

**RayWhite.**

**Suburb**  
flyover  
report

LUDMILLA (HOUSE)

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# LUDMILLA - Suburb Map





# LUDMILLA - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	42	\$ 488,000	0.0 %	\$ 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	26	\$ 662,500	-1.1 %	\$ 300,000	\$ 1,200,000
2025	27	\$ 777,500	17.4 %	\$ 460,000	\$ 1,070,000

Median Sale Price

\$705k

Based on 35 recorded House sales within the last 12 months (Financial Year 2025)

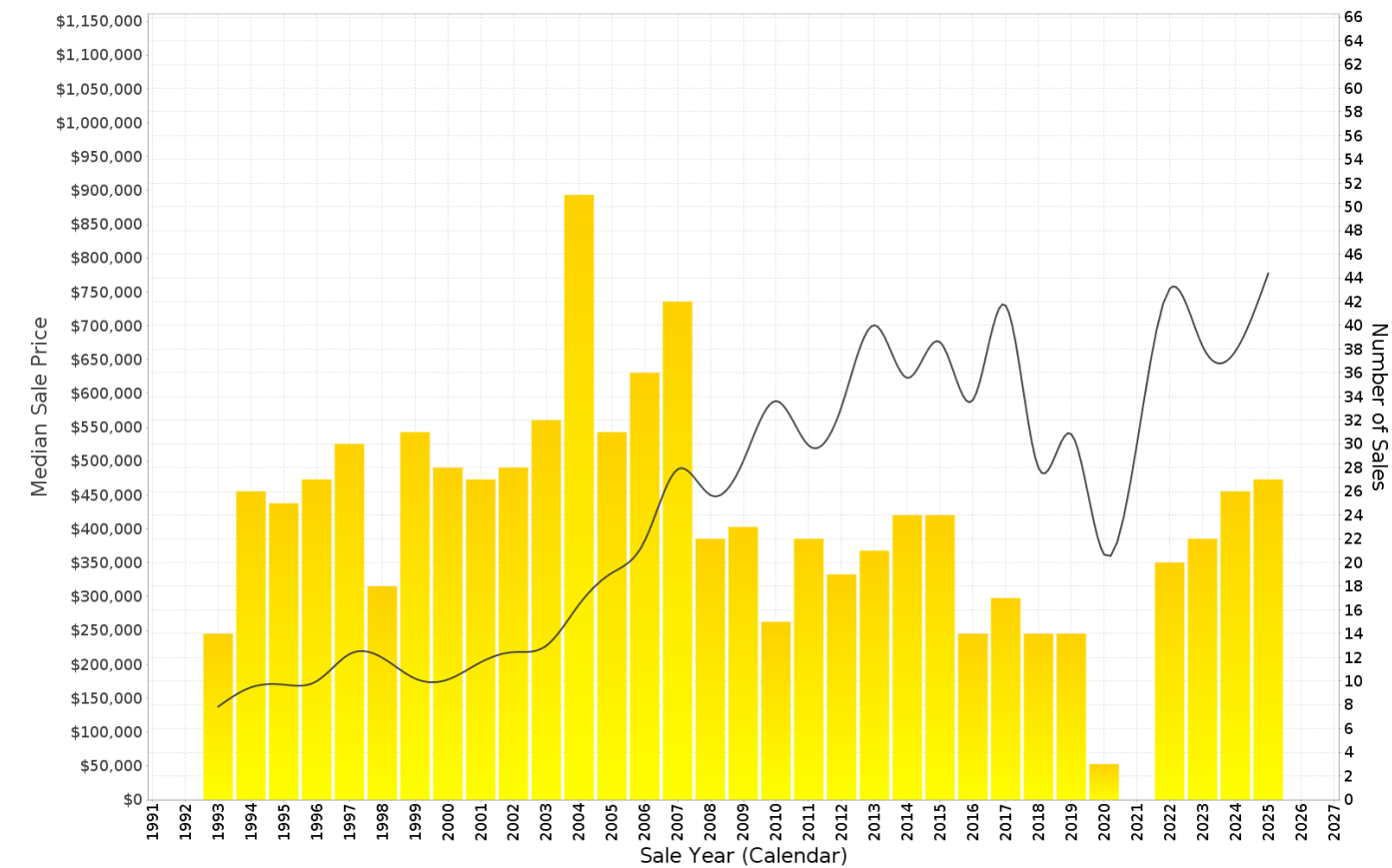
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

