

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 residential setting with trees and a building. A yellow rectangular box in the top right corner contains the text 'RayWhite.'

**RayWhite.**

**Suburb**  
flyover  
report

LUDMILLA (UNIT)

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# LUDMILLA - Suburb Map



# LUDMILLA - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2005	14	\$ 161,500	0.0 %	\$ 35,970	\$ 233,000
2006	14	\$ 176,000	9.0 %	\$ 19,080	\$ 265,000
2007	11	\$ 287,500	63.4 %	\$ 255,000	\$ 333,000
2008	6	\$ 281,500	-2.1 %	\$ 80,000	\$ 315,000
2009	10	\$ 351,500	24.9 %	\$ 148,750	\$ 1,050,000
2010	7	\$ 385,000	9.5 %	\$ 300,000	\$ 865,000
2011	6	\$ 382,500	-0.6 %	\$ 77,121	\$ 415,000
2012	11	\$ 390,000	2.0 %	\$ 81,070	\$ 455,000
2013	7	\$ 398,000	2.1 %	\$ 205,000	\$ 463,000
2014	5	\$ 390,000	-2.0 %	\$ 255,000	\$ 435,000
2015	6	\$ 392,500	0.6 %	\$ 174,000	\$ 408,000
2016	6	\$ 317,500	-19.1 %	\$ 302,000	\$ 403,000
2017	3	\$ 300,000	-5.5 %	\$ 270,000	\$ 315,000
2018	5	\$ 250,500	-16.5 %	\$ 187,000	\$ 259,000
2019	4	\$ 234,250	-6.5 %	\$ 130,000	\$ 245,000
2020	1	\$ 190,000	-18.9 %	\$ 190,000	\$ 190,000
2021	0				
2022	12	\$ 347,500	0.0 %	\$ 310,000	\$ 385,000
2023	0				

Median Sale Price  
**\$355k**

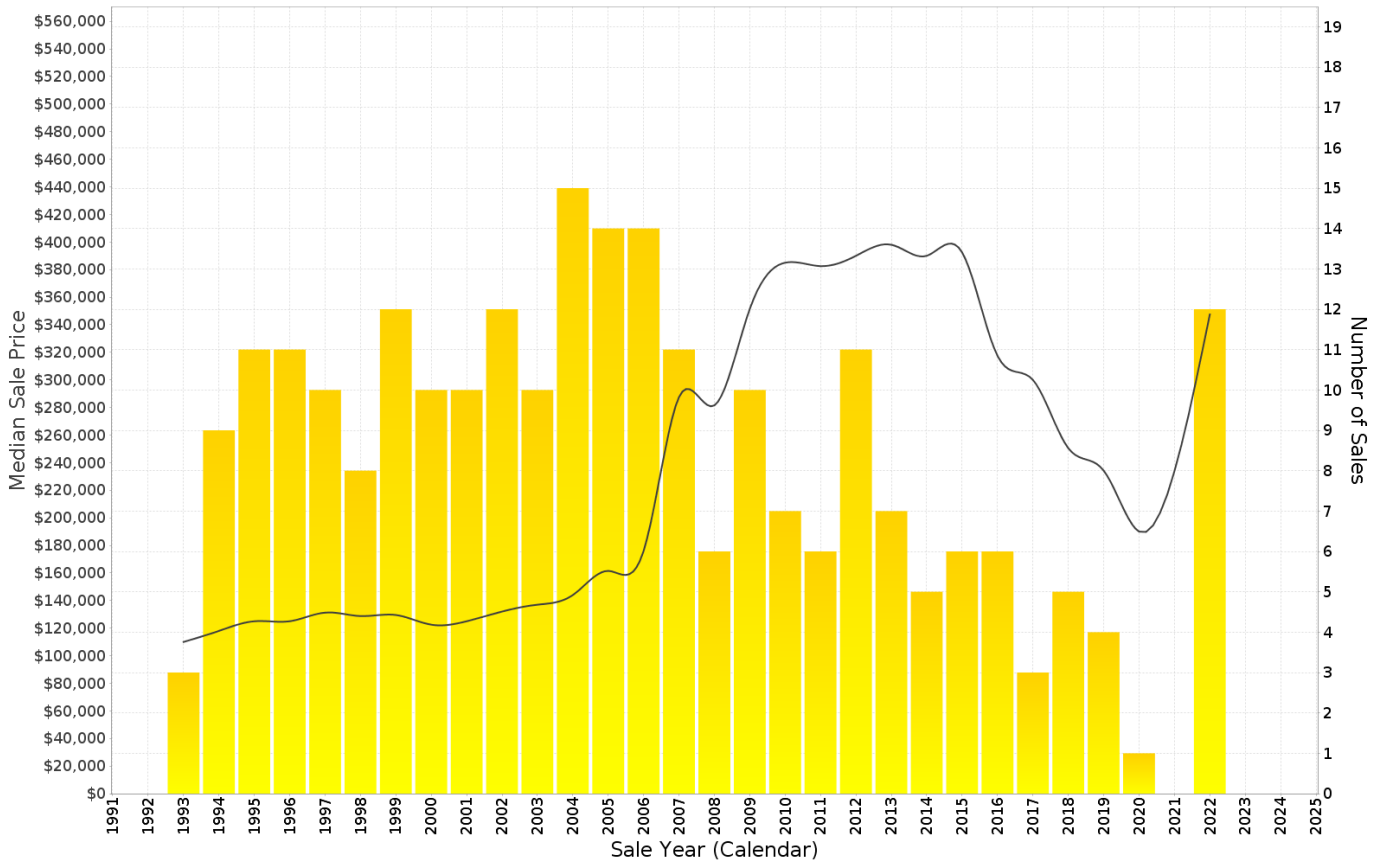
Based on 5 recorded Unit sales within the last 12 months (Oct '22 - Sep '23)

