

**RayWhite.**

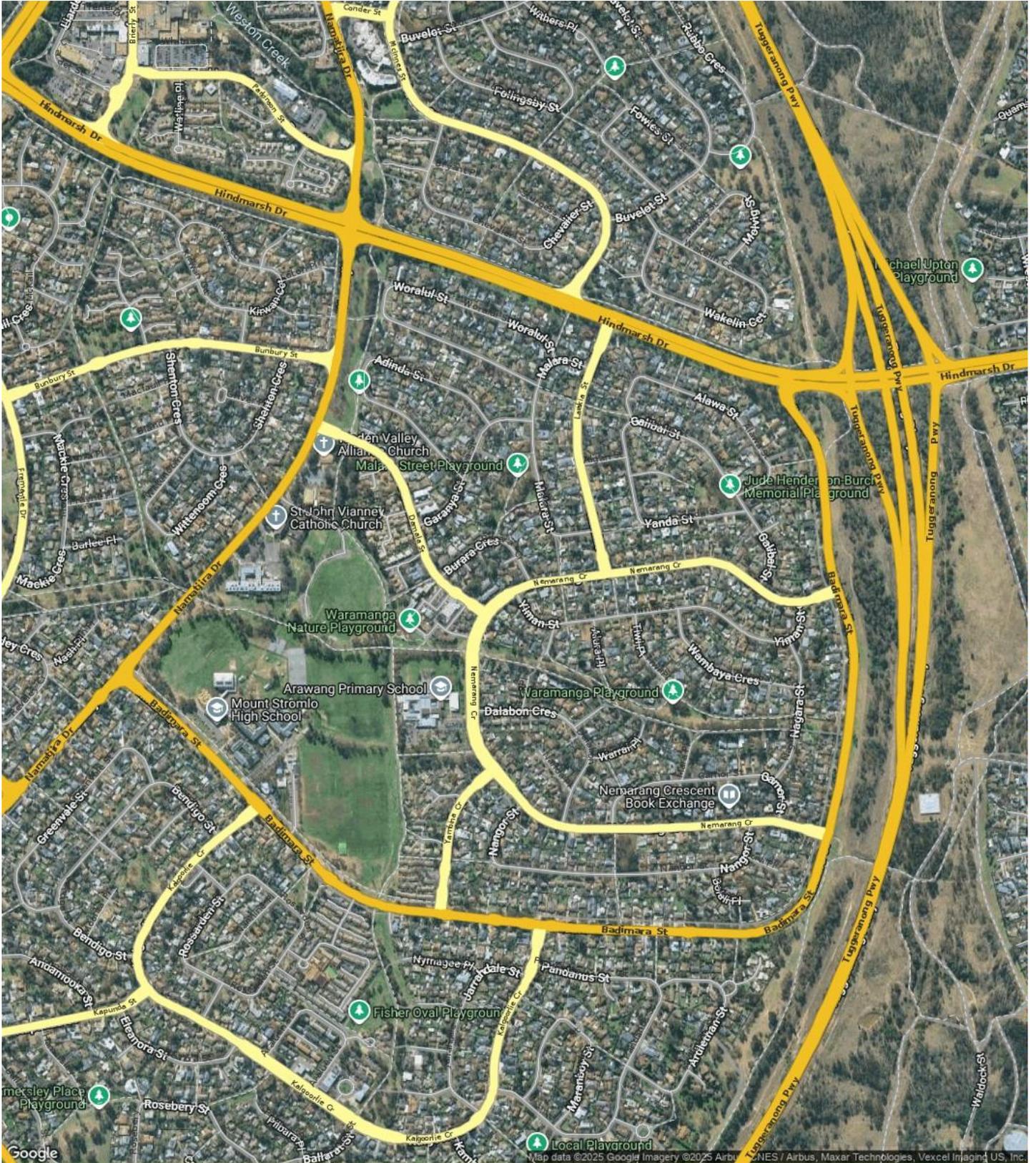
# Suburb flyover report

WARAMANGA (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA



# 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)

The materials are provided as an information source only. © The Property Insights are Territory Data, which is the property of the Australian Capital Territory. No part of it may in any form or by any means (electronic, mechanical, microcopying, photocopying, recording or otherwise) be reproduced, stored in a retrieval system or transmitted without prior permission. Enquiries should be directed to: Manager, Customer Services, Environment and Planning Directorate, GPO Box 158, Canberra ACT 2601.

