

**RayWhite.**

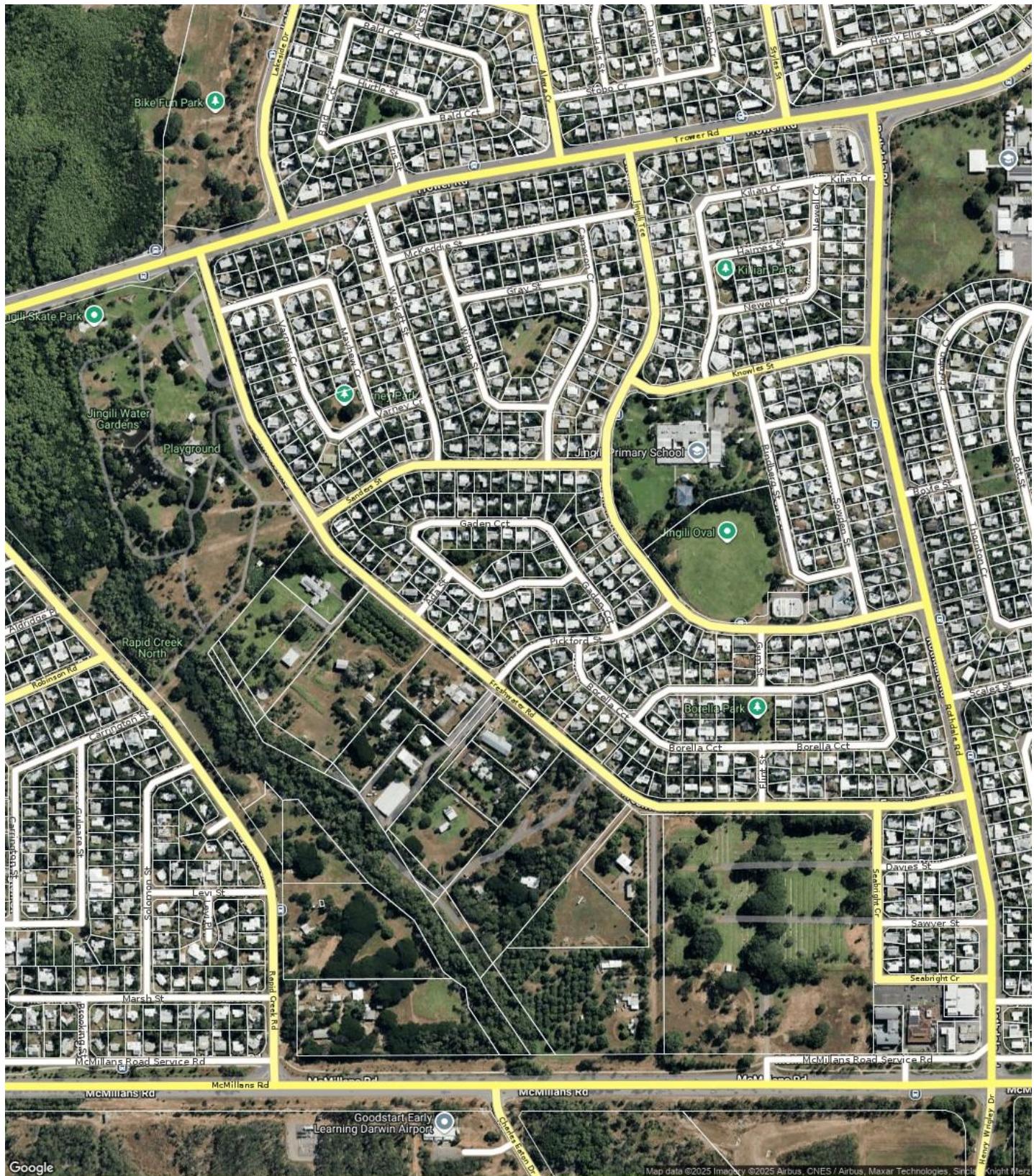


# Suburb flyover report

**JINGILI (HOUSE)**

PREPARED BY: KRISTINA BILLIAS, RAY WHITE NIGHTCLIFF

# JINGILI - Suburb Map



# JINGILI - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	36	\$ 439,750	0.0 %	\$ 102,450	\$ 660,000
2008	38	\$ 456,250	3.8 %	\$ 46,800	\$ 745,000
2009	35	\$ 480,000	5.2 %	\$ 105,420	\$ 785,000
2010	29	\$ 515,000	7.3 %	\$ 60,000	\$ 890,000
2011	31	\$ 535,000	3.9 %	\$ 225,000	\$ 810,000
2012	22	\$ 553,500	3.5 %	\$ 176,667	\$ 775,000
2013	28	\$ 600,000	8.4 %	\$ 325,000	\$ 780,000
2014	34	\$ 590,000	-1.7 %	\$ 130,000	\$ 835,000
2015	20	\$ 621,500	5.3 %	\$ 330,000	\$ 870,000
