

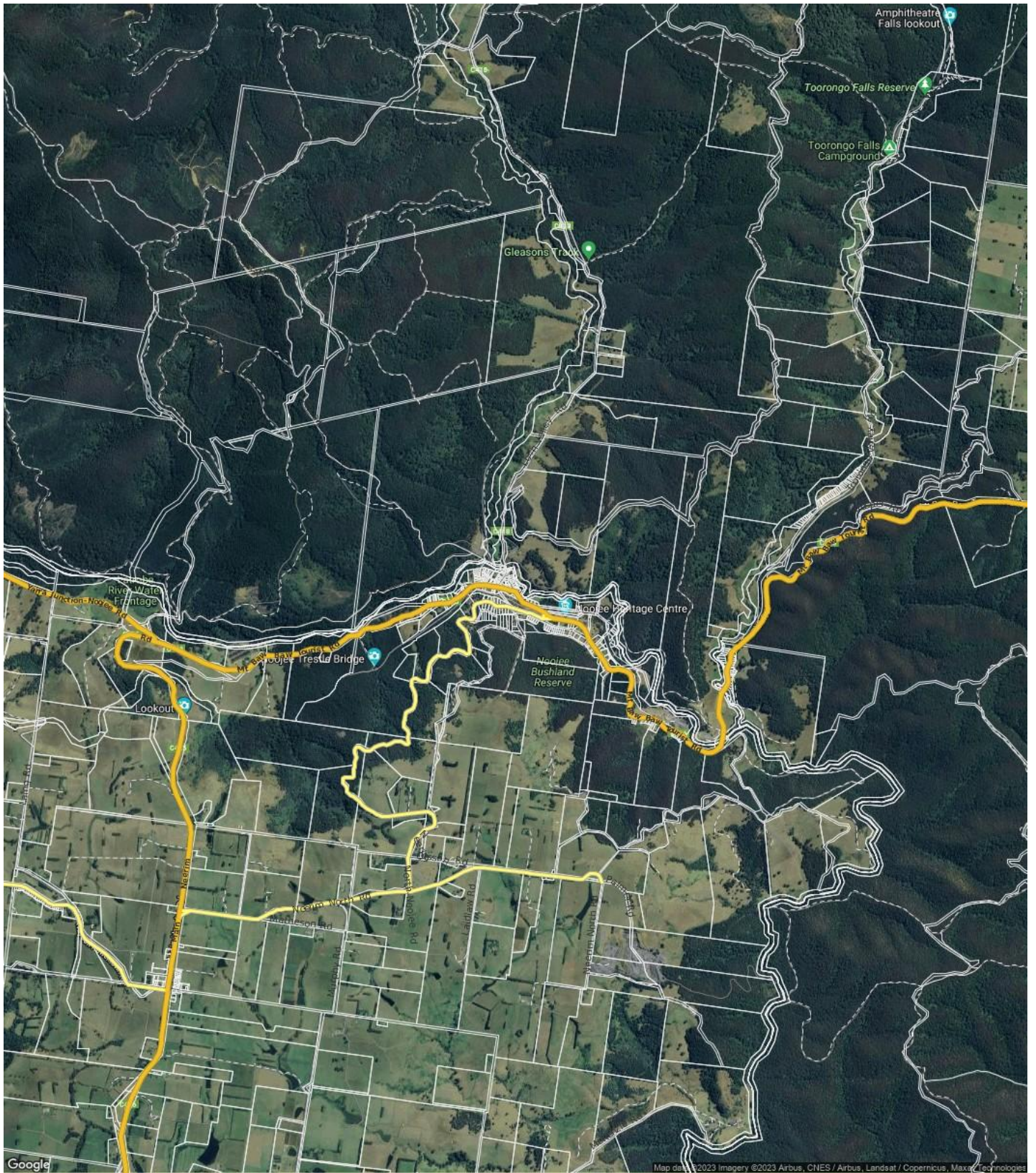
A bright yellow bicycle is parked on a paved surface in front of a white picket fence. The bicycle has a brown leather saddle, a rear rack, and a front basket filled with pink flowers. The background shows a blurred residential setting with trees and a building. A yellow rectangular box in the top right corner contains the text 'RayWhite.'

RayWhite.

