

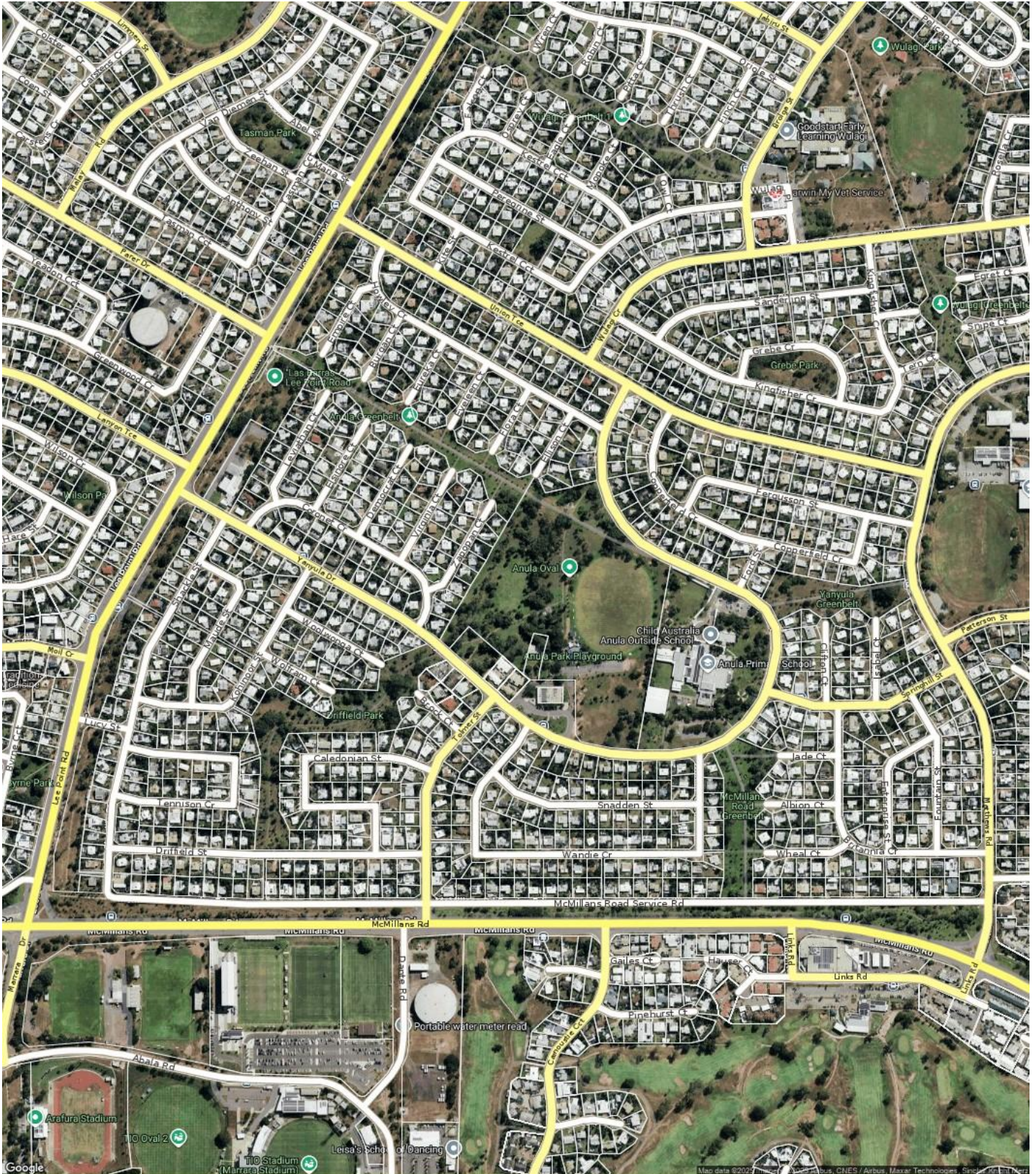
RayWhite.

