

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 house and trees. A yellow rectangular box in the top right corner contains the text 'RayWhite.'

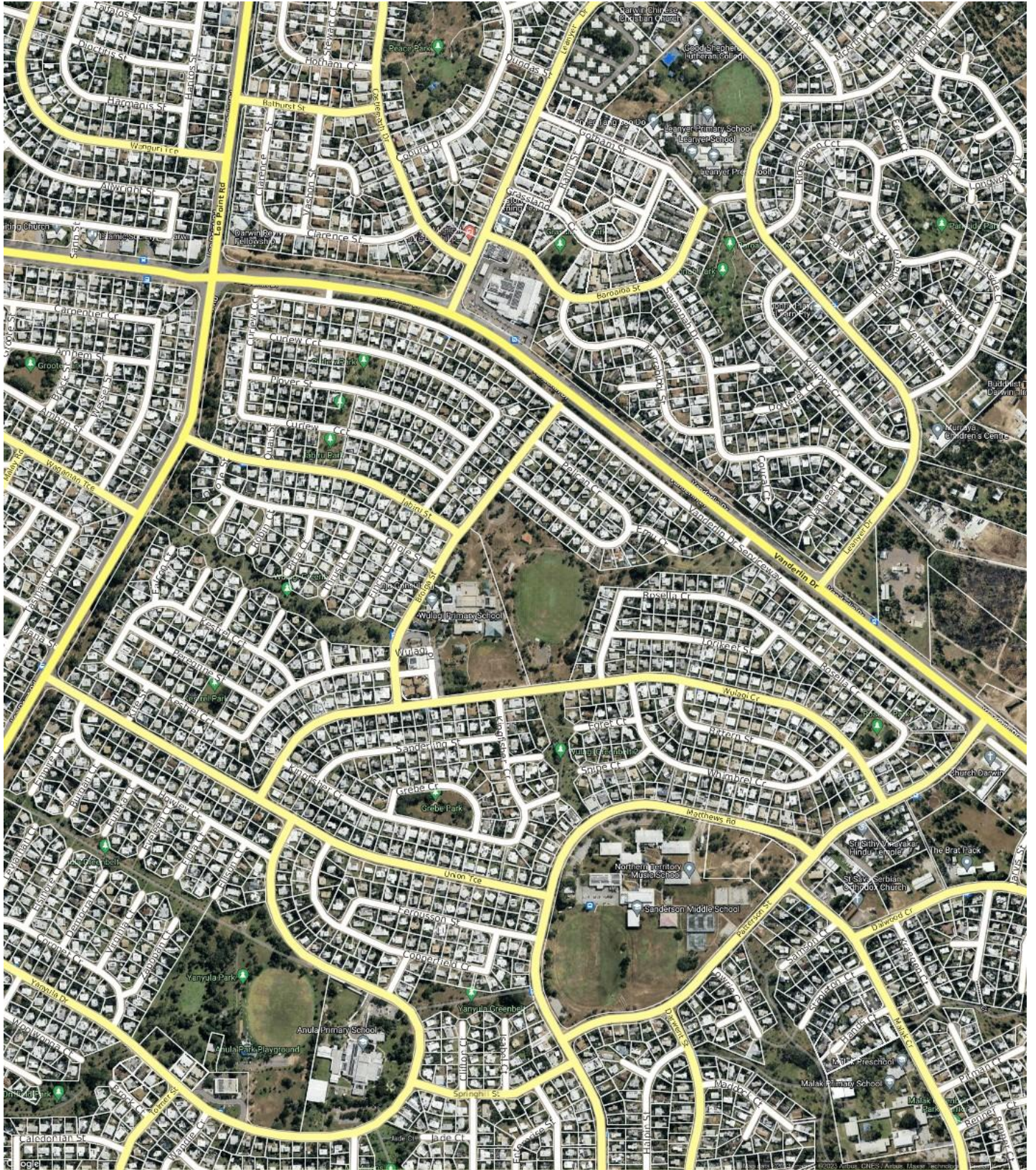
RayWhite.

