

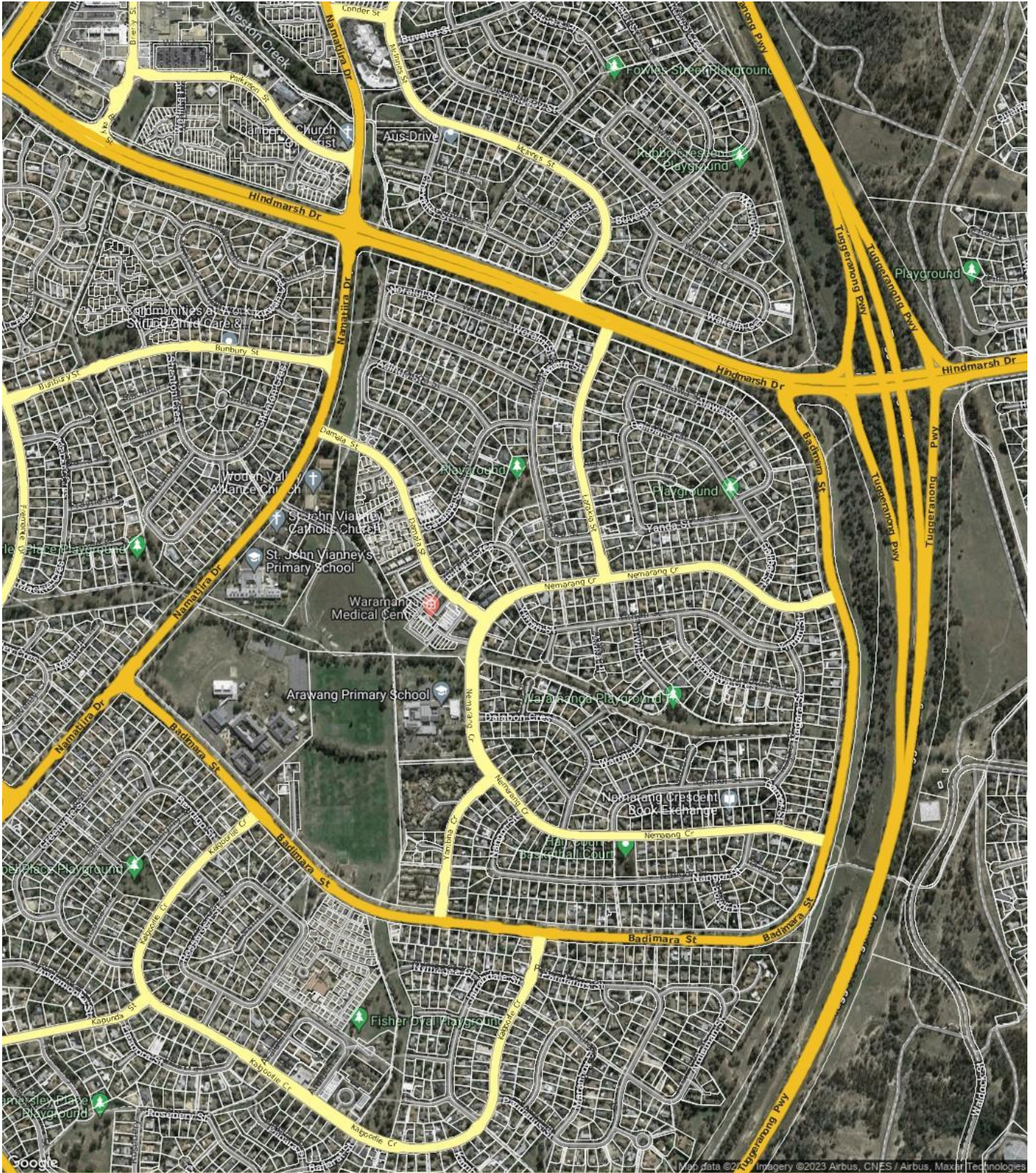
# SUBURB FLYOVER REPORT

WARAMANGA (HOUSE)

Prepared by [Independent Property Group](#)



## WARAMANGA - Suburb Map





## WARAMANGA - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	32	\$ 360,000	0.0 %	\$ 290,000	\$ 519,950
2006	40	\$ 409,000	13.6 %	\$ 310,000	\$ 580,000
2007	30	\$ 422,500	3.3 %	\$ 13,200	\$ 516,000
2008	36	\$ 457,500	8.3 %	\$ 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	21	\$ 960,000	-4.5 %	\$ 600,000	\$ 1,600,000

