

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 yellow rectangular box in the top right corner contains the text 'RayWhite.'

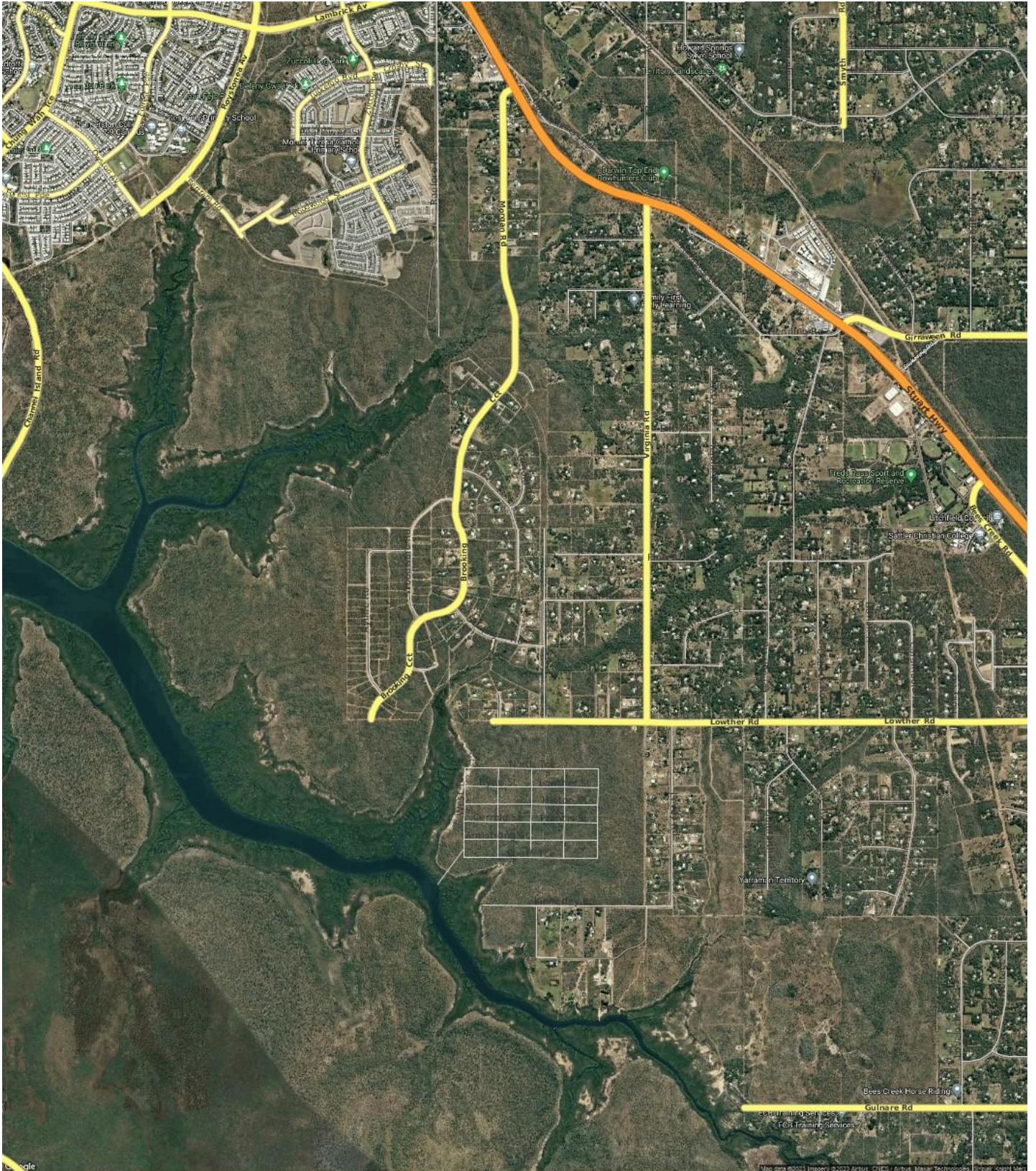
RayWhite.

