

A bright yellow bicycle is the central focus, leaning against 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, suggesting a suburban setting. The overall tone is warm and nostalgic.

RayWhite.

**Suburb
flyover
report**

LUDMILLA (HOUSE)

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

LUDMILLA - Suburb Map



LUDMILLA - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	36	\$ 382,500	0.0 %	\$ 117,500	\$ 875,000
2007	42	\$ 488,000	27.6 %	\$ 62,700	\$ 915,000
2008	22	\$ 450,000	-7.8 %	\$ 260,000	\$ 1,050,000
2009	23	\$ 500,000	11.1 %	\$ 10,000	\$ 1,155,000
2010	15	\$ 589,000	17.8 %	\$ 225,000	\$ 870,000
2011	22	\$ 523,000	-11.2 %	\$ 200,000	\$ 980,000
2012	19	\$ 581,000	11.1 %	\$ 235,000	\$ 1,080,000
2013	21	\$ 701,000	20.7 %	\$ 235,000	\$ 1,061,001
2014	24	\$ 623,000	-11.1 %	\$ 260,000	\$ 1,145,000
2015	24	\$ 676,000	8.5 %	\$ 420,000	\$ 940,000
2016	14	\$ 590,350	-12.7 %	\$ 400,000	\$ 1,000,000
2017	17	\$ 730,000	23.7 %	\$ 430,000	\$ 850,000
2018	14	\$ 490,000	-32.9 %	\$ 400,000	\$ 700,000
2019	14	\$ 540,000	10.2 %	\$ 250,000	\$ 890,000
2020	3	\$ 362,000	-33.0 %	\$ 168,000	\$ 500,000
2021	0				
2022	20	\$ 755,000	0.0 %	\$ 400,000	\$ 1,125,000
2023	22	\$ 670,000	-11.3 %	\$ 250,000	\$ 1,201,588
2024	9	\$ 570,000	-14.9 %	\$ 300,000	\$ 1,200,000

Median Sale Price

\$610k

Based on 23 recorded House sales within the last 12 months (Apr '23 - Mar '24)

