

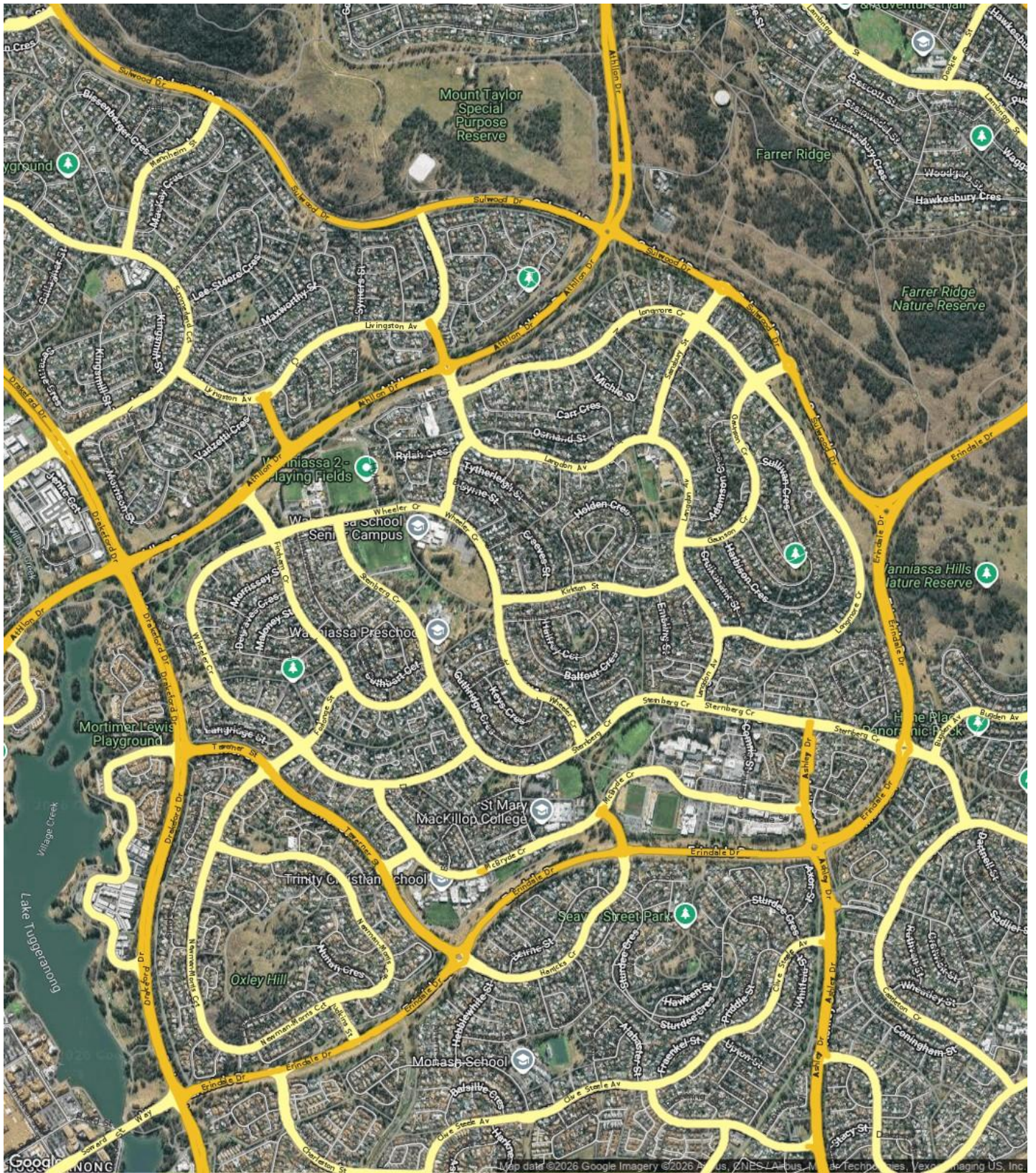
SUBURB FLYOVER REPORT

WANNIASSA (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655



WANNIASSA - Suburb Map



Prepared on 14/05/2026 by Auction Advantage. © Property Data Solutions Pty Ltd 2026 (pricfinder.com.au)

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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	90	\$ 892,500	4.7 %	\$ 400,000	\$ 1,600,000
2026	15	\$ 941,000	5.4 %	\$ 725,000	\$ 1,380,000

Median Sale Price

\$911k

Based on 91 recorded House sales within the last 12 months (Apr '25 - Mar '26)

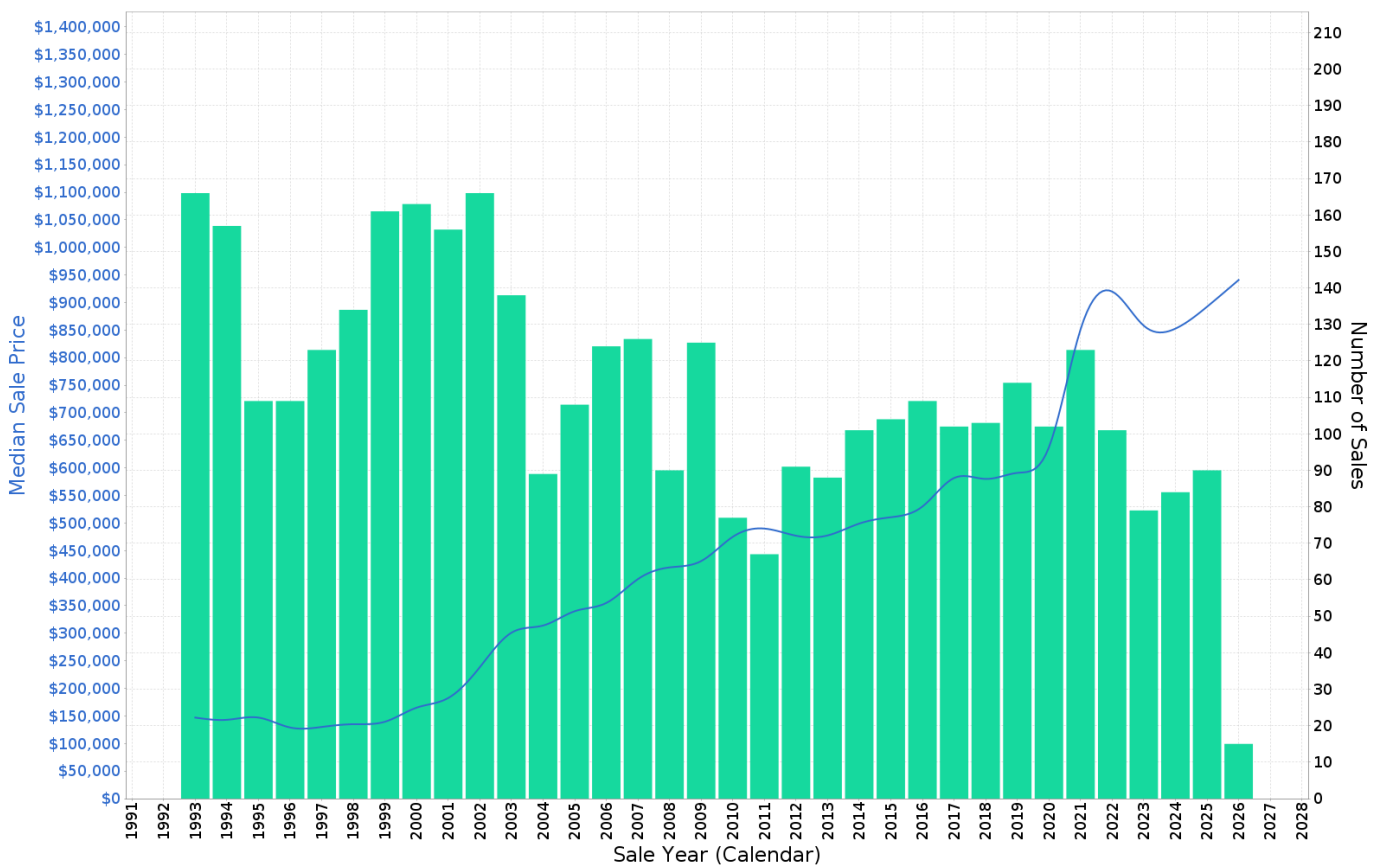
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

