

Suburb flyover report

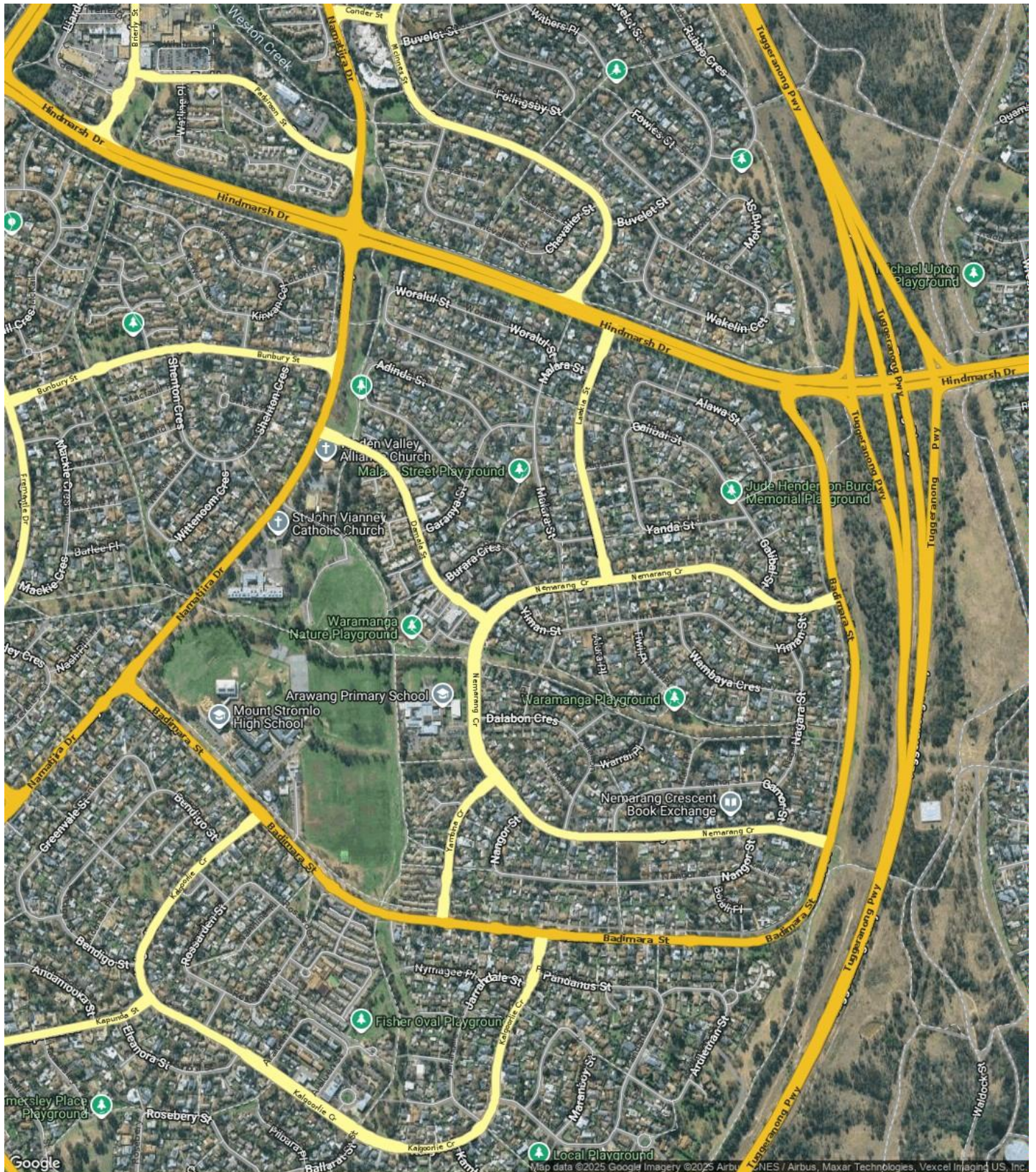
WARAMANGA (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



