

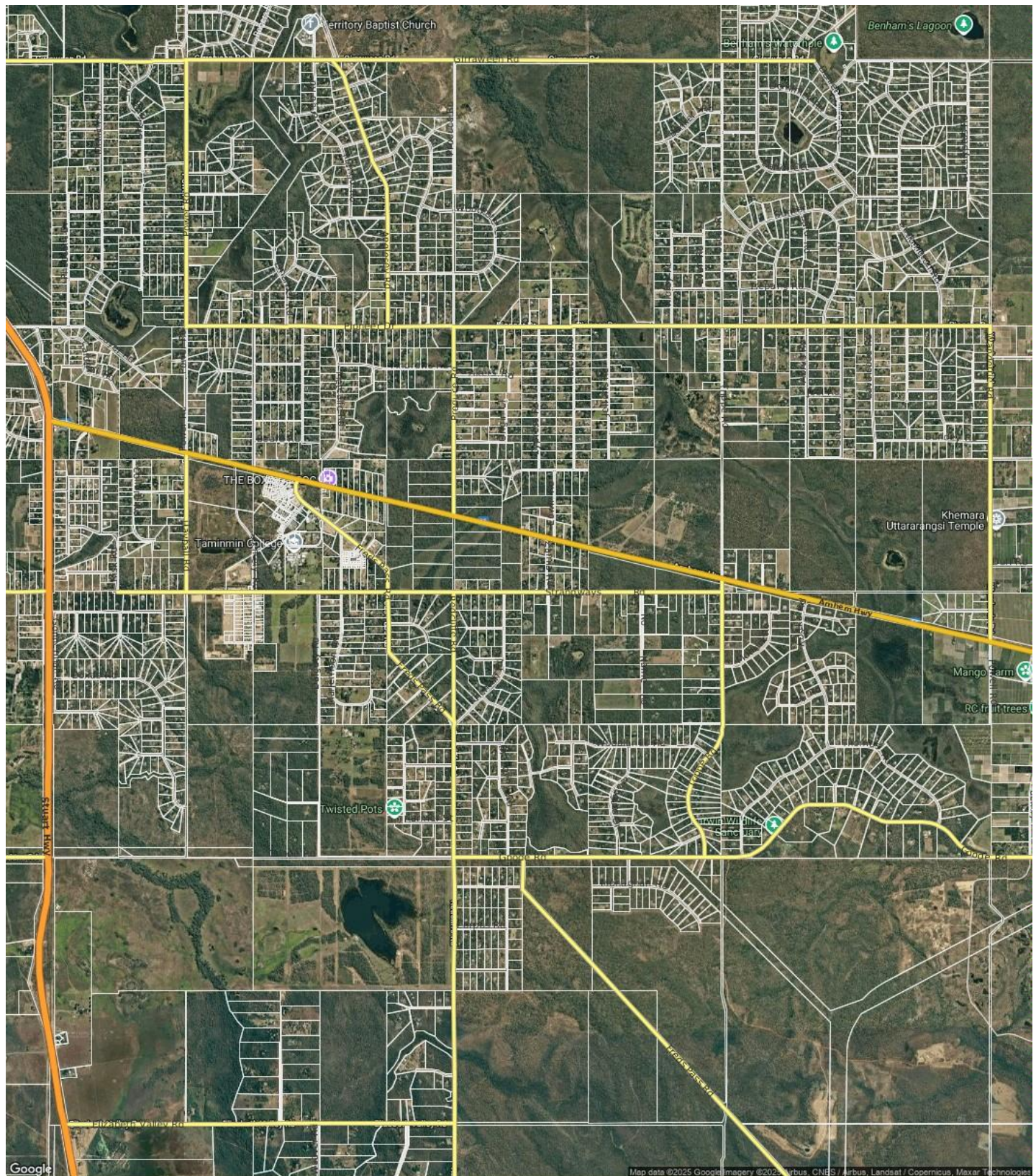
RayWhite.