Suburb
flyover
report

VIRGINIA (HOUSE)

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

VIRGINIA - Suburb Map



VIRGINIA - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	43	\$ 318,000	0.0 %	\$ 172,000	\$ 660,000
2006	49	\$ 335,000	5.3 %	\$ 60,313	\$ 800,000
2007	44	\$ 395,000	17.9 %	\$ 130,000	\$ 939,000
2008	40	\$ 465,000	17.7 %	\$ 60,000	\$ 1,200,000
2009	33	\$ 540,000	16.1 %	\$ 230,000	\$ 955,000
2010	19	\$ 500,000	-7.4 %	\$ 180,000	\$ 999,000
2011	26	\$ 651,000	30.2 %	\$ 240,000	\$ 1,250,000
2012	33	\$ 645,000	-0.9 %	\$ 338,000	\$ 1,250,000
2013	21	\$ 650,000	0.8 %	\$ 400,000	\$ 1,150,000
2014	29	\$ 700,000	7.7 %	\$ 350,000	\$ 1,250,000
2015	24	\$ 765,000	9.3 %	\$ 300,000	\$ 1,500,000
2016	21	\$ 660,000	-13.7 %	\$ 330,000	\$ 1,300,000
2017	18	\$ 635,000	-3.8 %	\$ 315,000	\$ 1,100,000
2018	18	\$ 632,500	-0.4 %	\$ 300,000	\$ 850,000
2019	24	\$ 650,000	2.8 %	\$ 280,000	\$ 1,700,000
2020	23	\$ 617,500	-5.0 %	\$ 360,000	\$ 870,000
2021	45	\$ 665,000	7.7 %	\$ 233,000	\$ 1,700,000
2022	43	\$ 780,000	17.3 %	\$ 262,000	\$ 1,370,000
2023	29	\$ 450,000	-42.3 %	\$ 175,000	\$ 1,175,000

Median Sale Price

\$628k

Based on 32 recorded House sales within the last 12 months (Oct '22 - Sep '23)

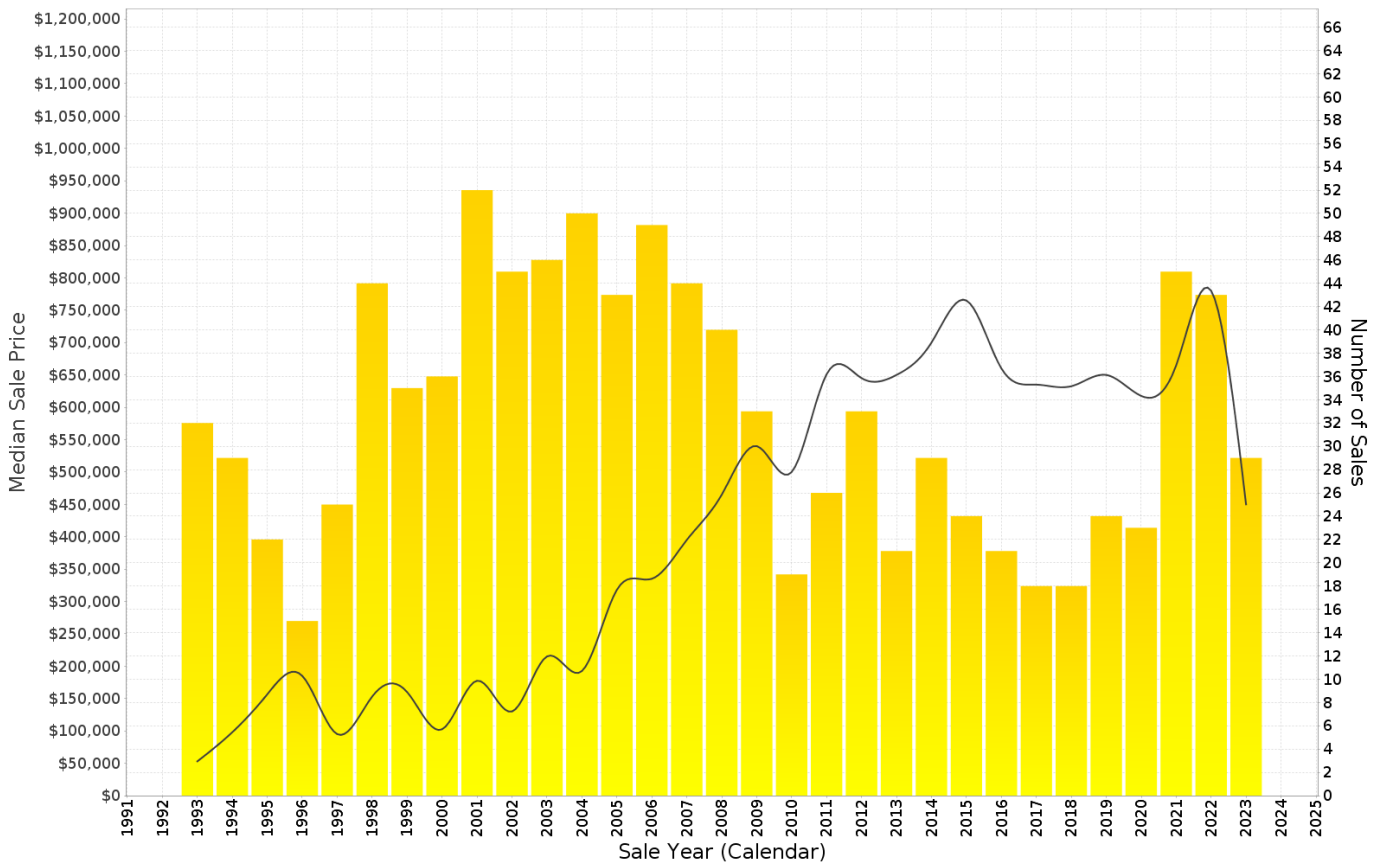
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