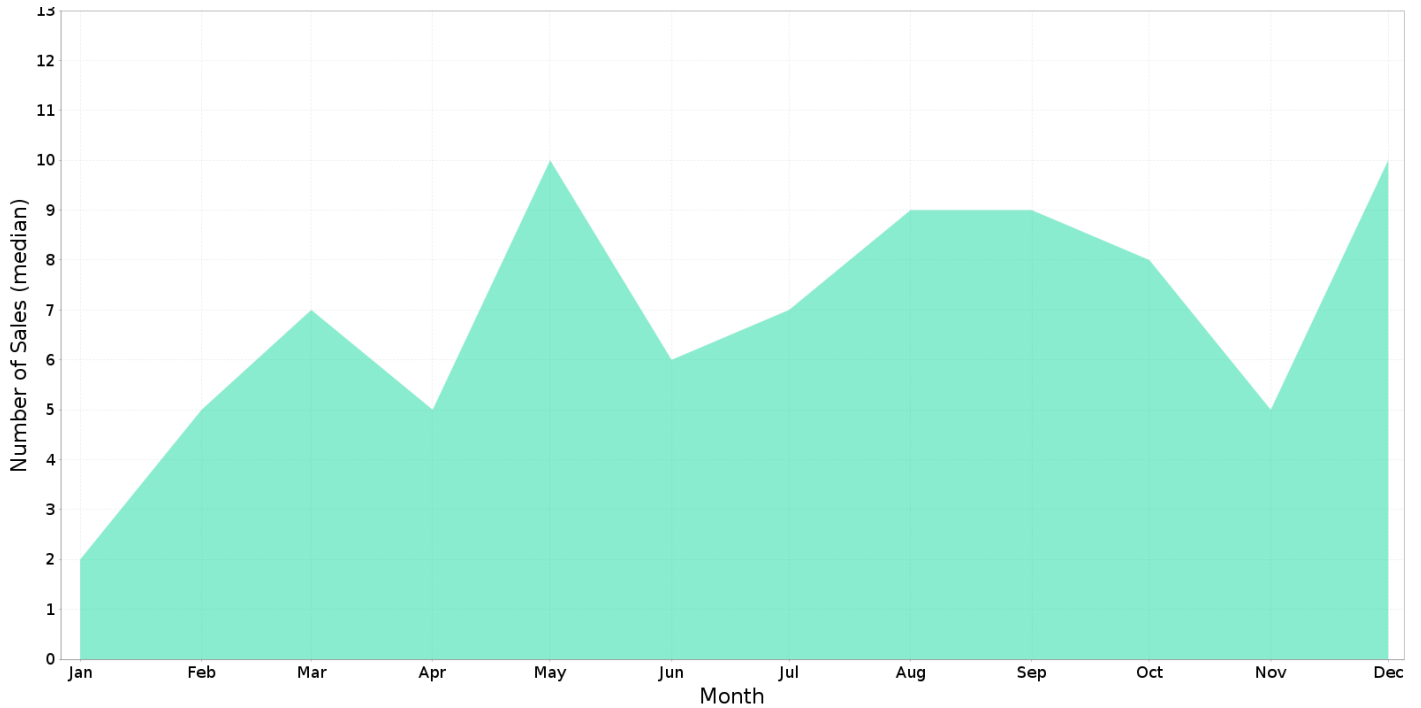
+6.5%

Current Median Price: \$911,000
Previous Median Price: \$855,000

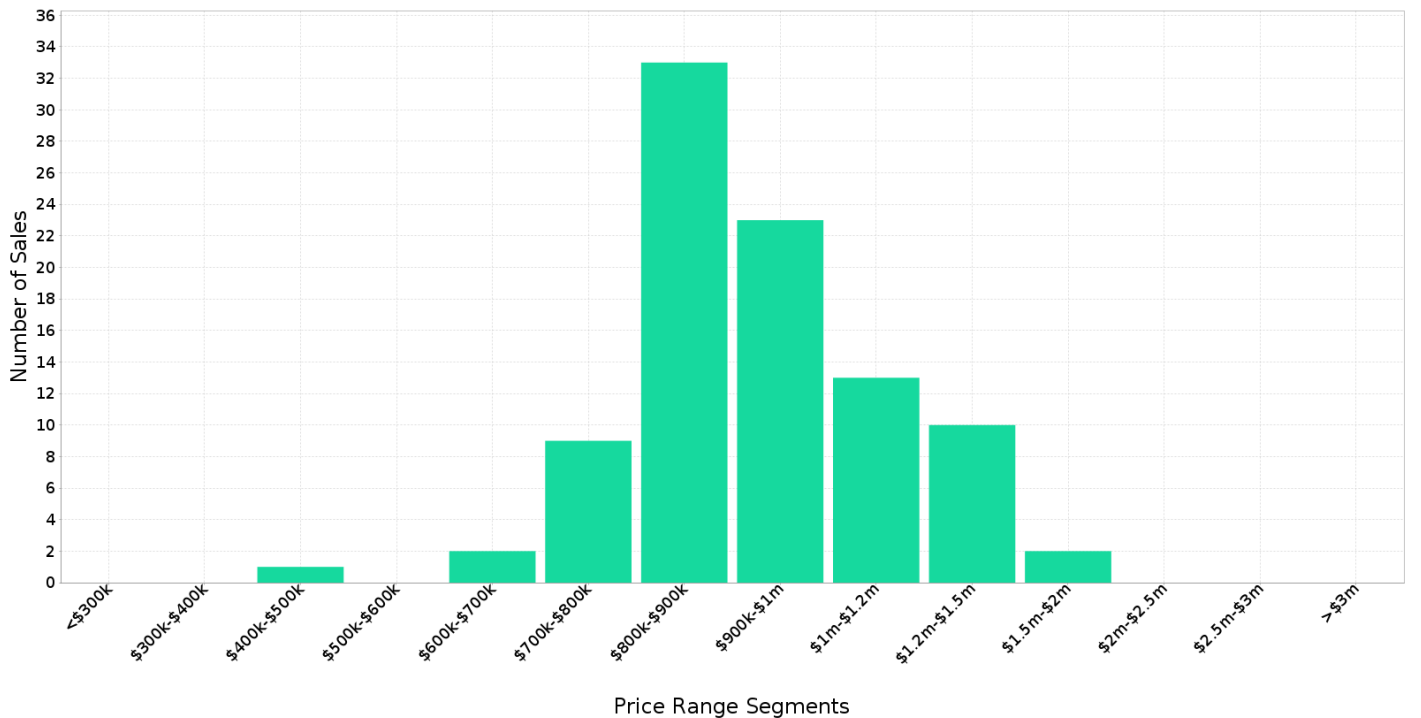
Based on 176 recorded House sales compared over the last two rolling 12 month periods



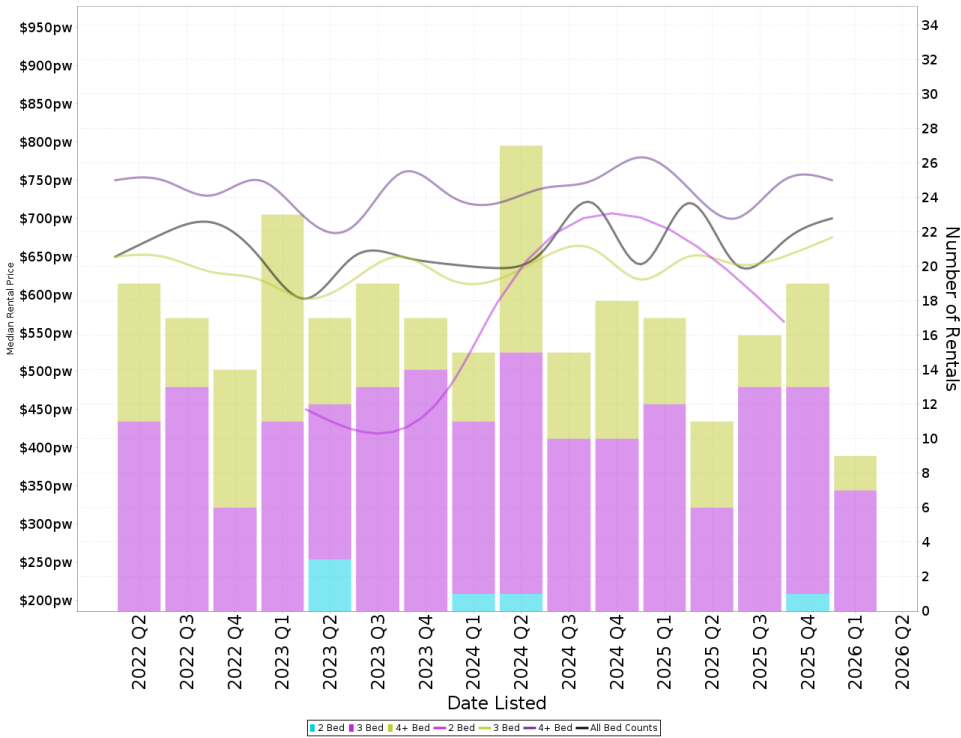
WANNIASSA - Peak Selling Periods (3 years)



WANNIASSA - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+6.5%

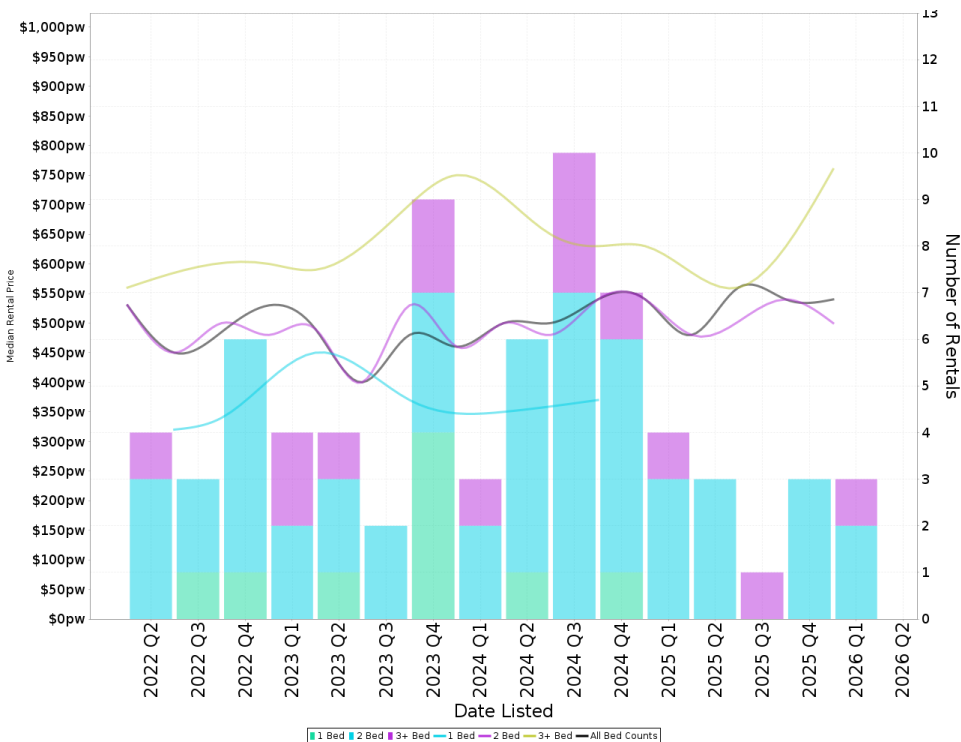
Current Median Price: \$911,000
Previous Median Price: \$855,000
Based on 176 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.9%

Current Median Price: \$911,000
Current Median Rent: \$675
Based on 55 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-13.9%

Current Median Price: \$602,500
Previous Median Price: \$700,000
Based on 38 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.5%

Current Median Price: \$602,500
Current Median Rent: \$520
Based on 10 registered Unit rentals compared over the last 12 months.

