

A vibrant yellow bicycle is parked on a paved surface in front of a white picket fence. The bicycle features 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 bright yellow rectangular box is positioned in the upper right corner of the image.

RayWhite.

Suburb
flyover
report

LUDMILLA (HOUSE)

PREPARED BY: DEMI WILLIAMS, RAY WHITE NIGHTCLIFF, PH: 0448951305

LUDMILLA - Suburb Map



LUDMILLA - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	31	\$ 335,000	0.0 %	\$ 3,125	\$ 640,000
2006	36	\$ 382,500	14.2 %	\$ 117,500	\$ 875,000
2007	42	\$ 488,000	27.6 %	\$ 62,700	\$ 915,000
2008	22	\$ 450,000	-7.8 %	\$ 260,000	\$ 1,050,000
2009	23	\$ 500,000	11.1 %	\$ 10,000	\$ 1,155,000
2010	15	\$ 589,000	17.8 %	\$ 225,000	\$ 870,000
2011	22	\$ 523,000	-11.2 %	\$ 200,000	\$ 980,000
2012	19	\$ 581,000	11.1 %	\$ 235,000	\$ 1,080,000
2013	21	\$ 701,000	20.7 %	\$ 235,000	\$ 1,061,001
2014	24	\$ 623,000	-11.1 %	\$ 260,000	\$ 1,145,000
2015	24	\$ 676,000	8.5 %	\$ 420,000	\$ 940,000
2016	14	\$ 590,350	-12.7 %	\$ 400,000	\$ 1,000,000
2017	17	\$ 730,000	23.7 %	\$ 430,000	\$ 850,000
2018	14	\$ 490,000	-32.9 %	\$ 400,000	\$ 700,000
2019	14	\$ 540,000	10.2 %	\$ 250,000	\$ 890,000
2020	3	\$ 362,000	-33.0 %	\$ 168,000	\$ 500,000
2021	0				
2022	20	\$ 755,000	0.0 %	\$ 400,000	\$ 1,125,000
2023	20	\$ 616,000	-18.4 %	\$ 250,000	\$ 1,201,588

Median Sale Price
\$735k

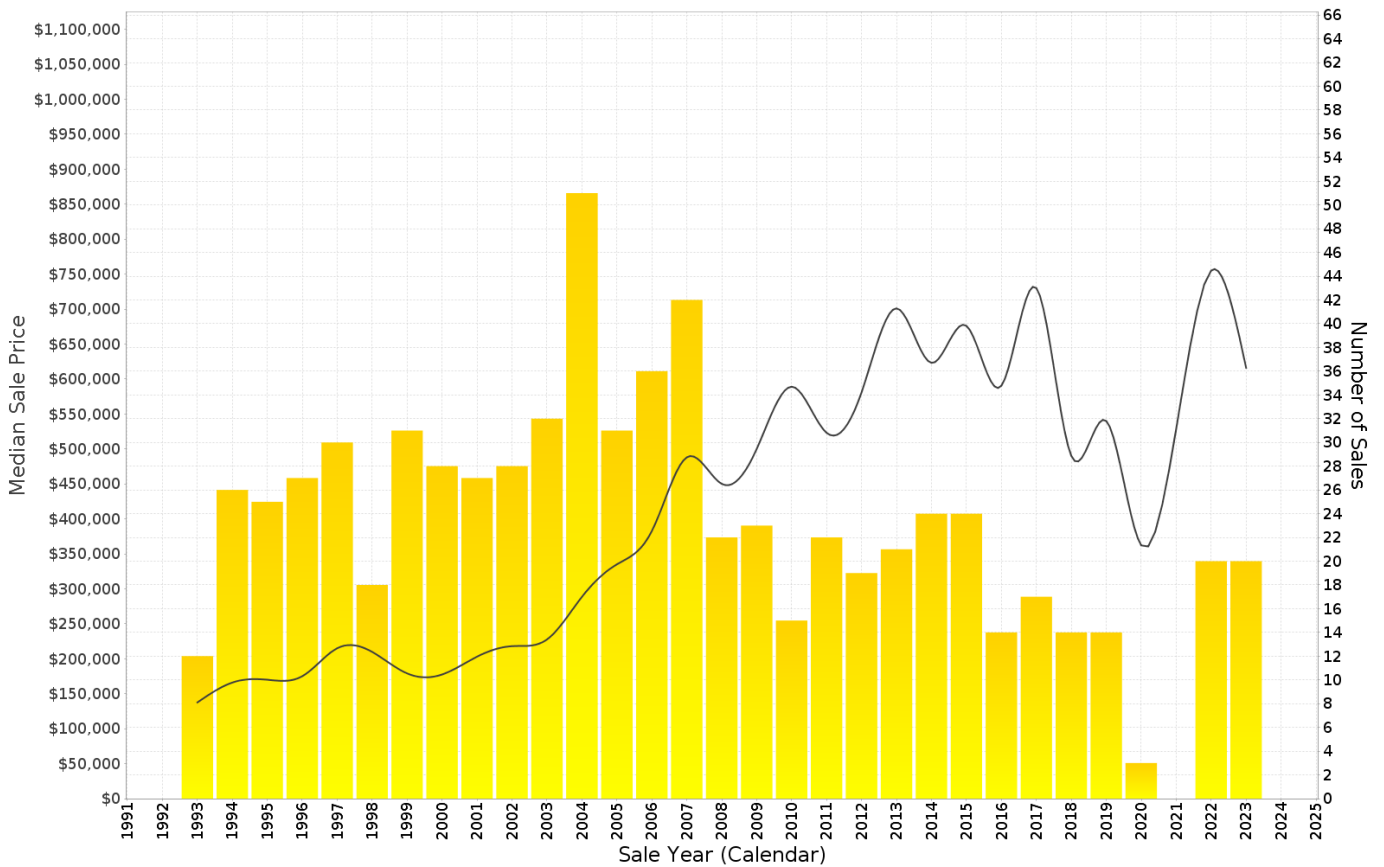
Based on 20 recorded House sales within the last 12 months (Oct '22 - Sep '23)