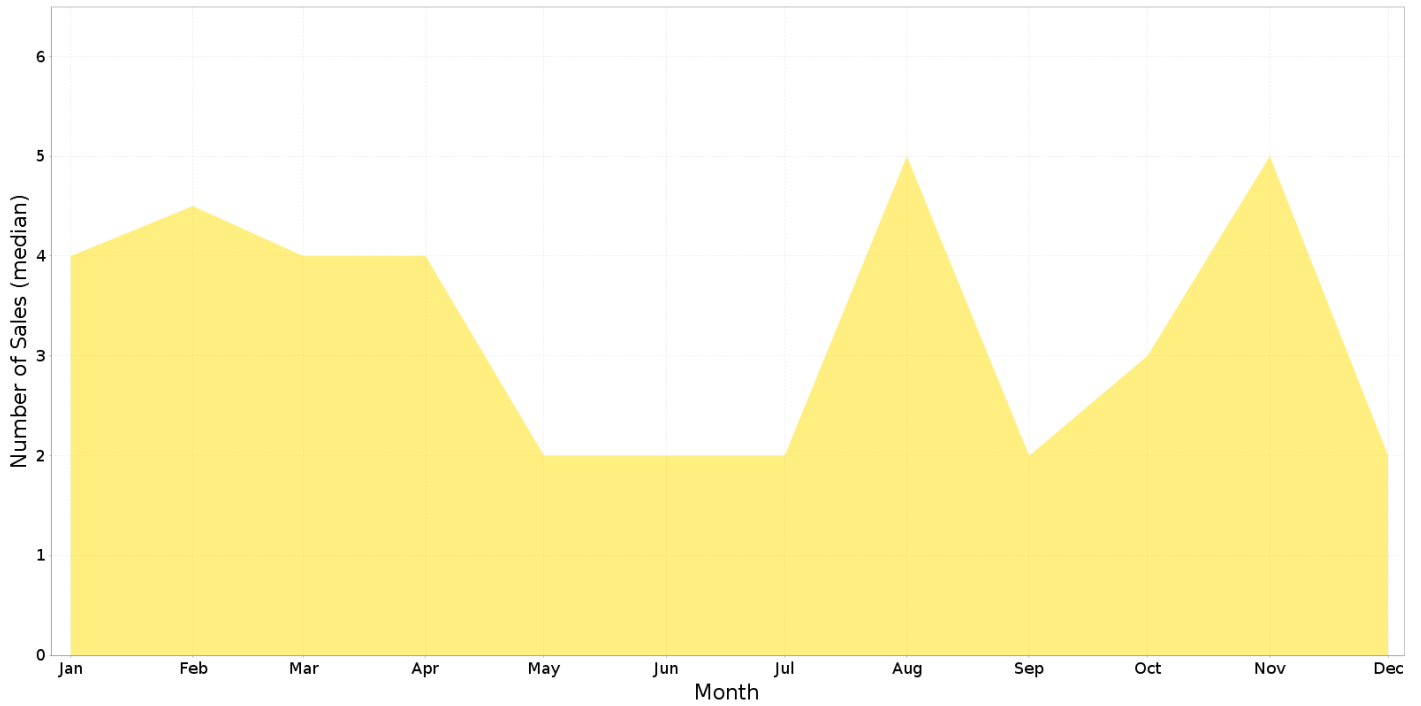
-13.4%

Current Median Price: \$627,500
Previous Median Price: \$725,000