# 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)

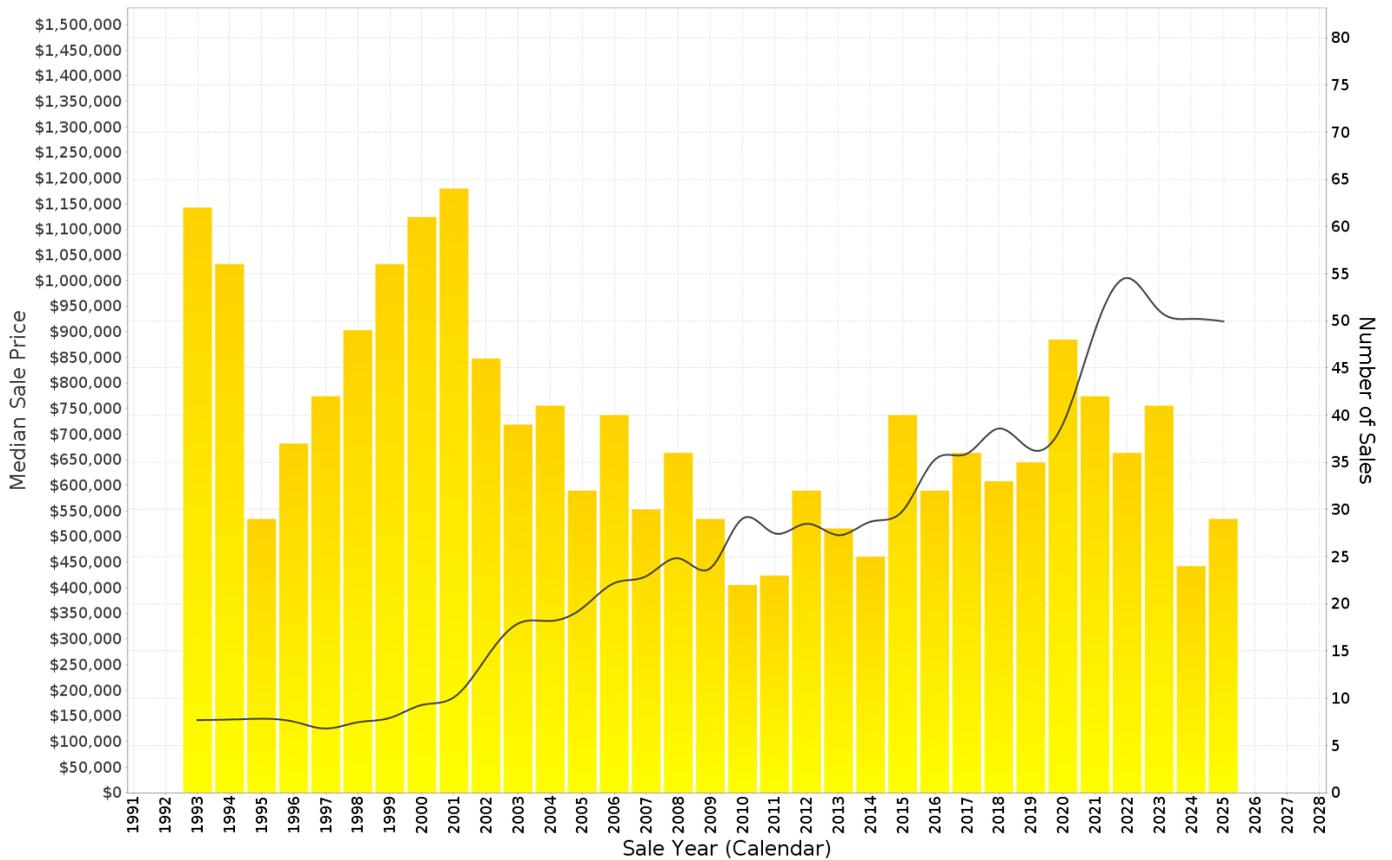
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

