

A vibrant yellow bicycle is parked on a paved surface in front of a white picket fence. The bicycle features 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.'

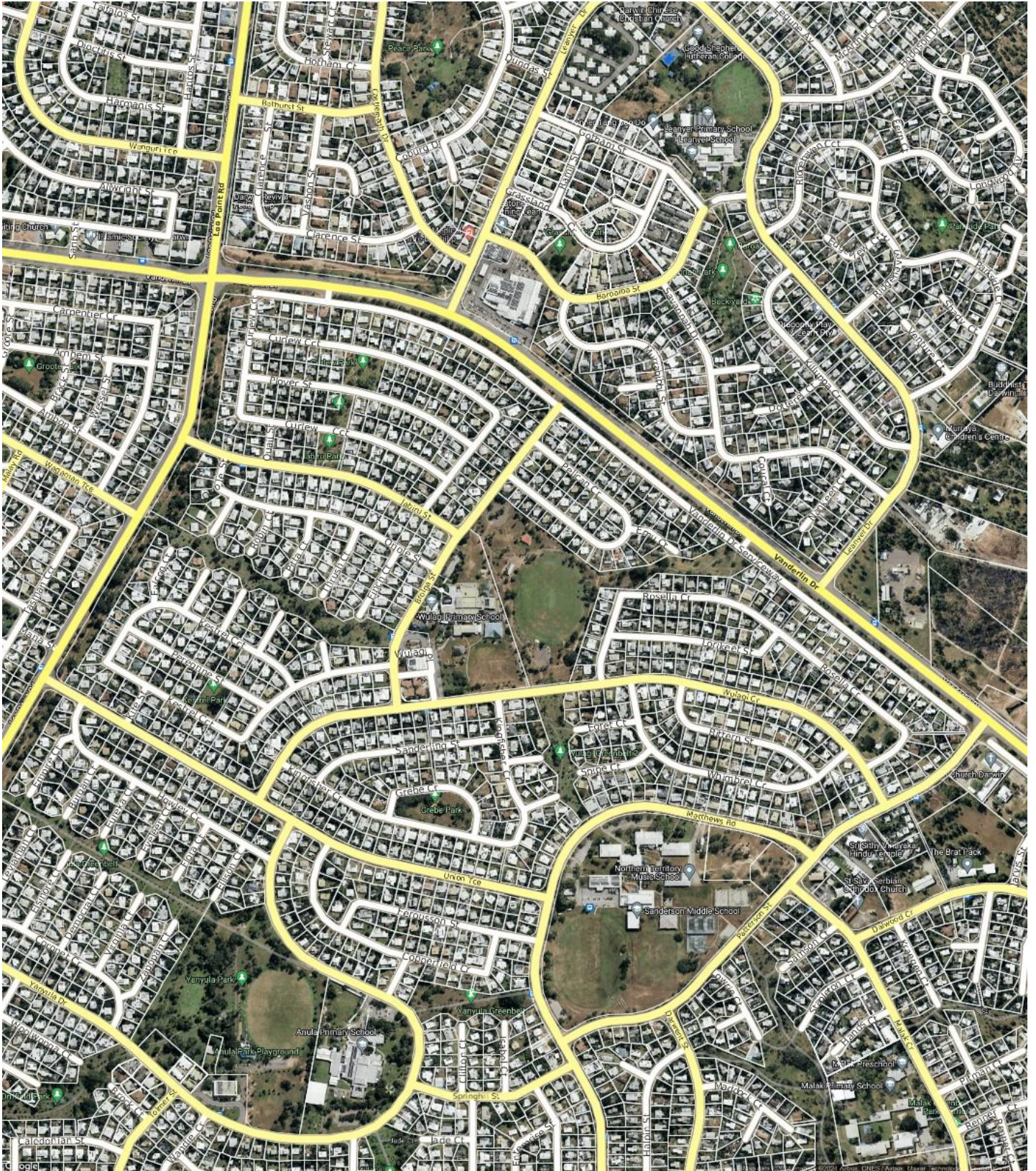
RayWhite.