WARAMANGA - 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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WARAMANGA - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	36	\$ 457,500	0.0 %	\$ 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	29	\$ 920,000	-0.5 %	\$ 641,000	\$ 1,500,000
2026	0				

Median Sale Price

\$920k

Based on 29 recorded House sales within the last 12 months (2025)

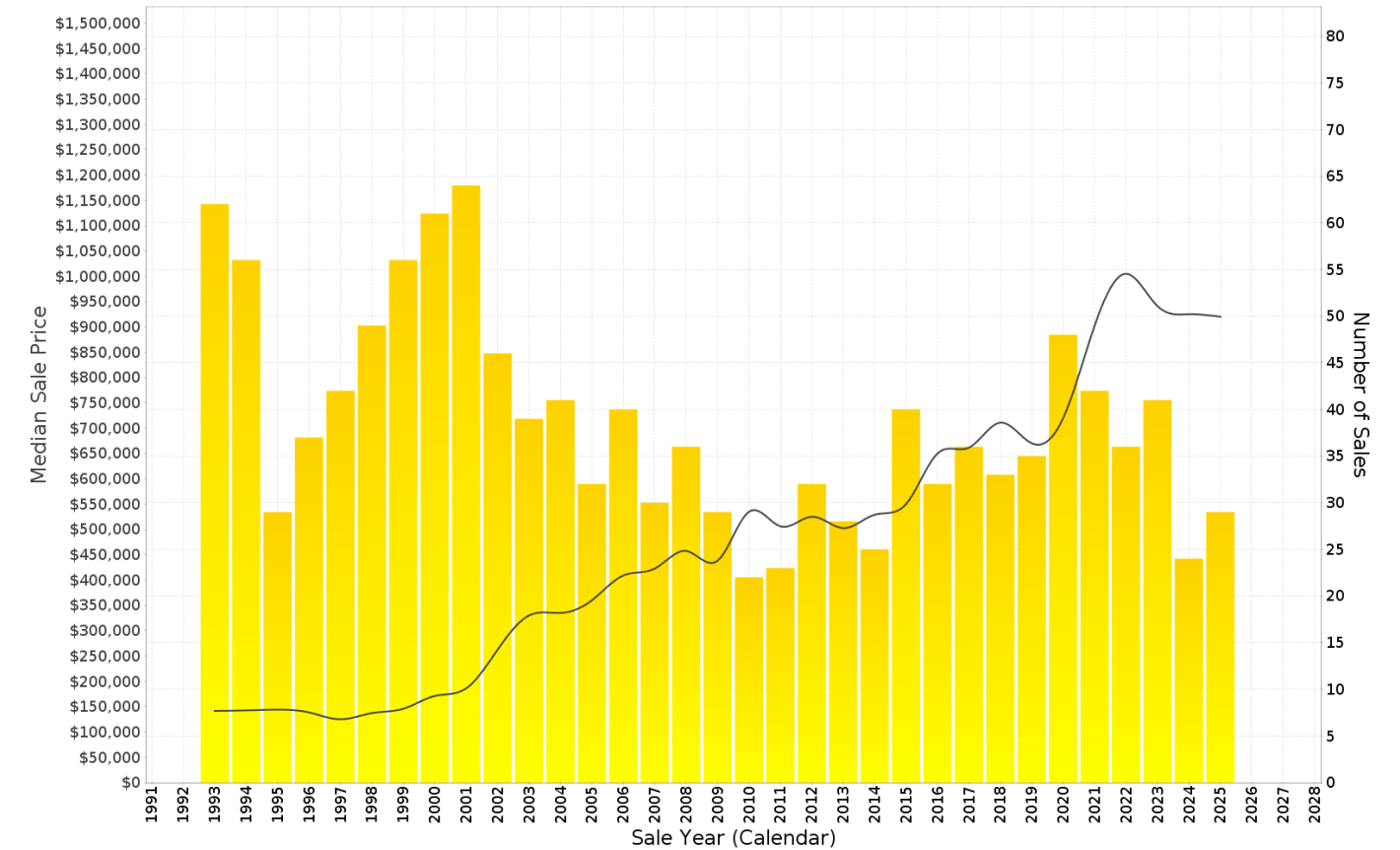
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

