

**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)

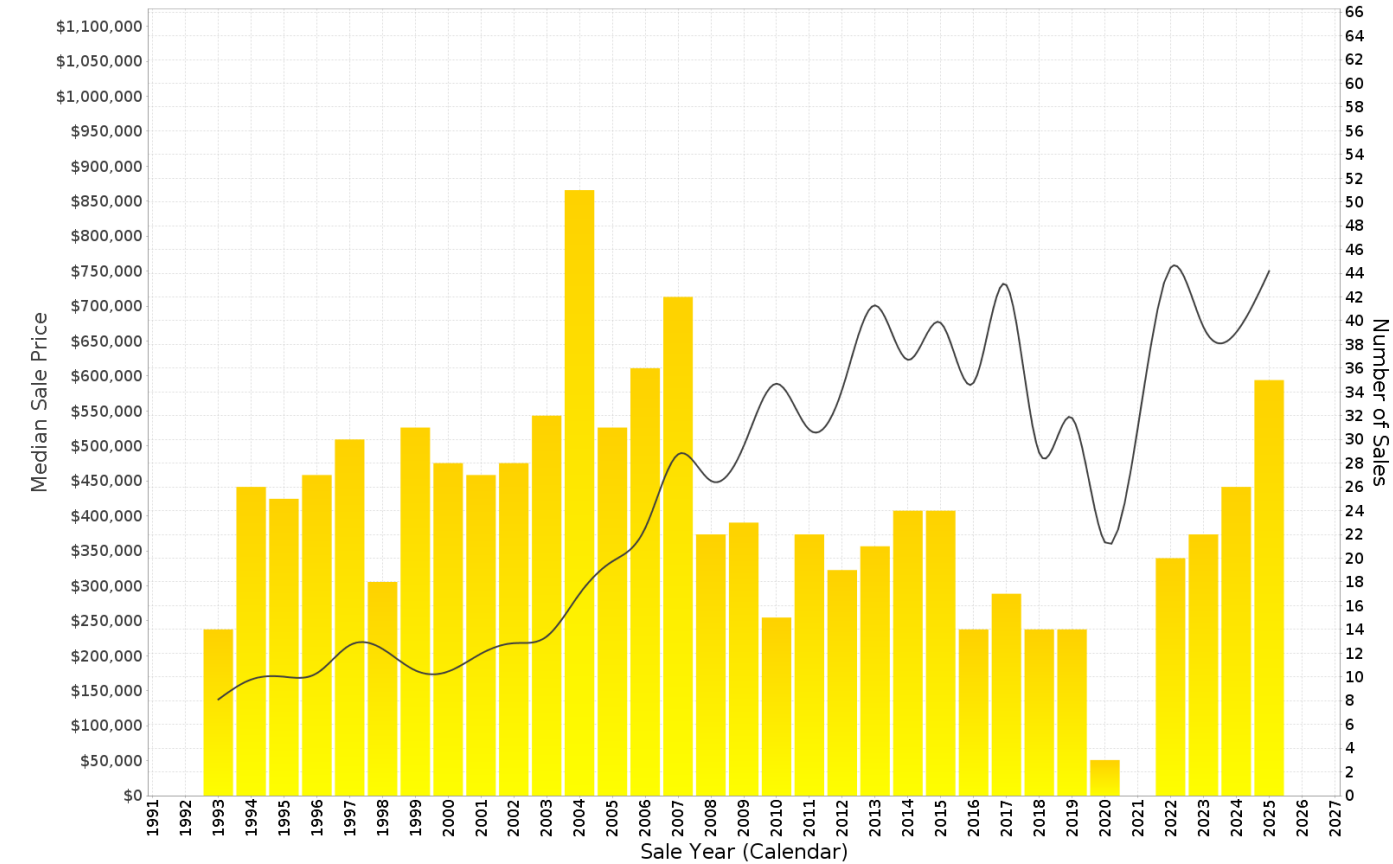
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