Suburb
flyover
report

WULAGI (HOUSE)

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

WULAGI - Suburb Map



WULAGI - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	50	\$ 360,000	0.0 %	\$ 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	26	\$ 562,500	-4.7 %	\$ 410,000	\$ 810,000
2024	17	\$ 520,000	-7.6 %	\$ 230,000	\$ 660,000

Median Sale Price
\$530k

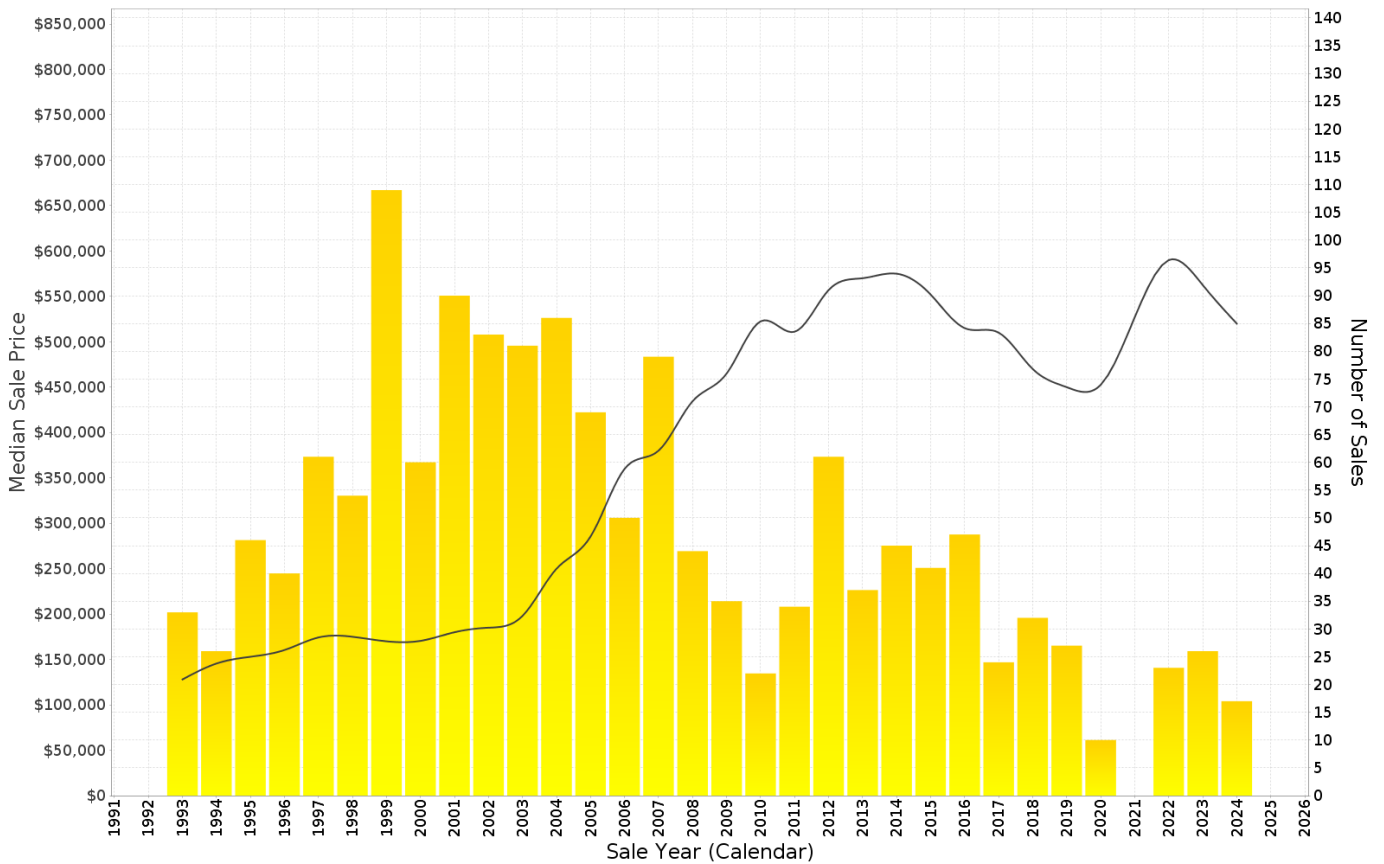
Based on 31 recorded House sales within the last 12 months (Apr '23 - Mar '24)