Suburb
flyover
report

WULAGI (HOUSE)

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

WULAGI - Suburb Map



WULAGI - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	69	\$ 285,500	0.0 %	\$ 46,265	\$ 420,000
2006	50	\$ 360,000	26.1 %	\$ 6,600	\$ 498,100
2007	79	\$ 380,000	5.6 %	\$ 31,900	\$ 550,000
2008	44	\$ 434,500	14.3 %	\$ 152,000	\$ 600,000
2009	35	\$ 465,000	7.0 %	\$ 80,500	\$ 555,000
2010	22	\$ 522,500	12.4 %	\$ 62,500	\$ 625,000
2011	34	\$ 511,000	-2.2 %	\$ 220,000	\$ 642,500
2012	61	\$ 557,000	9.0 %	\$ 350,000	\$ 710,000
2013	37	\$ 570,000	2.3 %	\$ 262,500	\$ 725,000
2014	45	\$ 575,000	0.9 %	\$ 147,000	\$ 680,000
2015	41	\$ 552,000	-4.0 %	\$ 100,000	\$ 725,000
2016	47	\$ 515,000	-6.7 %	\$ 108,750	\$ 673,000
2017	24	\$ 510,000	-1.0 %	\$ 230,000	\$ 705,000
2018	32	\$ 470,000	-7.8 %	\$ 121,500	\$ 650,000
2019	27	\$ 450,000	-4.3 %	\$ 245,000	\$ 625,000
2020	10	\$ 452,500	0.6 %	\$ 415,000	\$ 666,000
2021	0				
2022	23	\$ 590,000	0.0 %	\$ 110,000	\$ 705,000
2023	21	\$ 548,000	-7.1 %	\$ 410,000	\$ 810,000

Median Sale Price

\$585k

Based on 21 recorded House sales within the last 12 months (Oct '22 - Sep '23)

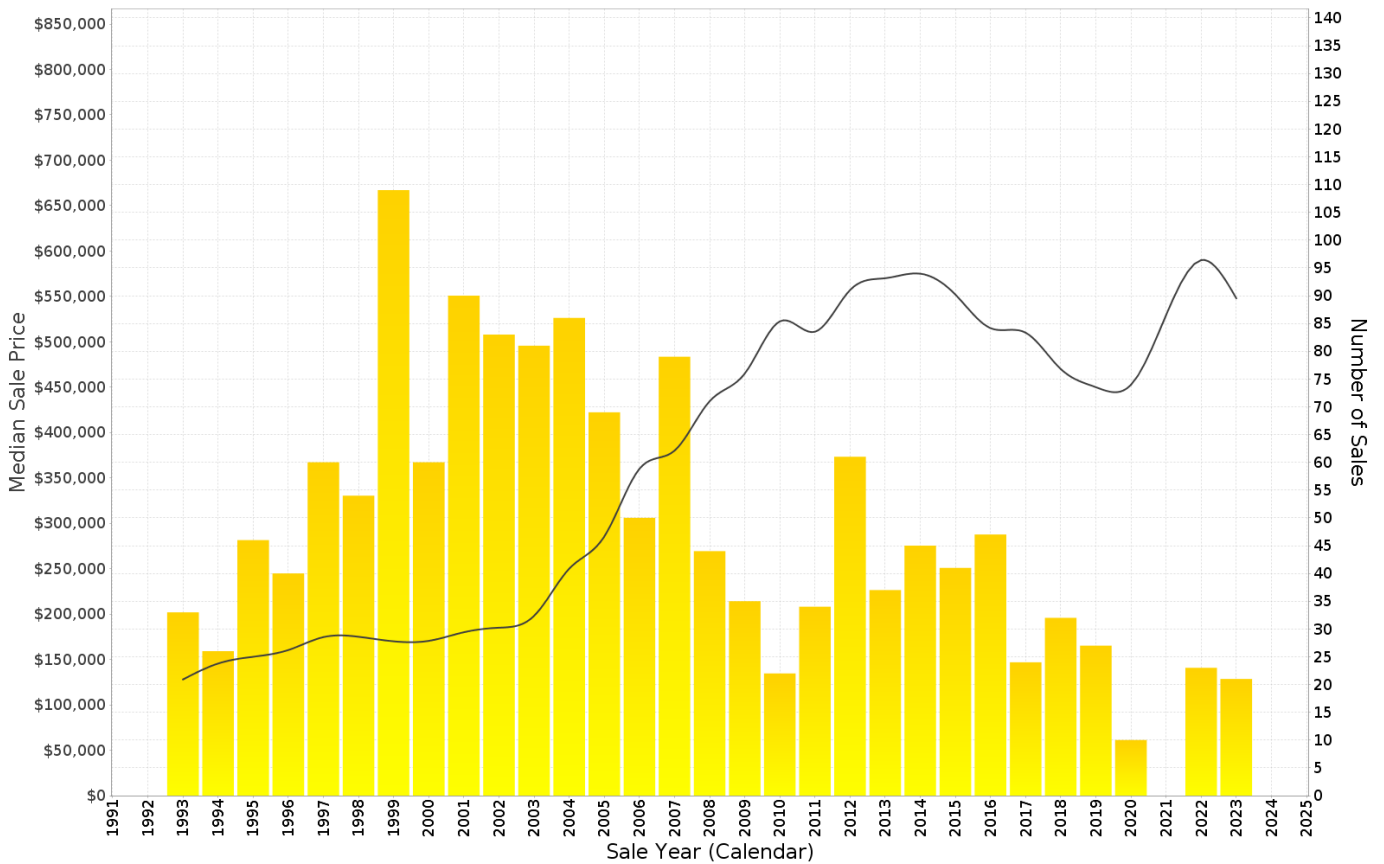
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

