

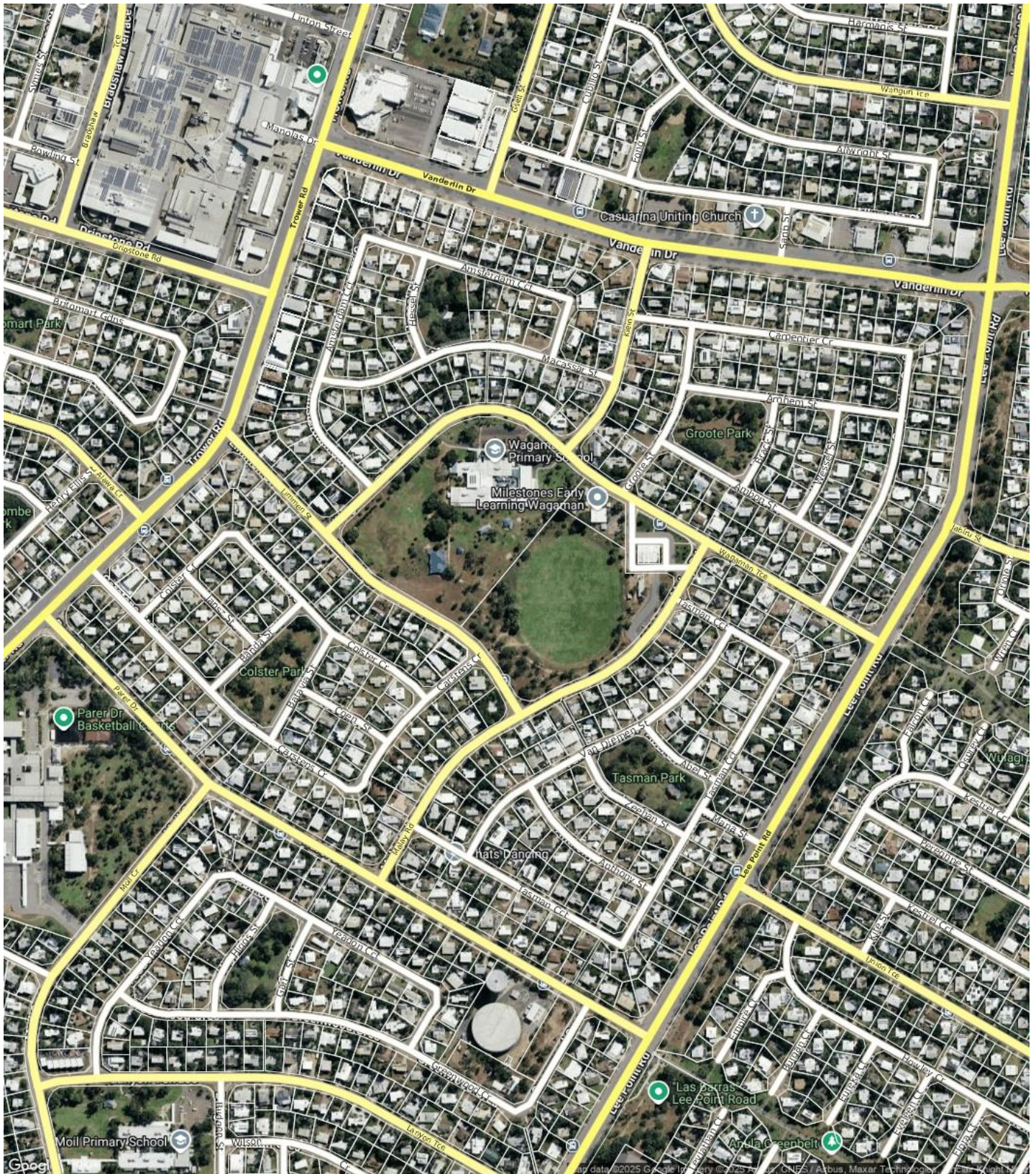
RayWhite.

