

**RayWhite.**

**Suburb**  
flyover  
report

ZUCCOLI (HOUSE)

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

# ZUCCOLI - Suburb Map



# ZUCCOLI - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2013	84	\$ 237,000	0.0 %	\$ 164,000	\$ 290,000
2014	61	\$ 282,000	19.0 %	\$ 176,000	\$ 799,000
2015	14	\$ 645,000	128.7 %	\$ 345,000	\$ 820,000
2016	11	\$ 246,000	-61.9 %	\$ 208,000	\$ 740,000
2017	12	\$ 296,500	20.5 %	\$ 201,000	\$ 700,000
2018	10	\$ 217,500	-26.6 %	\$ 186,000	\$ 730,000
2019	10	\$ 227,000	4.4 %	\$ 209,000	\$ 495,000
2020	6	\$ 375,000	65.2 %	\$ 205,000	\$ 635,000
2021	0				
2022	146	\$ 198,000	0.0 %	\$ 160,000	\$ 830,000
2023	88	\$ 550,000	177.8 %	\$ 125,000	\$ 780,000

**Median Sale Price**  
**\$518k**

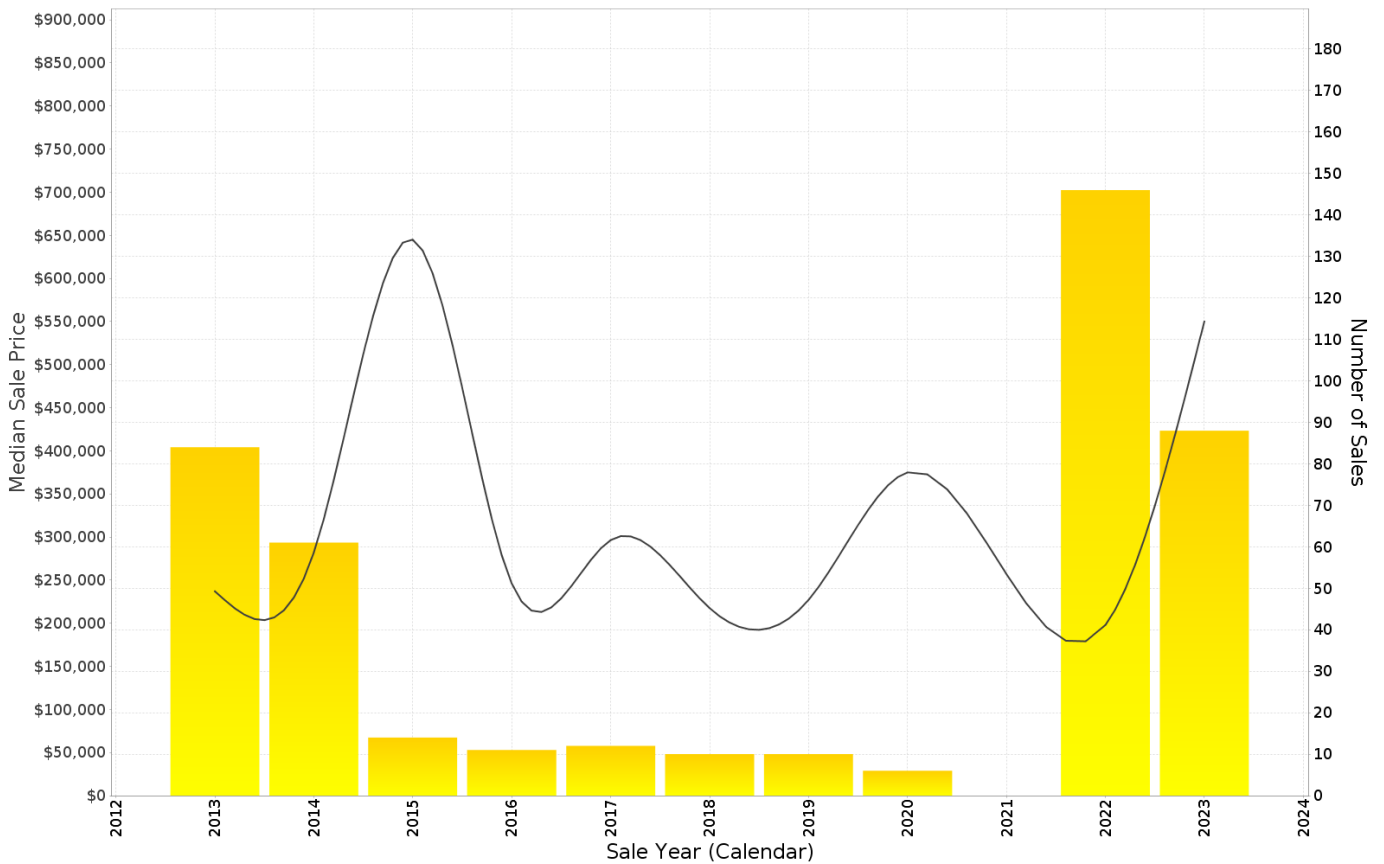
Based on 119 recorded House sales within the last 12 months (Oct '22 - Sep '23)

