

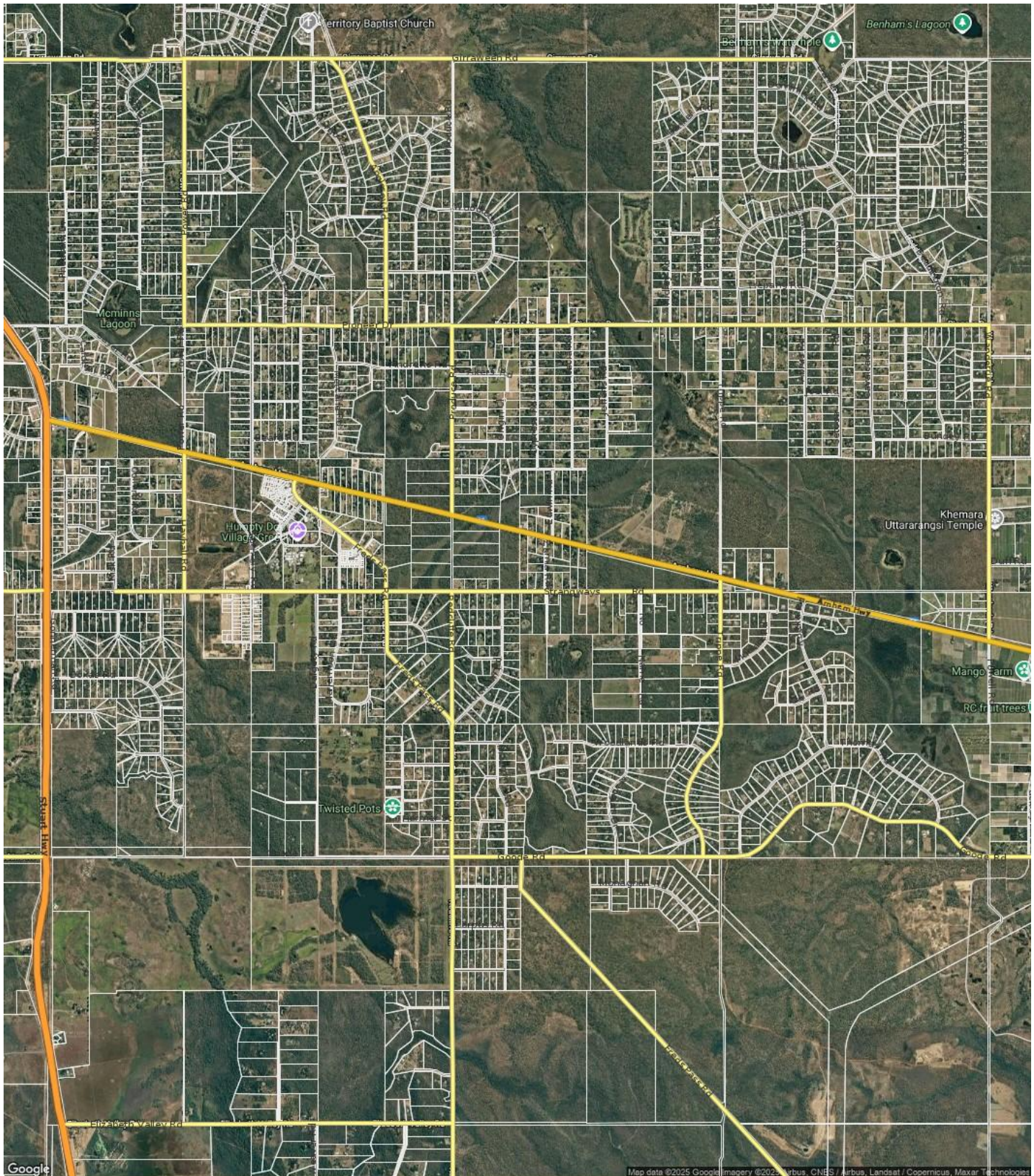
RayWhite.