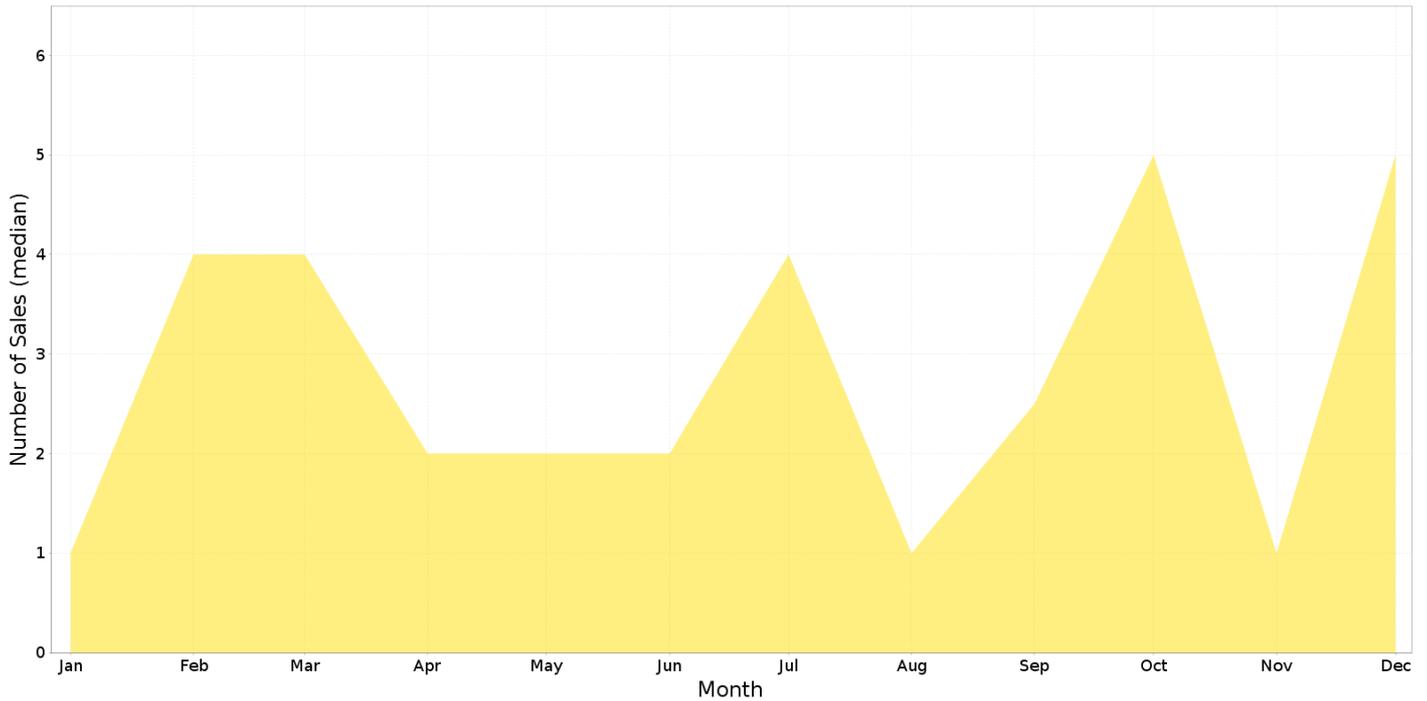
# -0.5%

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