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

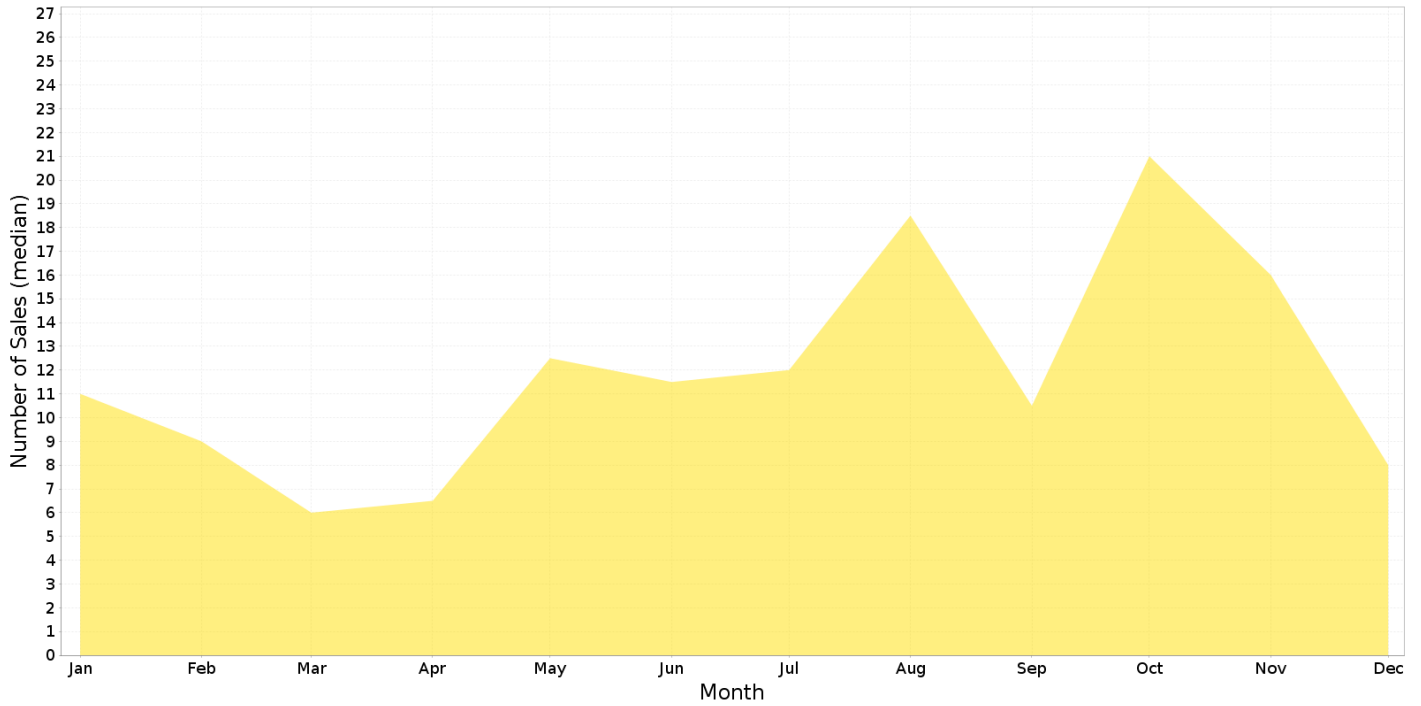
**Suburb Growth**  
**+161.6%**

Current Median Price: \$518,000  
