SUBURB FLYOVER REPORT

WANNIASSA (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655



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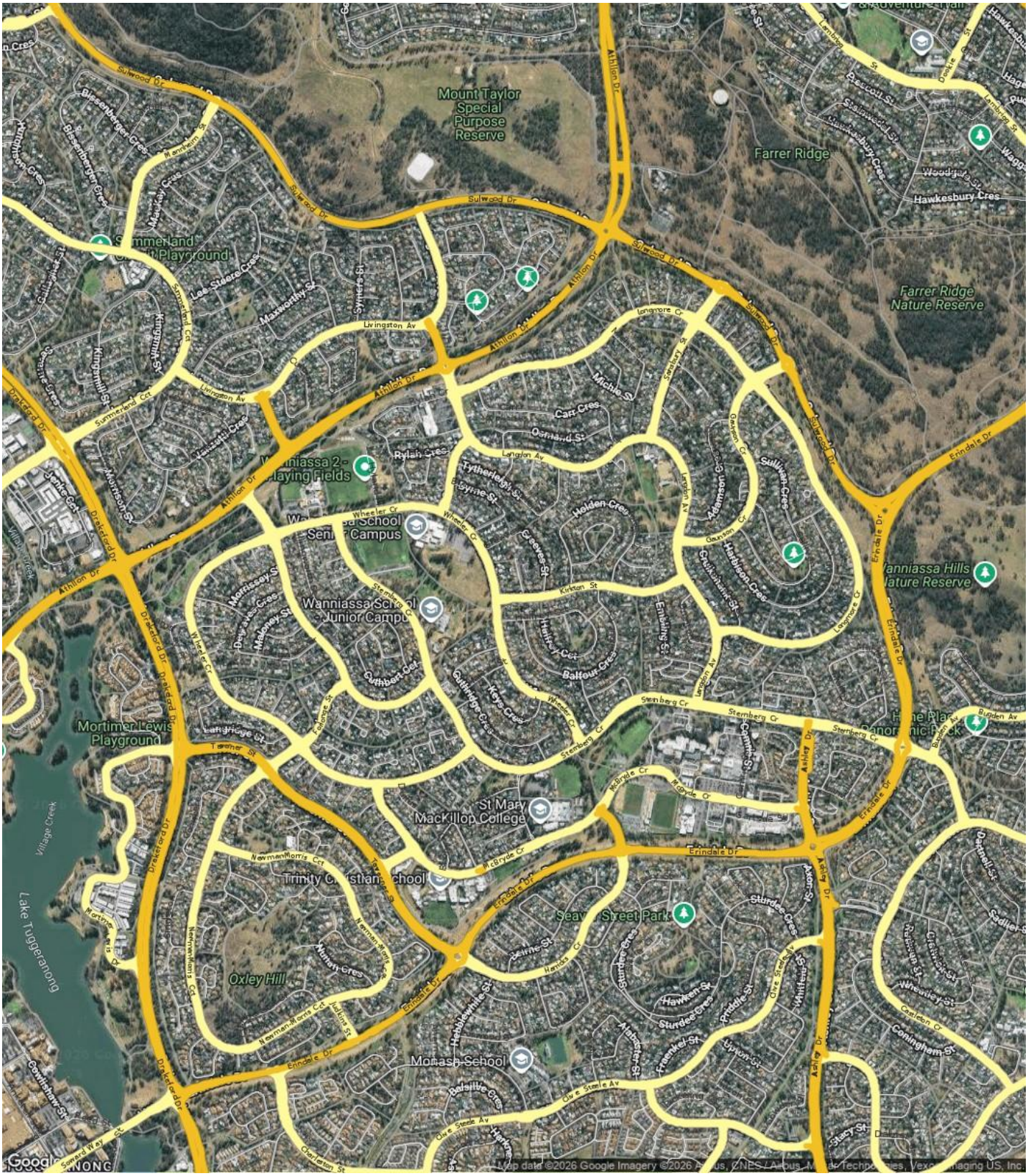
WANNIASSA - Suburb Map



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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	86	$ 852,738	-0.6 %	$ 537,000	$ 1,390,000
2025	91	$ 905,000	6.1 %	$ 400,000	$ 1,600,000
2026	49	$ 900,000	-0.6 %	$ 550,000	$ 1,400,000

Median Sale Price

$910k

Based on 67 recorded House sales within the last 12 months (Oct '25 - Sep '26)

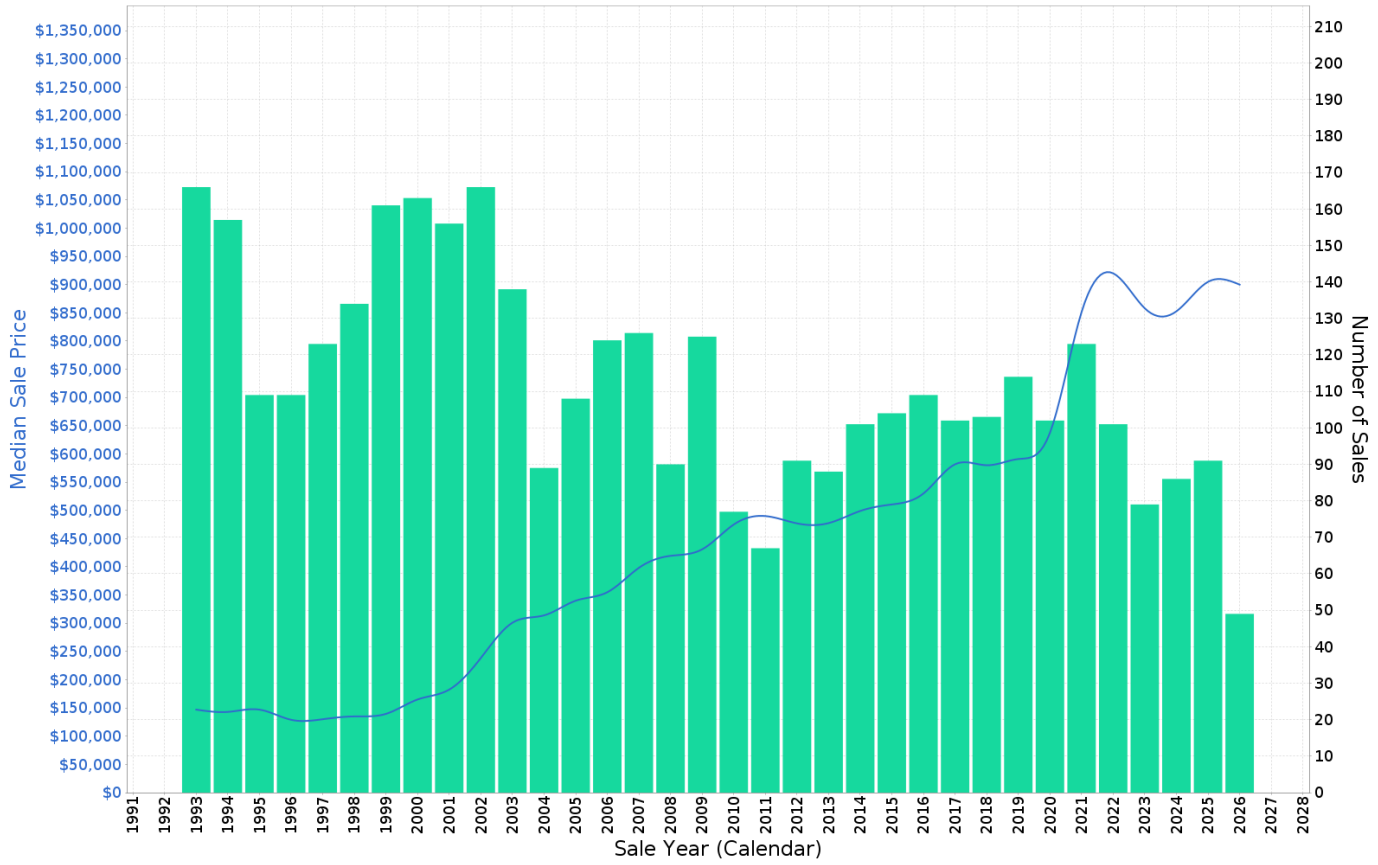
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+4.6%