### Median Sale Price

# \$960k

Based on 29 recorded House sales within the last 12 months (Oct '22 - Sep '23)

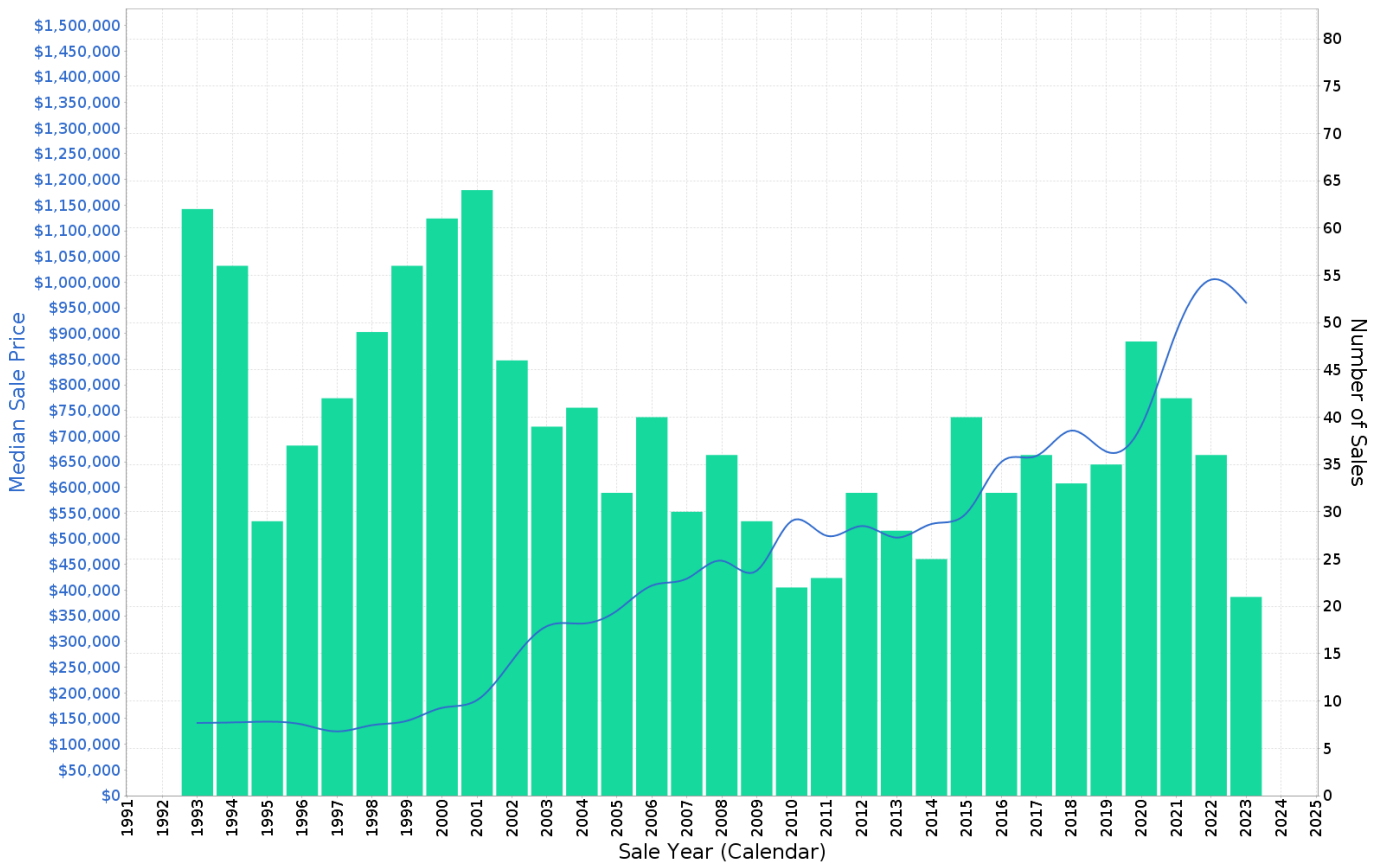
Based on a rolling 12 month period and may differ from calendar year statistics

