

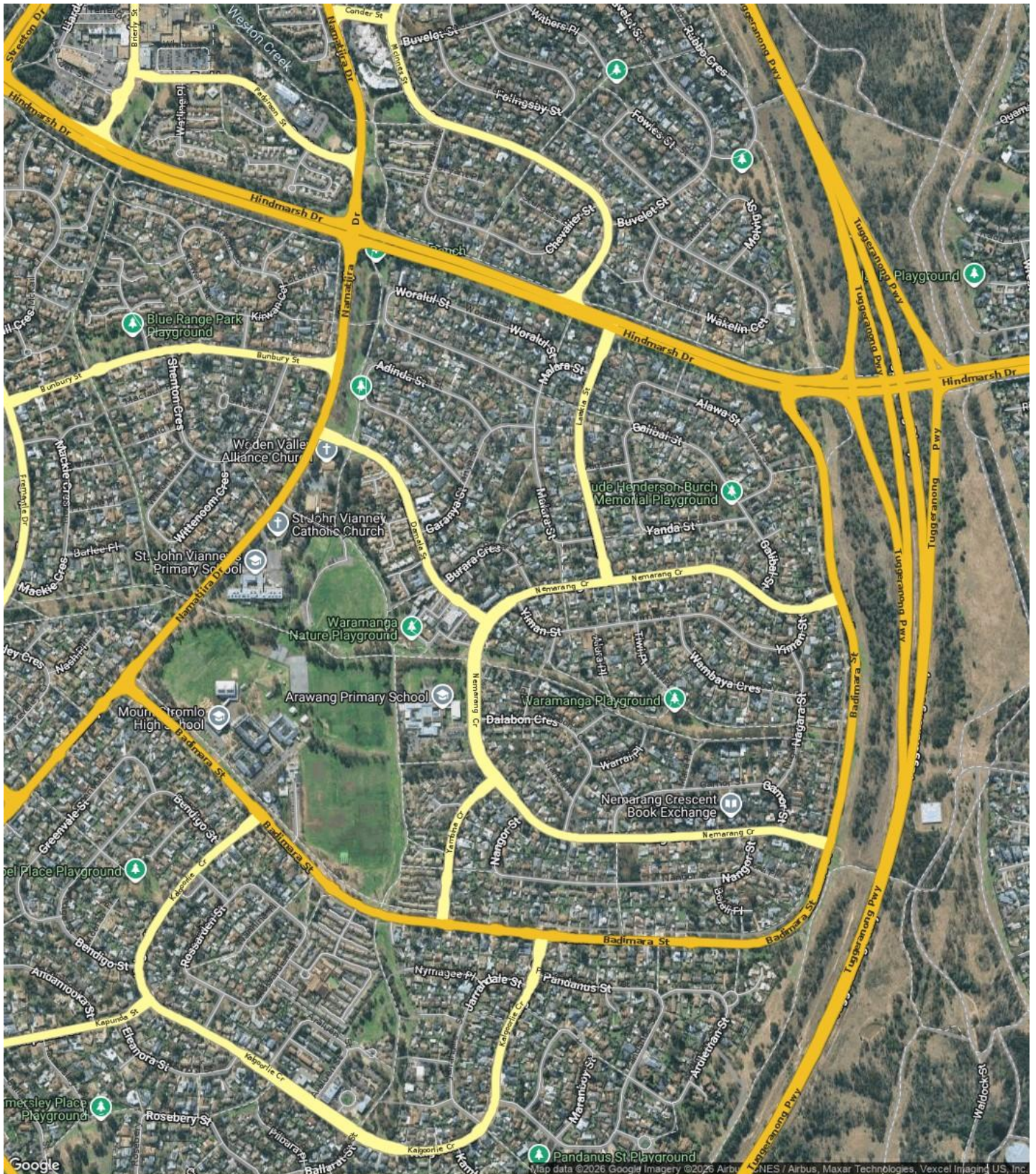
SUBURB FLYOVER REPORT

WARAMANGA (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655



WARAMANGA - Suburb Map



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	25	\$ 920,000	-2.2 %	\$ 360,000	\$ 1,640,000
2025	36	\$ 930,000	1.1 %	\$ 641,000	\$ 1,500,000
2026	13	\$ 950,000	2.2 %	\$ 680,000	\$ 1,760,000

Median Sale Price

\$952k

Based on 33 recorded House sales within the last 12 months (Financial Year 2026)

