

**RayWhite.**

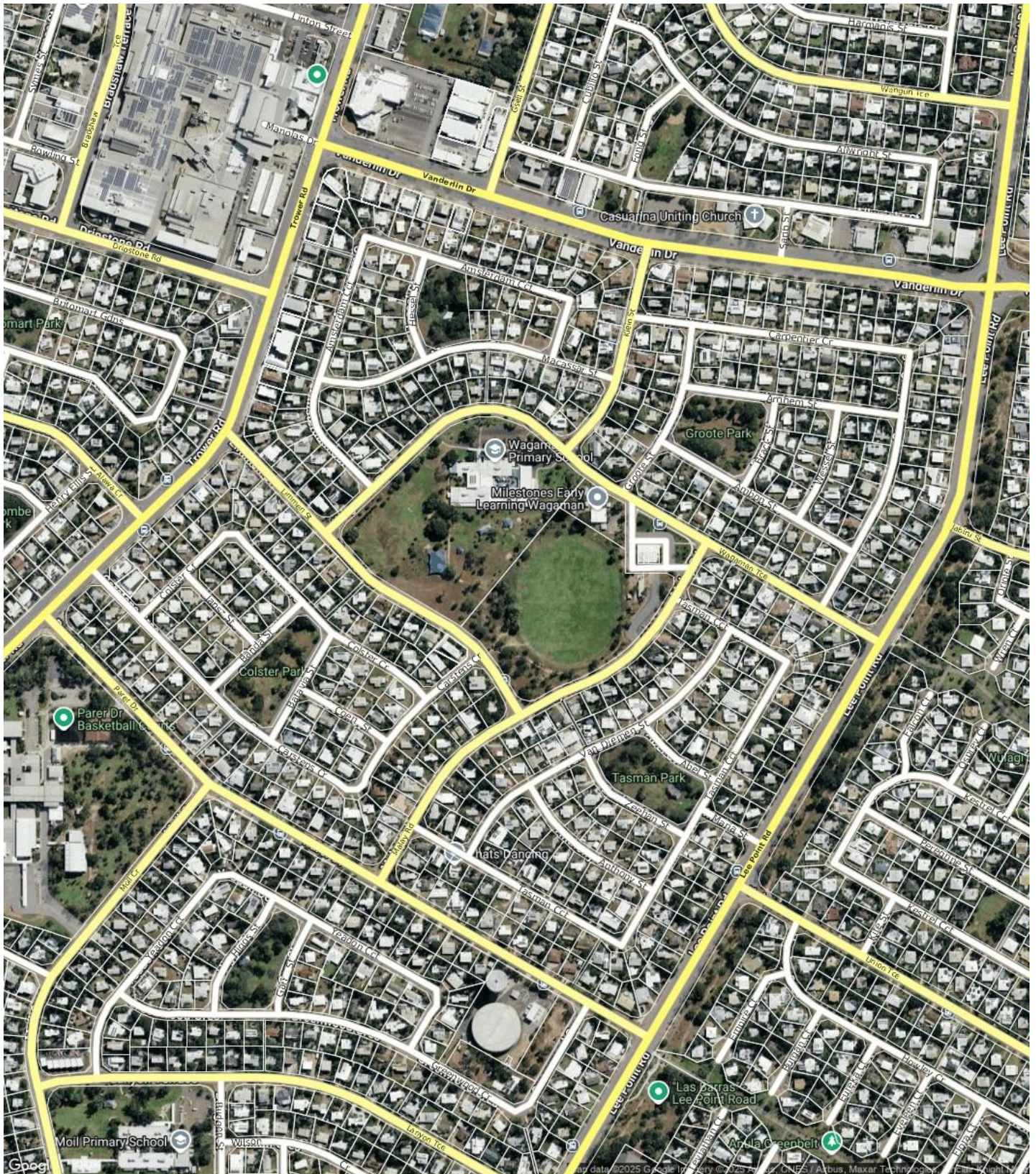
**Suburb  
flyover  
report**

**WAGAMAN (HOUSE)**

**PREPARED BY: KRISTINA BILLIAS, RAY WHITE NIGHTCLIFF**



## WAGAMAN - Suburb Map





# WAGAMAN - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	50	\$ 337,000	0.0 %	\$ 16,500	\$ 575,000
2008	49	\$ 382,500	13.5 %	\$ 31,020	\$ 610,000
2009	20	\$ 465,000	21.6 %	\$ 295,000	\$ 649,000
2010	25	\$ 537,000	15.5 %	\$ 230,000	\$ 700,000
2011	16	\$ 510,000	-5.0 %	\$ 42,220	\$ 635,000
2012	22	\$ 490,500	-3.8 %	\$ 128,475	\$ 710,000
2013	21	\$ 585,000	19.3 %	\$ 355,000	\$ 760,000
2014	29	\$ 543,000	-7.2 %	\$ 8,000	\$ 720,000
2015	18	\$ 538,500	-0.8 %	\$ 46,325	\$ 700,000