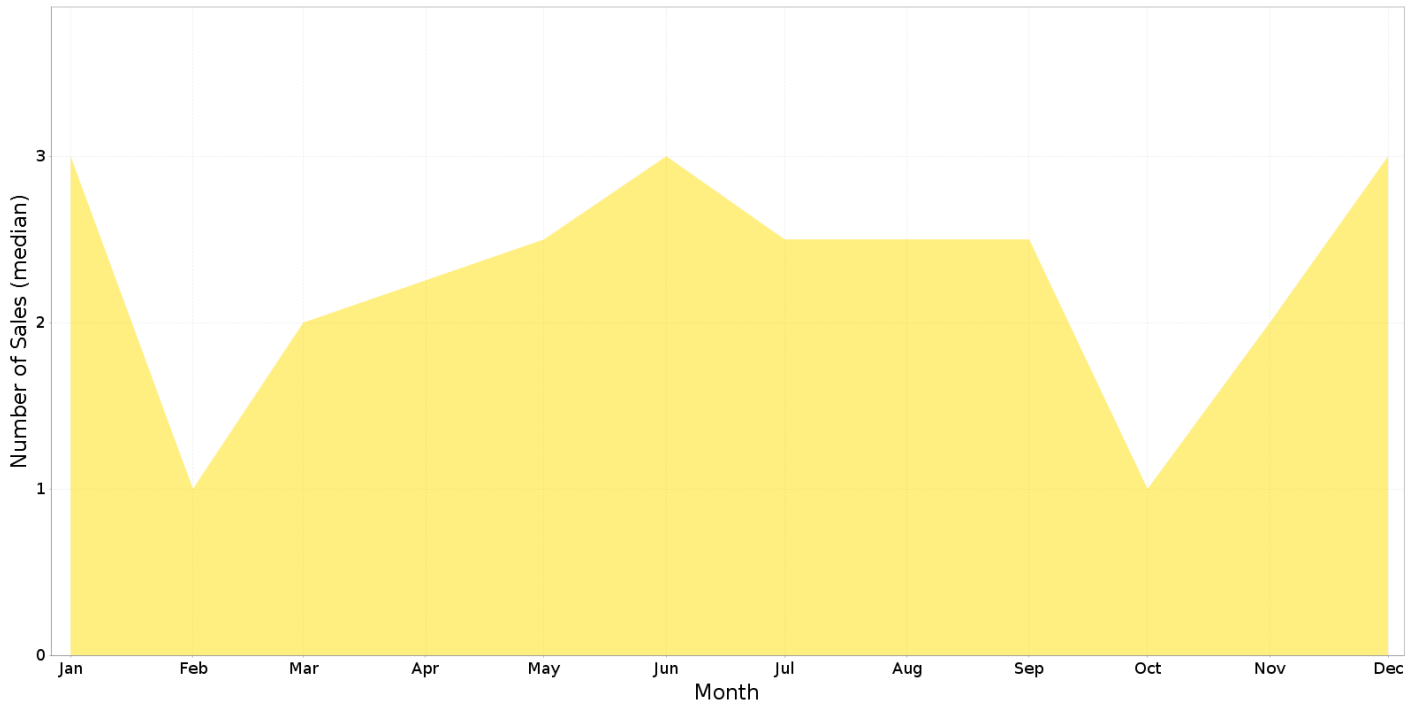
-0.8%

Current Median Price: \$585,000
Previous Median Price: \$590,000