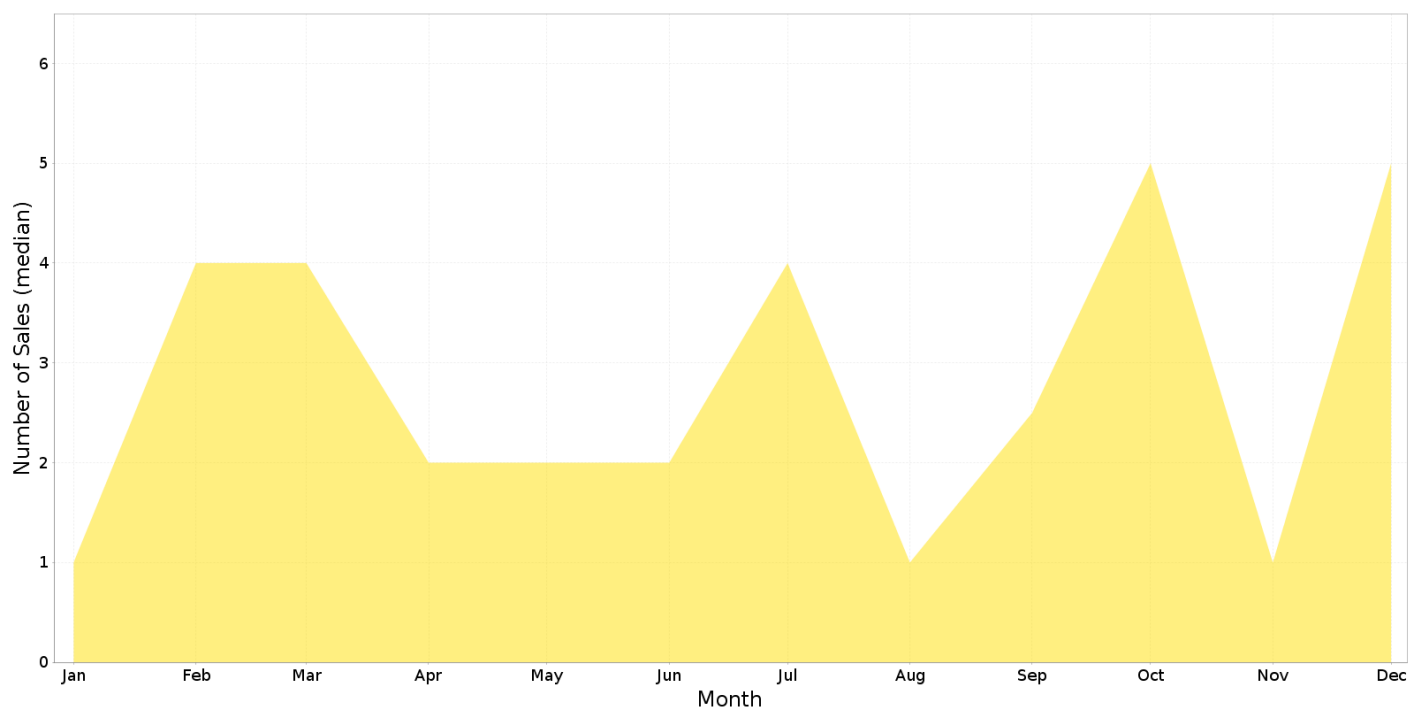
-0.5%

Current Median Price: \$920,000
Previous Median Price: \$925,000

