

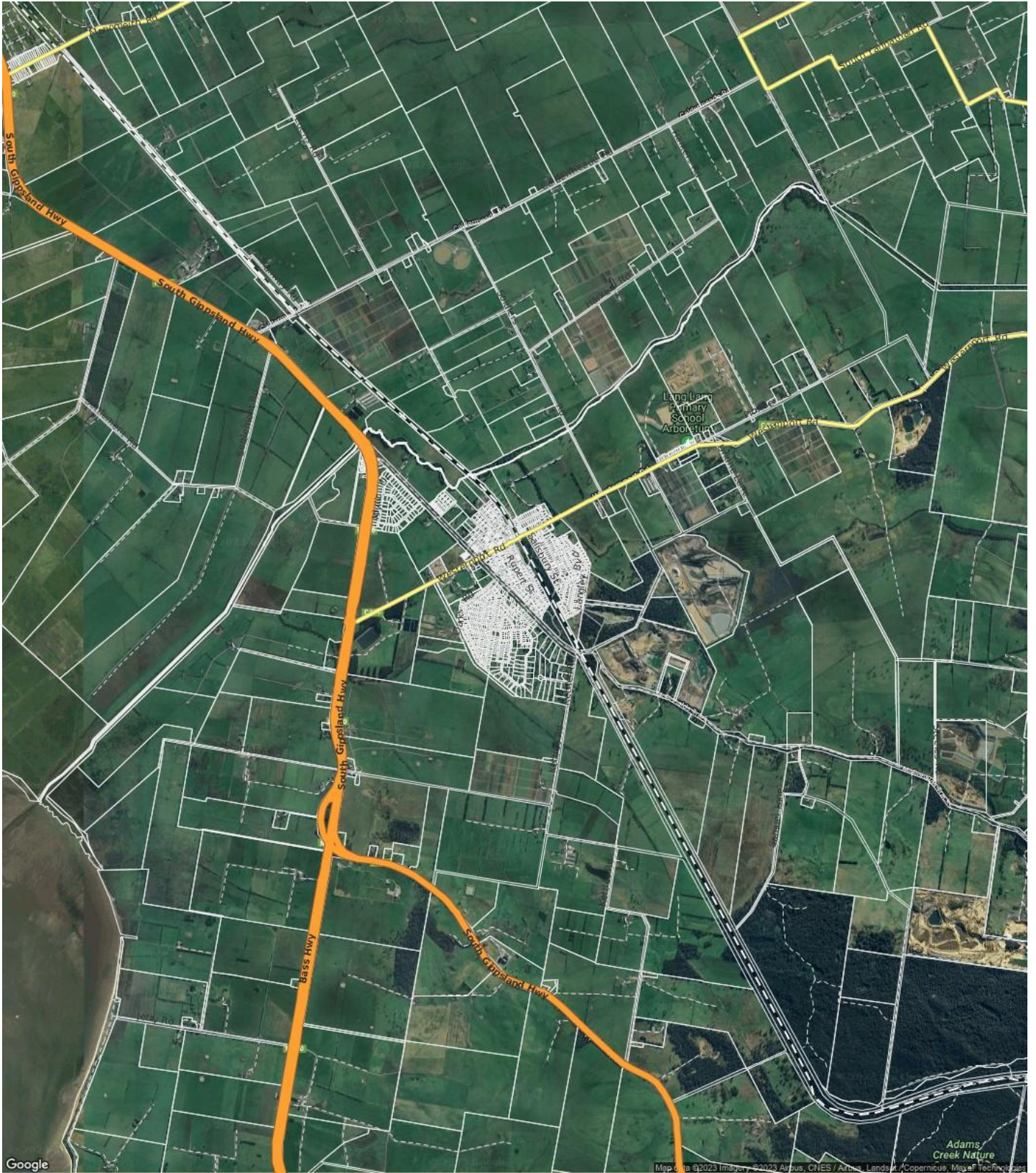
RayWhite.

