

RayWhite.

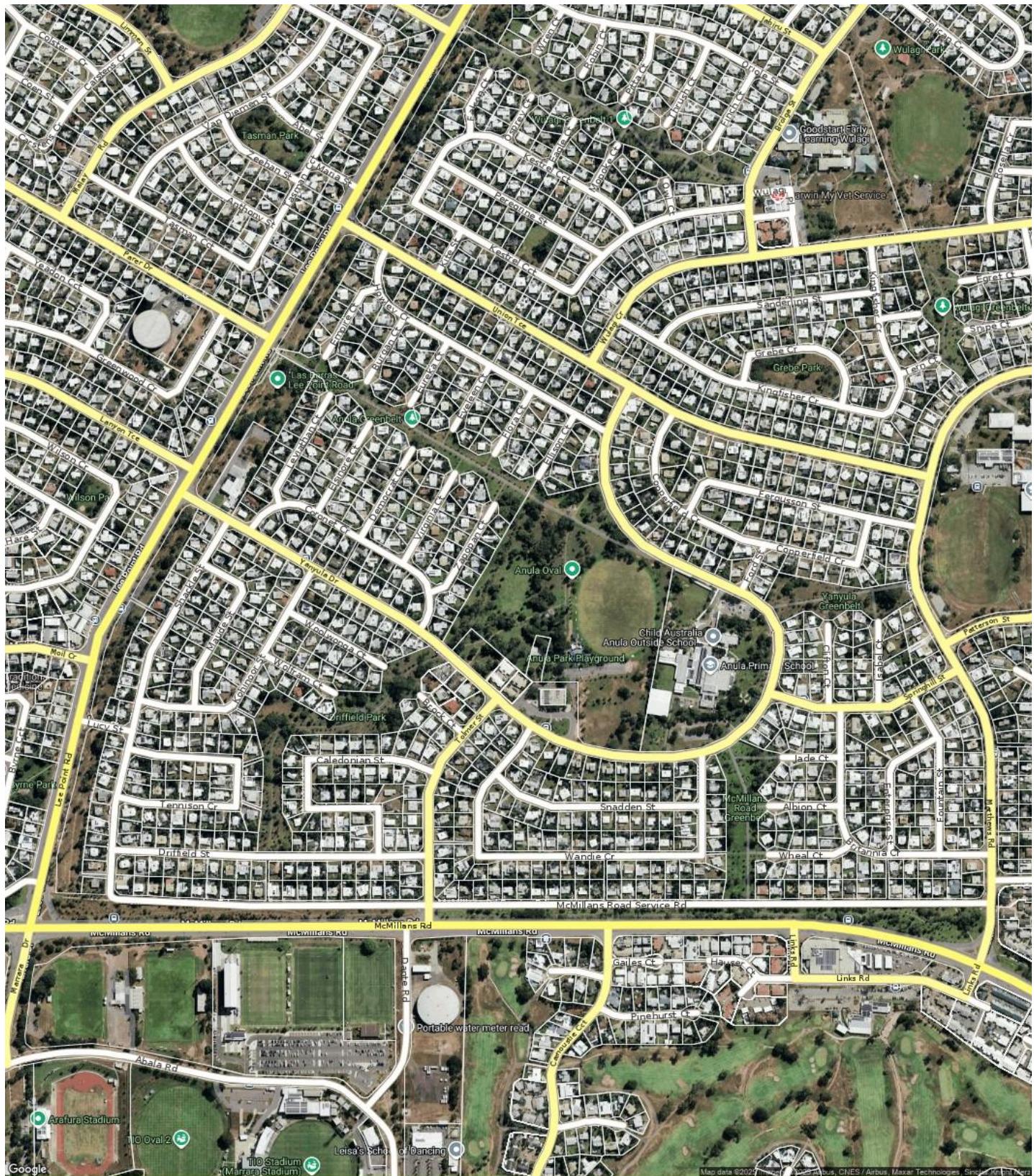


Suburb flyover report

ANULA (HOUSE)

