

RayWhite.

Suburb
flyover
report

LUDMILLA (UNIT)

PREPARED BY: KRISTINA BILLIAS, RAY WHITE NIGHTCLIFF

LUDMILLA - Suburb Map



LUDMILLA - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2007	11	\$ 287,500	0.0 %	\$ 255,000	\$ 333,000
2008	6	\$ 281,500	-2.1 %	\$ 80,000	\$ 315,000
2009	10	\$ 351,500	24.9 %	\$ 148,750	\$ 1,050,000
2010	7	\$ 385,000	9.5 %	\$ 300,000	\$ 865,000
2011	6	\$ 382,500	-0.6 %	\$ 77,121	\$ 415,000
2012	11	\$ 390,000	2.0 %	\$ 81,070	\$ 455,000
2013	7	\$ 398,000	2.1 %	\$ 205,000	\$ 463,000
2014	5	\$ 390,000	-2.0 %	\$ 255,000	\$ 435,000
2015	6	\$ 392,500	0.6 %	\$ 174,000	\$ 408,000
2016	6	\$ 317,500	-19.1 %	\$ 302,000	\$ 403,000
2017	3	\$ 300,000	-5.5 %	\$ 270,000	\$ 315,000
2018	5	\$ 250,500	-16.5 %	\$ 187,000	\$ 259,000
2019	4	\$ 234,250	-6.5 %	\$ 130,000	\$ 245,000
2020	1	\$ 190,000	-18.9 %	\$ 190,000	\$ 190,000
2021	0				
2022	12	\$ 347,500	0.0 %	\$ 310,000	\$ 385,000
2023	3	\$ 350,000	0.7 %	\$ 328,000	\$ 395,000
2024	6	\$ 270,000	-22.9 %	\$ 57,000	\$ 380,000
2025	12	\$ 363,750	34.7 %	\$ 180,000	\$ 410,000

Median Sale Price

\$325k

Based on 13 recorded Unit sales within the last 12 months (Financial Year 2025)

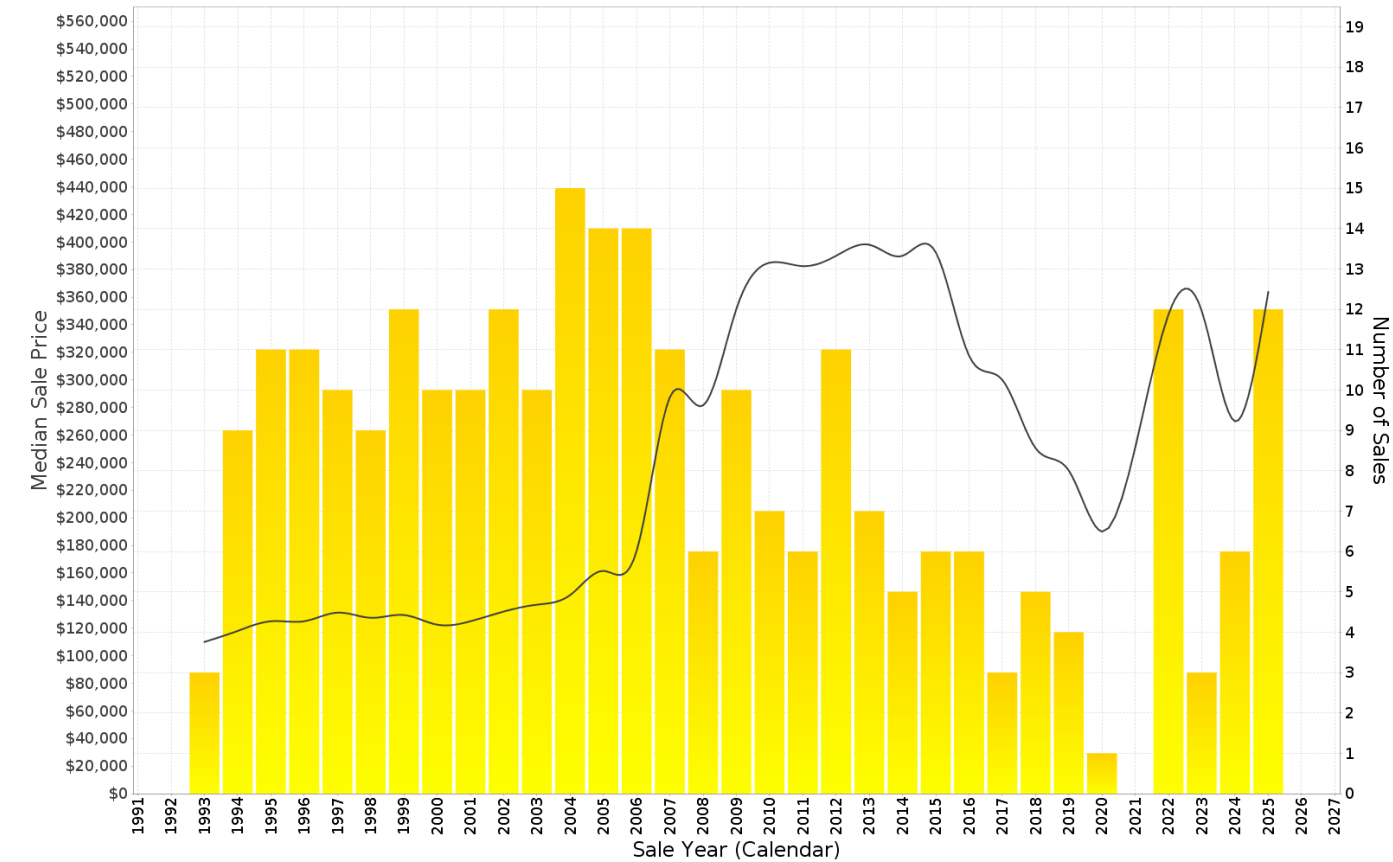
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