WANNIASSA - Recently Sold Properties

Median Sale Price

\$911k

Based on 91 recorded House sales within the last 12 months (Apr '25 - Mar '26)

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

Suburb Growth

+6.5%

Current Median Price: \$911,000
Previous Median Price: \$855,000

Based on 176 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

91

Based on recorded House sales within the 12 months (Apr '25 - Mar '26)

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

28 SAINSBURY ST



\$910,000

914 m² 4 1 2

Sold May 2026 NIA 22 Days

52 HOLDEN CRES



\$850,000

703 m² 3 1 1

Sold May 2026 NIA 22 Days

65 MCWHAIE CCT



\$1,020,000

1,298 m² 4 2 4

Sold Apr 2026 NIA 19 Days

106 MALTBY CCT



\$1,110,000

928 m² 4 2 2

Sold Apr 2026 NIA 15 Days

6 SPENSLEY PL



\$880,000

766 m² 3 3 2

Sold Apr 2026 NIA 16 Days

1 DOW ST




\$820,000

1,078 m² 3 2 4

Sold Mar 2026 NIA 7 Days

21 FINCHAM CRES




\$830,000

836.6 m² 31.2m 29.0m 31.0m 25.0m

837 m² - - -

Sold May 2026 NIA 15 Days

14 LANSELL CCT




\$850,000

789 m² 3 1 4

Sold May 2026 NIA 41 Days

2 SUMNER PL



\$885,000

935 m² 3 1 2

Sold May 2026 NIA 7 Days

24 OSMAND ST

\$990,000

Mar 2026
53 Days

649 m² 4 2 2

3 BUTTERLEY PL

\$1,290,000

Mar 2026
4 Days

798 m² 6 3 4

1 BOSISTO PL

\$941,000

Mar 2026
21 Days

954 m² 4 2 2

23 BROMLEY ST

\$818,000

Mar 2026
40 Days

812 m² 3 1 2

68 LONGMORE CRES

\$960,000

2026
N/A

849 m² 5 2 2

17 LANGDON AVE

\$725,000

Feb 2026
N/A

501 m² 3 2 2

2 MALONEY ST

\$940,000

Feb 2026
30 Days

860 m² 4 2 2

28 HARBISON CRES

\$1,380,000

2026
30 Days

935 m² 4 2 2

82 STERNBERG CRES

\$970,000

Feb 2026
27 Days

724 m² 4 1 3

39 SULLIVAN CRES

\$1,300,000

Jan 2026
8 Days

875 m² 4 2 2

84 FINCHAM CRES

\$725,000

Jan 2026
45 Days

688 m² 3 1 2

29 EMBLING ST

\$1,310,000

Jan 2026
24 Days

762 m² 5 4 2

WANNIASSA - Properties For Rent

Median Rental Price

\$675 /w

Based on 55 recorded House rentals within the last 12 months (Apr '25 - Mar '26)

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

Rental Yield

+3.9%

Current Median Price: \$911,000
Current Median Rent: \$675

Based on 91 recorded House sales and 55 House rentals compared over the last 12 months

Number of Rentals

55

Based on recorded House rentals within the last 12 months (Apr '25 - Mar '26)

