

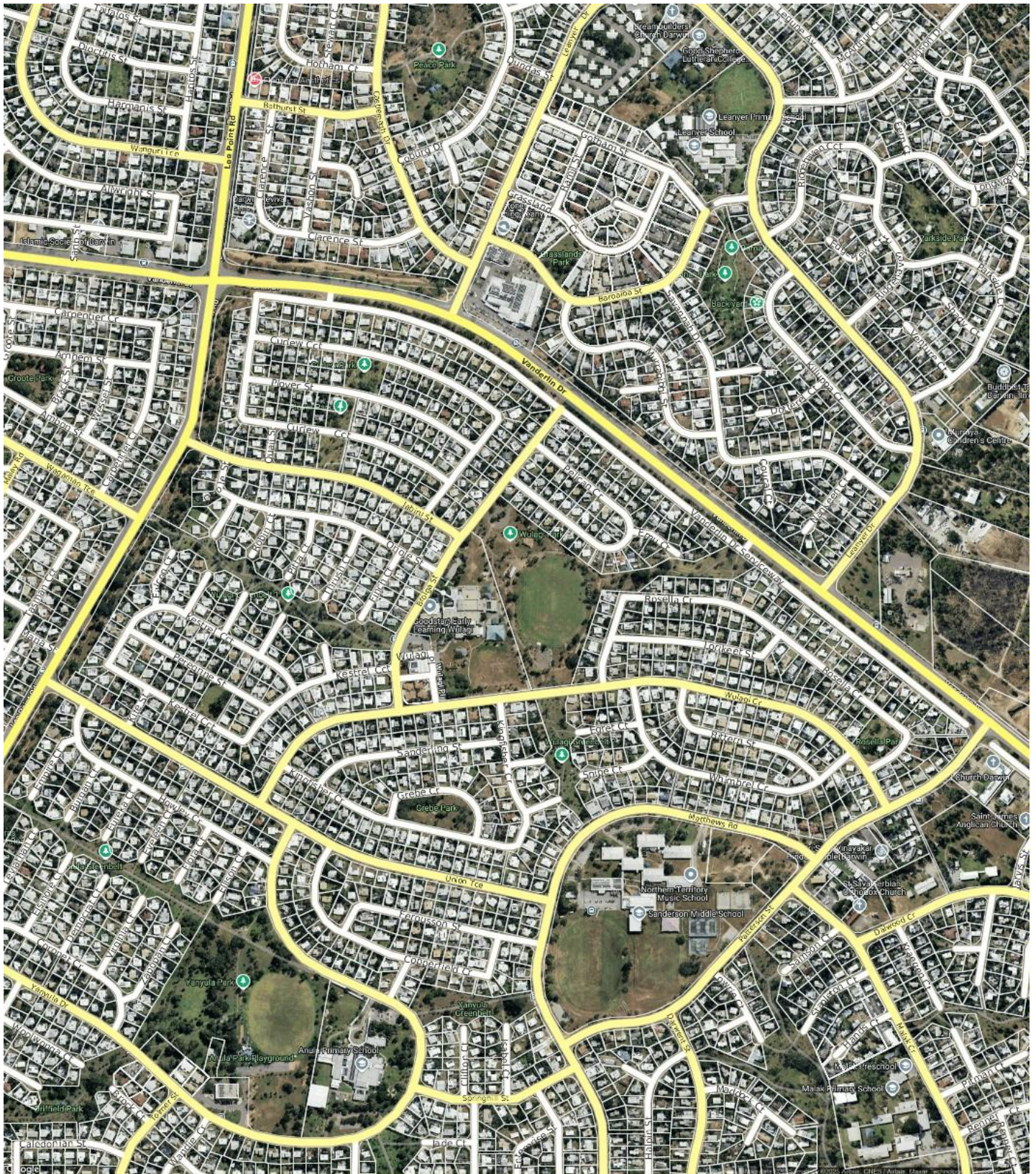
RayWhite.

