

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

WAGAMAN (UNIT)

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



# WAGAMAN - Suburb Map





# WAGAMAN - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2005	9	\$ 110,000	0.0 %	\$ 25,070	\$ 138,000
2006	9	\$ 155,000	40.9 %	\$ 115,000	\$ 210,000
2007	2	\$ 190,250	22.7 %	\$ 188,000	\$ 192,500
2008	8	\$ 237,500	24.8 %	\$ 210,000	\$ 255,000
2009	0				
2010	6	\$ 299,000	0.0 %	\$ 280,000	\$ 342,000
2011	4	\$ 223,250	-25.3 %	\$ 200,000	\$ 280,000
2012	3	\$ 380,000	70.2 %	\$ 326,000	\$ 1,450,000
2013	9	\$ 335,000	-11.8 %	\$ 74,360	\$ 1,650,000
2014	9	\$ 360,000	7.5 %	\$ 285,000	\$ 510,000
2015	11	\$ 510,000	41.7 %	\$ 68,400	\$ 525,000
2016	0				
2017	1	\$ 310,000	0.0 %	\$ 310,000	\$ 310,000
2018	1	\$ 17,400	-94.4 %	\$ 17,400	\$ 17,400
2019	1	\$ 160,000	819.5 %	\$ 160,000	\$ 160,000
2020	1	\$ 95,500	-40.3 %	\$ 95,500	\$ 95,500
2021	2	\$ 205,000	114.7 %	\$ 185,000	\$ 225,000
2022	1	\$ 255,000	24.4 %	\$ 255,000	\$ 255,000
2023	1	\$ 247,500	-2.9 %	\$ 247,500	\$ 247,500

## Median Sale Price

**\$248k**

Based on 1 recorded Unit sales within the last 12 months (Oct '22 - Sep '23)

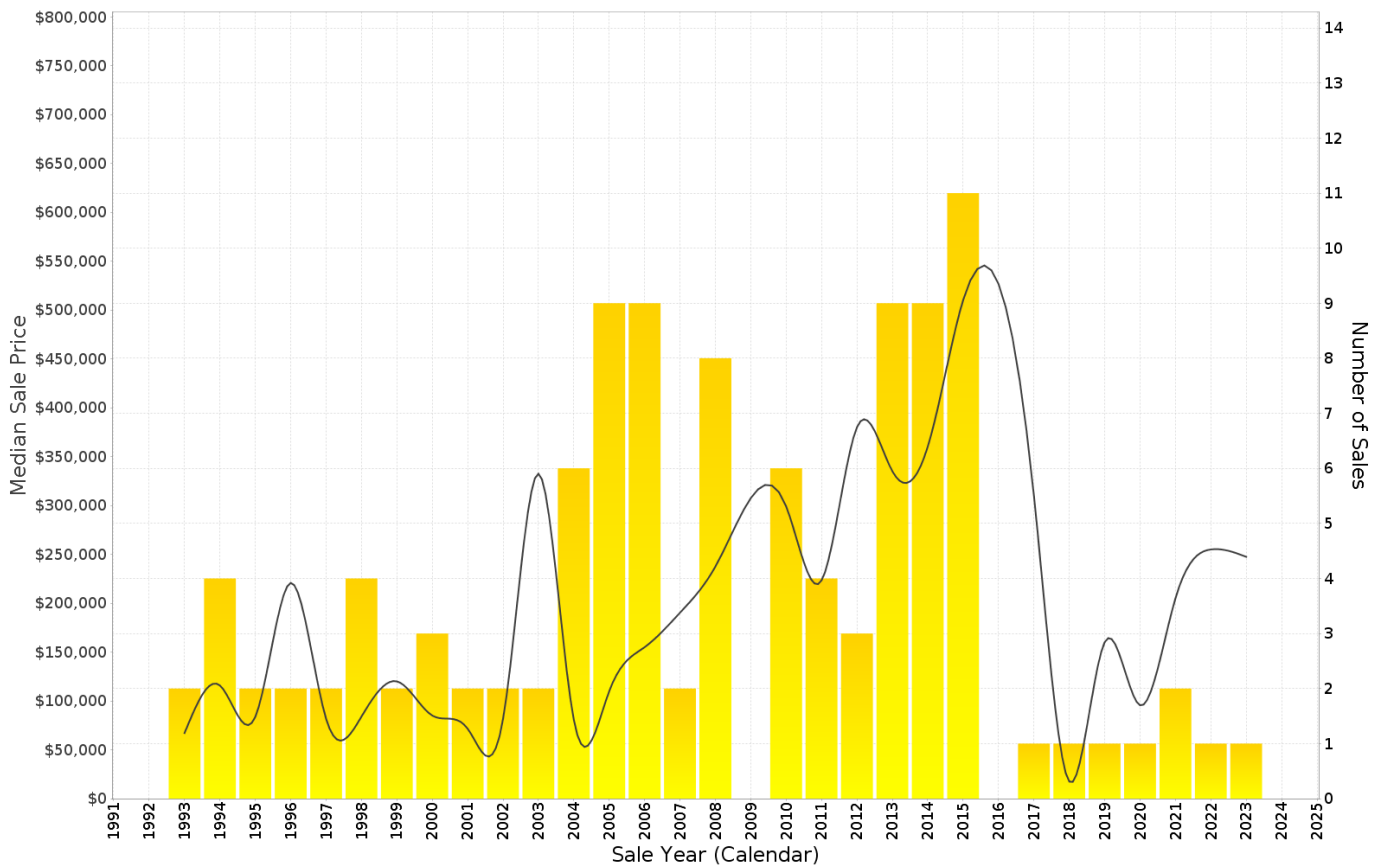
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