Current Median Price: $910,000
Previous Median Price: $870,000

Based on 173 recorded House sales compared over the last two rolling 12 month periods



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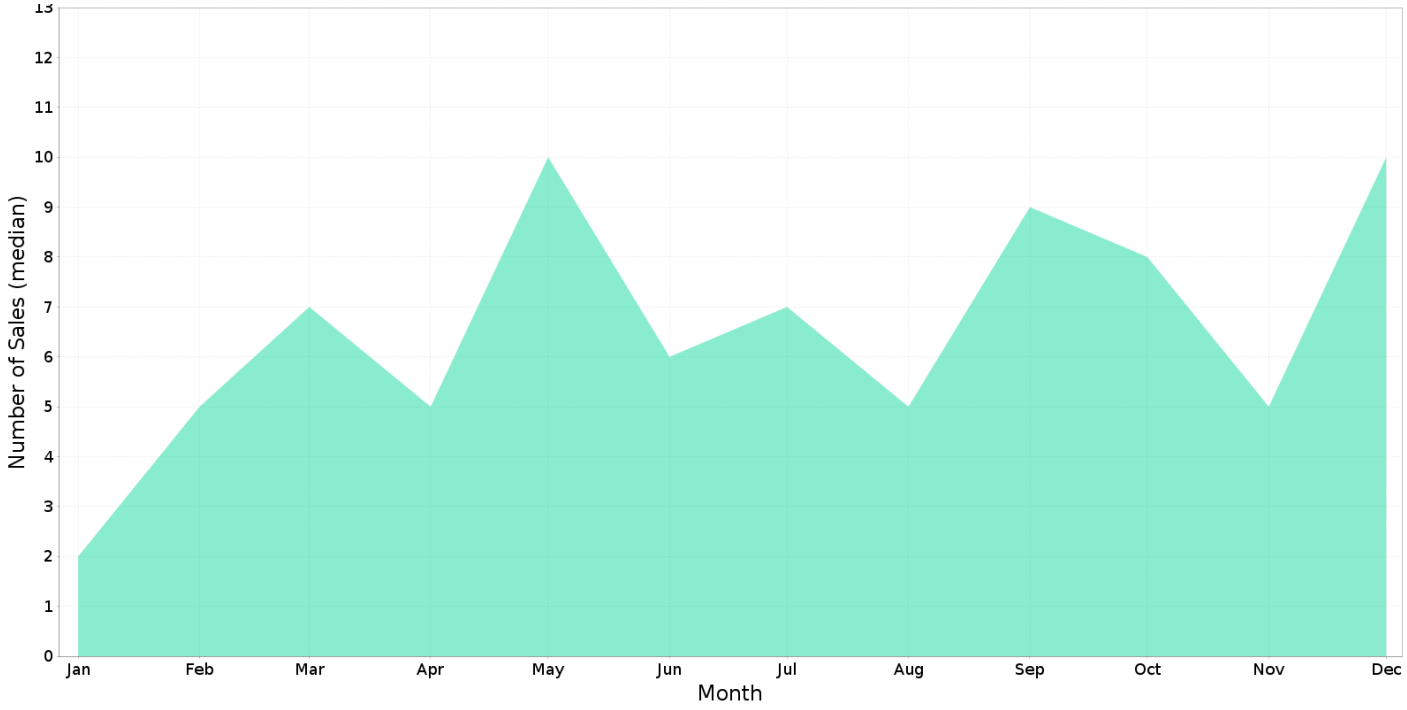
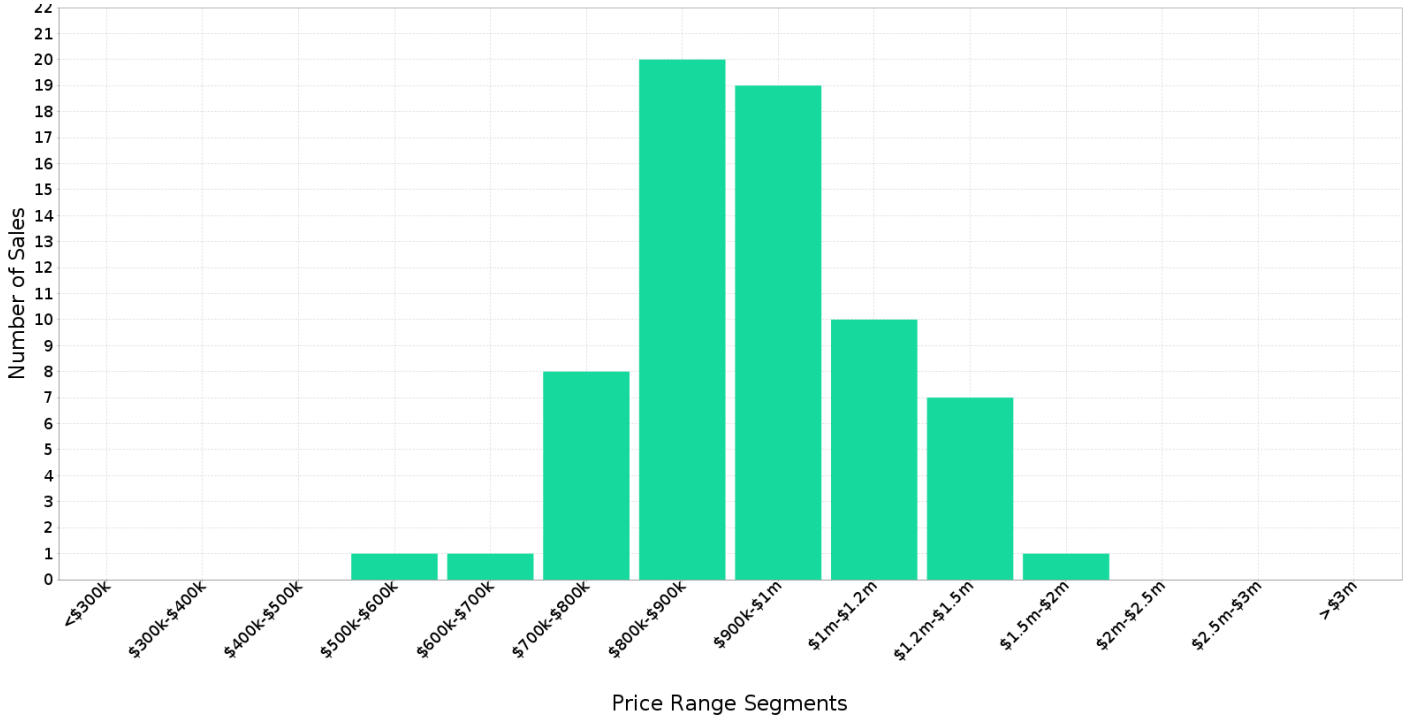
WANNIASSA - Peak Selling Periods (3 years)