**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)

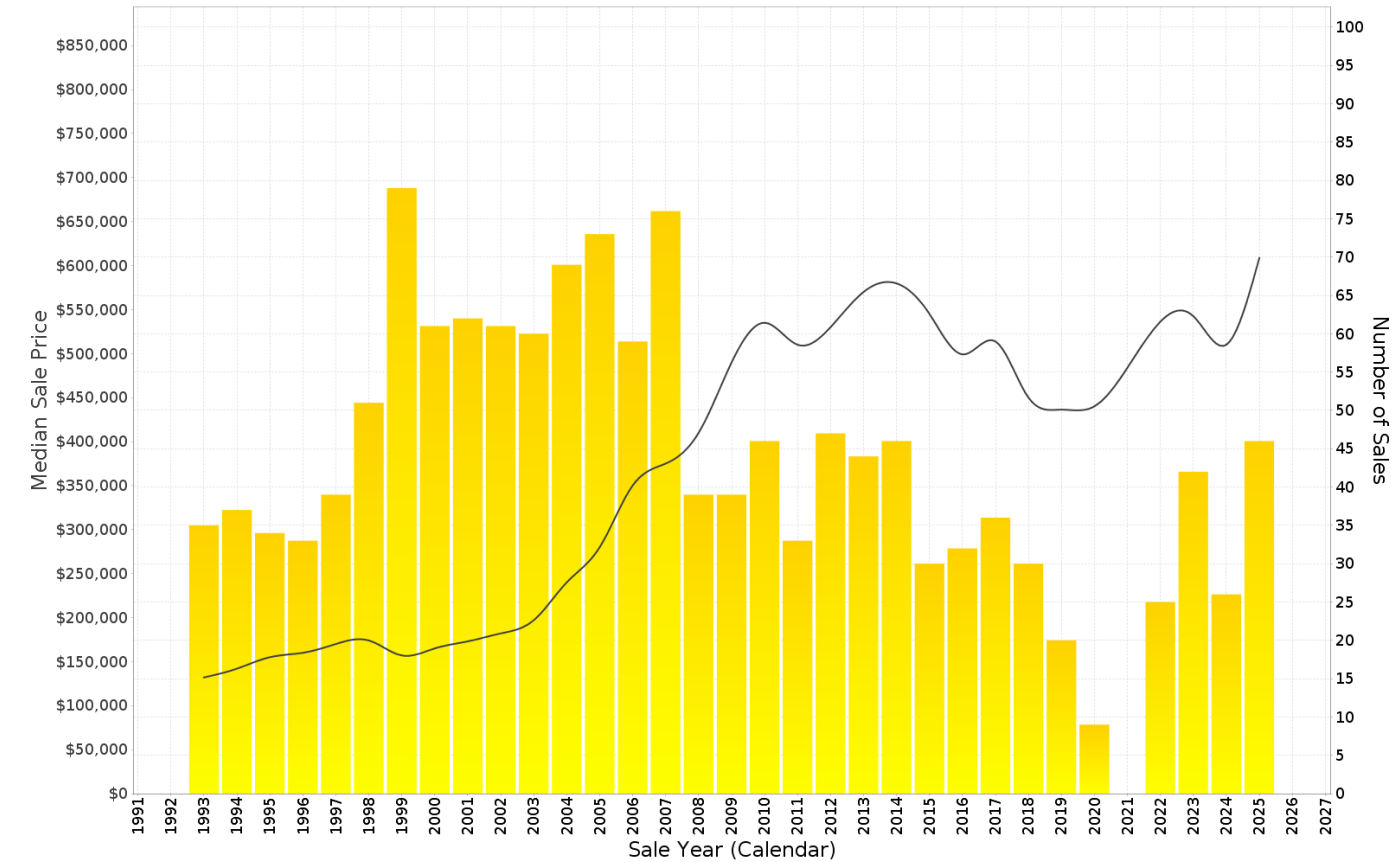
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