PREPARED BY: KRISTINA BILLIAS, RAY WHITE NIGHTCLIFF

ANULA - Suburb Map



ANULA - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	76	\$ 375,000	0.0 %	\$ 93,840	\$ 610,000
2008	39	\$ 410,000	9.3 %	\$ 86,568	\$ 526,000
2009	39	\$ 490,000	19.5 %	\$ 17,500	\$ 670,000
2010	46	\$ 535,000	9.2 %	\$ 141,000	\$ 675,000
2011	33	\$ 510,000	-4.7 %	\$ 24,250	\$ 605,000
2012	47	\$ 530,000	3.9 %	\$ 240,000	\$ 690,000
2013	44	\$ 570,000	7.5 %	\$ 148,000	\$ 715,000
2014	46	\$ 579,750	1.7 %	\$ 280,000	\$ 730,000
2015	30	\$ 545,000	-6.0 %	\$ 450,000	\$ 740,000
2016	32	\$ 499,000	-8.4 %	\$ 77,310	\$ 657,700
2017	36	\$ 513,750	3.0 %	\$ 250,000	\$ 681,000
2018	30	\$ 450,000	-12.4 %	\$ 207,500	\$ 650,000
2019	20	\$ 436,250	-3.1 %	\$ 4,200	\$ 650,000
2020	9	\$ 440,000	0.9 %	\$ 245,000	\$ 555,000
2021	0				
2022	25	\$ 536,250	0.0 %	\$ 200,000	\$ 820,000
2023	42	\$ 542,500	1.2 %	\$ 78,120	\$ 810,000
2024	26	\$ 510,000	-6.0 %	\$ 210,000	\$ 725,000
2025	46	\$ 608,500	19.3 %	\$ 325,000	\$ 765,000

Median Sale Price

\$575k

Based on 45 recorded House sales within the last 12 months (Oct '24 - Sep '25)

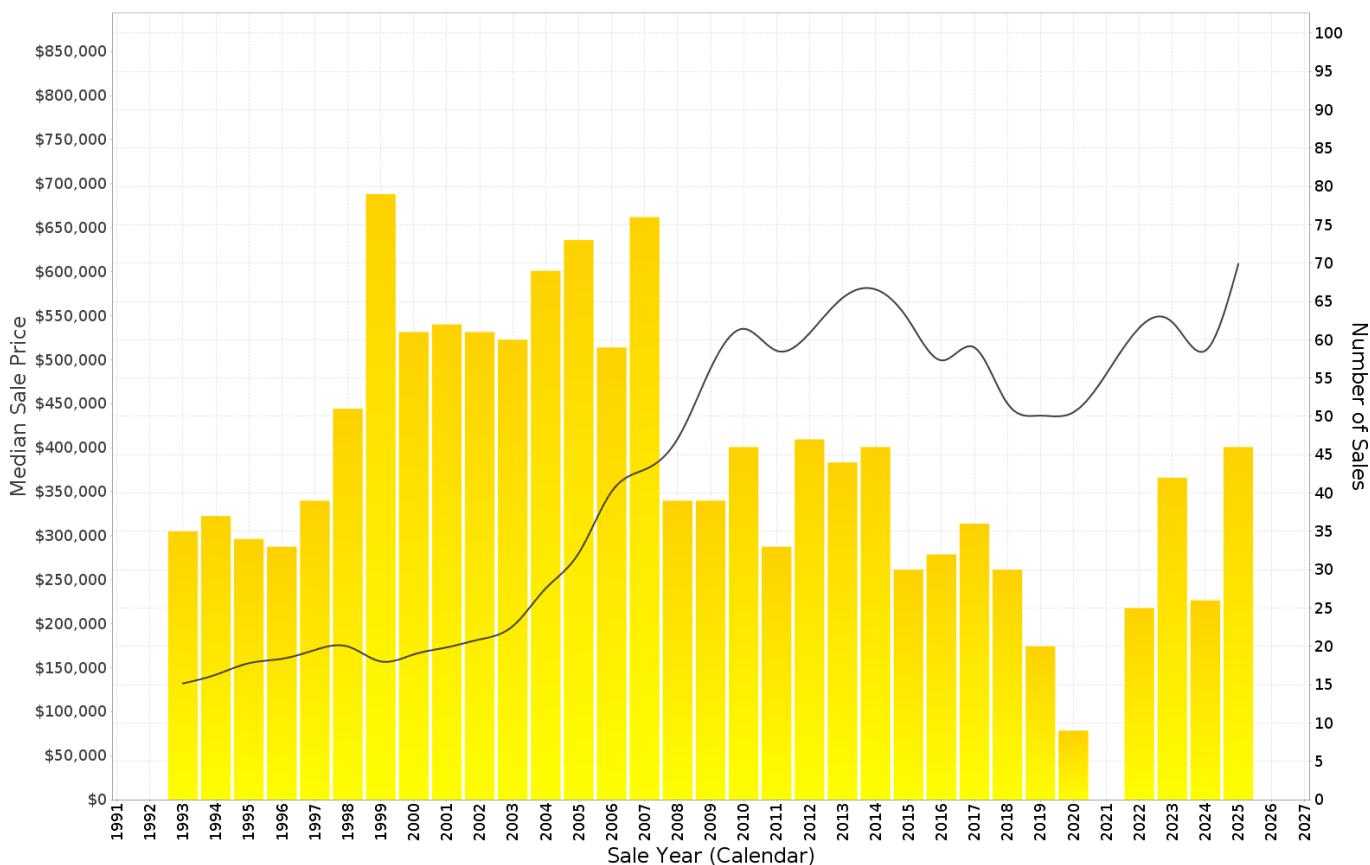
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