WANNIASSA - Price Range Segments (12 months)



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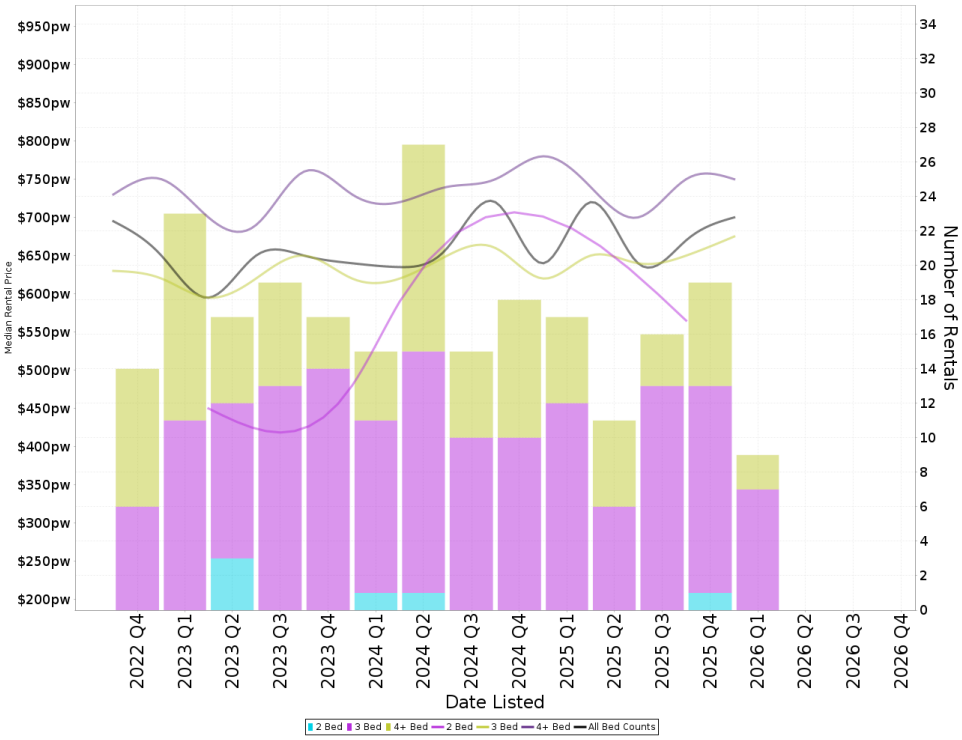
Median Weekly Rents (Houses)



Suburb Sale Price Growth

+4.6%

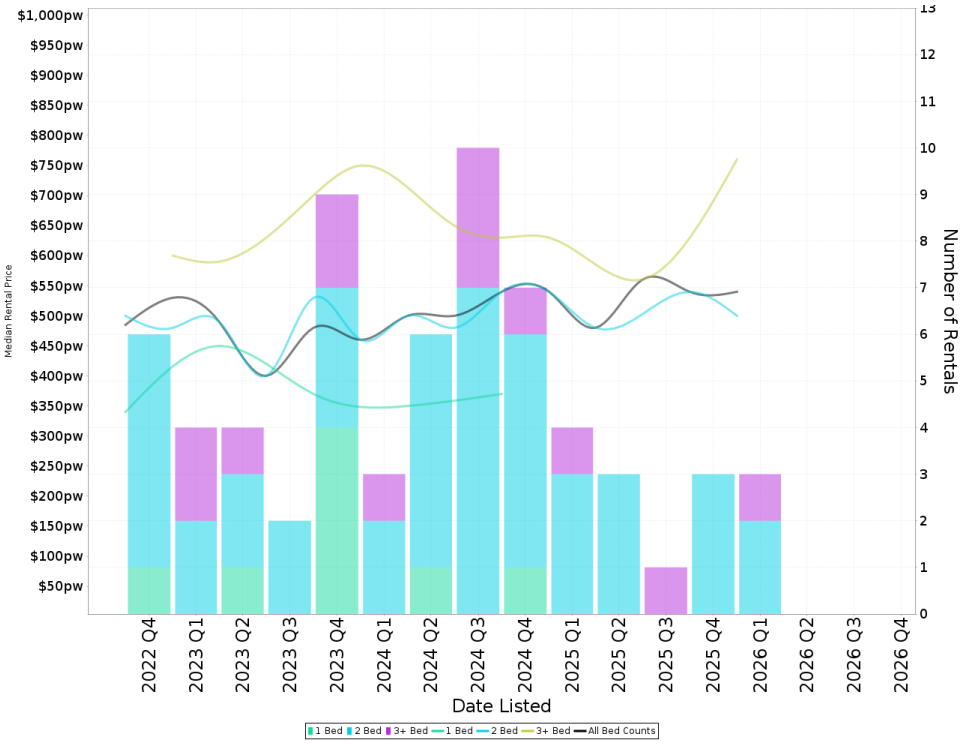
Current Median Price: $910,000
Previous Median Price: $870,000
Based on 173 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.9%

Current Median Price: $910,000
Current Median Rent: $675
Based on 28 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-2.6%

Current Median Price: $641,000
Previous Median Price: $658,000
Based on 34 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.4%

Current Median Price: $641,000
Current Median Rent: $540
Based on 6 registered Unit rentals compared over the last 12 months.

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WANNIASSA - Recently Sold Properties

Median Sale Price

$910k

Based on 67 recorded House sales within the last 12 months (Oct '25 - Sep '26)

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

Suburb Growth

+4.6%

Current Median Price: $910,000
Previous Median Price: $870,000

Based on 173 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

67

Based on recorded House sales within the 12 months (Oct '25 - Sep '26)