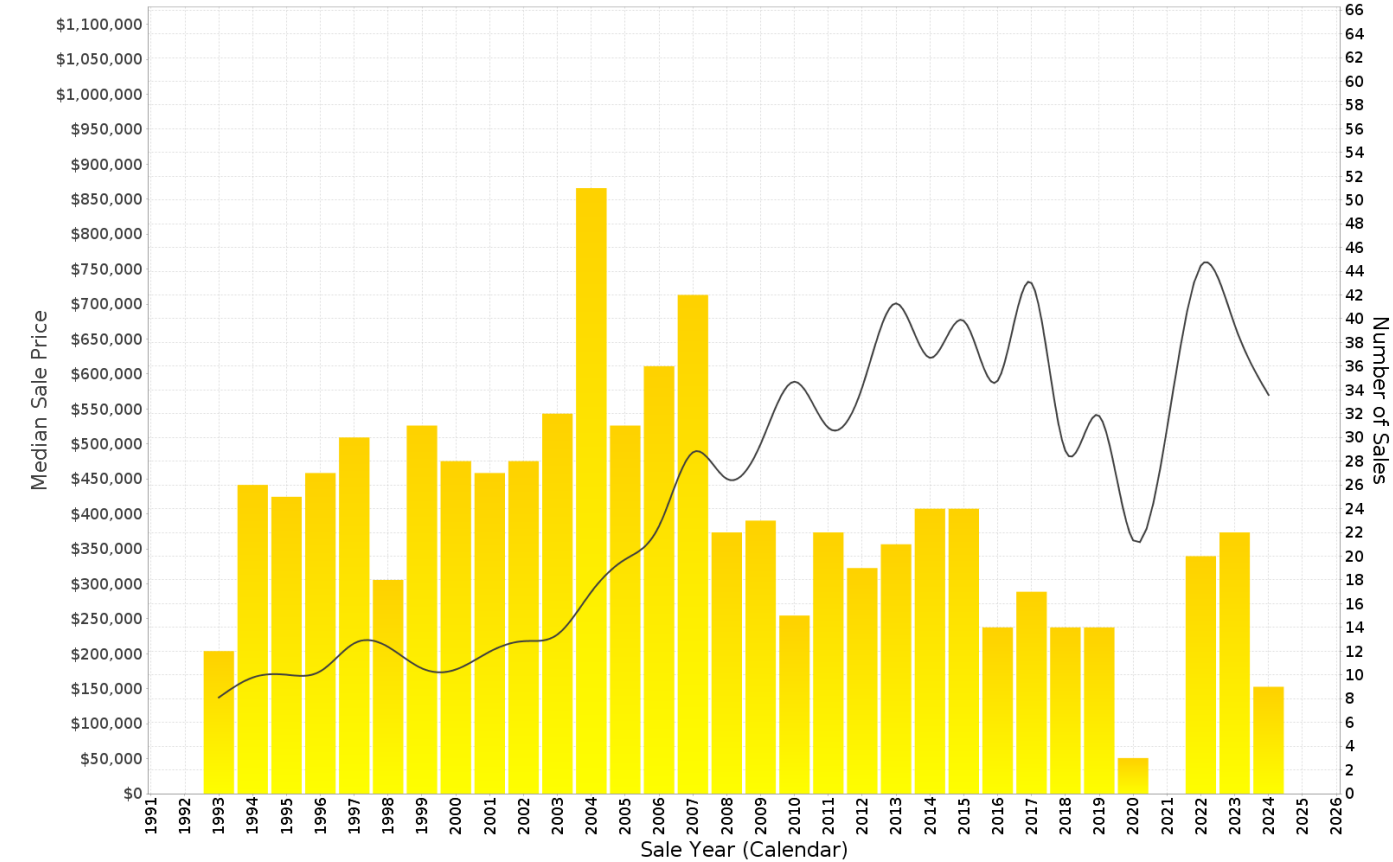
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