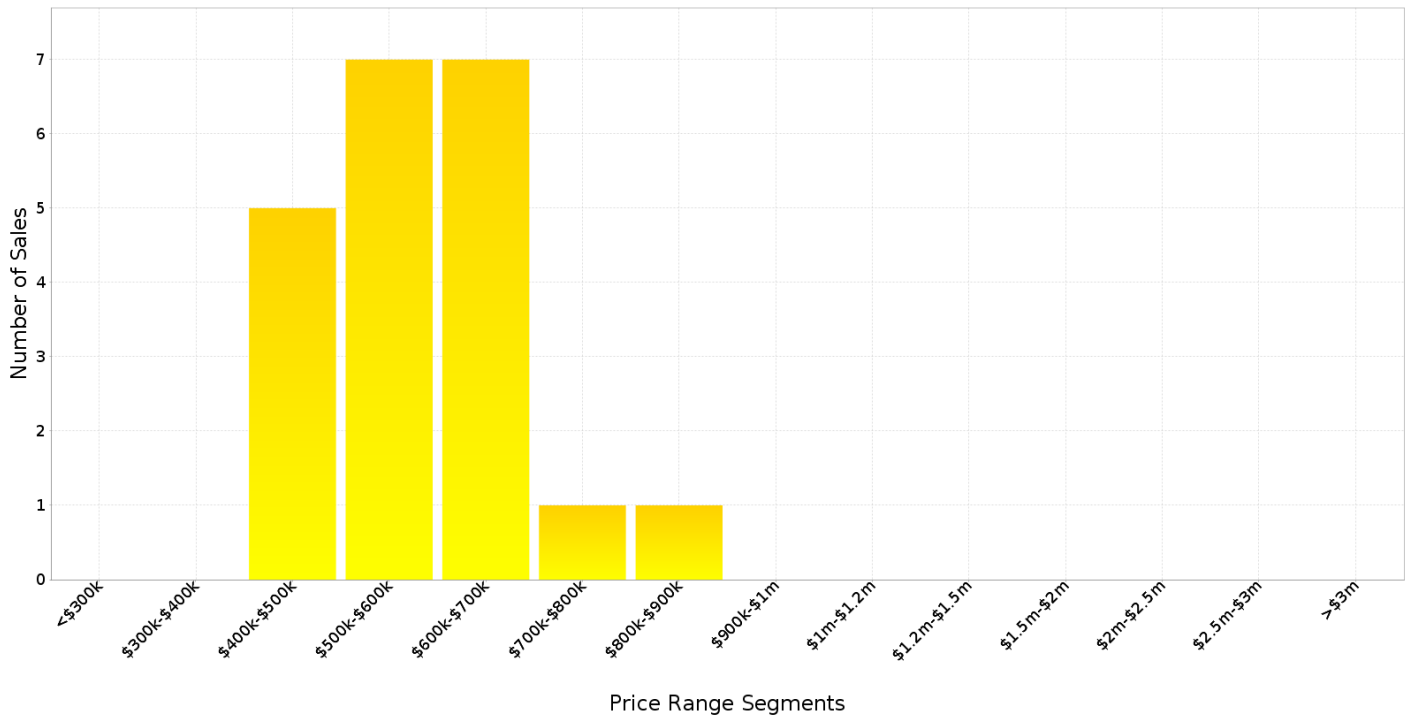
Based on 38 recorded House sales compared over the last two rolling 12 month periods