**Suburb
flyover
report**

HUMPTY DOO (HOUSE)

PREPARED BY: KRISTINA BILLIAS , RAY WHITE NIGHTCLIFF

HUMPTY DOO - Suburb Map



HUMPTY DOO - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	136	\$ 311,000	0.0 %	\$ 30,101	\$ 976,000
2008	128	\$ 292,500	-5.9 %	\$ 66,611	\$ 1,100,000
2009	130	\$ 330,000	12.8 %	\$ 2,200	\$ 1,000,000
2010	86	\$ 487,500	47.7 %	\$ 153,333	\$ 2,600,000
2011	76	\$ 482,500	-1.0 %	\$ 40,000	\$ 1,900,000
2012	143	\$ 500,000	3.6 %	\$ 250,000	\$ 2,500,000
2013	92	\$ 555,000	11.0 %	\$ 5,000	\$ 940,000
2014	95	\$ 565,000	1.8 %	\$ 100,000	\$ 1,100,000
2015	63	\$ 640,000	13.3 %	\$ 3,500	\$ 1,839,000
2016	73	\$ 525,000	-18.0 %	\$ 168,750	\$ 877,500
2017	59	\$ 565,000	7.6 %	\$ 160,000	\$ 1,120,000
2018	65	\$ 570,000	0.9 %	\$ 180,000	\$ 1,300,000
2019	68	\$ 495,000	-13.2 %	\$ 147,500	\$ 1,850,000
2020	61	\$ 467,000	-5.7 %	\$ 121,000	\$ 925,000
2021	129	\$ 535,000	14.6 %	\$ 7,000	\$ 1,300,000
2022	96	\$ 597,500	11.7 %	\$ 174,000	\$ 1,080,000
2023	83	\$ 605,000	1.3 %	\$ 146,250	\$ 1,500,000
2024	71	\$ 670,000	10.7 %	\$ 195,800	\$ 1,600,000
2025	87	\$ 647,000	-3.4 %	\$ 179,000	\$ 1,475,000

Median Sale Price

\$647k

Based on 91 recorded House sales within the last 12 months (Oct '24 - Sep '25)

