



RayWhite.

Suburb
flyover
report

WAGAMAN (HOUSE)

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

WAGAMAN - Suburb Map



WAGAMAN - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	50	\$ 276,000	0.0 %	\$ 58,708	\$ 365,000
2006	53	\$ 293,000	6.2 %	\$ 20,000	\$ 423,500
2007	50	\$ 337,000	15.0 %	\$ 16,500	\$ 575,000
2008	49	\$ 382,500	13.5 %	\$ 31,020	\$ 610,000
2009	20	\$ 465,000	21.6 %	\$ 295,000	\$ 649,000
2010	25	\$ 537,000	15.5 %	\$ 230,000	\$ 700,000
2011	16	\$ 510,000	-5.0 %	\$ 42,220	\$ 635,000
2012	22	\$ 490,500	-3.8 %	\$ 128,475	\$ 710,000
2013	21	\$ 585,000	19.3 %	\$ 355,000	\$ 760,000
2014	29	\$ 543,000	-7.2 %	\$ 8,000	\$ 720,000
2015	18	\$ 538,500	-0.8 %	\$ 46,325	\$ 700,000
2016	21	\$ 480,000	-10.9 %	\$ 380,000	\$ 638,000
2017	19	\$ 500,000	4.2 %	\$ 342,000	\$ 605,000
2018	16	\$ 452,500	-9.5 %	\$ 185,000	\$ 625,000
2019	18	\$ 449,500	-0.7 %	\$ 310,000	\$ 638,000
2020	2	\$ 241,000	-46.4 %	\$ 142,000	\$ 340,000
2021	0				
2022	23	\$ 555,000	0.0 %	\$ 430,000	\$ 750,000
2023	19	\$ 545,000	-1.8 %	\$ 315,000	\$ 760,000

Median Sale Price
\$536k

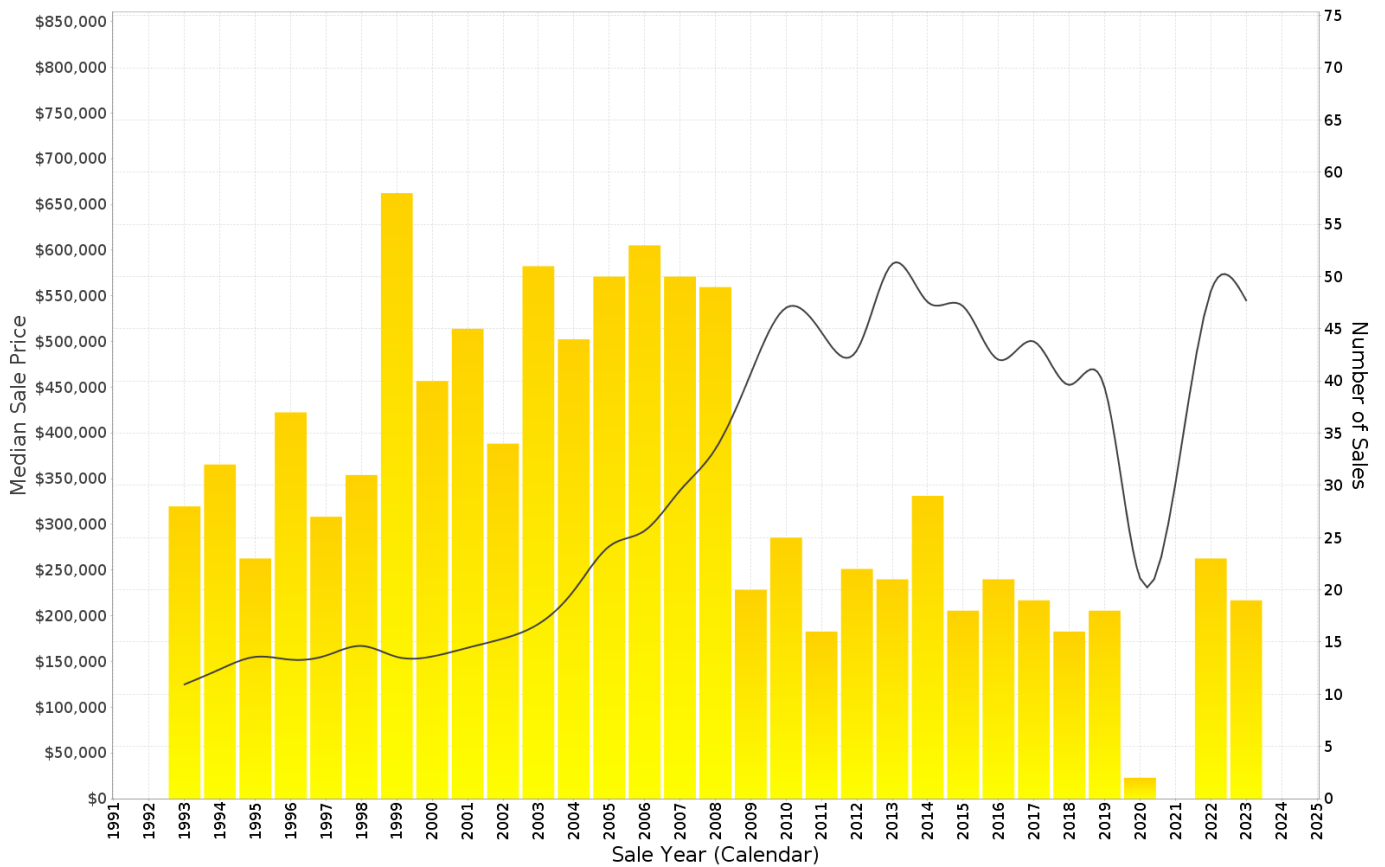
Based on 22 recorded House sales within the last 12 months (Oct '22 - Sep '23)

