

RayWhite.

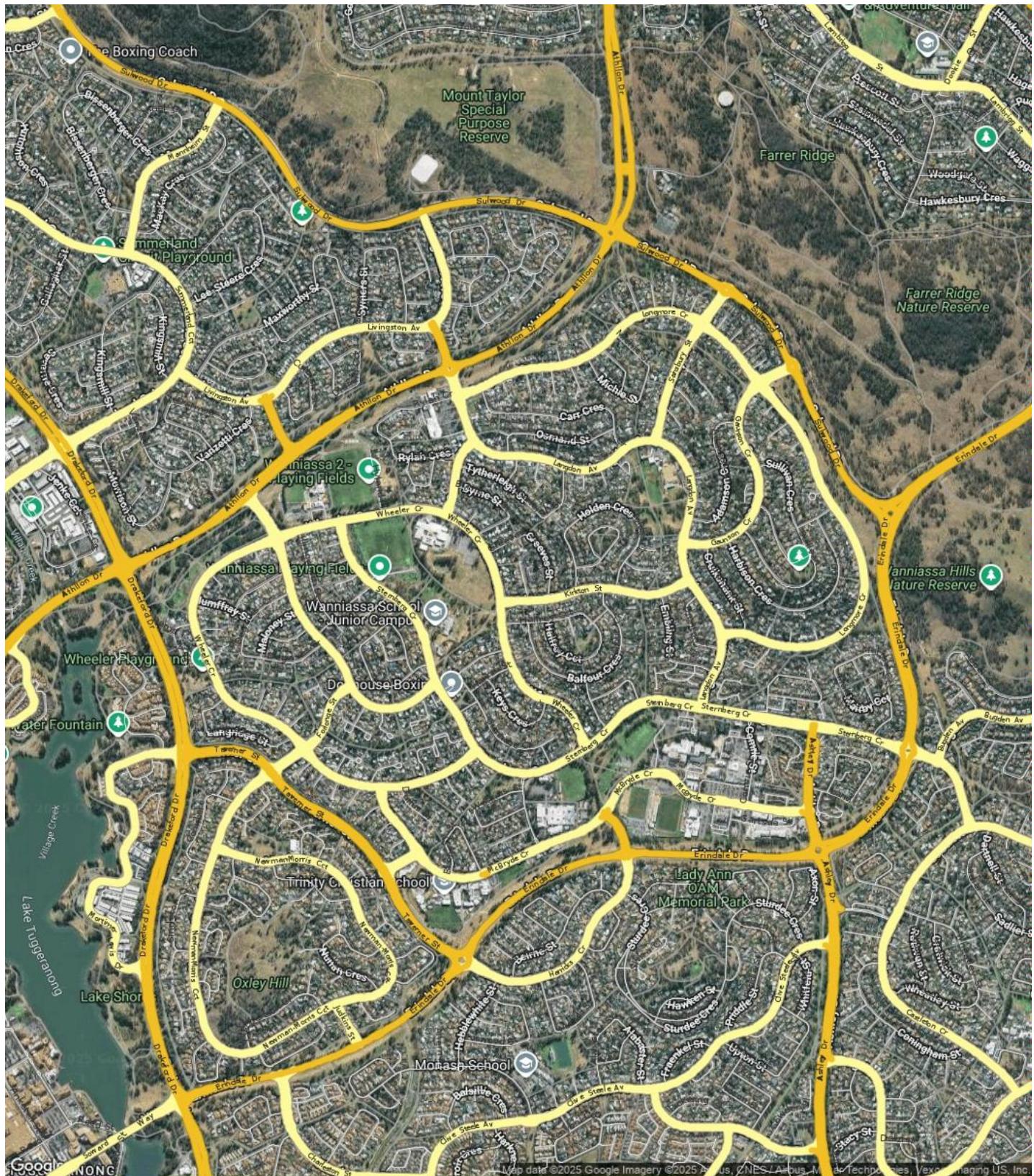
Suburb flyover report

WANNIASSA (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA



WANNIASSA - Suburb Map



WANNIASSA - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	90	\$ 419,475	0.0 %	\$ 123,333	\$ 665,000
2009	125	\$ 431,000	2.7 %	\$ 40,000	\$ 705,000
2010	77	\$ 475,000	10.2 %	\$ 350,000	\$ 865,000
2011	67	\$ 489,950	3.1 %	\$ 217,500	\$ 780,000
2012	91	\$ 477,000	-2.6 %	\$ 60,000	\$ 763,000
2013	88	\$ 477,500	0.1 %	\$ 60,000	\$ 780,000
2014	101	\$ 499,000	4.5 %	\$ 180,000	\$ 980,000
2015	104	\$ 510,500	2.3 %	\$ 184,000	\$ 950,000
2016	109	\$ 530,000	3.8 %	\$ 185,000	\$ 837,000