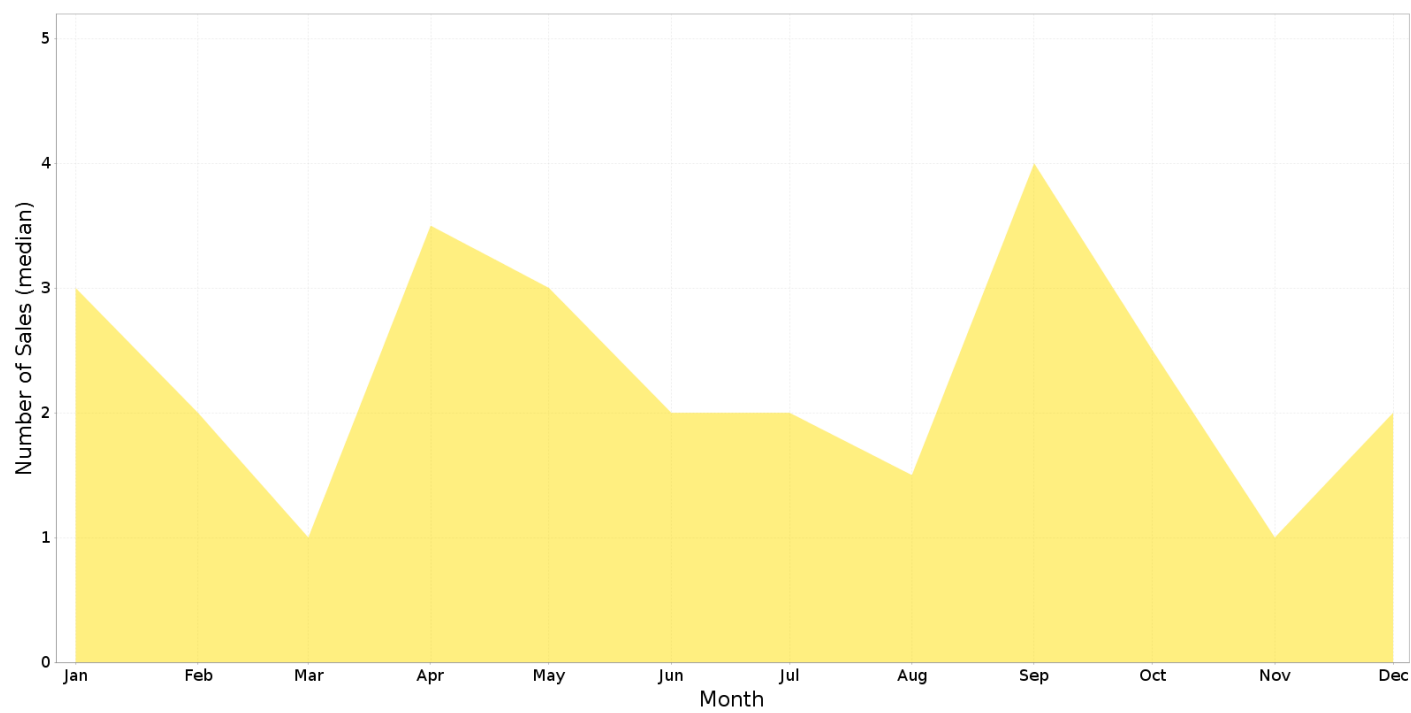
+19.5%

Current Median Price: \$705,000  
Previous Median Price: \$590,000

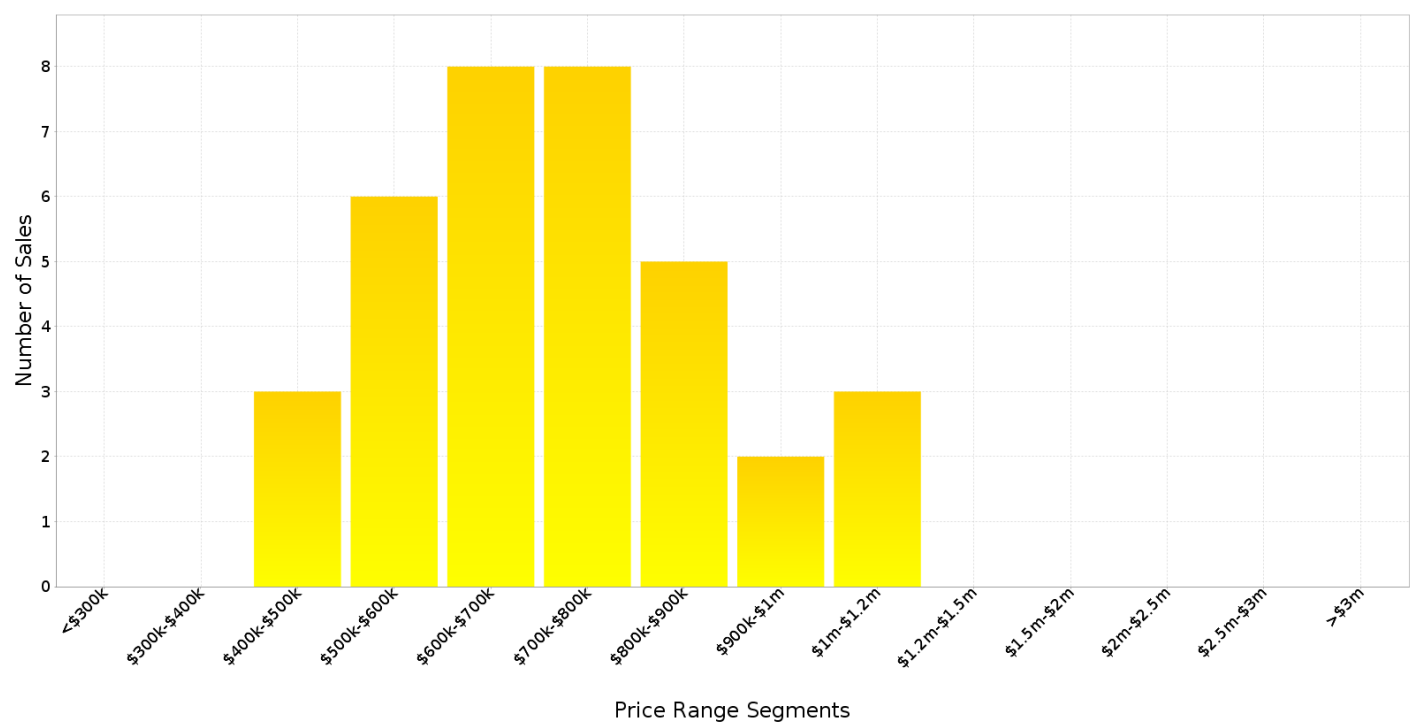