Suburb
flyover
report

WULAGI (HOUSE)

PREPARED BY: KRISTINA BILLIAS, RAY WHITE NIGHTCLIFF

WULAGI - Suburb Map



WULAGI - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	79	\$ 380,000	0.0 %	\$ 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	48	\$ 526,000	-6.5 %	\$ 150,000	\$ 800,000
2025	47	\$ 605,000	15.0 %	\$ 220,000	\$ 1,000,000

Median Sale Price

\$569k

Based on 58 recorded House sales within the last 12 months (Financial Year 2025)

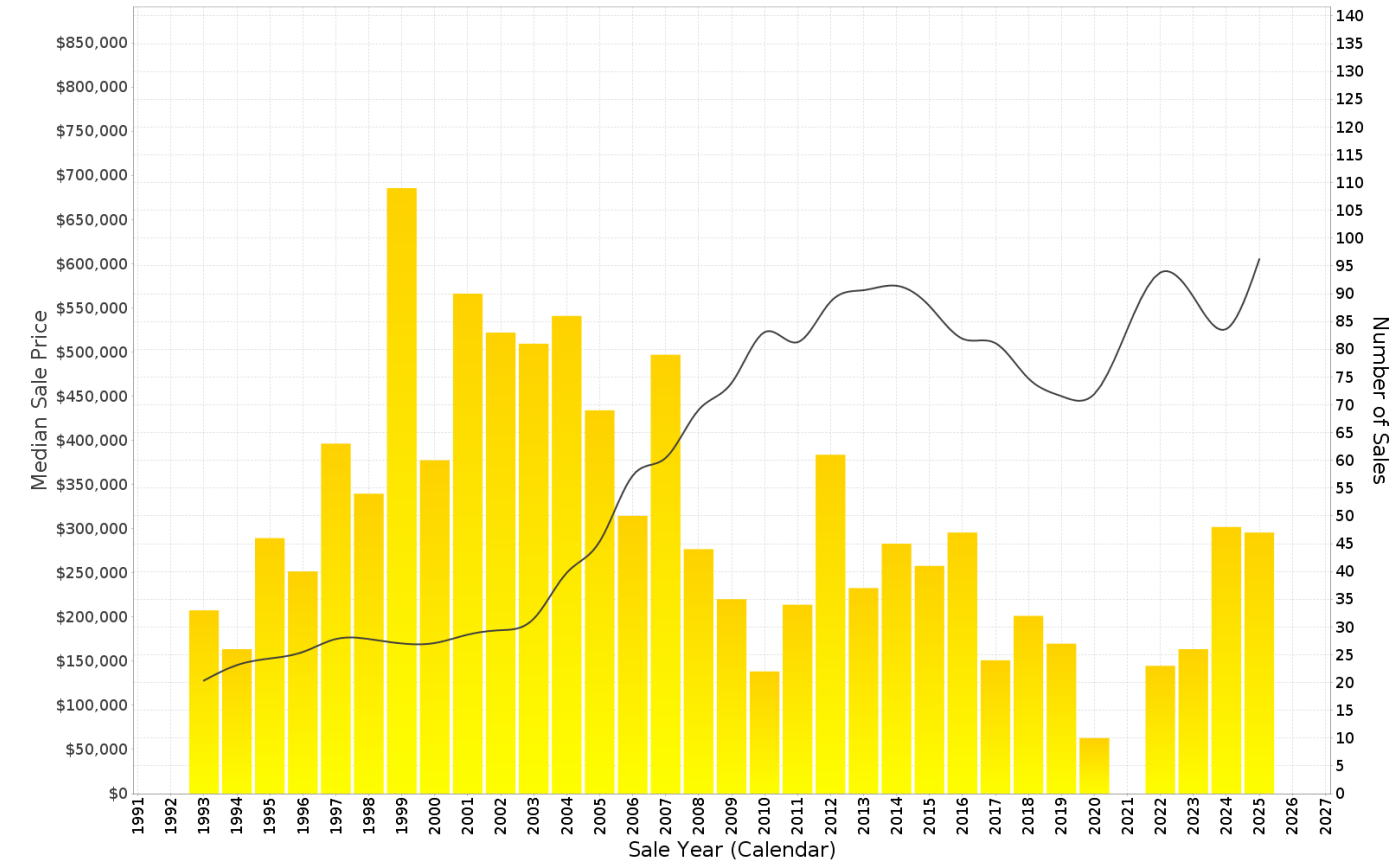
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