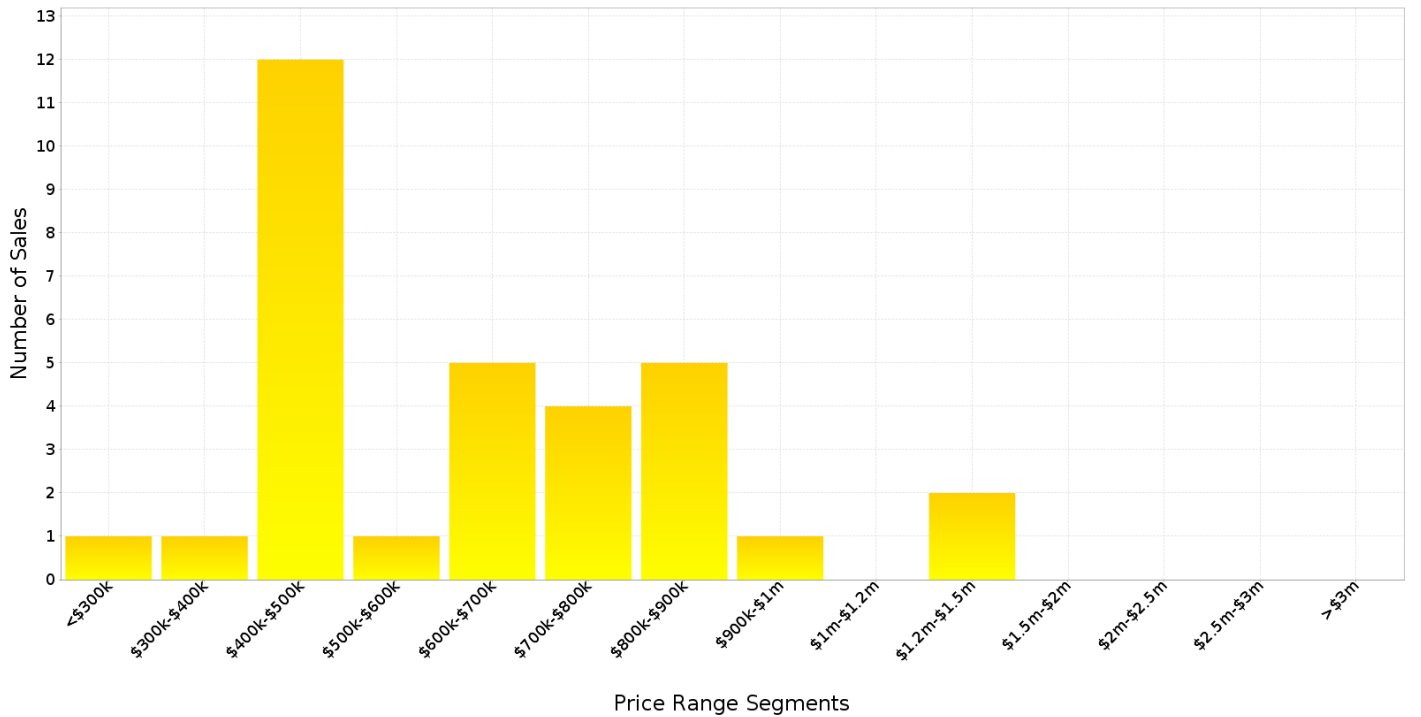
Based on 85 recorded House sales compared over the last two rolling 12 month periods