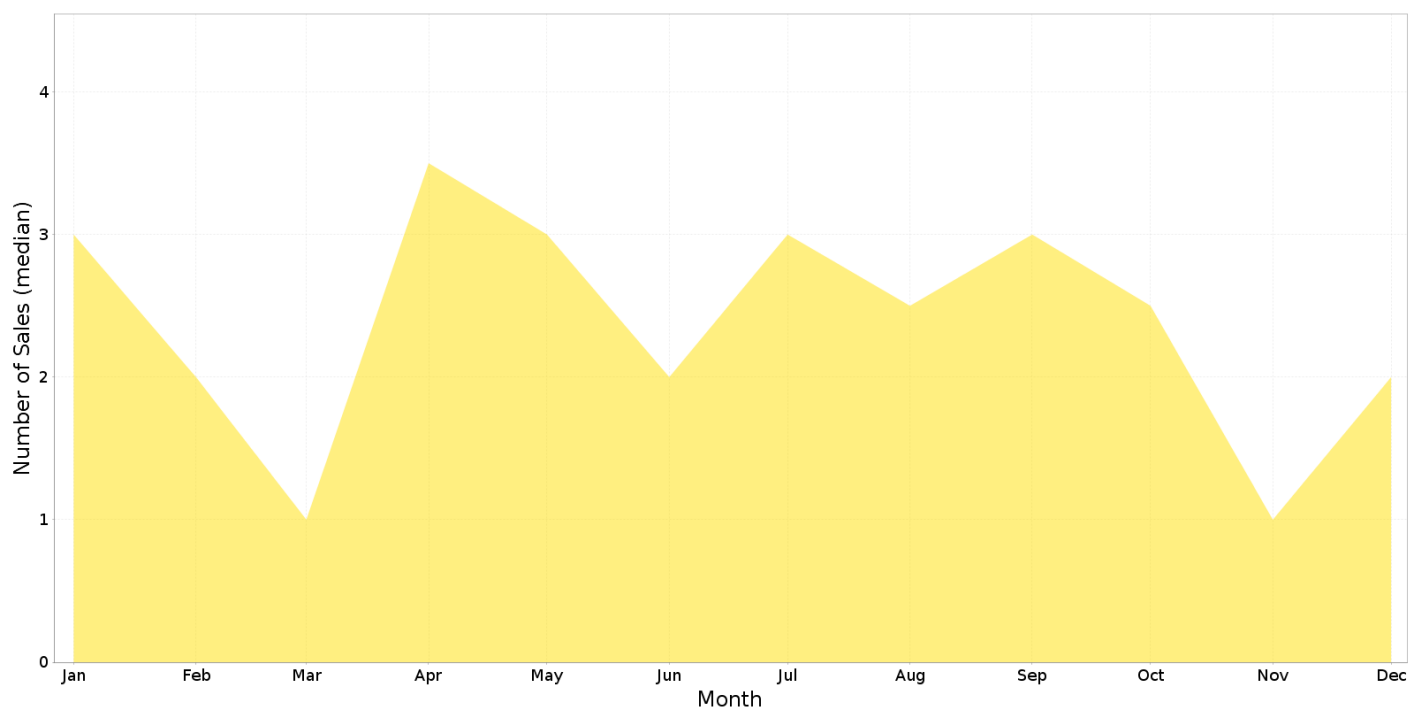
+8.7%

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

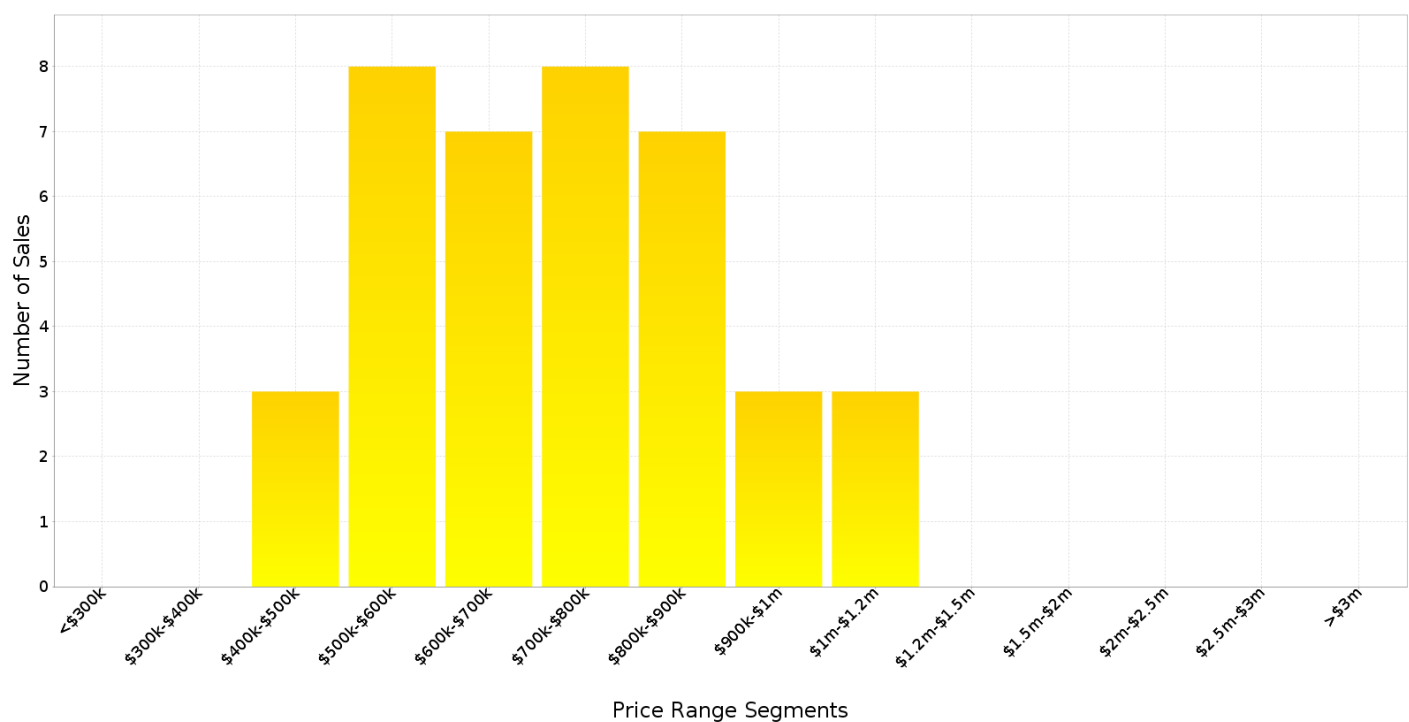