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

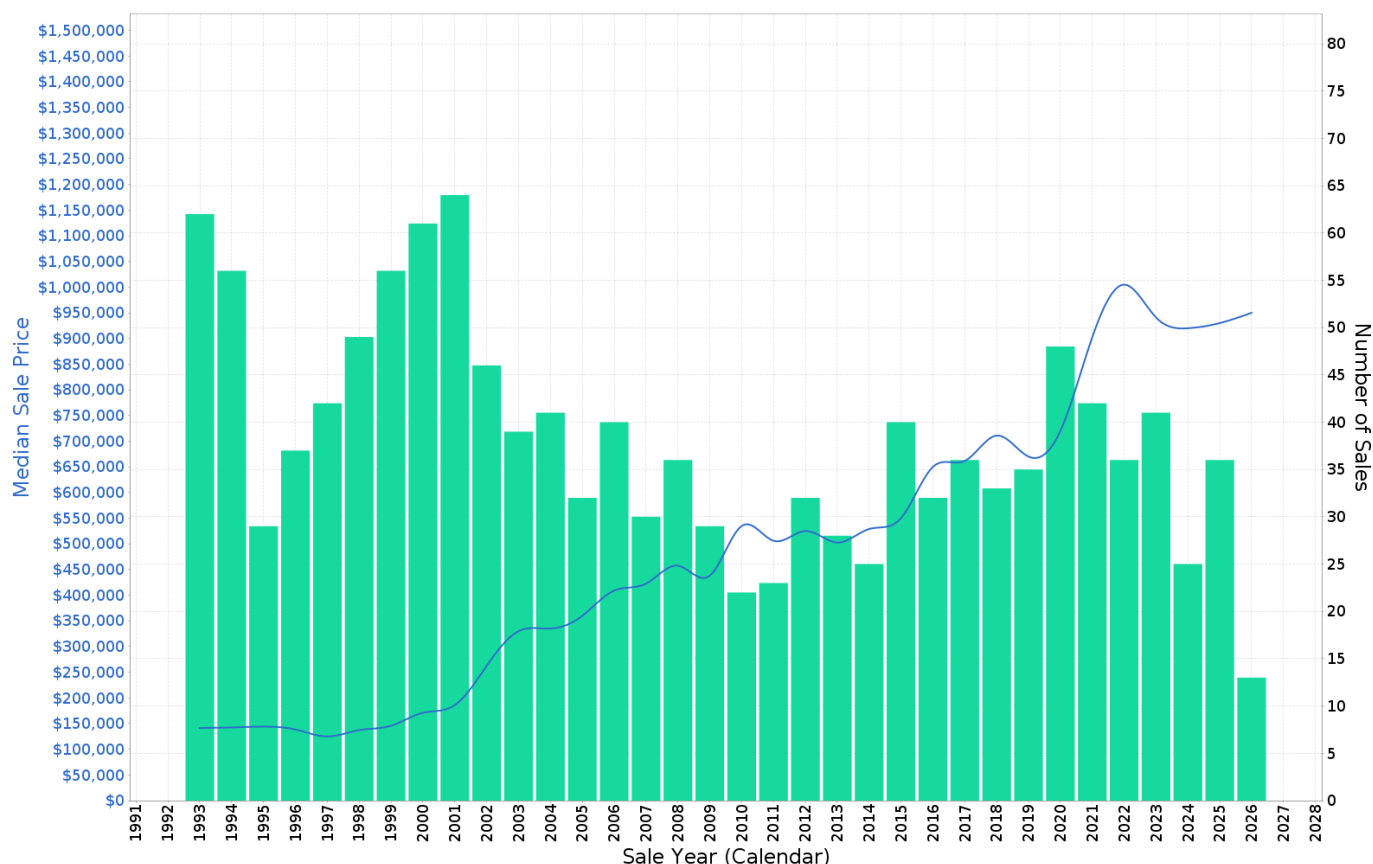
Suburb Growth

+8.2%

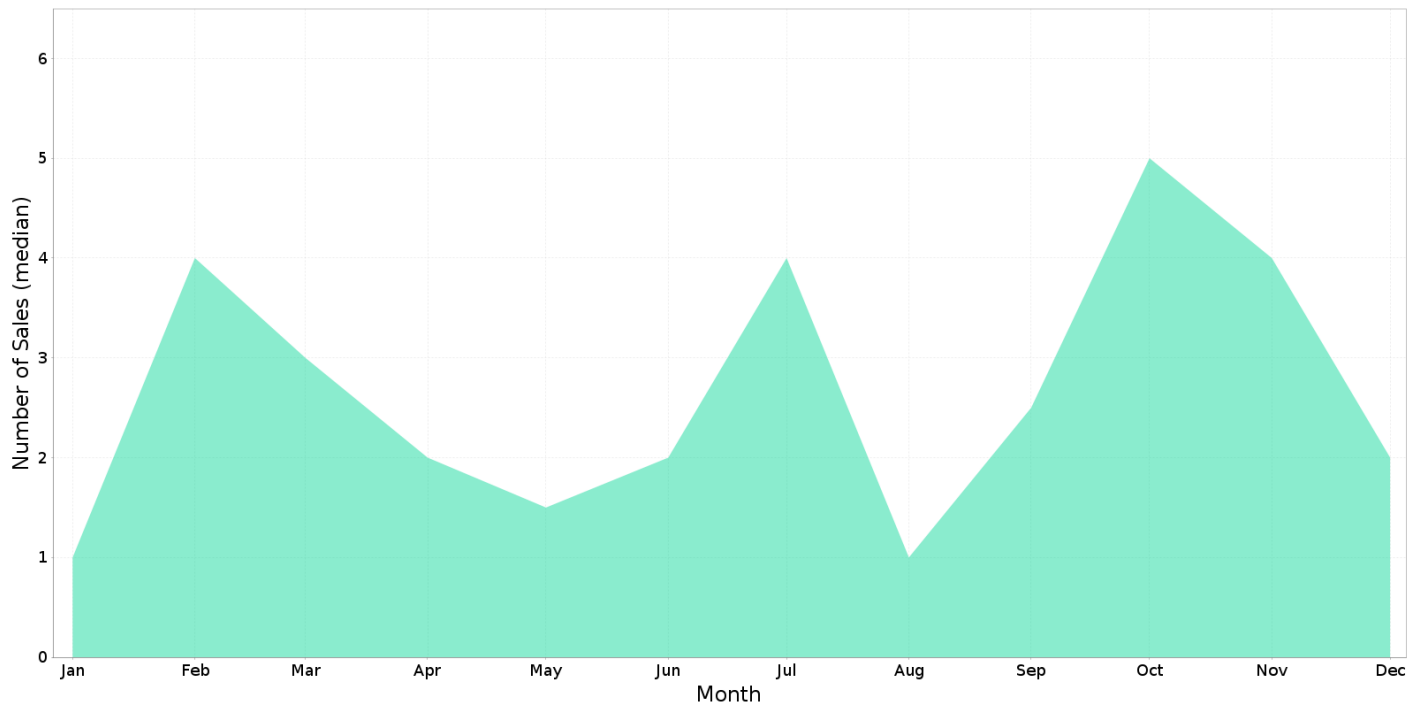
Current Median Price: \$952,000

Previous Median Price: \$880,000

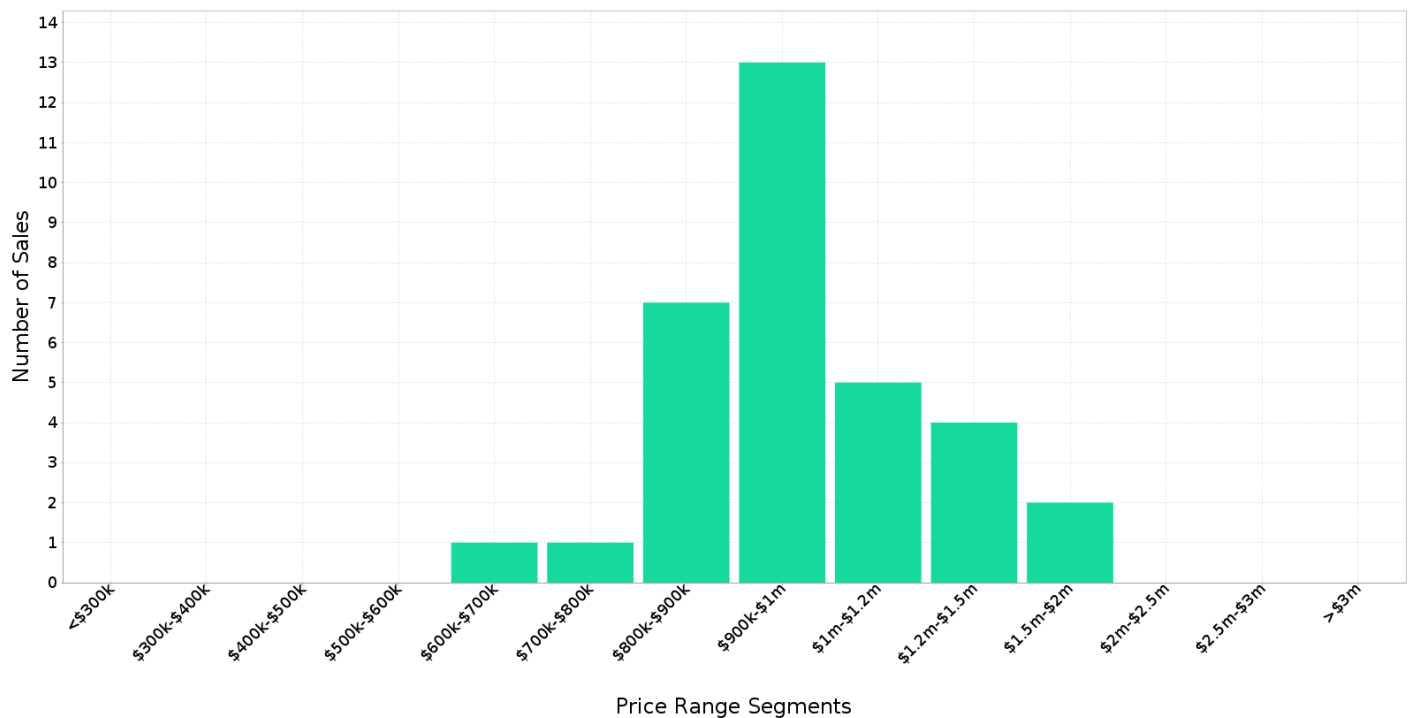
Based on 63 recorded House sales compared over the last two rolling 12 month periods



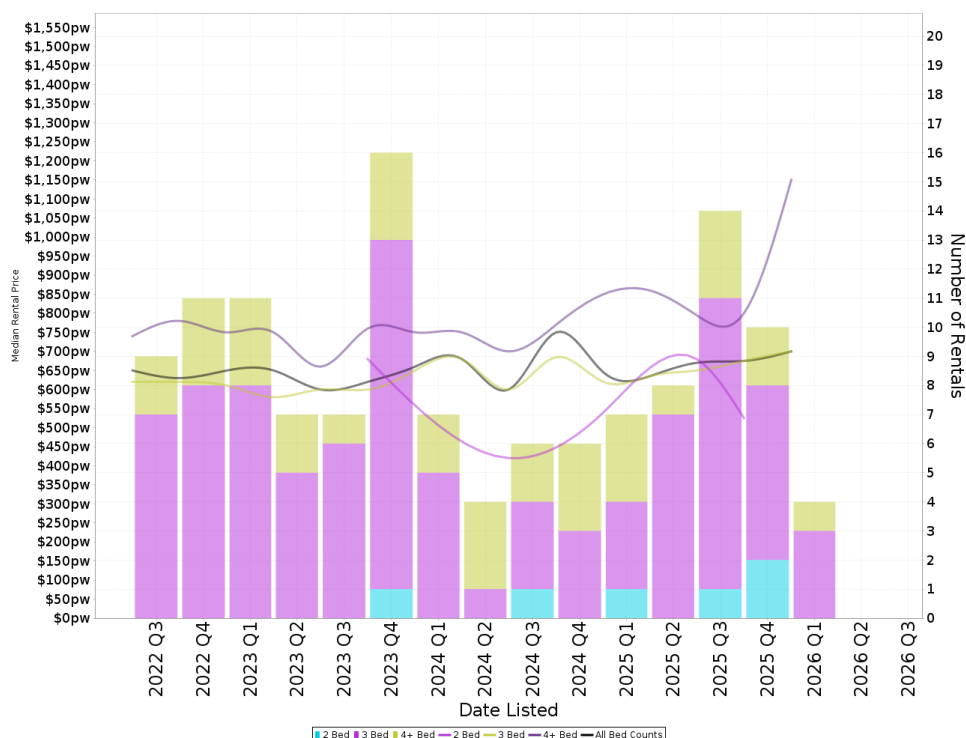
WARAMANGA - Peak Selling Periods (3 years)



WARAMANGA - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+8.2%

Current Median Price: \$952,000
Previous Median Price: \$880,000