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

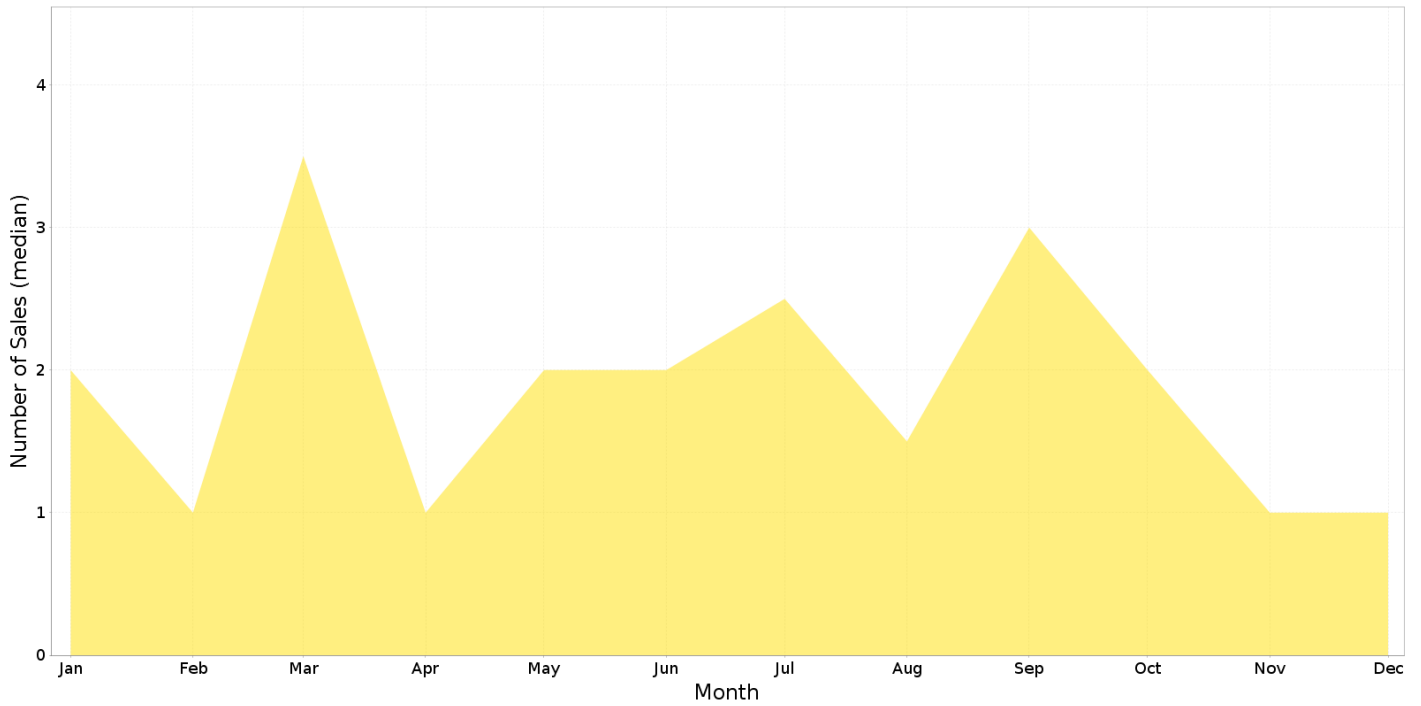
Suburb Growth
+4.3%

Current Median Price: \$735,000
