

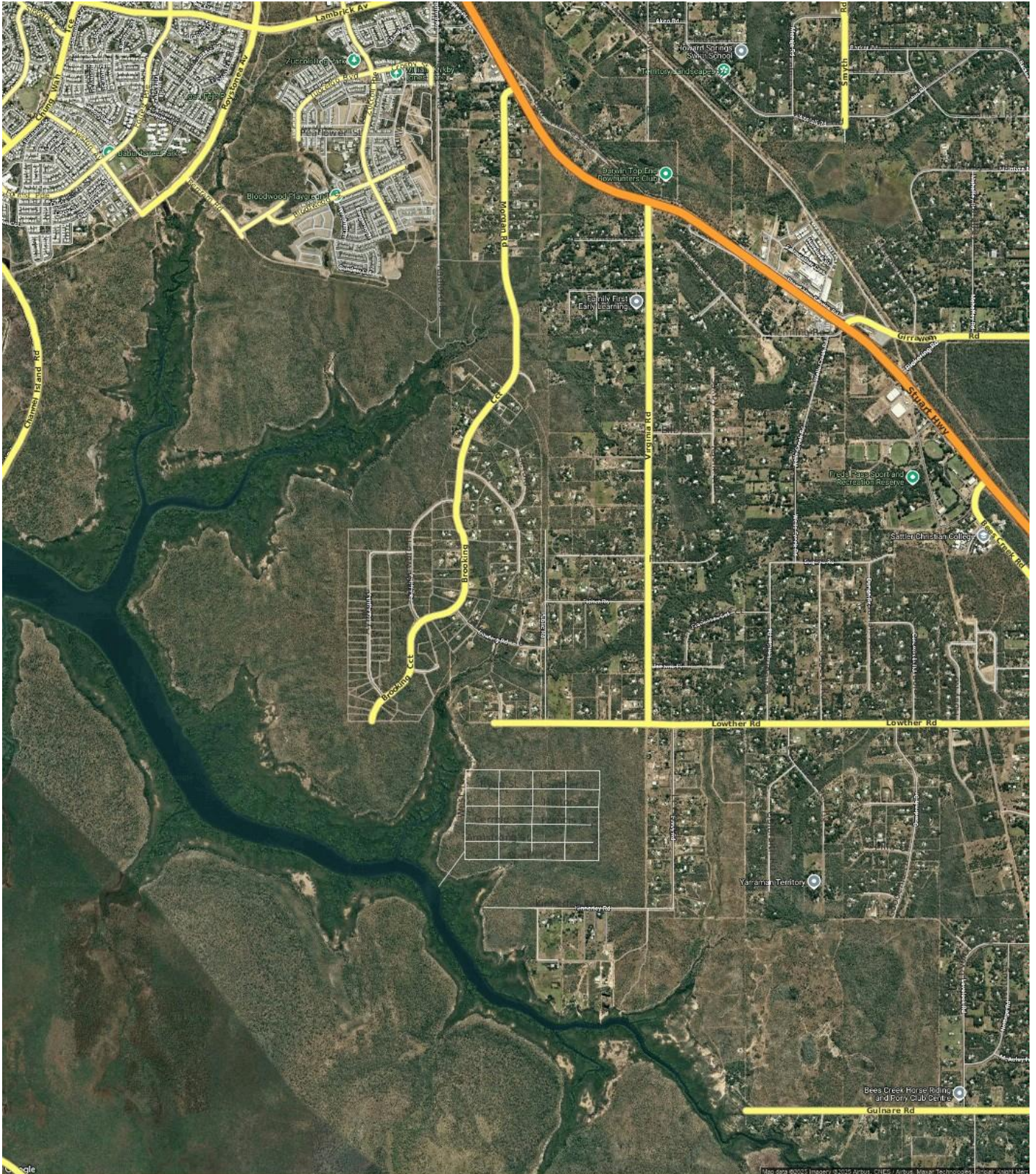
RayWhite.