Previous Median Price: \$198,000

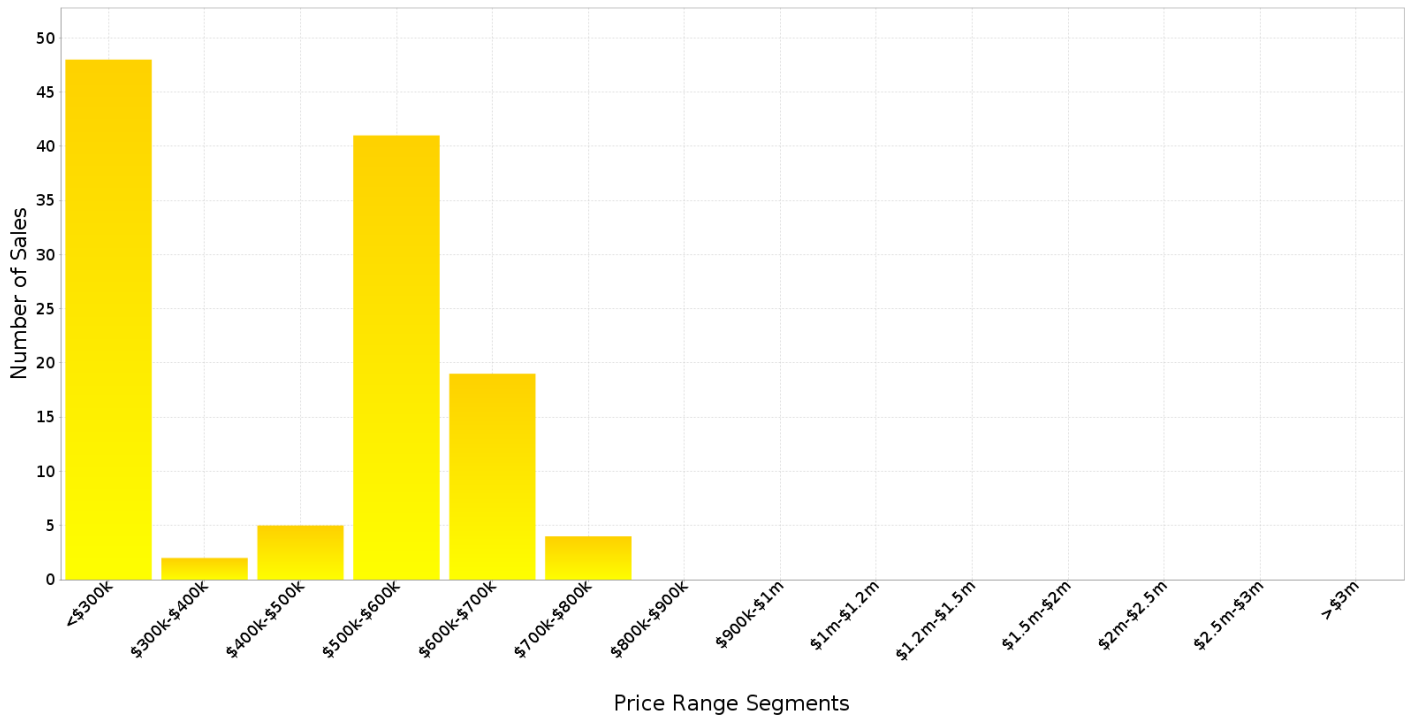
Based on 220 recorded House sales compared over the last two rolling 12 month periods