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

15 Guthridge Crescent

\$680 pw




616 m² 3 1 1

May 2026 6 Days

271 Wheeler Crescent

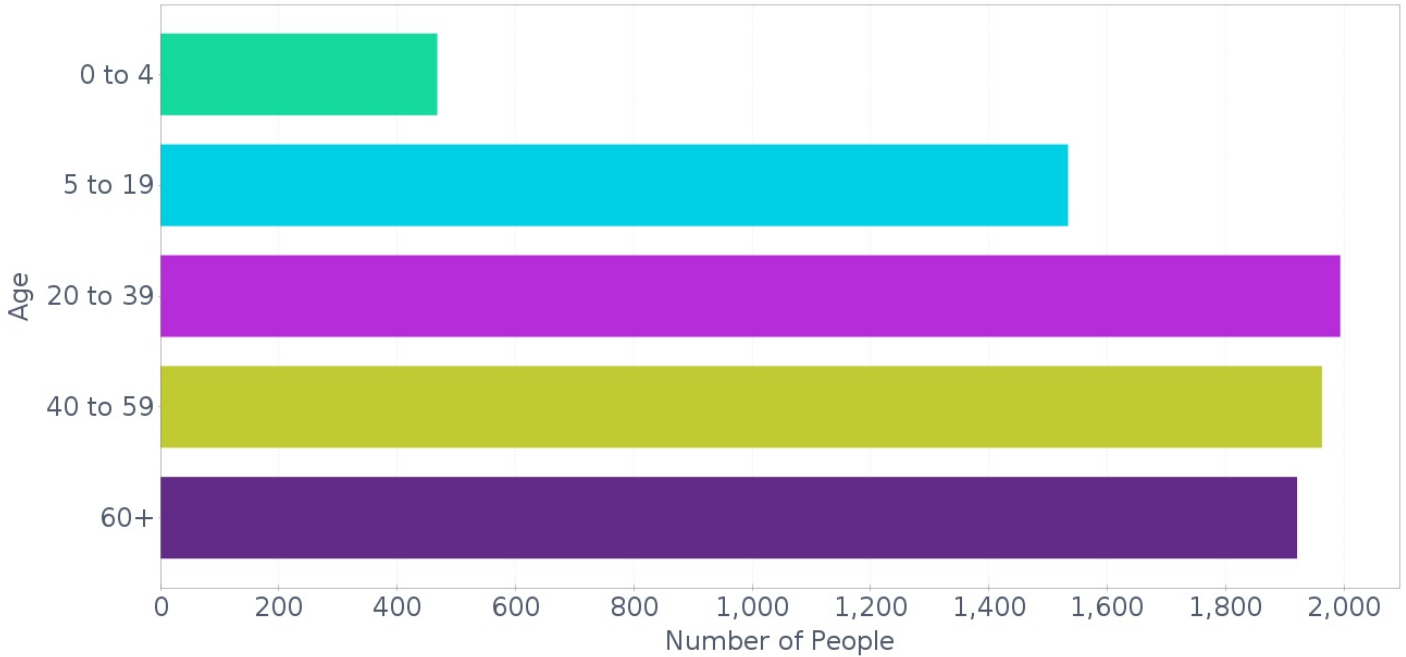
\$650 per week



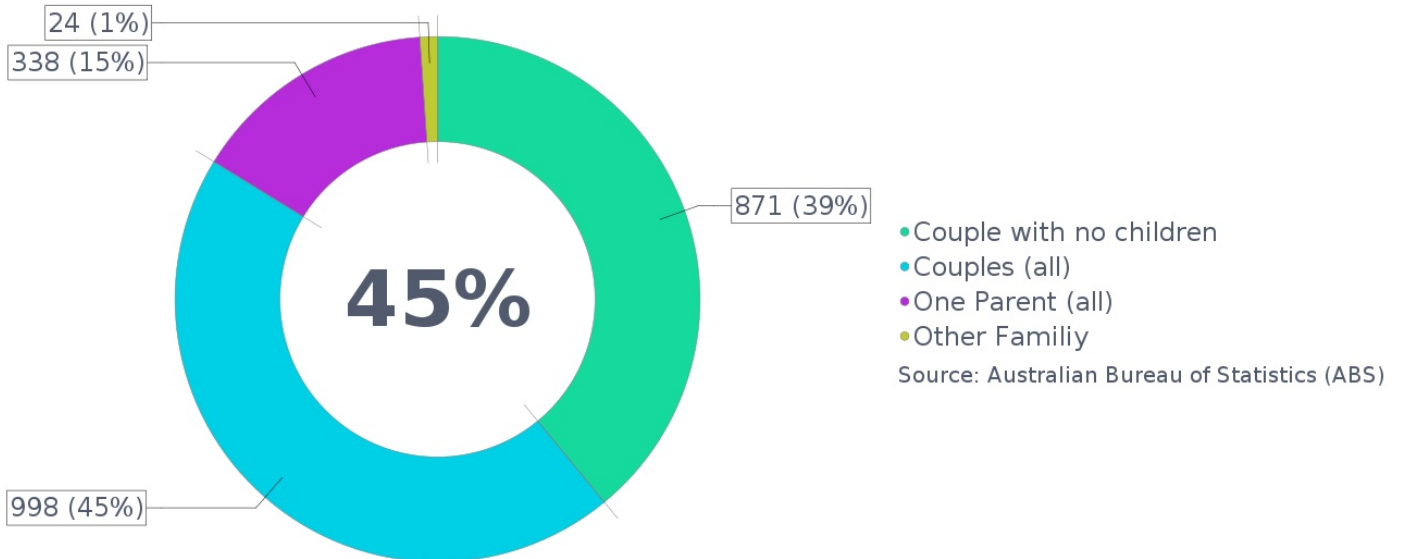
722 m² 3 1 -

May 2026 5 Days

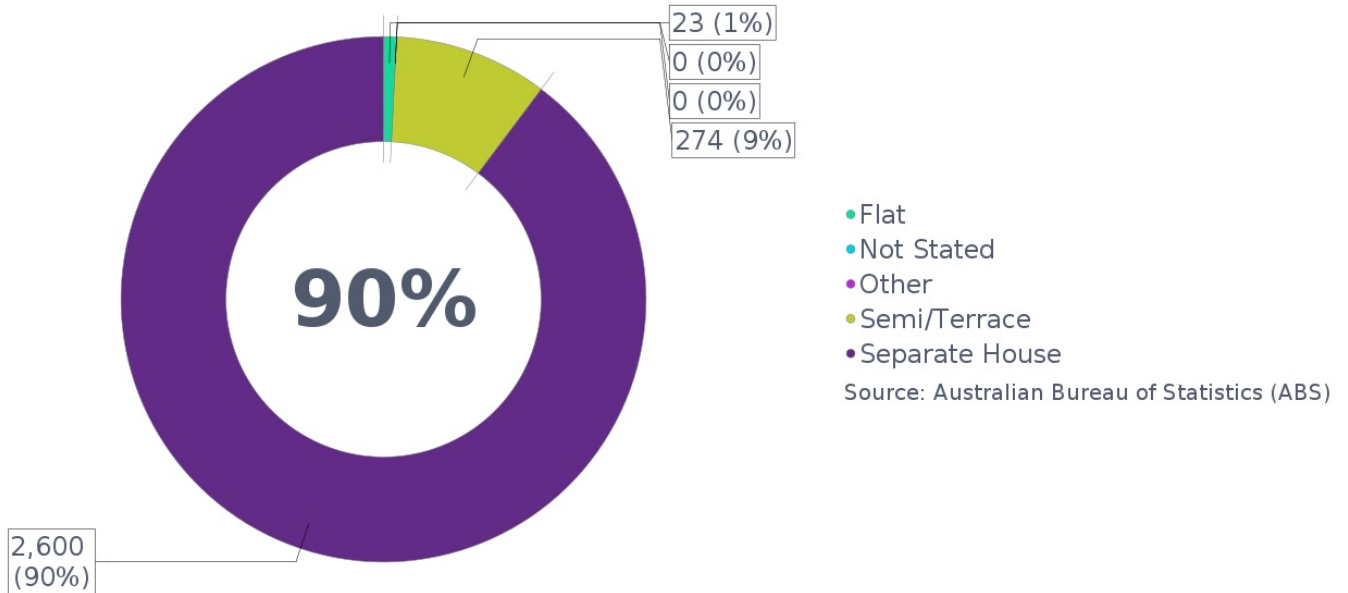
Age of Population (2021)