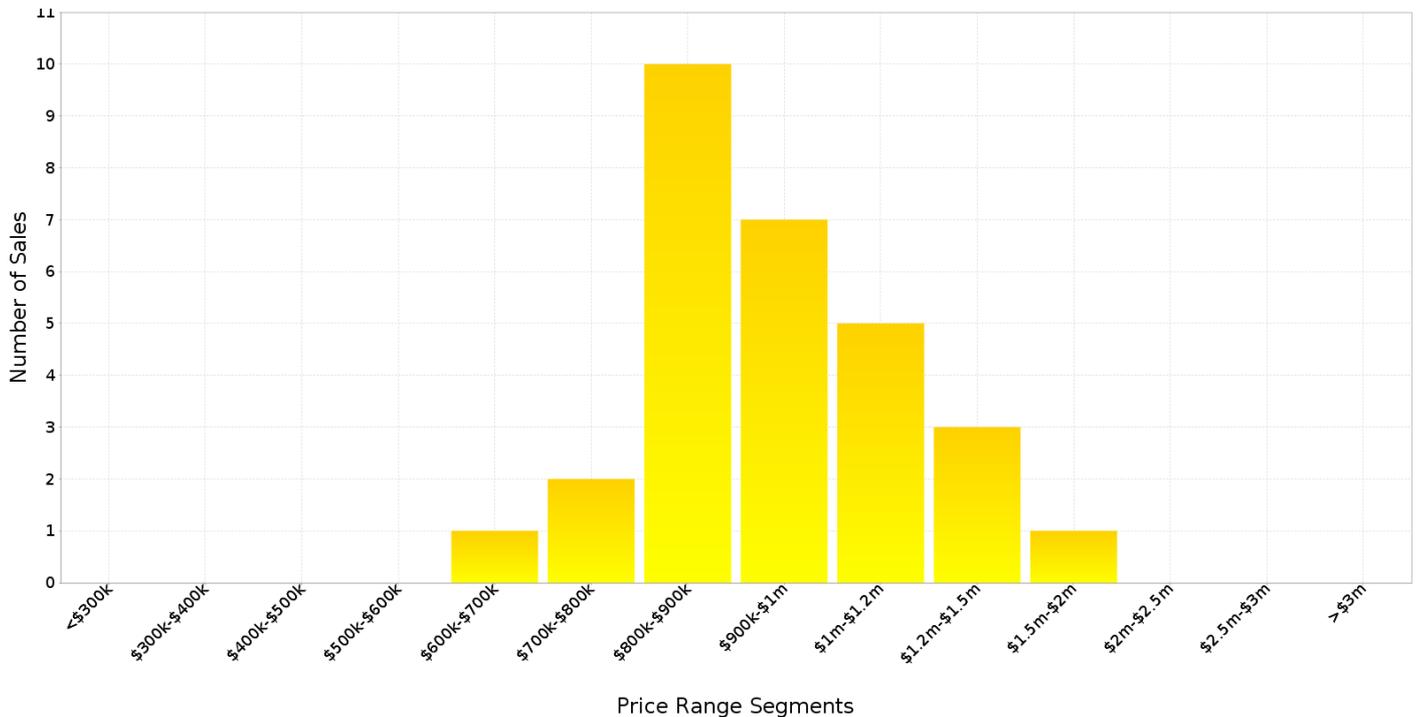
Based on 53 recorded House sales compared over the last two rolling 12 month periods