Based on 61 recorded House sales compared over the last two rolling 12 month periods



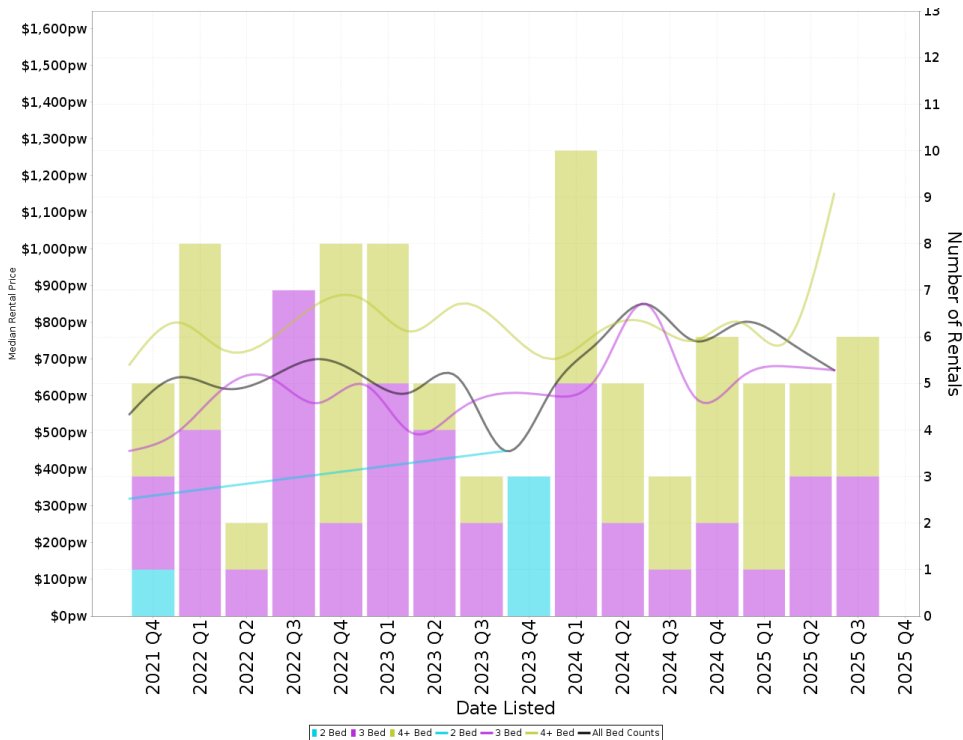
## LUDMILLA - Peak Selling Periods (3 years)