### Suburb Growth

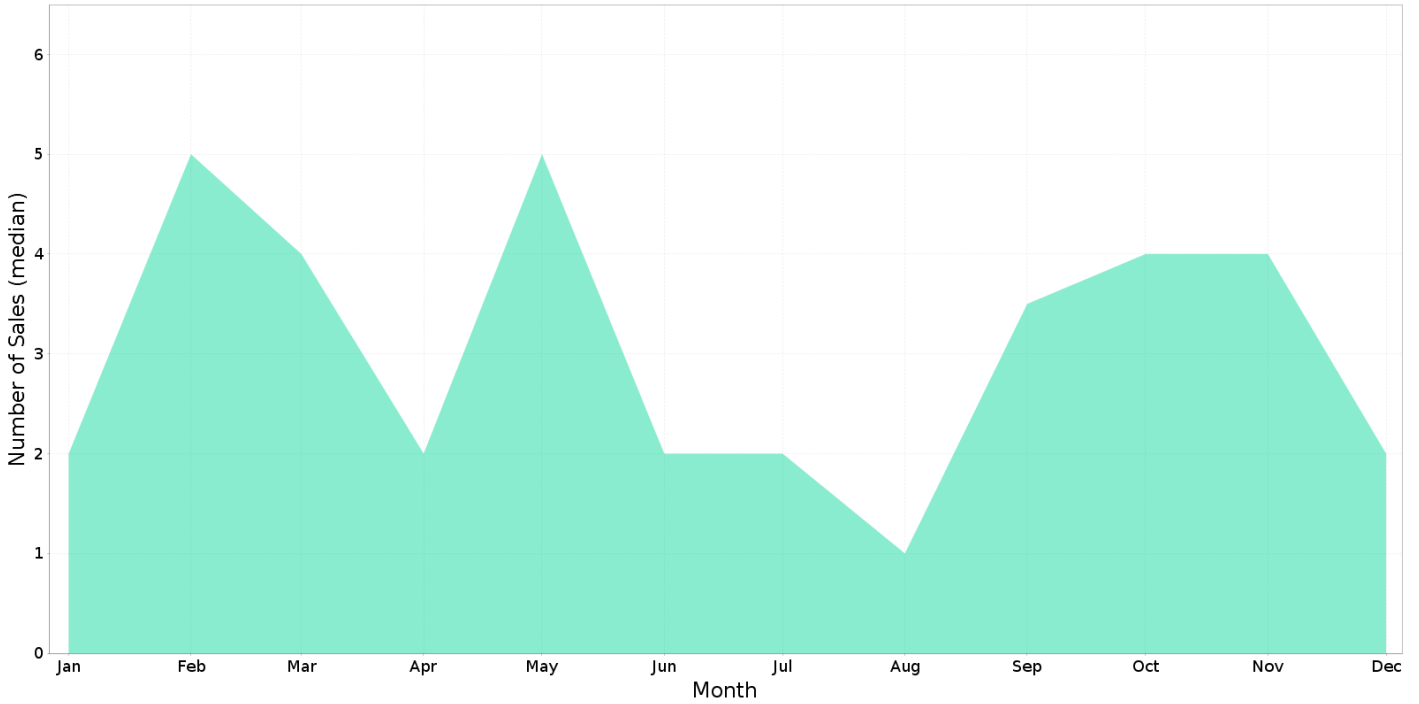
# -5.0%

Current Median Price: \$960,000  
Previous Median Price: \$1,010,000