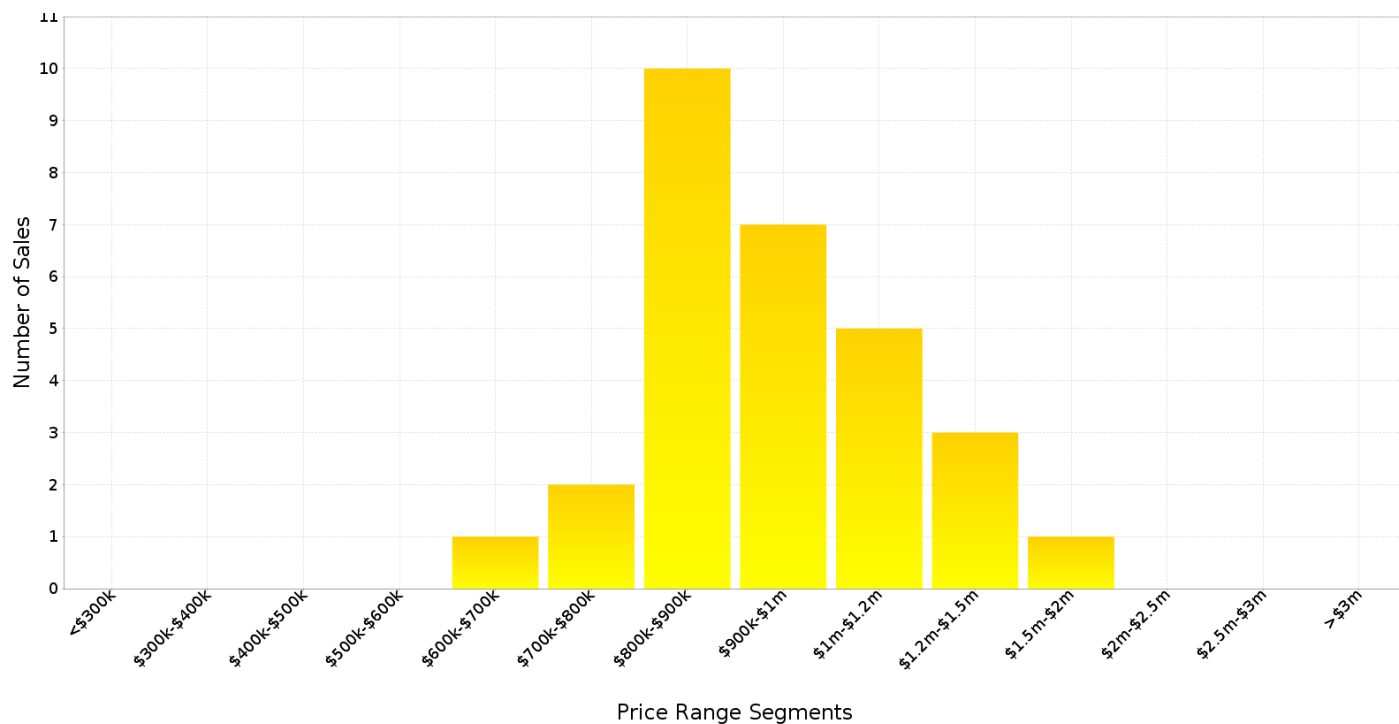
Based on 53 recorded House sales compared over the last two rolling 12 month periods