Suburb
flyover
report

WAGAMAN (UNIT)

PREPARED BY: KRISTINA BILLIAS, RAY WHITE NIGHTCLIFF

WAGAMAN - Suburb Map



WAGAMAN - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2007	2	\$ 190,250	0.0 %	\$ 188,000	\$ 192,500
2008	8	\$ 237,500	24.8 %	\$ 210,000	\$ 255,000
2009	0				
2010	6	\$ 299,000	0.0 %	\$ 280,000	\$ 342,000
2011	4	\$ 223,250	-25.3 %	\$ 200,000	\$ 280,000
2012	3	\$ 380,000	70.2 %	\$ 326,000	\$ 1,450,000
2013	9	\$ 335,000	-11.8 %	\$ 74,360	\$ 1,650,000
2014	9	\$ 360,000	7.5 %	\$ 285,000	\$ 510,000
2015	11	\$ 510,000	41.7 %	\$ 68,400	\$ 525,000
2016	0				
2017	1	\$ 310,000	0.0 %	\$ 310,000	\$ 310,000
2018	1	\$ 17,400	-94.4 %	\$ 17,400	\$ 17,400
2019	1	\$ 160,000	819.5 %	\$ 160,000	\$ 160,000
2020	1	\$ 95,500	-40.3 %	\$ 95,500	\$ 95,500
2021	2	\$ 205,000	114.7 %	\$ 185,000	\$ 225,000
2022	1	\$ 255,000	24.4 %	\$ 255,000	\$ 255,000
2023	3	\$ 250,000	-2.0 %	\$ 247,500	\$ 267,500
2024	10	\$ 280,000	12.0 %	\$ 223,000	\$ 352,000
2025	7	\$ 290,000	3.6 %	\$ 250,000	\$ 352,000

Median Sale Price

\$352k

Based on 11 recorded Unit sales within the last 12 months (Financial Year 2025)