Suburb flyover report

HUMPTY DOO (HOUSE)

PREPARED BY: KRISTINA BILLIAS , RAY WHITE NIGHTCLIFF

HUMPTY DOO - Suburb Map



HUMPTY DOO - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	136	\$ 311,000	0.0 %	\$ 30,101	\$ 976,000
2008	128	\$ 292,500	-5.9 %	\$ 66,611	\$ 1,100,000
2009	130	\$ 330,000	12.8 %	\$ 2,200	\$ 1,000,000
2010	86	\$ 487,500	47.7 %	\$ 153,333	\$ 2,600,000
2011	76	\$ 482,500	-1.0 %	\$ 40,000	\$ 1,900,000
2012	143	\$ 500,000	3.6 %	\$ 250,000	\$ 2,500,000
2013	92	\$ 555,000	11.0 %	\$ 5,000	\$ 940,000
2014	95	\$ 565,000	1.8 %	\$ 100,000	\$ 1,100,000
2015	63	\$ 640,000	13.3 %	\$ 3,500	\$ 1,839,000
2016	73	\$ 525,000	-18.0 %	\$ 168,750	\$ 877,500
2017	59	\$ 565,000	7.6 %	\$ 160,000	\$ 1,120,000
2018	65	\$ 570,000	0.9 %	\$ 180,000	\$ 1,300,000
2019	68	\$ 495,000	-13.2 %	\$ 147,500	\$ 1,850,000
2020	61	\$ 467,000	-5.7 %	\$ 121,000	\$ 925,000
2021	129	\$ 535,000	14.6 %	\$ 7,000	\$ 1,300,000
2022	96	\$ 597,500	11.7 %	\$ 174,000	\$ 1,080,000
2023	83	\$ 605,000	1.3 %	\$ 146,250	\$ 1,500,000
2024	71	\$ 670,000	10.7 %	\$ 195,800	\$ 1,600,000
2025	66	\$ 625,000	-6.7 %	\$ 235,000	\$ 1,475,000

Median Sale Price

\$640k

Based on 80 recorded House sales within the last 12 months (Financial Year 2025)

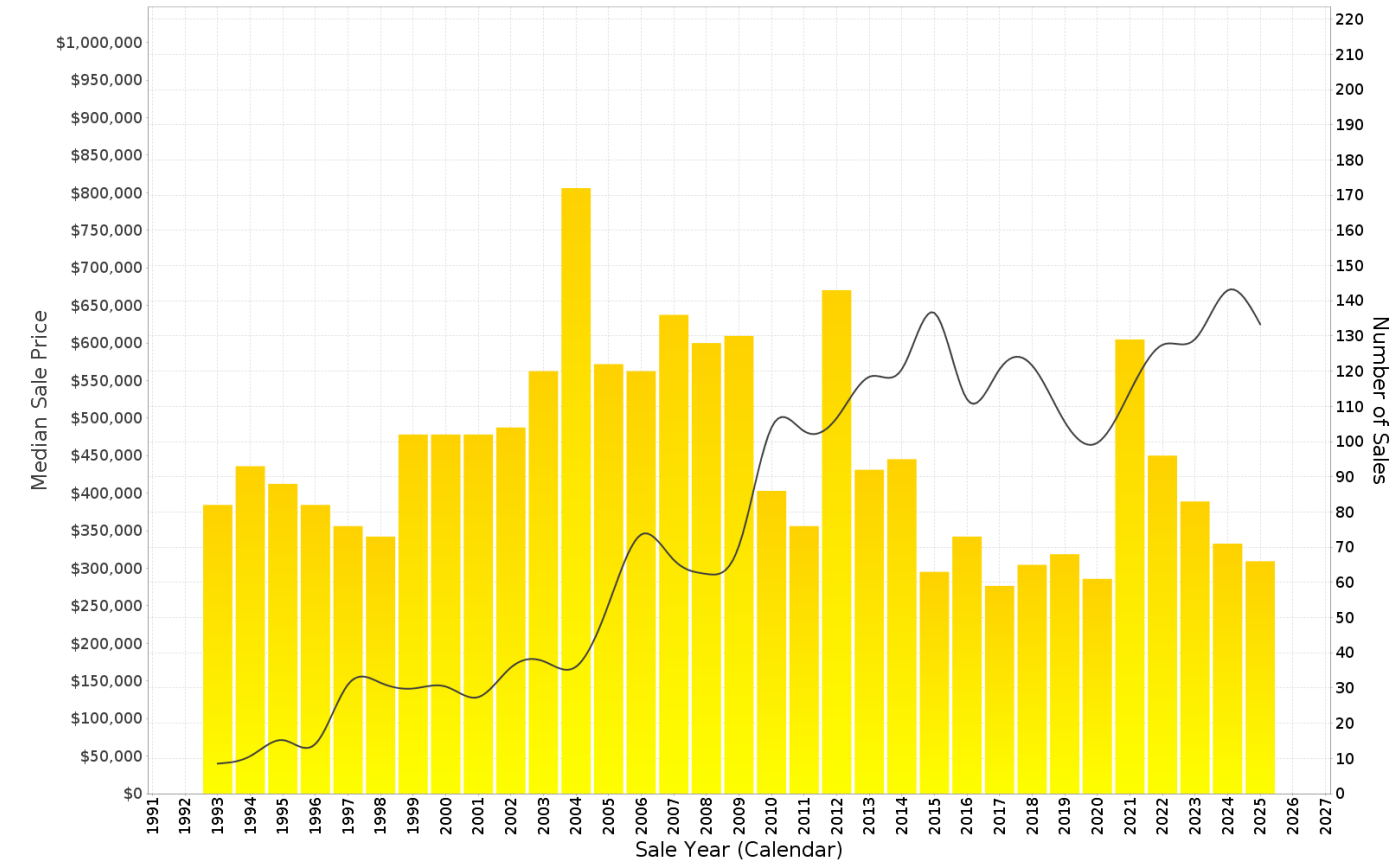
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