2017	102	\$ 581,750	9.8 %	\$ 260,000	\$ 960,000
2018	103	\$ 580,000	-0.3 %	\$ 5,800	\$ 926,000
2019	114	\$ 591,000	1.9 %	\$ 390,010	\$ 930,000
2020	102	\$ 637,500	7.9 %	\$ 50,000	\$ 1,020,000
2021	123	\$ 851,500	33.6 %	\$ 171,000	\$ 1,590,000
2022	101	\$ 920,000	8.0 %	\$ 350,000	\$ 1,630,000
2023	79	\$ 858,000	-6.7 %	\$ 425,000	\$ 1,706,500
2024	84	\$ 852,738	-0.6 %	\$ 537,000	\$ 1,390,000
2025	81	\$ 880,000	3.2 %	\$ 400,000	\$ 1,600,000
2026	0				

Median Sale Price

\$880k

Based on 81 recorded House sales within the last 12 months (2025)

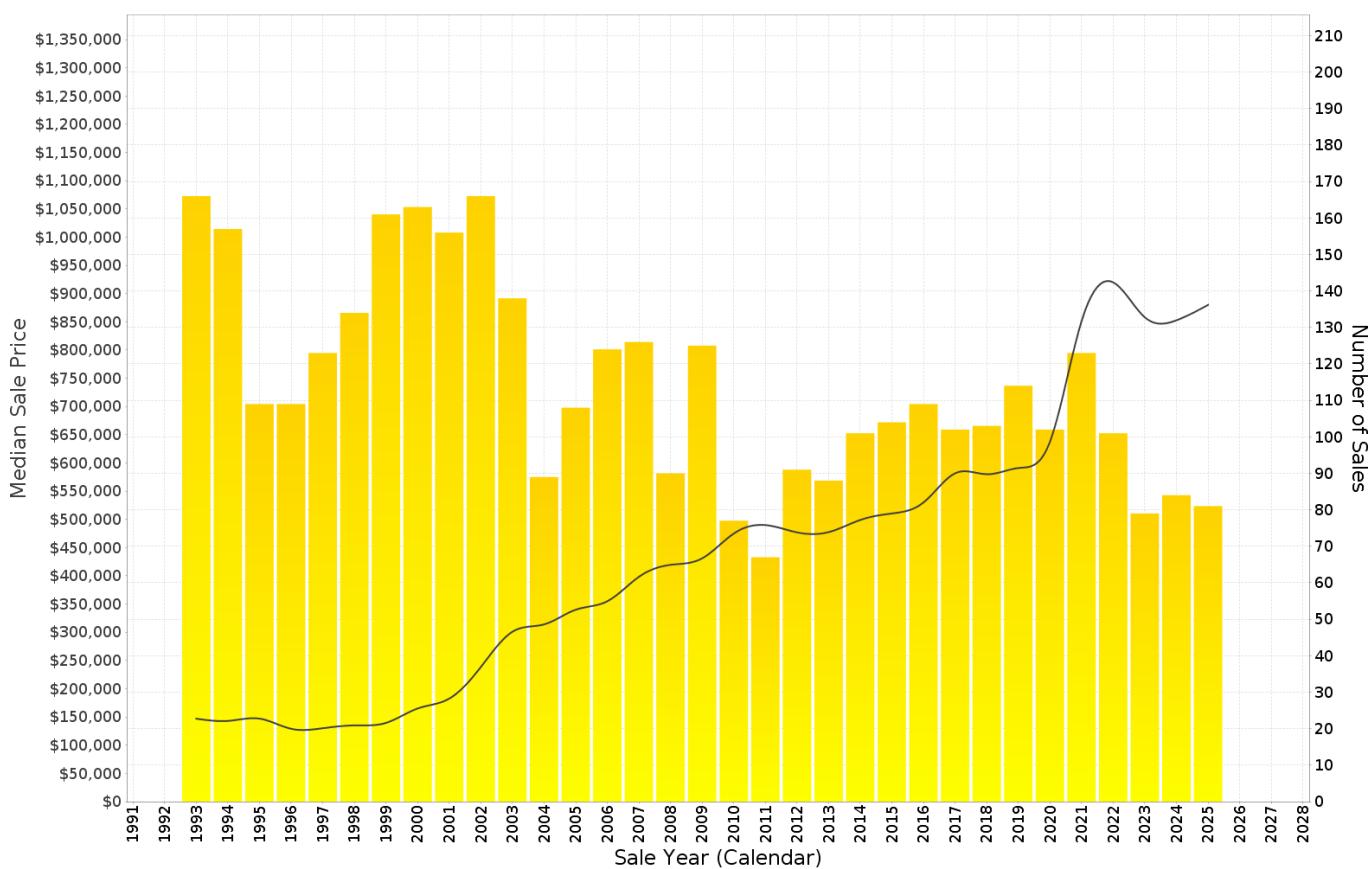
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