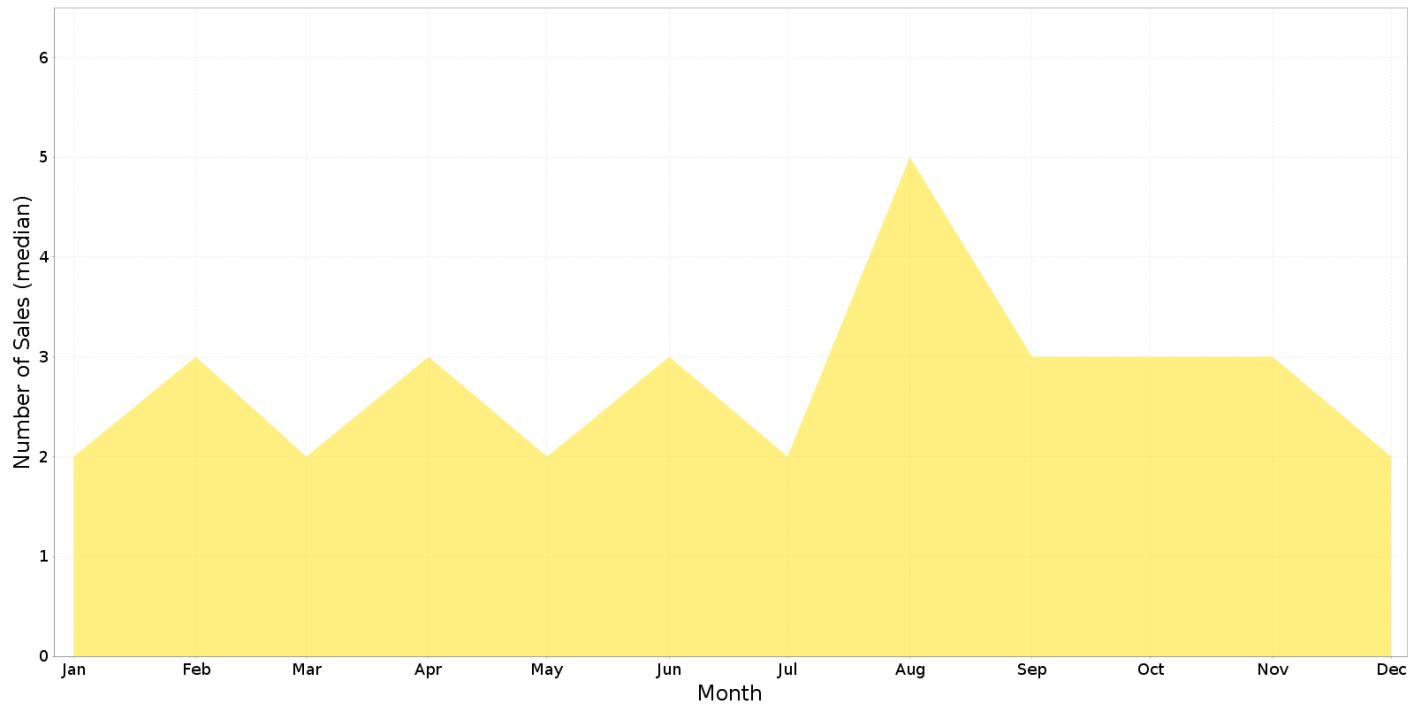
+11.7%

Current Median Price: \$575,000
Previous Median Price: \$515,000

