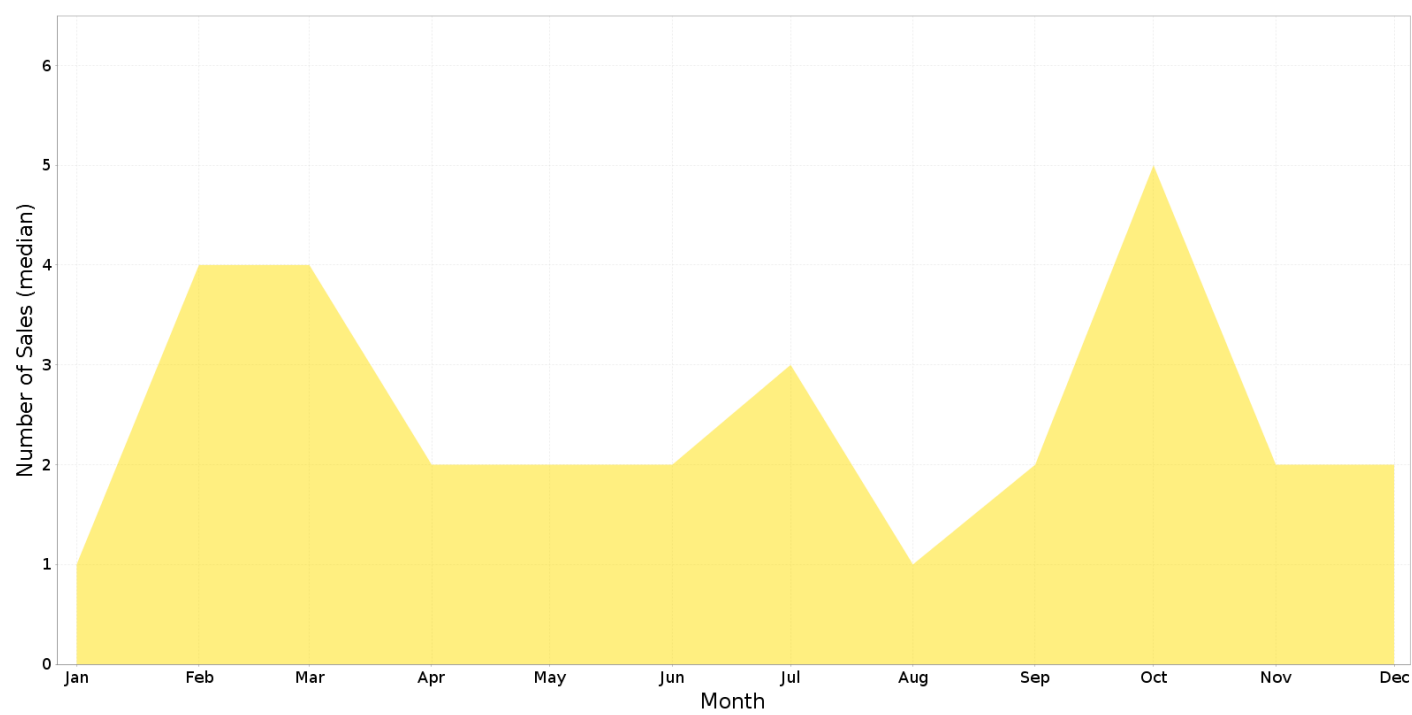
-3.9%

Current Median Price: \$882,500
Previous Median Price: \$918,000

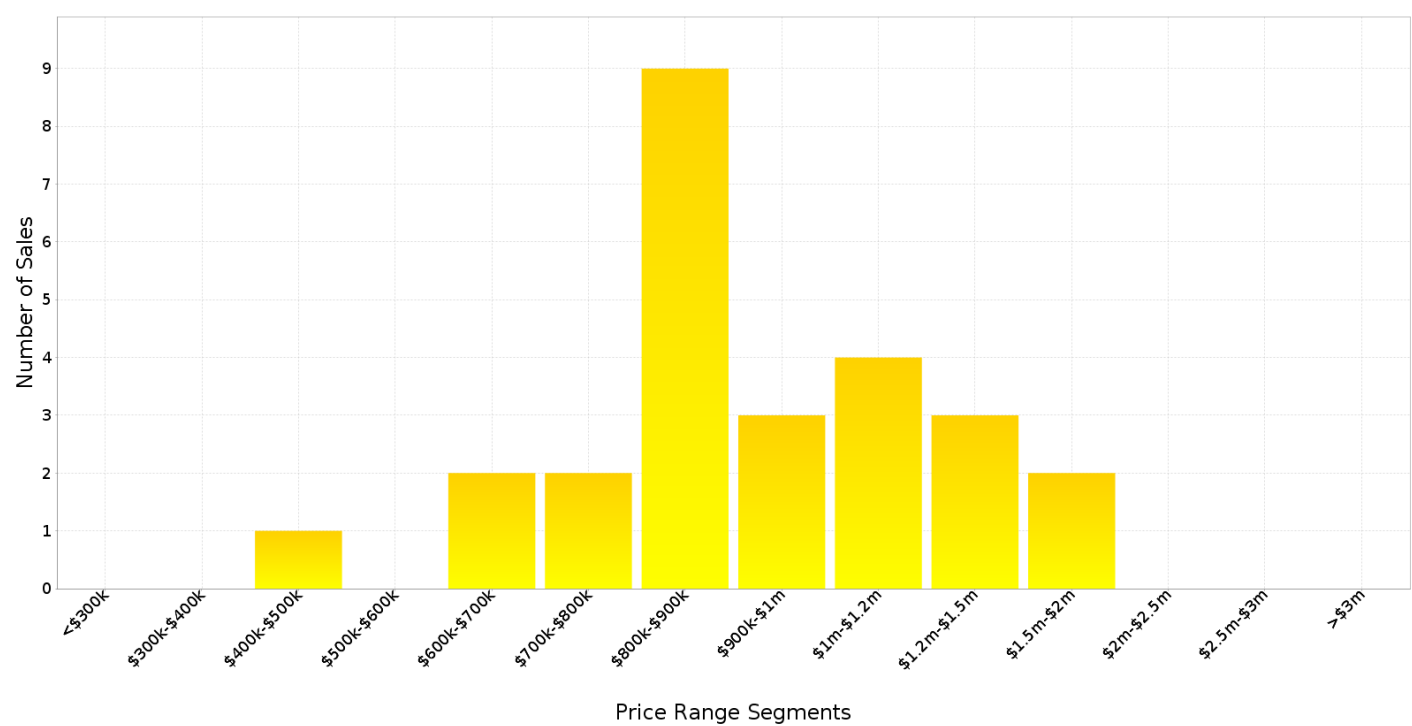
