

Suburb flyover report

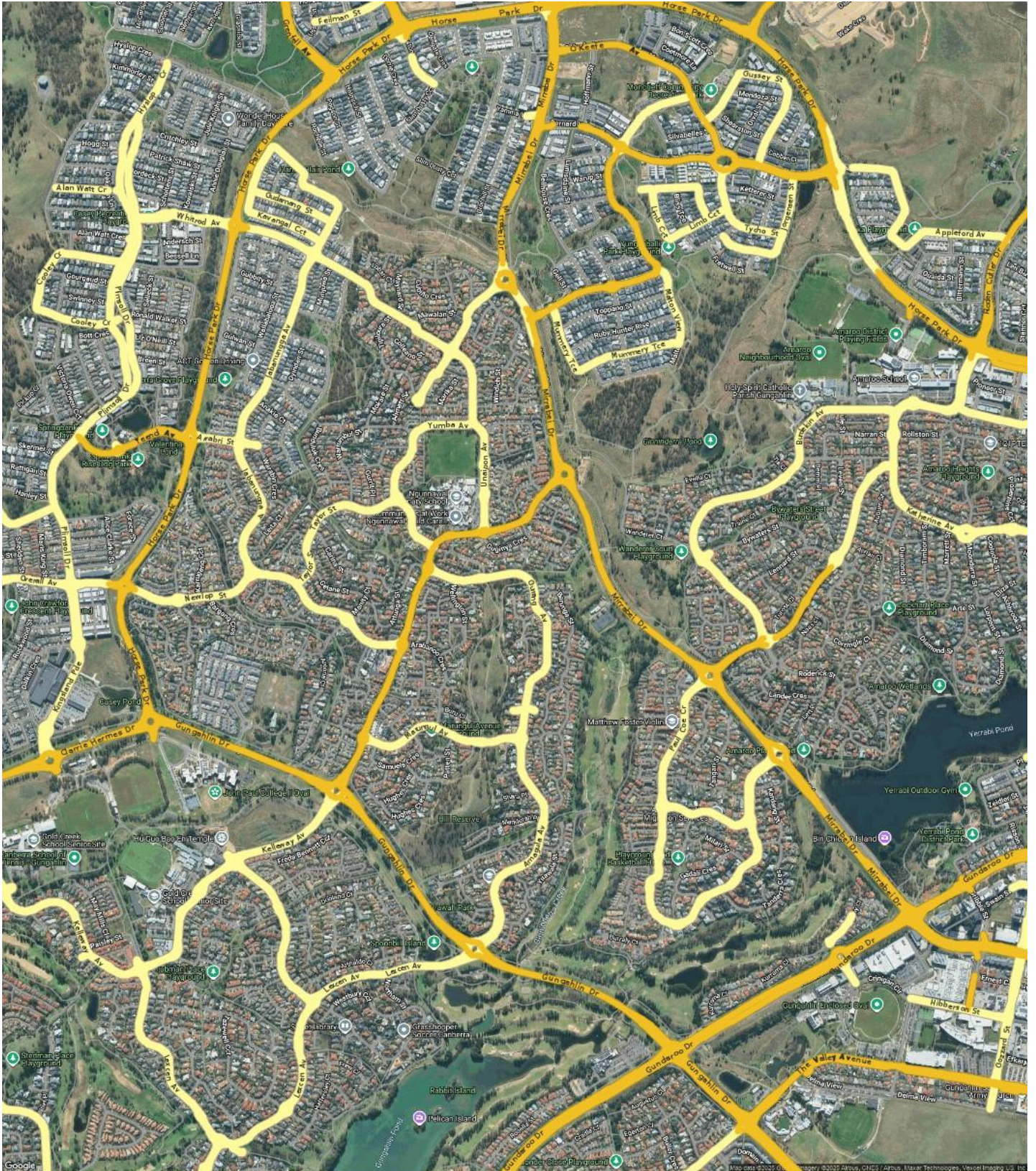
NGUNNAWAL (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



NGUNNAWAL - Suburb Map



Prepared on 05/01/2026 by Customer Care VA , +61 (02) 6173 6300 at Ray White Canberra. © Property Data Solutions Pty Ltd 2026 (pricfinder.com.au)

