

24 October 2025

Future Owner,

As requested, I've reviewed recent and current sales evidence across Ngunnawal and surrounding Gungahlin suburbs to provide market context for the property at 33 Wellington Street, Ngunnawal.

This property comprises a four-bedroom, two-bathroom home, positioned on a well-sized 710sqm block within an established pocket of Ngunnawal. The home is comparable in size and quality to several recent sales across the area, with strong buyer interest continuing for well-presented family homes in this bracket.

Based on this data and current market sentiment, my opinion is that 33 Wellington Street, Ngunnawal would be expected to achieve within the range of \$975,000 – \$1,075,000, subject to presentation, marketing strategy, and timing of sale.

Key Comparable Sales

Past Sales:

- 23 Kubbadang Street, Ngunnawal – 4 bed | 2 bath | 150 m² | 430 m² block | Brand new *Sold \$970,000 (auction)*; A new, single-level build on a smaller block, reflecting strong entry-level demand for quality construction.
- 44 Katherine Avenue, Amaroo – 4 bed | 2 bath | 660 m² block | *Sold \$1,130,000* Similar age and presentation to 33 Wellington Street, with a larger block and strong family appeal.
- 2 Genoa Street, Amaroo – 4 bed | 2 bath | *Sold \$1,130,000* Contemporary finish, comparable living space, achieving premium results due to location and modern layout.
- 10 Benaroon Circuit, Amaroo – 4 bed | 2 bath | *Sold \$986,300* Similar configuration and quality, providing a good benchmark for established homes within Gungahlin.

Current Sales:

- Harrison – 4 bed | 2 bath | Split level | 441 m² block | *Listed \$1,050,000*
Slightly elevated in design; demonstrates current buyer expectations for family homes in this size range.
- Amaroo – 5 bed | 2 bath | 804 m² block | *Listed \$1,200,000*
Larger footprint and block, highlighting the upper end of current buyer tolerance in the local area.
- Ngunnawal (undisclosed address) – 4 bed | 2 bath | Split level | Expected sale *\$1,100,000*; Closely comparable in configuration and area, serving as a key active reference point.

Considering these comparable results, 33 Wellington Street aligns most closely with the mid-range sales in Ngunnawal and Amaroo, with allowances for land size, age, and overall presentation.

The property sits in a strong position within the current Gungahlin market. Ongoing demand for quality four-bedroom family homes remains high, particularly those offering single-level convenience and proximity to schools, parks, and transport.

Should you wish to arrange a detailed appraisal or sales strategy discussion, I would be happy to assist.

Kind
Frank
Auctioneer

regards,
Walmsley