

SUBURB FLYOVER REPORT

NGUNNAWAL (HOUSE)

Prepared by [Independent Property Group](#)

NGUNNAWAL - Suburb Map



NGUNNAWAL - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	201	\$ 293,000	0.0 %	\$ 200,000	\$ 805,000
2006	206	\$ 314,750	7.4 %	\$ 30,000	\$ 860,000
2007	204	\$ 355,750	13.0 %	\$ 75,000	\$ 875,000
2008	168	\$ 357,000	0.4 %	\$ 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	188	\$ 412,450	4.2 %	\$ 182,500	\$ 930,000
2014	228	\$ 409,950	-0.6 %	\$ 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	180	\$ 581,000	8.2 %	\$ 242,500	\$ 1,390,000
2021	221	\$ 733,000	26.2 %	\$ 87,510	\$ 2,450,000
2022	193	\$ 840,000	14.6 %	\$ 231,463	\$ 1,865,000
2023	55	\$ 780,000	-7.1 %	\$ 560,000	\$ 1,800,000

Median Sale Price

\$780k

Based on 92 recorded House sales within the last 12 months (Oct '22 - Sep '23)

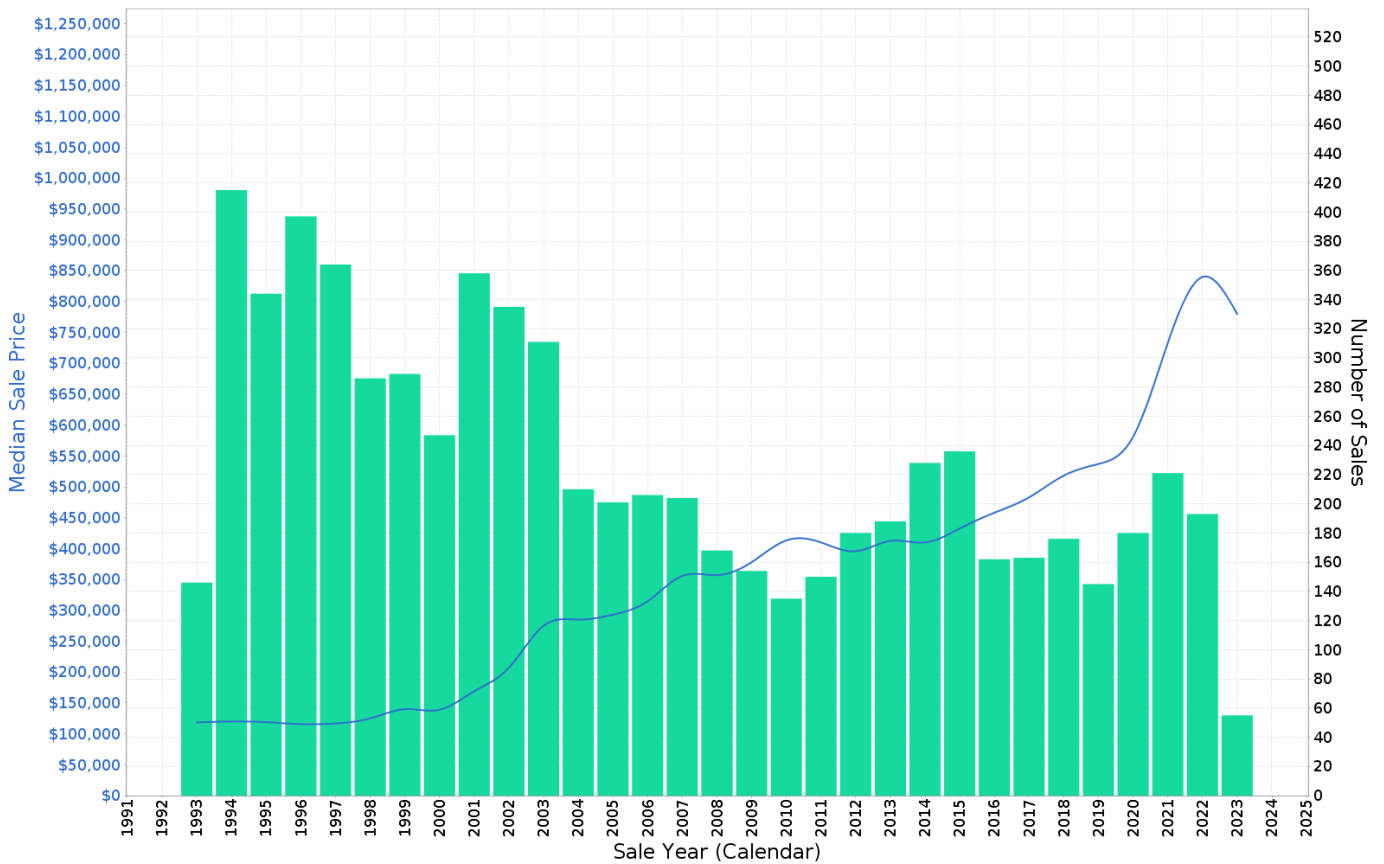
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

