

RayWhite.



Suburb flyover report

LUDMILLA (HOUSE)

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LUDMILLA - Suburb Map



LUDMILLA - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	42	\$ 488,000	0.0 %	\$ 62,700	\$ 915,000
2008	22	\$ 450,000	-7.8 %	\$ 260,000	\$ 1,050,000
2009	23	\$ 500,000	11.1 %	\$ 10,000	\$ 1,155,000
2010	15	\$ 589,000	17.8 %	\$ 225,000	\$ 870,000
2011	22	\$ 523,000	-11.2 %	\$ 200,000	\$ 980,000
2012	19	\$ 581,000	11.1 %	\$ 235,000	\$ 1,080,000
2013	21	\$ 701,000	20.7 %	\$ 235,000	\$ 1,061,001
2014	24	\$ 623,000	-11.1 %	\$ 260,000	\$ 1,145,000
2015	24	\$ 676,000	8.5 %	\$ 420,000	\$ 940,000
2016	14	\$ 590,350	-12.7 %	\$ 400,000	\$ 1,000,000
2017	17	\$ 730,000	23.7 %	\$ 430,000	\$ 850,000
2018	14	\$ 490,000	-32.9 %	\$ 400,000	\$ 700,000
2019	14	\$ 540,000	10.2 %	\$ 250,000	\$ 890,000
2020	3	\$ 362,000	-33.0 %	\$ 168,000	\$ 500,000
2021	0				
2022	20	\$ 755,000	0.0 %	\$ 400,000	\$ 1,125,000
2023	22	\$ 670,000	-11.3 %	\$ 250,000	\$ 1,201,588
2024	26	\$ 662,500	-1.1 %	\$ 300,000	\$ 1,200,000
2025	35	\$ 750,000	13.2 %	\$ 460,000	\$ 1,100,000

Median Sale Price

\$720k

Based on 39 recorded House sales within the last 12 months (Oct '24 - Sep '25)

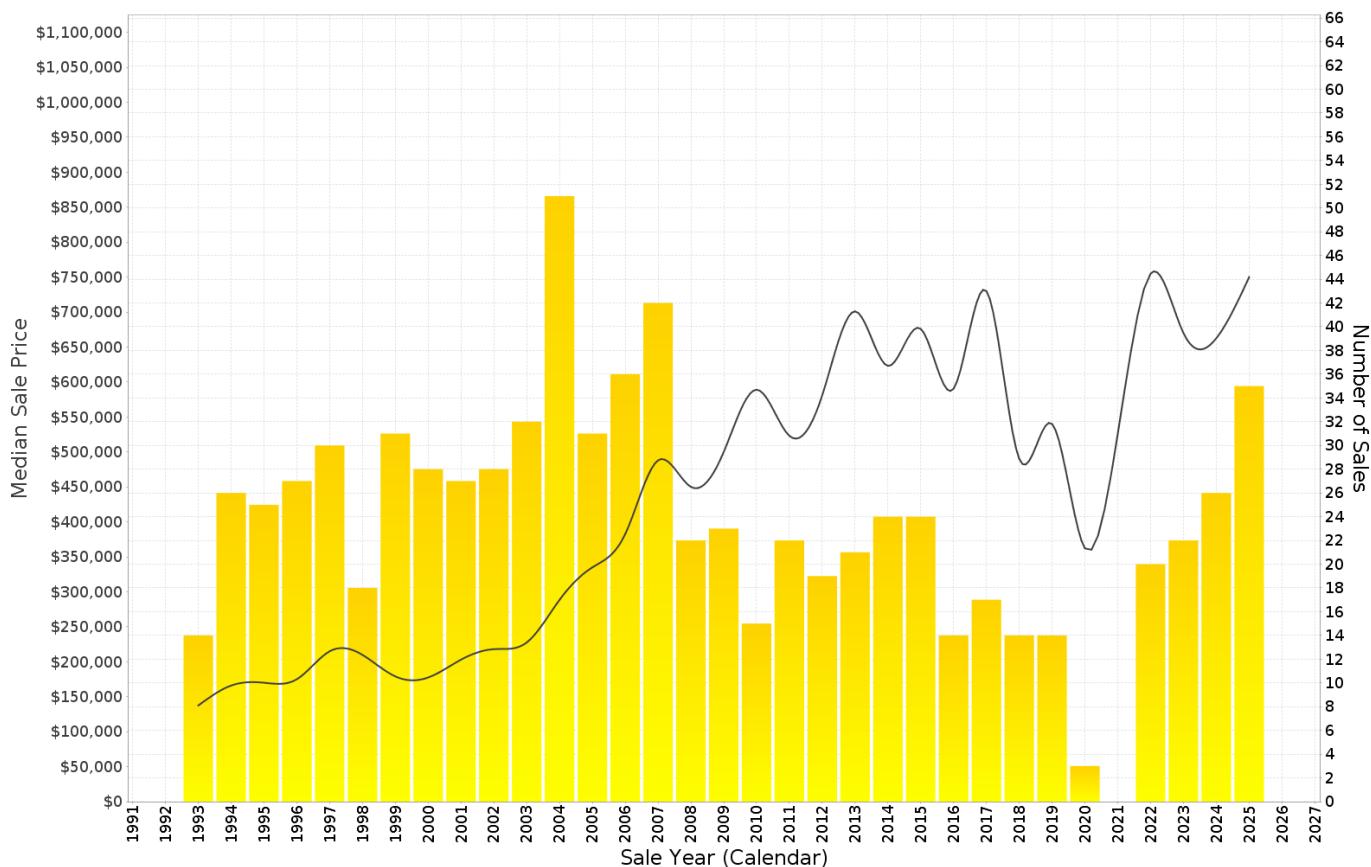
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