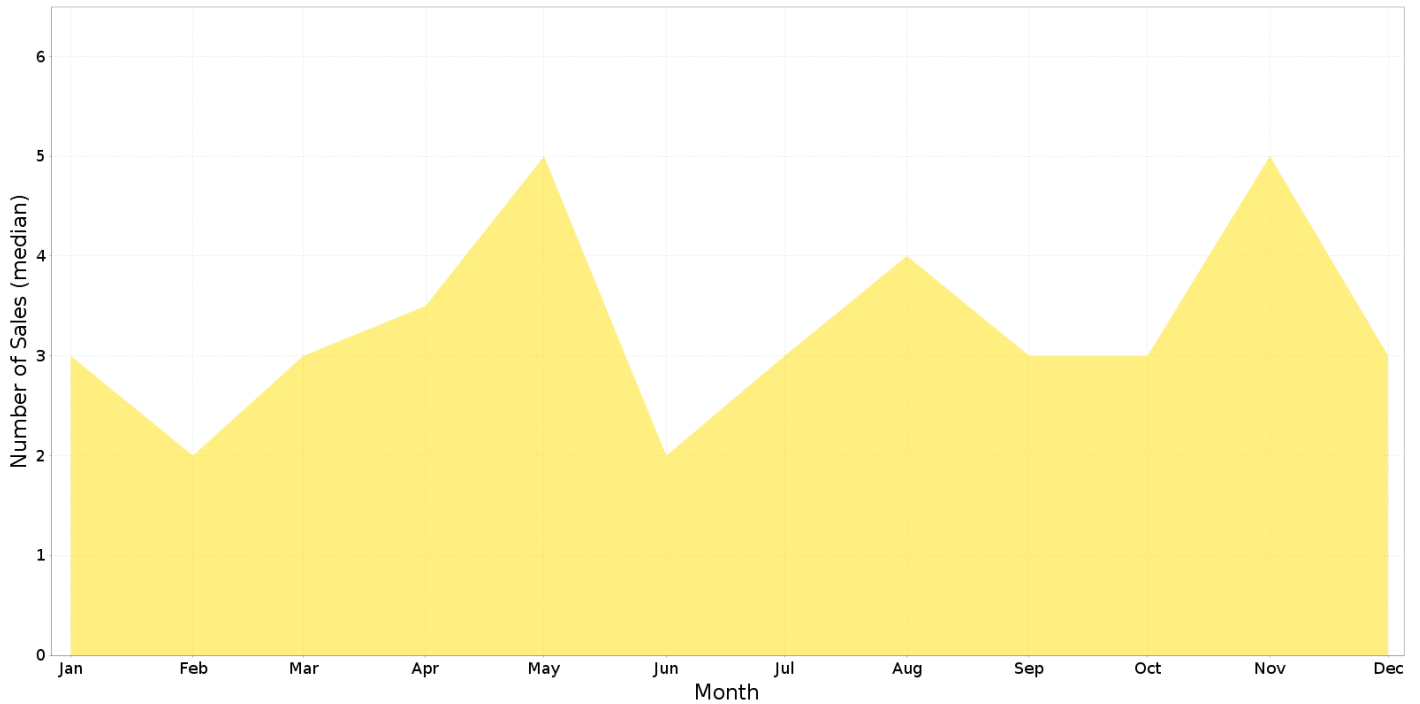
+7.8%

Current Median Price: \$568,750
Previous Median Price: \$527,500

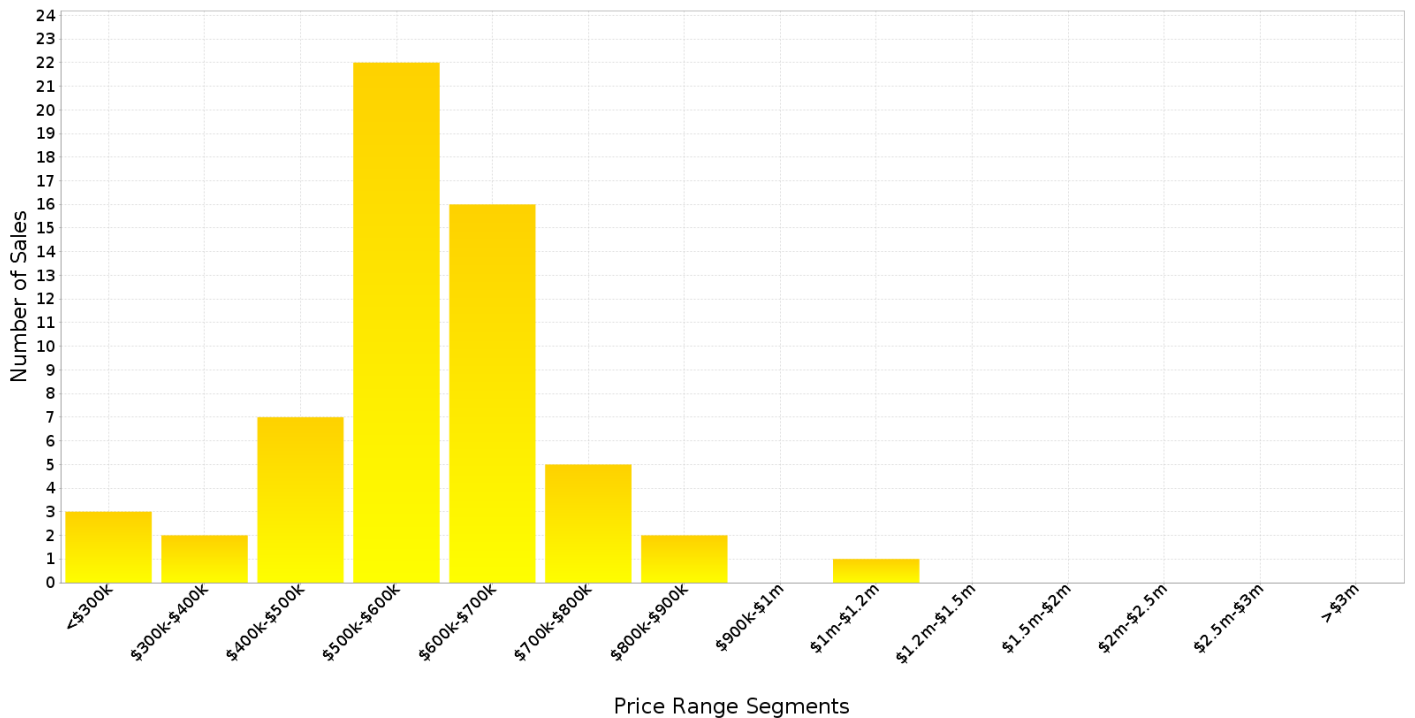