Suburb
flyover
report

NOOJEE (HOUSE)
PREPARED BY: JASON HELLYER, RAY WHITE RURAL VICTORIA

NOOJEE - Suburb Map



This report has been compiled on 12/11/2023 by Ray White Rural Victoria. Property Data Solutions Pty Ltd 2023 - www.pricerfinder.com.au

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NOOJEE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	6	\$ 191,000	0.0 %	\$ 90,000	\$ 250,000
2006	7	\$ 158,000	-17.3 %	\$ 100,000	\$ 525,000
2007	13	\$ 165,000	4.4 %	\$ 50,000	\$ 400,000
2008	7	\$ 140,000	-15.2 %	\$ 82,500	\$ 255,000
2009	6	\$ 183,250	30.9 %	\$ 120,000	\$ 340,000
2010	3	\$ 240,000	31.0 %	\$ 220,000	\$ 350,000
2011	10	\$ 197,500	-17.7 %	\$ 142,000	\$ 295,000
2012	8	\$ 200,750	1.6 %	\$ 142,500	\$ 297,500
2013	9	\$ 210,000	4.6 %	\$ 130,000	\$ 460,000
2014	5	\$ 175,000	-16.7 %	\$ 168,000	\$ 357,500
2015	5	\$ 225,000	28.6 %	\$ 90,000	\$ 310,000
2016	8	\$ 229,000	1.8 %	\$ 115,000	\$ 350,000
2017	5	\$ 155,000	-32.3 %	\$ 24,000	\$ 340,000
2018	13	\$ 280,000	80.6 %	\$ 110,000	\$ 600,000
2019	7	\$ 223,000	-20.4 %	\$ 10,000	\$ 260,000
2020	5	\$ 411,500	84.5 %	\$ 312,000	\$ 600,000
2021	7	\$ 435,000	5.7 %	\$ 235,000	\$ 540,000
2022	3	\$ 560,000	28.7 %	\$ 475,000	\$ 620,000
2023	8	\$ 470,000	-16.1 %	\$ 360,000	\$ 635,000

Median Sale Price

\$490k

Based on 9 recorded House sales within the last 12 months (Oct '22 - Sep '23)

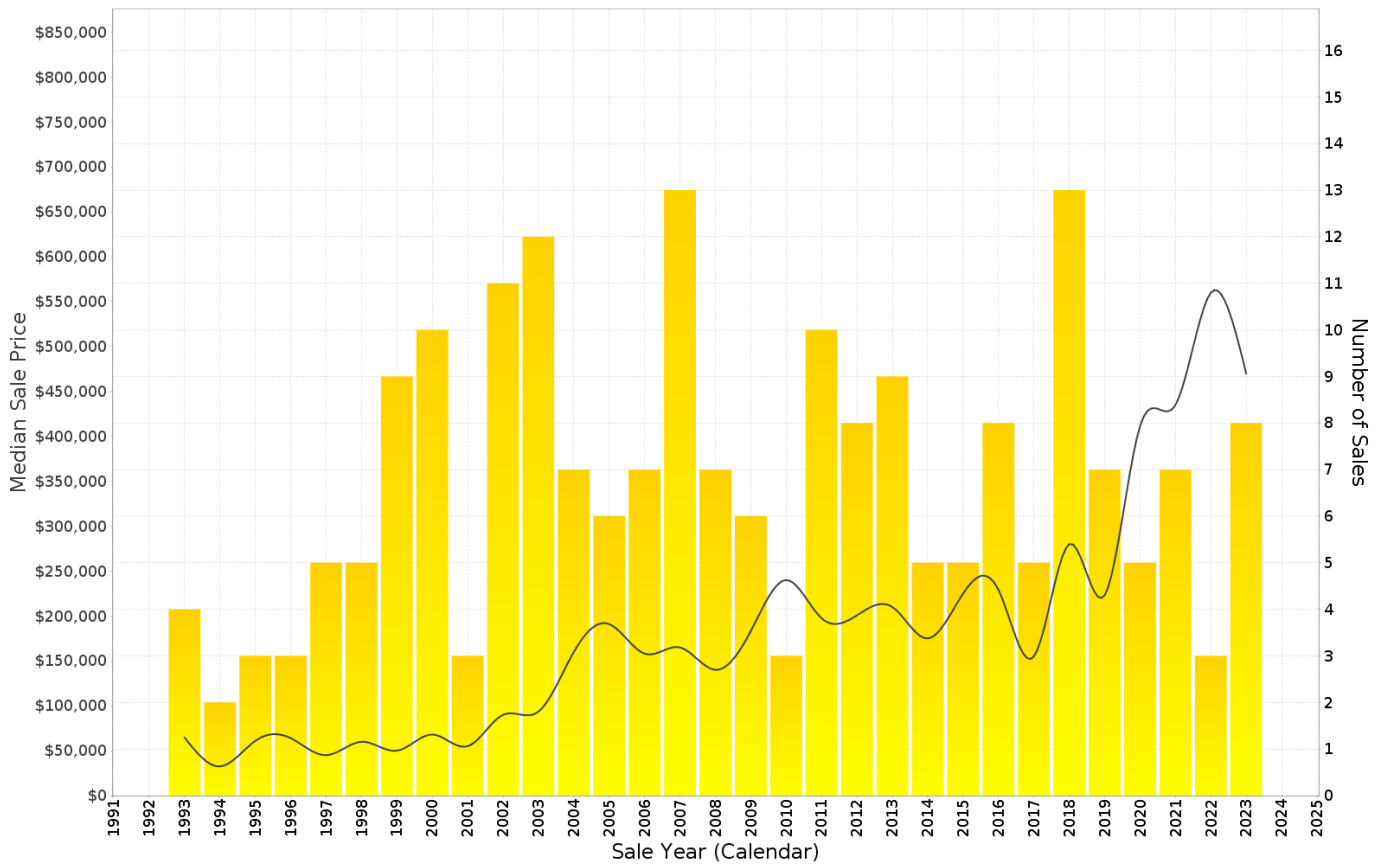
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

