

RayWhite.

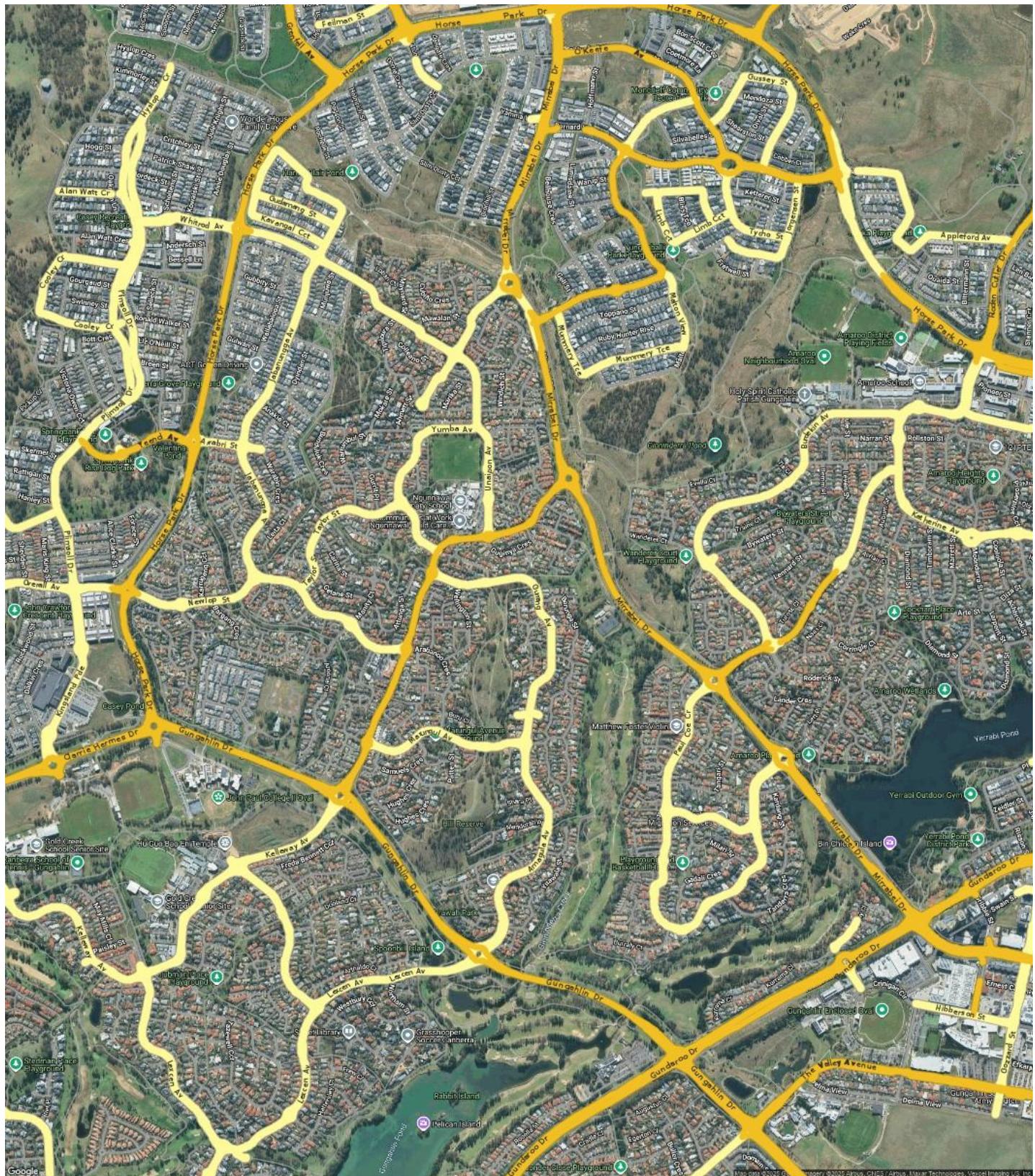
Suburb flyover report

NGUNNAWAL (HOUSE)

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NGUNNAWAL - Suburb Map



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)