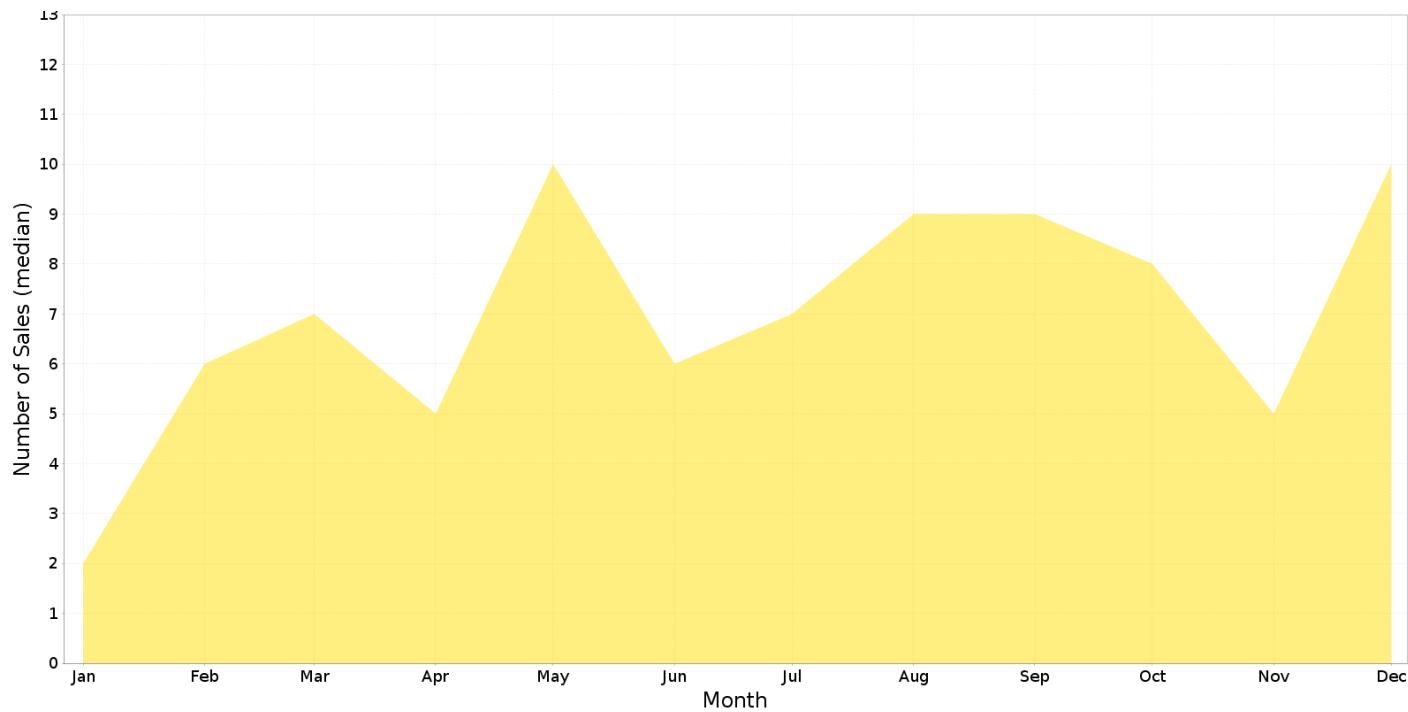
+3.2%

Current Median Price: \$880,000
Previous Median Price: \$852,738