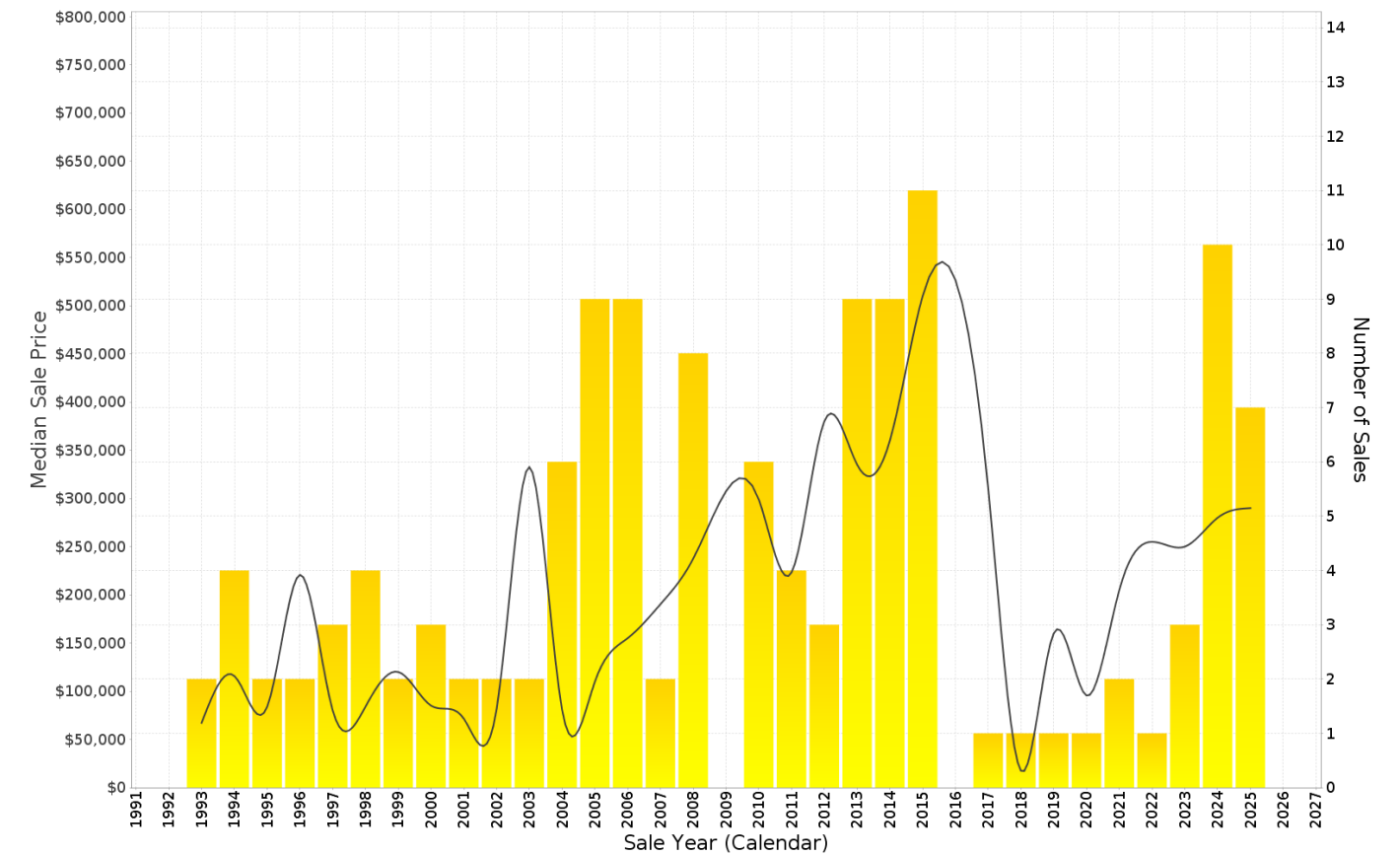
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