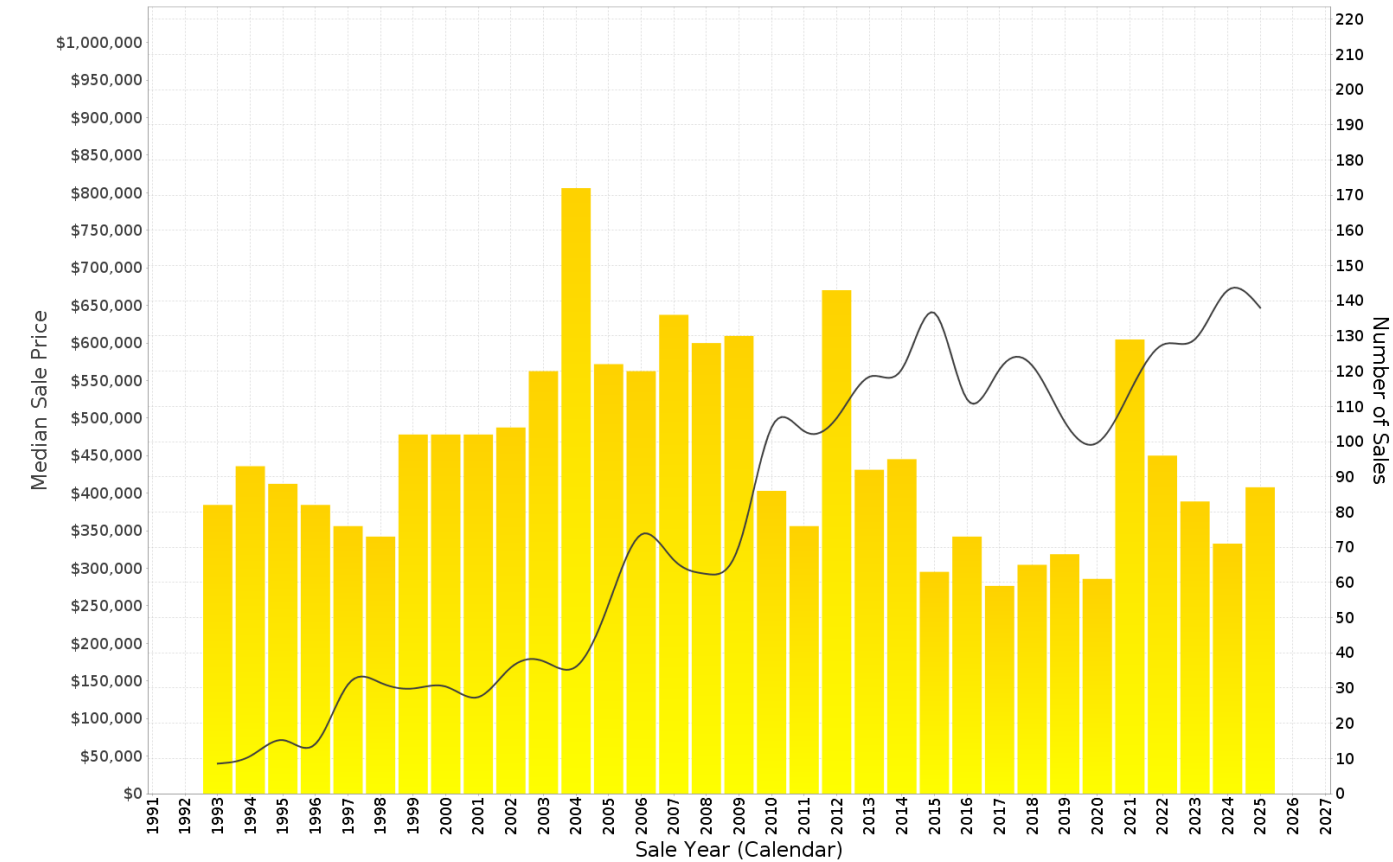
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