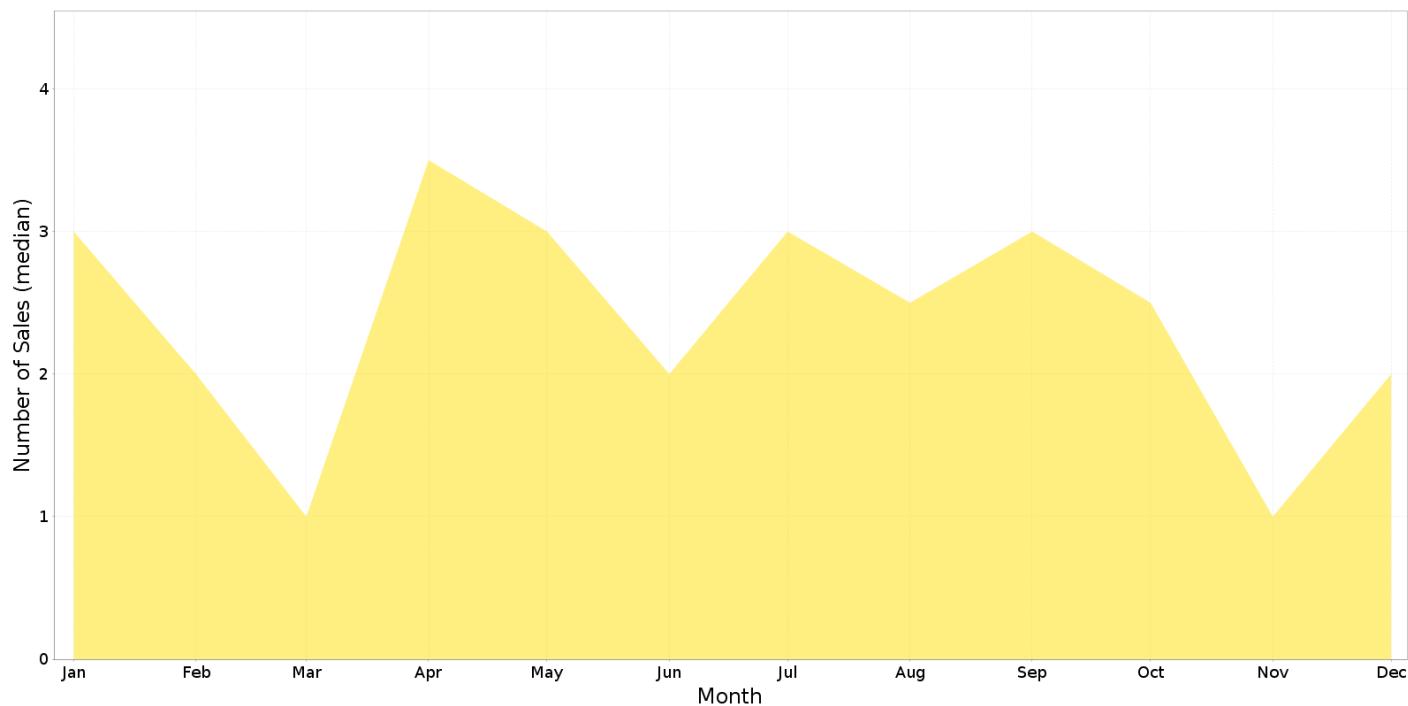
+8.7%

Current Median Price: \$720,000
Previous Median Price: \$662,500