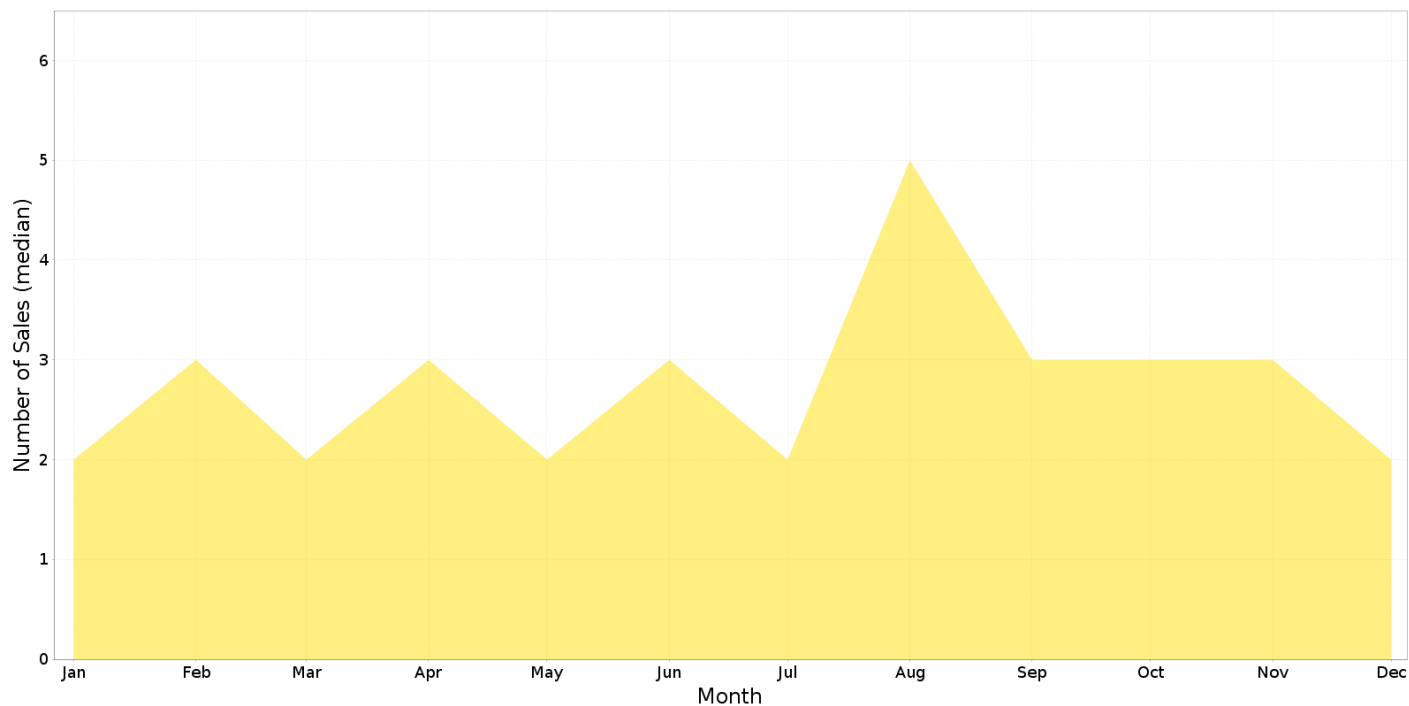
+11.7%

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

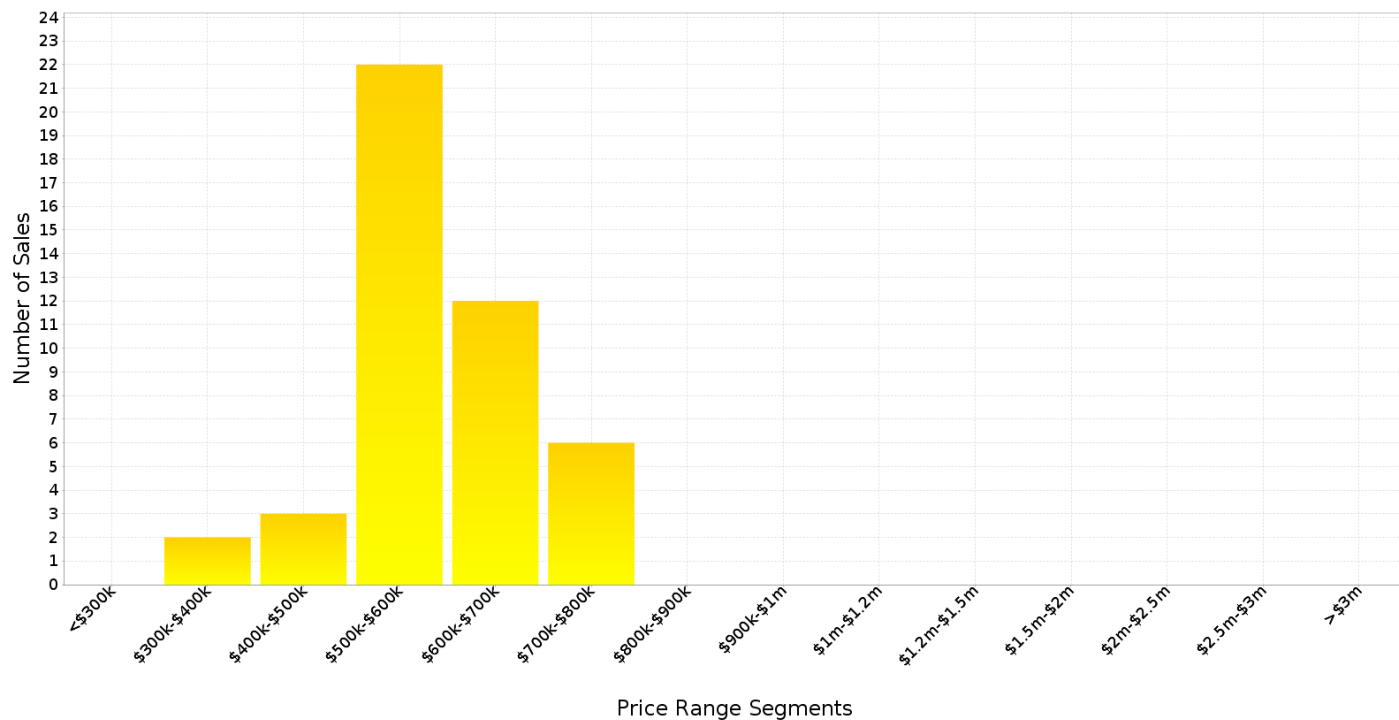
Based on 73 recorded House sales compared over the last two rolling 12 month periods