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

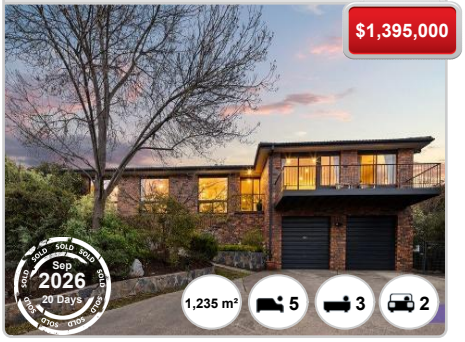
6B GARRATT ST



7 CRUIKSHANK ST



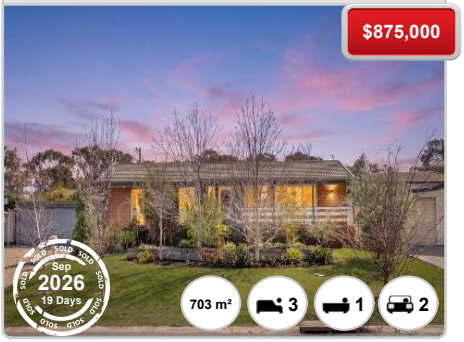
4 HARKER PL



49 GUTHRIDGE CRES



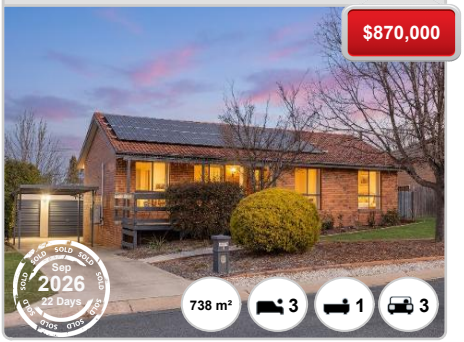
54 HOLDEN CRES



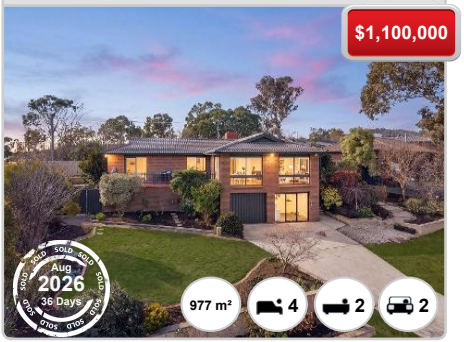
3 LEVI PL



6 LORIMER PL



14 OSMAND ST



7 HIGHETT ST



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5 DUFFUS PL



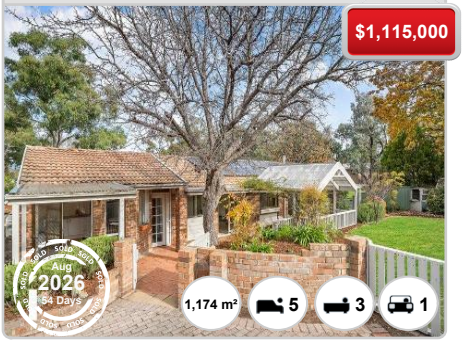
11 EMBLING ST



75 SULLIVAN CRES



36 EMBLING ST



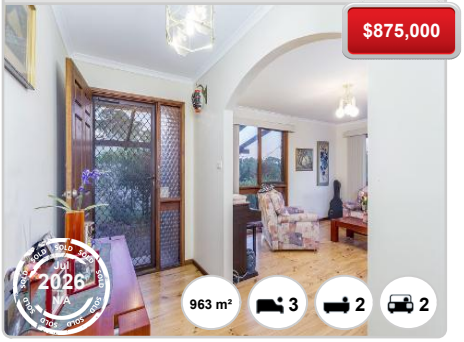
8 LORIMER PL



23 MICHIE ST



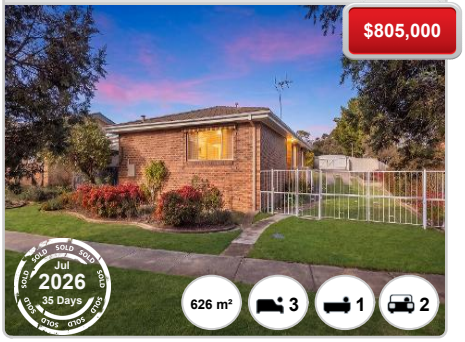
42 ILLINGWORTH ST



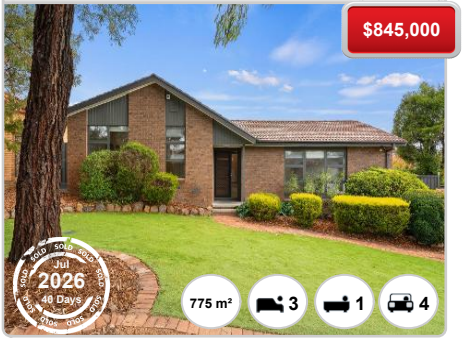
13 KEYS CRES



14 HARWOOD CRT



10 ILLINGWORTH ST



19 HARBISON CRES



14 ANGLISS PL



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WANNIASSA - Properties For Rent

Median Rental Price

$675 /w

Based on 28 recorded House rentals within the last 12 months (Oct '25 - Sep '26)

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

Rental Yield

+3.9%

Current Median Price: $910,000
Current Median Rent: $675

Based on 67 recorded House sales and 28 House rentals compared over the last 12 months