**Suburb
flyover
report**

VIRGINIA (HOUSE)

PREPARED BY: KRISTINA BILLIAS , RAY WHITE NIGHTCLIFF

VIRGINIA - Suburb Map



VIRGINIA - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	44	\$ 395,000	0.0 %	\$ 130,000	\$ 939,000
2008	39	\$ 450,000	13.9 %	\$ 60,000	\$ 1,200,000
2009	30	\$ 525,000	16.7 %	\$ 230,000	\$ 955,000
2010	19	\$ 500,000	-4.8 %	\$ 180,000	\$ 999,000
2011	26	\$ 651,000	30.2 %	\$ 240,000	\$ 1,250,000
2012	34	\$ 632,500	-2.8 %	\$ 338,000	\$ 1,250,000
2013	22	\$ 652,500	3.2 %	\$ 400,000	\$ 1,150,000
2014	30	\$ 695,000	6.5 %	\$ 350,000	\$ 1,250,000
2015	24	\$ 765,000	10.1 %	\$ 300,000	\$ 1,500,000
2016	21	\$ 660,000	-13.7 %	\$ 330,000	\$ 1,300,000
2017	18	\$ 635,000	-3.8 %	\$ 315,000	\$ 1,100,000
2018	18	\$ 632,500	-0.4 %	\$ 300,000	\$ 850,000
2019	23	\$ 625,000	-1.2 %	\$ 280,000	\$ 1,700,000
2020	23	\$ 617,500	-1.2 %	\$ 360,000	\$ 870,000
2021	45	\$ 665,000	7.7 %	\$ 233,000	\$ 1,700,000
2022	43	\$ 780,000	17.3 %	\$ 262,000	\$ 1,370,000
2023	35	\$ 509,150	-34.7 %	\$ 175,000	\$ 1,175,000
2024	36	\$ 778,500	52.9 %	\$ 100,000	\$ 4,500,000
2025	41	\$ 500,000	-35.8 %	\$ 5,200	\$ 1,300,000

Median Sale Price

\$670k

Based on 45 recorded House sales within the last 12 months (Financial Year 2025)

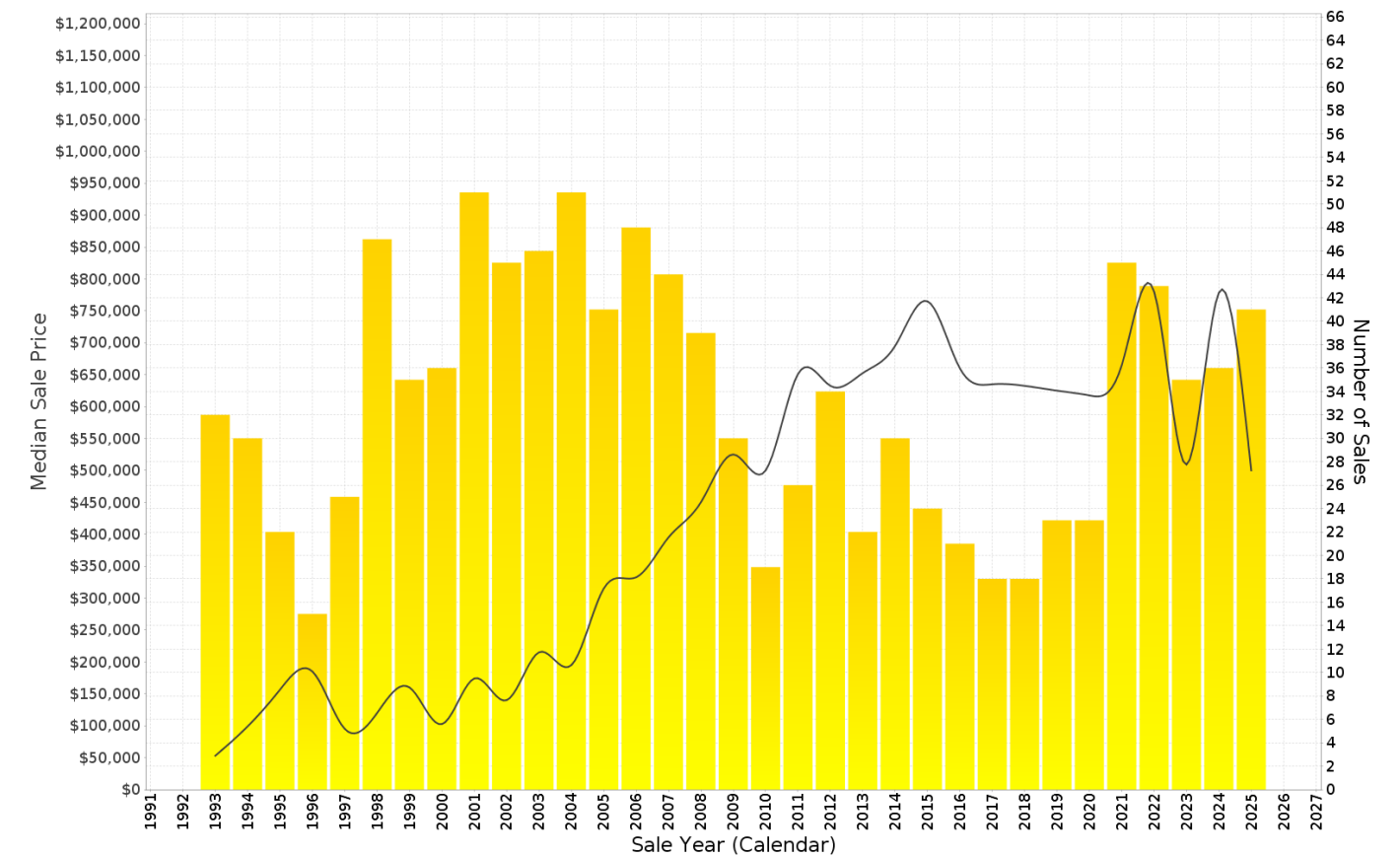
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