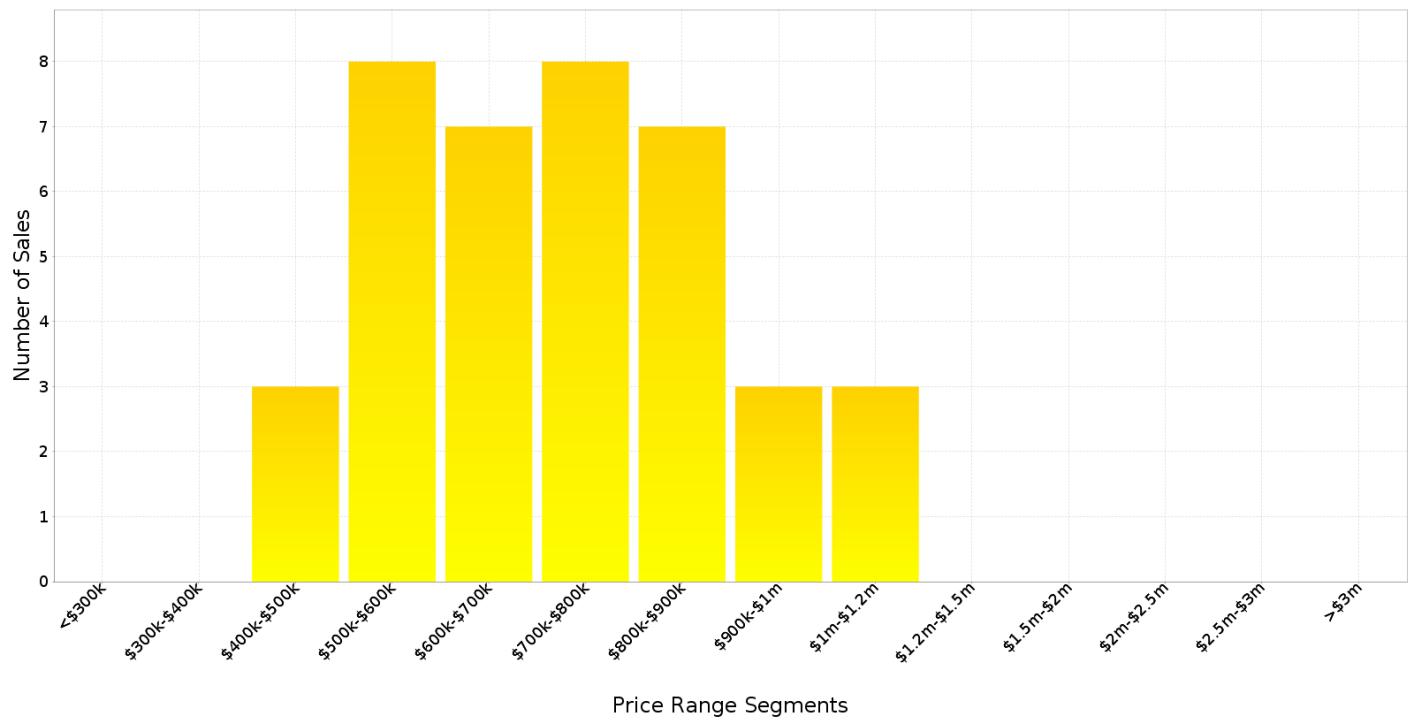
Based on 61 recorded House sales compared over the last two rolling 12 month periods