Previous Median Price: \$705,000

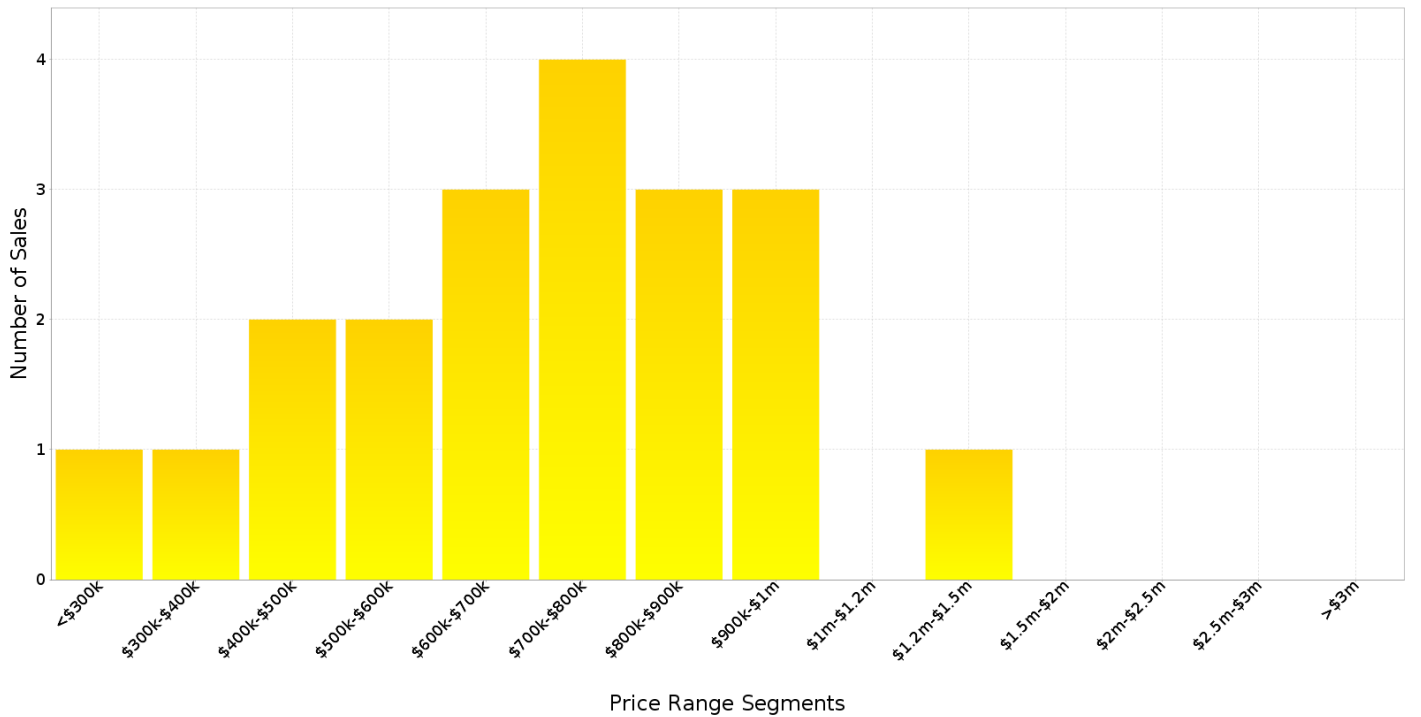
Based on 36 recorded House sales compared over the last two rolling 12 month periods