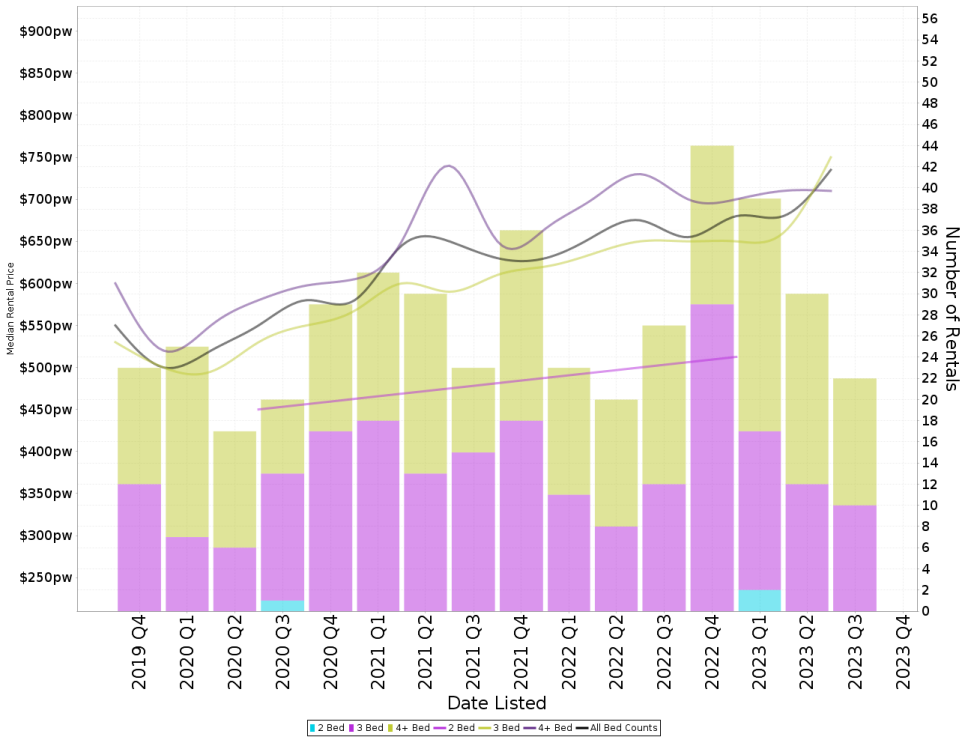
## ZUCCOLI - Peak Selling Periods (3 years)



## ZUCCOLI - Price Range Segments (12 months)



# Median Weekly Rents (Houses)



Suburb Sale Price Growth

**+161.6%**

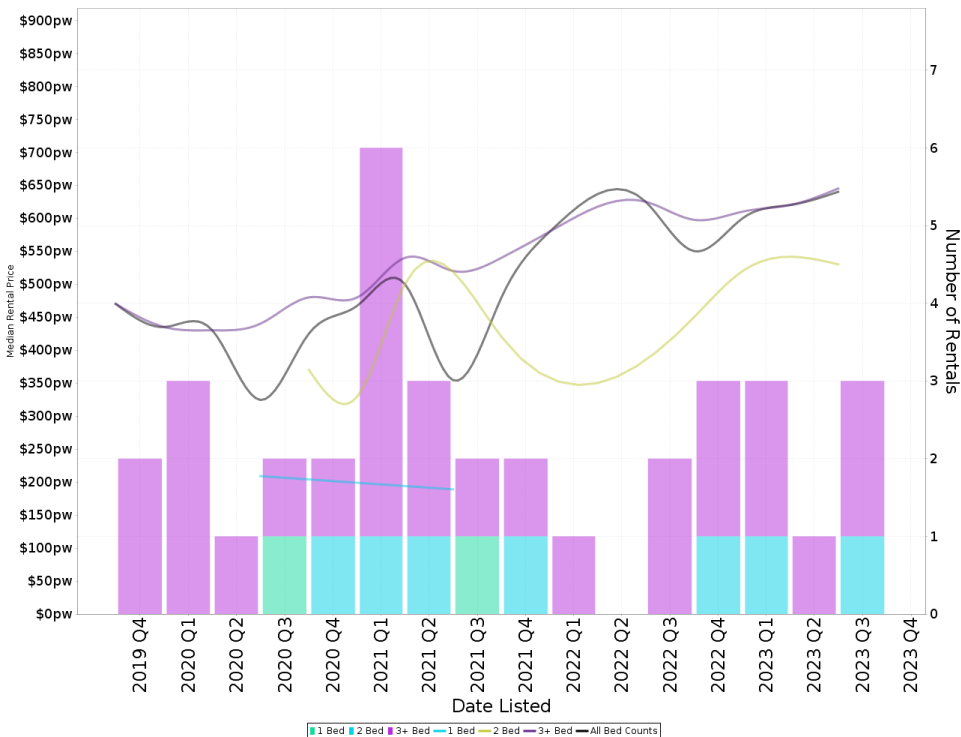
Current Median Price: \$518,000  
 Previous Median Price: \$198,000  
 Based on 220 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