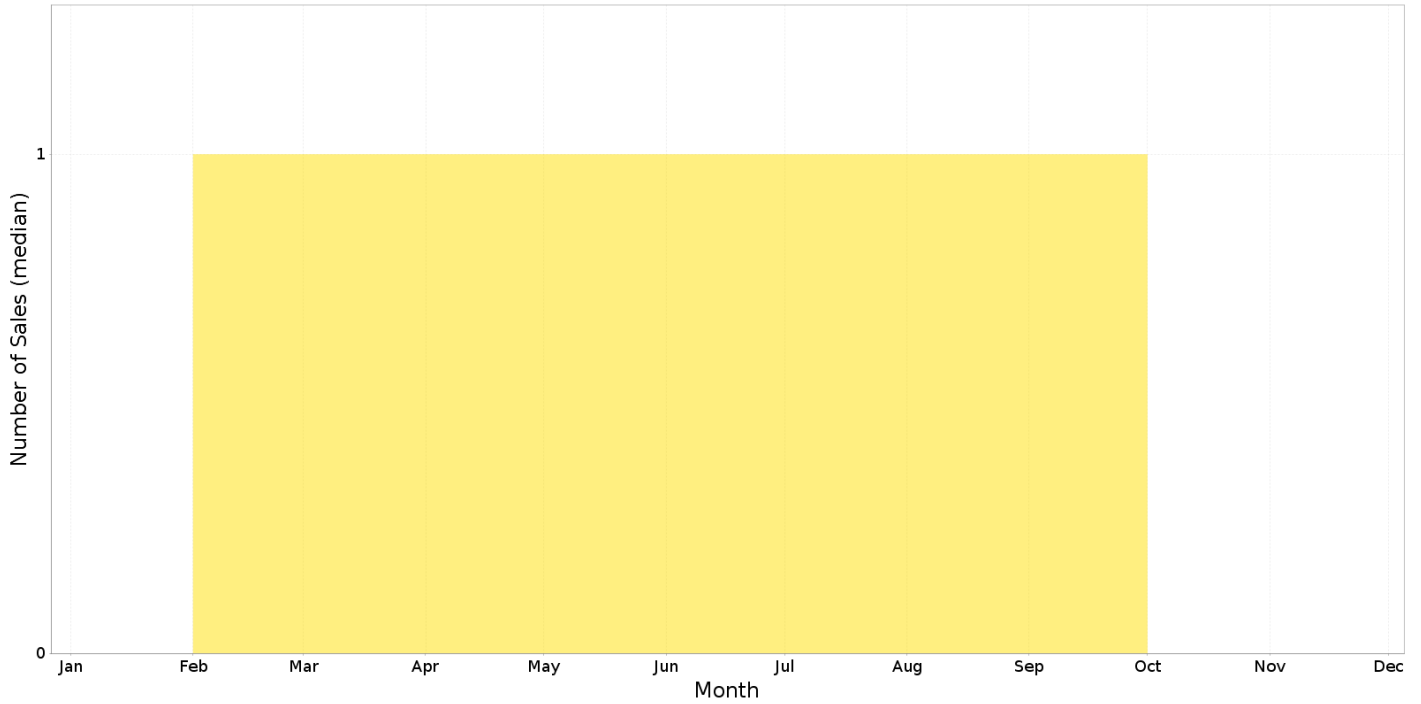
**+3.1%**

Current Median Price: \$247,500  
Previous Median Price: \$240,000

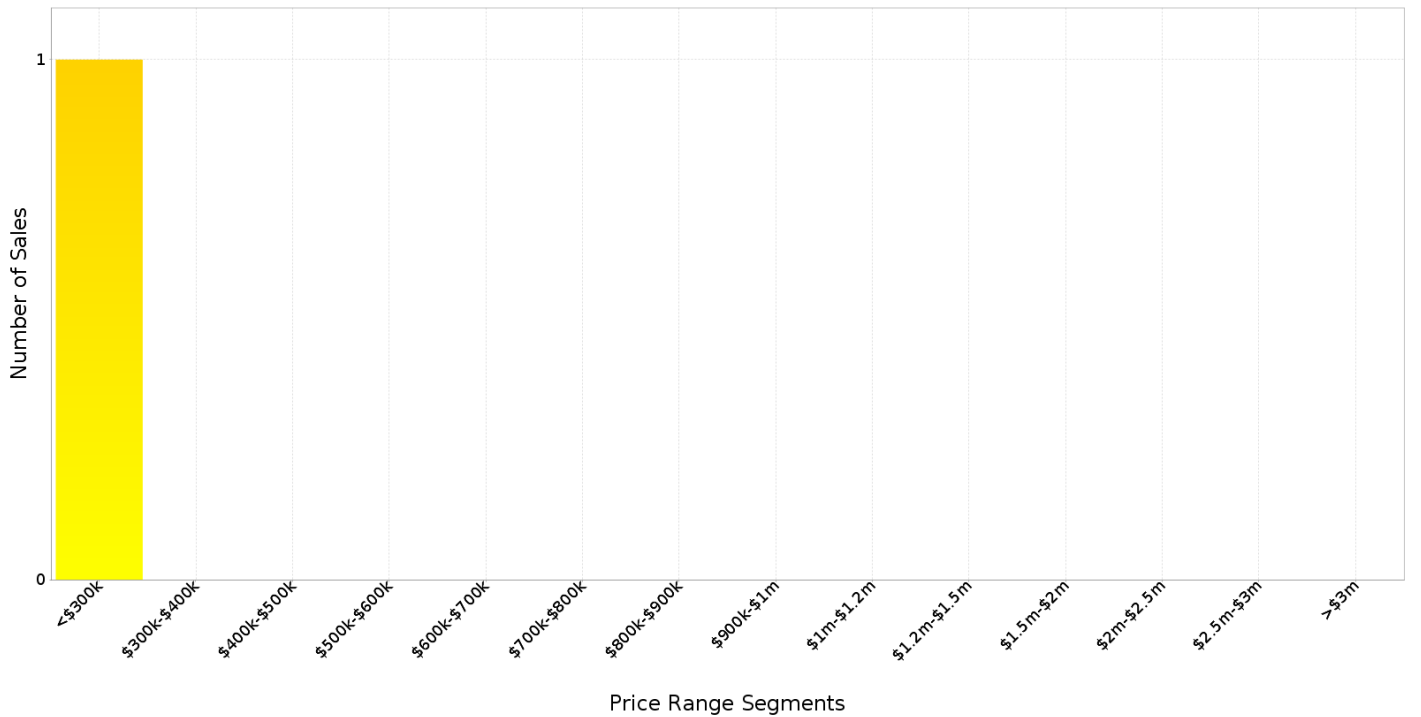