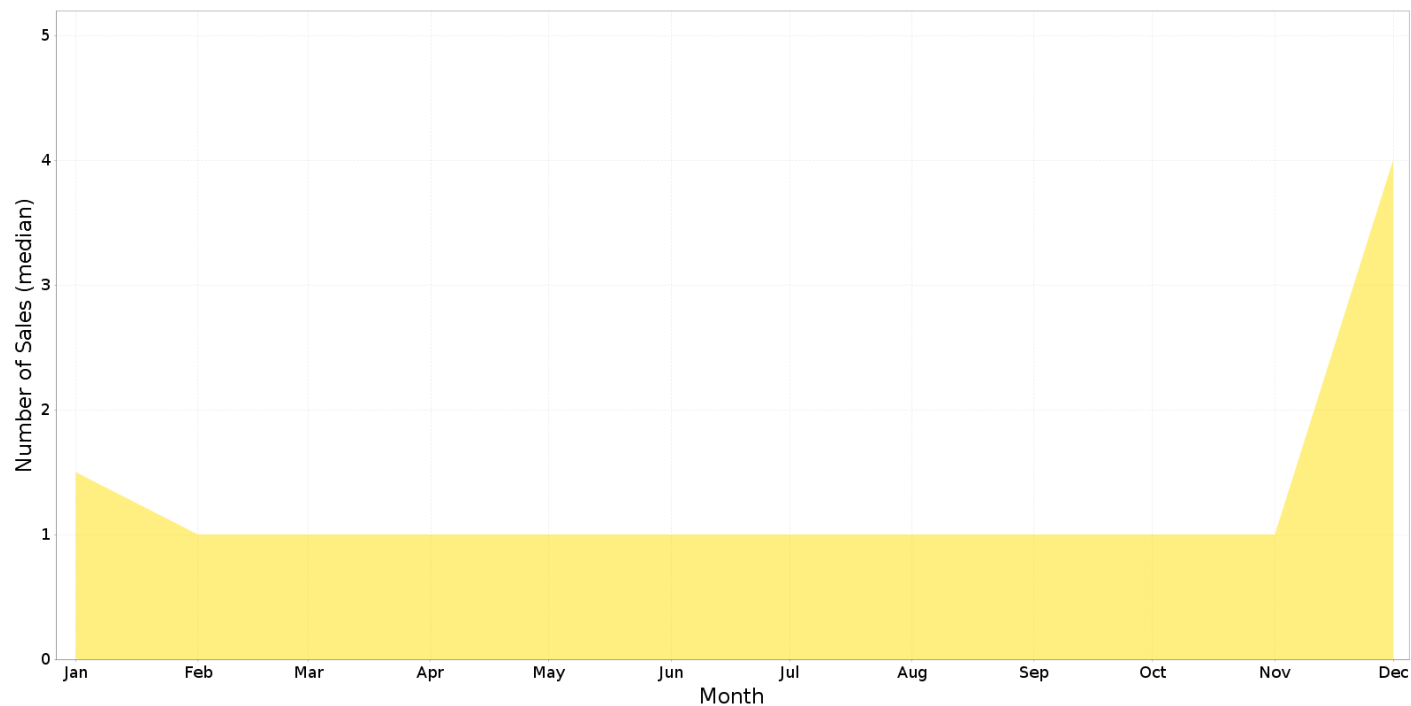
+46.7%

Current Median Price: \$352,000
Previous Median Price: \$240,000

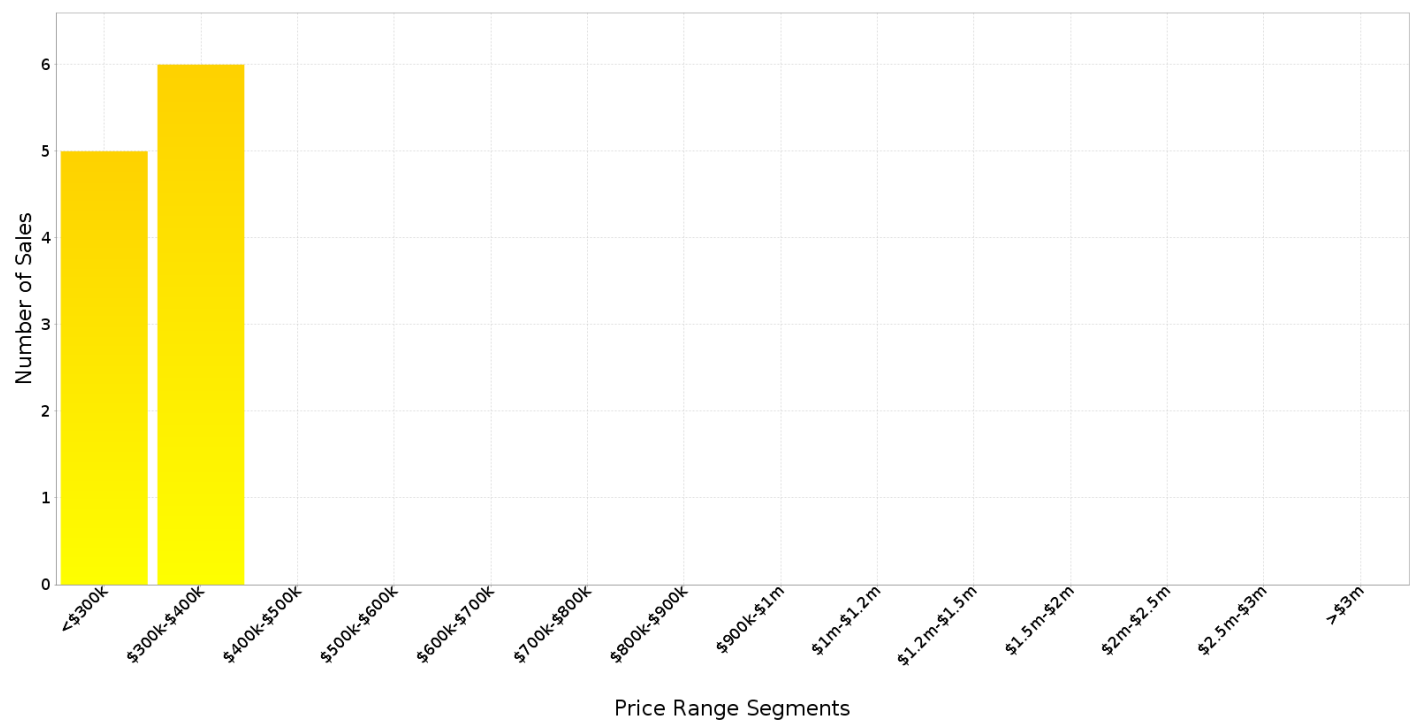
Based on 15 recorded Unit sales compared over the last two rolling 12 month periods