2016	30	\$ 522,750	-15.9 %	\$ 175,000	\$ 665,000
2017	23	\$ 530,000	1.4 %	\$ 330,000	\$ 785,000
2018	23	\$ 505,000	-4.7 %	\$ 300,000	\$ 727,000
2019	24	\$ 453,750	-10.1 %	\$ 117,500	\$ 765,000
2020	6	\$ 416,500	-8.2 %	\$ 370,000	\$ 570,000
2021	0				
2022	27	\$ 590,000	0.0 %	\$ 250,000	\$ 950,000
2023	21	\$ 530,000	-10.2 %	\$ 320,000	\$ 760,000
2024	32	\$ 667,500	25.9 %	\$ 435,000	\$ 940,000
2025	36	\$ 622,500	-6.7 %	\$ 140,000	\$ 1,220,000

## Median Sale Price

**\$620k**

Based on 42 recorded House sales within the last 12 months (Oct '24 - Sep '25)

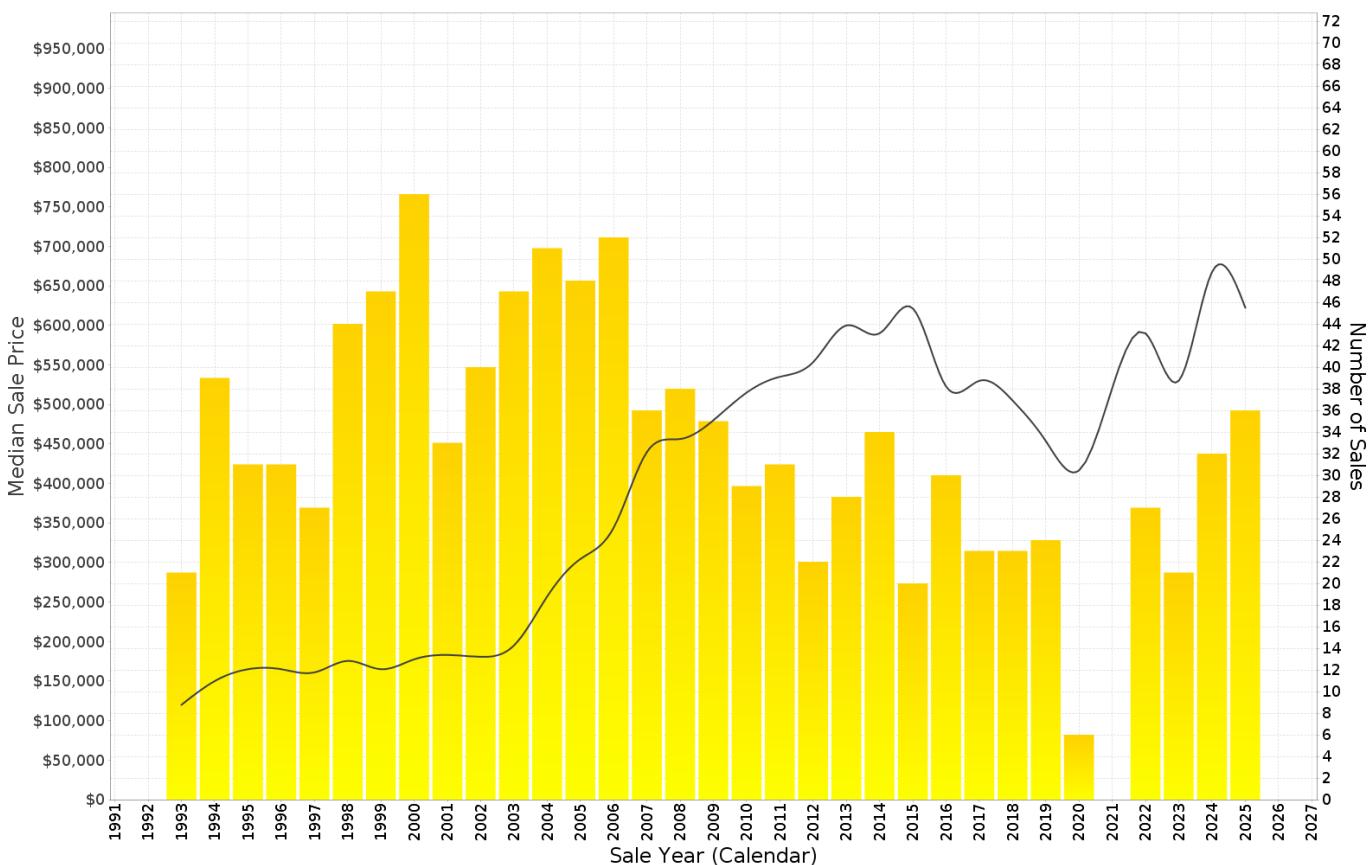
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