Based on 3 recorded Unit sales compared over the last two rolling 12 month periods



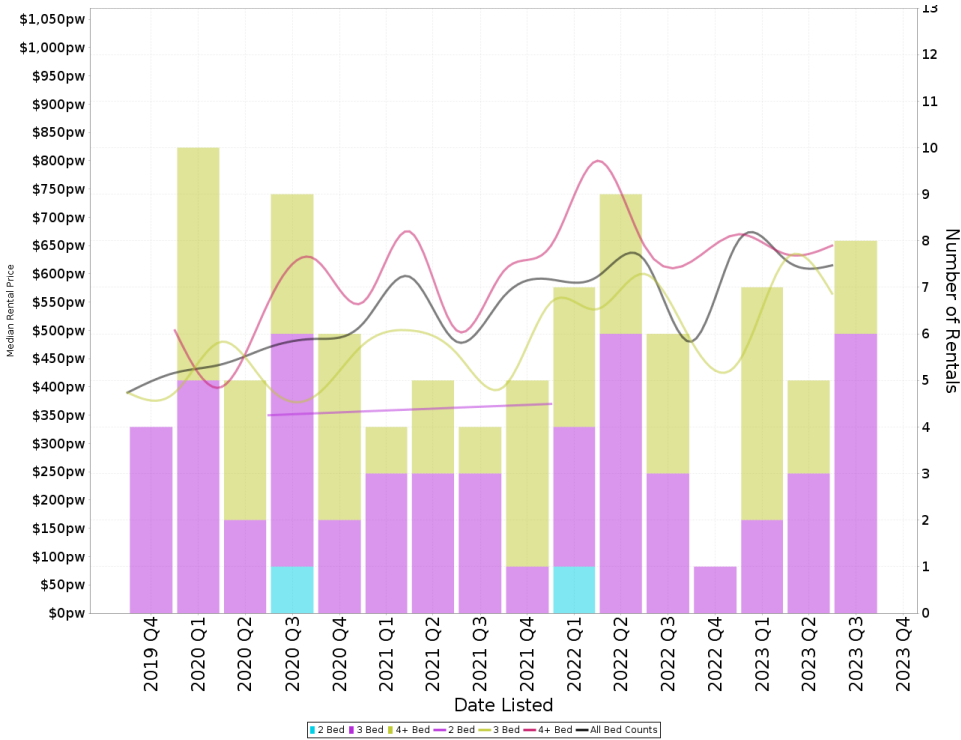
## WAGAMAN - Peak Selling Periods (3 years)