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

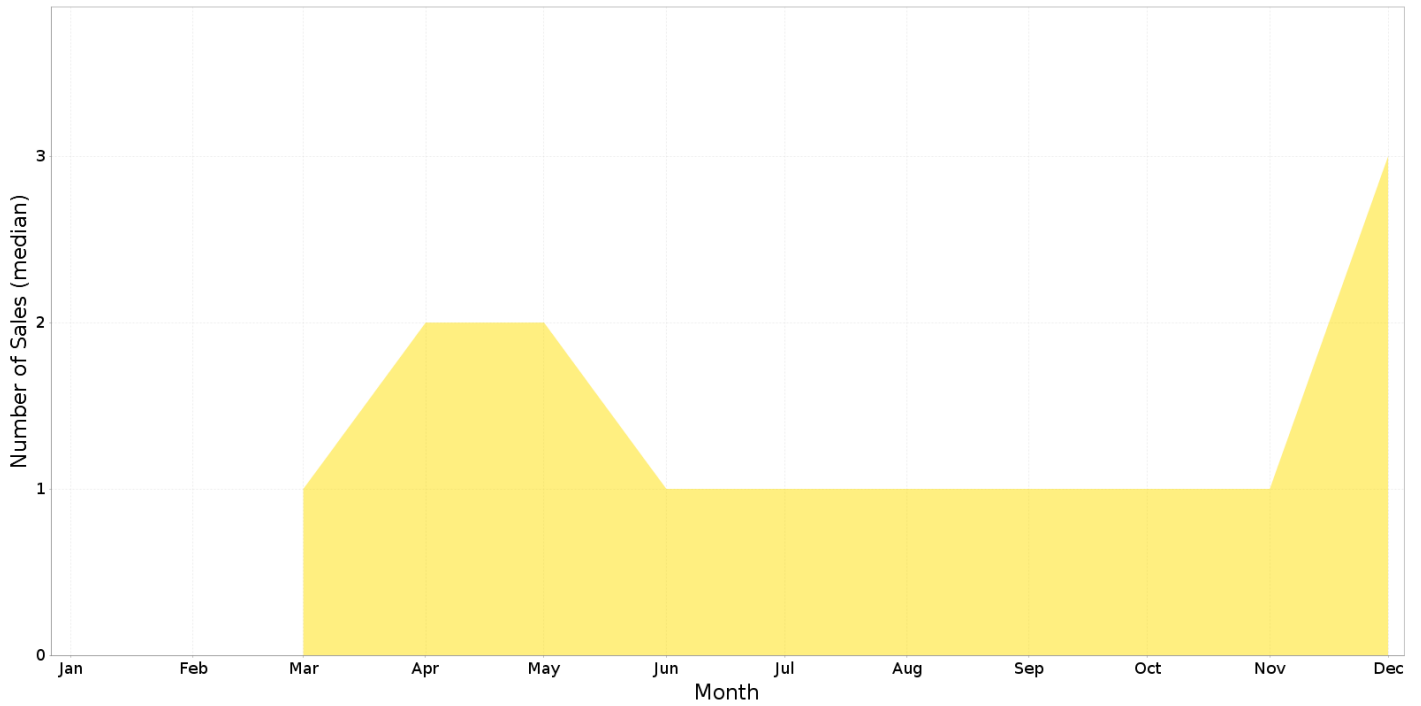
Suburb Growth  
**+8.2%**

Current Median Price: \$355,000  
Previous Median Price: \$328,000