-3.4%

Current Median Price: \$490,000
Previous Median Price: \$507,500

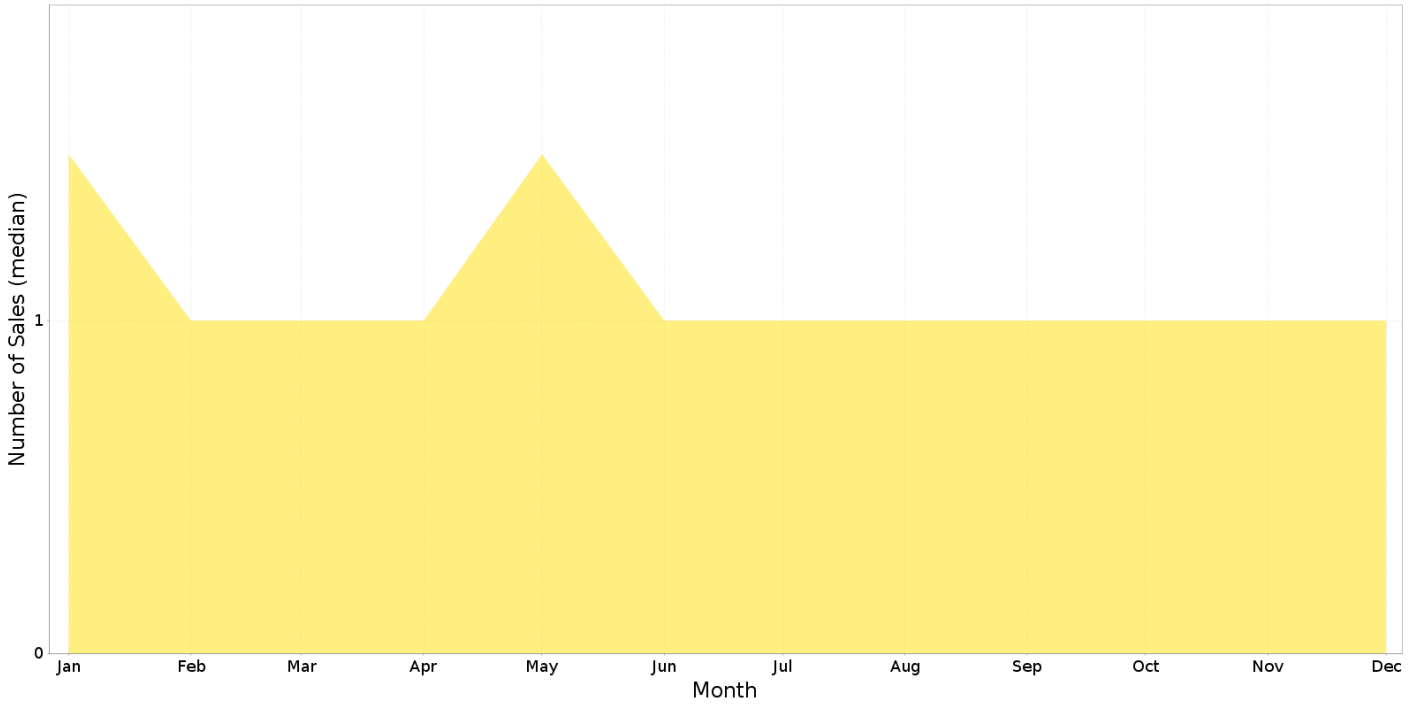
Based on 13 recorded House sales compared over the last two rolling 12 month periods