## WAGAMAN - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-10.8%**

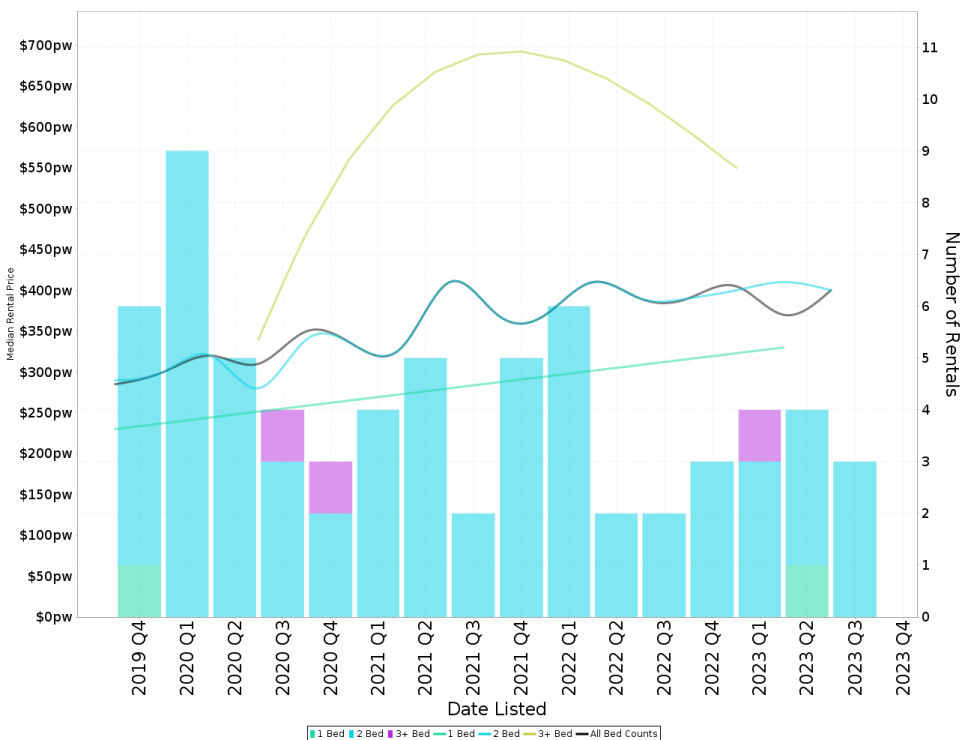
Current Median Price: \$535,500  
Previous Median Price: \$600,000  
Based on 39 registered House sales compared over the last two rolling 12 month periods.

### 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 - Properties For Rent

## Median Rental Price

**\$400 /w**

Based on 14 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

**+8.4%**

Current Median Price: \$247,500  
Current Median Rent: \$400

Based on 1 recorded Unit sales and 14 Unit rentals compared over the last 12 months

## Number of Rentals


**14**

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

**1/42 VANDERLIN DRIVE**

**\$450 PER**




Nov 2023  
12 Days

817 m<sup>2</sup> 2 1 1

**3/248 TROWER ROAD**

**\$440 per week**

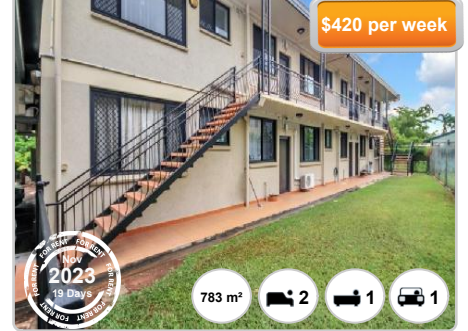


Nov 2023  
18 Days

841 m<sup>2</sup> 2 1 -

**6/3 CARSTENS CRESCENT**

**\$420 per week**



Nov 2023  
19 Days

783 m<sup>2</sup> 2 1 1