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NGUNNAWAL - Sales Statistics (Houses)

| Year | # Sales | Median | Growth | Low | High |
|------|---------|------------|--------|------------|--------------|
| 2008 | 168 | \$ 357,000 | 0.0 % | \$ 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 | 227 | \$ 410,000 | -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 | 181 | \$ 582,000 | 8.4 % | \$ 242,500 | \$ 1,390,000 |
| 2021 | 221 | \$ 733,000 | 25.9 % | \$ 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 | 102 | \$ 753,175 | -5.6 % | \$ 100,000 | \$ 1,285,000 |
| 2026 | 0 | | | | |

Median Sale Price

\$753k

Based on 102 recorded House sales within the last 12 months (2025)

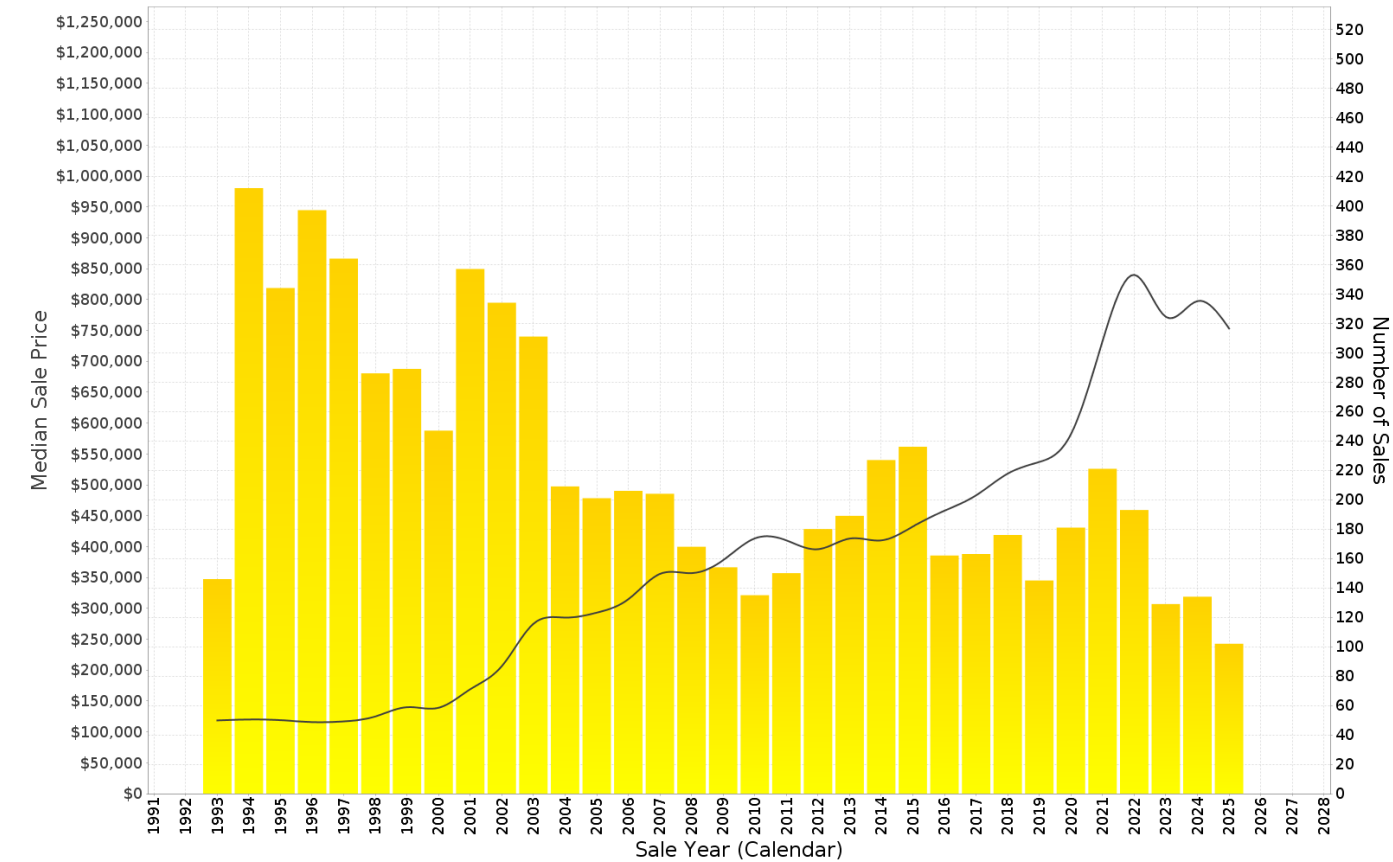
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