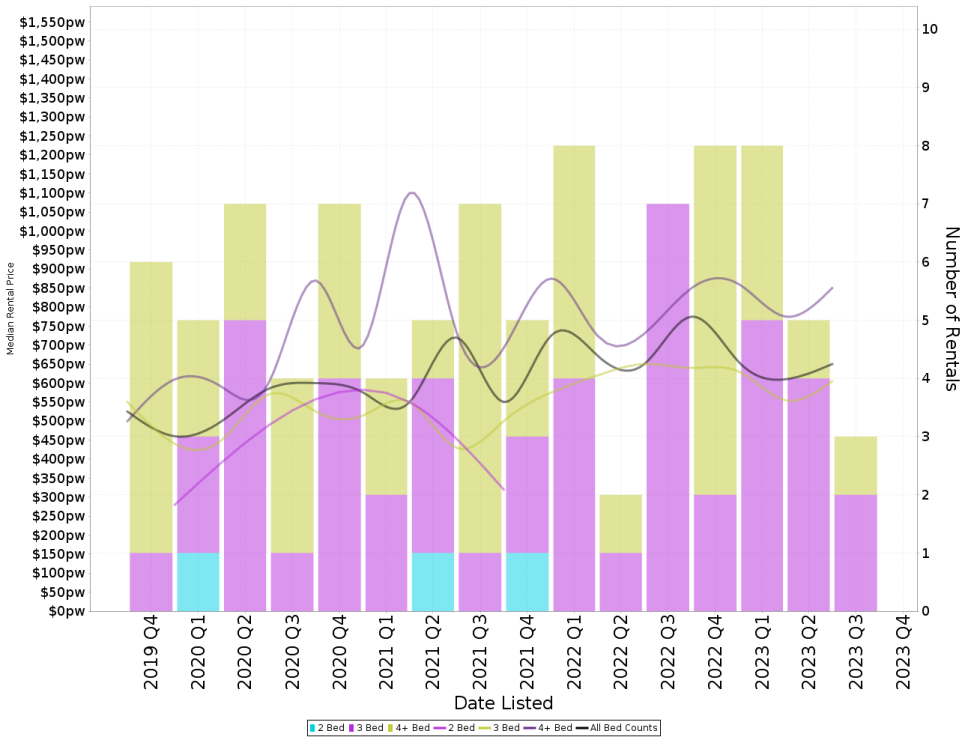
LUDMILLA - Peak Selling Periods (3 years)