**+6.8%**

Current Median Price: \$518,000  
 Current Median Rent: \$680  
 Based on 135 registered House rentals compared over the last 12 months.

# Median Weekly Rents (Units)



Suburb Sale Price Growth

N/A

Suburb Rental Yield

N/A

# ZUCCOLI - Recently Sold Properties

Median Sale Price

**\$518k**

Based on 119 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

**+161.6%**

Current Median Price: \$518,000  
Previous Median Price: \$198,000

Based on 220 recorded House sales compared over the last two rolling 12 month periods


# Sold Properties

**119**

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

**64 BLOODWOOD ST**



**\$640,000**

Nov 2023  
69 Days

539 m<sup>2</sup> 3 2 2

**5 TASSEL ST**



**\$540,000**

Nov 2023  
116 Days

450 m<sup>2</sup> 3 2 2

**22 KANGAROO ST**




**\$630,000**

Nov 2023  
N/A

477 m<sup>2</sup> - - -

**57 BLOODWOOD ST**




**\$690,000**

Nov 2023  
69 Days

420 m<sup>2</sup> 4 2 2

**1 KAPOK ST**



**\$525,000**

Nov 2023  
69 Days

3 2 1

**14 BATSWING ST**



**\$550,000**

Nov 2023  
N/A

360 m<sup>2</sup> - - -

**189 ZUCCOLI PDE**




**\$490,000**

Nov 2023  
62 Days

330 m<sup>2</sup> 3 2 1

**23 KANGAROO ST**




**\$500,000**

Nov 2023  
N/A

316 m<sup>2</sup> 3 2 2

**34 RIVERGRASS CCT**



**\$550,000**

Nov 2023  
62 Days

360 m<sup>2</sup> 4 2 2

98 SUNDEW CCT



\$640,000

Oct 2023  
56 Days

535 m<sup>2</sup> 4 2 2

102 SUNDEW CCT



\$485,000

Oct 2023  
116 Days

305 m<sup>2</sup> 3 2 1

3 LEADWORT CRT



\$216,000

Oct 2023  
N/A

525 m<sup>2</sup> - - -

5 GOOSEBERRY ST

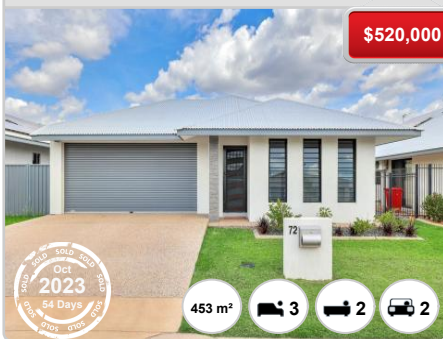


\$491,000

Oct 2023  
91 Days

360 m<sup>2</sup> 3 2 2

72 SUNDEW CCT



\$520,000

Oct 2023  
54 Days

453 m<sup>2</sup> 3 2 2

78 GHOSTGUM CRES

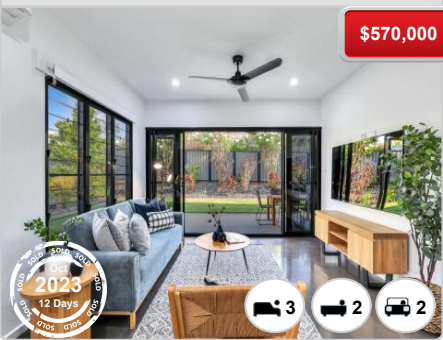


\$550,000

Oct 2023  
N/A

375 m<sup>2</sup> - - -

24 CROSBY ST



\$570,000

Oct 2023  
12 Days

3 2 2

10 LEADWORT CRT



\$182,000

Oct 2023  
N/A

360 m<sup>2</sup> - - -

10 BILLYGOAT ST



\$198,000

Oct 2023  
N/A

420 m<sup>2</sup> - - -

14 DRAGONFLY CRES

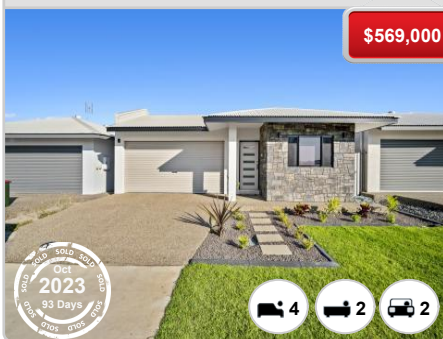


\$510,000

Oct 2023  
31 Days