Suburb
flyover
report

LANG LANG (HOUSE)

PREPARED BY: JASON HELLYER, RAY WHITE RURAL VICTORIA

LANG LANG - Suburb Map



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LANG LANG - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	27	\$ 215,000	0.0 %	\$ 70,000	\$ 780,000
2006	30	\$ 208,750	-2.9 %	\$ 35,000	\$ 600,000
2007	31	\$ 220,000	5.4 %	\$ 89,500	\$ 2,000,000
2008	30	\$ 217,500	-1.1 %	\$ 88,500	\$ 357,000
2009	21	\$ 270,000	24.1 %	\$ 83,000	\$ 355,000
2010	33	\$ 260,000	-3.7 %	\$ 129,500	\$ 680,000
2011	29	\$ 310,000	19.2 %	\$ 110,000	\$ 710,000
2012	20	\$ 277,500	-10.5 %	\$ 160,000	\$ 2,400,000
2013	22	\$ 267,500	-3.6 %	\$ 166,500	\$ 410,000
2014	36	\$ 295,000	10.3 %	\$ 130,000	\$ 785,000
2015	50	\$ 312,500	5.9 %	\$ 131,000	\$ 1,048,141
2016	43	\$ 360,000	15.2 %	\$ 155,000	\$ 1,100,000
2017	25	\$ 390,000	8.3 %	\$ 285,000	\$ 1,170,000
2018	30	\$ 475,000	21.8 %	\$ 269,000	\$ 3,500,000
2019	36	\$ 502,000	5.7 %	\$ 280,000	\$ 750,000
2020	35	\$ 555,000	10.6 %	\$ 315,000	\$ 1,240,000
2021	74	\$ 667,500	20.3 %	\$ 395,000	\$ 1,560,000
2022	41	\$ 730,000	9.4 %	\$ 485,000	\$ 1,310,000
2023	30	\$ 720,000	-1.4 %	\$ 360,000	\$ 910,000

Median Sale Price
\$718k

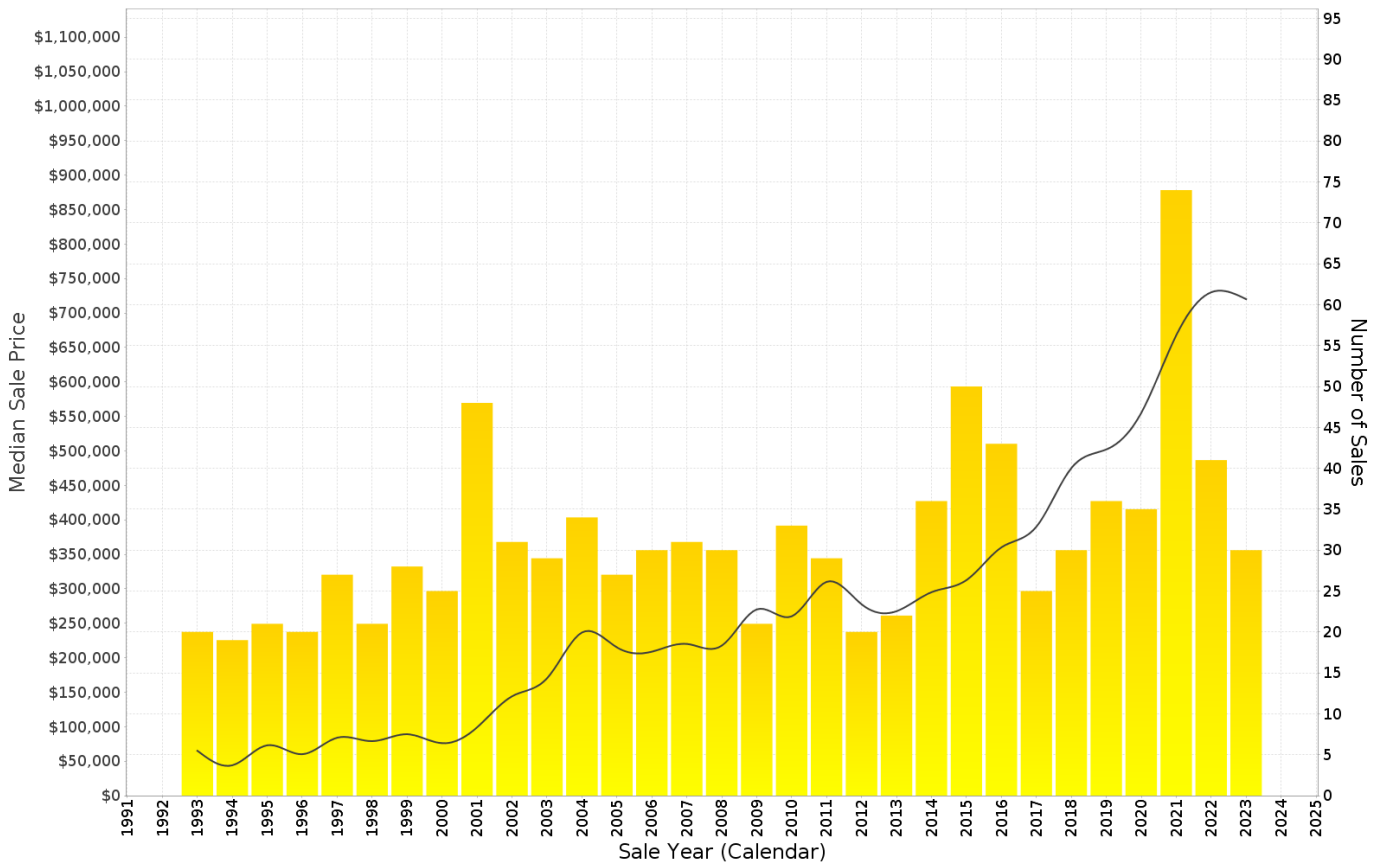
Based on 36 recorded House sales within the last 12 months (Oct '22 - Sep '23)