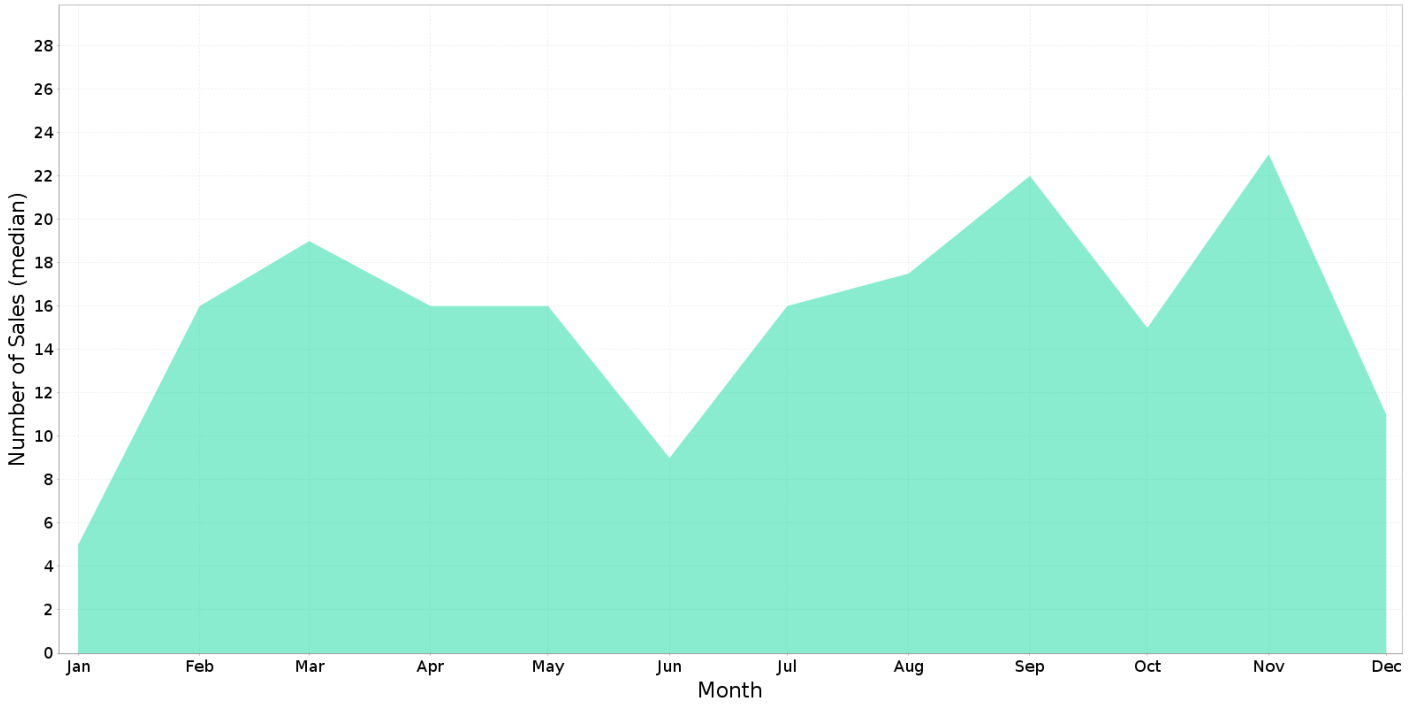
-7.0%

Current Median Price: \$780,000
Previous Median Price: \$839,000

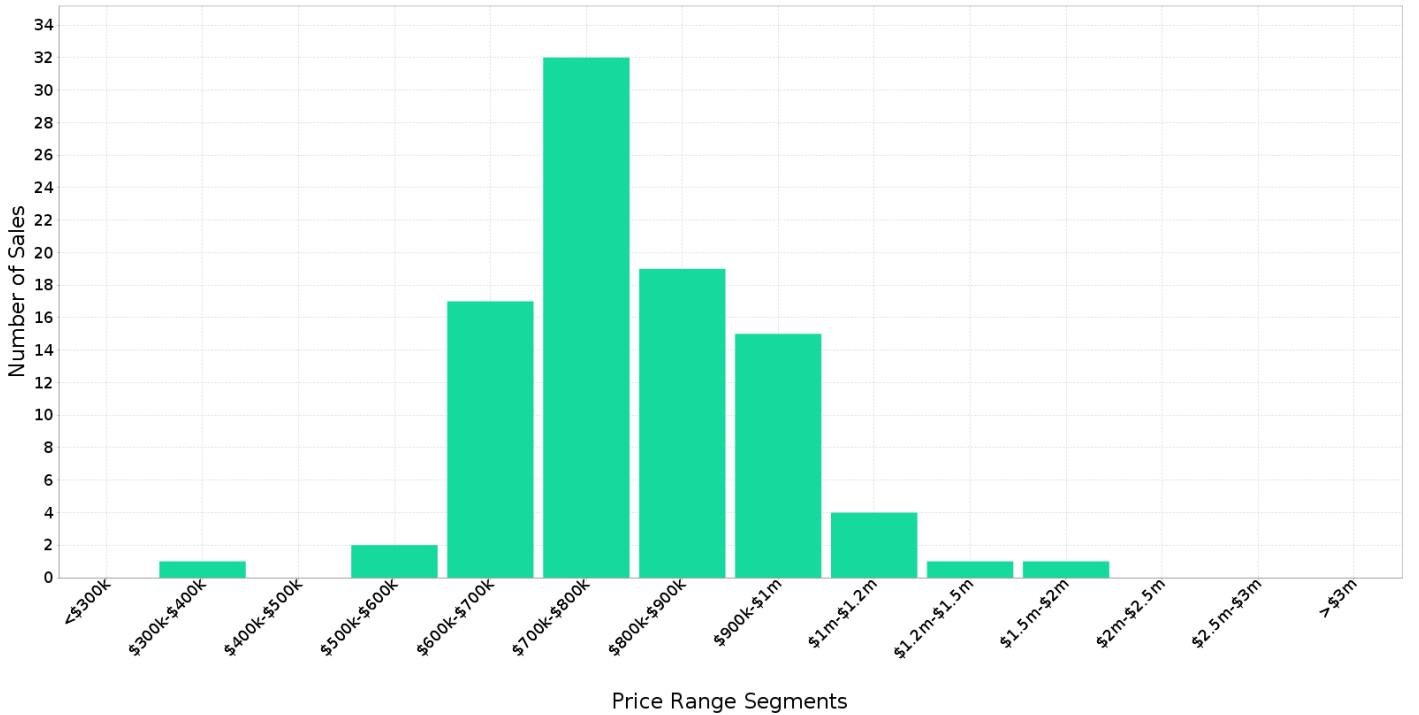
Based on 311 recorded House sales compared over the last two rolling 12 month periods



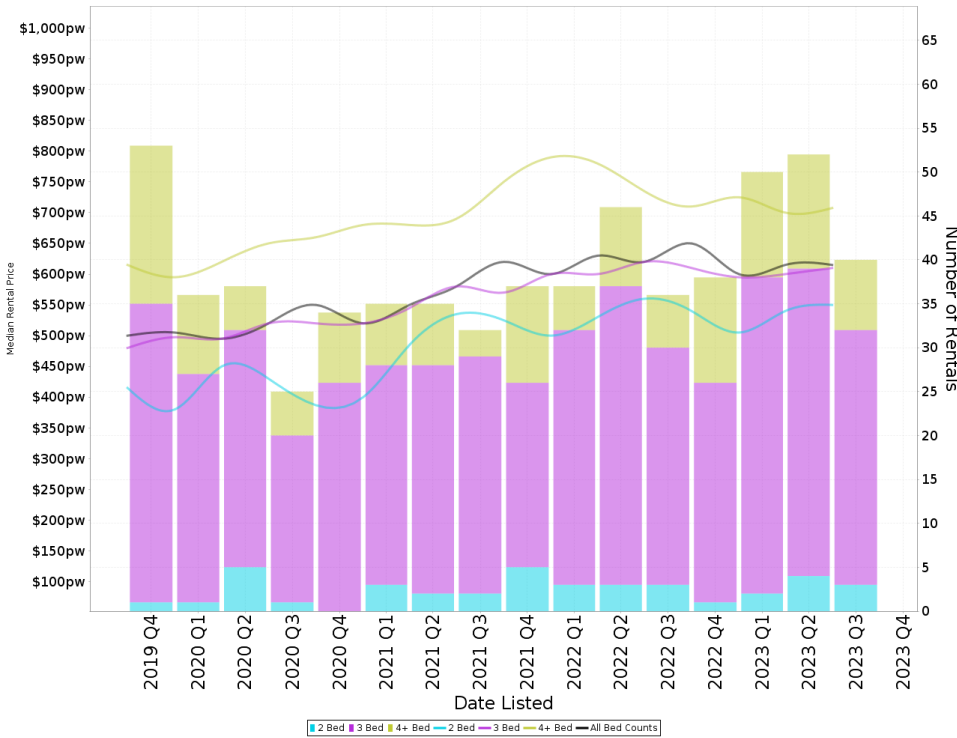
NGUNNAWAL - Peak Selling Periods (3 years)



NGUNNAWAL - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-7.0%

Current Median Price: \$780,000
Previous Median Price: \$839,000

Based on 311 registered House sales compared over the last two rolling 12 month periods.