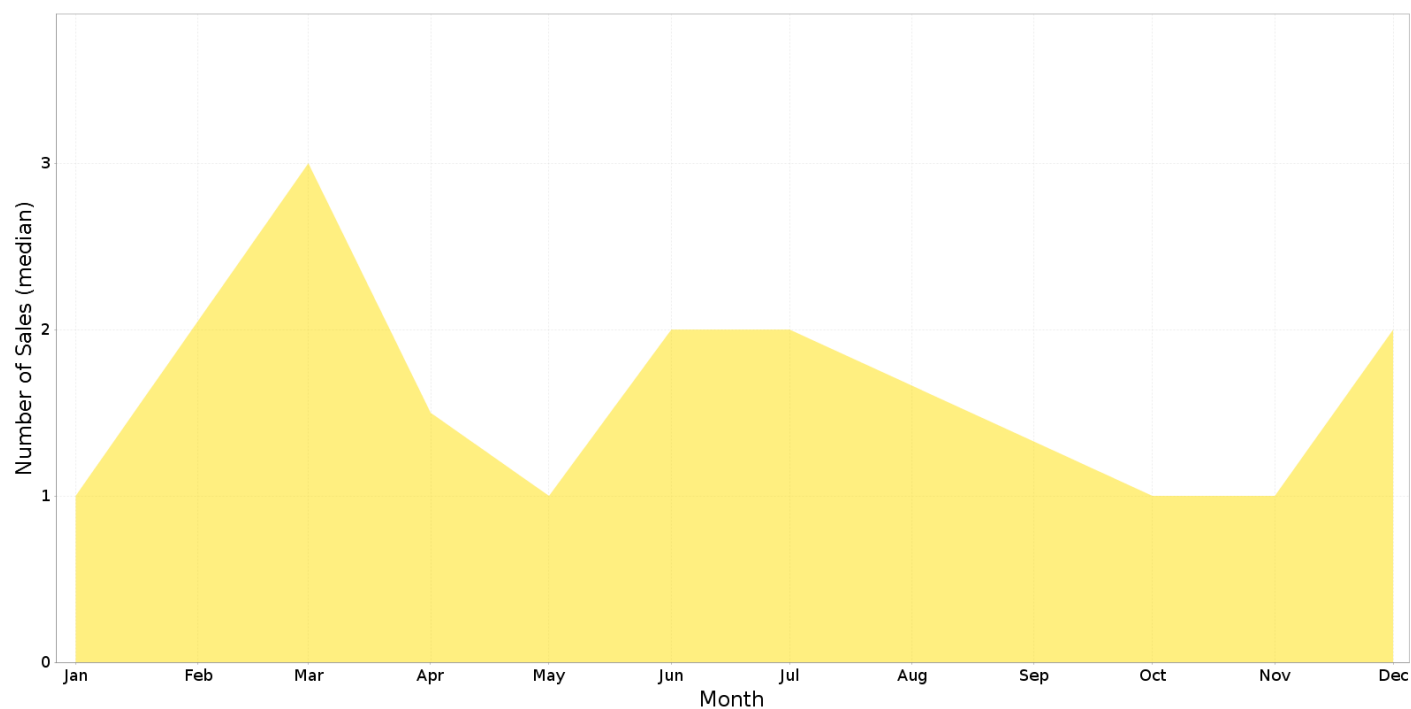
+16.1%

Current Median Price: \$325,000
Previous Median Price: \$280,000