Based on 56 recorded House sales compared over the last two rolling 12 month periods



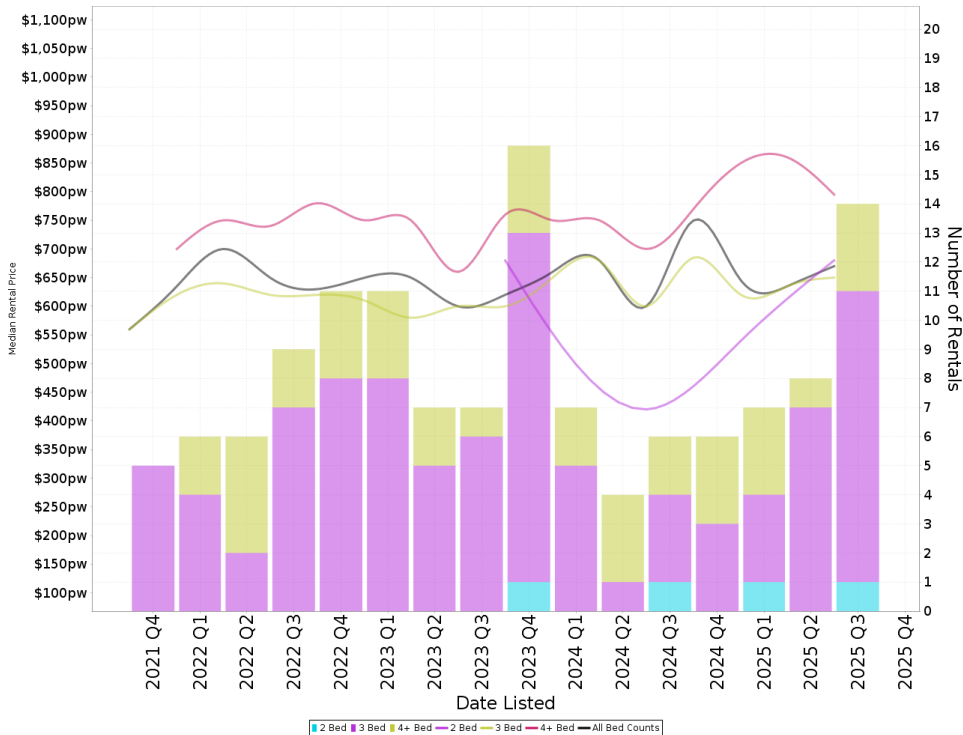
WARAMANGA - Peak Selling Periods (3 years)