2016	21	\$ 480,000	-10.9 %	\$ 380,000	\$ 638,000
2017	19	\$ 500,000	4.2 %	\$ 342,000	\$ 605,000
2018	16	\$ 452,500	-9.5 %	\$ 185,000	\$ 625,000
2019	18	\$ 449,500	-0.7 %	\$ 310,000	\$ 638,000
2020	2	\$ 241,000	-46.4 %	\$ 142,000	\$ 340,000
2021	0				
2022	23	\$ 555,000	0.0 %	\$ 430,000	\$ 750,000
2023	22	\$ 537,500	-3.2 %	\$ 239,000	\$ 760,000
2024	29	\$ 520,000	-3.3 %	\$ 360,000	\$ 1,060,000
2025	33	\$ 540,000	3.8 %	\$ 450,000	\$ 1,850,000

Median Sale Price

\$528k

Based on 39 recorded House sales within the last 12 months (Financial Year 2025)

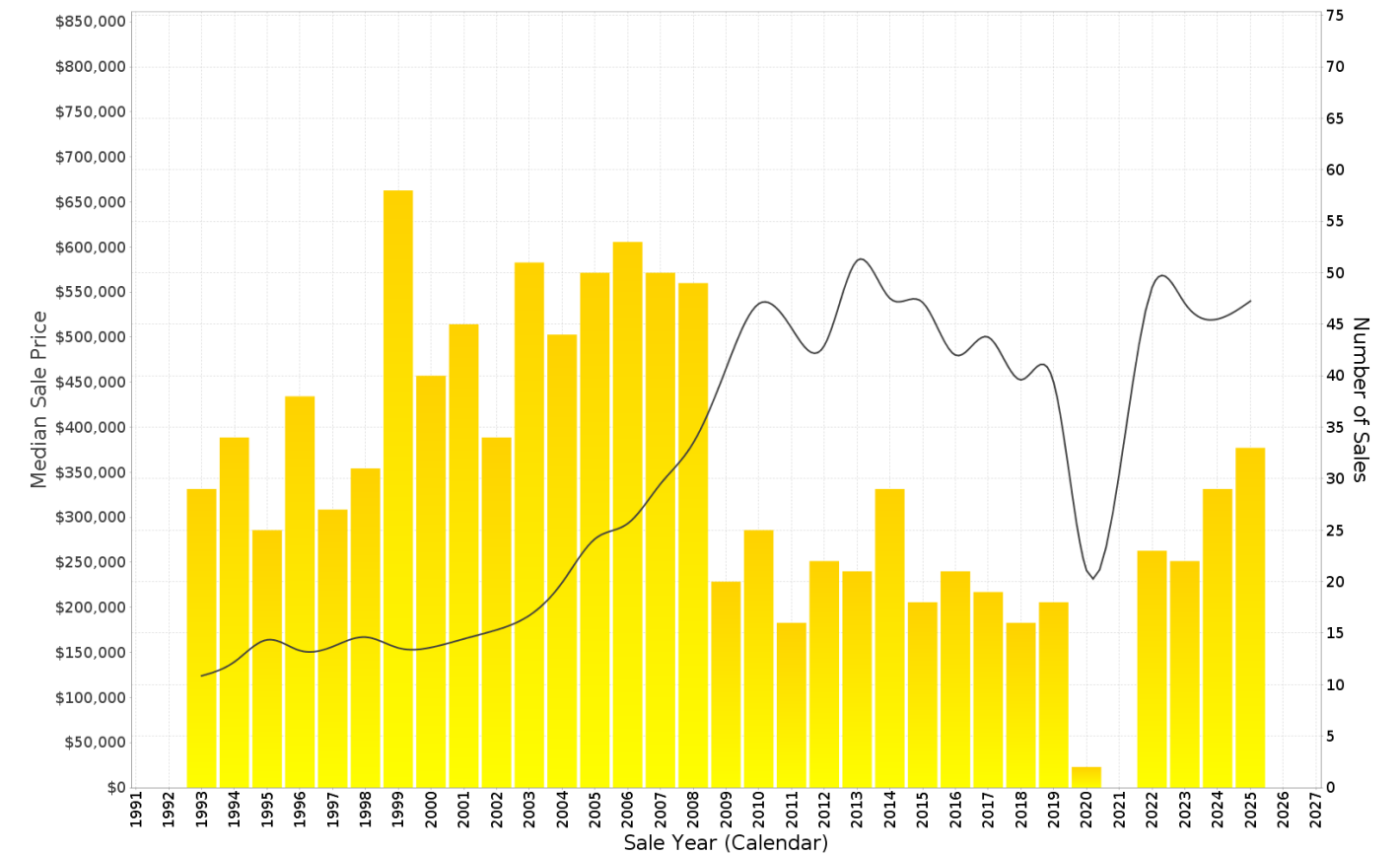
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