Based on 59 recorded House sales compared over the last two rolling 12 month periods



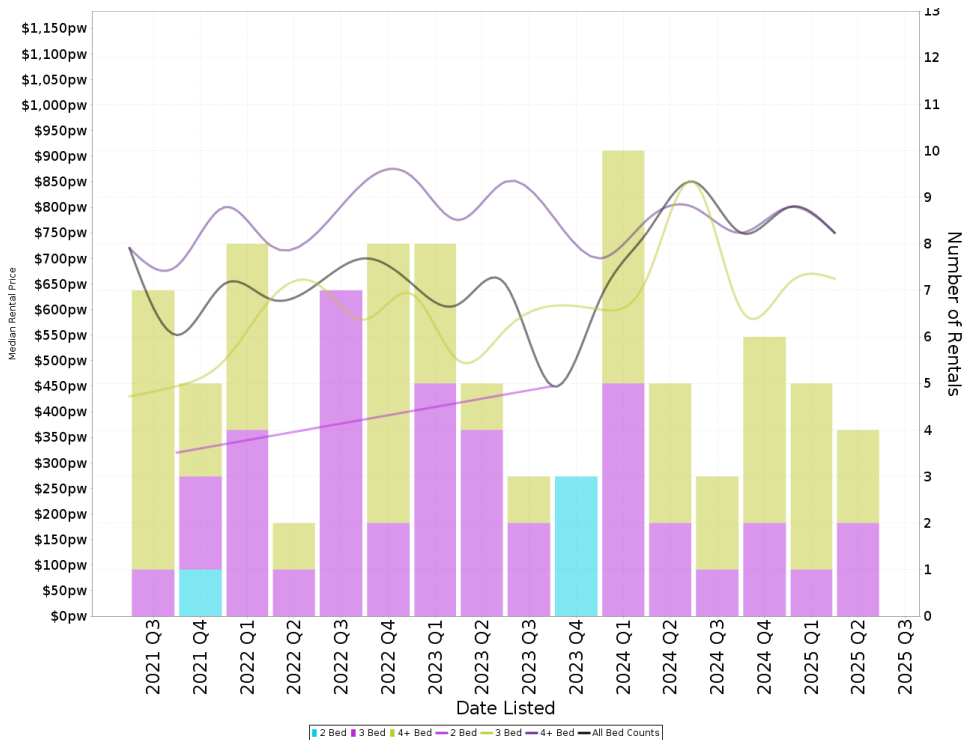
## LUDMILLA - Peak Selling Periods (3 years)