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

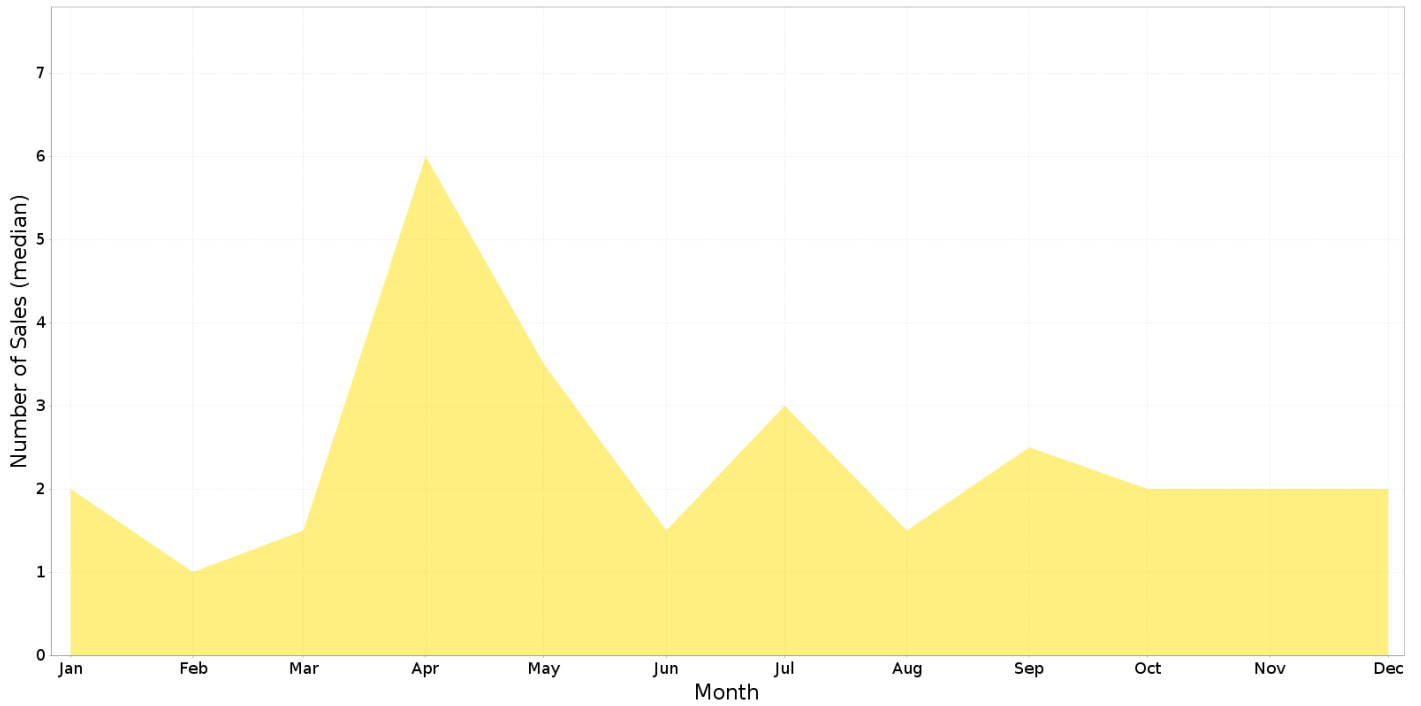
Suburb Growth
-10.8%

Current Median Price: \$535,500
Previous Median Price: \$600,000