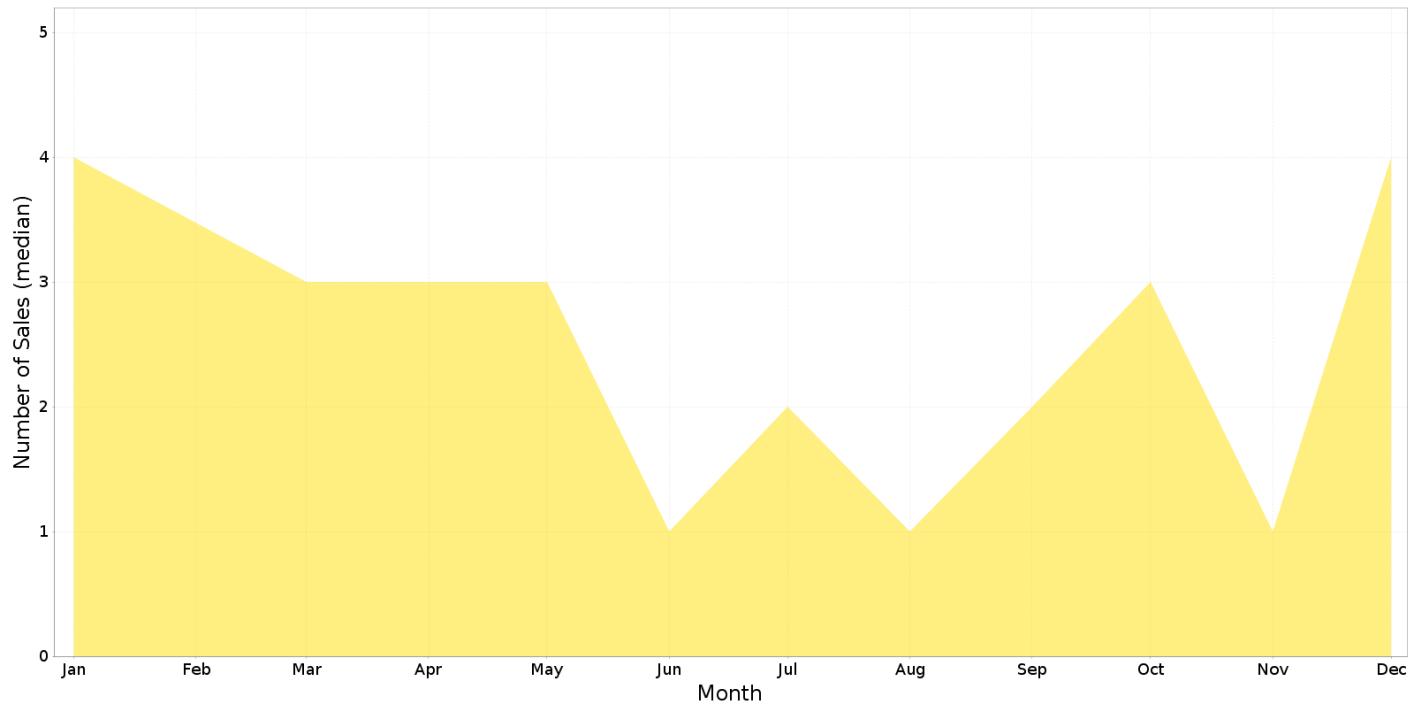
**-1.6%**

Current Median Price: \$620,000  
Previous Median Price: \$630,000