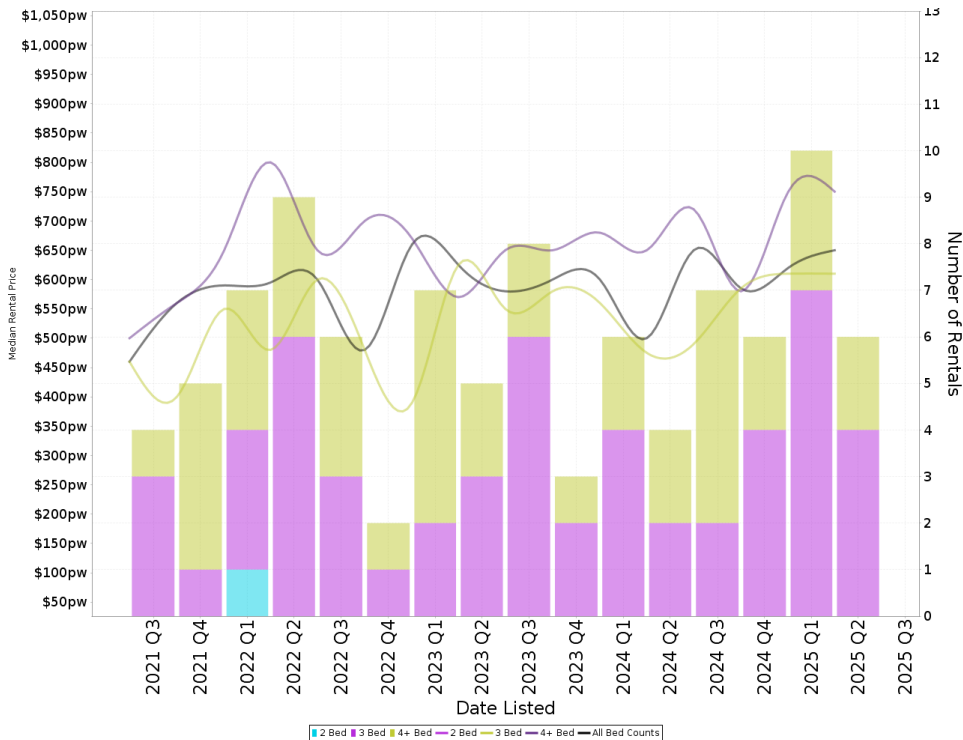
WAGAMAN - Peak Selling Periods (3 years)



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.