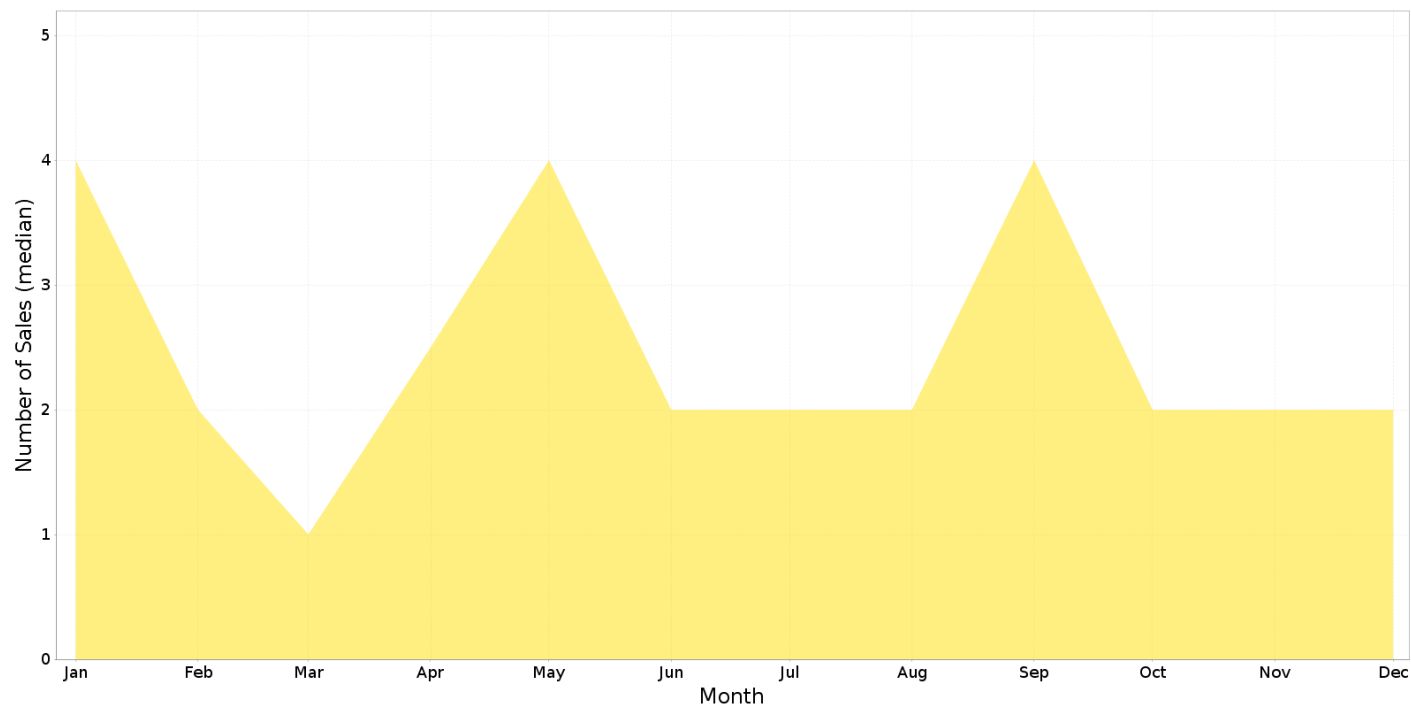
+9.9%

Current Median Price: \$527,500  
Previous Median Price: \$480,000