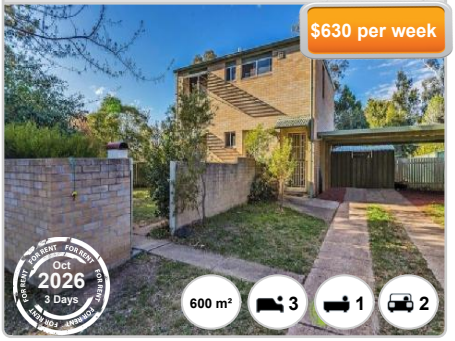
Number of Rentals

28

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

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

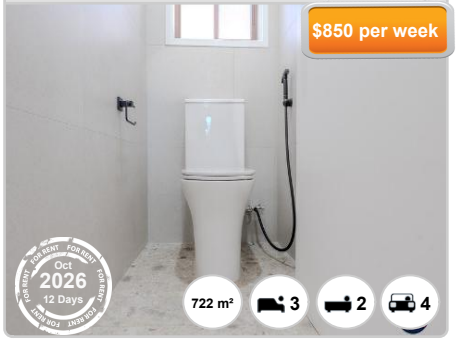
18 DERHAM COURT



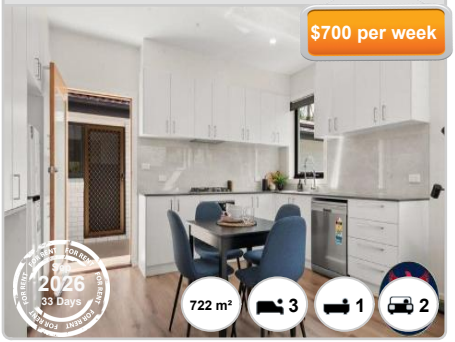
6 BOLTON PLACE



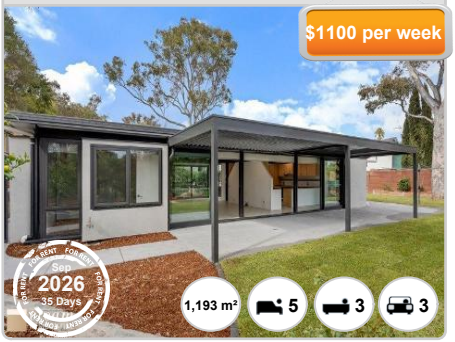
99 LONGMORE CRESCENT



1 MEARES PLACE



8 GUTHRIDGE CRESCENT



9 RAMSAY PLACE



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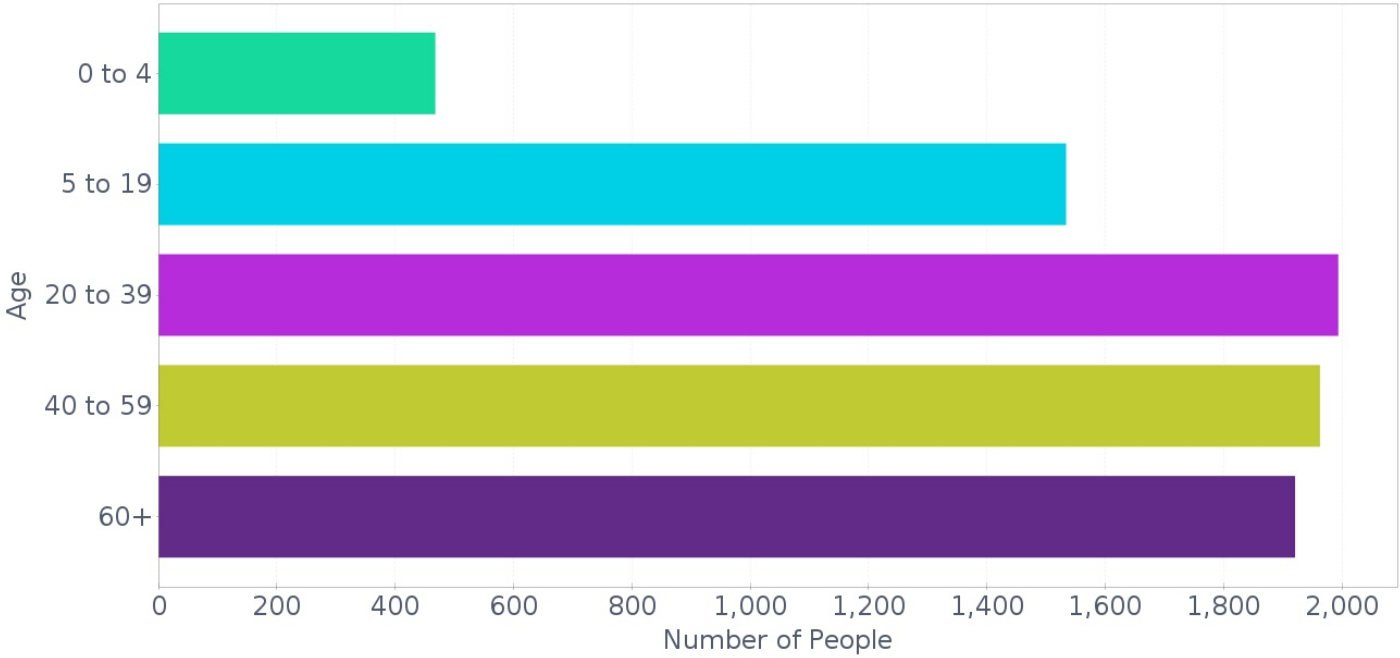
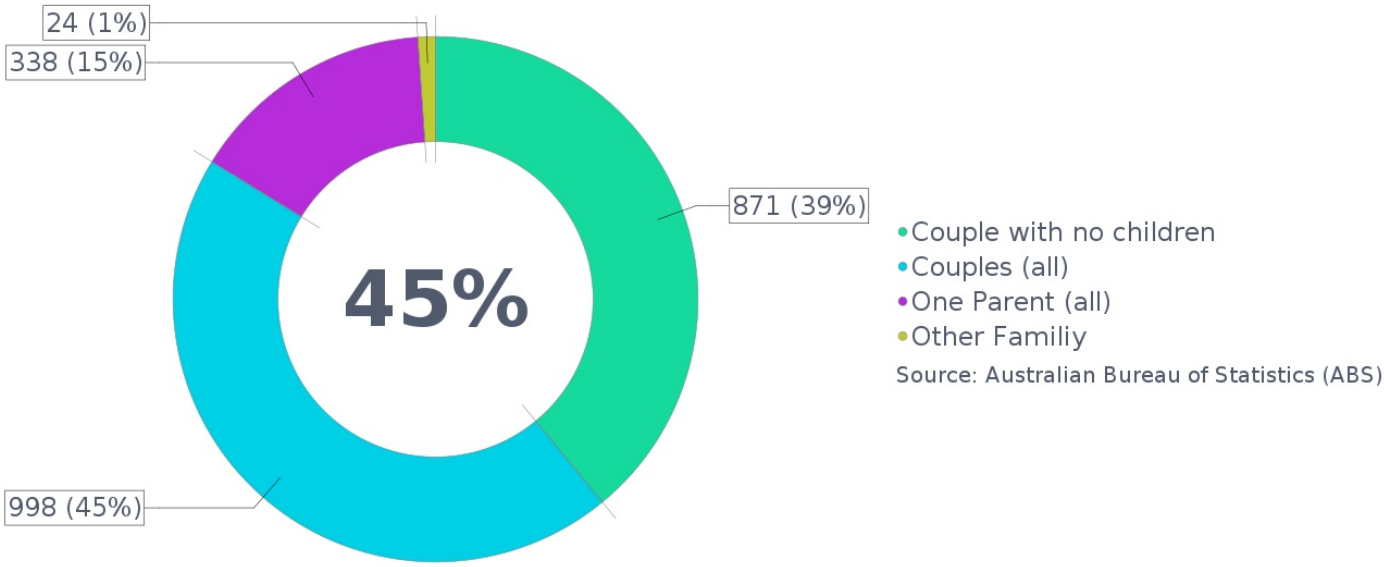
Age of Population (2021)



Family Composition (2021)