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

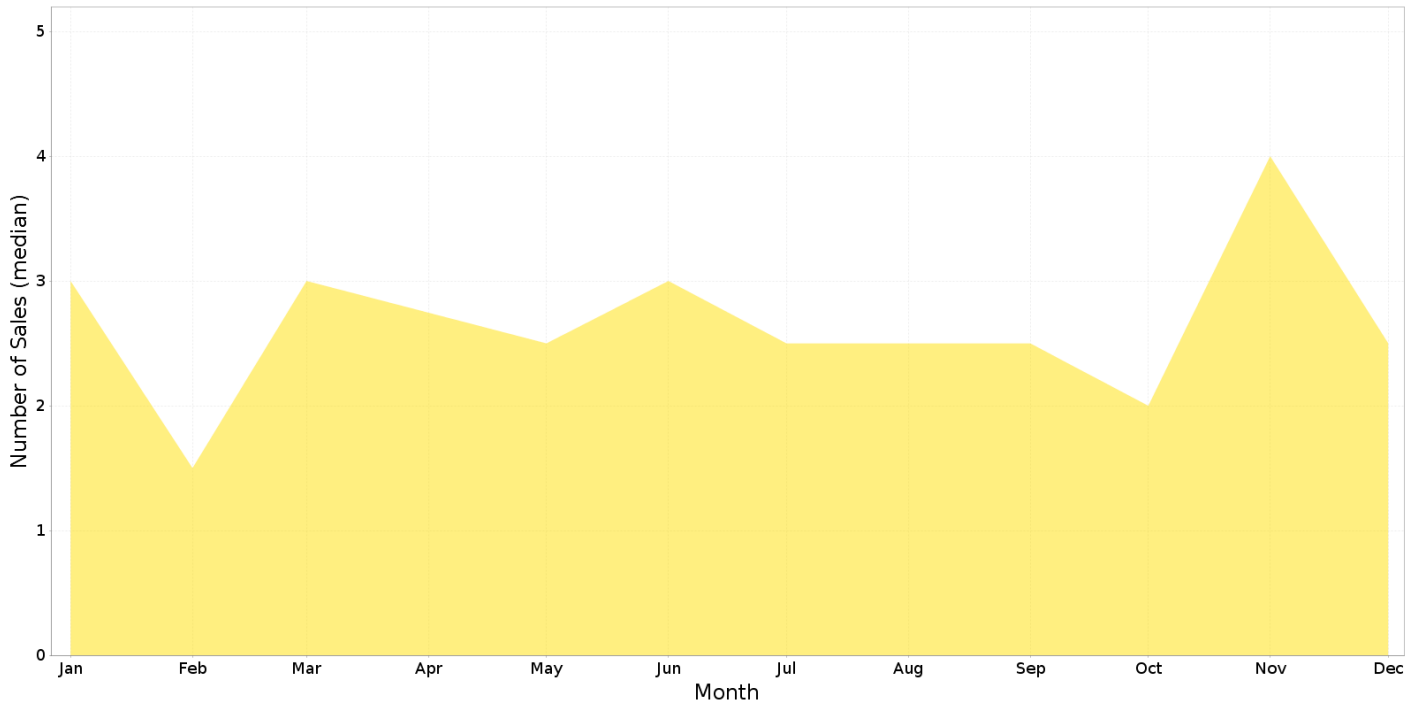
Suburb Growth
-11.7%

Current Median Price: \$530,000
Previous Median Price: \$600,000