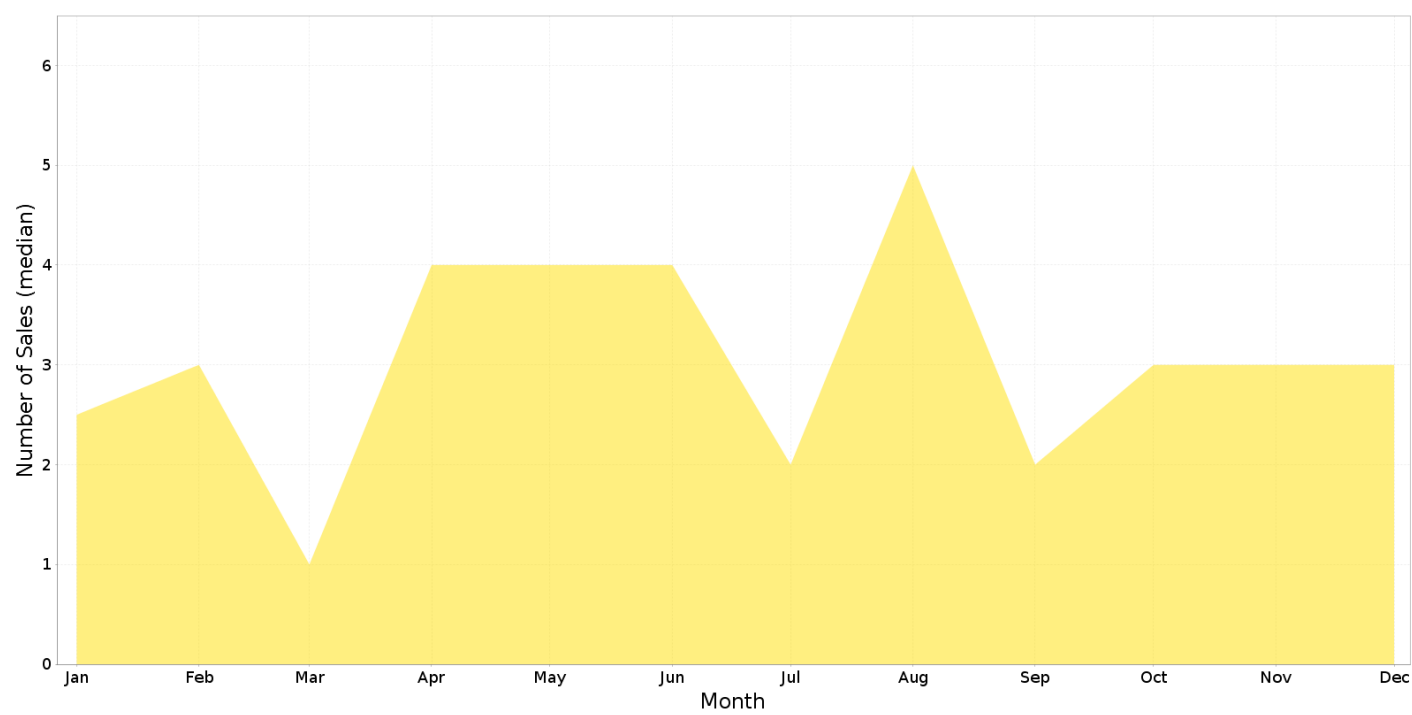
-12.2%

Current Median Price: \$670,000
Previous Median Price: \$763,500