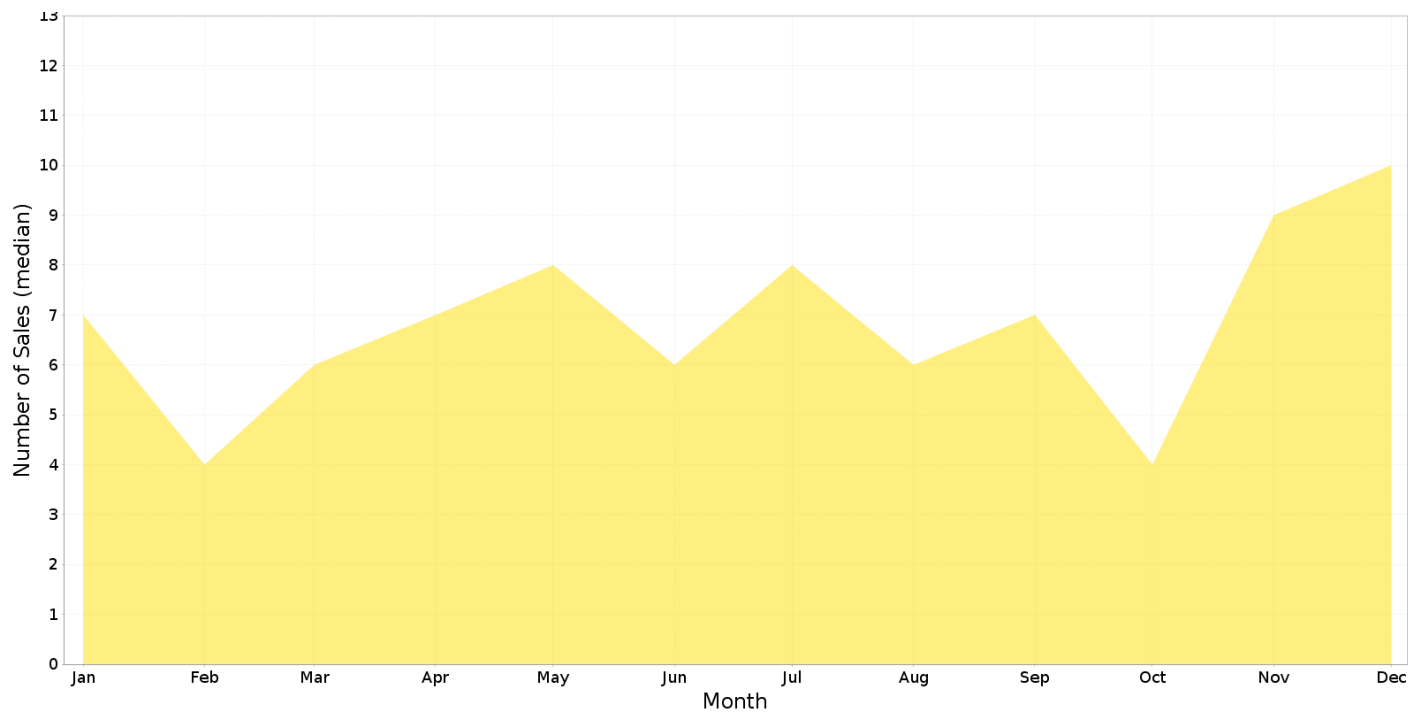
+1.6%

Current Median Price: \$640,000
Previous Median Price: \$630,000