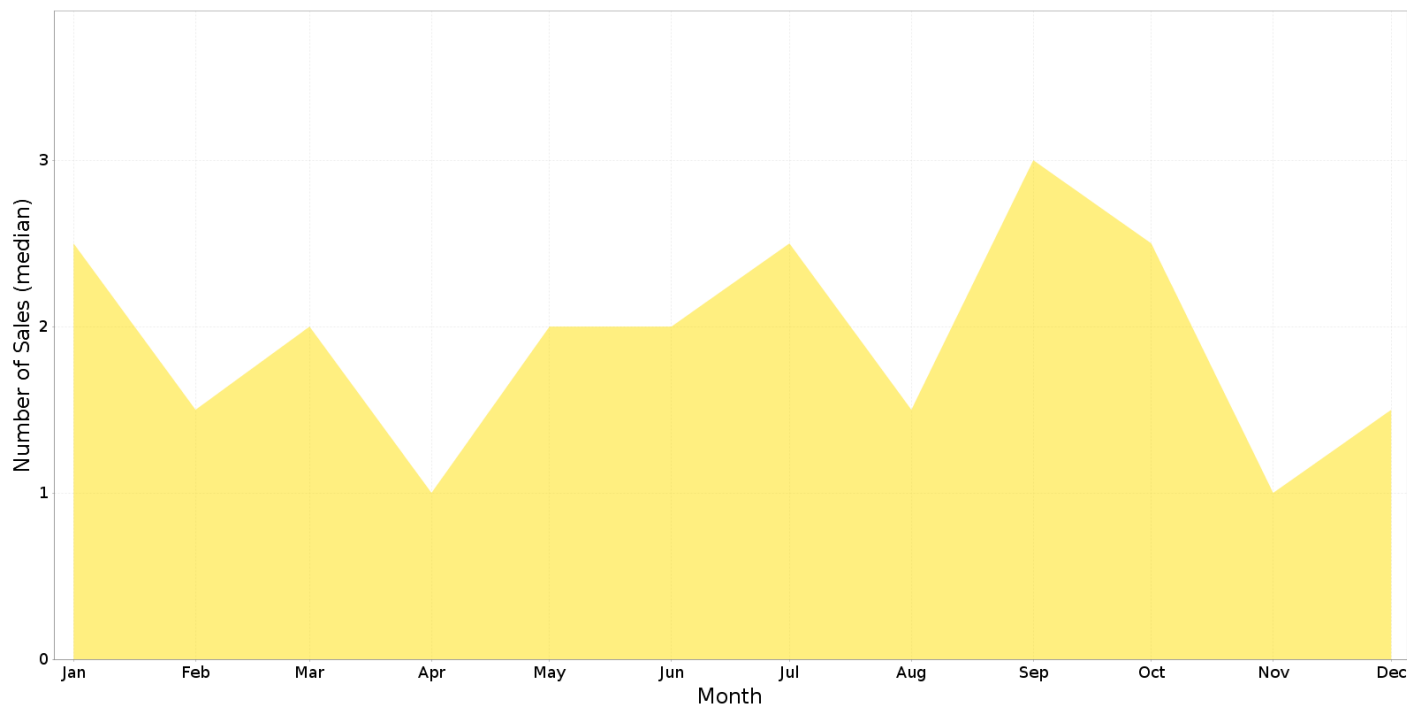
-21.8%

Current Median Price: \$610,000
Previous Median Price: \$780,000

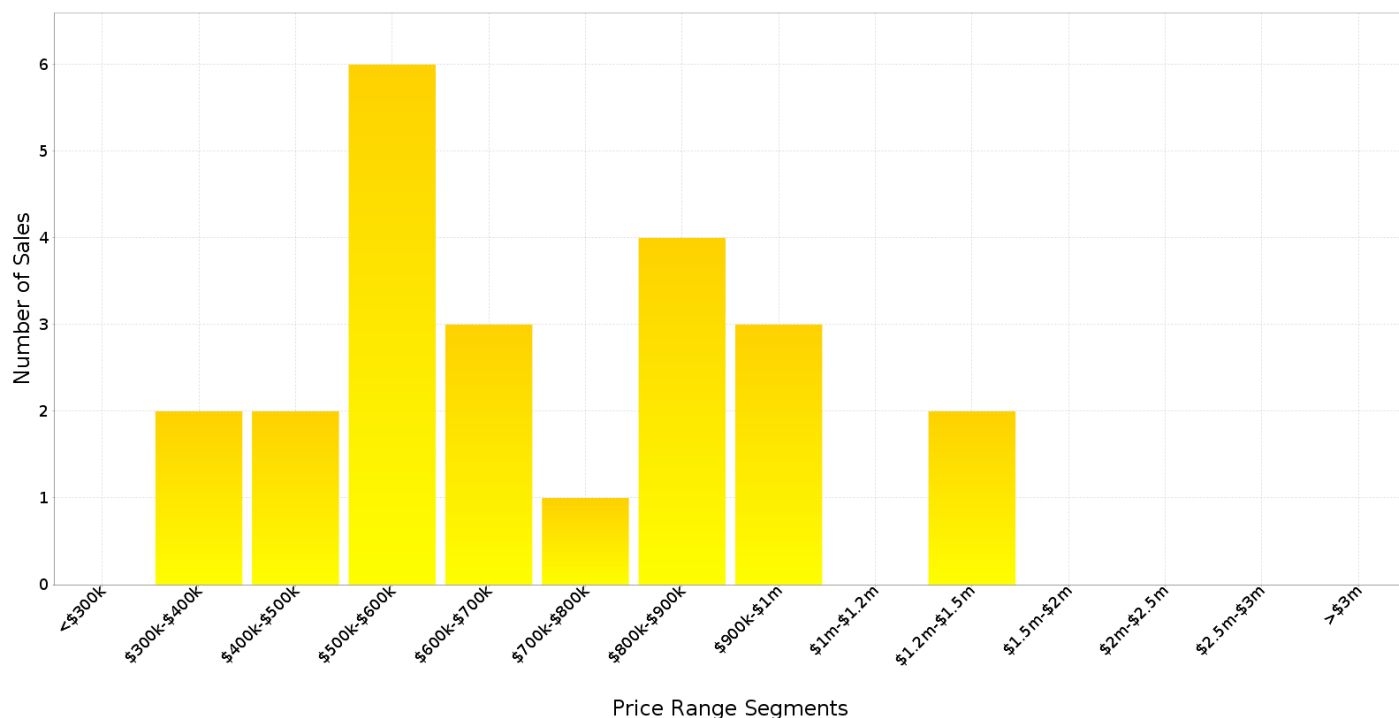
Based on 43 recorded House sales compared over the last two rolling 12 month periods