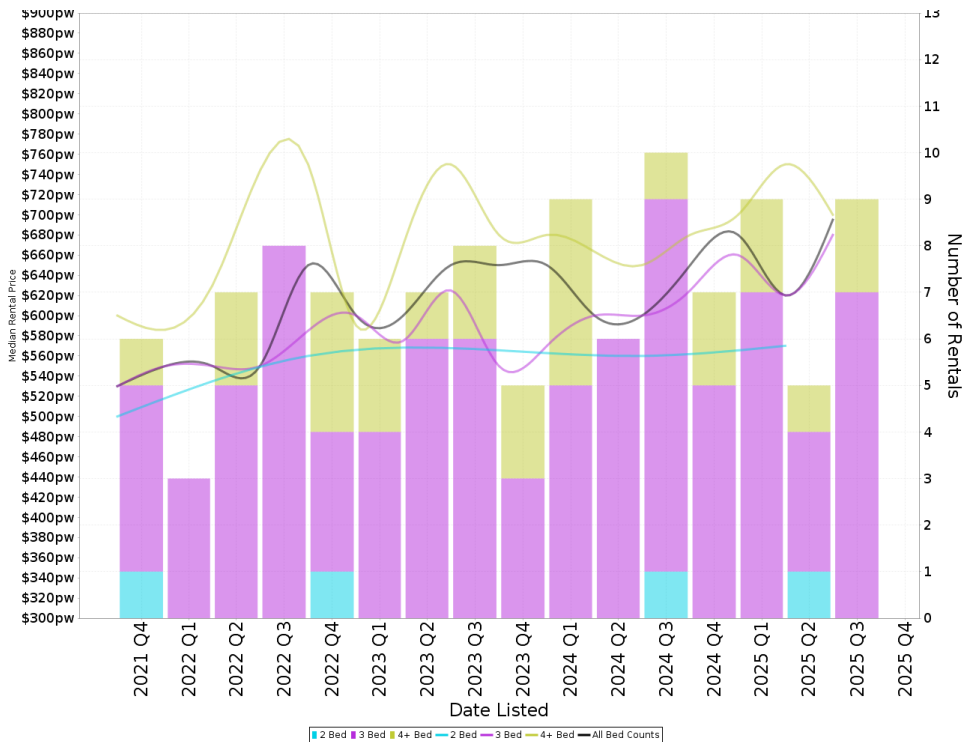
ANULA - Peak Selling Periods (3 years)