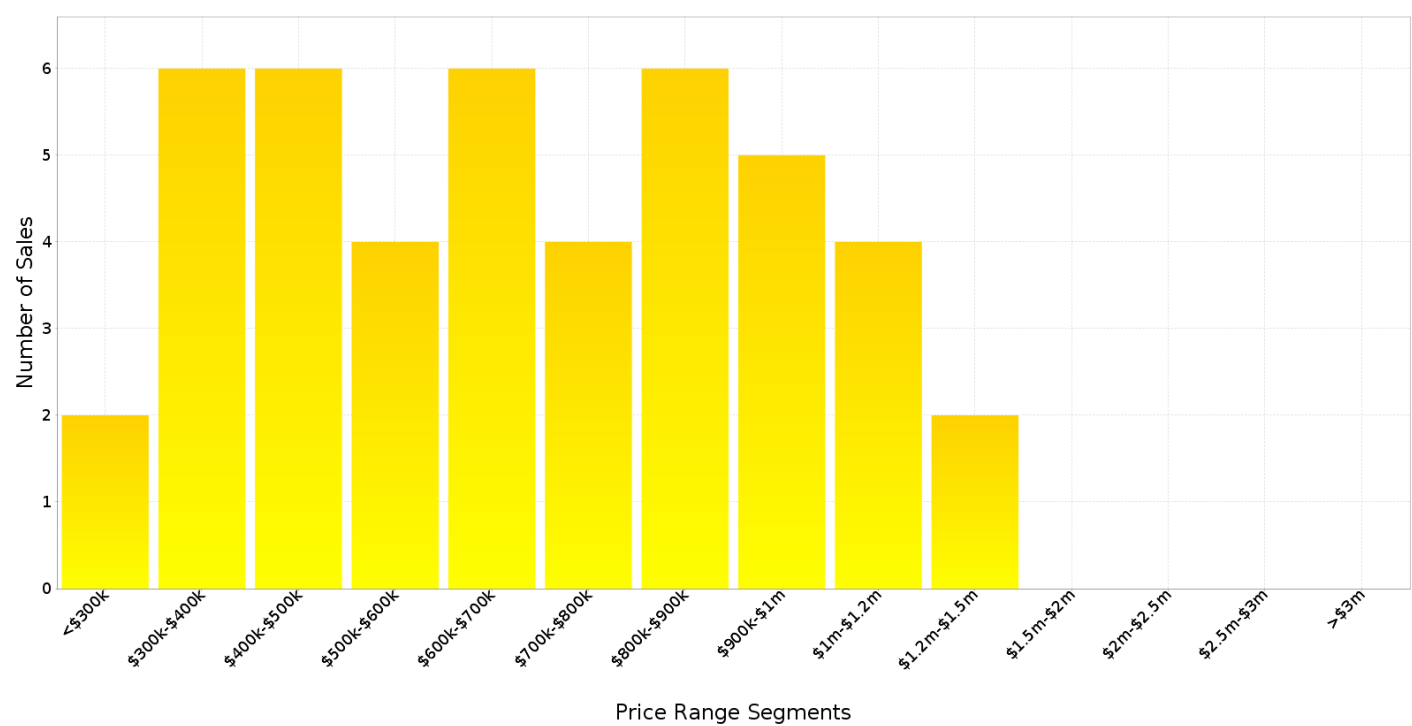
Based on 79 recorded House sales compared over the last two rolling 12 month periods