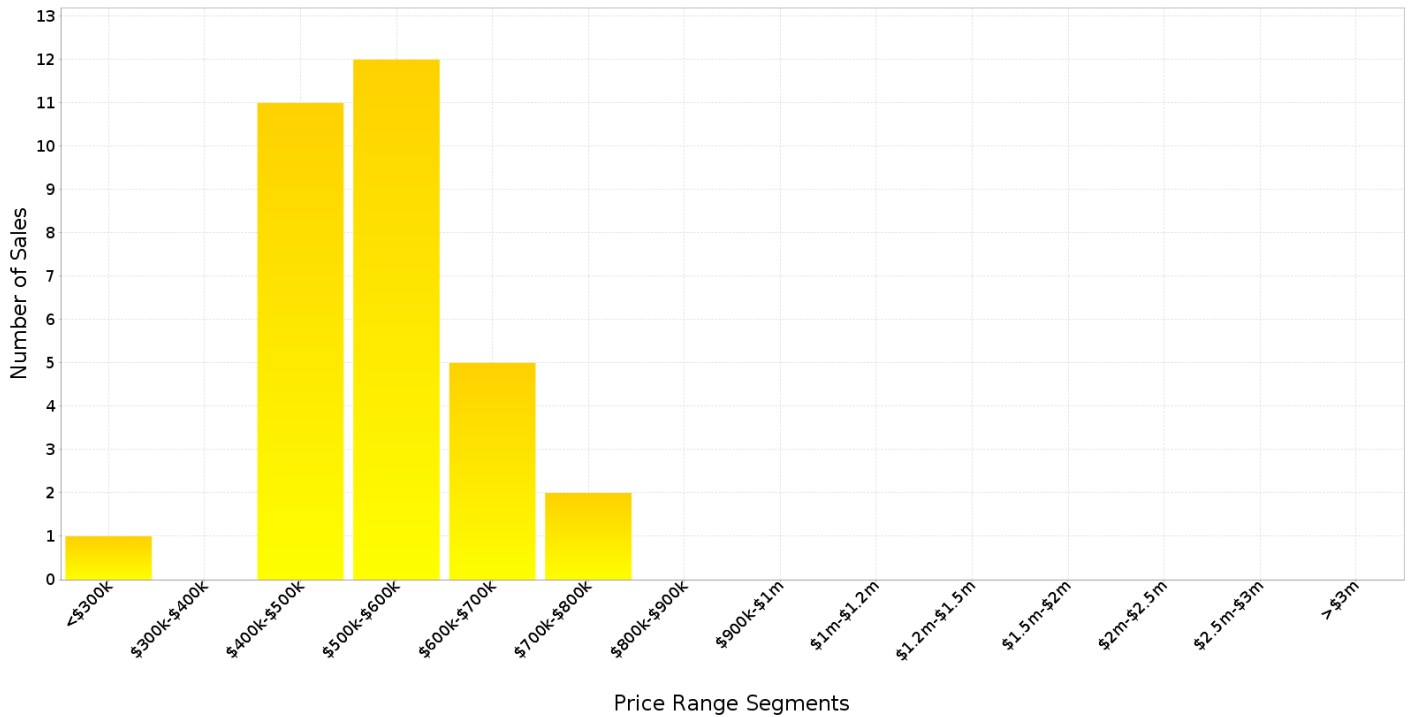
Based on 56 recorded House sales compared over the last two rolling 12 month periods



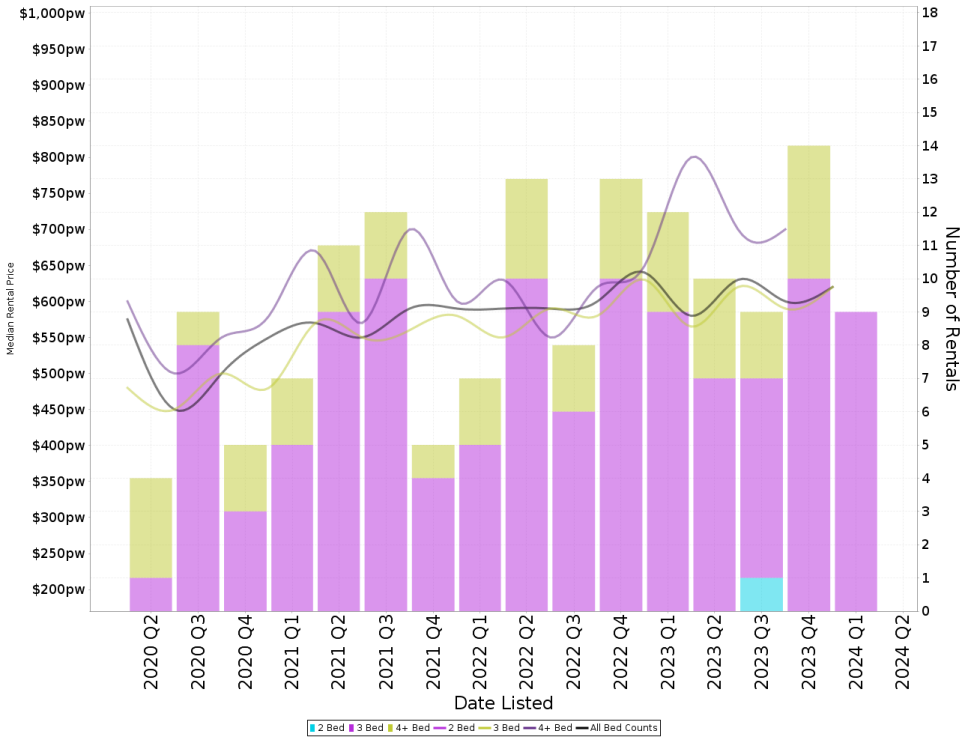
WULAGI - Peak Selling Periods (3 years)