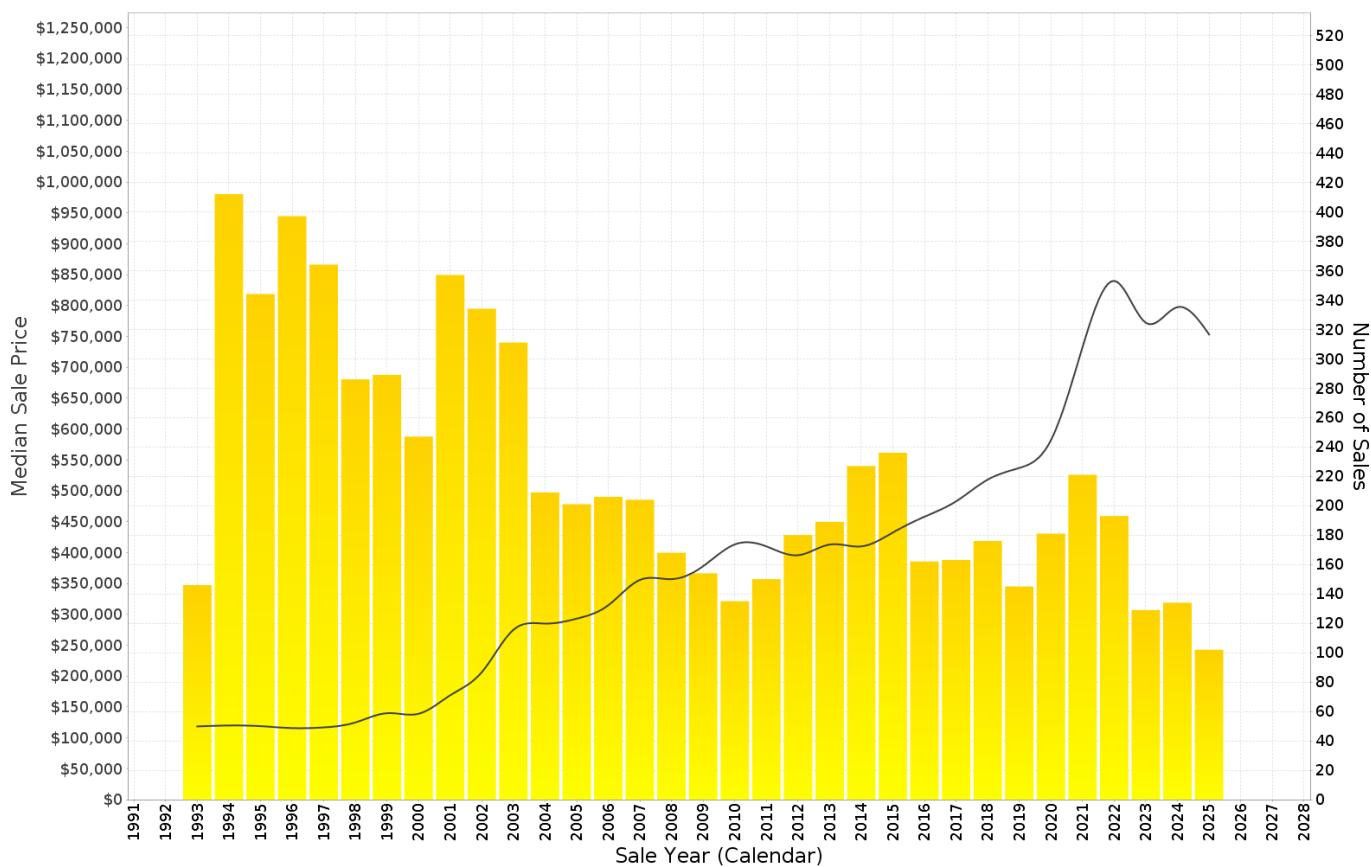
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