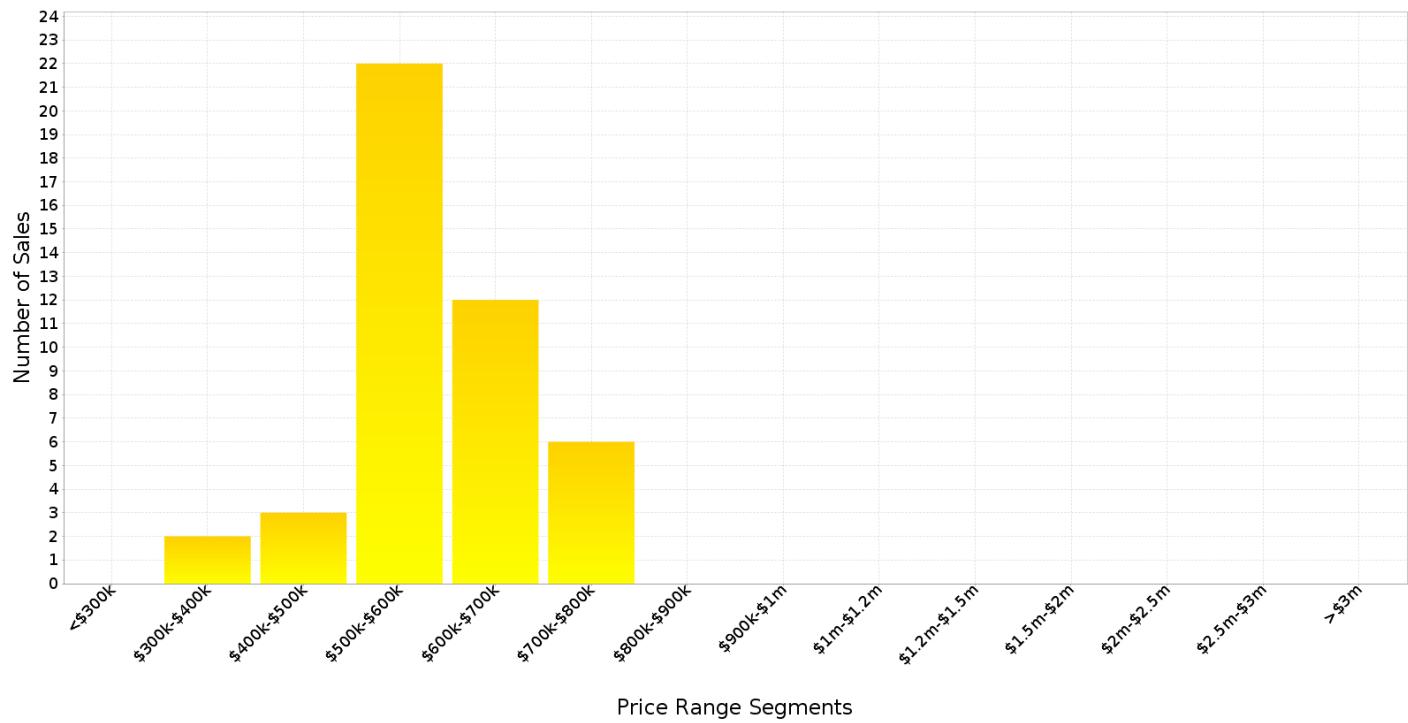
Based on 73 recorded House sales compared over the last two rolling 12 month periods