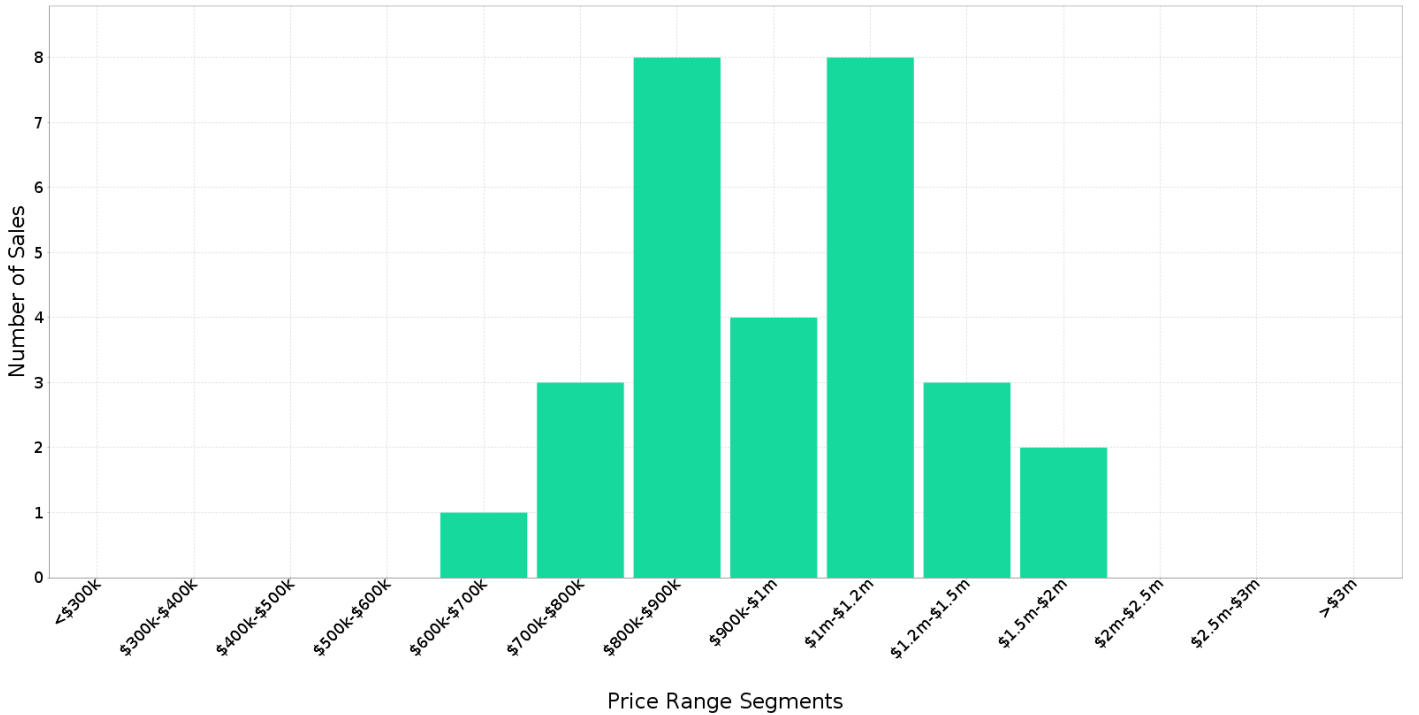
Based on 66 recorded House sales compared over the last two rolling 12 month periods