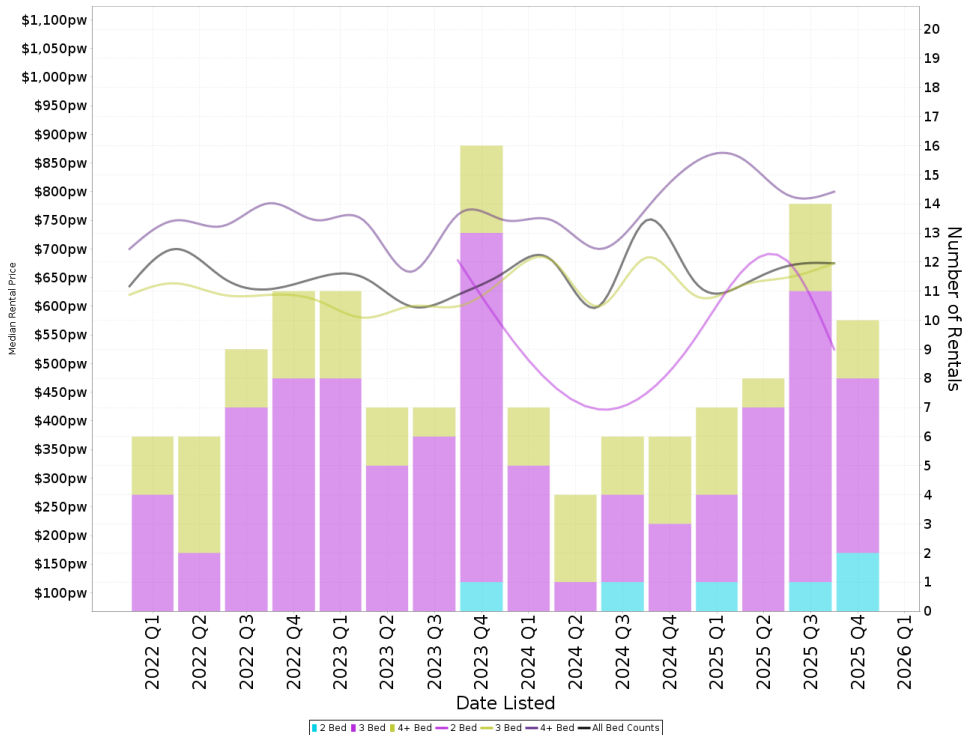
WARAMANGA - Peak Selling Periods (3 years)



WARAMANGA - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-0.5%

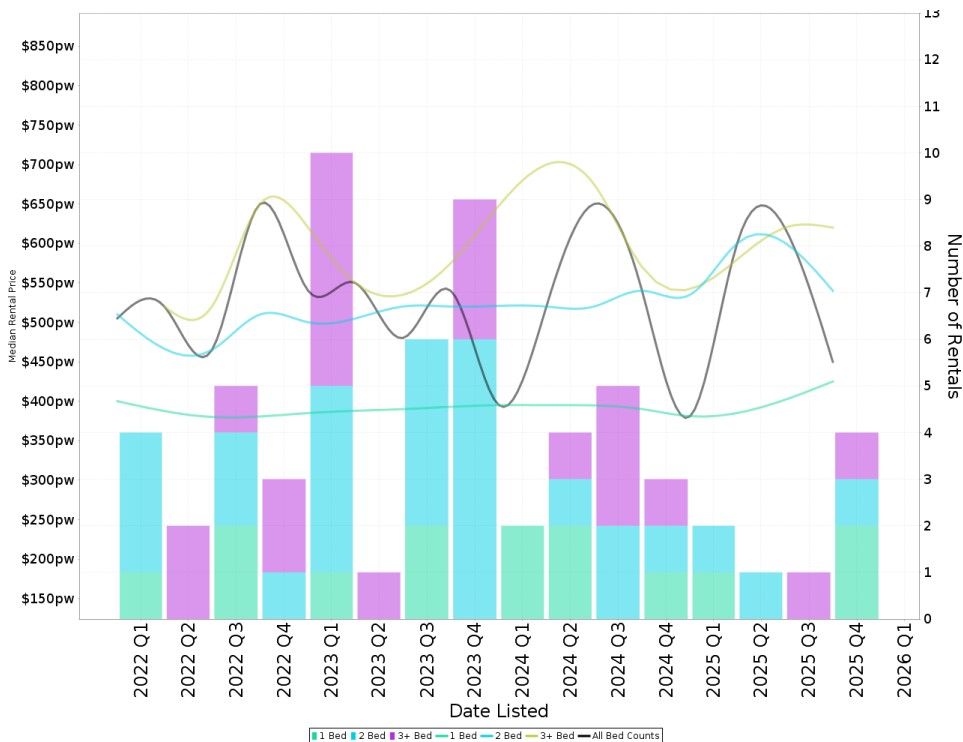
Current Median Price: \$920,000
Previous Median Price: \$925,000
 Based on 53 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.8%

Current Median Price: \$920,000
Current Median Rent: \$670
 Based on 39 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-10.0%

Current Median Price: \$607,250
Previous Median Price: \$675,000
 Based on 16 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.6%

Current Median Price: \$607,250
Current Median Rent: \$535
 Based on 8 registered Unit rentals compared over the last 12 months.