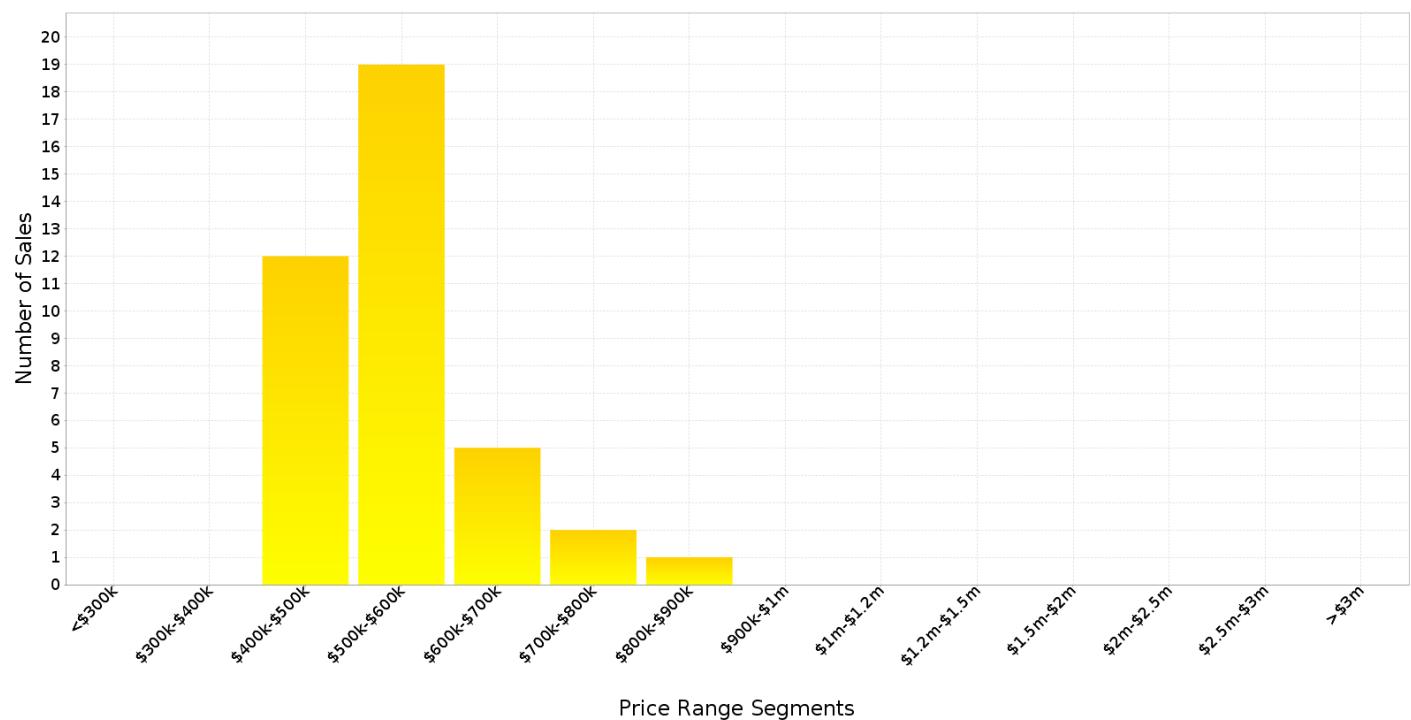
Based on 64 recorded House sales compared over the last two rolling 12 month periods