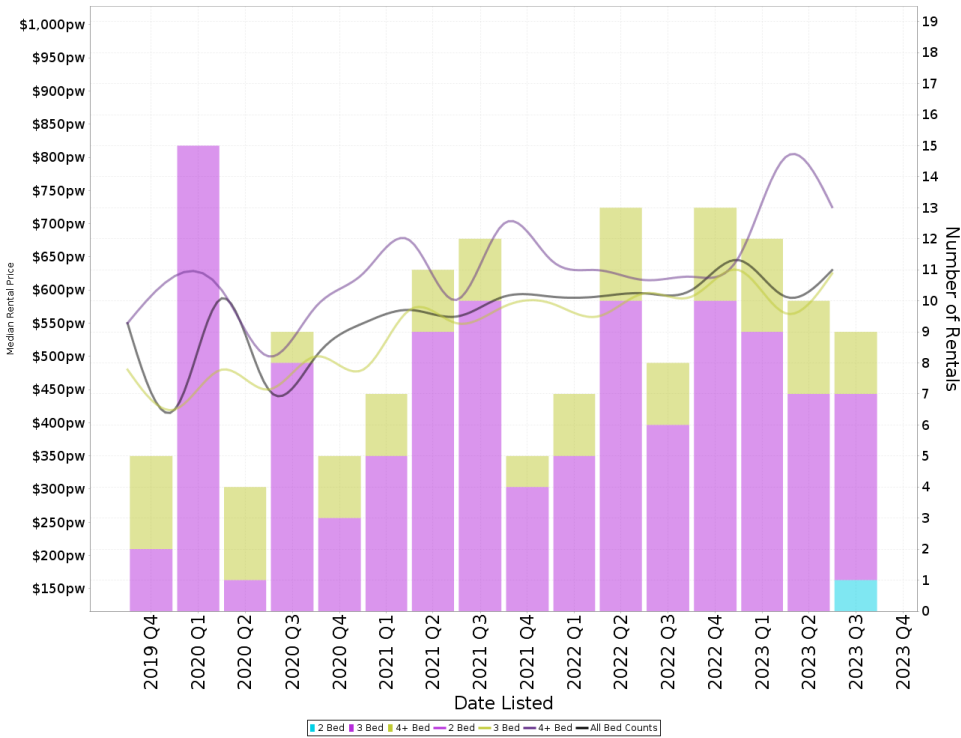
WULAGI - Peak Selling Periods (3 years)



WULAGI - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-0.8%

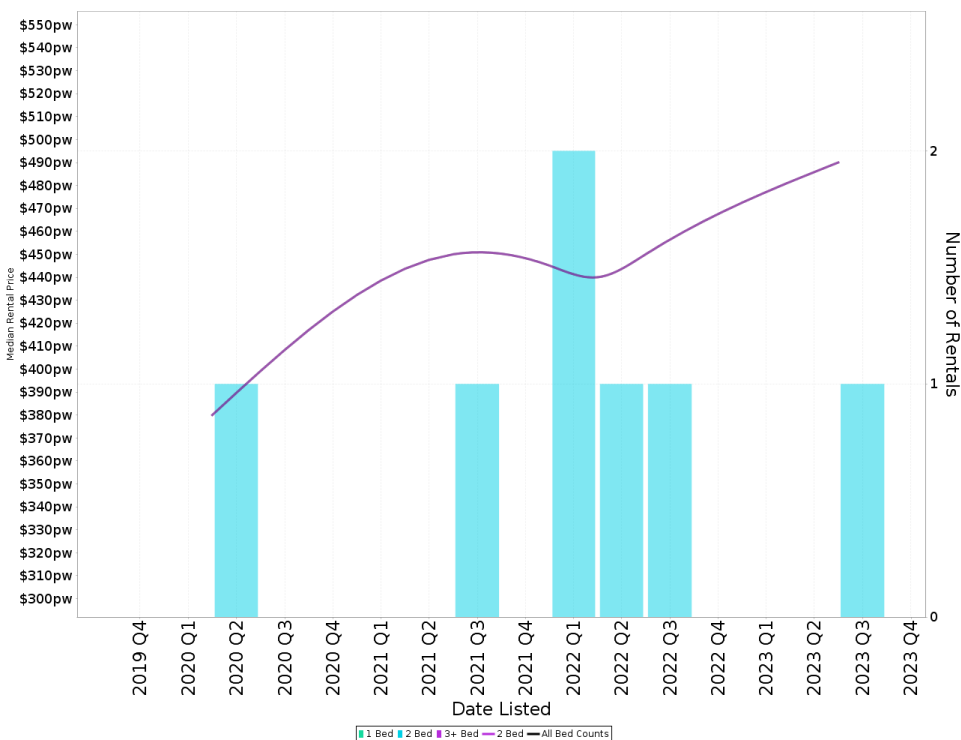
Current Median Price: \$585,000
Previous Median Price: \$590,000
Based on 38 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.3%