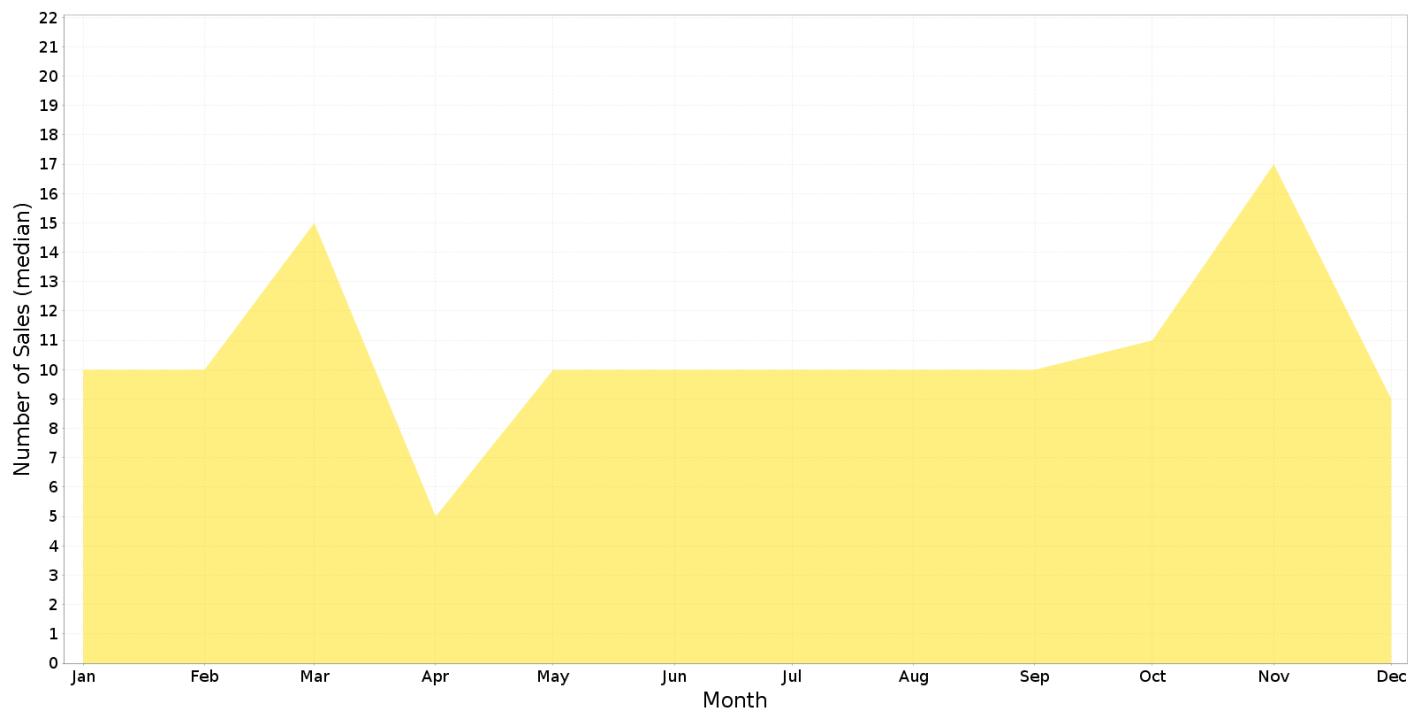
-5.6%

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

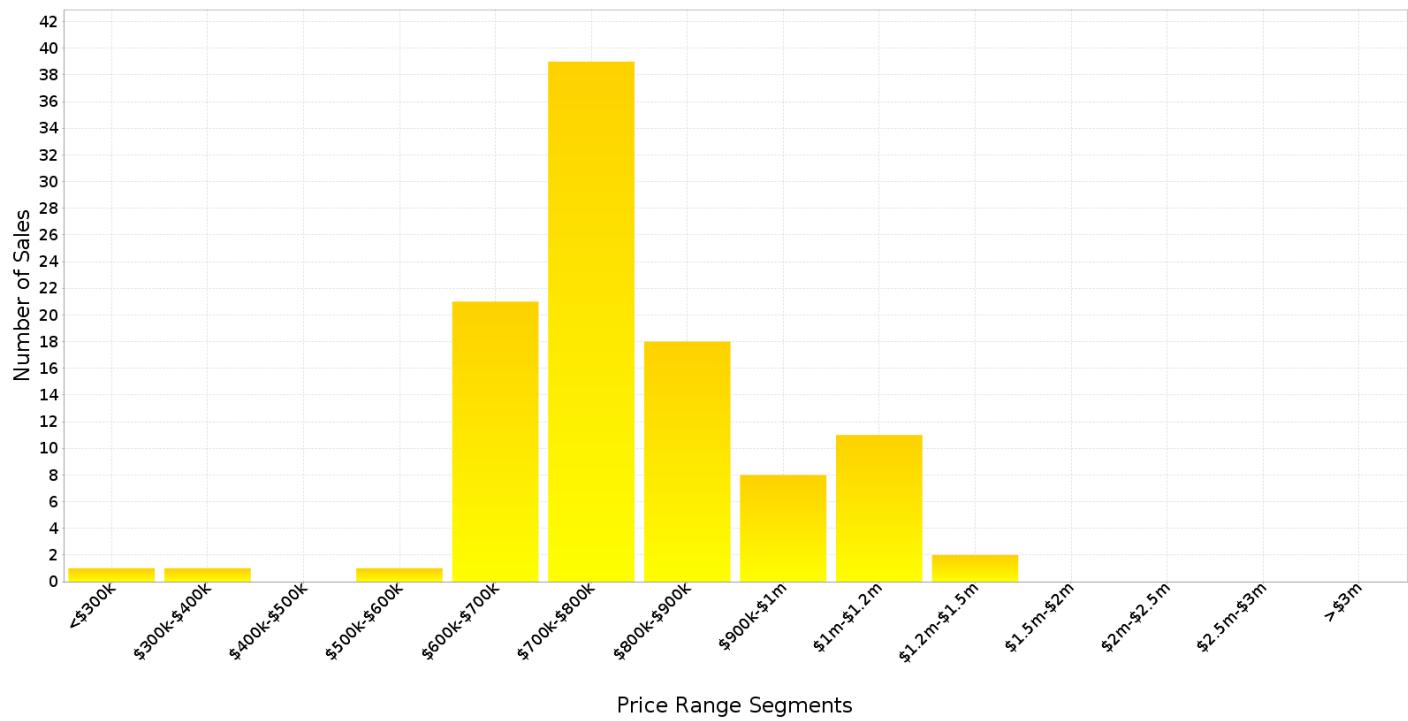
Based on 236 recorded House sales compared over the last two rolling 12 month periods