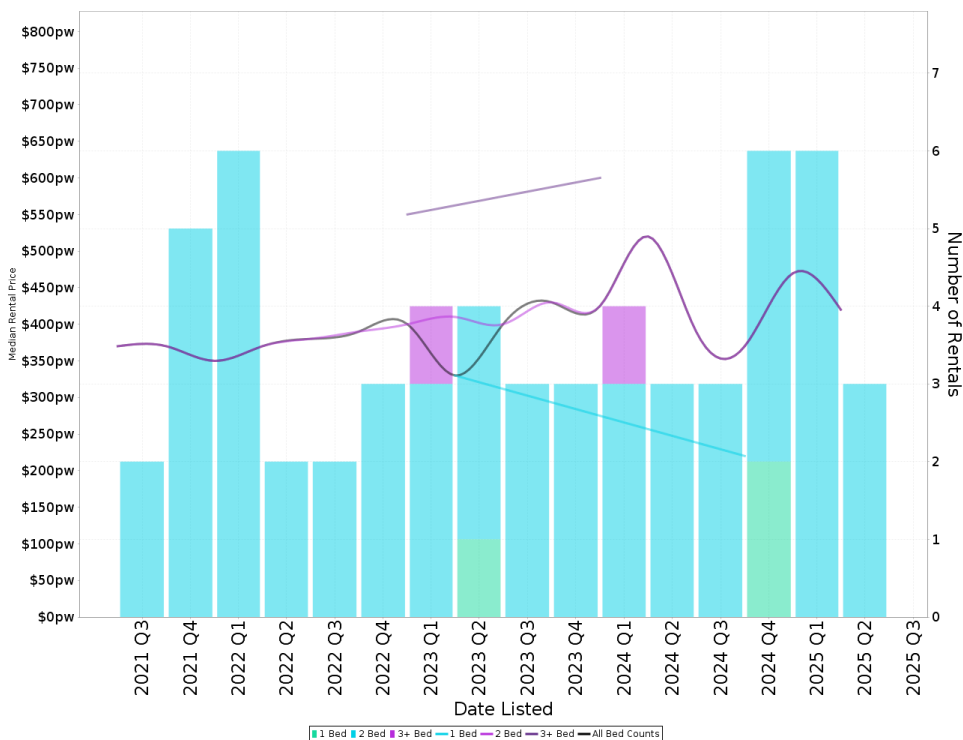
Suburb Rental Yield

+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

\$352k

Based on 11 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

+46.7%

Current Median Price: \$352,000
Previous Median Price: \$240,000

Based on 15 recorded Unit sales compared over the last two rolling 12 month periods

Sold Properties

11

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

6/16 VANDERLIN DR



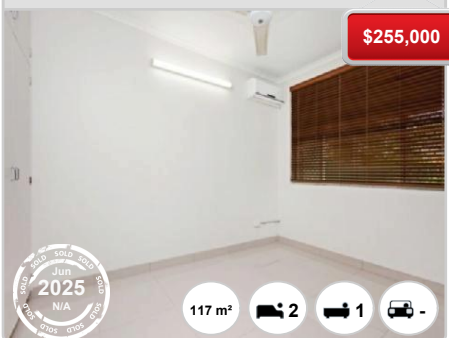
2/230 TROWER RD



4/16 VANDERLIN DR



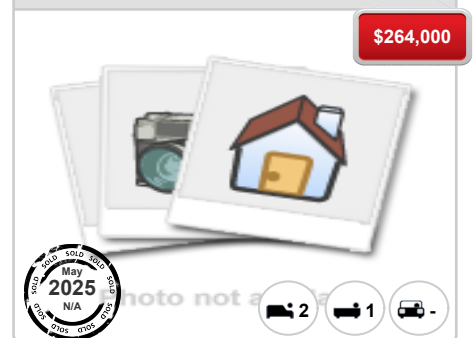
1/41 CARSTENS CRES



6/41 CARSTENS CRES



6/41 CARSTEN CRES



WAGAMAN - Properties For Rent

Median Rental Price

\$400 /w

Based on 18 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

+5.9%

Current Median Price: \$352,000
Current Median Rent: \$400

Based on 11 recorded Unit sales and 18 Unit rentals compared over the last 12 months

Number of Rentals

18

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