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

Suburb Growth
-1.7%

Current Median Price: \$717,500
Previous Median Price: \$730,000

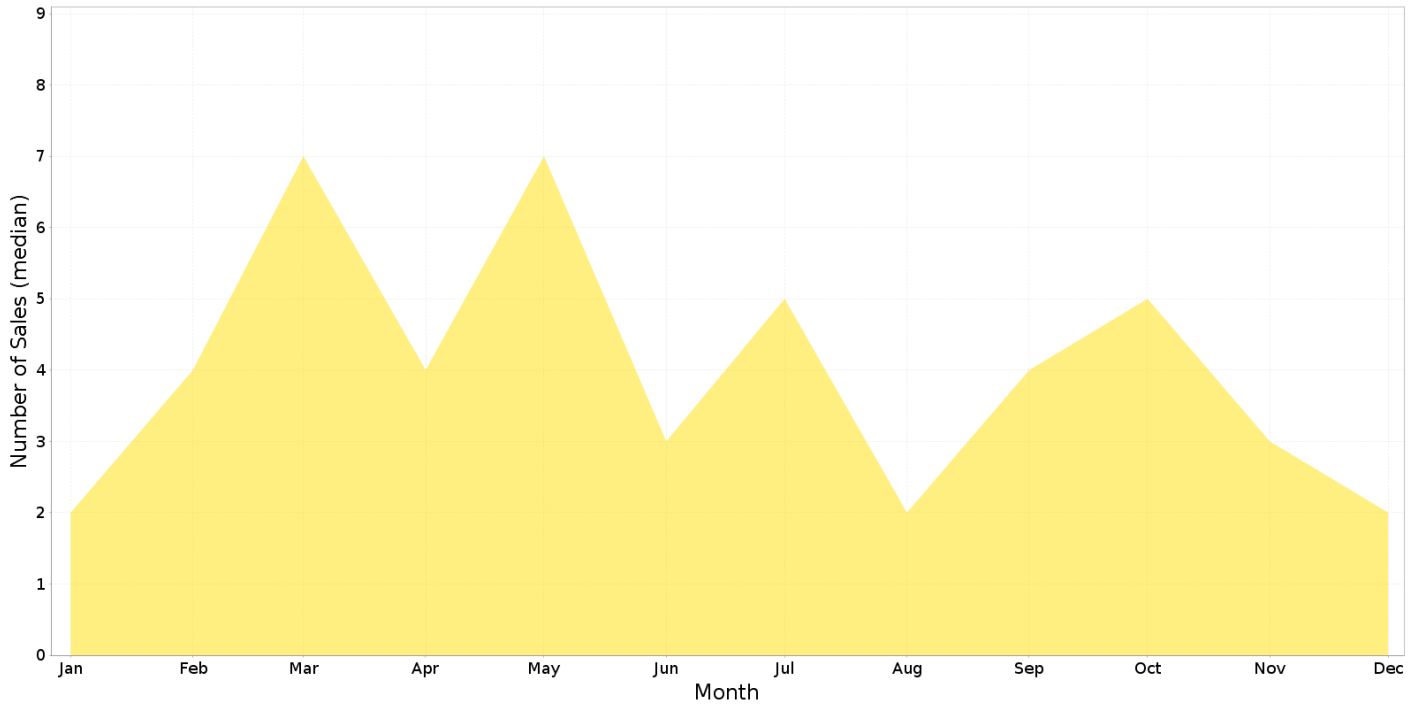
Based on 97 recorded House sales compared over the last two rolling 12 month periods