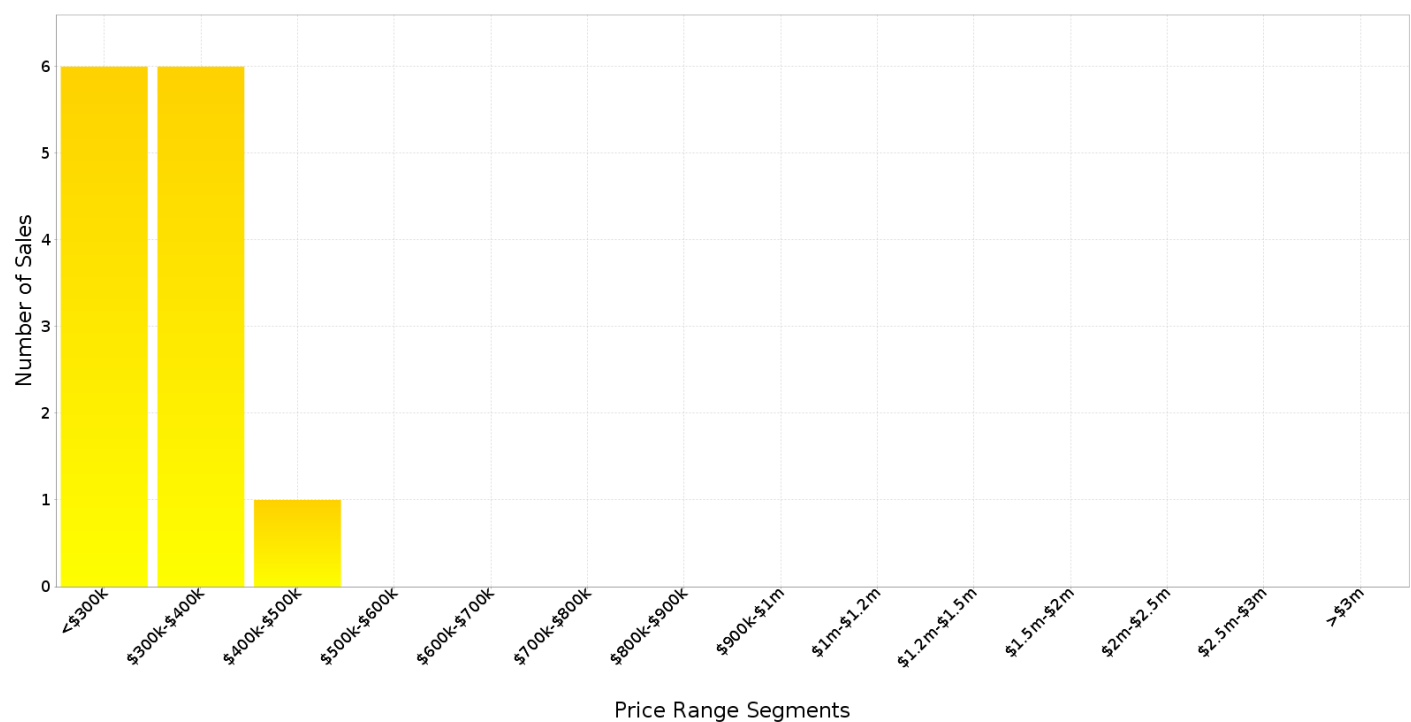
Based on 16 recorded Unit sales compared over the last two rolling 12 month periods