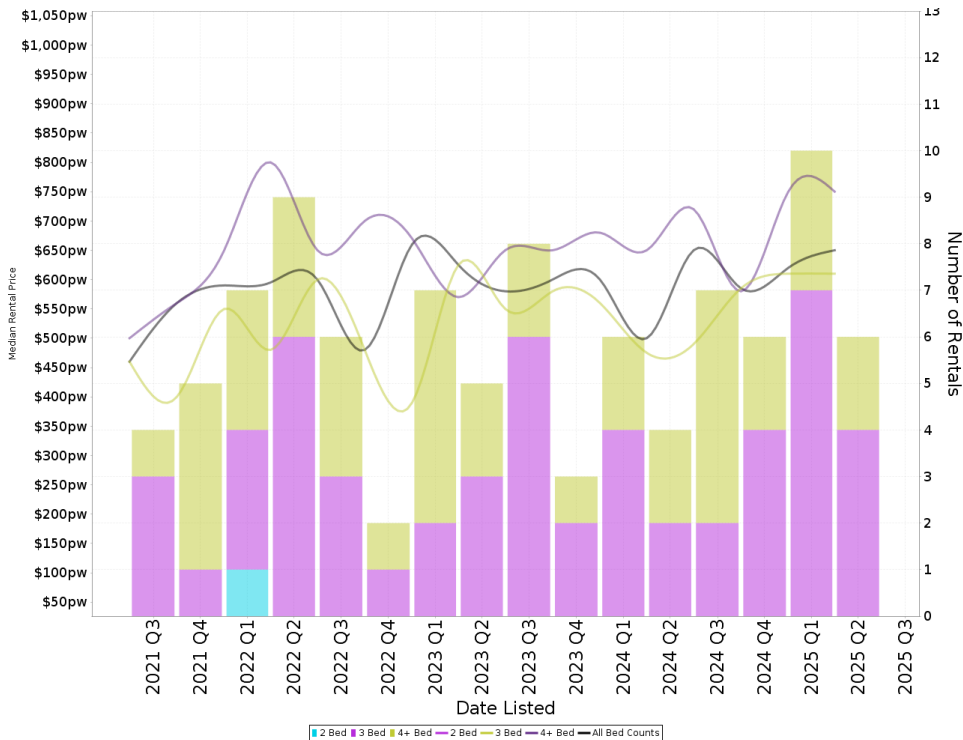
## WAGAMAN - Peak Selling Periods (3 years)



## WAGAMAN - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+9.9%**

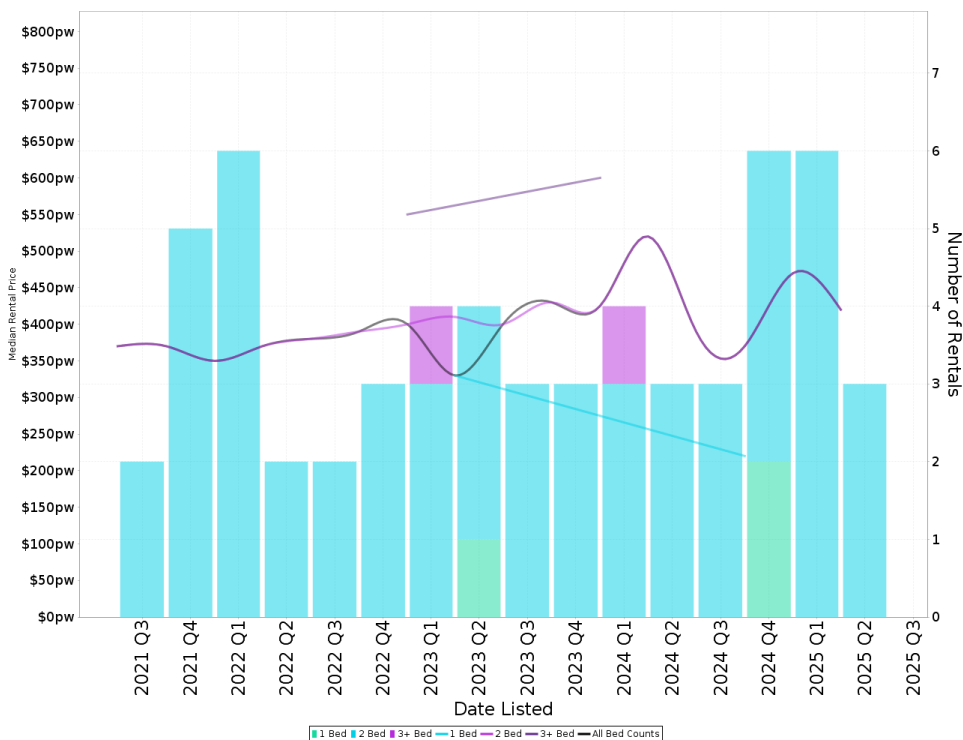
**Current Median Price: \$527,500**  
**Previous Median Price: \$480,000**  
 Based on 64 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+6.3%**

**Current Median Price: \$527,500**  
**Current Median Rent: \$640**  
 Based on 29 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+46.7%**

**Current Median Price: \$352,000**  
**Previous Median Price: \$240,000**  
 Based on 15 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+5.9%**

**Current Median Price: \$352,000**  
**Current Median Rent: \$400**  
 Based on 18 registered Unit rentals compared over the last 12 months.