WULAGI - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-11.7%

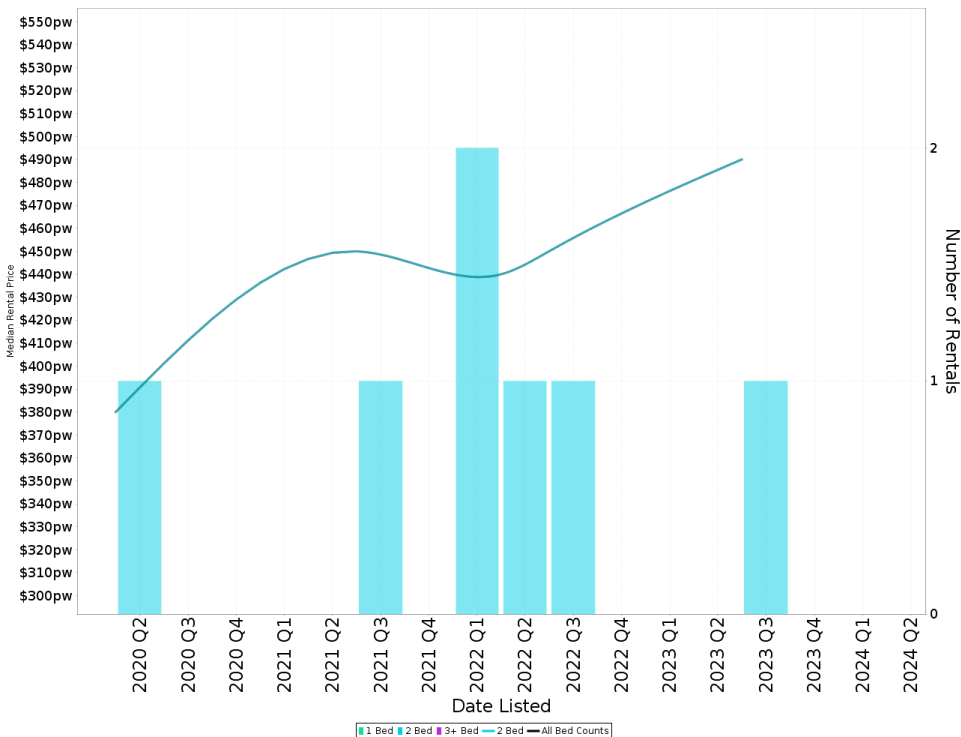
Current Median Price: \$530,000
Previous Median Price: \$600,000
Based on 56 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.9%

Current Median Price: \$530,000
Current Median Rent: \$600
Based on 42 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