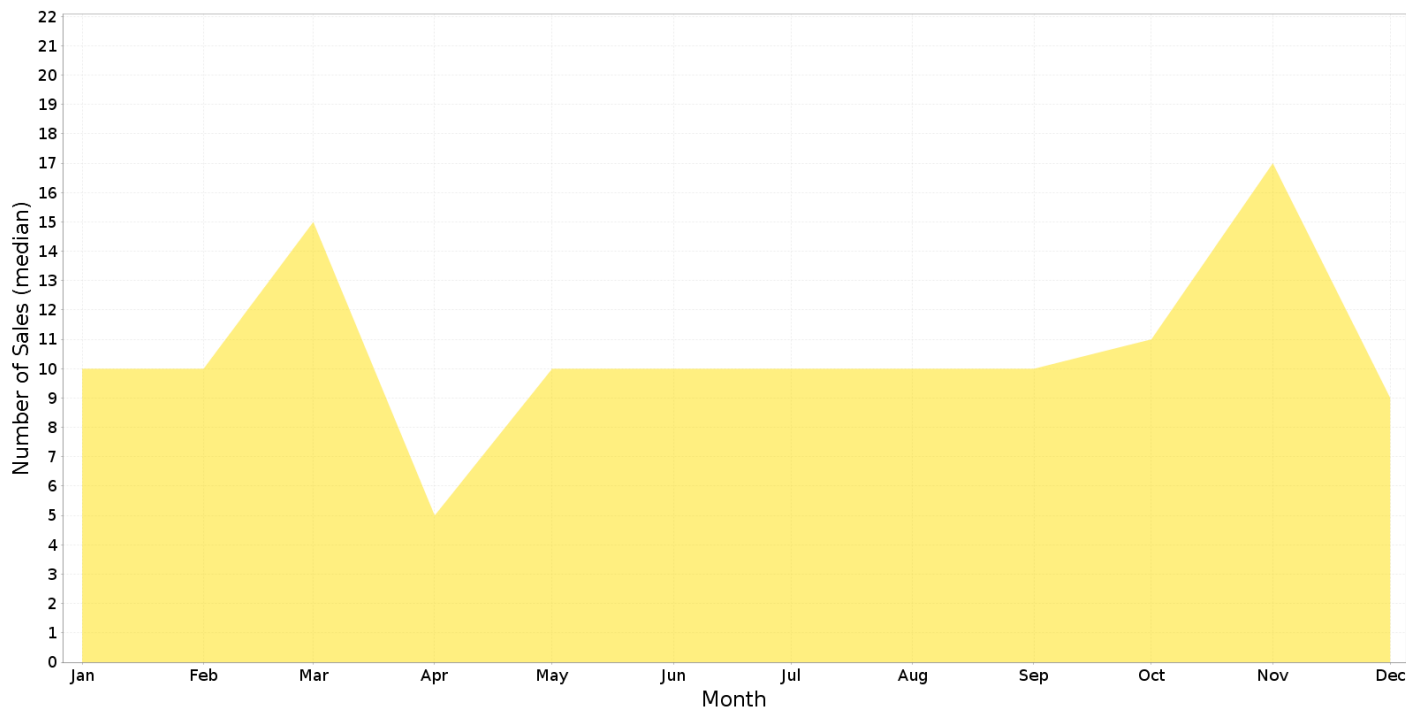
-5.6%

Current Median Price: \$753,175
Previous Median Price: \$797,500

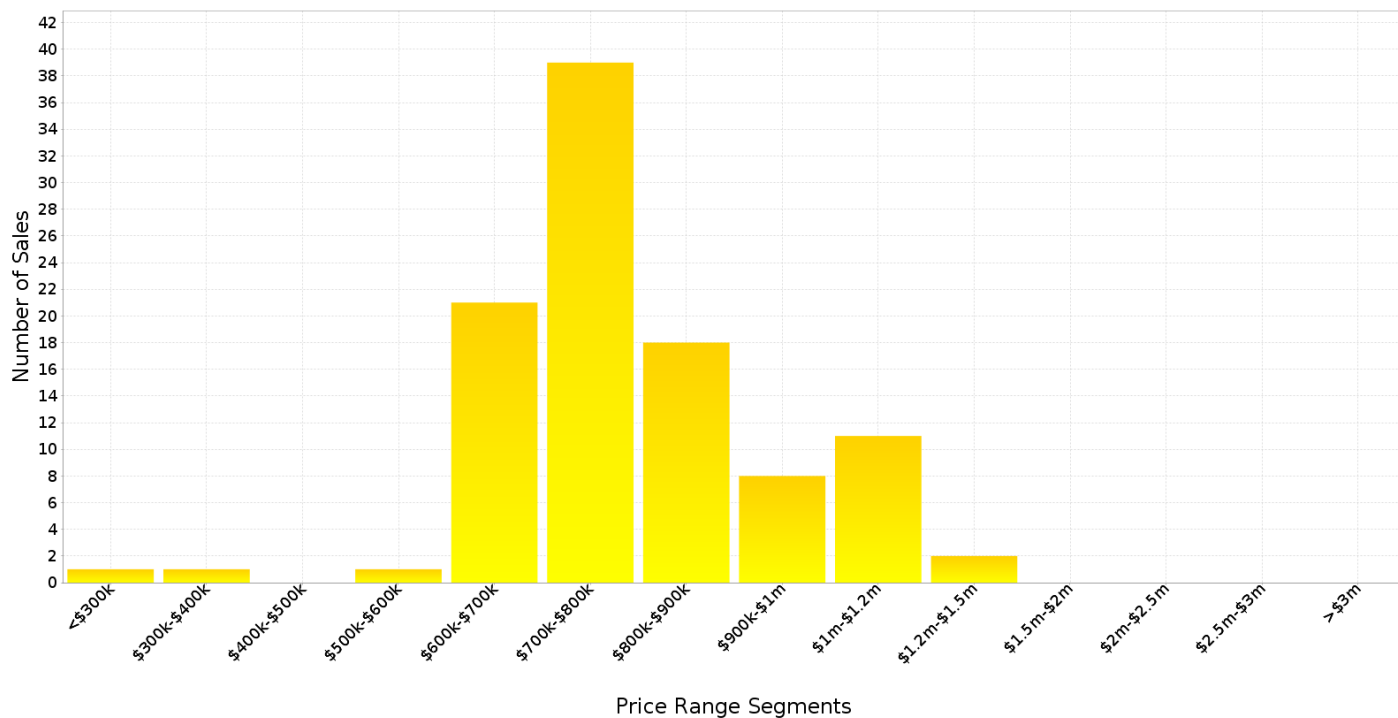