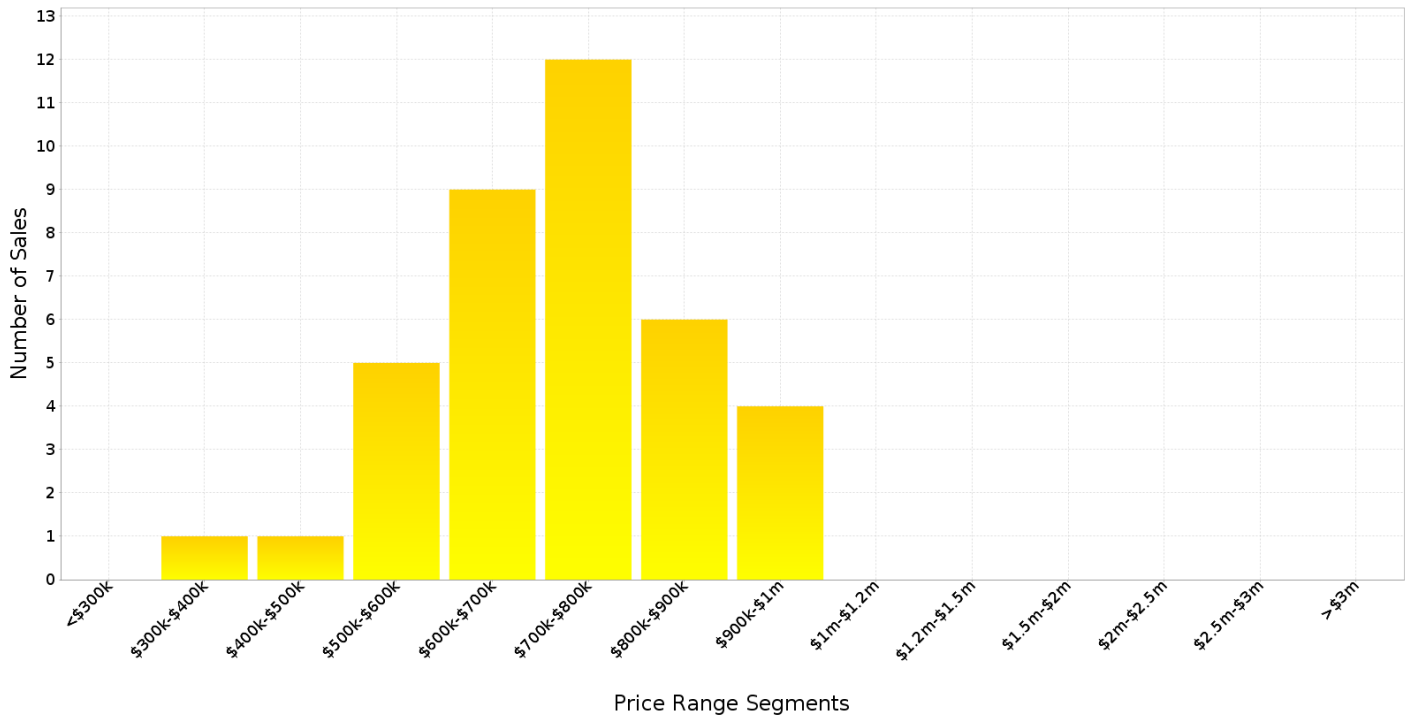
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LANG LANG - Peak Selling Periods (3 years)