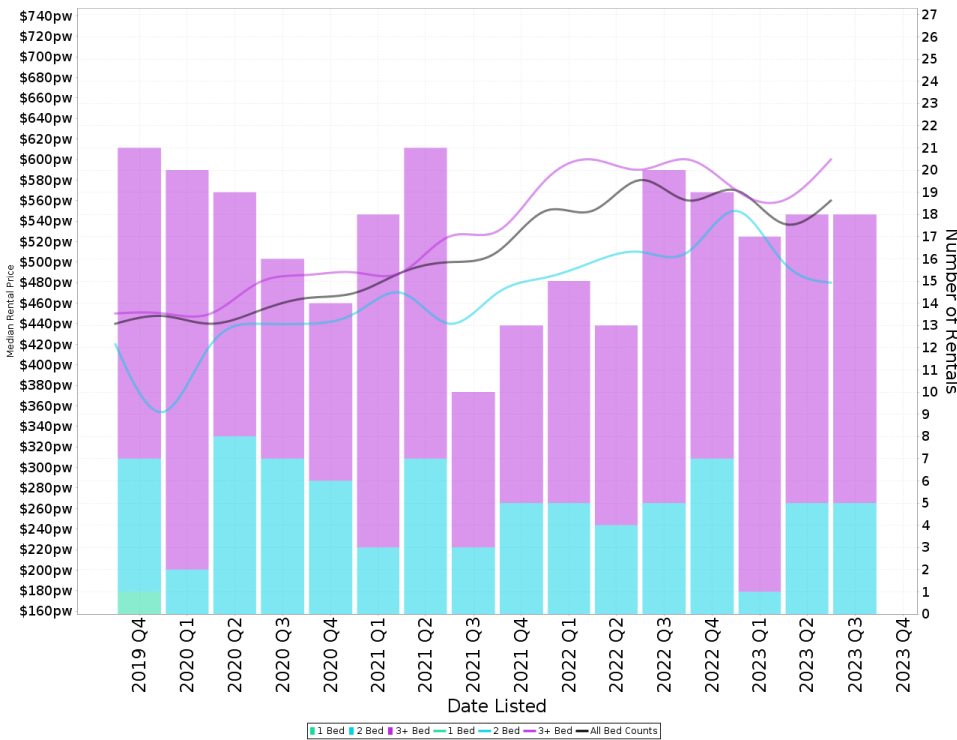
Suburb Rental Yield

+4.1%

Current Median Price: \$780,000
Current Median Rent: \$620

Based on 180 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-6.7%

Current Median Price: \$625,000
Previous Median Price: \$670,000

Based on 89 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.6%

Current Median Price: \$625,000
Current Median Rent: \$550

Based on 72 registered Unit rentals compared over the last 12 months.

NGUNNAWAL - Properties For Rent

Median Rental Price

\$620 /w

Based on 180 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

+4.1%

Current Median Price: \$780,000
Current Median Rent: \$620

Based on 92 recorded House sales and 180 House rentals compared over the last 12 months

Number of Rentals

180

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

14 PAJONG STREET

\$570 per week

248 m²

Oct 2023
2 Days

14 Pajong Street

\$570 per week

248 m²

Sep 2023
4 Days

58 WARRUMBUL STREET

\$660 per week

434 m²

Sep 2023
5 Days

33 DARAMOLEN STREET

\$550 per week

248 m²

Sep 2023
6 Days

5 Munni street

\$665 per week

248 m²

Sep 2023
7 Days

42 GANG-GANG COURT

\$630 per week

264 m²

Sep 2023
8 Days

42 Gang-gang Ct

\$630 per week

264 m²

Sep 2023
8 Days

9/50 MARUNGUL AVENUE

\$630 per week

3,827 m²

Sep 2023
23 Days

60A MARUNGUL AVENUE

\$450 Per Week

Sep 2023
32 Days

Independent

PROPERTY GROUP

13 ANAKIE COURT

\$750 per week

420 m² 4 2 2

2023
Aug
34 Days

7 MUNDAWARI CIRCUIT

\$570 Per Week

527 m² 3 1 1

2023
Aug
34 Days

47 BARUNGA STREET

\$580 per week

338 m² 3 1 1

2023
Aug
34 Days

47 Barunga St

\$580 per week

338 m² 3 1 1

2023
Aug
34 Days

23 KURRAMA CLOSE

\$630

410 m² 4 1 2

2023
Jul
76 Days

62 AMAGULA AVENUE

\$550 P/W

366 m² 3 1 1

2023
Mar
198 Days

24 Raiwalla Court

\$600

375 m² 3 1 2

2023
Jul
76 Days

16 Mawalan Street

By Negotiation

713 m² 4 1 2

2022
Dec
299 Days