WARAMANGA - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-3.9%

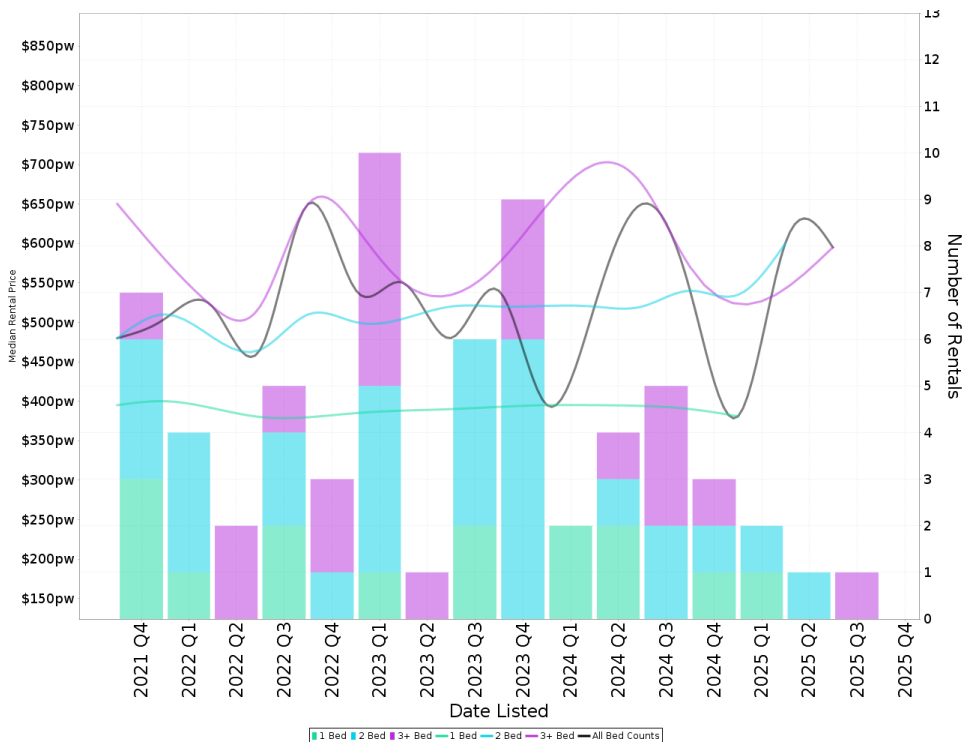
Current Median Price: \$882,500
Previous Median Price: \$918,000
 Based on 56 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.9%

Current Median Price: \$882,500
Current Median Rent: \$670
 Based on 35 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-7.4%

Current Median Price: \$597,500
Previous Median Price: \$645,000
 Based on 15 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.7%

Current Median Price: \$597,500
Current Median Rent: \$540
 Based on 7 registered Unit rentals compared over the last 12 months.