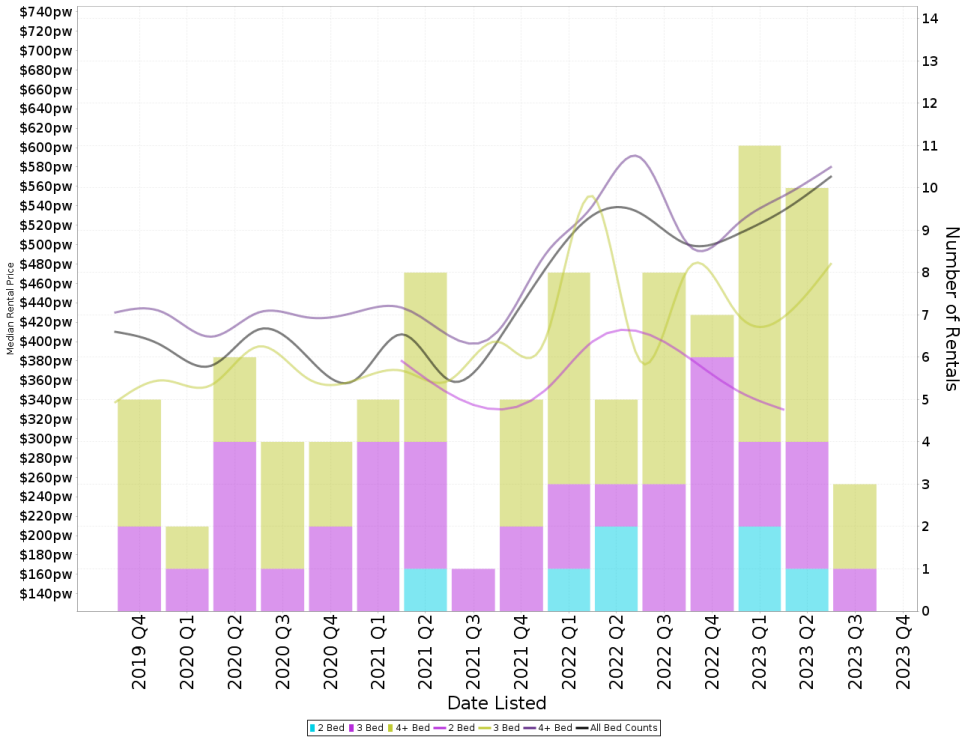
LANG LANG - Price Range Segments (12 months)



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Median Weekly Rents (Houses)



Suburb Sale Price Growth

-1.7%

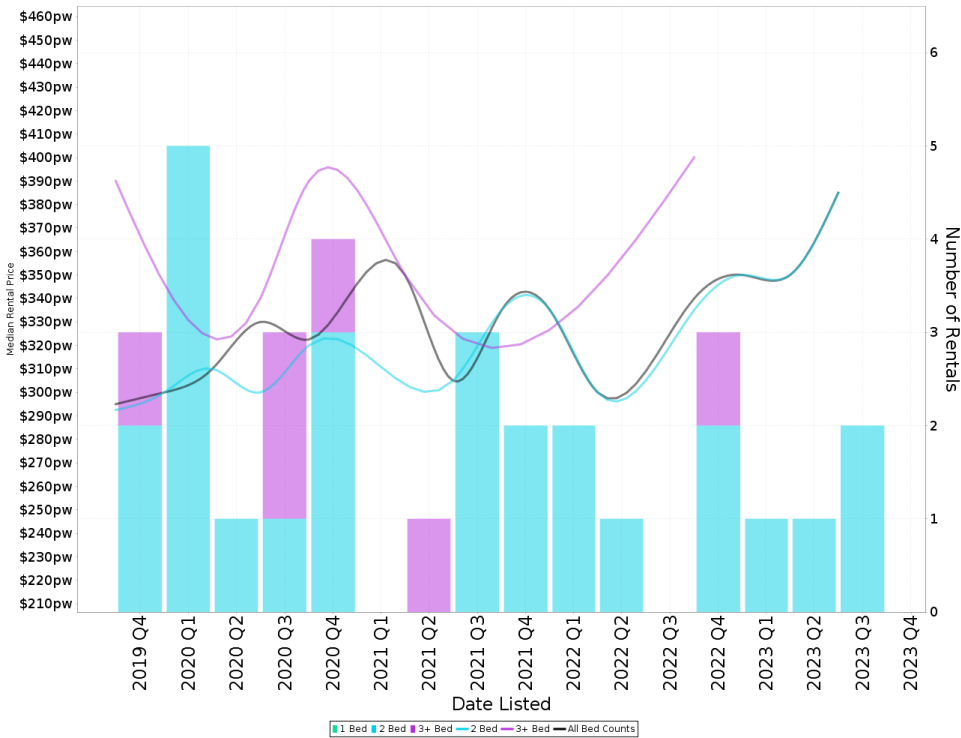
Current Median Price: \$717,500
Previous Median Price: \$730,000
Based on 97 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.7%