WARAMANGA - Recently Sold Properties

Median Sale Price

\$920k

Based on 29 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

-0.5%

Current Median Price: \$920,000
Previous Median Price: \$925,000

Based on 53 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

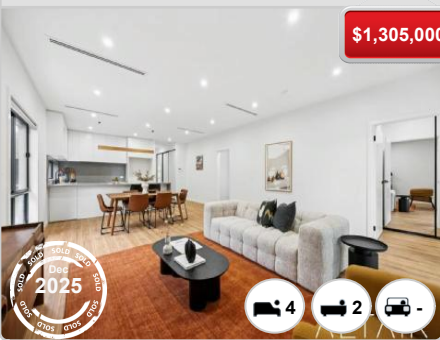
29

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

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

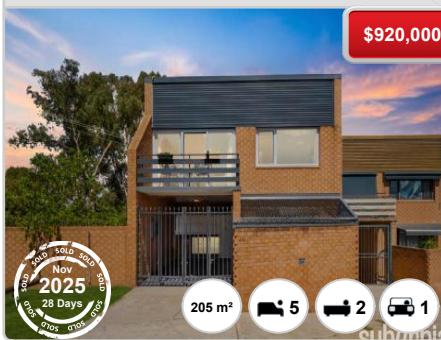
11 B - BURARA CRES

\$1,305,000



44 WARAMANGA PL

\$920,000



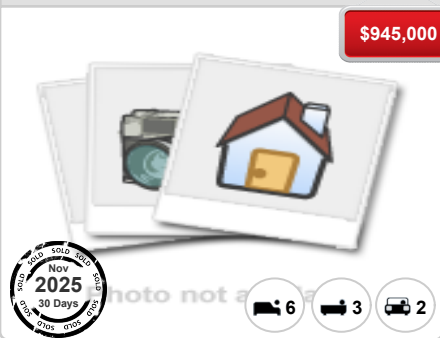
11A BURARA CRES

\$1,320,000



18 GAMOR ST

\$945,000



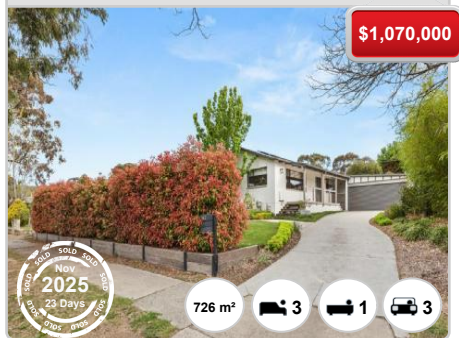
6 IORA PL

\$965,000



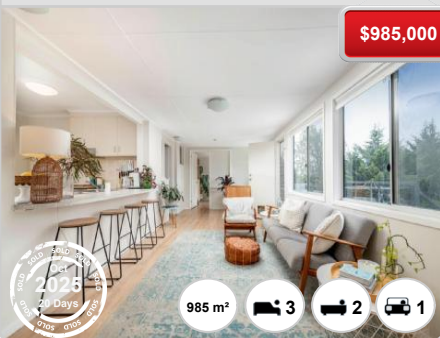
142 NEMARANG CRES

\$1,070,000



120 BADIMARA ST

\$985,000



17 GARANYA ST

\$990,000

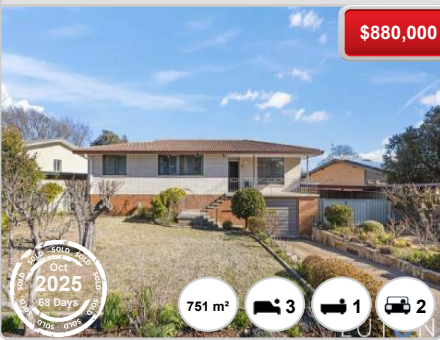


113 NEMARANG CRES

\$952,000



17 ALAWA ST



\$880,000

751 m²

3

1

2

44 YANDA ST