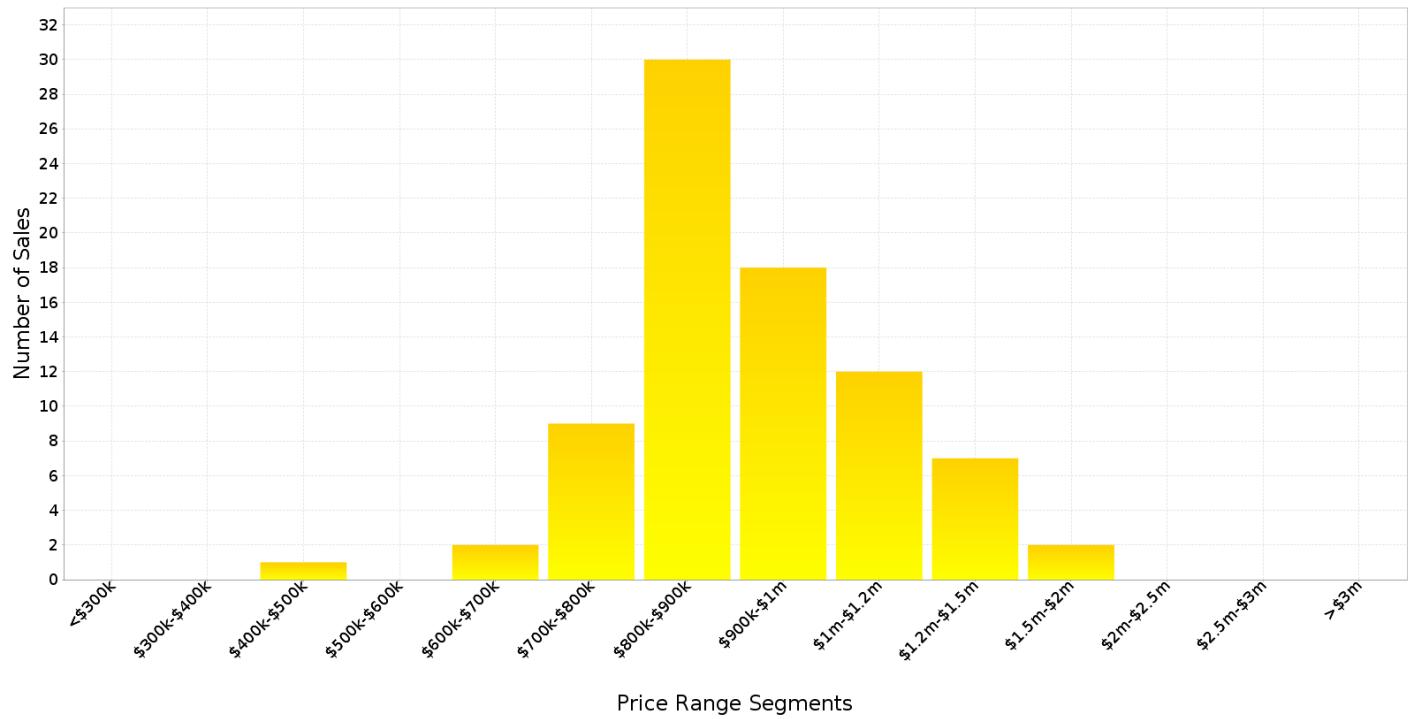
Based on 165 recorded House sales compared over the last two rolling 12 month periods