## LUDMILLA - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+19.5%**

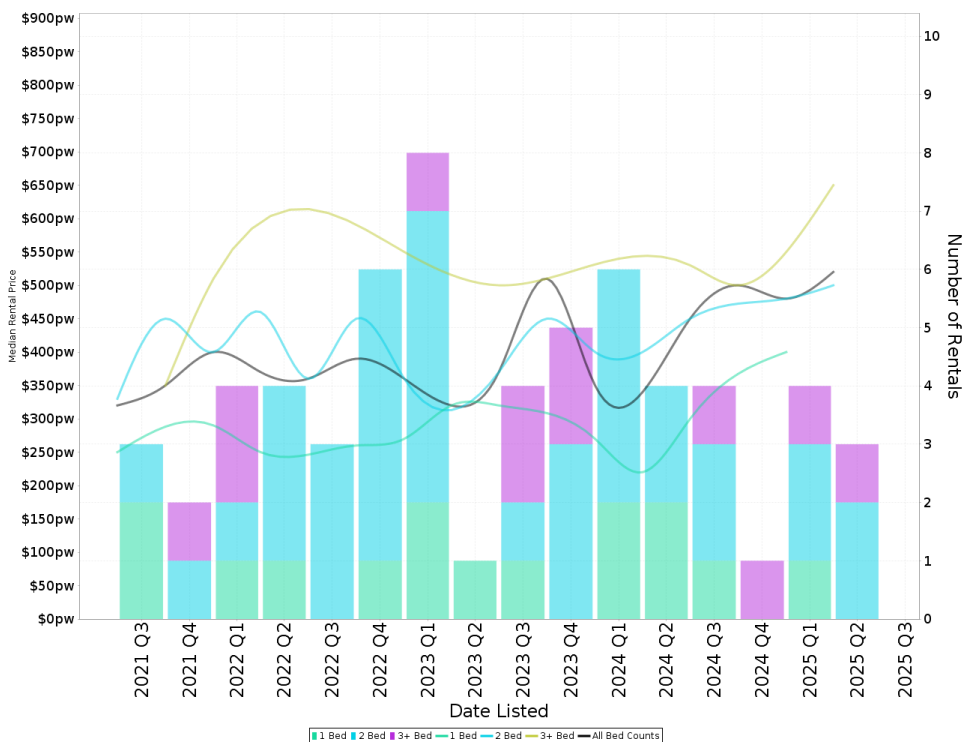
**Current Median Price: \$705,000**  
**Previous Median Price: \$590,000**  
 Based on 59 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+5.5%**

**Current Median Price: \$705,000**  
**Current Median Rent: \$750**  
 Based on 18 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+16.1%**

**Current Median Price: \$325,000**  
**Previous Median Price: \$280,000**  
 Based on 16 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+8.0%**

**Current Median Price: \$325,000**  
**Current Median Rent: \$500**  
 Based on 12 registered Unit rentals compared over the last 12 months.

# LUDMILLA - Recently Sold Properties

Median Sale Price  
**\$705k**

Based on 35 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  
**+19.5%**

Current Median Price: \$705,000  
Previous Median Price: \$590,000

Based on 59 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties  
**35**

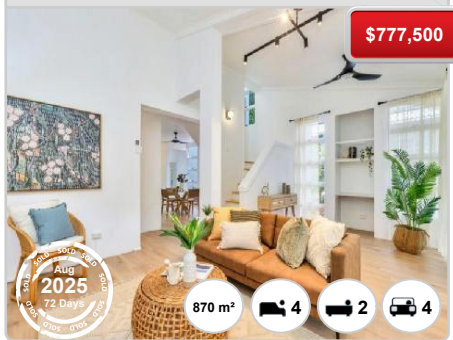
Based on recorded House sales within the 12 months (Financial Year 2025)