# WAGAMAN - Recently Sold Properties

Median Sale Price

**\$528k**

Based on 39 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

**+9.9%**

Current Median Price: \$527,500  
Previous Median Price: \$480,000

Based on 64 recorded House sales compared over the last two rolling 12 month periods

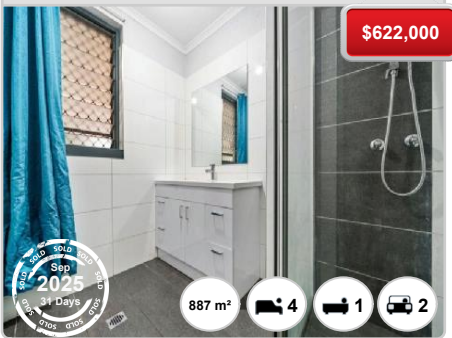
# Sold Properties

**39**

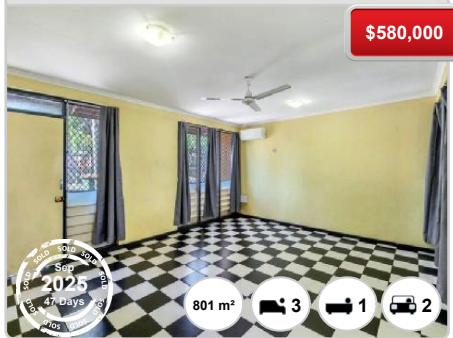
Based on recorded House sales within the 12 months (Financial Year 2025)