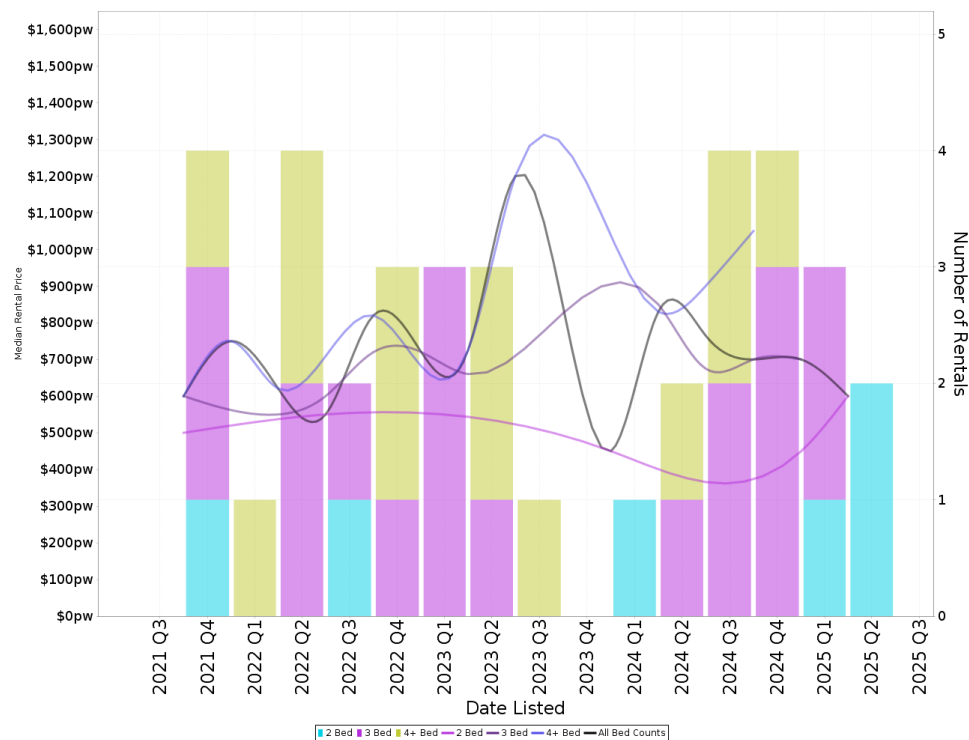
VIRGINIA - Peak Selling Periods (3 years)



VIRGINIA - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-12.2%

Current Median Price: \$670,000
Previous Median Price: \$763,500

Based on 79 registered House sales compared over the last two rolling 12 month periods.