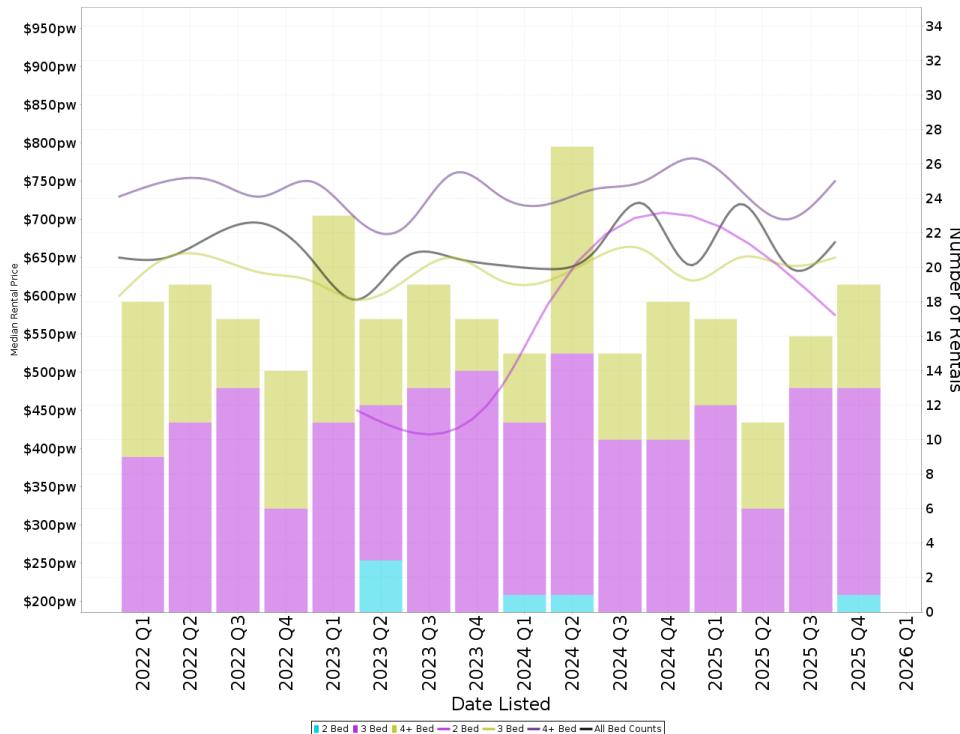
WANNIASSA - Peak Selling Periods (3 years)



WANNIASSA - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+3.2%

Current Median Price: \$880,000
Previous Median Price: \$852,738

Based on 165 registered House sales compared over the last two rolling 12 month periods.

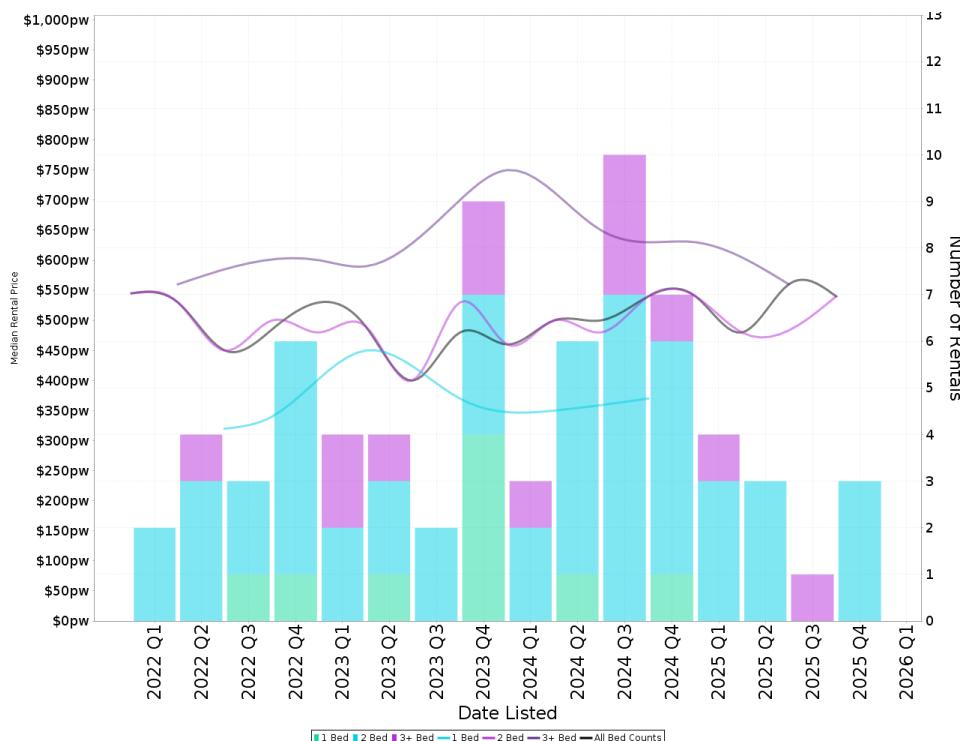
Suburb Rental Yield

+4.0%

Current Median Price: \$880,000
Current Median Rent: \$670

Based on 63 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+0.9%

Current Median Price: \$662,000
Previous Median Price: \$656,000

Based on 31 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.2%

Current Median Price: \$662,000
Current Median Rent: \$540

Based on 11 registered Unit rentals compared over the last 12 months.