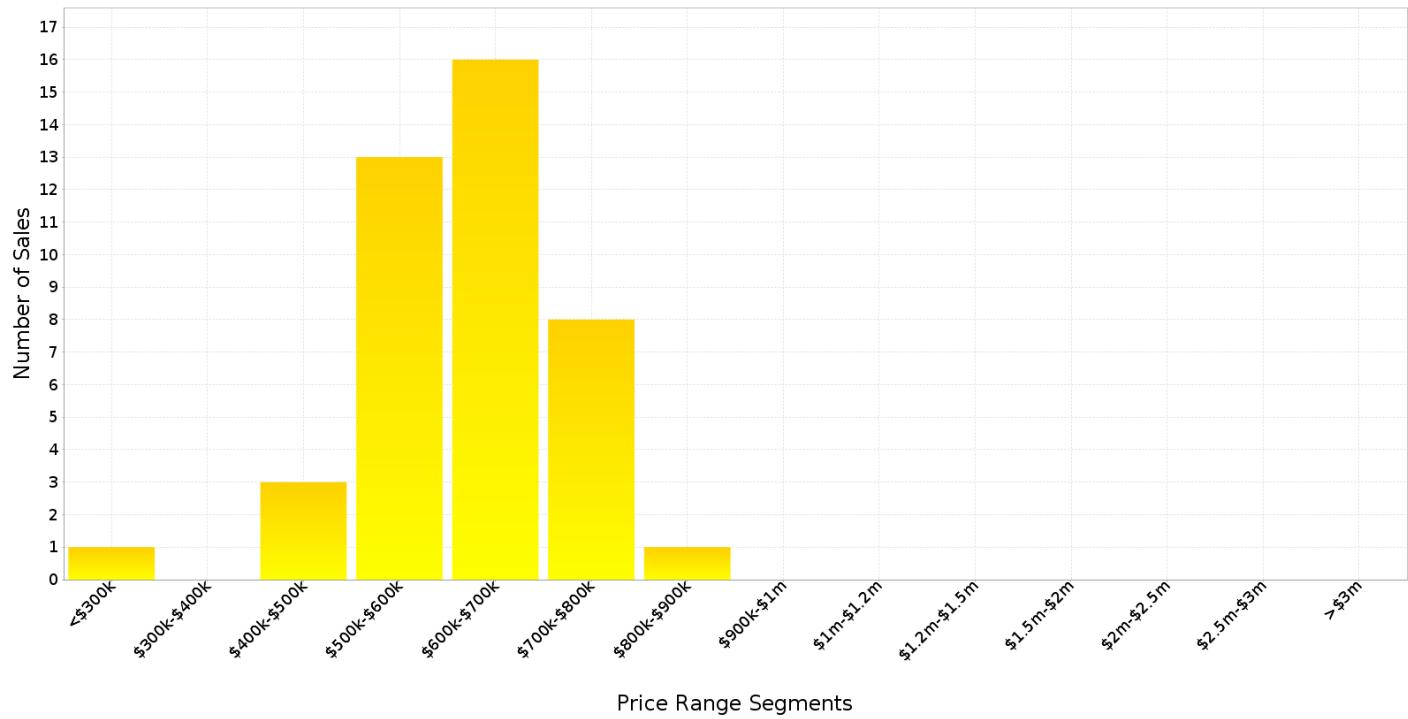
Based on 67 recorded House sales compared over the last two rolling 12 month periods