Based on 96 recorded House sales compared over the last two rolling 12 month periods



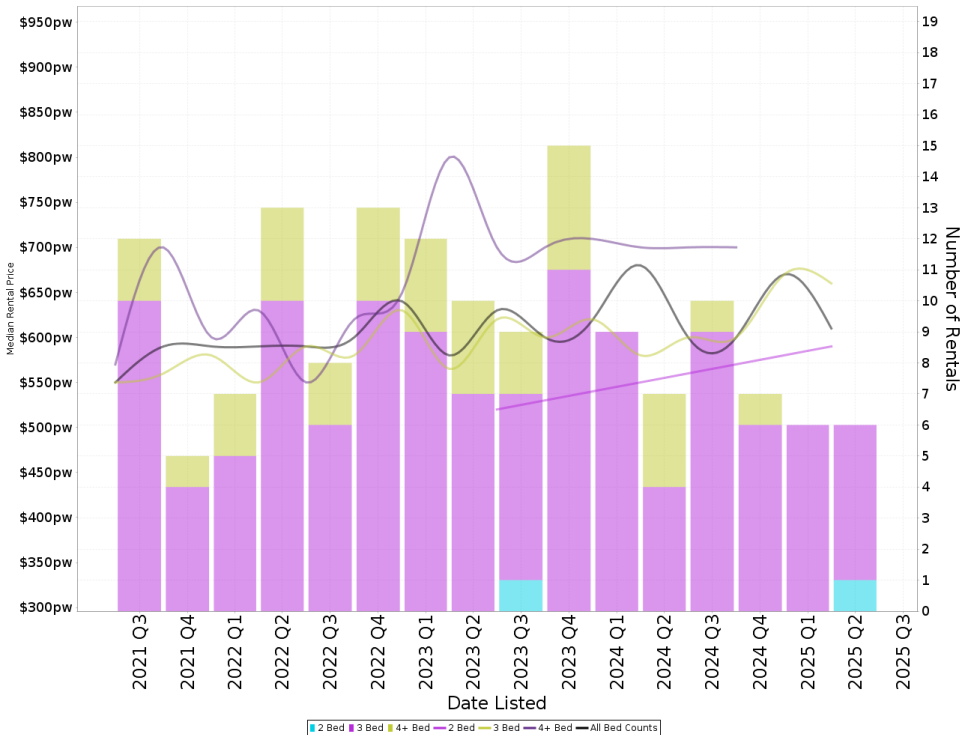
WULAGI - Peak Selling Periods (3 years)