Based on 63 registered House sales compared over the last two rolling 12 month periods.

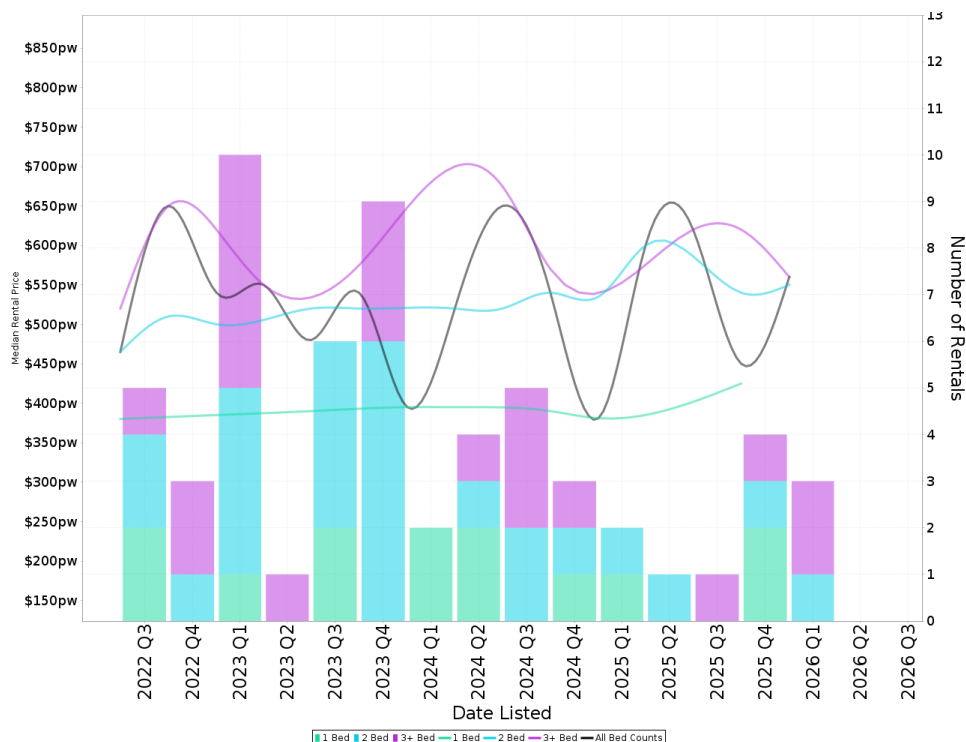
Suburb Rental Yield

+3.7%

Current Median Price: \$952,000
Current Median Rent: \$680

Based on 28 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+20.7%

Current Median Price: \$730,000
Previous Median Price: \$605,000

Based on 18 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.9%

Current Median Price: \$730,000
Current Median Rent: \$550

Based on 8 registered Unit rentals compared over the last 12 months.