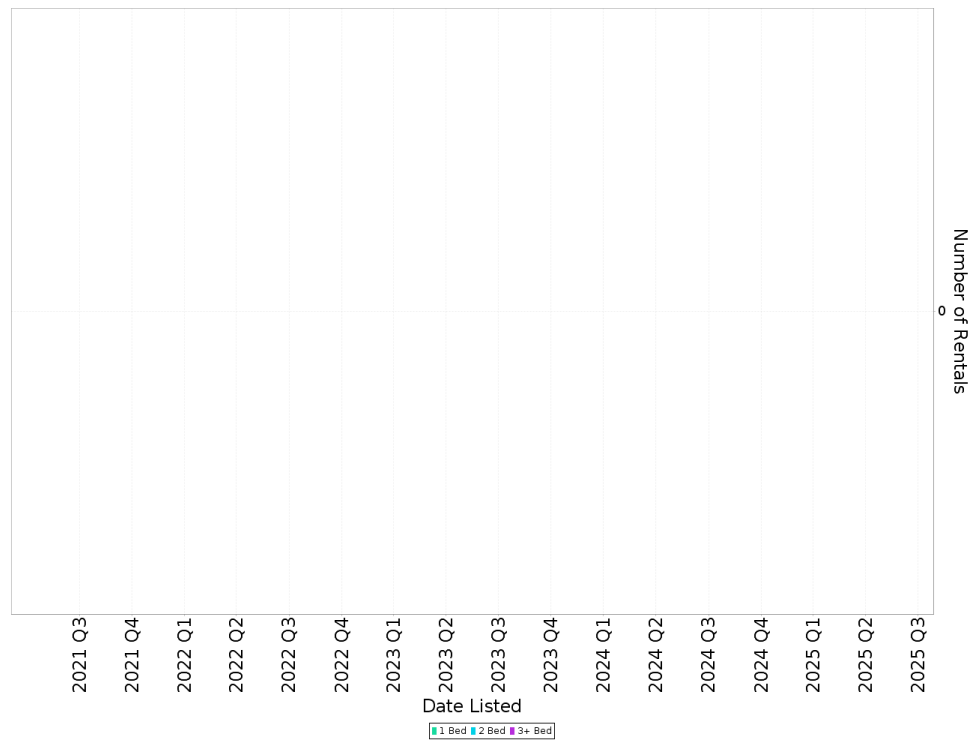
Suburb Rental Yield

+5.4%

Current Median Price: \$670,000
Current Median Rent: \$700

Based on 13 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

N/A

Suburb Rental Yield

N/A

VIRGINIA - Recently Sold Properties

Median Sale Price

\$670k

Based on 45 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

-12.2%

Current Median Price: \$670,000
Previous Median Price: \$763,500

Based on 79 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

45

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

71 FISHER RD

\$1,000,000

Sep 2025
N/A

2.05 ha 4 4 5

65 EUGENE RD

\$486,000

Sep 2025
N/A

1.94 ha - - -

133 AYLIFFE RD

\$380,000

Sep 2025
73 Days

1.02 ha - - -

55 WOODWARD RD

\$380,000

Sep 2025
N/A

1 ha - - -

35 AYLIFFE RD

\$500,000

Sep 2025
N/A

2.85 ha - - -

124 VIRGINIA RD

\$1,300,000

Aug 2025
197 Days

4 3 6

40 GERALD RD

\$840,000

Aug 2025
N/A

2 ha 4 2 2

35 GOODENIA DR

\$1,400,000

Aug 2025
89 Days

2.1 ha 6 4 20

30 BROOKING CCT

\$760,000

Aug 2025
103 Days

2.05 ha 2 2 2

120 BROOKING CCT

\$800,000

Aug 2025
40 Days

1.92 ha 1 1 6

330 VIRGINIA RD

\$5,200

2025
N/A

2.1 ha - - -

490 LOWTHER RD

\$775,000

Aug 2025
N/A

8.19 ha - - -

124 AYLIFFE RD

\$380,000

2025
31 Days

1 ha - - -

34 WOODWARD RD

\$445,000

2025
N/A

2.96 ha - - -

5 JACOMB PL

\$810,000

Jul 2025
71 Days

2.08 ha 4 2 2

105 EUGENE RD

\$401,000

Jul 2025
N/A

2 ha 1 1 -

68 AYLIFFE RD

\$425,000

Jul 2025
50 Days

1.85 ha - - -

42 FISHER RD

\$1,050,000

Jul 2025
48 Days

2.1 ha 3 2 2

106 WOODWARD RD

\$380,000

Jul 2025
7 Days

1 ha - - -

77 AYLIFFE RD

\$380,000

Jul 2025
N/A

1 ha - - -

65 WOODWARD RD

\$408,000

Jun 2025
N/A

1.74 ha - - -