## WARAMANGA - Peak Selling Periods (3 years)

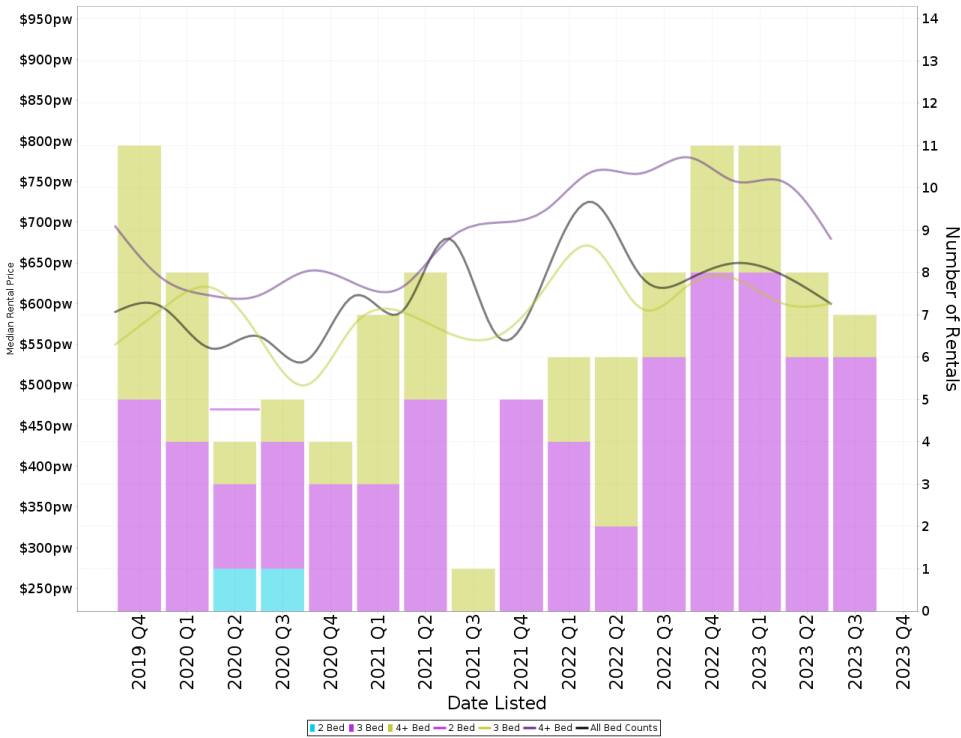


## WARAMANGA - Price Range Segments (12 months)





## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-5.0%**

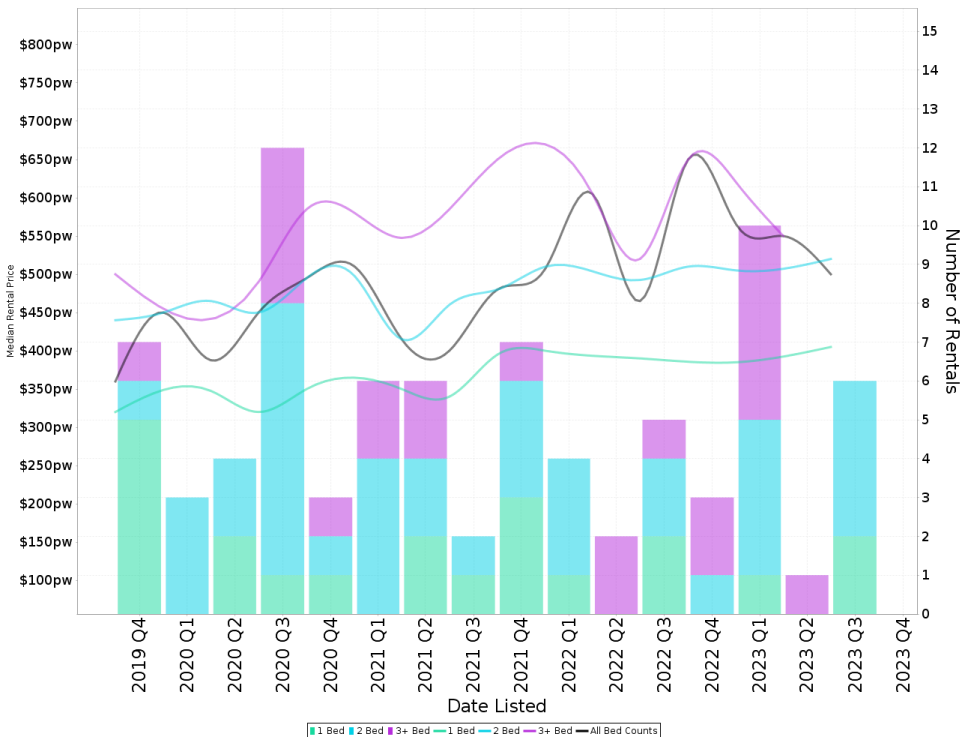
Current Median Price: \$960,000  
Previous Median Price: \$1,010,000  
Based on 66 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.4%**

Current Median Price: \$960,000  
Current Median Rent: \$620  
Based on 37 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+41.6%**

Current Median Price: \$850,000  
Previous Median Price: \$600,125  
Based on 12 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.2%**

Current Median Price: \$850,000  
Current Median Rent: \$523  
Based on 20 registered Unit rentals compared over the last 12 months.



## WARAMANGA - Properties For Rent

### Median Rental Price

**\$620 /w**

Based on 37 recorded House rentals within the last 12 months (Oct '22 - Sep '23)

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

### Rental Yield

**+3.4%**

Current Median Price: \$960,000  
Current Median Rent: \$620

Based on 29 recorded House sales and 37 House rentals compared over the last 12 months

### Number of Rentals

**37**

Based on recorded House rentals within the last 12 months (Oct '22 - Sep '23)

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

**7 BURARA CRESCENT**

**\$600 per week**



**Sep 2023**  
6 Days

404 m<sup>2</sup>   

**16 NEMARANG CRESCENT**

**\$620 per week**



**Sep 2023**  
22 Days

821 m<sup>2</sup>   

**39 Woralul Street**

**\$680 per week**




**Sep 2023**  
32 Days




614 m<sup>2</sup>   

**120 NEMARANG Cres**

**\$600 per week**



**Jul 2023**  
65 Days

755 m<sup>2</sup>   

**120 NEMARANG CRESCENT**

**\$600 per week**



**Jul 2023**  
68 Days

755 m<sup>2</sup>   