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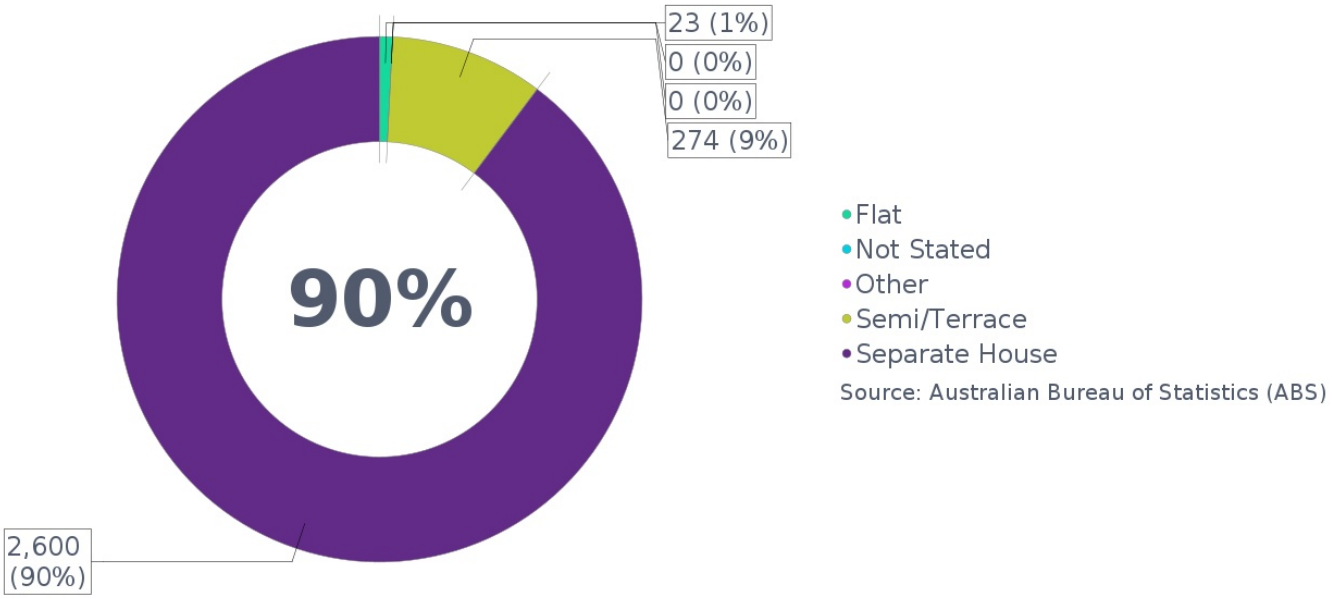
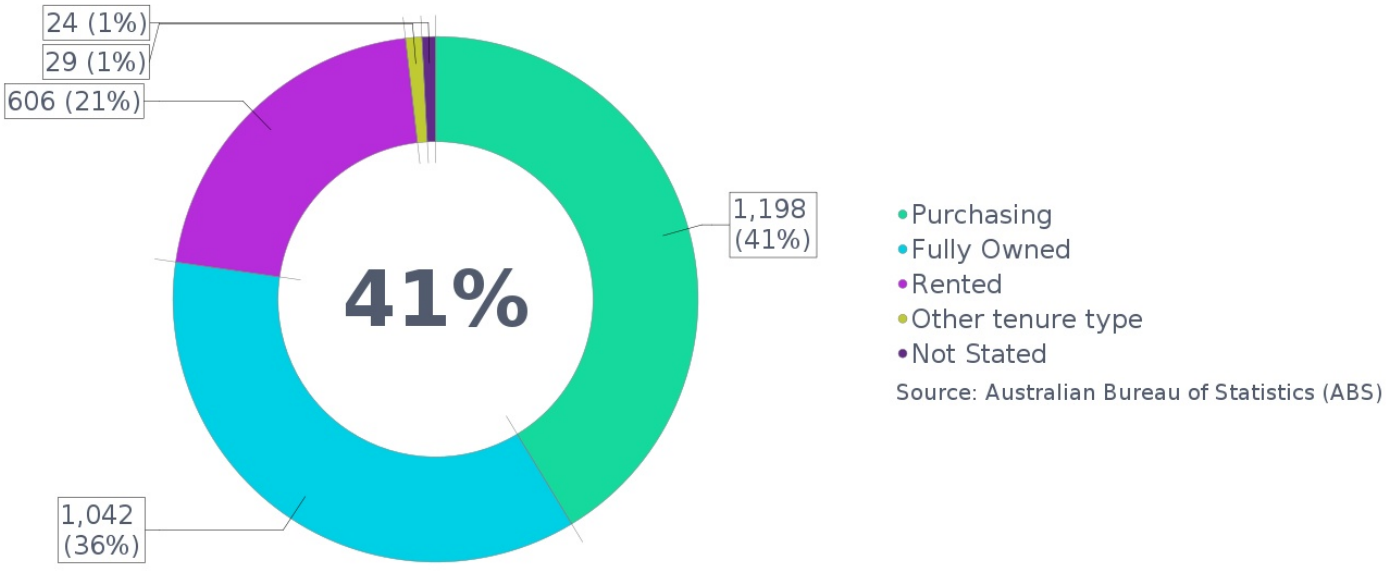
Dwelling Structure (2021)



Home Ownership (2021)



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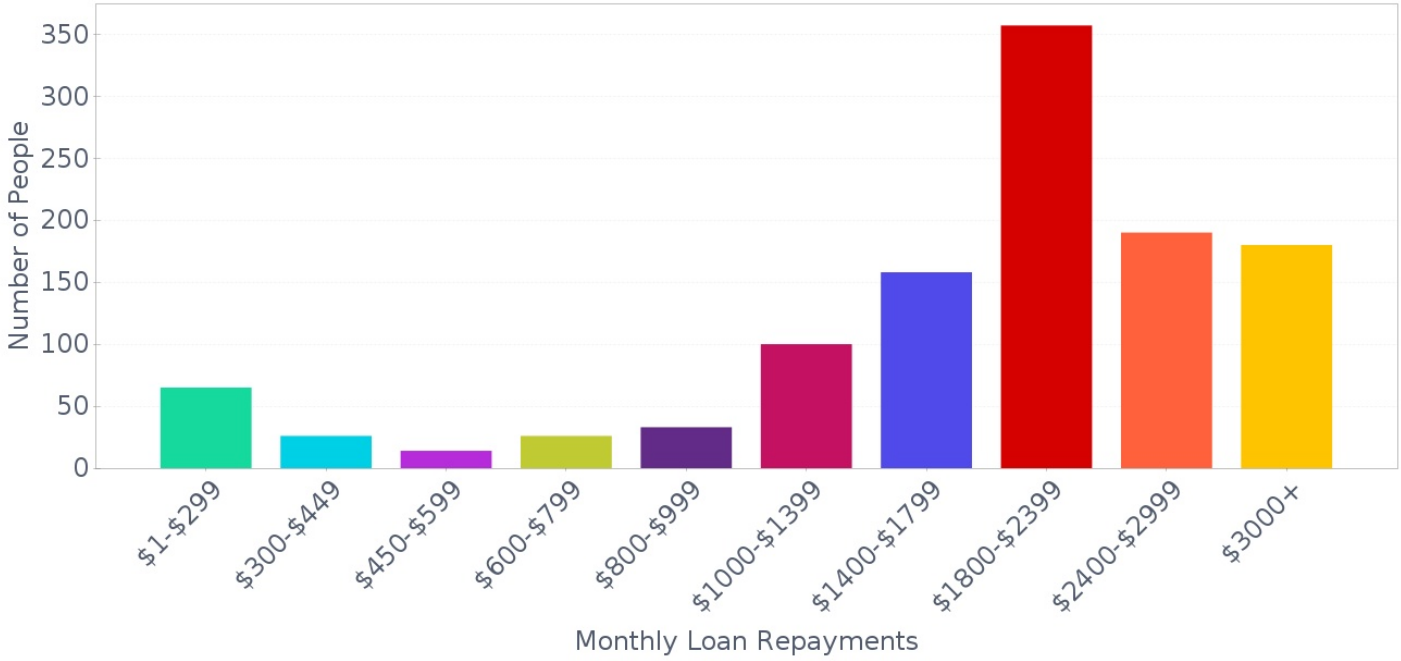
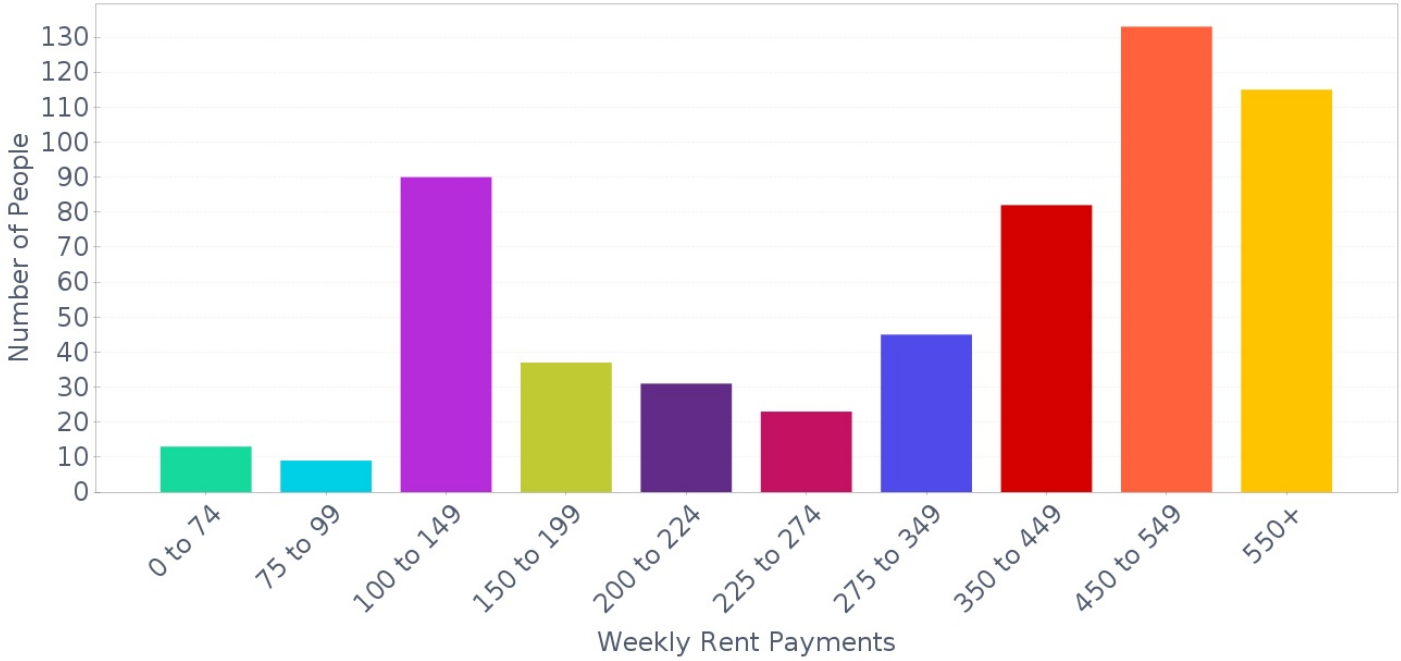
Home Loan Repayments - Monthly (2021)