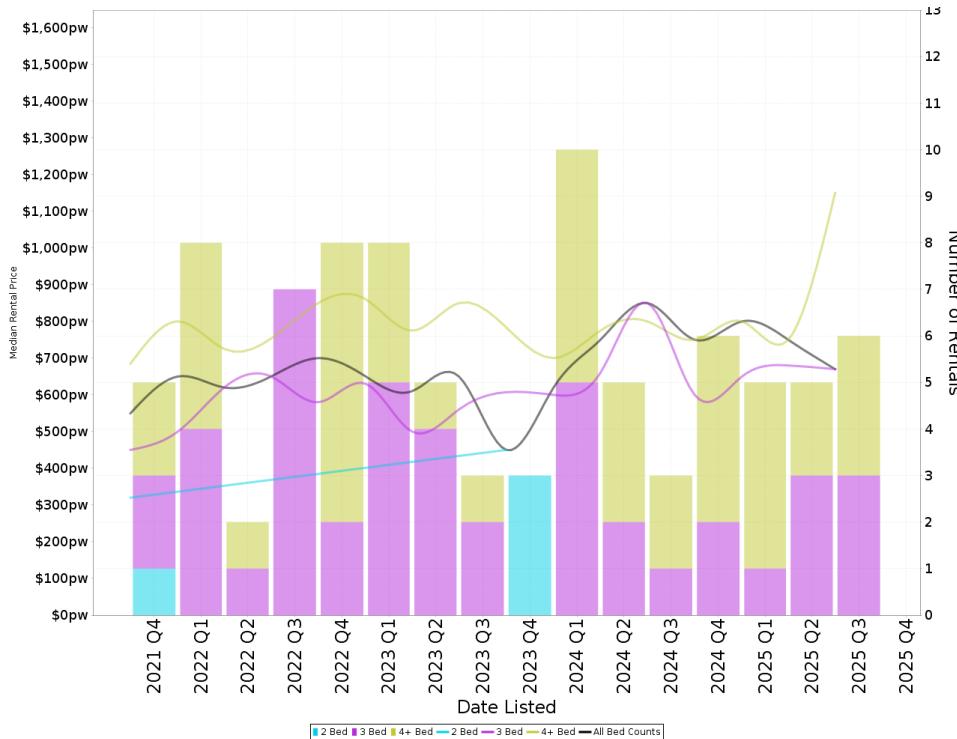
LUDMILLA - Peak Selling Periods (3 years)