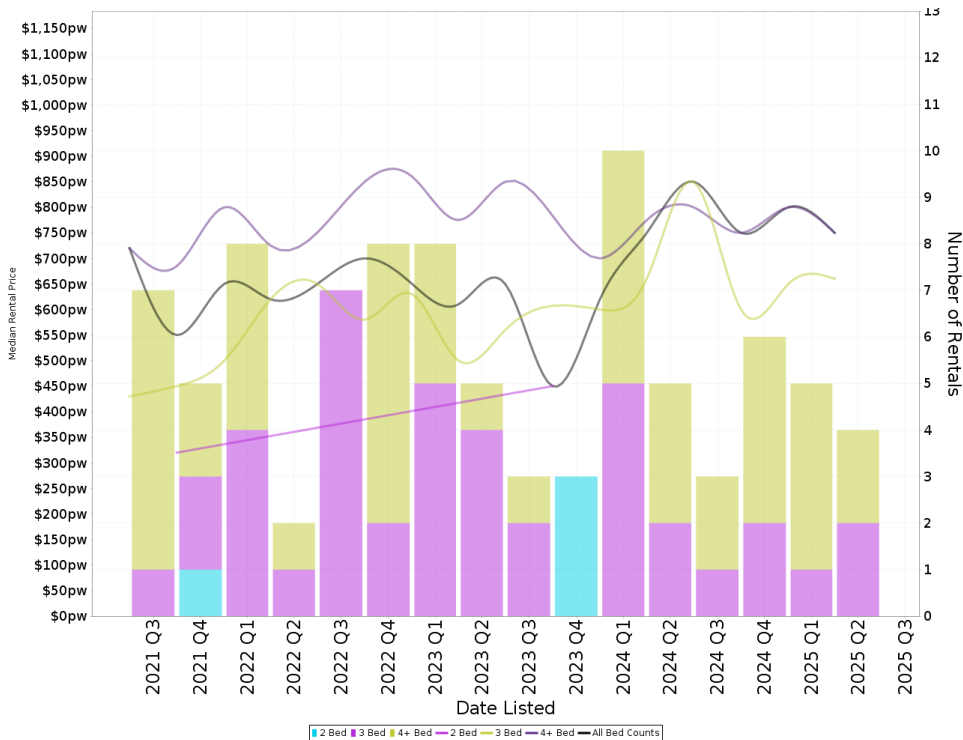
LUDMILLA - Peak Selling Periods (3 years)



LUDMILLA - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+19.5%

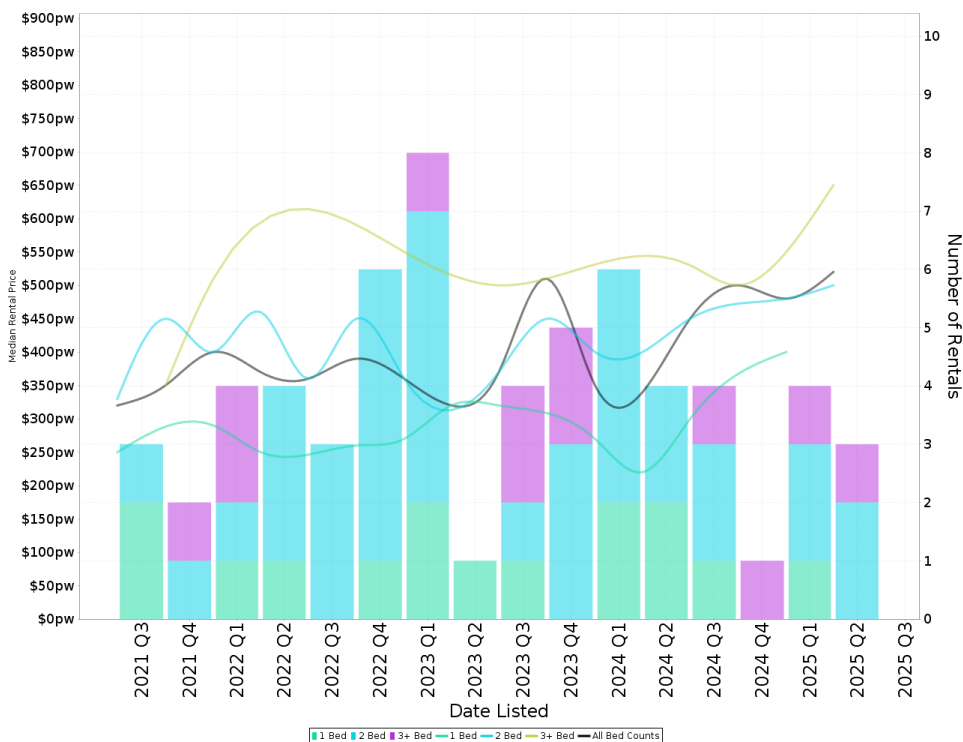
Current Median Price: \$705,000
Previous Median Price: \$590,000
 Based on 59 registered House sales compared over the last two rolling 12 month periods.