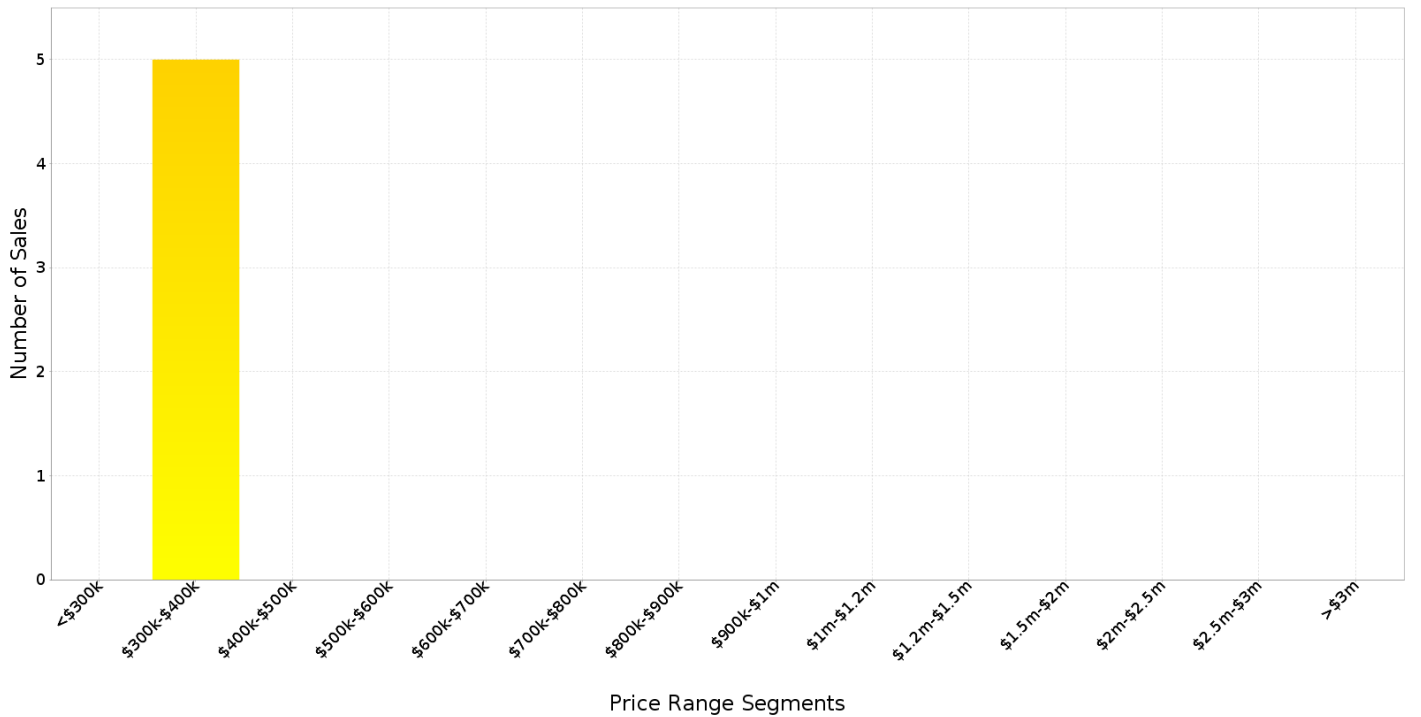
Based on 12 recorded Unit sales compared over the last two rolling 12 month periods



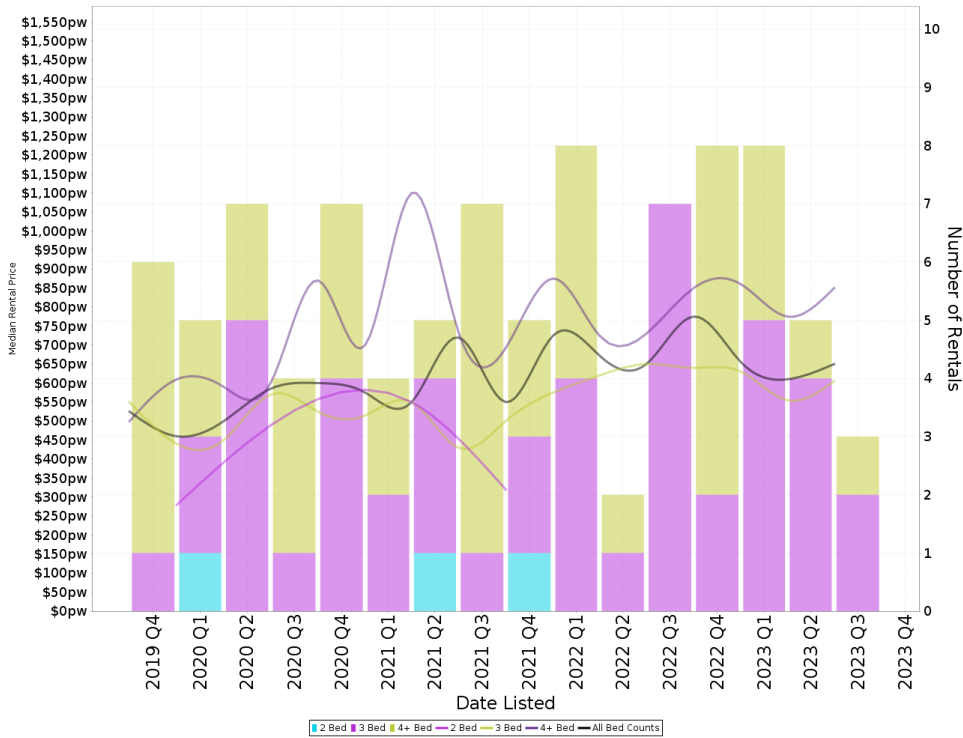
## LUDMILLA - Peak Selling Periods (3 years)