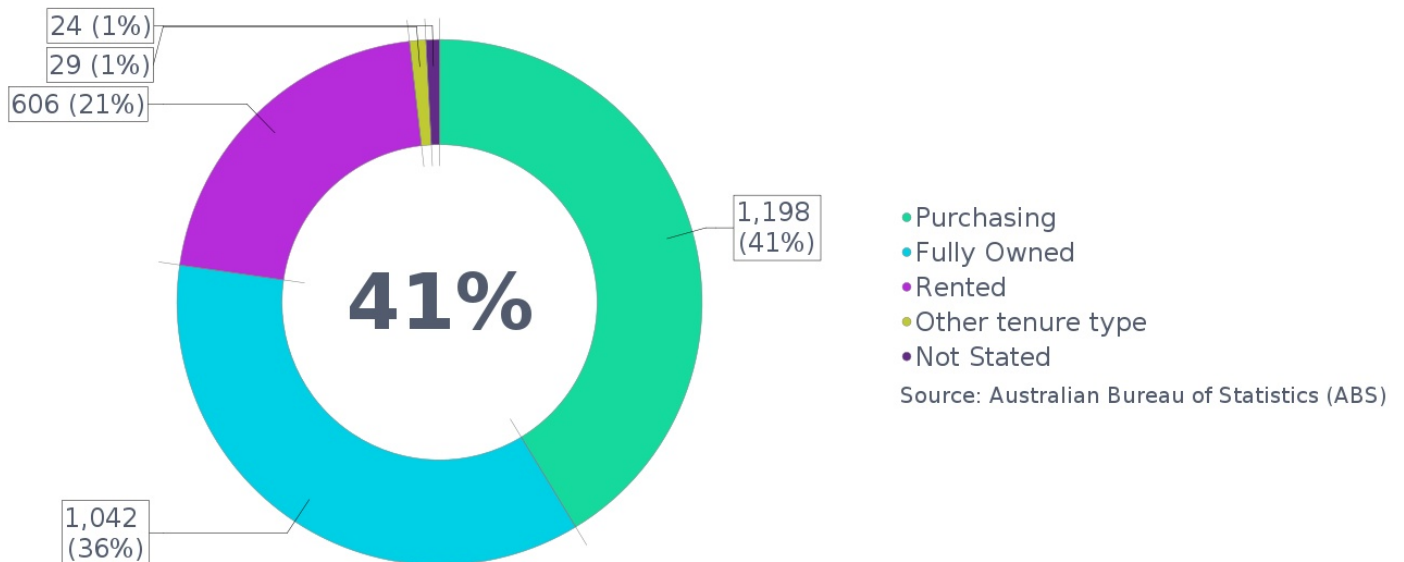
Family Composition (2021)



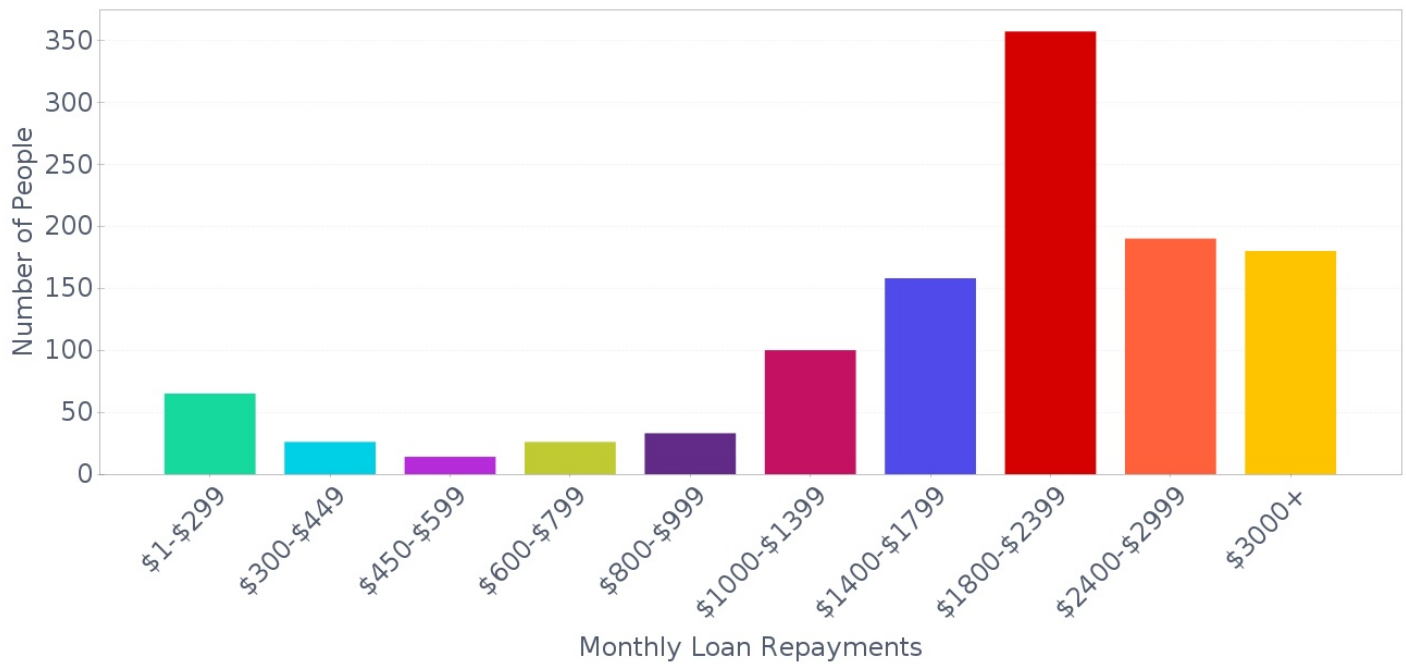
Dwelling Structure (2021)