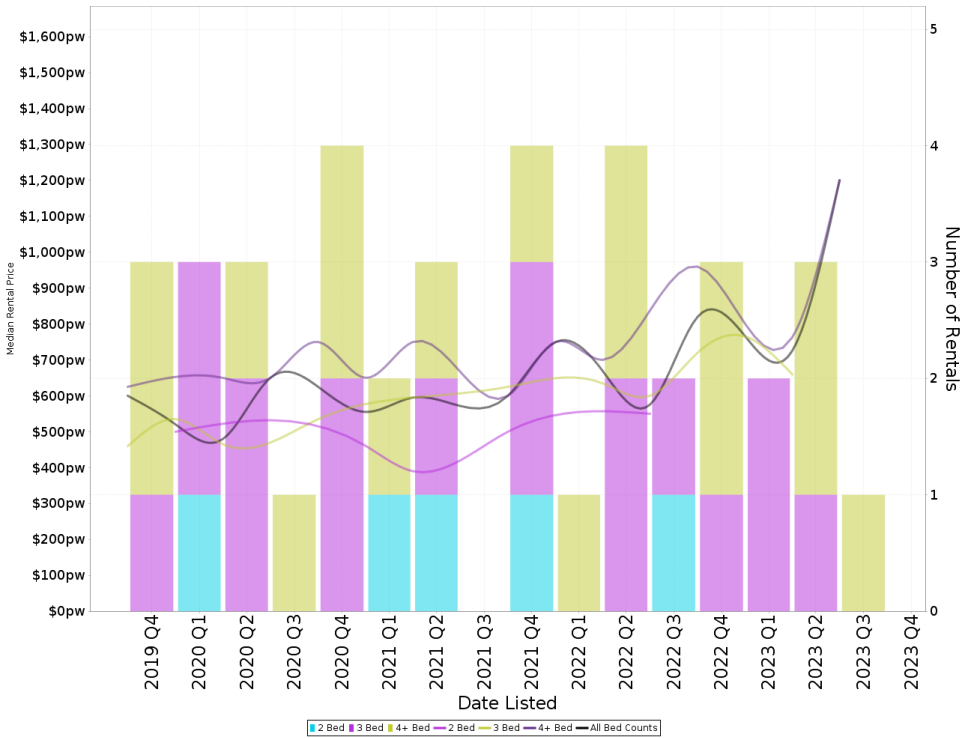
VIRGINIA - Peak Selling Periods (3 years)



VIRGINIA - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-13.4%

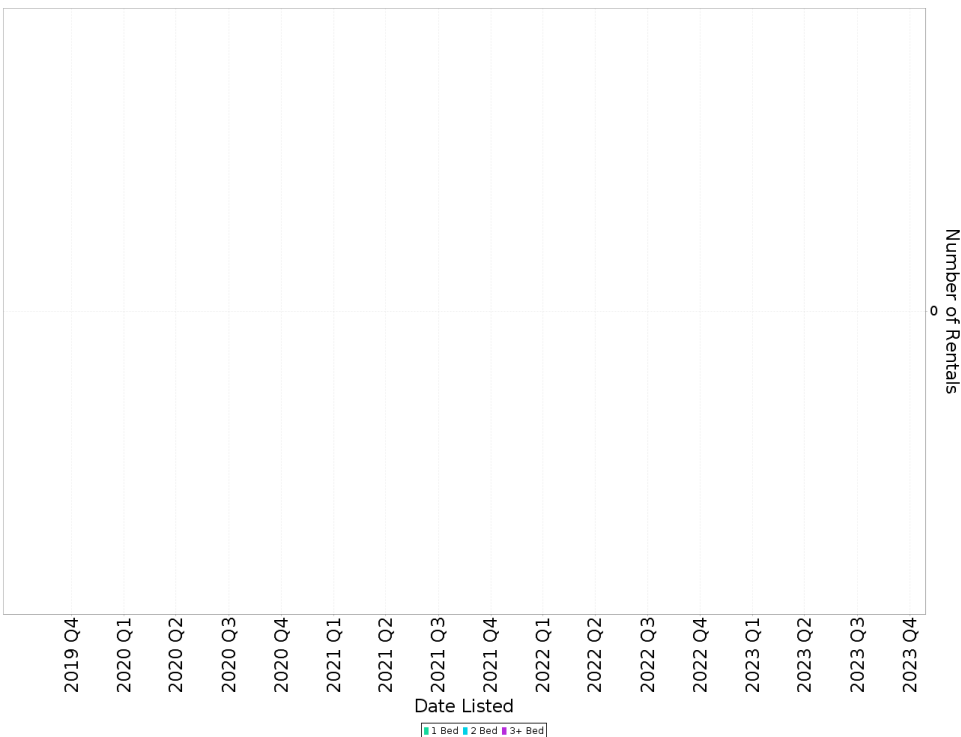
Current Median Price: \$627,500
 Previous Median Price: \$725,000
 Based on 85 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+6.6%