## LUDMILLA - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+4.3%**

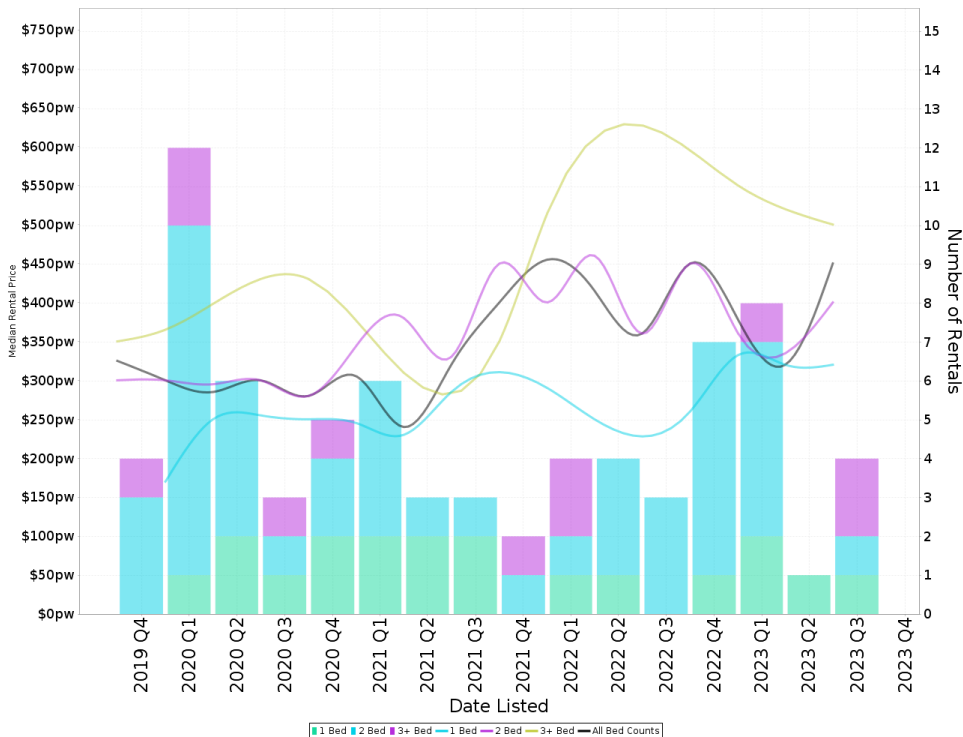
Current Median Price: \$735,000  
Previous Median Price: \$705,000  
Based on 36 registered House sales compared over the last two rolling 12 month periods.

### 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

**\$355k**

Based on 5 recorded Unit 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

**+8.2%**

Current Median Price: \$355,000  
Previous Median Price: \$328,000

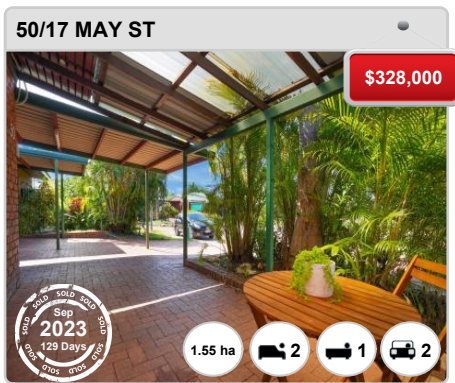
Based on 12 recorded Unit sales compared over the last two rolling 12 month periods

## # Sold Properties

**5**

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

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



# LUDMILLA - Properties For Rent

## Median Rental Price

**\$398 /w**

Based on 20 recorded Unit 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

**+5.8%**

Current Median Price: \$355,000  
Current Median Rent: \$398

Based on 5 recorded Unit sales and 20 Unit rentals compared over the last 12 months

## Number of Rentals

**20**

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

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

**1/171 BAGOT ROAD**




**\$380 per week**

Nov 2023  
2 Days

855 m<sup>2</sup> 2 1 1

**4/13 MAY STREET**



**\$480 per week**

Nov 2023  
17 Days

8,002 m<sup>2</sup> 2 1 2