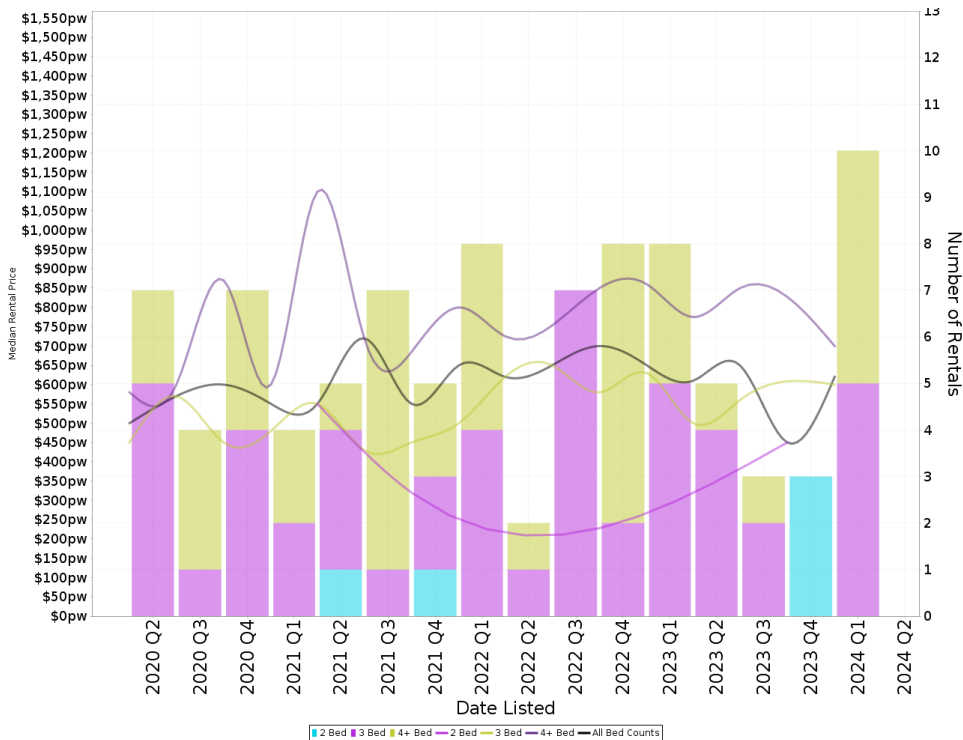
LUDMILLA - Peak Selling Periods (3 years)