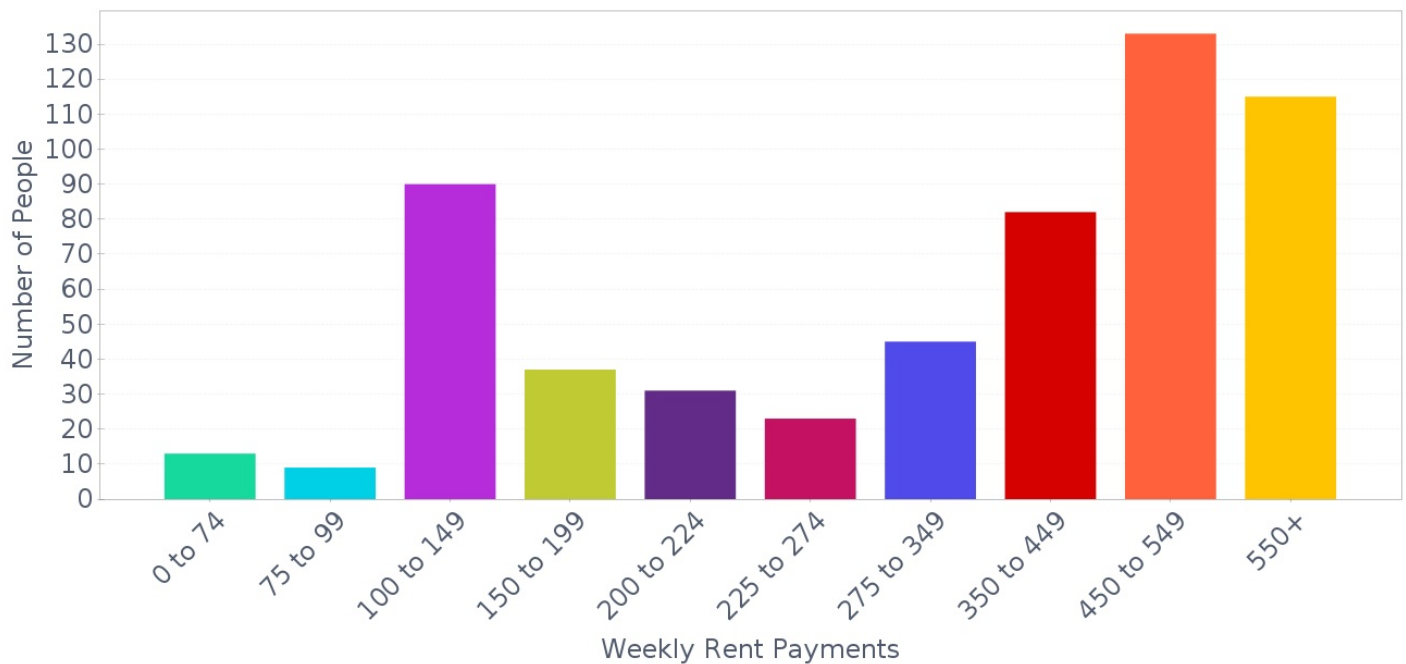
Home Ownership (2021)



Home Loan Repayments - Monthly (2021)

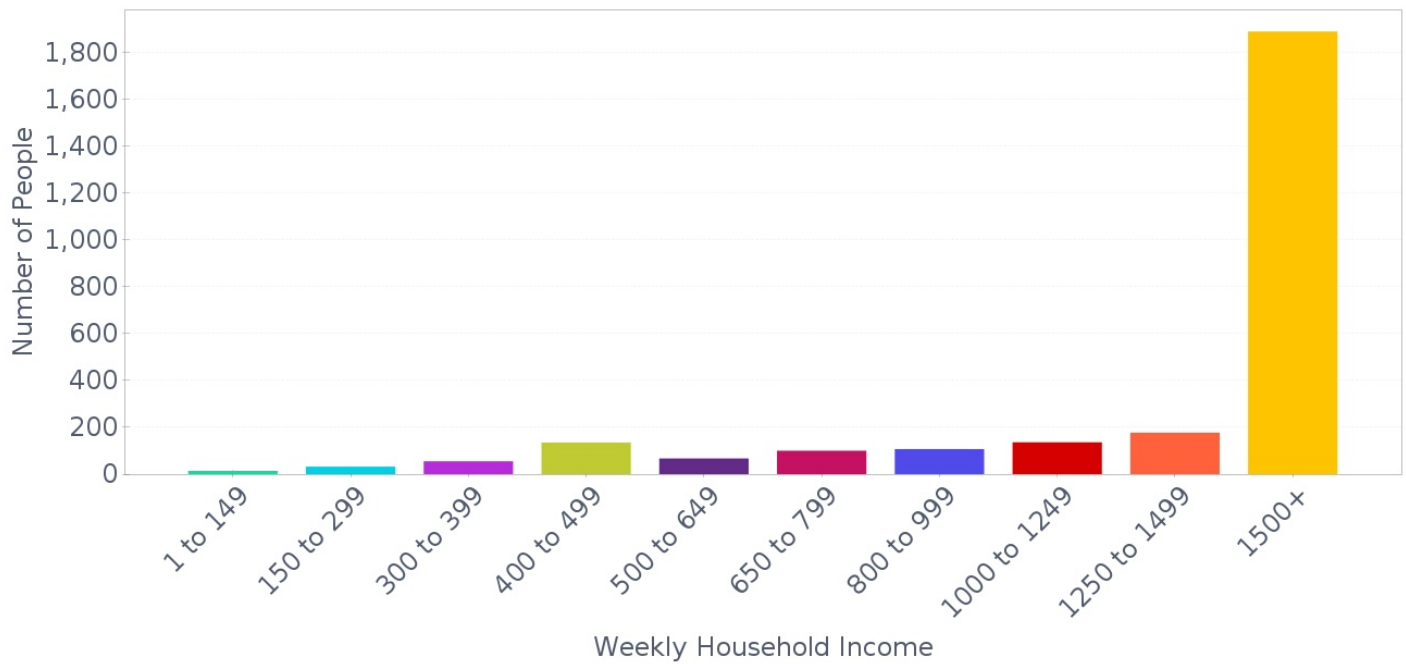


Rent Payments - Weekly (2021)