Current Median Price: \$717,500
Current Median Rent: \$510
Based on 31 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+25.8%

Current Median Price: \$510,000
Previous Median Price: \$405,250
Based on 3 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.6%

Current Median Price: \$510,000
Current Median Rent: \$350
Based on 7 registered Unit rentals compared over the last 12 months.

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LANG LANG - Recently Sold Properties

Median Sale Price

\$718k

Based on 36 recorded House sales within the last 12 months (Oct '22 - Sep '23)

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

Suburb Growth

-1.7%

Current Median Price: \$717,500
Previous Median Price: \$730,000

Based on 97 recorded House sales compared over the last two rolling 12 month periods


Sold Properties

36

Based on recorded House sales within the 12 months (Oct '22 - Sep '23)

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

52 CLARKS RD




\$749,999

Nov 2023
6 Days

767 m² 3 2 2

7 JAMES ST




\$630,000

Oct 2023
11 Days

757 m² 4 1 4

85 RODEO DR




\$765,000

Sep 2023
7 Days

700 m² 4 2 2

11 ADDERLEY PL



\$690,000

Sep 2023
82 Days

710 m² 4 2 2

11 CULLEN DR




\$345,000

Sep 2023
N/A

698 m² 3 2 2

38 CLARKS RD




\$760,000

Sep 2023
7 Days

663 m² 4 2 2

12 ANNIE AVE



\$700,000

Aug 2023
104 Days

703 m² 3 2 2

50 ROSEBERY ST



\$825,000

Aug 2023
156 Days

774 m² 4 2 4

19 LANGLEY BVD



\$698,000

Aug 2023
29 Days

602 m² 3 2 2

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7A STATION ST

\$520,000

Sold Aug 2023
14 Days

349 m² 3 2 2

1 OLDBURY ST

\$360,000

Sold Jul 2023
N/A

735 m² 3 1 -

6 LANGLEY BVD

\$715,000

Sold Jul 2023
24 Days

674 m² 4 2 2

30 CARRINGTON WAY

\$825,000

Sold Jul 2023
139 Days

703 m² 4 2 4

41 ROSEBERY ST

\$680,000

Sold Jul 2023
117 Days

708 m² 4 2 2

201 MCDONALDS TRK

\$715,000

Sold Jul 2023

702 m² 4 2 2

15 ANNIE AVE

\$837,000

Sold Jul 2023
7 Days

702 m² 4 2 2

27 RODEO DR

\$695,000

Sold Jun 2023
47 Days

671 m² 4 2 2

18 STATION ST

\$725,000

Sold Jun 2023
62 Days

846 m² 4 2 6

65 RODEO DR

\$650,000

Sold Jun 2023
17 Days

700 m² 4 2 2

8 BAKER ST

\$805,000

Sold Jun 2023
12 Days

704 m² 4 2 2

11 CAMBRIDGE ST

\$490,000

Sold May 2023
68 Days

846 m² 4 2 2

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LANG LANG - Properties For Rent

Median Rental Price

\$510 /w

Based on 31 recorded House rentals within the last 12 months (Oct '22 - Sep '23)

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

Rental Yield

+3.7%

Current Median Price: \$717,500
Current Median Rent: \$510

Based on 36 recorded House sales and 31 House rentals compared over the last 12 months

Number of Rentals

31

Based on recorded House rentals within the last 12 months (Oct '22 - Sep '23)

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