N/A

Suburb Rental Yield

N/A

WULAGI - Recently Sold Properties

Median Sale Price

\$530k

Based on 31 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

-11.7%

Current Median Price: \$530,000
Previous Median Price: \$600,000

Based on 56 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

31

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

4 LORIKEET ST



\$551,000

809 m² 3 1 2

Sold Jun 2024 N/A

5 ORIOLE ST



\$487,500

805 m² 3 1 2

Sold Jun 2024 298 Days

18 ORIOLE ST



\$460,000

1,040 m² 3 1 2

Sold Jun 2024 N/A

4 LORIKEET ST



\$551,000

817 m² 4 2 4

Sold May 2024 47 Days

50 CURLEW CCT




\$520,000

817 m² 3 1 2

Sold May 2024 274 Days

1 FALCON CRT

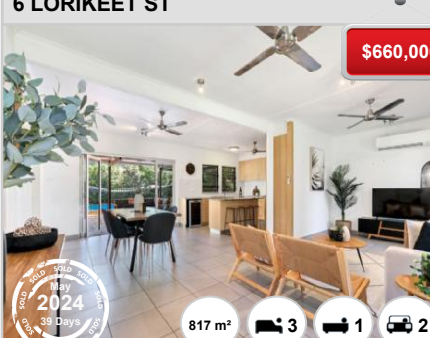


\$575,000

799 m² - - -

Sold May 2024 N/A

6 LORIKEET ST



\$660,000

817 m² 3 1 2

Sold May 2024 39 Days

23 WHIMBREL CRES




\$550,000

817 m² 3 1 1

Sold May 2024 23 Days

16 ROSELLA CRES



\$544,000

817 m² 3 1 2

Sold Apr 2024 110 Days

18 PELICAN CRES

\$300,000

775.0 m²

775 m² 3 1

Sold Apr 2024
N/A

17 KESTREL CCT

\$515,000

793 m² 3 1 4

Sold Apr 2024
70 Days

6 OSPREY CRT

\$535,000

821 m² 3 1 2

Sold Mar 2024
68 Days

6 EAGLE CRT

\$565,000

821 m² 3 1 4

Sold Mar 2024
64 Days

9 JABIRU ST

\$460,000

807 m² 3 1 3

Sold Mar 2024
103 Days

14 KINGFISHER CRES

\$570,000

865 m² 3 1 4

Sold Mar 2024
42 Days

91 MATTHEWS RD

\$452,500

817 m² 3 1 4

Sold Feb 2024
201 Days

57 UNION TCE

\$485,000

817 m² 3 1 3

Sold Feb 2024
178 Days

32 PLOVER ST

\$530,000

817 m² 3 1 2

Sold Jan 2024
97 Days

74 CURLEW CCT

\$230,000

817 m² 3 1 1

Sold Jan 2024
N/A

13 PEREGRINE ST

\$500,000

827 m² 3 1 2

Sold Jan 2024
80 Days

WULAGI - Properties For Rent

Median Rental Price

\$600 /w

Based on 42 recorded House rentals within the last 12 months (Apr '23 - Mar '24)

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

Rental Yield

+5.9%

Current Median Price: \$530,000
Current Median Rent: \$600

Based on 31 recorded House sales and 42 House rentals compared over the last 12 months

Number of Rentals

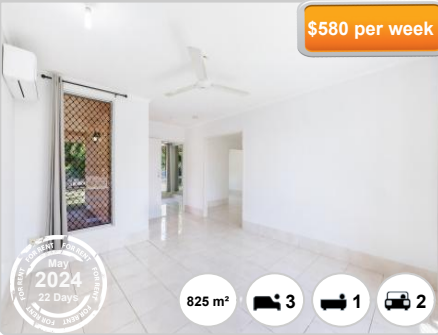
42

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

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

61 PATTERSON STREET

\$580 per week



825 m²

3

1

2

26 PELICAN CRESCENT

\$790 per week



1,290 m²

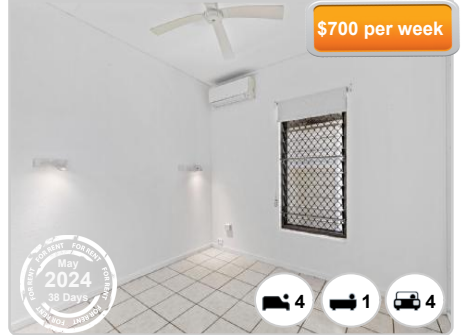
3

1

2

17 KESTREL COURT

\$700 per week



4

1

4

32 PLOVER STREET

\$680 per week



817 m²

3

1

1