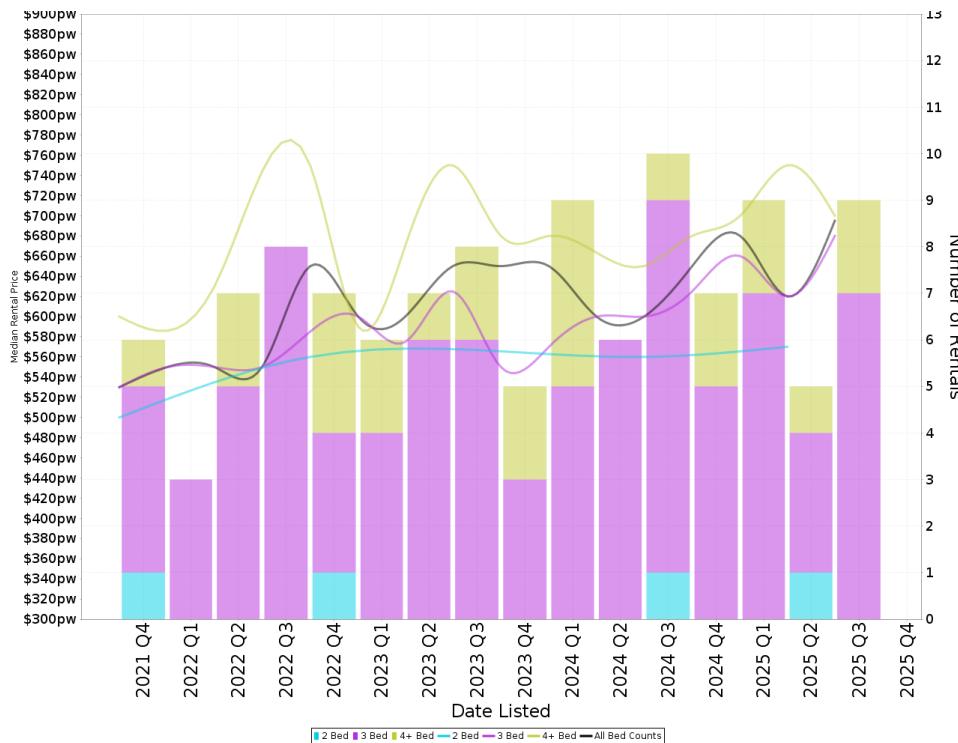
ANULA - Peak Selling Periods (3 years)



ANULA - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+11.7%

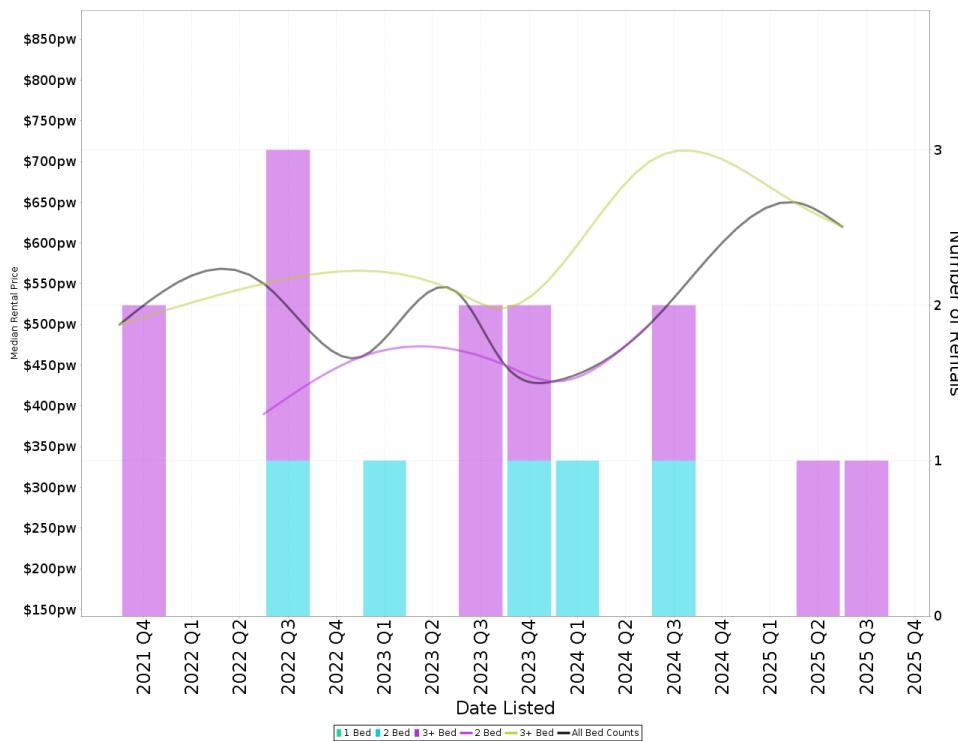
Current Median Price: \$575,000
Previous Median Price: \$515,000
Based on 73 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+6.1%

Current Median Price: \$575,000
Current Median Rent: \$680
Based on 30 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+34.9%

Current Median Price: \$340,000
Previous Median Price: \$252,050
Based on 3 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+9.5%

Current Median Price: \$340,000
Current Median Rent: \$620
Based on 2 registered Unit rentals compared over the last 12 months.