Based on 236 recorded House sales compared over the last two rolling 12 month periods



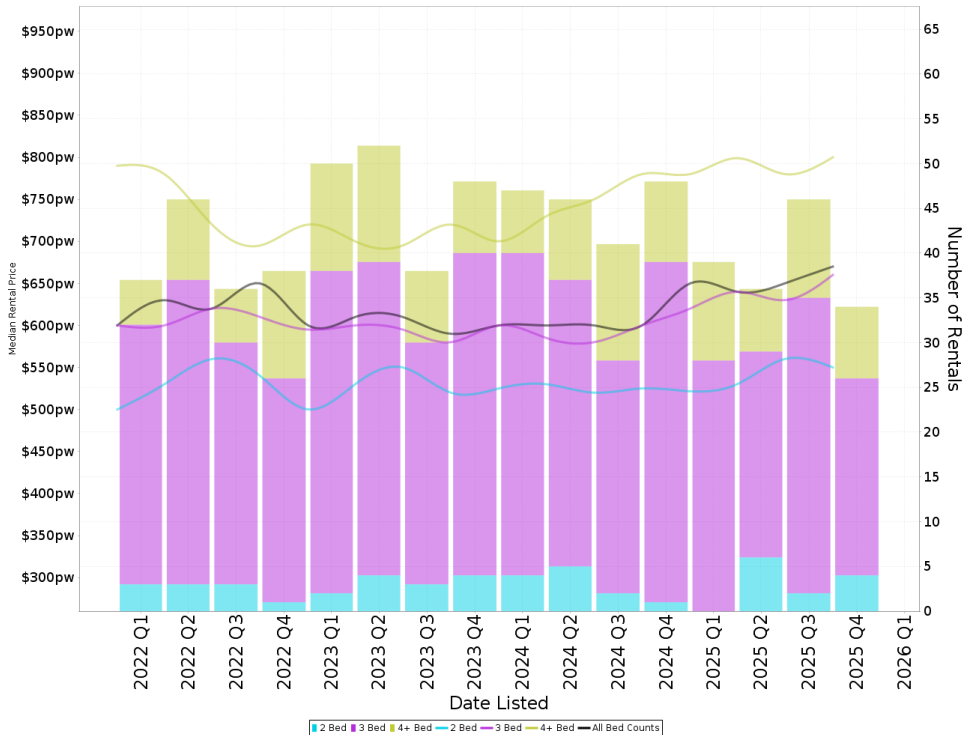
NGUNNAWAL - Peak Selling Periods (3 years)



