July 2026

URBAN HABITAT
REALESTATE

WARNBRO
PROPERTY UPDATE

Here's your quarterly SALES data update
with Stacey Tree and Kamal Mann

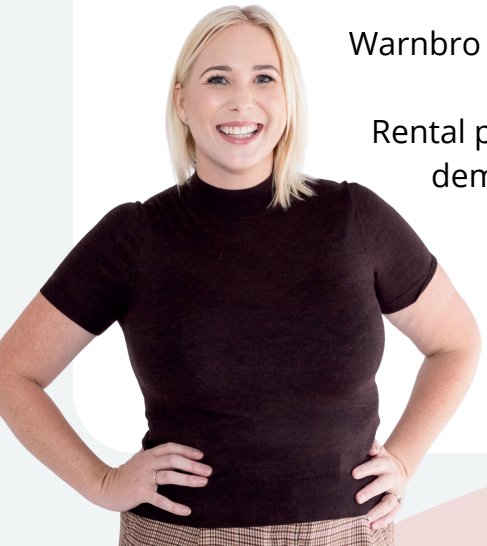
0467 039 610 I 0469 735 397

	Quarter 1 January to March	**Quarter 2** April to June
Unit and Duplex	**$810,000 &** **$772,000**	**$730,000**
3 & 4 Bedroom with **1 Bathroom**	High: $870,000 **Average: $790,929** Low: $700,000 *14 sales*	High: $817,500 **Average: $754,929** Low: $662,000 *7 sales*
3 & 4 Bedroom with **2 Bathrooms**	High: $1,675.000 **Average: $888,146** Low: $650,000 *39 sales*	High: $1,067,000 **Average: $850,952** Low: $709,000 *21 sales*
4 - 6 Bedroom with **3 Bathrooms**	High: $1,750,000 **Average: $1,159,032** Low: $799,100 *4 sales*	**$1,110,000**

- Please note that some sales data does not filter through until after the date of printing. We will endeavour to encapsulate this data on our next letter.

Here's your quarterly RENTAL data update with Linda Healey!

0401 650 938



Warnbro is experiencing an exceptionally low vacancy rate of **0.17%**, reflecting strong rental demand and limited available supply.
Rental prices for 3-bedroom homes increased by **1.7%** over the past quarter, demonstrating continued growth and strength in the local rental market.

3 bedroom homes are renting on average
$610 per week & **23 days** online
4 bedroom homes are renting on average
$650 per week & **30 days** online