LUDMILLA - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+4.3%

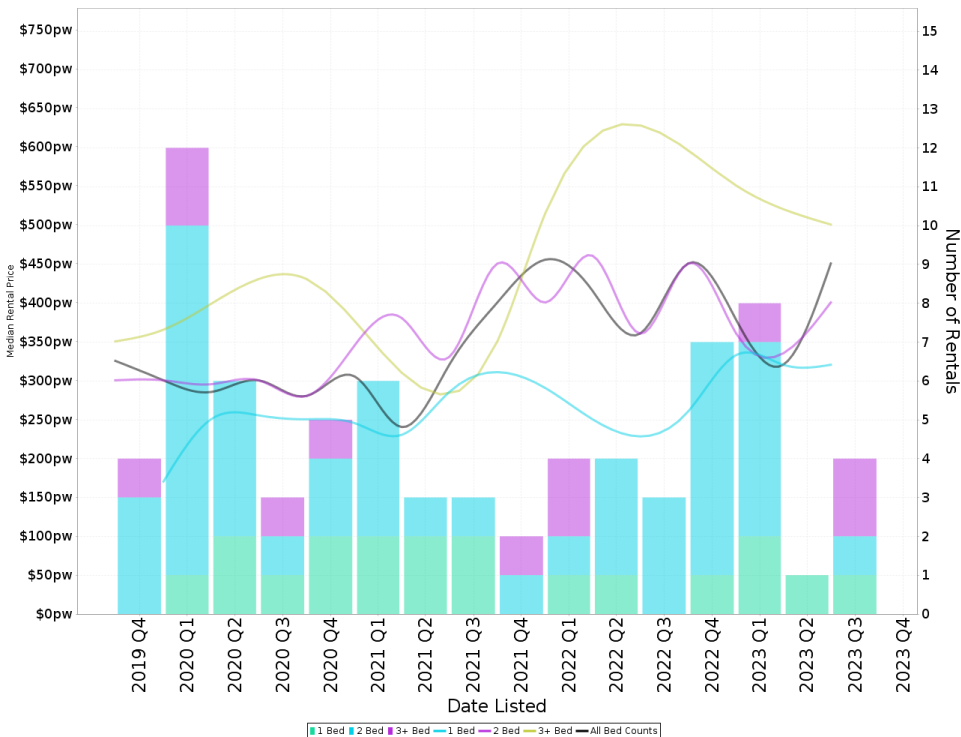
Current Median Price: \$735,000
Previous Median Price: \$705,000
Based on 36 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.6%

Current Median Price: \$735,000
Current Median Rent: \$655
Based on 24 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+8.2%

Current Median Price: \$355,000
Previous Median Price: \$328,000
Based on 12 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.8%

Current Median Price: \$355,000
Current Median Rent: \$398
Based on 20 registered Unit rentals compared over the last 12 months.

LUDMILLA - Recently Sold Properties

Median Sale Price

\$735k

Based on 20 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

+4.3%

Current Median Price: \$735,000
Previous Median Price: \$705,000

Based on 36 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

20

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

44 NEMARLUK DR

\$507,500

Nov 2023
45 Days

724 m² 3 1 2

32 NEMARLUK DR

\$620,000

Oct 2023
94 Days

788 m² 3 1 3

38 NEMARLUK DR

\$545,000

Oct 2023
84 Days

786 m² 4 2 1

73 HUDSON FYSH AVE

\$801,500

Oct 2023
11 Days

1,000 m² 4 2 2

15 DANIELS ST

\$800,000

22.8m 38.3m 22.2m 38.4m 870.0 m²

870 m² 3 2 8

13 FITZER DR

\$517,500

Sep 2023
109 Days

817 m² 5 2 4

30 DOUGLAS ST

\$333,333

Sep 2023
N/A

1,000 m² 5 3 -

12 MAWALAN CRT

\$610,000

Aug 2023
59 Days

766 m² 3 1 2

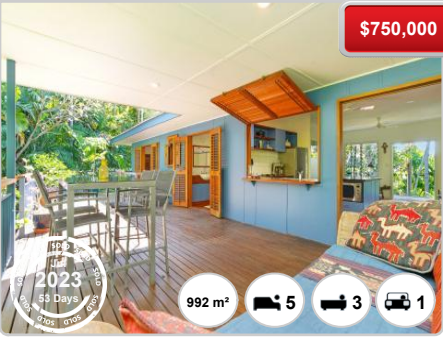
52 WELLS ST

\$409,000

Aug 2023
58 Days

1,000 m² 3 1 2

38 WELLS ST



\$750,000

992 m² 5 3 1

2023
54 Days
N/A

19 CARDO CT



\$520,000

786 m² 3 1 1

2023
N/A

14 MAY ST



\$940,000

800 m² 4 2 3

2023
N/A

24 WELLS ST



\$1,201,588

961 m² 4 2 2

2023
54 Days
N/A

LUDMILLA - Properties For Rent

Median Rental Price

\$655 /w

Based on 24 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

+4.6%

Current Median Price: \$735,000
Current Median Rent: \$655

Based on 20 recorded House sales and 24 House rentals compared over the last 12 months


Number of Rentals

24

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

29 CALMA GARDENS




\$460 per week

Nov 2023
7 Days

1.16 ha 2 1 2

46 CALMA GARDENS



\$450 per week

Oct 2023
43 Days

1.55 ha 2 1 1