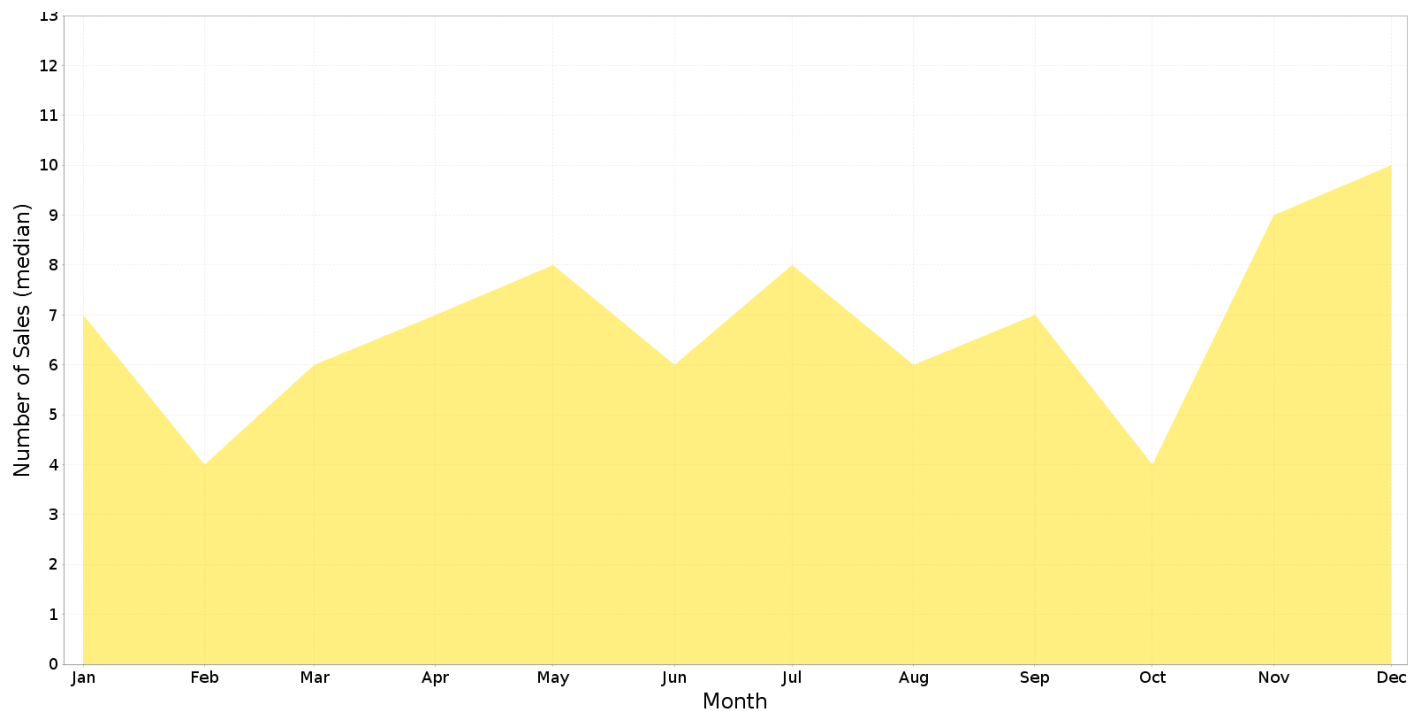
+4.4%

Current Median Price: \$647,000
Previous Median Price: \$620,000

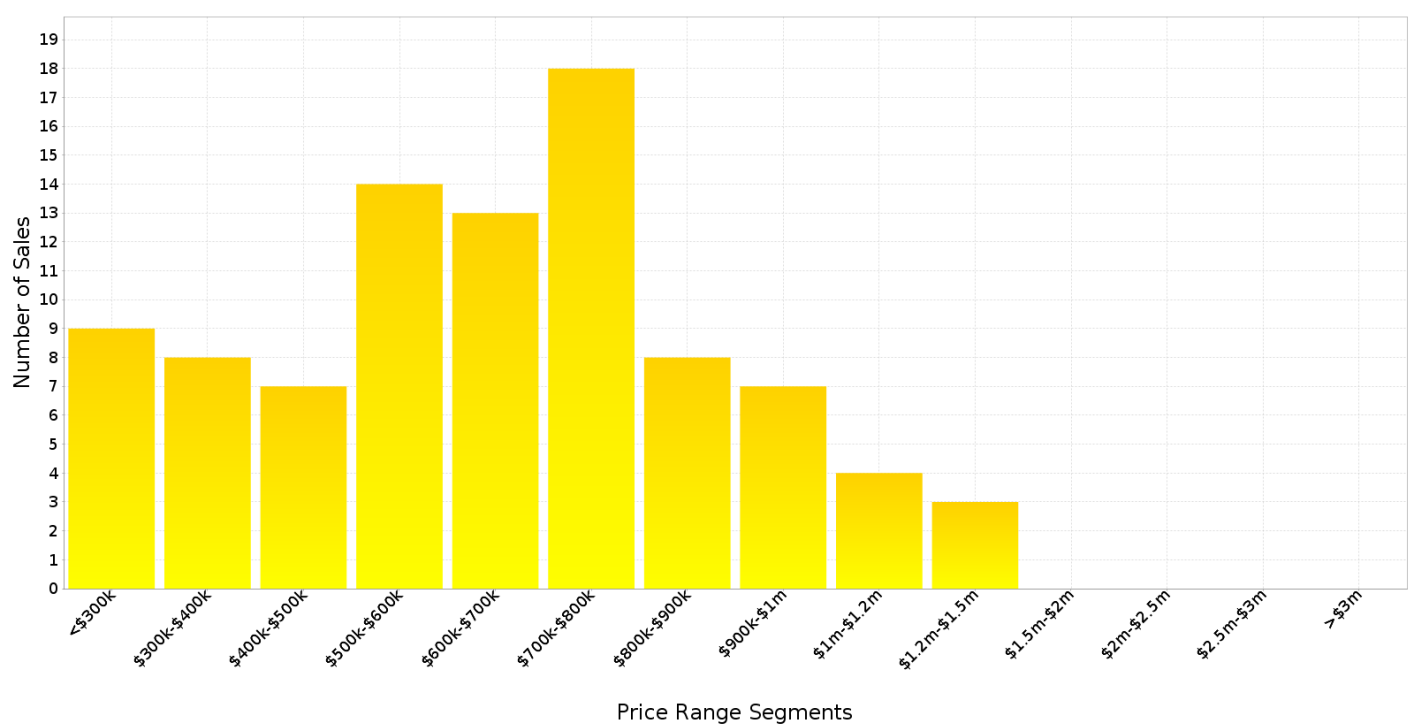
Based on 172 recorded House sales compared over the last two rolling 12 month periods