WARAMANGA - Recently Sold Properties

Median Sale Price

\$952k

Based on 33 recorded House sales within the last 12 months (Financial Year 2026)

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

Suburb Growth

+8.2%

Current Median Price: \$952,000
Previous Median Price: \$880,000

Based on 63 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

33

Based on recorded House sales within the 12 months (Financial Year 2026)

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

13 LARAKIA ST



\$840,000

2026
Aug
96 Days

780 m² 3 1 2

16 NEMARANG CRES



\$865,000

2026
Aug
45 Days

821 m² 3 1 1

7 WARRAI PL



\$1,037,000

2026
Aug
24 Days

820 m² 3 2 2

13 GAMOR ST



\$1,130,000

2026
Jun
14 Days

785 m² 4 2 2

12 NANGOR ST



\$790,000

2026
Jan
25 Days

694 m² 3 2 1

34 MALARA ST



\$910,000

2026
Jun
98 Days

782 m² 3 1 5

5 ALURA PL



\$2,001,000

2026
May
6 Days

810 m² 4 2 2

46 BADIMARA ST



\$1,460,000

2026
Apr
13 Days

872 m² 4 2 2

23 DALABON CRES



\$950,000

2026
N/A

671 m² 3 1 1

6 NAGARA ST

\$800,000



798 m²

2026
Mar
10 Days

5 2 2

108 NEMARANG CRES

\$1,012,000



755 m²

2026
Apr
20 Days

5 2 2

3 WIRANGU PL

\$680,000



517 m²

2026
Mar
21 Days

3 1 -

24 GARANYA ST

\$1,250,000



931 m²

2026
Mar
10 Days

5 2 2

63 NANGOR ST

\$895,000



733 m²

2026
Feb
23 Days

2 1 2

5 BOLALI PL

\$1,045,000



857 m²

2026
Feb
15 Days

5 2 1

30 YIMAN ST

\$865,000



694 m²

2026
Feb
17 Days

3 1 1

31 NEMARANG CRES

\$911,000



911 m²

2026
Feb
23 Days

3 1 2



WARAMANGA - Properties For Rent

Median Rental Price

\$680 /w

Based on 28 recorded House rentals within the last 12 months (Financial Year 2026)

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

Rental Yield

+3.7%

Current Median Price: \$952,000
Current Median Rent: \$680

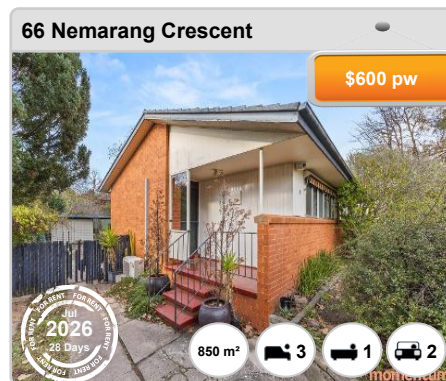
Based on 33 recorded House sales and 28 House rentals compared over the last 12 months

Number of Rentals

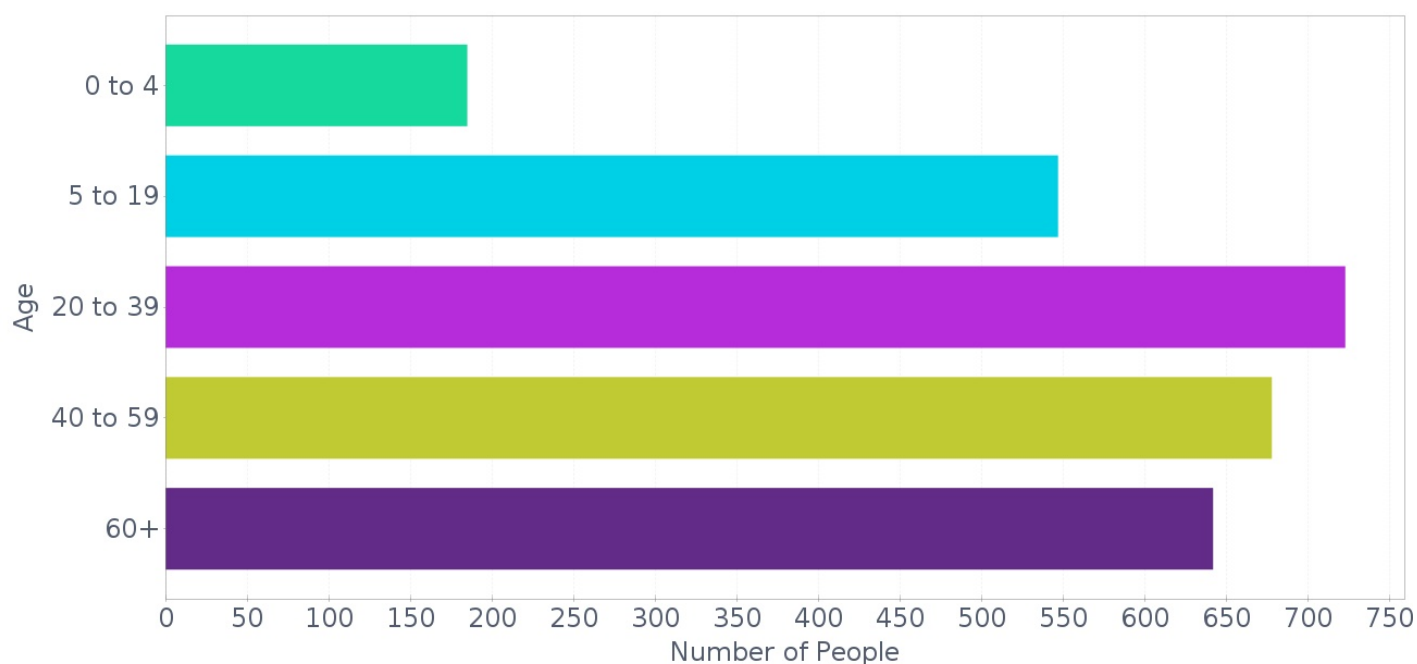
28

Based on recorded House rentals within the last 12 months (Financial Year 2026)