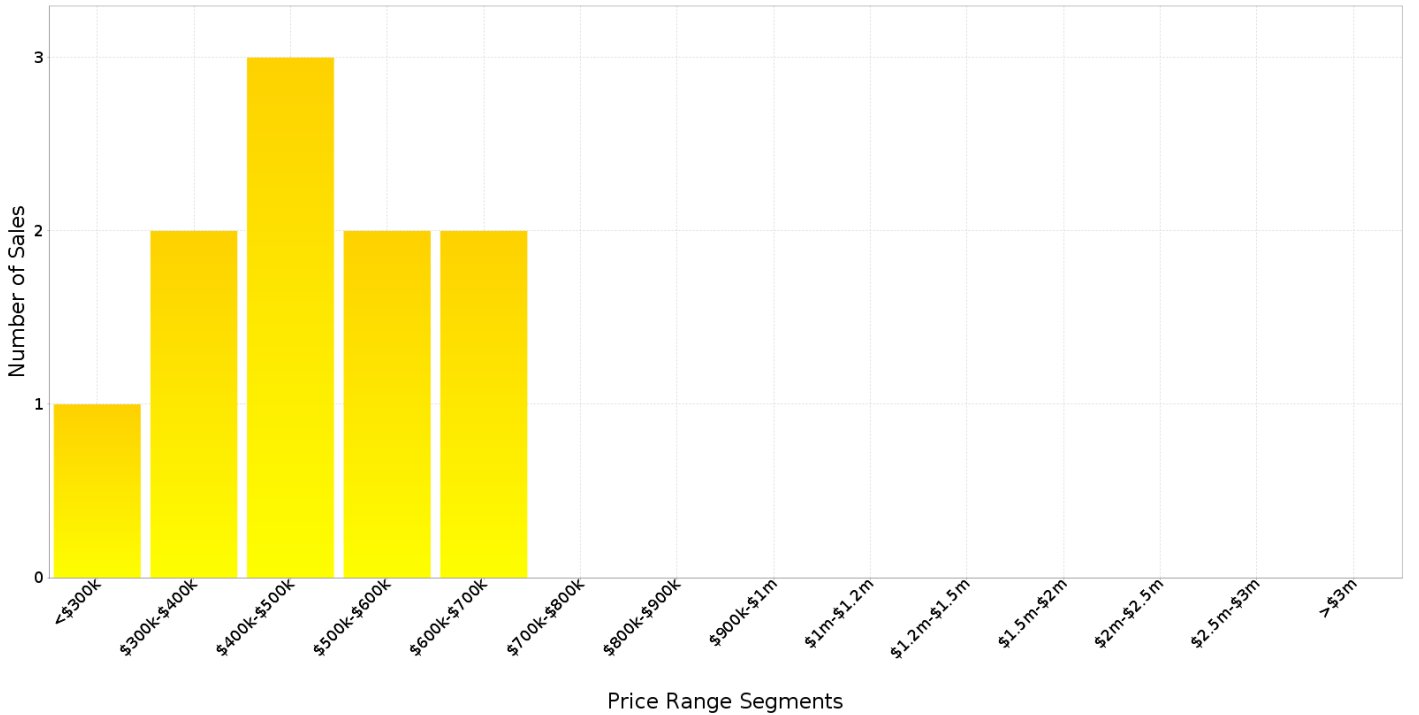
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NOOJEE - Peak Selling Periods (3 years)