\$945,000

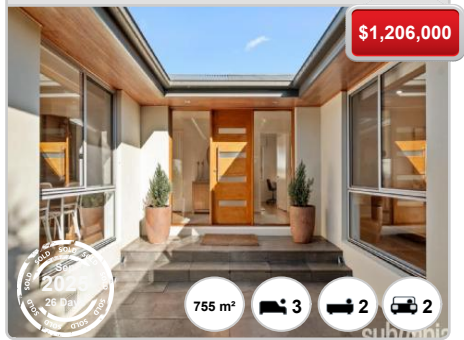
879 m²

3

1

1

122 NEMARANG CRES



\$1,206,000

755 m²

3

2

2

28 GALIBAL ST



\$905,000

743 m²

3

1

2

25 YIMAN ST



\$892,000

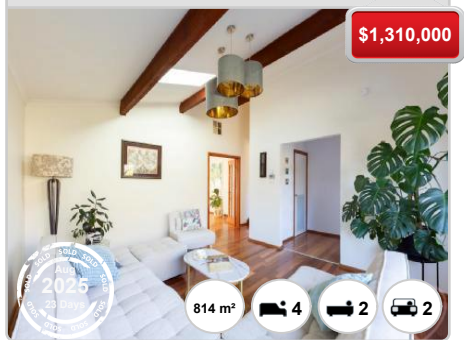
738 m²

3

1

2

3 MANU PL



\$1,310,000

814 m²

4

2

2

119 NEMARANG CRES



\$940,000

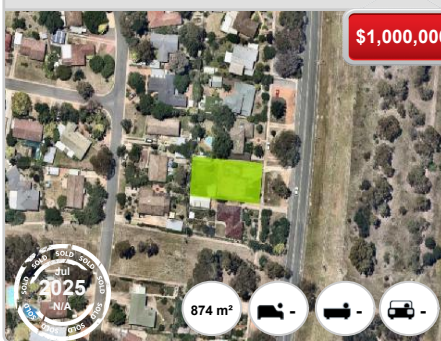
755 m²

3

1

1

50 BADIMARA ST



\$1,000,000

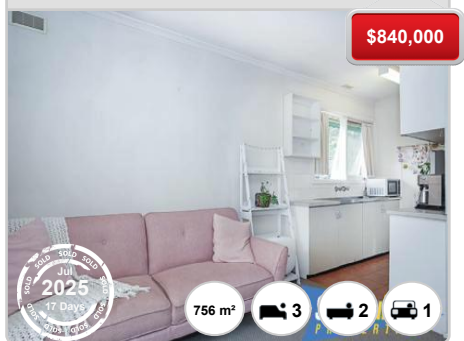
874 m²

-

-

-

4A BADIMARA ST



\$840,000

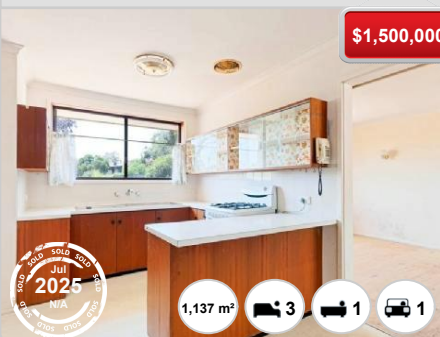
756 m²

3

2

1

4 ADINDA ST



\$1,500,000

1,137 m²

3

1

1

WARAMANGA - Properties For Rent

Median Rental Price

\$670 /w

Based on 39 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

+3.8%

Current Median Price: \$920,000
Current Median Rent: \$670

Based on 29 recorded House sales and 39 House rentals compared over the last 12 months

Number of Rentals

39

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