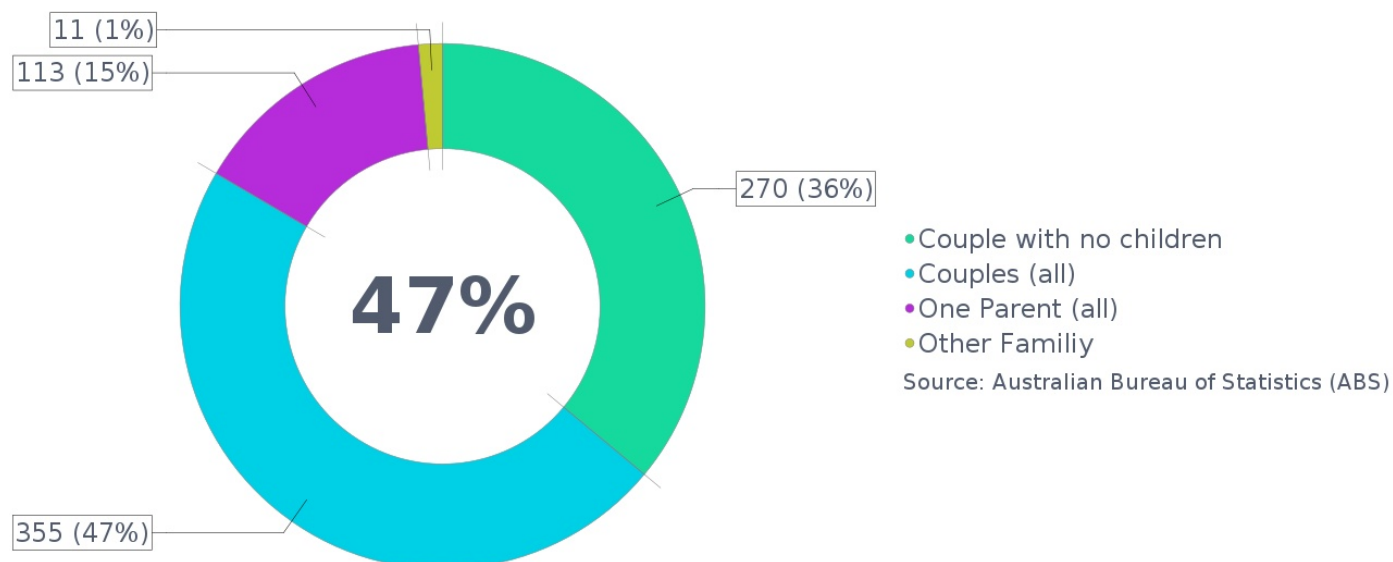
Based on a rolling 12 month period and may differ from calendar year statistics



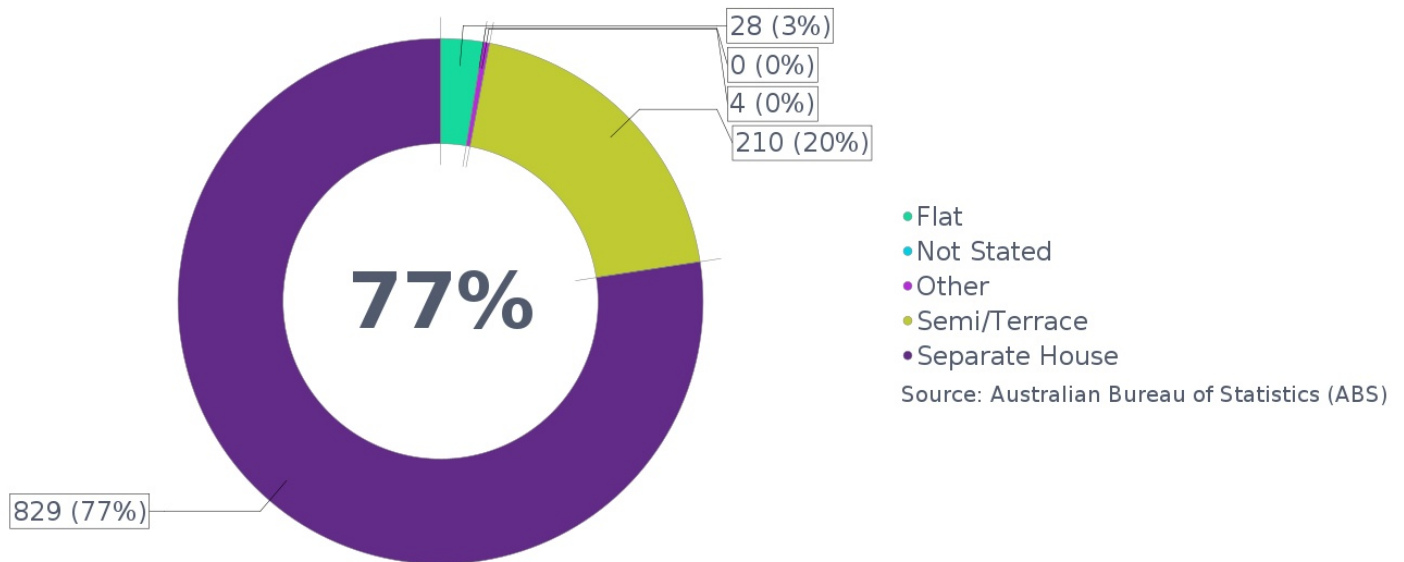
Age of Population (2021)