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

47 TASMAN CCT



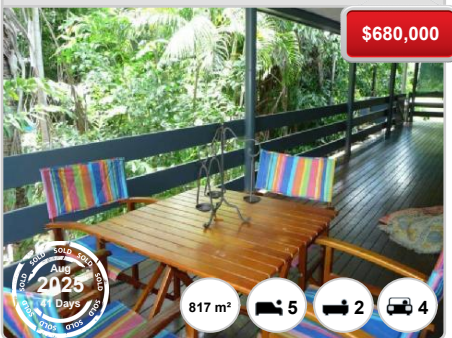
38 AMSTERDAM CCT



35 AMSTERDAM CCT



29 CARPENTIER CRES



3 KLEIN ST



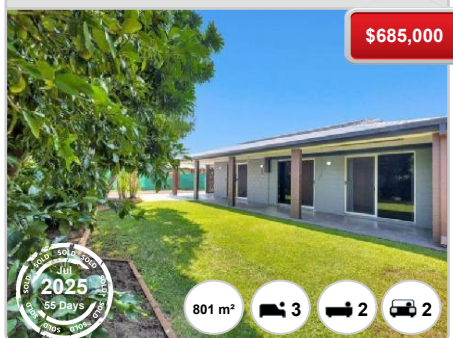
14 AMSTERDAM CCT



42 MALAY RD



16 GROOTE ST



226 TROWER RD





52 TASMAN CCT

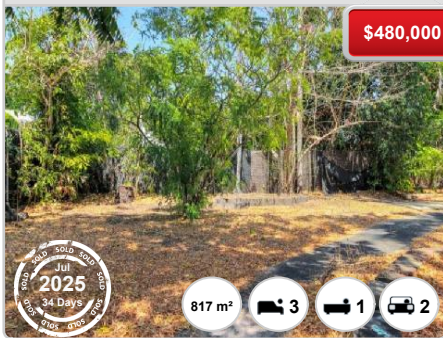
\$560,000



858 m<sup>2</sup> 4 1 1

12 ANTHONY ST

\$480,000



817 m<sup>2</sup> 3 1 2

8 WESSEL ST

\$530,000



953 m<sup>2</sup> 3 2 1

1 HESSEL ST

\$460,000



834 m<sup>2</sup> 3 2 1

95 LEE POINT RD

\$610,000



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

14 AMSTERDAM CCT

\$470,000



734 m<sup>2</sup> - - -

48 WAGAMAN TCE

\$555,000



805 m<sup>2</sup> 3 1 2

32 VAN DIEMEN ST

\$585,000



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

8 COEN ST

\$825,000



732 m<sup>2</sup> 5 2 4

13 CARPENTIER CRES

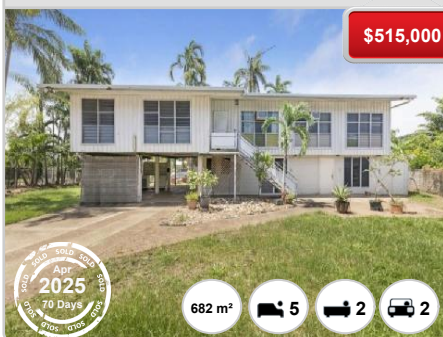
\$450,000



844 m<sup>2</sup> 3 1 2

28 PARER DR

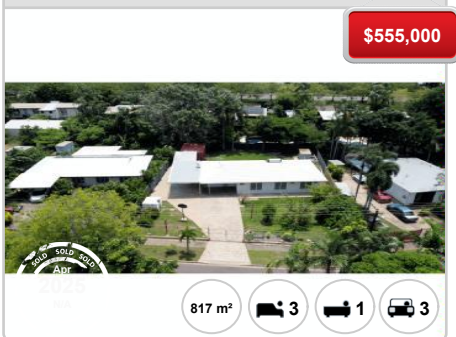
\$515,000



682 m<sup>2</sup> 5 2 2

36 CARPENTIER CRES

\$555,000



817 m<sup>2</sup> 3 1 3

# WAGAMAN - Properties For Rent

## Median Rental Price

# \$640 /w

Based on 29 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

# +6.3%

Current Median Price: \$527,500  
Current Median Rent: \$640

Based on 39 recorded House sales and 29 House rentals compared over the last 12 months


## Number of Rentals

# 29

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

### 47 TASMAN CIRCUIT

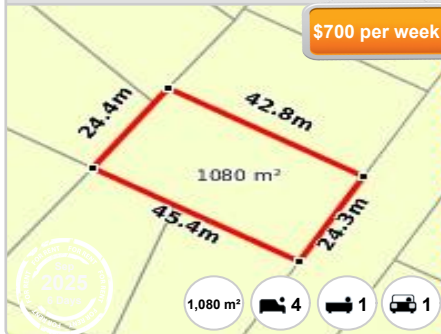


**\$700 per week**

887 m<sup>2</sup> 4 beds 1 bathroom 2 cars

2025 Sep 2 Days

### 41 TASMAN CIRCUIT



**\$700 per week**

1,080 m<sup>2</sup> 4 beds 1 bathroom 1 car

2025 Sep 2 Days

### 33 COLSTER CRESCENT

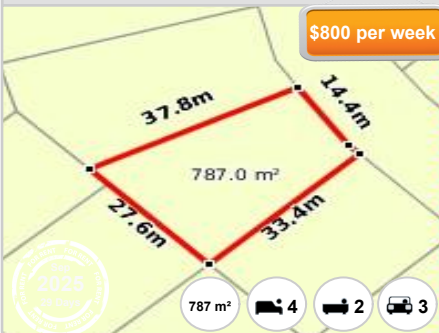


**\$700 per week**

825 m<sup>2</sup> 3 beds 1 bathroom 2 cars

2025 Sep 2 Days

### 7 AMSTERDAM CIRCUIT

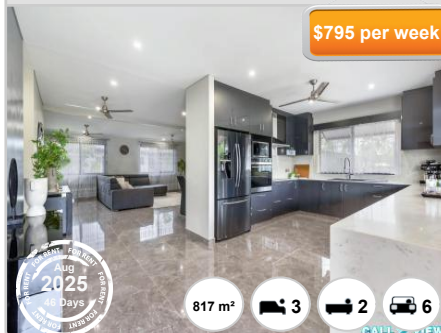


**\$800 per week**

787 m<sup>2</sup> 4 beds 2 bathrooms 3 cars

2025 Sep 2 Days

### 4/13 KLEIN STREET




**\$795 per week**

817 m<sup>2</sup> 3 beds 2 bathrooms 6 cars

2025 Aug 4 Days

CALL TO VIEW

### 3 Anthony/ ANTHONY STREET



**\$650**

3 beds 1 bathroom 2 cars

2025 Jul 70 Days