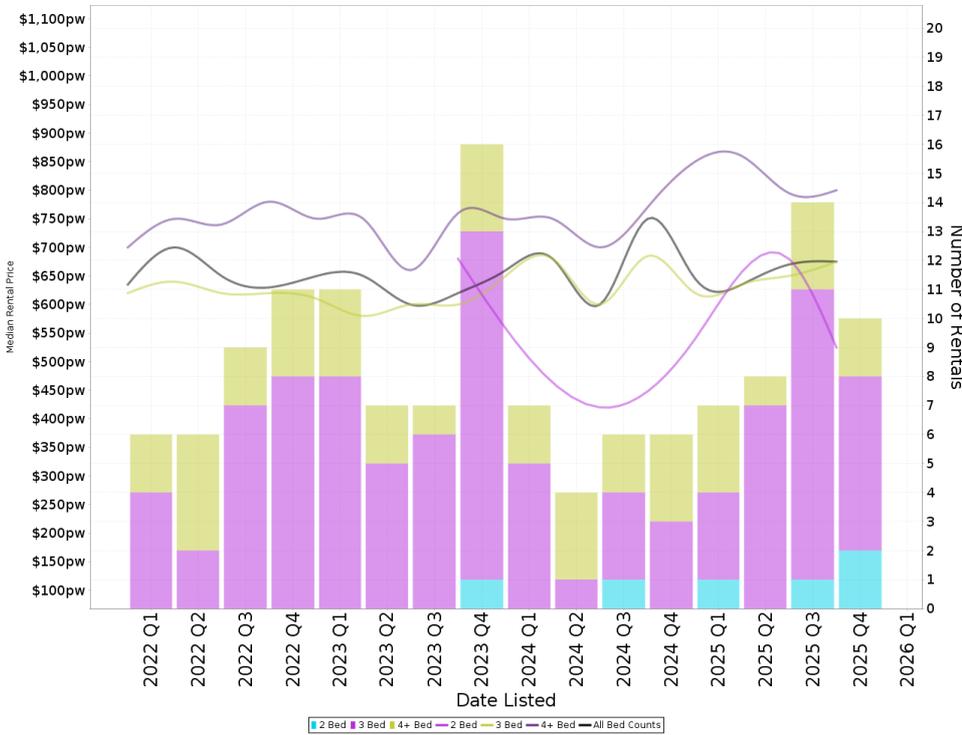
## WARAMANGA - Peak Selling Periods (3 years)



## WARAMANGA - Price Range Segments (12 months)



# Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-0.5%**

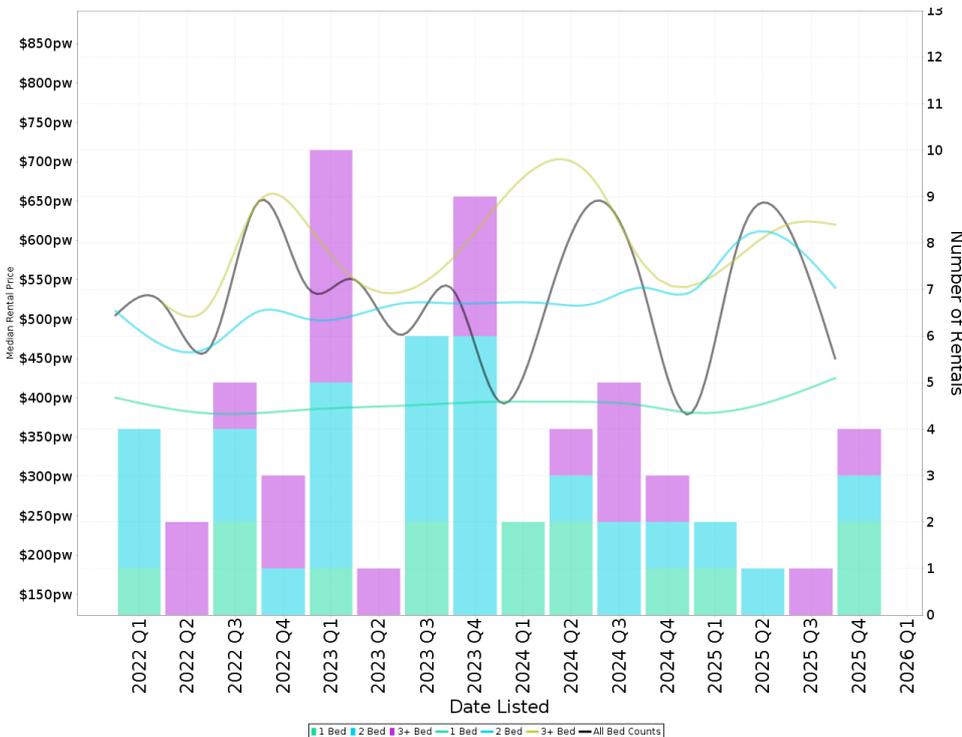
Current Median Price: \$920,000  
 Previous Median Price: \$925,000  
 Based on 53 registered House sales compared over the last two rolling 12 month periods.