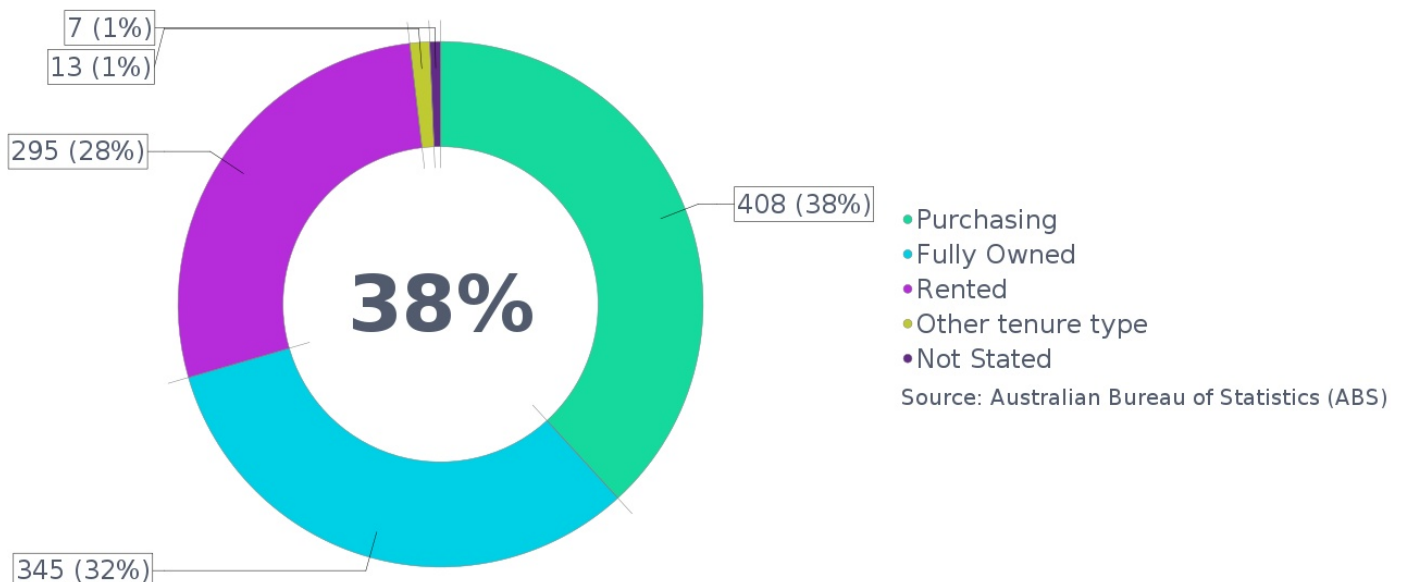
Family Composition (2021)



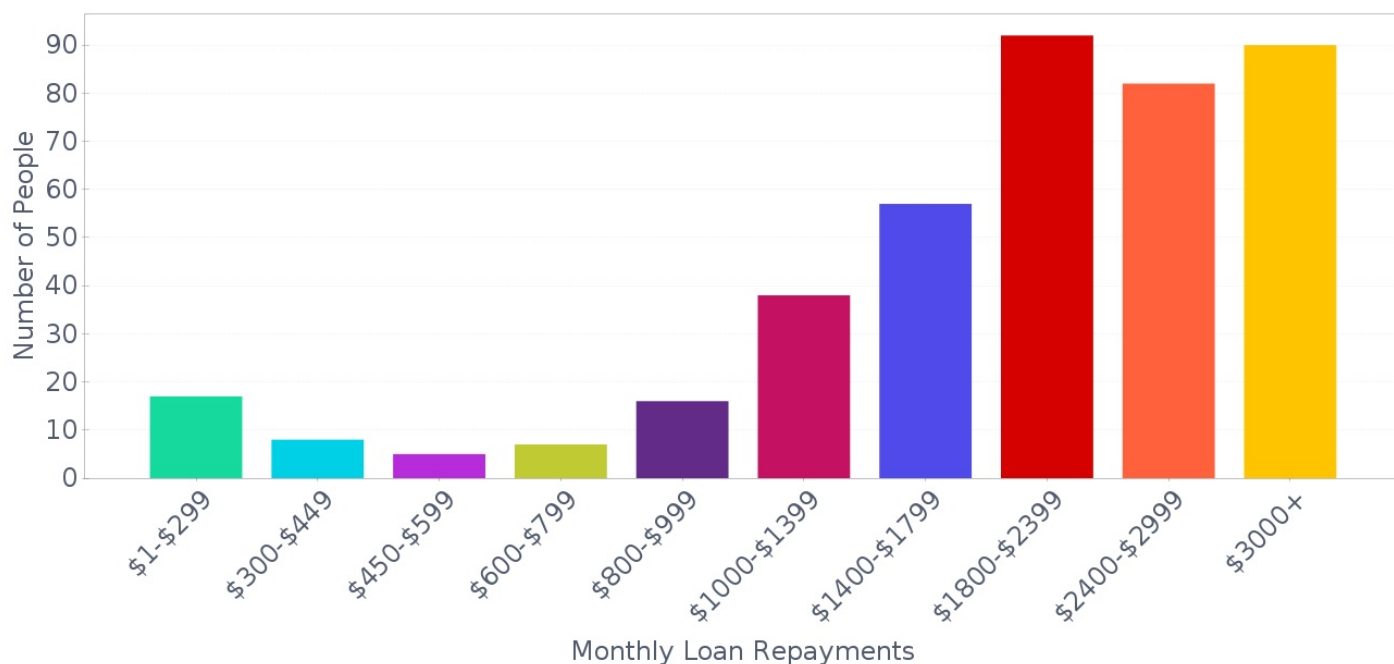
Dwelling Structure (2021)