Rent Payments - Weekly (2021)



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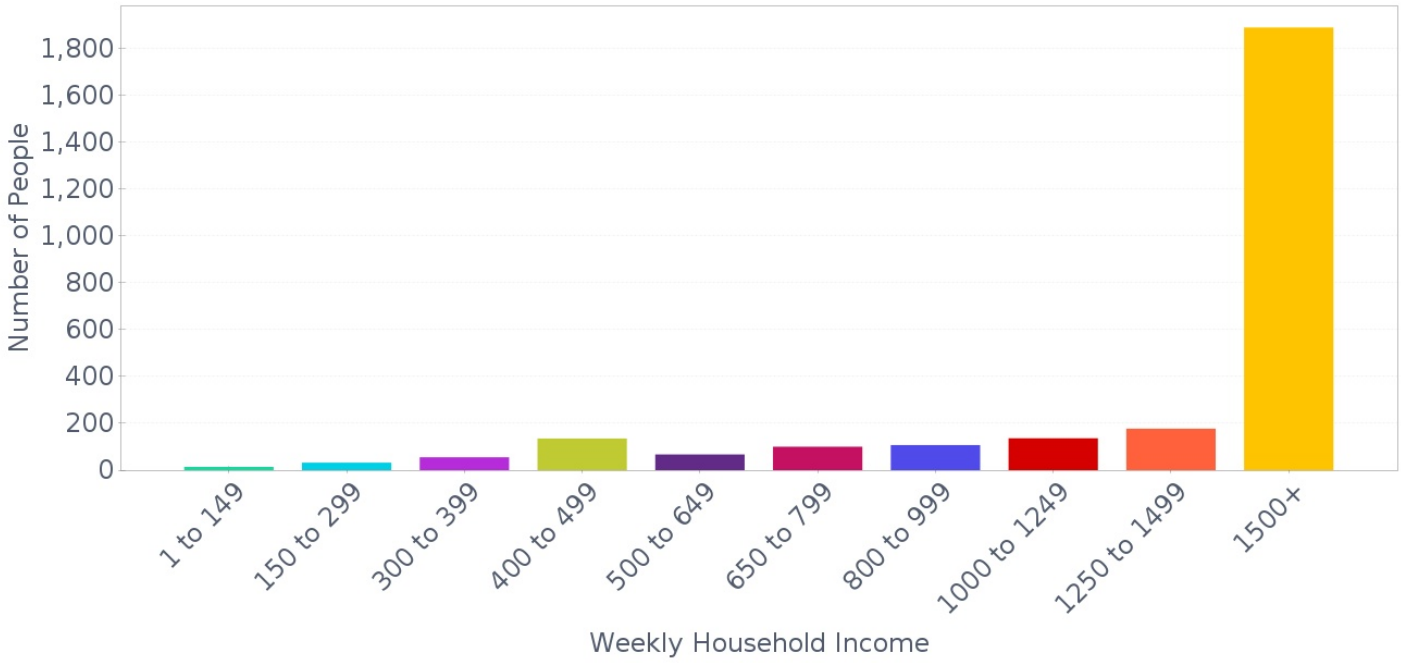
Household Income - Weekly (2021)