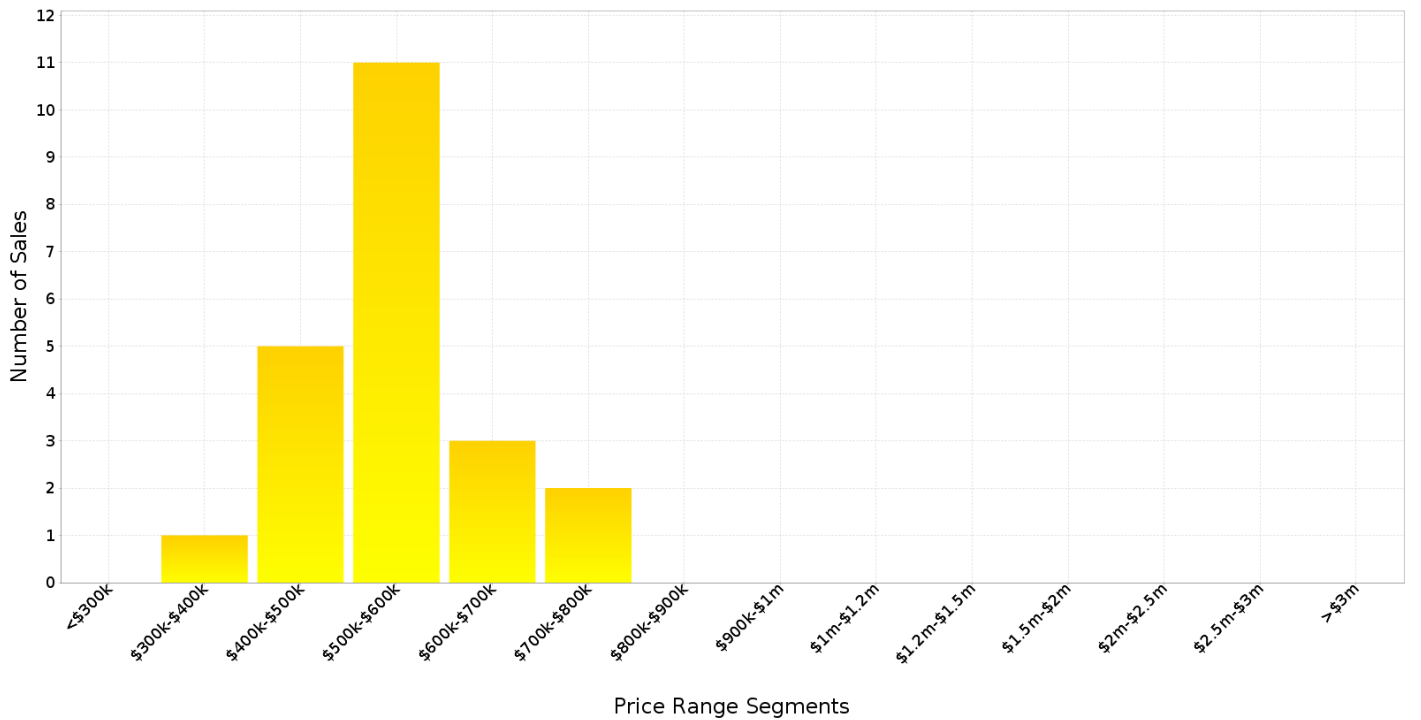
Based on 39 recorded House sales compared over the last two rolling 12 month periods



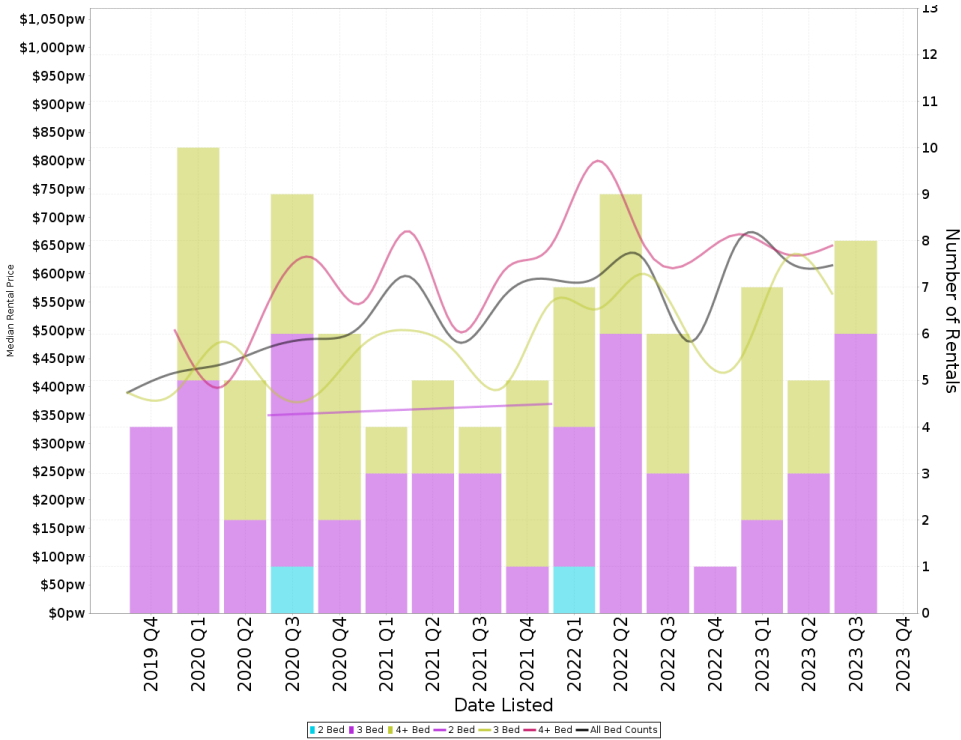
WAGAMAN - Peak Selling Periods (3 years)