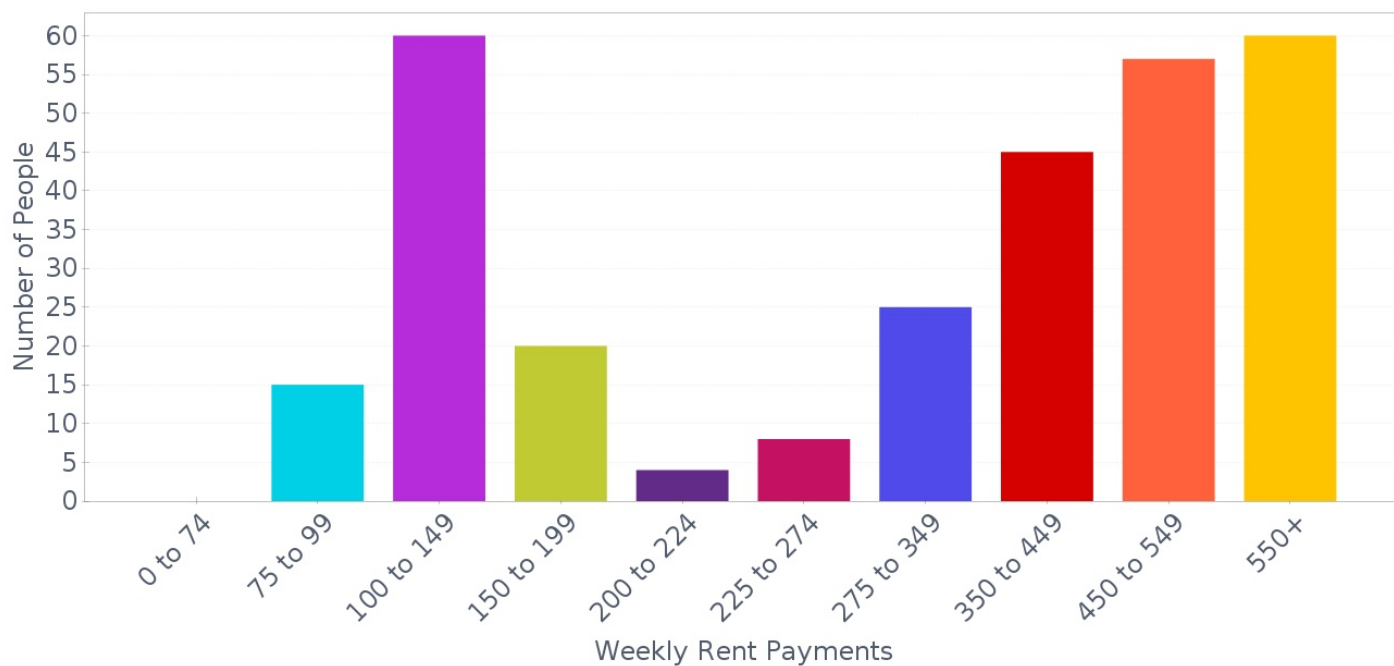
Home Ownership (2021)



Home Loan Repayments - Monthly (2021)

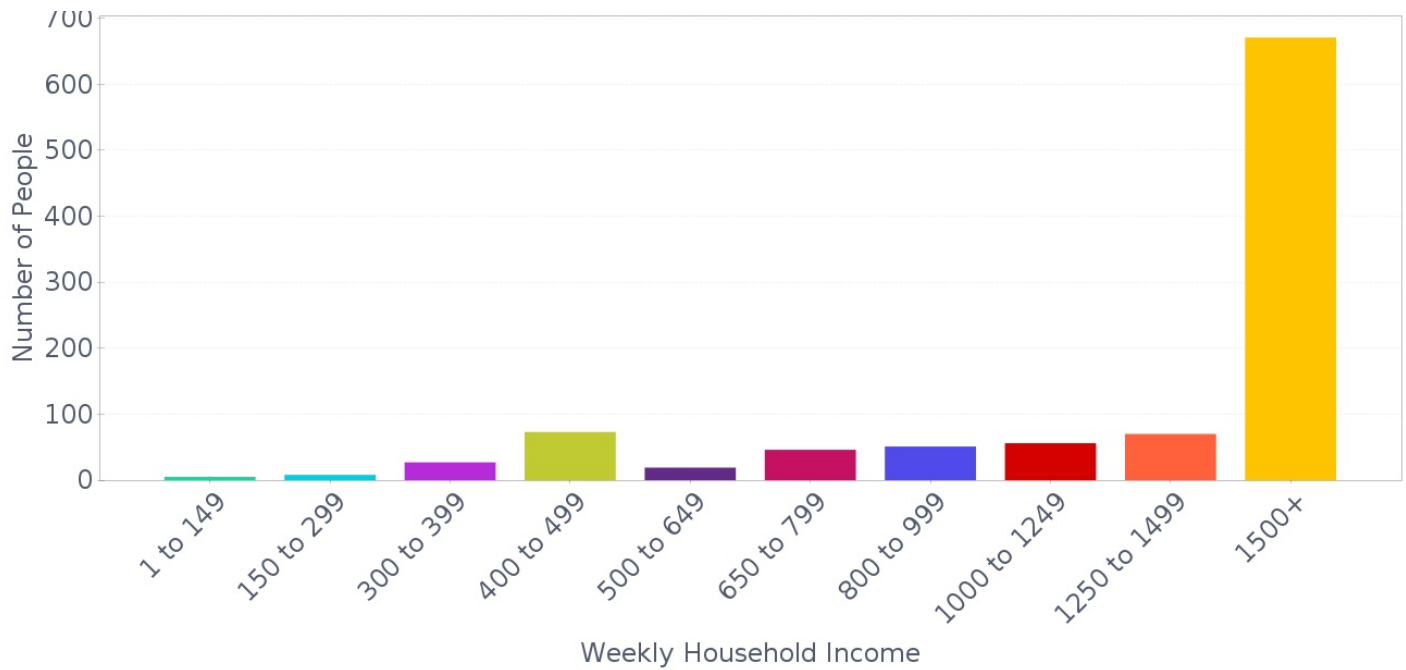


Rent Payments - Weekly (2021)