335 m<sup>2</sup> 3 2 2

14 BATSWING ST



\$569,000

Oct 2023  
93 Days

4 2 2

3 MCGREGOR CRT



\$570,000

Oct 2023  
123 Days

3 2 2

# ZUCCOLI - Properties For Rent

Median Rental Price

**\$680 /w**

Based on 135 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

**+6.8%**

Current Median Price: \$518,000  
Current Median Rent: \$680

Based on 119 recorded House sales and 135 House rentals compared over the last 12 months

Number of Rentals

**135**

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

**62 SILVERLEAF ROAD**

**\$690 per week**

Nov 2023 6 Days

3 2 2

**33 BLOODWOOD STREET**

**\$790 per week**

Nov 2023 6 Days

938 m<sup>2</sup> 4 2 4

**10 BAOBAB STREET**

**\$725 per week**

Nov 2023 6 Days

4 3 2

**37 PAPERBARK CRESCENT**

**\$680**

Nov 2023 10 Days

301 m<sup>2</sup> 3 2 2

**16 CHEESEFRUIT STREET**

**\$680 per week**

Nov 2023 12 Days

360 m<sup>2</sup> 3 2 2

**21 BLOODWOOD STREET**

**\$710 per week**

Nov 2023 12 Days

458 m<sup>2</sup> 3 2 1

**10 OATGRASS STREET**

**\$650 per week**

Nov 2023 13 Days

302 m<sup>2</sup> 3 2 1

**80 HARESFOOT CIRCUIT**

**\$695 per week**

Nov 2023 13 Days

581 m<sup>2</sup> 3 2 2

**8 BLACKTOP STREET**

**JUST LIKE**

Nov 2023 14 Days

382 m<sup>2</sup> 3 3 2



**55 BROOK CIRCUIT**

**\$620 per week**

Nov 2023  
16 Days

541 m<sup>2</sup> 4 2 2

**20 GRUMMAN COURT**

**\$750 per week**

Nov 2023  
19 Days

835 m<sup>2</sup> 3 2 2

**20 KANGAROO STREET**

**\$680**

Nov 2023  
19 Days

392 m<sup>2</sup> 3 2 2

**5 GOOSEBERRY STREET**

**\$725 per week**

Nov 2023  
20 Days

360 m<sup>2</sup> 3 2 2

**2 OATGRASS STREET**

**\$650 PW**

Oct 2023  
30 Days

370 m<sup>2</sup> 3 2 2

**18 CRABEYE STREET**

**LEASE**

Oct 2023  
30 Days

400 m<sup>2</sup> 3 2 2

**14 PASCOE COURT**

**\$830 per week**

photo not available

Oct 2023  
34 Days

4 2 2

**11 TAMIL STREET**

**\$750 per week**

486 m<sup>2</sup> 4 2 1

**58 BROOK CIRCUIT**

**\$720 per week**

Oct 2023  
40 Days

450 m<sup>2</sup> 4 2 2

**22 SUNDEW CIRCUIT**

**\$730**

Oct 2023  
42 Days

348 m<sup>2</sup> 3 2 2

**13 TUCKEROO BOULEVARD**

**\*\*\* LEASE**

Apr 2023  
217 Days

588 m<sup>2</sup> 3 2 2