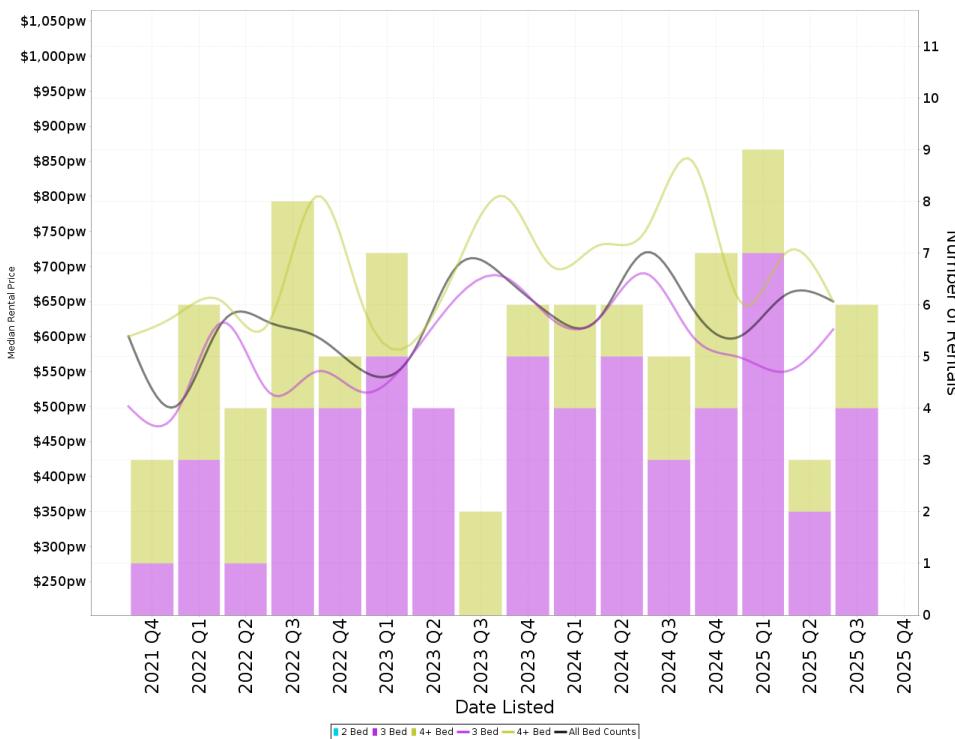
## JINGILI - Peak Selling Periods (3 years)



## JINGILI - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



Suburb Sale Price Growth

**-1.6%**

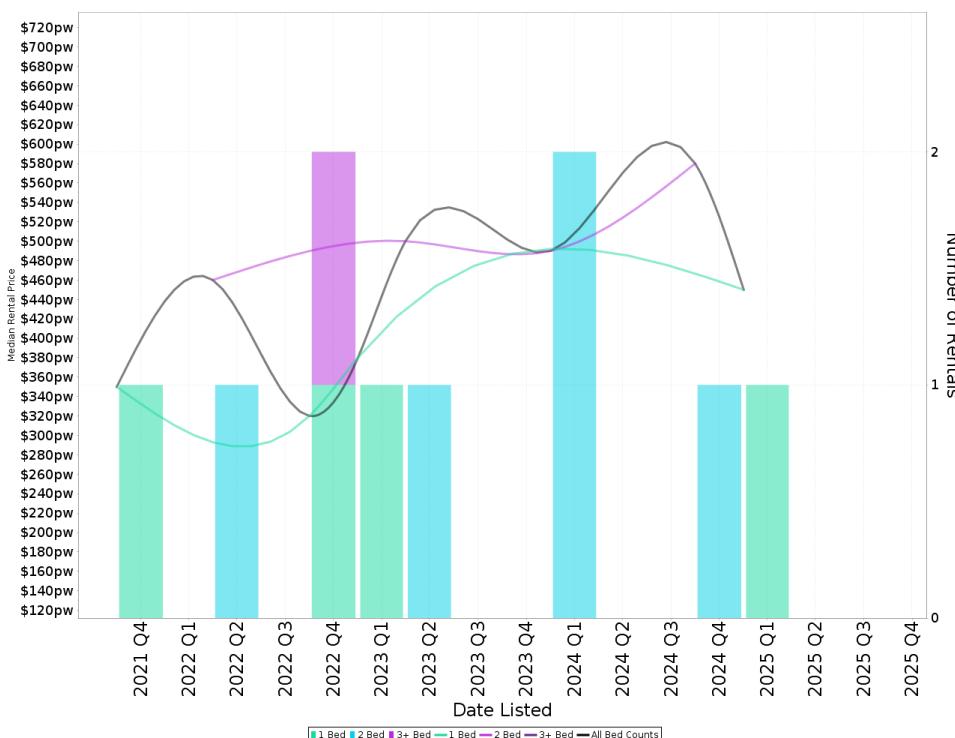
Current Median Price: \$620,000  
 Previous Median Price: \$630,000  
 Based on 67 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

**+5.5%**

Current Median Price: \$620,000  
 Current Median Rent: \$650  
 Based on 25 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



Suburb Sale Price Growth

N/A

Suburb Rental Yield

N/A

# JINGILI - Recently Sold Properties

## Median Sale Price

# \$620k

Based on 42 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

# -1.6%

Current Median Price: \$620,000  
Previous Median Price: \$630,000

Based on 67 recorded House sales compared over the last two rolling 12 month periods