WULAGI - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+7.8%

Current Median Price: \$568,750
Previous Median Price: \$527,500

Based on 96 registered House sales compared over the last two rolling 12 month periods.

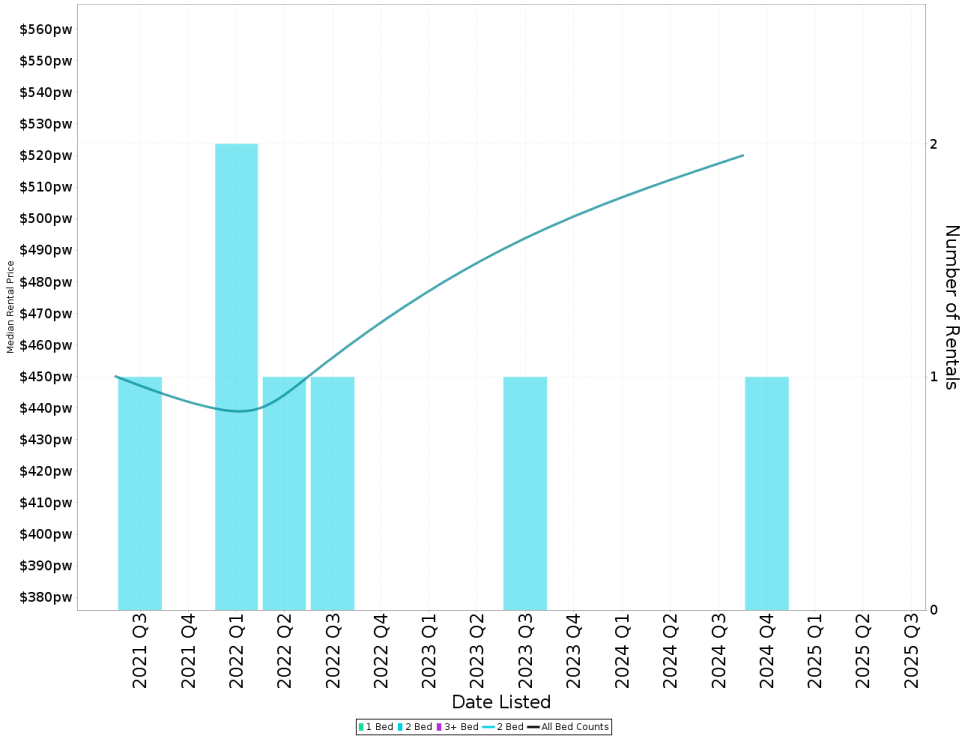
Suburb Rental Yield

+5.7%

Current Median Price: \$568,750
Current Median Rent: \$620

Based on 29 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

N/A

Suburb Rental Yield

+7.8%

Current Median Price: \$347,500
Current Median Rent: \$520

Based on 1 registered Unit rentals compared over the last 12 months.