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

32 HARNEY ST



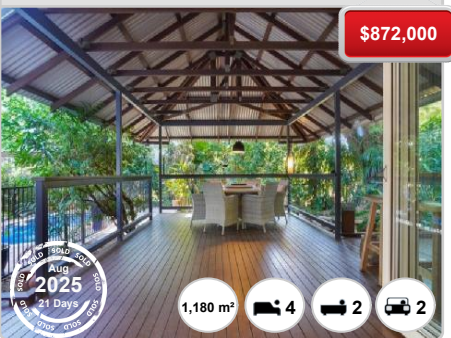
22 MOSEC ST



14 MAY ST



33 WELLS ST



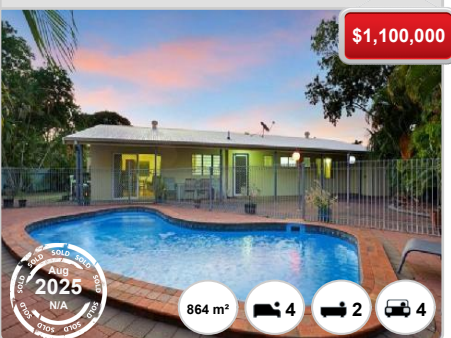
169 BAGOT RD



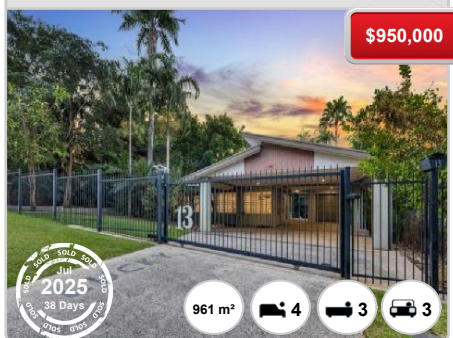
87 BAGOT RD



2 WICKHAM ST



13 WICKHAM ST



18 MAY ST





15 GILBERT ST

\$650,000

photo

1,000 m<sup>2</sup> 2 1 2

Sold Jul 2025 73 Days

1 MAY ST

\$850,000

695 m<sup>2</sup> 4 2 2

Sold Jun 2025 85 Days

6 MAY ST

\$1,055,000

1,060 m<sup>2</sup> 5 3 4

Sold Jun 2025 54 Days

3 NADPUR ST

\$950,000

845 m<sup>2</sup> 4 3 2

Sold May 2025 77 Days

19 WELLS ST

\$778,000

1,050 m<sup>2</sup> 3 1 2

Sold May 2025 59 Days

28 DOUGLAS ST

\$1,000,000

1,000 m<sup>2</sup> 4 2 2

Sold May 2025 N/A

17 TUDAWALI ST

\$570,000

865 m<sup>2</sup> 3 1 4

Sold May 2025 N/A

12 CARDO CT

\$615,000

872 m<sup>2</sup> - - -

Sold May 2025 N/A

16 WELLS ST

\$720,000

1,050 m<sup>2</sup> 3 1 4

Sold May 2025 N/A

79 BAGOT RD

\$580,000

870 m<sup>2</sup> 4 2 2

Sold Apr 2025 15 Days

17 BREMER ST

\$750,000

1,030 m<sup>2</sup> 3 1 2

Sold Apr 2025 40 Days

11 BREMER ST

\$850,000

984 m<sup>2</sup> - - -

Sold Apr 2025 N/A

# LUDMILLA - Properties For Rent

Median Rental Price

\$750 /w

Based on 18 recorded House rentals within the last 12 months (Financial Year 2025)

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

Rental Yield

+5.5%

Current Median Price: \$705,000  
Current Median Rent: \$750

Based on 35 recorded House sales and 18 House rentals compared over the last 12 months

Number of Rentals

18

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

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

32 HARNEY STREET



\$ 650 pw



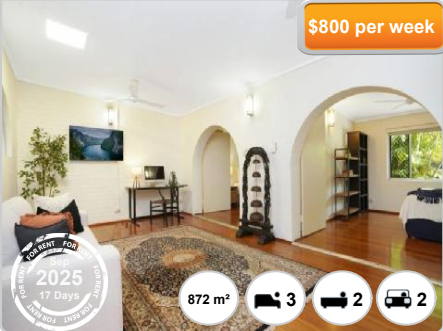
797 m<sup>2</sup>









14 CARDO COURT





\$800 per week



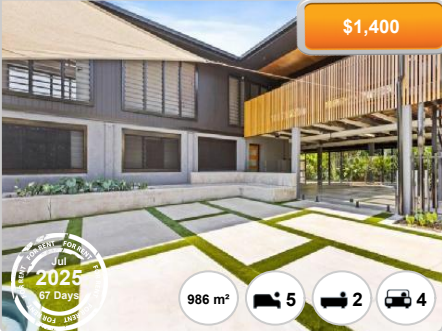
872 m<sup>2</sup>








18 BREMER STREET



\$1,400



986 m<sup>2</sup>