## # Sold Properties

# 42

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

### 2 CAMERON CRES



### 14 VARNEY CRES



### 7 CAMERON CRES



### 16 FRESHWATER RD



### 8 SANDERS ST



### 90 FRESHWATER RD



### 4 SEABRIGHT CRES



### 19 JINGILI TCE



### 36 GADEN CCT



**144 TROWER RD**



**\$780,000**

Sold 37 Days Ago

37 Days Ago

817 m<sup>2</sup> | 5 Bed | 3 Bath | 2 Car

**17 GADEN CCT**



**\$845,000**

Sold 37 Days Ago

37 Days Ago

715 m<sup>2</sup> | 6 Bed | 2 Bath | 4 Car

**45 JINGILI TCE**



**\$140,000**

Sold 37 Days Ago

37 Days Ago

692 m<sup>2</sup> | 4 Bed | 2 Bath | 1 Car

**164 TROWER RD**



**\$645,000**

Sold 39 Days Ago

39 Days Ago

817 m<sup>2</sup> | 3 Bed | 1 Bath | 1 Car

**20 WACKETT ST**



**\$620,000**

Sold 39 Days Ago

39 Days Ago

724.0 m<sup>2</sup> | 3 Bed | 1 Bath | 3 Car

**25 JINGILI TCE**



**\$636,800**

Sold 59 Days Ago

59 Days Ago

768 m<sup>2</sup> | 3 Bed | 1 Bath | 2 Car

**44 FRESHWATER RD**



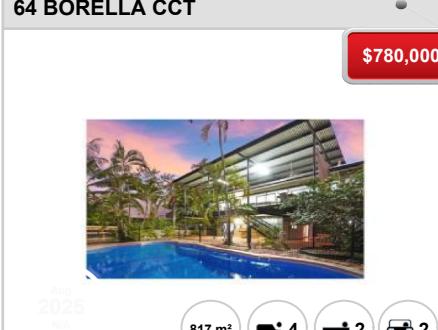
**\$650,000**

Sold 13 Days Ago

13 Days Ago

817 m<sup>2</sup> | 3 Bed | 1 Bath | 4 Car

**64 BORELLA CCT**



**\$780,000**

Sold 13 Days Ago

13 Days Ago

817 m<sup>2</sup> | 4 Bed | 2 Bath | 2 Car

**4 SANDERS ST**



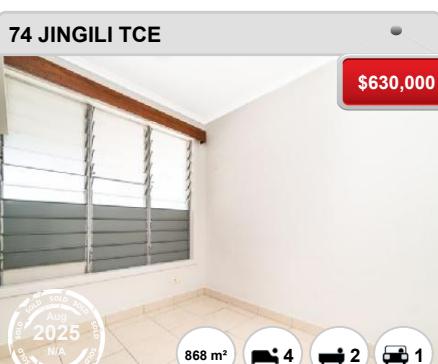
**\$625,000**

Sold 13 Days Ago

13 Days Ago

817 m<sup>2</sup> | 3 Bed | 1 Bath | 1 Car

**74 JINGILI TCE**



**\$630,000**

Sold N/A

N/A

868 m<sup>2</sup> | 4 Bed | 2 Bath | 1 Car

**24 VARNEY CRES**



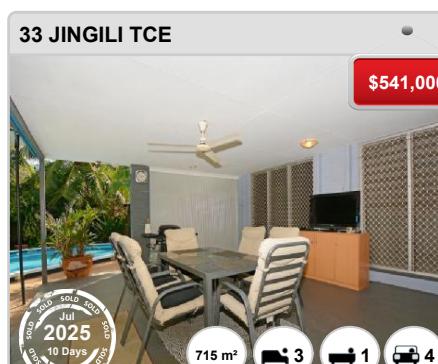
**\$750,000**

Sold 10 Days Ago

10 Days Ago

867 m<sup>2</sup> | 5 Bed | 2 Bath | 2 Car

**33 JINGILI TCE**



**\$541,000**

Sold 10 Days Ago

10 Days Ago

715 m<sup>2</sup> | 3 Bed | 1 Bath | 4 Car

## JINGILI - Properties For Rent

### Median Rental Price

**\$650 /w**

Based on 25 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

**+5.5%**

Current Median Price: \$620,000  
Current Median Rent: \$650

Based on 42 recorded House sales and 25 House rentals compared over the last 12 months

### Number of Rentals

**25**

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