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

\$325k

Based on 13 recorded Unit 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

+16.1%

Current Median Price: \$325,000
Previous Median Price: \$280,000

Based on 16 recorded Unit sales compared over the last two rolling 12 month periods

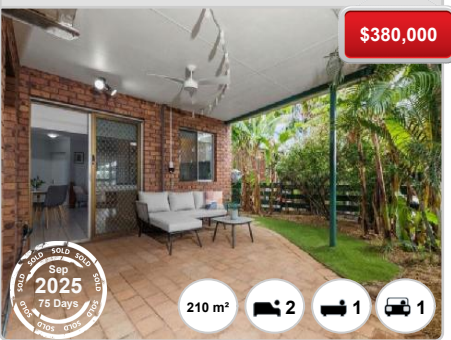
Sold Properties

13

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

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

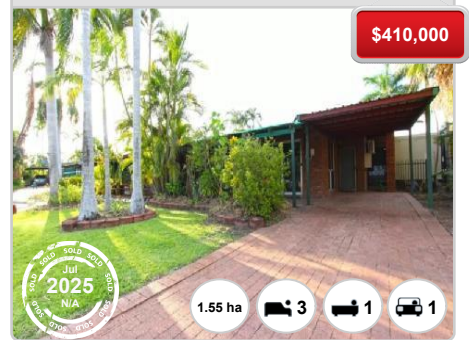
36/9 MAY ST



4/13 MAY ST



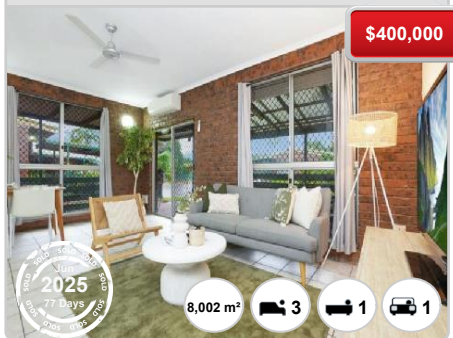
56/17 MAY ST



6/165 BAGOT RD



2/13 MAY ST



33/9 MAY ST



38/9 MAY ST



24/9 MAY ST



LUDMILLA - Properties For Rent

Median Rental Price

\$500 /w

Based on 12 recorded Unit 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

+8.0%

Current Median Price: \$325,000
Current Median Rent: \$500

Based on 13 recorded Unit sales and 12 Unit rentals compared over the last 12 months

Number of Rentals

12

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

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

4/163 BAGOT ROAD



\$450 per week

FOR RENT

FOR RENT

Sep 2025

11 Days

FOR RENT

FOR RENT

66 m²

2

1

-

55/17 MAY STREET



\$550 per week

FOR RENT

FOR RENT

Sep 2025

14 Days

FOR RENT

FOR RENT


7,741 m²

3

1

1

6/5 BREMER STREET



\$500 per week

FOR RENT

FOR RENT

Sep 2025

64 Days

FOR RENT

FOR RENT

1,047 m²

2

1

1