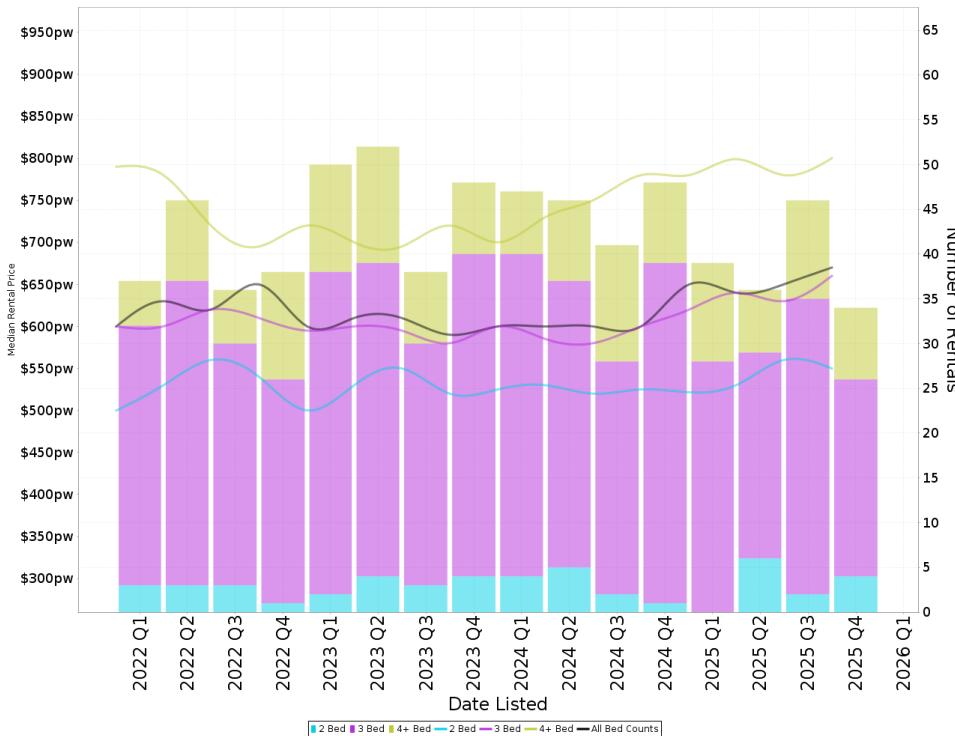
NGUNNAWAL - Peak Selling Periods (3 years)