WARAMANGA - Recently Sold Properties

Median Sale Price

\$882k

Based on 26 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

-3.9%

Current Median Price: \$882,500
Previous Median Price: \$918,000

Based on 56 recorded House sales compared over the last two rolling 12 month periods

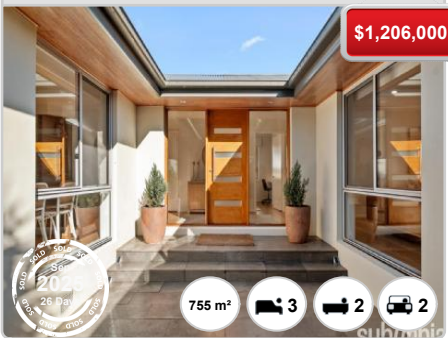
Sold Properties

26

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

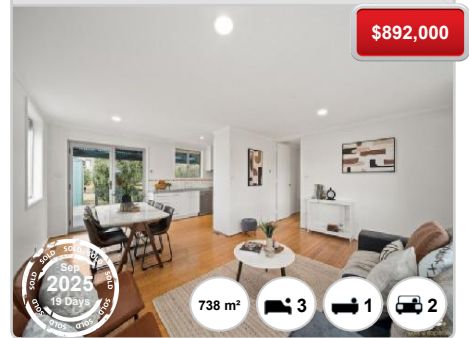
122 NEMARANG CRES



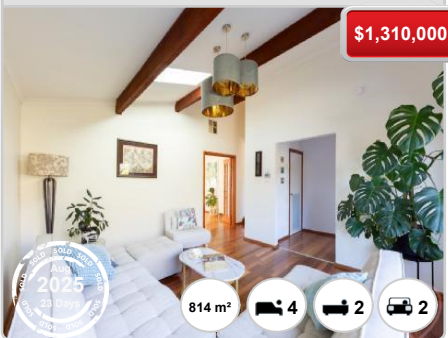
44 YANDA ST



25 YIMAN ST



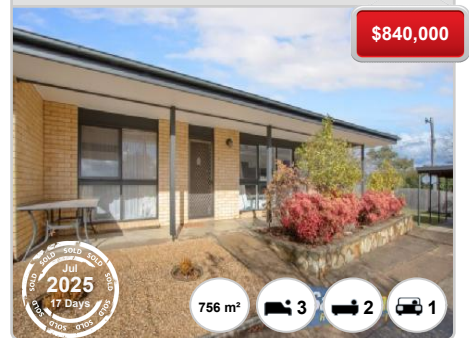
3 MANU PL



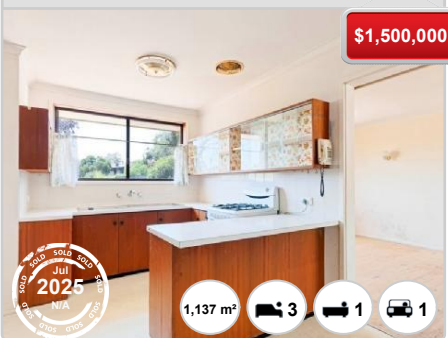
50 BADIMARA ST



4A BADIMARA ST



4 ADINDA ST



4 IORA PL



8 BADIMARA ST



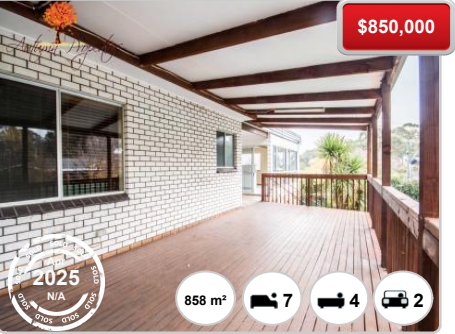
18 NANGOR ST



3 LARAKIA ST



5 YIMAN ST



7 TIWI PL



WARAMANGA - Properties For Rent

Median Rental Price

\$670 /w

Based on 35 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

+3.9%

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

Based on 26 recorded House sales and 35 House rentals compared over the last 12 months

Number of Rentals

35

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

53 Nangor Street



\$800 pw

FOR RENT - FOR RENT - FOR RENT - FOR RENT - FOR RENT -

Sep 2025

6 Days

FOR RENT - FOR RENT - FOR RENT - FOR RENT - FOR RENT -

735 m²

 4

 1

 1

18 NANGOR STREET



\$750 pw

FOR RENT - FOR RENT - FOR RENT - FOR RENT - FOR RENT -

Aug 2025

35 Days

FOR RENT - FOR RENT - FOR RENT - FOR RENT - FOR RENT -

694 m²

 3

 1

 4

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