ANULA - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+11.7%

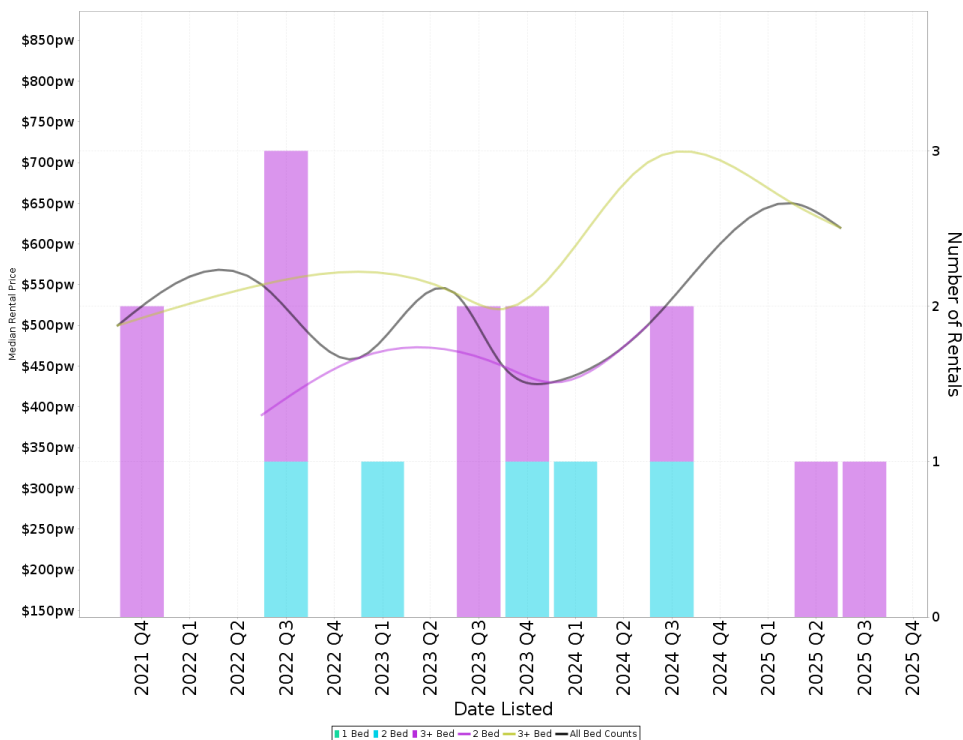
Current Median Price: \$575,000
Previous Median Price: \$515,000
Based on 73 registered House sales compared over the last two rolling 12 month periods.

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

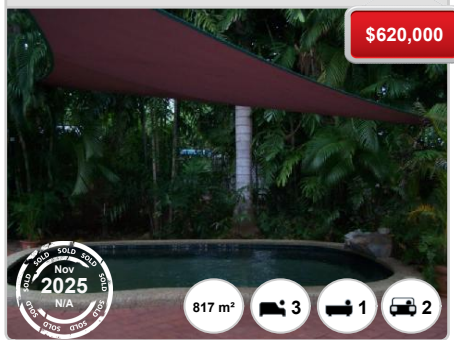
Based on recorded House sales within the 12 months (Oct '24 - Sep '25)