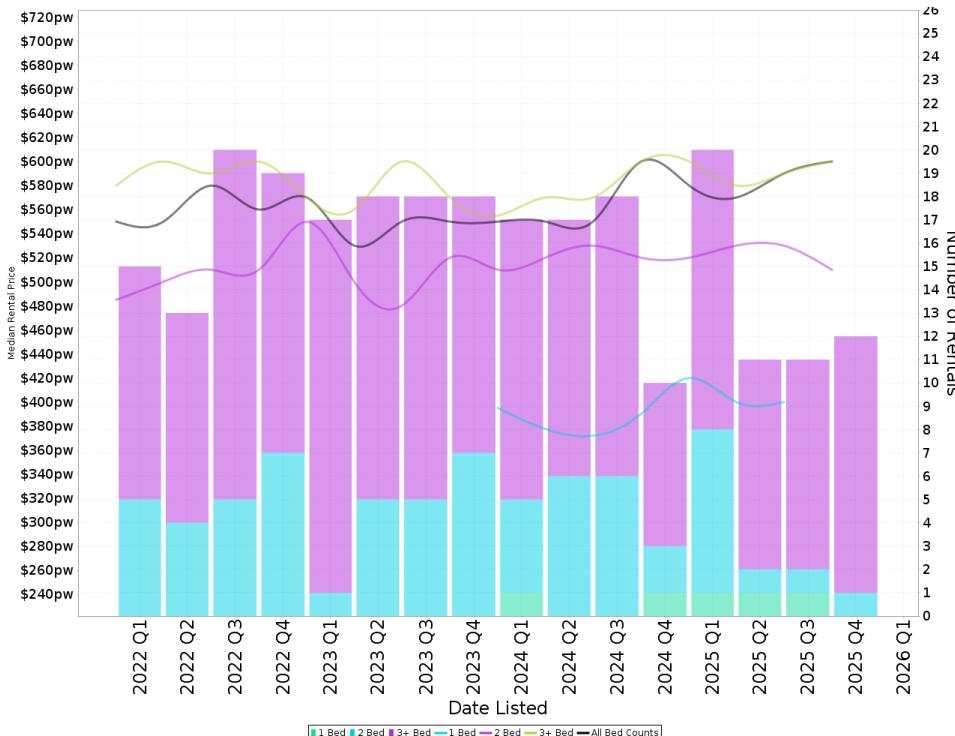
NGUNNAWAL - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Median Weekly Rents (Units)



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



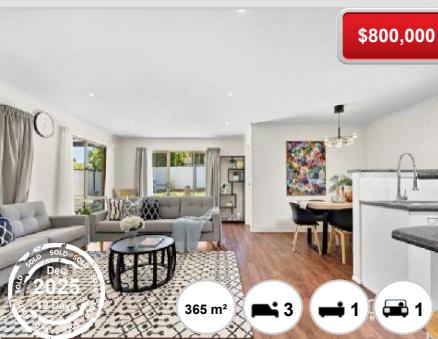
7 DEUMONGA CRT



22 PATTEN ST



10 BURAL CRT



11 BULLALA CRT



35 BURRALY CRT



26 BULLALA CRT



6 BARAK CRT



13 BARUNGA ST



18 GUDAMANG ST



\$760,000

32 Days

Dec 2025

32 m² 3 2 1

51 BUNDULUK CRES



\$965,000

12 Days

Dec 2025

538 m² 3 2 2

4 COLLEANO ST



\$1,000,000

8 Days

Now 2025

654 m² 3 2 3

15 WINDRADYNE ST



\$750,000

13 Days

Nov 2025

334 m² 3 1 1

4 GUBBITY ST



\$825,000

14 Days

Nov 2025

301 m² 3 2 1

33 DARAMOOLEN ST



\$650,000

7 Days

Nov 2025

248 m² 2 1 1

17 PATTEN ST



\$735,000

95 Days

Nov 2025

376 m² 3 1 1

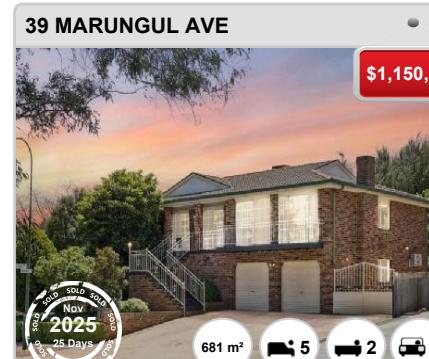
8 GAMBURRA ST



\$925,000

397 m² 3 2 2

39 MARUNGUL AVE



\$1,150,000

25 Days

Nov 2025

681 m² 5 2 2

48 GAMBAN SQ



\$637,500

57 Days

Nov 2025

267 m² 3 1 1

7B ATTUNGA ST



\$655,000

77 Days

Nov 2025

1,265 m² 3 1 1

22 YARRAWONGA ST



\$801,000

9 Days

Nov 2025

386 m² 3 1 1

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 JABANUNGGA AVENUE

\$820 per week



10 MUNJUWA STREET

\$800 per week



18 UNAIPON AVENUE

\$570 per week



18 Unaipon Ave

\$570 per week



133 Jabanungga Avenue

\$620 per week