WANNIASSA - Recently Sold Properties

Median Sale Price

\$880k

Based on 81 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

+3.2%

Current Median Price: \$880,000
Previous Median Price: \$852,738

Based on 165 recorded House sales compared over the last two rolling 12 month periods

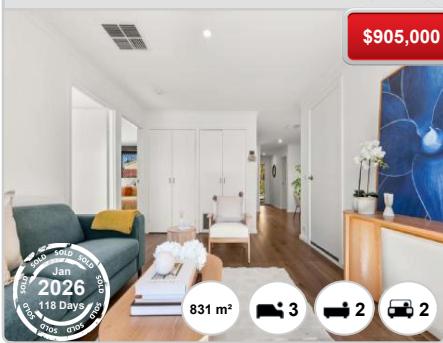
Sold Properties

81

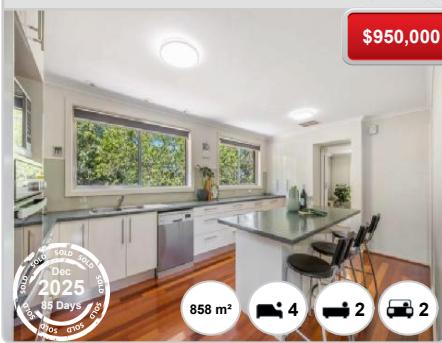
Based on recorded House sales within the 12 months (2025)

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

51 CUTHBERT CCT



11 CURTAIN PL



11A LANSELL CCT



39 KIRKTON ST



37 CUTHBERT CCT



1 MORRISSEY ST



9 KIRKTON ST



1/10 BROOKE PL



47 LANGDON AVE



8 HUMFFRAY ST



\$1,095,000

Sold 11 Days Nov 2025

941 m² | 4 Bed | 2 Bath | 6 Car

26 KEYS CRES



\$830,000

Sold 14 Days Nov 2025

822 m² | 3 Bed | 1 Bath | 1 Car

59 SULLIVAN CRES



\$1,519,000

Sold 12 Days Nov 2025

978 m² | 4 Bed | 2 Bath | 2 Car

75 WHEELER CRES



\$875,000

Sold 17 Days Nov 2025

690 m² | 3 Bed | 1 Bath | 1 Car

12 WHEELER CRES



\$750,000

Sold 11 Days Oct 2025

607 m² | 3 Bed | 1 Bath | 4 Car

25/50 EMBLING ST



\$662,000

Sold 12 Days Oct 2025

2.1 ha | 2 Bed | 1 Bath | 1 Car

62 LONGMORE CRES



\$930,000

Sold 7 Days Oct 2025

906 m² | 3 Bed | 2 Bath | 3 Car

10 BROOKE PL



\$805,000

Sold N/A Oct 2025

810 m² | 1 Bed | 1 Bath | 1 Car

18 WHITEMAN ST



\$1,030,000

Sold 10 Days Oct 2025

689 m² | 4 Bed | 2 Bath | 3 Car

31 RYLAH CRES

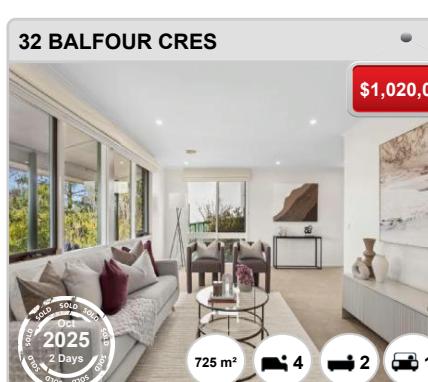


\$950,500

Sold 27 Days Oct 2025

693 m² | 4 Bed | 2 Bath | 6 Car

32 BALFOUR CRES



\$1,020,000

Sold 2 Days Oct 2025

725 m² | 4 Bed | 2 Bath | 1 Car

10 HOLDEN CRES



\$995,000

Sold 11 Days Oct 2025

717.2 m² | 4 Bed | 2 Bath | 4 Car

WANNIASSA - Properties For Rent

Median Rental Price

\$670 /w

Based on 63 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

+4.0%

Current Median Price: \$880,000
Current Median Rent: \$670

Based on 81 recorded House sales and 63 House rentals compared over the last 12 months

Number of Rentals

63

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

10A Strachan Place



121 STERNBERG CRESCENT



7 A - Cope Place