LUDMILLA - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-21.8%

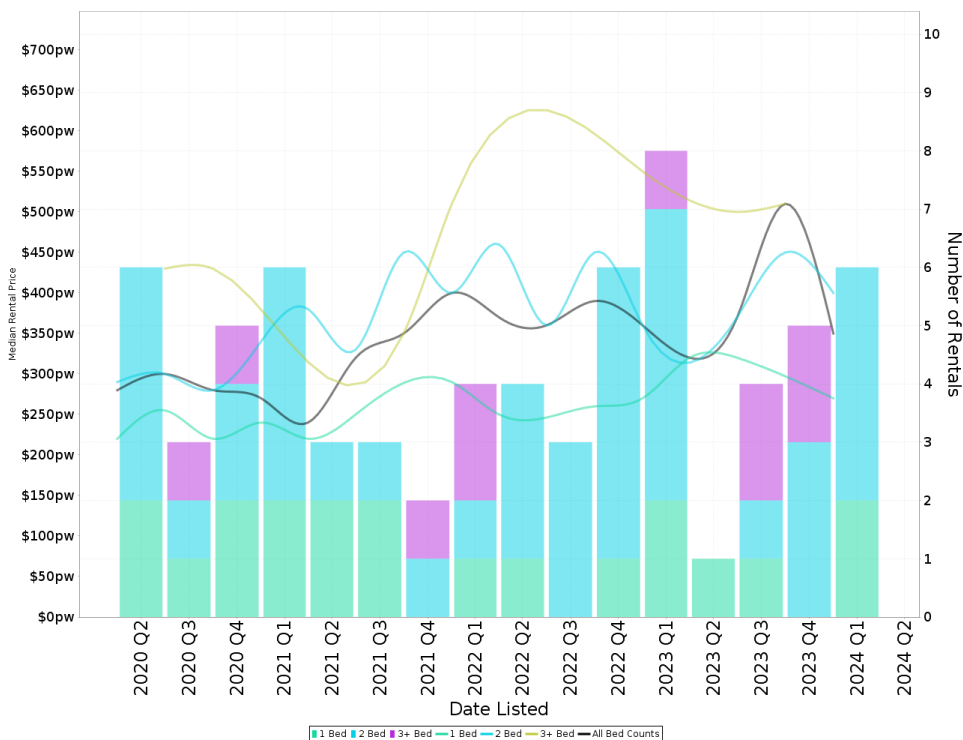
Current Median Price: \$610,000
Previous Median Price: \$780,000
Based on 43 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.2%

Current Median Price: \$610,000
Current Median Rent: \$610
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: \$339,000
Previous Median Price: \$350,000
Based on 15 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+6.1%

Current Median Price: \$339,000
Current Median Rent: \$400
Based on 16 registered Unit rentals compared over the last 12 months.

LUDMILLA - Recently Sold Properties

Median Sale Price

\$610k

Based on 23 recorded House sales within the last 12 months (Apr '23 - Mar '24)

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

Suburb Growth

-21.8%

Current Median Price: \$610,000
Previous Median Price: \$780,000

Based on 43 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

23

Based on recorded House sales within the 12 months (Apr '23 - Mar '24)

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

22 CARDO CRT



16 PORTER ST



7 NEMARLUK CRT



2 PORTER ST



2 MAY ST



12 WONGGU CRT



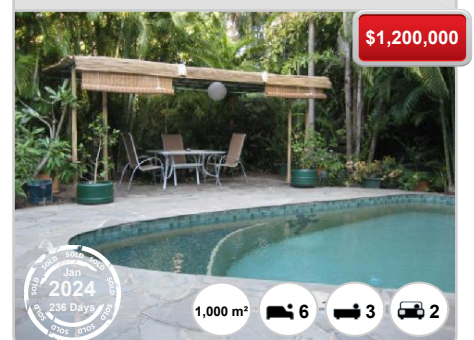
66 HUDSON FYSH AVE



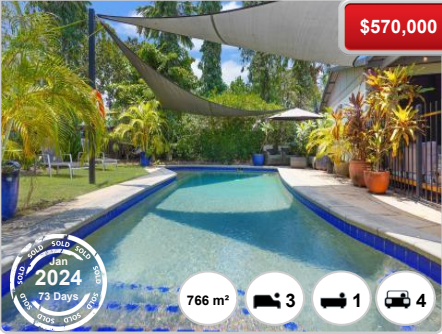
109 BAGOT RD



2 LOVEGROVE ST



11 ATTAWOMBA CRT



10 DANIELS ST