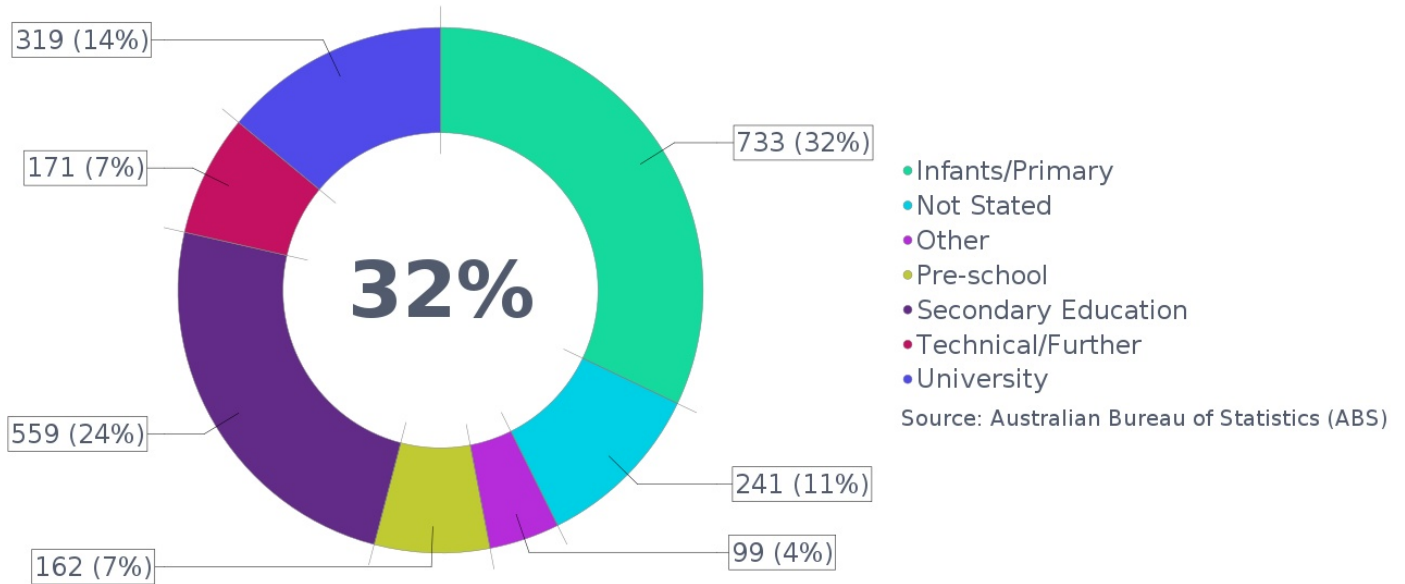




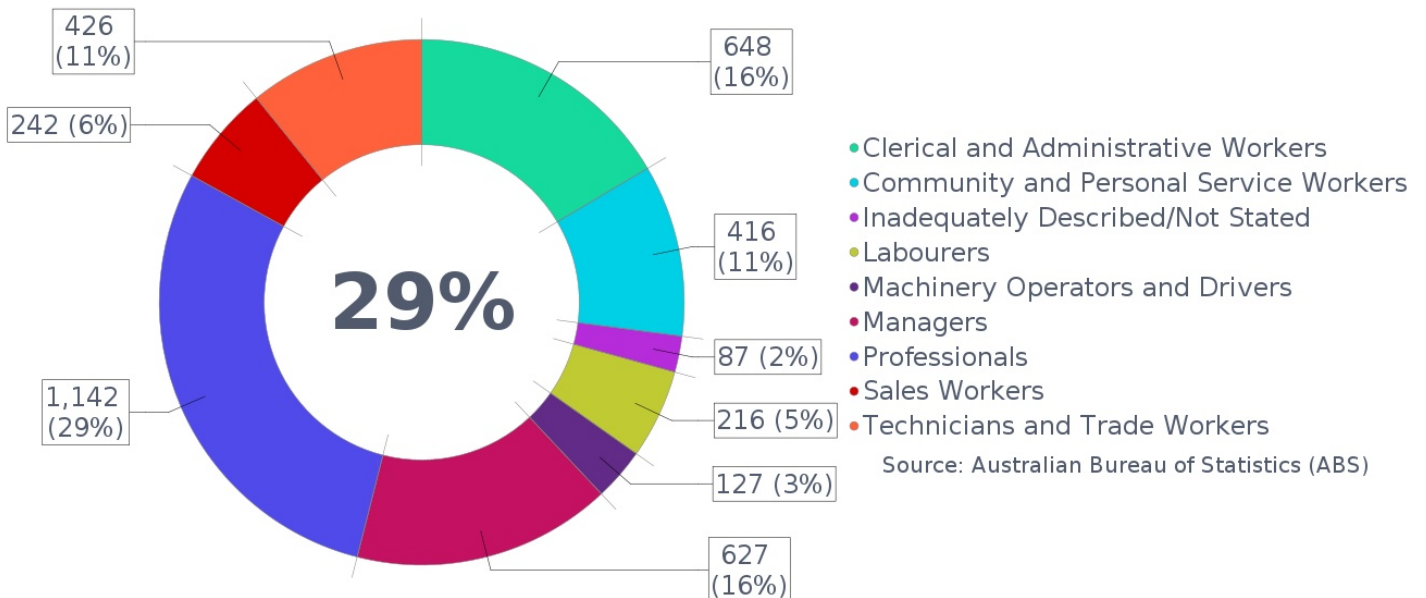
Household Income - Weekly (2021)



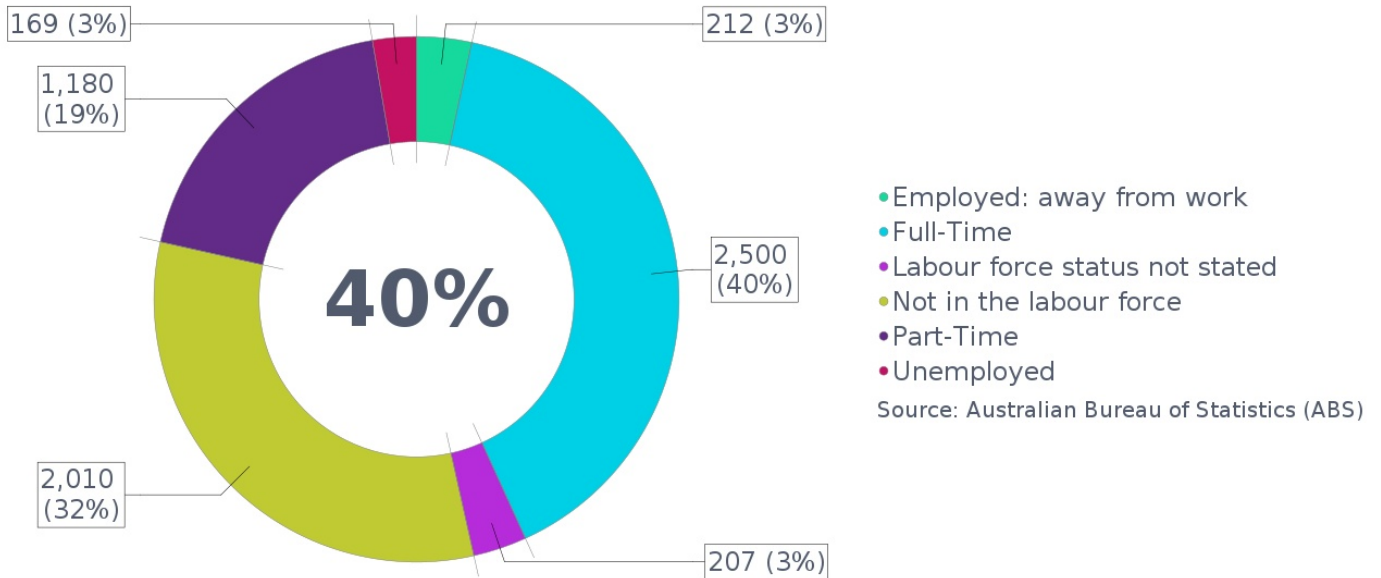
Non-School Qualification: Level of Education (2021)



Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)