NGUNNAWAL - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-5.6%

Current Median Price: \$753,175
Previous Median Price: \$797,500

Based on 236 registered House sales compared over the last two rolling 12 month periods.

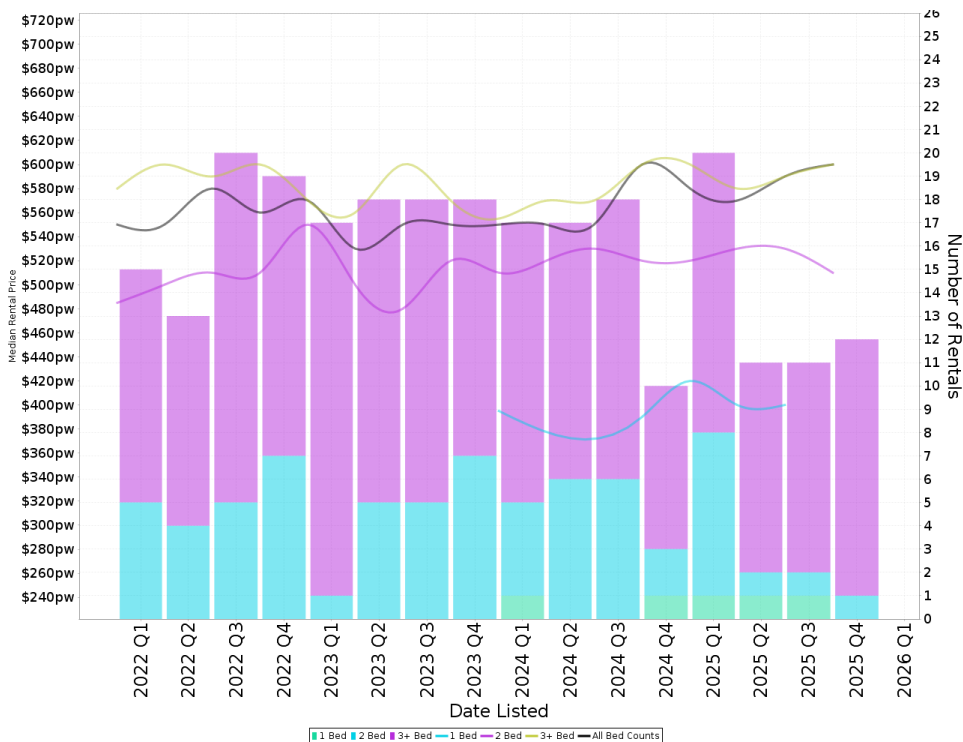
Suburb Rental Yield

+4.5%

Current Median Price: \$753,175
Current Median Rent: \$650

Based on 155 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+2.0%

Current Median Price: \$652,500
Previous Median Price: \$640,000

Based on 99 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.6%

Current Median Price: \$652,500
Current Median Rent: \$580

Based on 54 registered Unit rentals compared over the last 12 months.

NGUNNAWAL - Recently Sold Properties

Median Sale Price

\$753k

Based on 102 recorded House sales within the last 12 months (2025)

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

Suburb Growth

-5.6%

Current Median Price: \$753,175
Previous Median Price: \$797,500

Based on 236 recorded House sales compared over the last two rolling 12 month periods