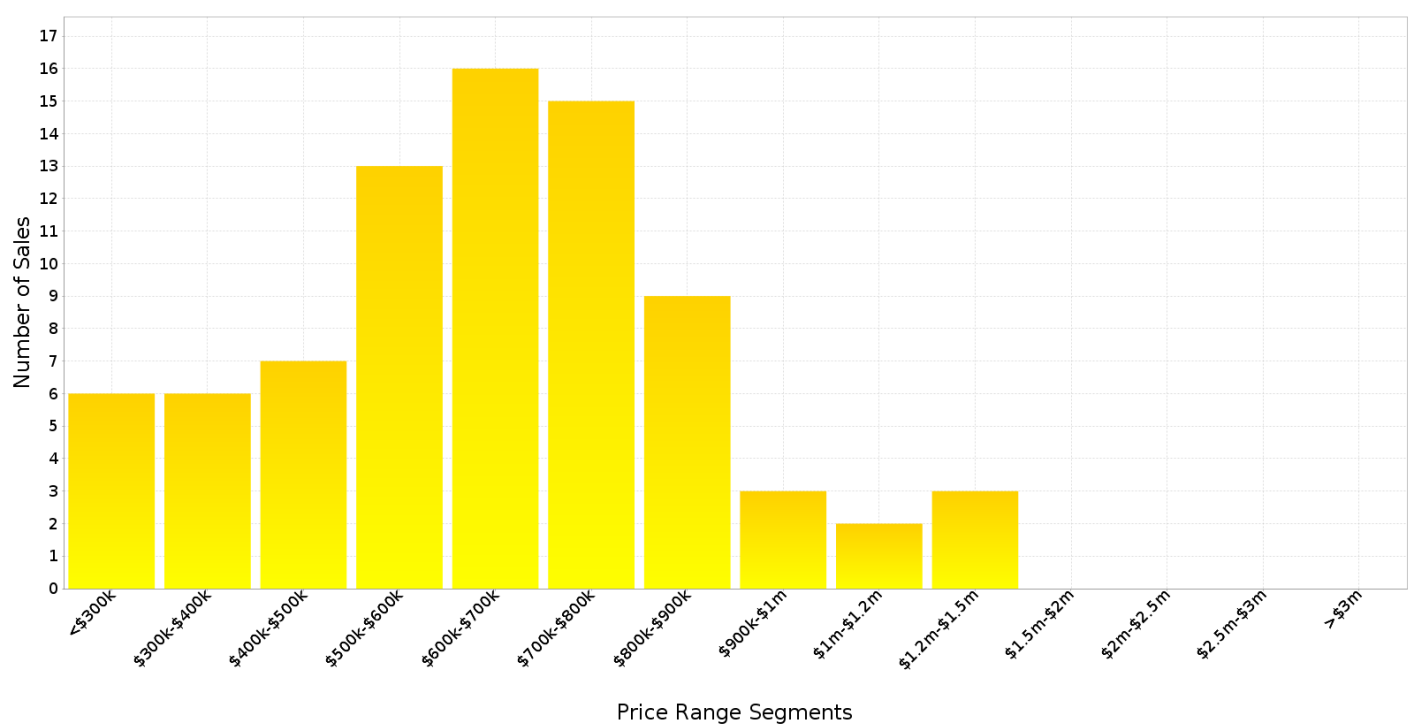
Based on 165 recorded House sales compared over the last two rolling 12 month periods