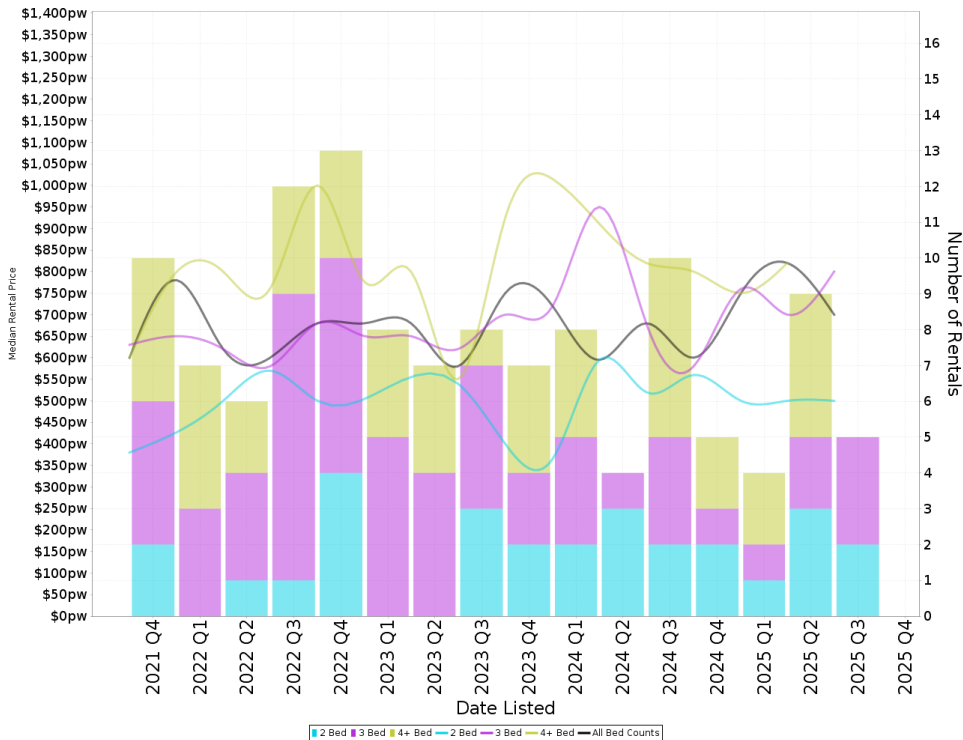
HUMPTY DOO - Peak Selling Periods (3 years)



HUMPTY DOO - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+4.4%

Current Median Price: \$647,000
Previous Median Price: \$620,000

Based on 172 registered House sales compared over the last two rolling 12 month periods.