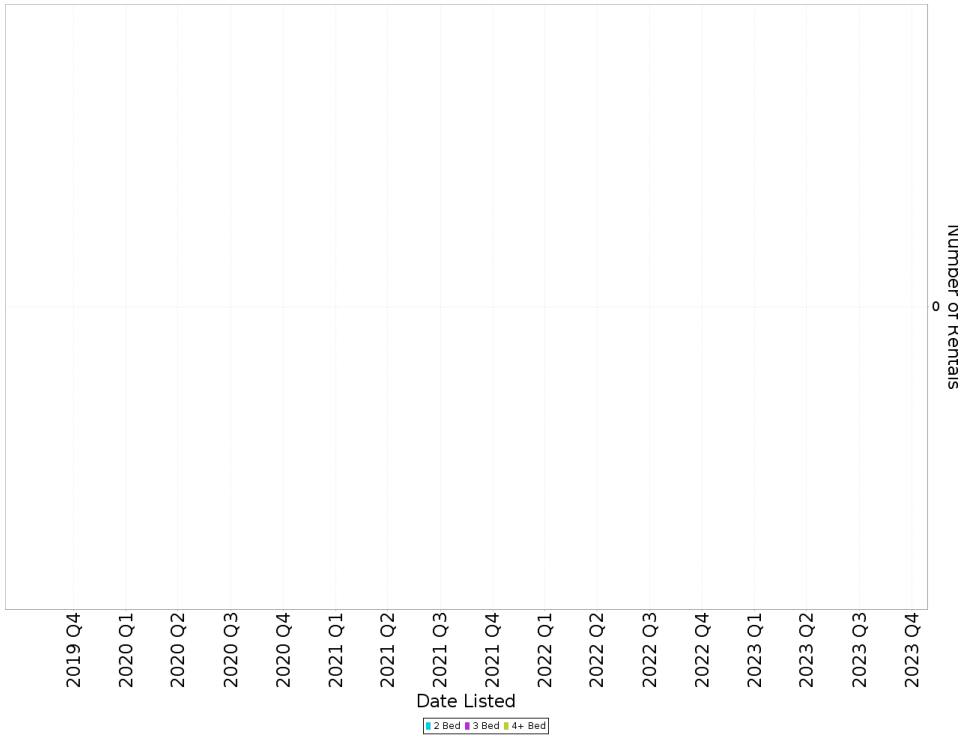
NOOJEE - Price Range Segments (12 months)



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Median Weekly Rents (Houses)



Suburb Sale Price Growth

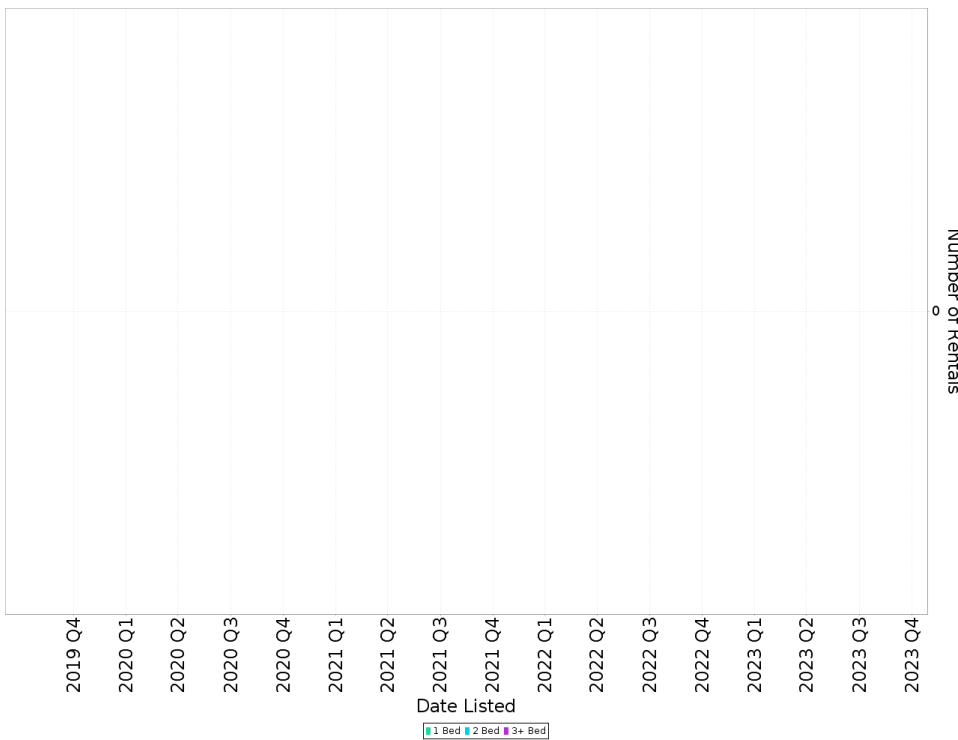
-3.4%

Current Median Price: \$490,000
 Previous Median Price: \$507,500
 Based on 13 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

N/A

Median Weekly Rents (Units)



Suburb Sale Price Growth

N/A

Suburb Rental Yield

N/A

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NOOJEE - Recently Sold Properties

Median Sale Price

\$490k

Based on 9 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

-3.4%

Current Median Price: \$490,000
Previous Median Price: \$507,500

Based on 13 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

9

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

485 NEERIM NORTH-NOOJEE RD



\$570,000

Sold Jun 2023 22 Days

1,774 m² 4 2 4

20B LOCH CRES



\$240,000

Sold Jun 2023 82 Days

2,064 m² 2 - -