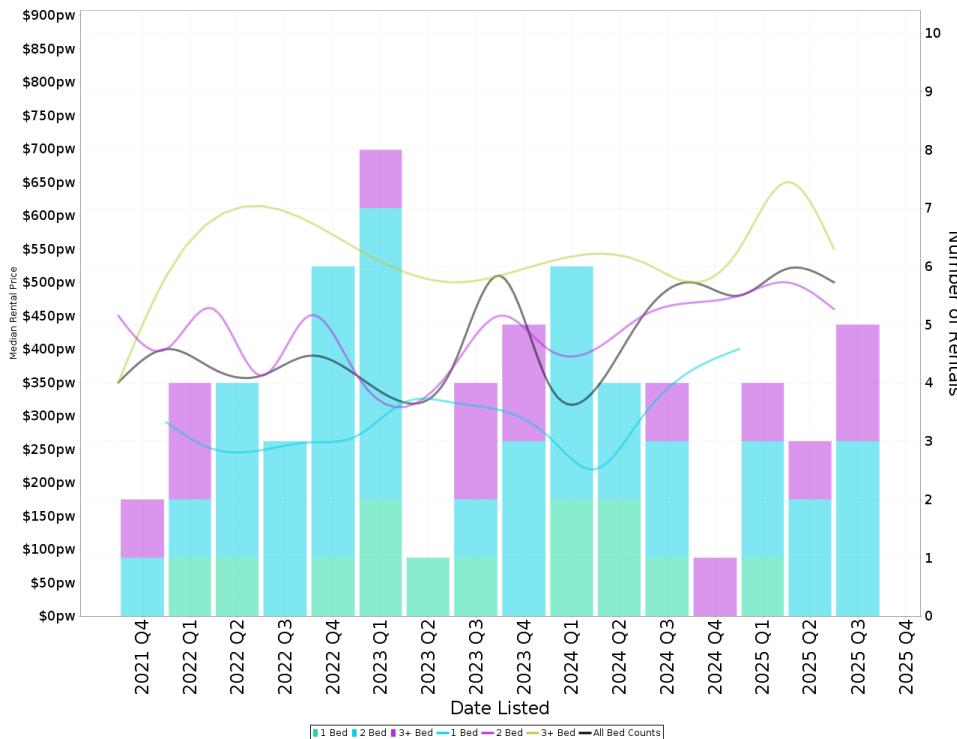
LUDMILLA - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Median Weekly Rents (Units)



LUDMILLA - Recently Sold Properties

Median Sale Price

\$720k

Based on 39 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

+8.7%

Current Median Price: \$720,000
Previous Median Price: \$662,500

Based on 61 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

39

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

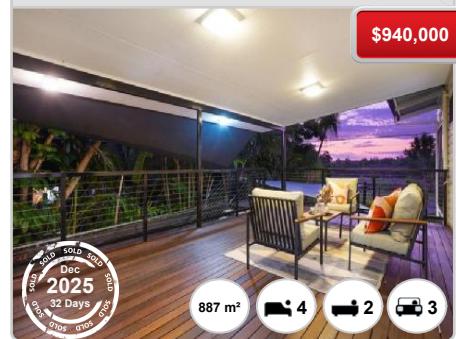
17 DANIELS ST



10 BUL BUL CRT



68 NEMARLUK DR



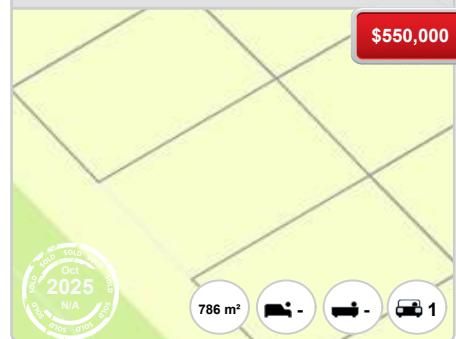
30 MOSEC ST



3 BALYUN ST



36 NEMARLUK DR



9 MAWALAN CRT



2 WICKHAM ST



103 BAGOT RD



A modern, single-story wooden house with a carport and a large palm tree in the foreground.

22 MOSEC ST



\$777,500

Aug 2025

72 Days

870 m²

4

2

4

18 MAY ST

\$850,000

2025

52 Days

927 m²

4

2

4

100% sold 2024