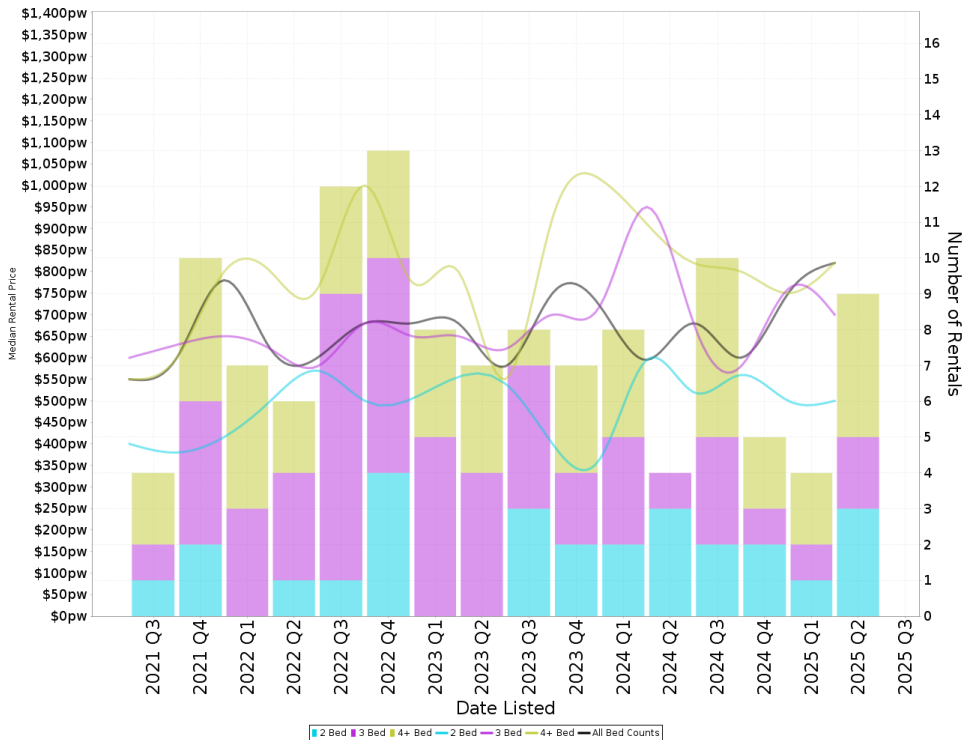
HUMPTY DOO - Peak Selling Periods (3 years)



HUMPTY DOO - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+1.6%

Current Median Price: \$640,000
Previous Median Price: \$630,000

Based on 165 registered House sales compared over the last two rolling 12 month periods.

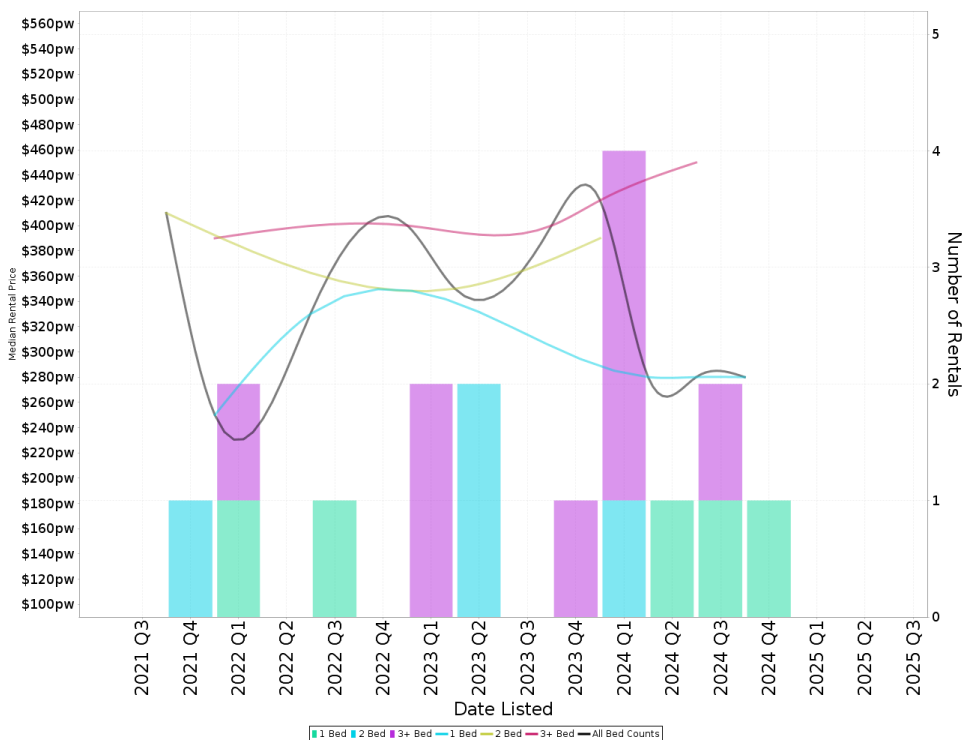
Suburb Rental Yield

+6.1%

Current Median Price: \$640,000
Current Median Rent: \$750

Based on 28 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-9.5%

Current Median Price: \$332,500
Previous Median Price: \$367,500

Based on 9 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.4%

Current Median Price: \$332,500
Current Median Rent: \$280

Based on 3 registered Unit rentals compared over the last 12 months.