### 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**

Sold Nov 2025, 28 Days

4 bedrooms, 2 bathrooms, 1 car space

**44 WARAMANGA PL**

**\$920,000**

Sold Nov 2025, 28 Days

205 m<sup>2</sup>, 5 bedrooms, 2 bathrooms, 1 car space

**11A BURARA CRES**

**\$1,320,000**

Sold Nov 2025, 21 Days

898 m<sup>2</sup>, 4 bedrooms, 2 bathrooms, 2 car spaces

**18 GAMOR ST**

**\$945,000**

Sold Nov 2025, 30 Days

6 bedrooms, 3 bathrooms, 2 car spaces

**6 IORA PL**

**\$965,000**

Sold Nov 2025, 21 Days

732 m<sup>2</sup>, 3 bedrooms, 1 bathroom, 1 car space

**142 NEMARANG CRES**

**\$1,070,000**

Sold Nov 2025, 23 Days

726 m<sup>2</sup>, 3 bedrooms, 1 bathroom, 3 car spaces

**120 BADIMARA ST**

**\$985,000**

Sold Oct 2025, 24 Days

985 m<sup>2</sup>, 3 bedrooms, 2 bathrooms, 1 car space

**17 GARANYA ST**

**\$990,000**

Sold Oct 2025, 20 Days

689 m<sup>2</sup>, 3 bedrooms, 2 bathrooms, 2 car spaces

**113 NEMARANG CRES**

**\$952,000**

Sold Oct 2025, 25 Days

963 m<sup>2</sup>, 3 bedrooms, 1 bathroom, 2 car spaces

**17 ALAWA ST**

**\$880,000**

751 m<sup>2</sup> 3 1 2

Sold 2025  
68 Days

**44 YANDA ST**

**\$945,000**

879 m<sup>2</sup> 3 1 1

Sold 2025  
50 Days

**122 NEMARANG CRES**

**\$1,206,000**

755 m<sup>2</sup> 3 2 2

Sold 2025  
26 Days

**28 GALIBAL ST**

**\$905,000**

743 m<sup>2</sup> 3 1 2

Sold 2025  
29 Days

**25 YIMAN ST**

**\$892,000**

738 m<sup>2</sup> 3 1 2

Sold 2025  
19 Days

**3 MANU PL**

**\$1,310,000**

814 m<sup>2</sup> 4 2 2

Sold 2025  
23 Days

**119 NEMARANG CRES**

**\$940,000**

755 m<sup>2</sup> 3 1 1

Sold 2025  
8 Days

**50 BADIMARA ST**

**\$1,000,000**

874 m<sup>2</sup> - - -

Sold 2025  
N/A

**4A BADIMARA ST**

**\$840,000**

756 m<sup>2</sup> 3 2 1

Sold 2025  
17 Days

**4 ADINDA ST**

**\$1,500,000**

1,137 m<sup>2</sup> 3 1 1

Sold 2025  
N/A

# 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

**5 YANDA STREET**

**\$700 per week**



Dec 2025  
14 Days

692 m<sup>2</sup> 3 1 1

Boine@home

**Wambaya Crescent**

**\$525**



Dec 2025  
35 Days

751 m<sup>2</sup> 2 1 2