Current Median Price: \$585,000
Current Median Rent: \$600
Based on 44 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

N/A

Suburb Rental Yield

+6.5%

Current Median Price: \$390,000
Current Median Rent: \$490
Based on 1 registered Unit rentals compared over the last 12 months.

WULAGI - Recently Sold Properties

Median Sale Price

\$585k

Based on 21 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

-0.8%

Current Median Price: \$585,000
Previous Median Price: \$590,000

Based on 38 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

21

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 CURLEW CCT

\$705,000

Nov 2023
228 Days

873 m² 3 2 3

5 FINCH CRT

\$530,000

Nov 2023
54 Days

766 m² 3 1 2

59 KESTREL CCT

\$490,000

Nov 2023
35 Days

817 m² 4 1 2

108 CURLEW CCT

\$440,000

Nov 2023
N/A

822 m² 3 1 1

12 JABIRU ST

\$499,000

Oct 2023
N/A

817 m² 3 1 4

24 KESTREL CCT

\$490,000

Oct 2023
26 Days

766 m² 3 1 2

114 VANDERLIN DR

\$612,500

Oct 2023
11 Days

778 m² 3 1 3

9 PITTA CRT

\$515,000

Oct 2023
47 Days

821 m² 3 2 2

24 WULAGI CRES

\$587,500

Oct 2023
68 Days

809 m² 4 1 2

24 SANDERLING ST

\$475,000

Sep 2023
114 Days

817 m² 3 1 2

3 FINCH CRT

\$577,000

Sep 2023
70 Days

740 m² 3 1 1

15 WULAGI CRES

\$665,000

2023
31 Days

904 m² 3 1 2

5 SNIPE CRT

\$525,000

Aug 2023
249 Days

758 m² 3 1 4

3 KITE ST

\$585,000

Aug 2023
63 Days

780 m² 4 2 2

34 WULAGI CRES

\$620,000

Aug 2023
N/A

817 m² 3 1 -

60 KESTREL CCT

\$450,000

Jul 2023
65 Days

817 m² 3 1 1

14 WHIMBREL CRES

\$410,000

Jul 2023
N/A

827 m² 3 1 -

34 WULAGI CRES

\$620,000

Jul 2023
55 Days

3 1 4

4 PLOVER ST

\$548,000

Jun 2023
145 Days

836 m² 3 1 3

32 WULAGI CRES

\$430,000

Jun 2023
148 Days

817 m² 3 1 2

WULAGI - Properties For Rent

Median Rental Price

\$600 /w

Based on 44 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

+5.3%

Current Median Price: \$585,000
Current Median Rent: \$600

Based on 21 recorded House sales and 44 House rentals compared over the last 12 months

Number of Rentals

44

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

32 JABIRU STREET

\$590 per week

Nov 2023
2 Days

817 m² 3 1 2

27 CURLEW CIRCUIT

\$600 per week

Nov 2023
8 Days

791 m² 3 1 4

3 KITE STREET

\$700 per week

Nov 2023
15 Days

780 m² 4 2 2

23 PLOVER STREET

\$550.00

Nov 2023
19 Days

817 m² 3 1 1

55 PATTERSON STREET

\$630 per week

Nov 2023
20 Days

3 1 2

28 ROSELLA CRESCENT

\$520 per week

Nov 2023
22 Days

869 m² 3 1 1

5 OSPREY COURT

\$650 per week

Oct 2023
41 Days

821 m² 3 1 2

11 WULAGI CRESCENT

Approved

Oct 2023
42 Days

773 m² 3 1 2

20 PELICAN CRESCENT

\$480 per week

Oct 2023
54 Days

812 m² 3 1 1

41 BROLGA STREET

\$550



832 m²



166 VANDERLIN DRIVE

\$520 per week



817 m²