Current Median Price: \$627,500
 Current Median Rent: \$800
 Based on 9 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

N/A

Suburb Rental Yield

N/A

VIRGINIA - Recently Sold Properties

Median Sale Price

\$628k

Based on 32 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

-13.4%

Current Median Price: \$627,500
Previous Median Price: \$725,000

Based on 85 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

32

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

340 LOWTHER RD



\$769,000

Nov 2023
426 Days

1.99 ha 3 1 2

120 BROOKING CCT




\$445,000

Oct 2023
N/A

1.92 ha - - -

305 LOWTHER RD

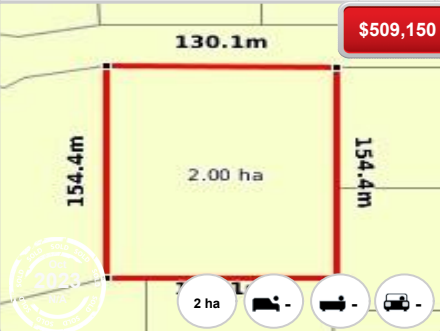


\$1,175,000

Oct 2023
402 Days

2 ha 4 2 7

31 FICUS CRT

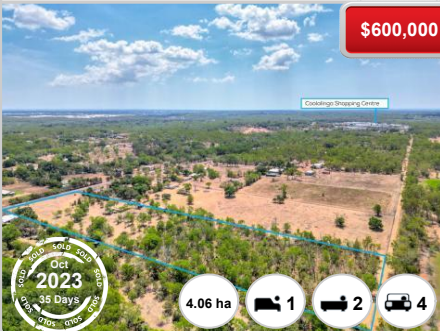


\$509,150

Oct 2023
N/A

2 ha - - -

125 WELLS CREEK RD




\$600,000

Oct 2023
35 Days

4.06 ha 1 2 4

353 LOWTHER RD




\$450,000

Oct 2023
53 Days

2.27 ha 1 1 4

460 LOWTHER RD

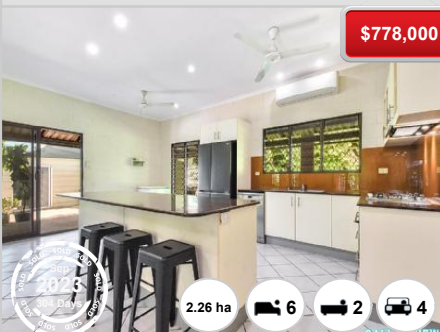


\$885,000

Sep 2023
72 Days

2.03 ha 6 4 4

25 FLORENZ CRT

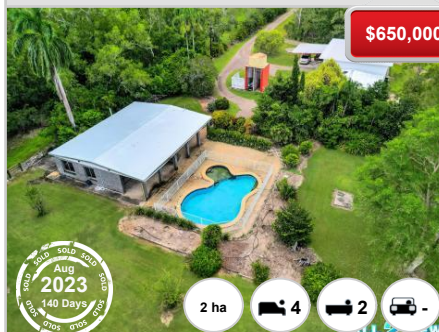


\$778,000

Oct 2023
N/A

2.26 ha 6 2 4

24 BURDENS CREEK RD



\$650,000

Aug 2023
140 Days

2 ha 4 2 -

10 RYAN RD

\$720,000

UNDER CONTRACT!

Aug 2023
139 Days

2.01 ha 5 2 2

90 BROOKING CCT

\$175,000

Aug 2023
N/A

2.32 ha - - -

54 FLORENZ CRT

\$790,000

Aug 2023
127 Days

2 ha 4 2 4

CALL TO VIEW

115 HENNING RD

\$630,000

Aug 2023
N/A

2 ha - - -

450 LOWTHER RD

\$810,000

Jul 2023
61 Days

2.02 ha 6 4 4

68 AYLIFFE RD

\$435,000

Jun 2023
N/A

1.85 ha - - -

50 DURIAN RD

\$675,000

Aug 2023
70 Days

2 ha 2 1 4