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

106 YANYULA DR



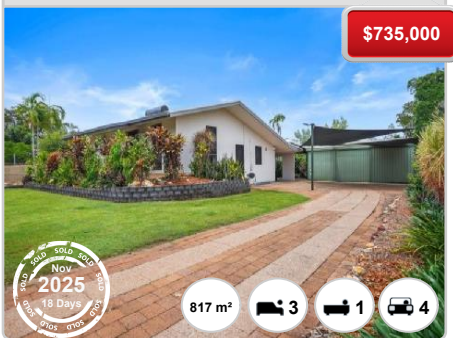
11 HOWLEY CRES



13 SHACKLE ST



8 FOUNTAIN ST



20 CORONET CRES



38 UNION TCE



3 DRIFFIELD ST



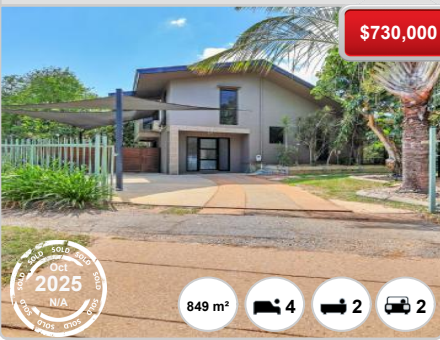
12 CALEDONIAN ST



13 SPRINGHILL ST



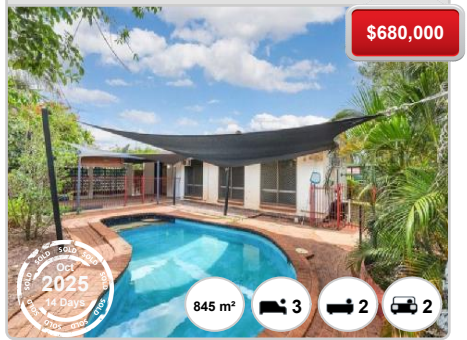
15 CORONET CRES



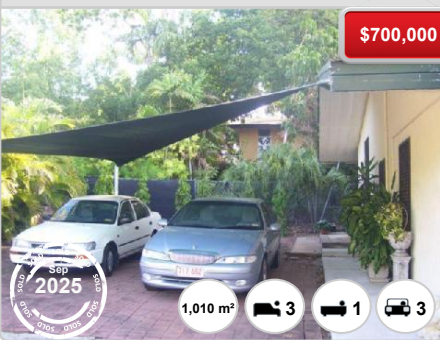
18 UNION TCE



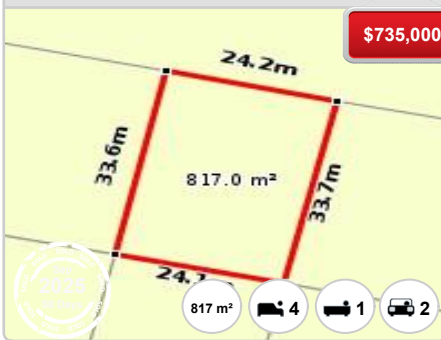
3 LEVIATHAN CRT



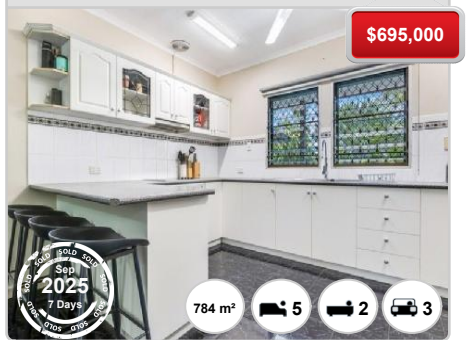
29 MATTHEWS RD



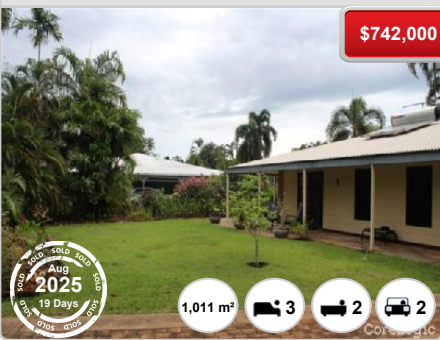
72 UNION TCE



11 ISABEL CRT



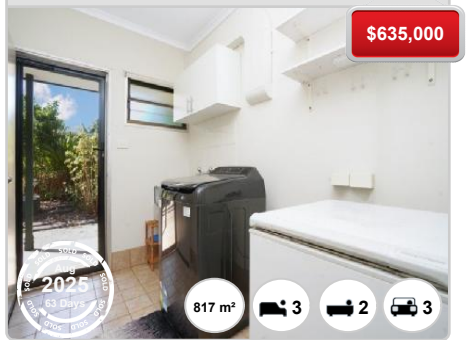
5 BROCK CRT



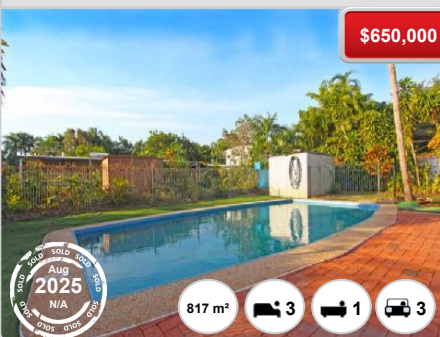
78 UNION TCE



29 SHACKLE ST



339 MCMILLANS RD



27 COPPERFIELD CRES



10 BRITANNIA CRES



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



\$570 per week

FOR RENT

Dec 2025

9 Days

817 m²

2

1

1

12 CALEDONIAN STREET



\$625 per week

FOR RENT

Dec 2025

10 Days

817 m²

3

1

2

38 UNION TERRACE



\$650 per week

FOR RENT

Dec 2025

13 Days

830 m²

3

1

1