WAGAMAN - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-10.8%

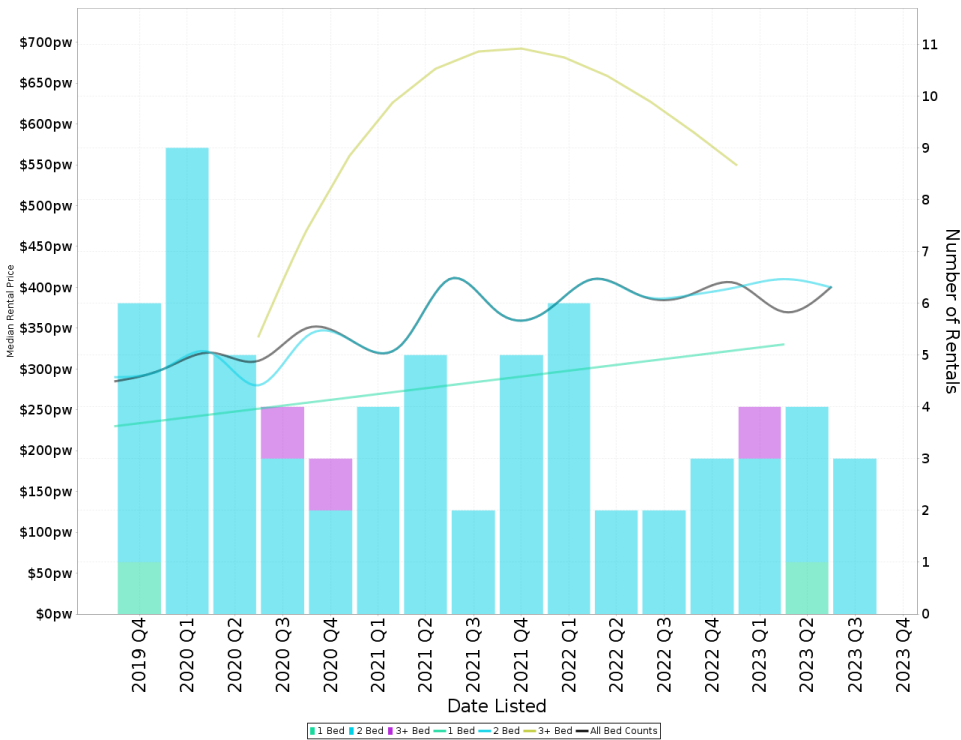
Current Median Price: \$535,500
Previous Median Price: \$600,000
Based on 39 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+6.1%

Current Median Price: \$535,500
Current Median Rent: \$625
Based on 21 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+3.1%

Current Median Price: \$247,500
Previous Median Price: \$240,000
Based on 3 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+8.4%

Current Median Price: \$247,500
Current Median Rent: \$400
Based on 14 registered Unit rentals compared over the last 12 months.

WAGAMAN - Recently Sold Properties

Median Sale Price

\$536k

Based on 22 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

-10.8%

Current Median Price: \$535,500
Previous Median Price: \$600,000

Based on 39 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

22

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

38 VANDERLIN DR

\$586,000

Nov 2023
23 Days

817 m² 7 3 6

10 AMBON ST

\$400,000

Oct 2023
158 Days

766 m² 3 1 2

29 TASMAN CCT

\$470,000

Oct 2023
80 Days

766 m² 4 1 2

54 WAGAMAN TCE

\$570,000

Oct 2023
235 Days

1,010 m² 4 2 1

3 MACASSAR ST

\$480,000

Sep 2023
63 Days

746 m² 3 1 2

15 GROOTE ST

\$555,000

Sep 2023
151 Days

699 m² 3 1 2

12 ZEEHAN ST

\$430,000

Sep 2023
59 Days

695 m² 4 2 2

4 VAN DIEMEN ST

\$720,000

Sep 2023
63 Days

935 m² 4 2 2

8 AMSTERDAM CCT

\$695,000

Aug 2023
60 Days

731 m² 7 3 4

91 LEE POINT RD

\$635,000



766 m² 5 2 1

4 GROOTE ST

\$465,000



746 m² - - -

25 COLSTER CRES

\$545,000



766 m² 4 1 2