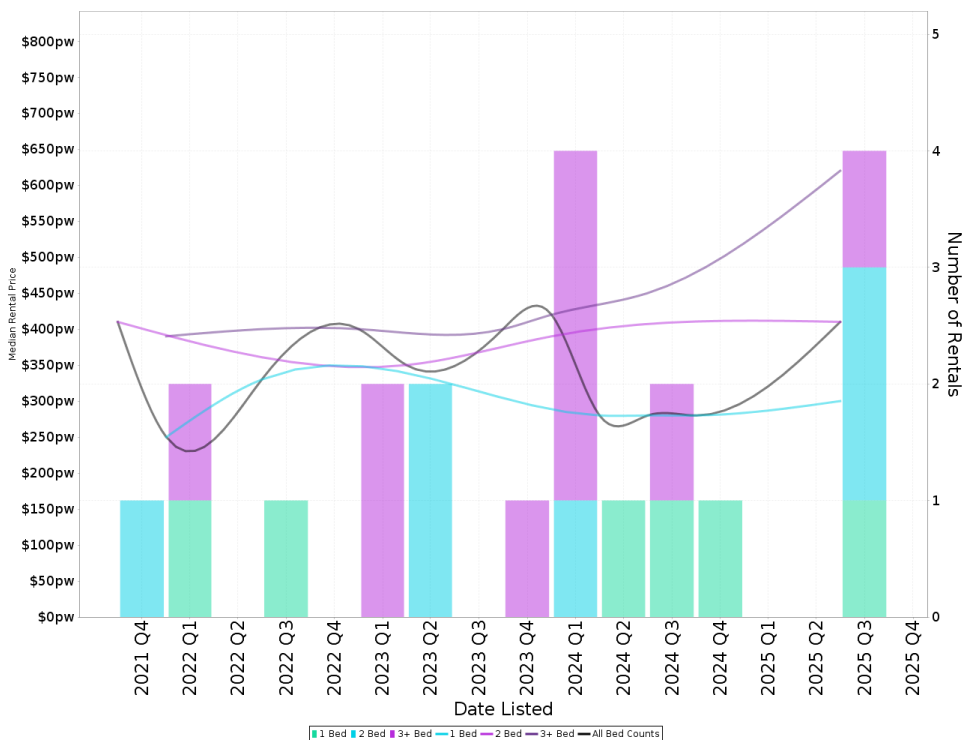
Suburb Rental Yield

+6.1%

Current Median Price: \$647,000
Current Median Rent: \$760

Based on 23 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-17.2%

Current Median Price: \$304,250
Previous Median Price: \$367,500

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

Suburb Rental Yield

+7.0%

Current Median Price: \$304,250
Current Median Rent: \$410

Based on 5 registered Unit rentals compared over the last 12 months.