HUMPTY DOO - Recently Sold Properties

Median Sale Price

\$640k

Based on 80 recorded House sales within the last 12 months (Financial Year 2025)

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

Suburb Growth

+1.6%

Current Median Price: \$640,000
Previous Median Price: \$630,000

Based on 165 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

80

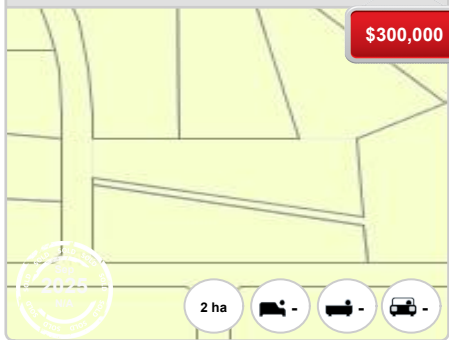
Based on recorded House sales within the 12 months (Financial Year 2025)

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

20 MAGPIE WAY



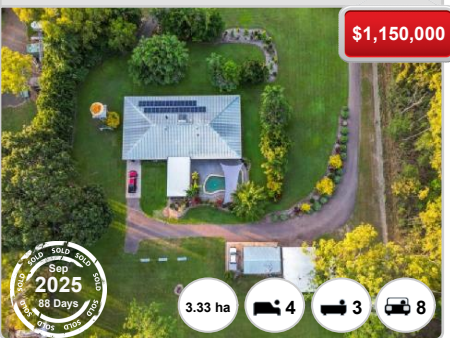
125 REDGUM DR



14 MILLAR RD



576 PIONEER DR



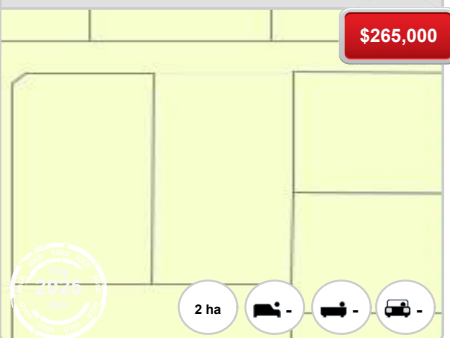
105 ABRUS RD



55 DARGIE RD



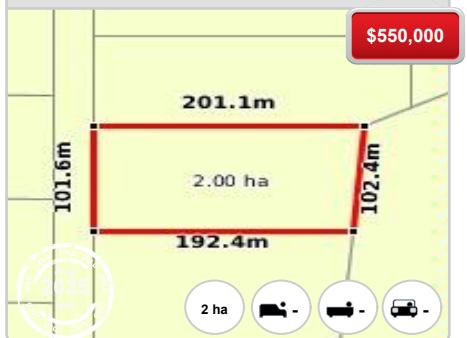
850 PIONEER DR



1 PANKHURST RD



95 METCALFE RD



940 PIONEER DR

\$400,000

Aug 2025
65 Days

2 ha

0 Beds 0 Baths 0 Car

335 REDCLIFFE RD

\$550,000

Aug 2025
N/A

2 ha

4 Beds 1 Bath 4 Car

145 CYPRESS RD

\$910,000

Aug 2025
83 Days

2.02 ha

3 Beds 1 Bath 10 Car

150 STRANGWAYS RD

\$670,000

Jul 2025
34 Days

2.8 ha

3 Beds 1 Bath 4 Car

30 ACACIA RD

\$546,000

Jul 2025
N/A

2.02 ha

0 Beds 0 Bath 0 Car

35 REDGUM DR

\$790,000

Jul 2025
54 Days

2 ha

4 Beds 3 Bath 8 Car

46 ORIGIN CL

\$399,000

Jul 2025
40 Days

1.86 ha

0 Beds 0 Bath 0 Car

30 DOMBEY CRT

\$565,000

Jul 2025
N/A

2 ha

3 Beds 1 Bath 1 Car

6 PANKHURST RD

\$235,000

Jul 2025
N/A

800 m²

0 Beds 0 Bath 0 Car

85 DOXAS RD

\$642,500

Jul 2025
N/A

2 ha

0 Beds 0 Bath 0 Car

8 PANKHURST RD

\$245,000

Jul 2025
N/A

800 m²

0 Beds 0 Bath 0 Car

66 REDGUM DR

\$765,000

Jul 2025
83 Days

2 ha

5 Beds 2 Bath 6 Car