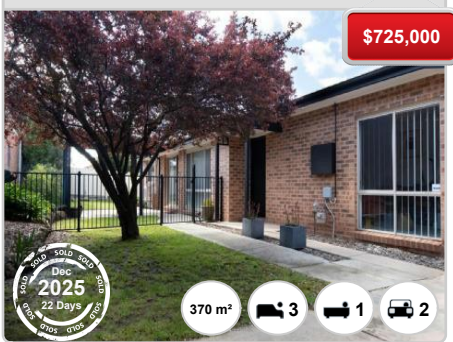
Sold Properties

102

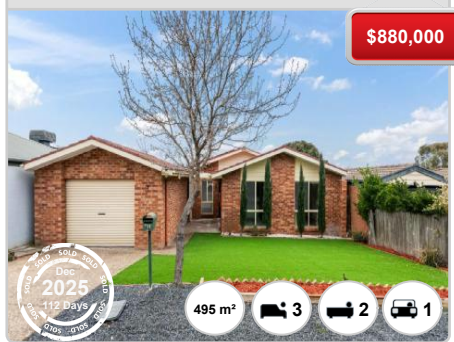
Based on recorded House sales within the 12 months (2025)

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

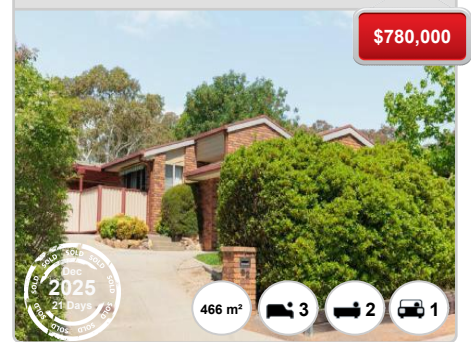
4 KARRUGANG CCT



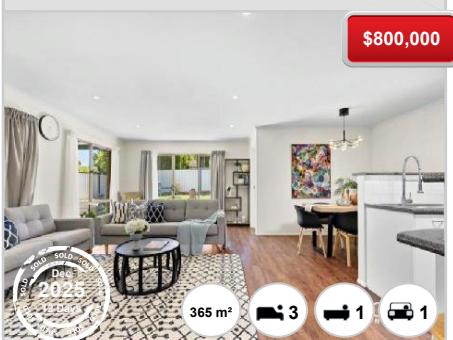
7 DEUMONGA CRT



22 PATTEN ST



10 BURAL CRT



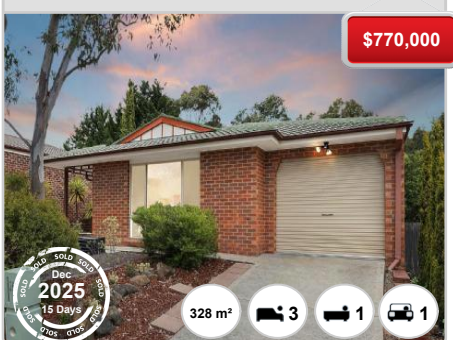
11 BULLALA CRT



35 BURRALY CRT



26 BULLALA CRT



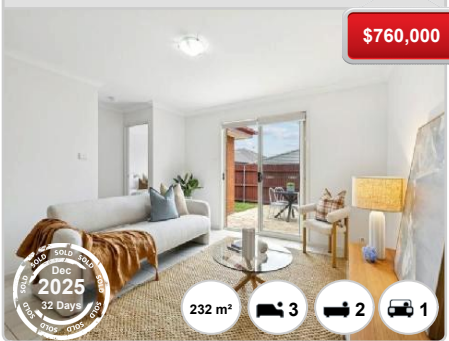
6 BARAK CRT



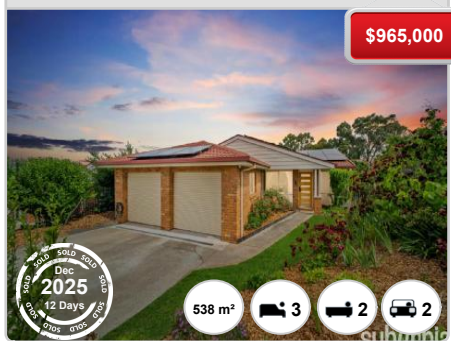
13 BARUNGA ST



18 GUDAMANG ST



51 BUNDULUK CRES



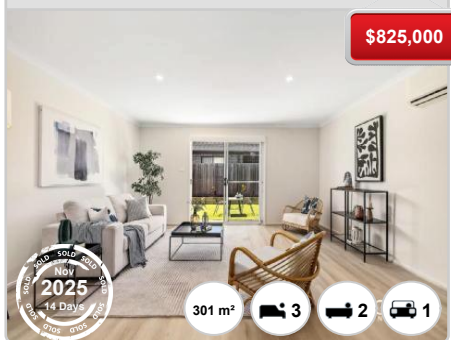
4 COLLEANO ST



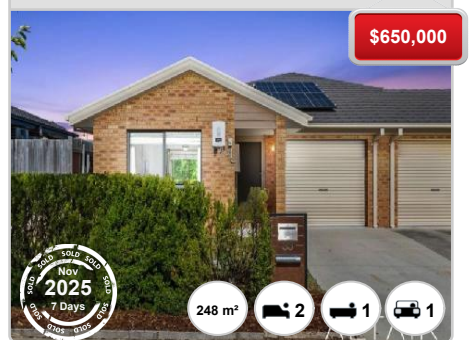
15 WINDRADYNE ST



4 GUBBITY ST



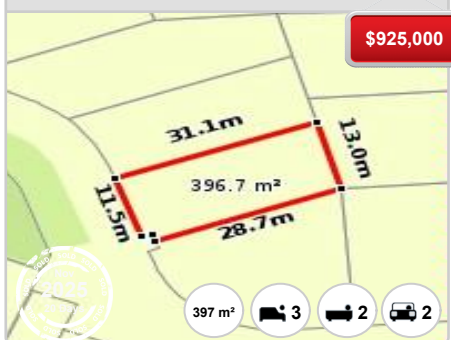
33 DARAMOOLEN ST



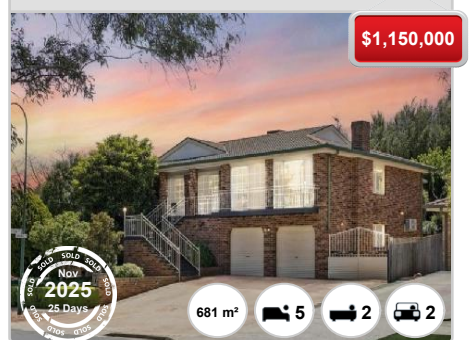
17 PATTEN ST



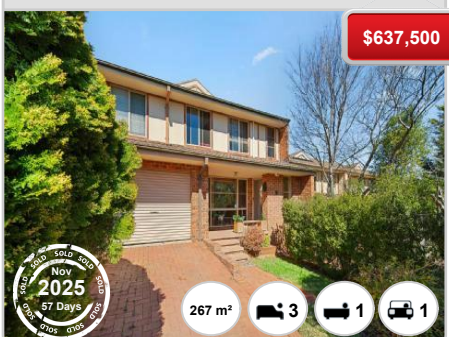
8 GAMBURRA ST



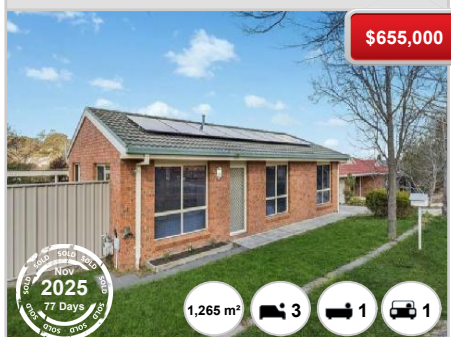
39 MARUNGUL AVE



48 GAMBAN SQ



7B ATTUNGA ST



22 YARRAWONGA ST



NGUNNAWAL - Properties For Rent

Median Rental Price

\$650 /w

Based on 155 recorded House rentals within the last 12 months (2025)

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

Rental Yield

+4.5%

Current Median Price: \$753,175
Current Median Rent: \$650

Based on 102 recorded House sales and 155 House rentals compared over the last 12 months


Number of Rentals

155

Based on recorded House rentals within the last 12 months (2025)

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

115 JABANUNGA AVENUE



\$820 per week

FOR RENT

Nov 2025

24 Days

FOR RENT

622 m²

4

2

2

10 MUNJUWA STREET



\$800 per week

FOR RENT

Nov 2025

38 Days

FOR RENT

451 m²

4

2

2

18 UNAIPON AVENUE



\$570 per week

FOR RENT

Nov 2025

52 Days

FOR RENT

453 m²

3

1

1

18 Unaipon Ave



\$570 per week

FOR RENT

Nov 2025

52 Days

FOR RENT

453 m²

3

1

1

133 Jabanungga Avenue



\$620 per week

FOR RENT

Oct 2025

31 Days

FOR RENT

341 m²

3

2

1