ANULA - Recently Sold Properties

Median Sale Price

\$575k

Based on 45 recorded House sales within the last 12 months (Oct '24 - Sep '25)

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

Suburb Growth

+11.7%

Current Median Price: \$575,000
Previous Median Price: \$515,000

Based on 73 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

45

Based on recorded House sales within the 12 months (Oct '24 - Sep '25)

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

106 YANYULA DR

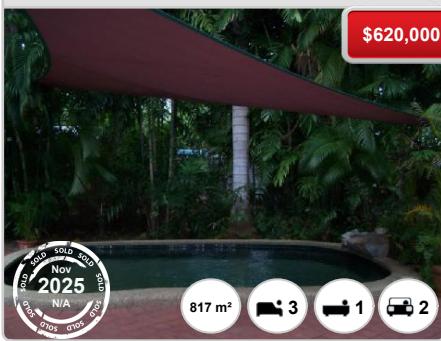


\$680,000

809 m²

4 2 2

11 HOWLEY CRES



\$620,000

817 m²

3 1 2

13 SHACKLE ST



\$480,000

847 m²

3 1 1

8 FOUNTAIN ST



\$735,000

817 m²

3 1 4

20 CORONET CRES



\$700,000

807 m²

3 1 2

38 UNION TCE



\$600,000

830 m²

3 1 1

3 DRIFFIELD ST



\$650,000

817 m²

3 1 2

12 CALEDONIAN ST



\$598,000

817 m²

3 1 2

13 SPRINGHILL ST



\$782,000

961 m²

4 2 4

15 CORONET CRES



\$730,000

Sold 19 Aug 2025 19 Days

849 m² | 4 Bed | 2 Bath | 2 Car

18 UNION TCE



\$645,000

Sold 19 Aug 2025 136 Days

817 m² | 4 Bed | 2 Bath | 3 Car

3 LEVIATHAN CRT



\$680,000

Sold 19 Aug 2025 14 Days

845 m² | 3 Bed | 2 Bath | 2 Car

29 MATTHEWS RD



\$700,000

Sold 19 Aug 2025 10 Days

1,010 m² | 3 Bed | 1 Bath | 3 Car

72 UNION TCE



\$735,000

Sold 19 Aug 2025 10 Days

817.0 m² | 4 Bed | 1 Bath | 2 Car

11 ISABEL CRT



\$695,000

Sold 19 Aug 2025 7 Days

784 m² | 5 Bed | 2 Bath | 3 Car

5 BROCK CRT



\$742,000

Sold 19 Aug 2025 19 Days

1,011 m² | 3 Bed | 2 Bath | 2 Car

78 UNION TCE



\$617,000

Sold 19 Aug 2025 10 Days

812.0 m² | 3 Bed | - Bath | - Car

29 SHACKLE ST



\$635,000

Sold 19 Aug 2025 63 Days

817 m² | 3 Bed | 2 Bath | 3 Car

339 MCMILLANS RD



\$650,000

Sold 19 Aug 2025 N/A

817 m² | 3 Bed | 1 Bath | 3 Car

27 COPPERFIELD CRES



\$670,123

Sold 19 Aug 2025 70 Days

868 m² | 3 Bed | 1 Bath | 1 Car

10 BRITANNIA CRES



\$660,000

Sold 19 Aug 2025 63 Days

812 m² | 4 Bed | 2 Bath | 4 Car

ANULA - Properties For Rent

Median Rental Price

\$680 /w

Based on 30 recorded House rentals within the last 12 months (Oct '24 - Sep '25)

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

Rental Yield

+6.1%

Current Median Price: \$575,000
Current Median Rent: \$680

Based on 45 recorded House sales and 30 House rentals compared over the last 12 months

Number of Rentals

30

Based on recorded House rentals within the last 12 months (Oct '24 - Sep '25)

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

4 TOLMER STREET



12 CALEDONIAN STREET



38 UNION TERRACE