HUMPTY DOO - Recently Sold Properties

Median Sale Price

\$647k

Based on 91 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

+4.4%

Current Median Price: \$647,000
Previous Median Price: \$620,000

Based on 172 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

91

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

710C STRANGWAYS RD



55 KRICHAUFF RD



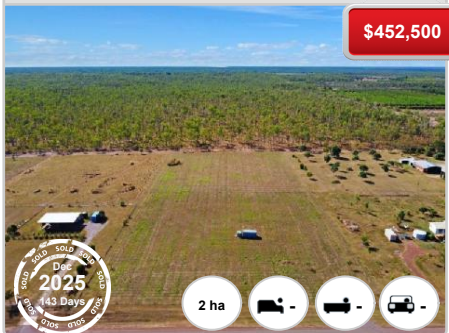
32 NARJIC CRT



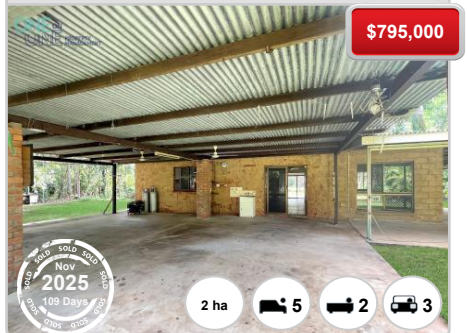
67 MAY CRT



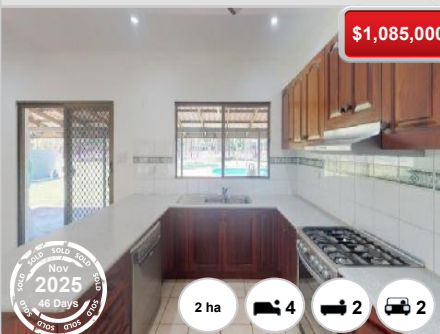
30 CATTLED OG CRT



135 ABRUS RD



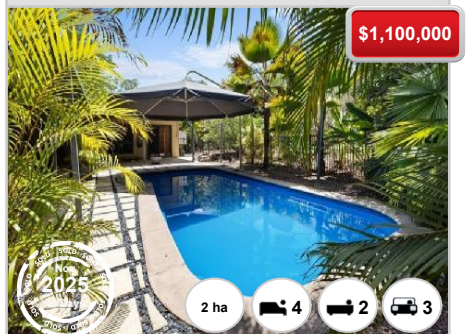
15 SHRIKE LANE



21 BEAUMONT RD




28 WENDY WAY



299 THOMAS RD

\$980,000




Nov 2025
113 Days

2.79 ha 4 2 10

25 BEARD RD

\$570,000

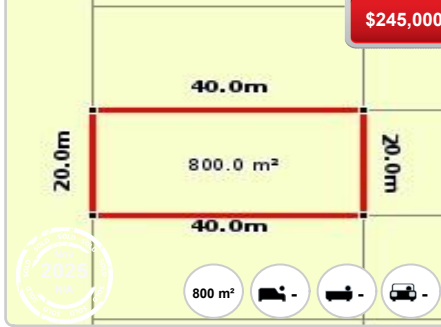


Nov 2025
7 Days

2.2 ha 2 1 2

23 BEAUMONT RD

\$245,000



Nov 2025
N/A

800 m² - - -

174 WOODLANDS RD

\$700,000




Nov 2025
N/A

2 ha 1 1 1

720 PIONEER DR

\$825,000




Nov 2025
N/A

8.85 ha 2 1 1

5 CORIO RD

\$950,000

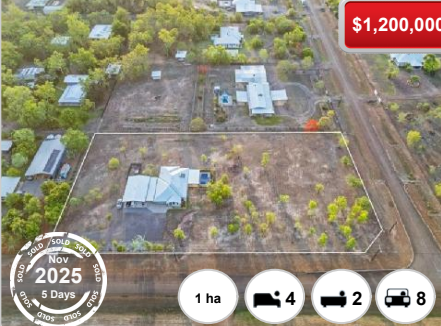


Nov 2025
14 Days

2.09 ha 3 3 -

5 MILLAR RD

\$1,200,000



Nov 2025
8 Days

1 ha 4 2 8

95 DOXAS RD

\$647,000




Oct 2025
53 Days

2 ha 1 1 4

50 JEFFERIS RD

\$675,000



Oct 2025
15 Days

1.91 ha 2 1 2

80 MARJERRISON DR

\$555,000




Oct 2025
N/A

2 ha - - -

150 STRANGWAYS RD

\$670,000




Oct 2025
101 Days

2.8 ha 3 1 4

130 CYPRESS RD

\$675,000



Oct 2025
N/A

2.02 ha - - -

HUMPTY DOO - Properties For Rent

Median Rental Price

\$760 /w

Based on 23 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: \$647,000
Current Median Rent: \$760

Based on 91 recorded House sales and 23 House rentals compared over the last 12 months

Number of Rentals

23

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