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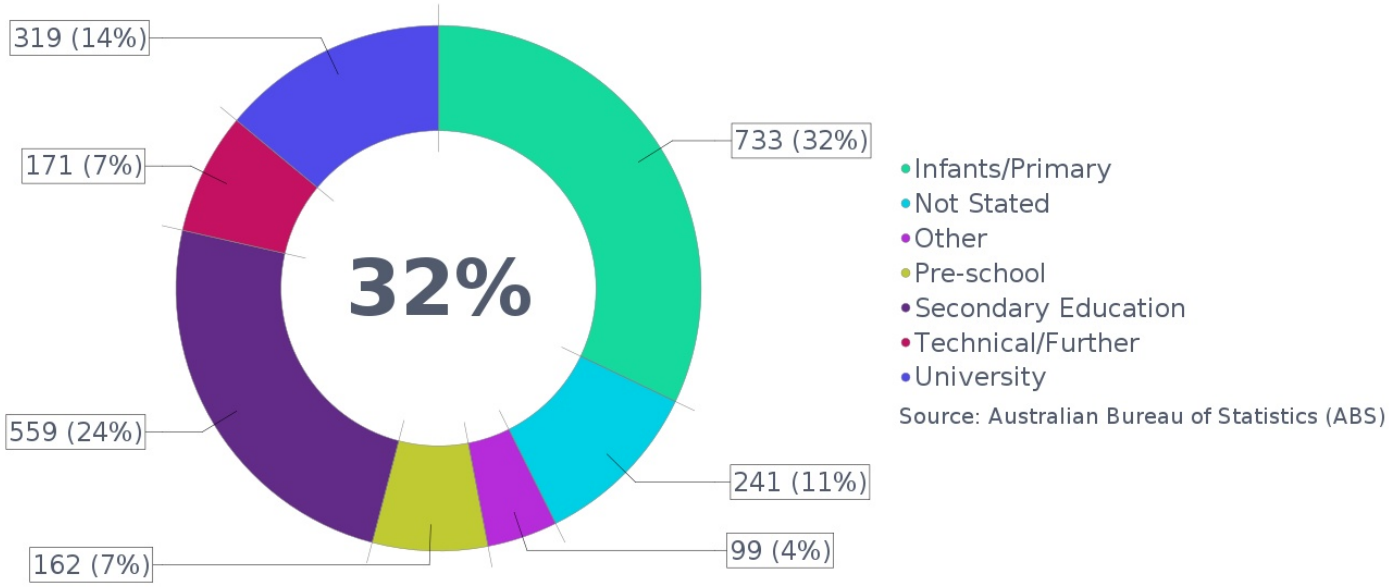
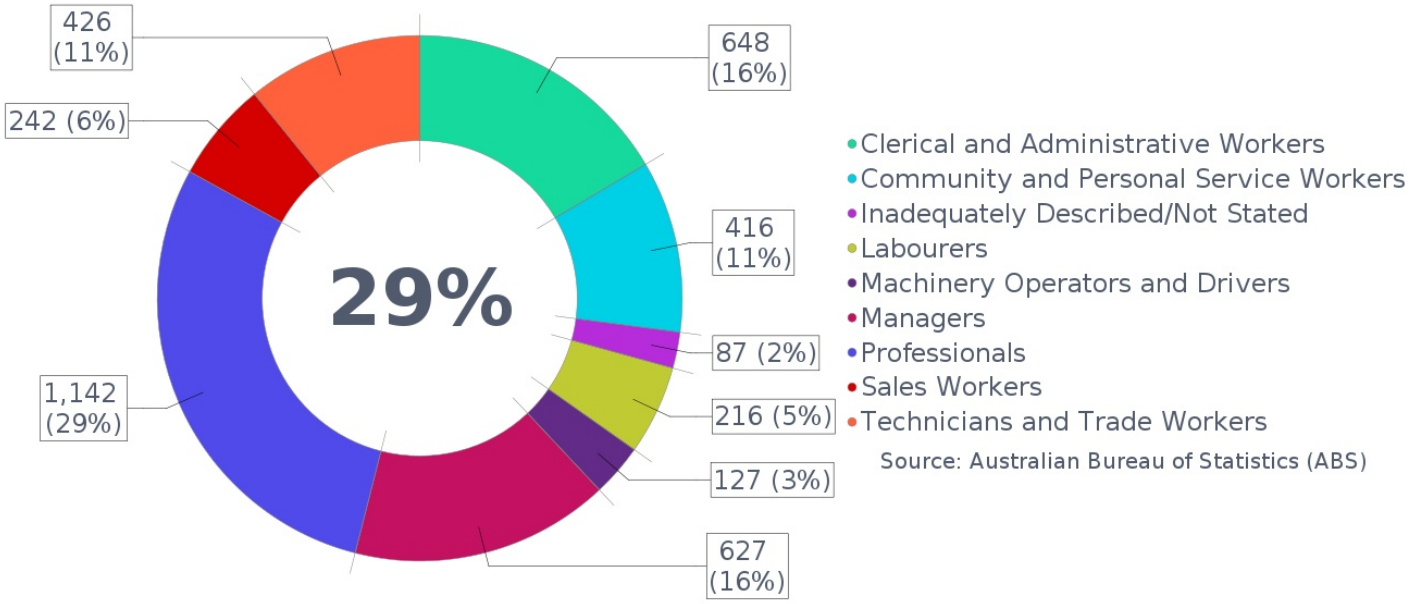
Non-School Qualification: Level of Education (2021)



Occupation (2021)



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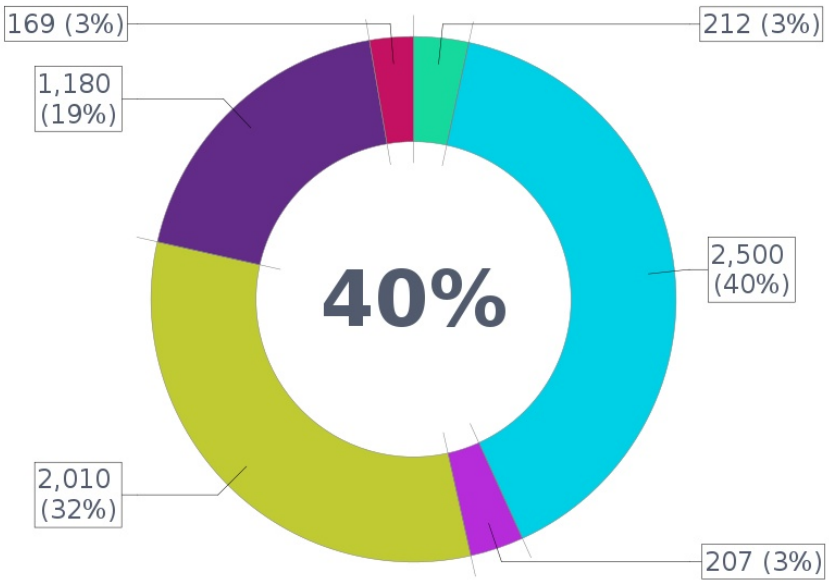
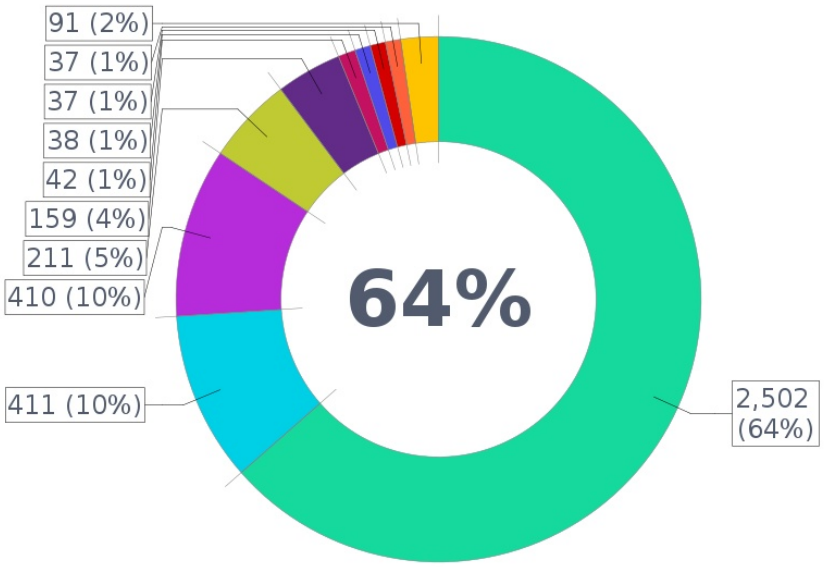
Employment (2021)



Source: Australian Bureau of Statistics (ABS)

Method of Travel to Work (2021)



Source: Australian Bureau of Statistics (ABS)

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