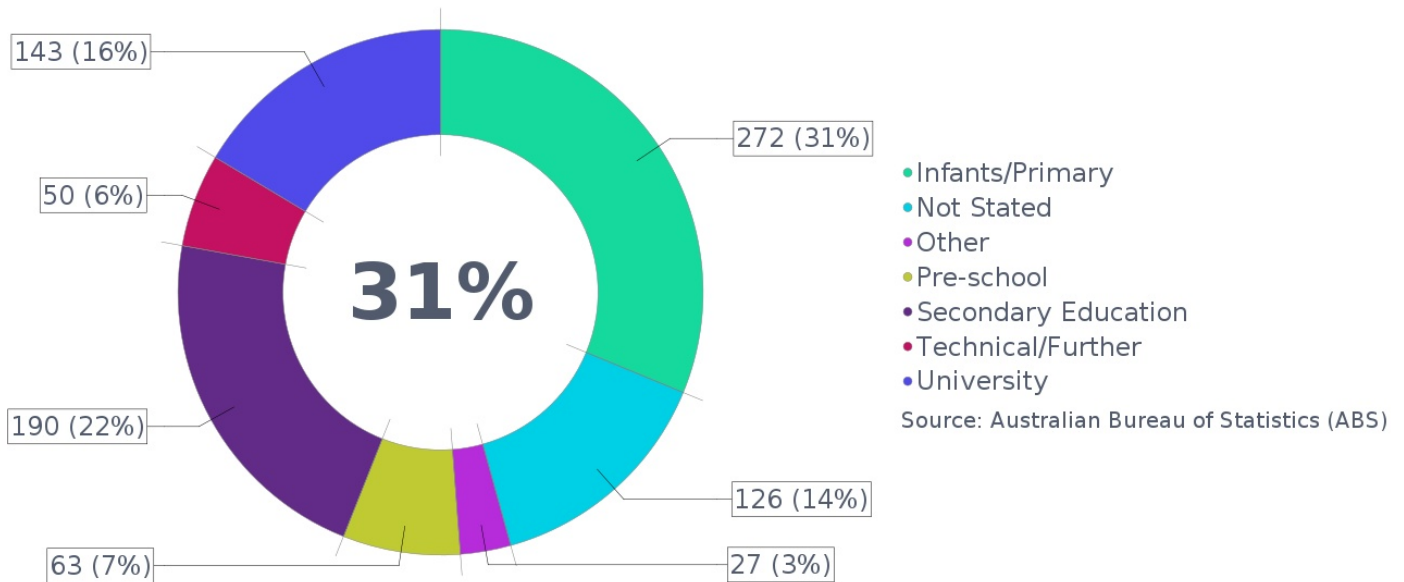




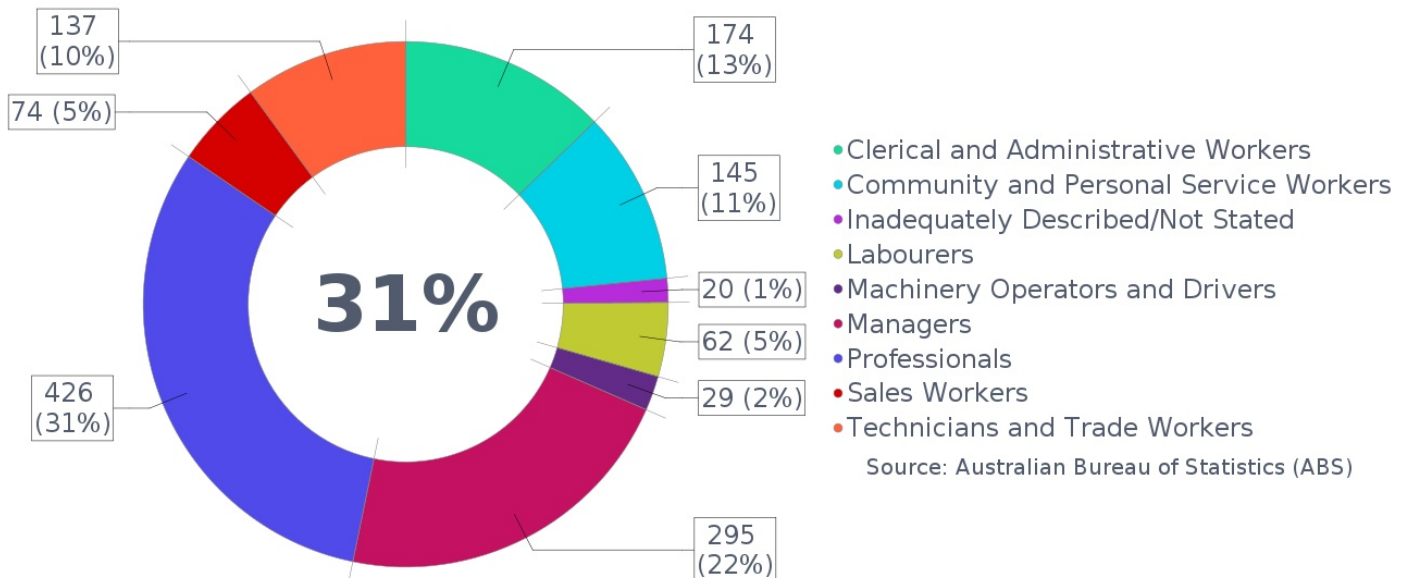
Household Income - Weekly (2021)



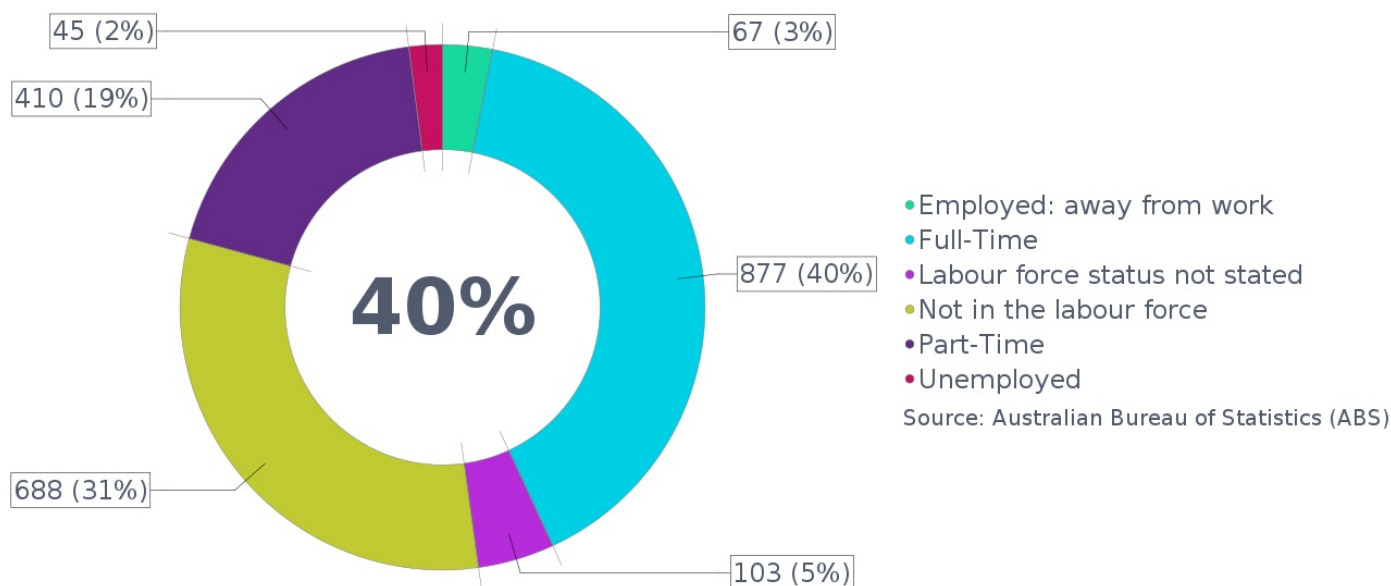
Non-School Qualification: Level of Education (2021)



Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)