WULAGI - Recently Sold Properties

Median Sale Price

\$569k

Based on 58 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

+7.8%

Current Median Price: \$568,750
Previous Median Price: \$527,500

Based on 96 recorded House sales compared over the last two rolling 12 month periods

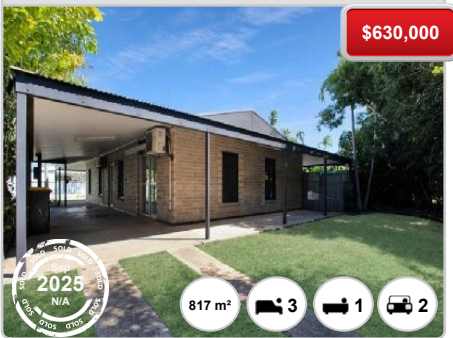
Sold Properties

58

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

26 WHIMBREL CRES



10 KINGFISHER CRES



27 SANDERLING ST



11 WULAGI CRES



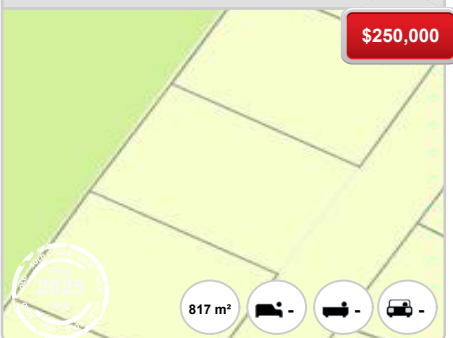
3 QUAIL ST



13 BROLGA ST



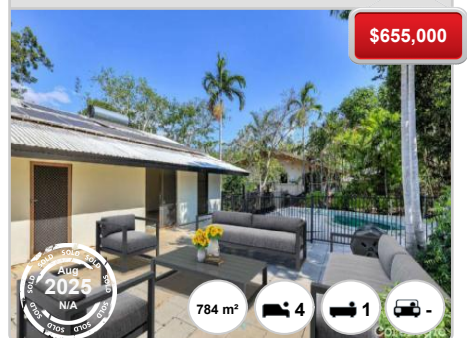
57 KESTREL CCT



69 MATTHEWS RD



39 BROLGA ST



59 ROSELLA CRES

\$535,000

ALL ABOUT REAL ESTATE

Aug 2025
23 Days

817 m² 3 1 2

27 ROSELLA CRES

\$530,000

29.4m 33.2m 34.3m 942.0 m²

2025
N/A

942 m² 3 1 -

71 ROSELLA CRES

\$710,000

56.4m 46.1m 34.3m 1180 m²

2025
N/A

1,180 m² 4 2 6

16 PELICAN CRES

\$465,000

Aug 2025
N/A

766 m² 4 1 2

16 LORIKEET ST

\$790,000

Aug 2025
553 Days

815 m² 5 2 2

42 PELICAN CRES

\$580,000

Aug 2025
N/A

817 m² 3 1 4

168 VANDERLIN DR

\$530,000

33.6m 24.6m 33.6m 25.0m 817.0 m²

2025
N/A

817 m² 3 1 2

3 WHIMBREL CRES

\$605,000

Jul 2025
N/A

804 m² 3 1 2

93 WULAGI CRES

\$762,500

Jul 2025
75 Days

997 m² 5 3 4

20 BITTERN ST

\$600,000

Jul 2025
11 Days

817 m² 3 1 2

15 KESTREL CCT

\$725,000

Jul 2025
34 Days

746 m² 3 1 2

13 KINGFISHER CRES

\$650,000

Jul 2025
58 Days

876 m² 3 1 2

WULAGI - Properties For Rent

Median Rental Price

\$620 /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

+5.7%

Current Median Price: \$568,750
Current Median Rent: \$620

Based on 58 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

59 ROSELLA CRESCENT

\$615 per week



Sep 2025 14 Days

817 m²

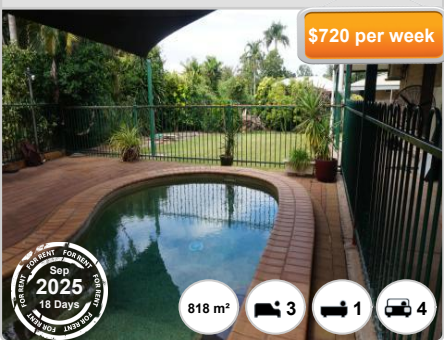
3

1

2

13 Bittern Street

\$720 per week



Sep 2025 18 Days

818 m²

3

1

4

1 JABIRU STREET

\$620 per week



Aug 2025 33 Days

730 m²

3

1

2