## LUDMILLA - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+8.7%**

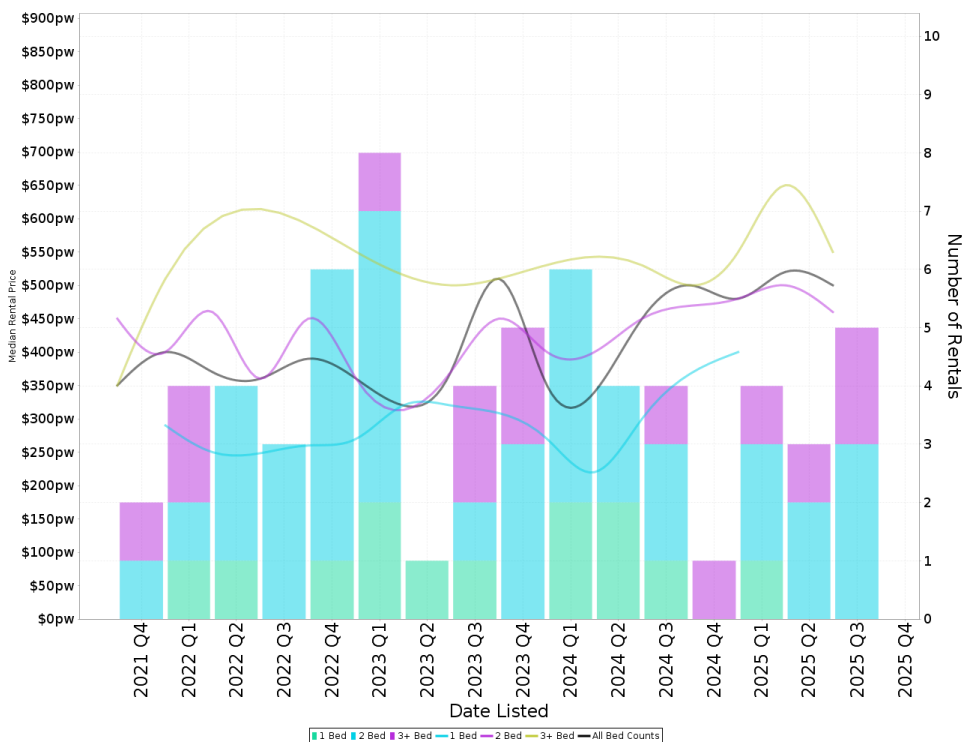
**Current Median Price: \$720,000**  
**Previous Median Price: \$662,500**  
 Based on 61 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+5.4%**

**Current Median Price: \$720,000**  
**Current Median Rent: \$750**  
 Based on 22 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+19.0%**

**Current Median Price: \$360,000**  
**Previous Median Price: \$302,500**  
 Based on 19 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+7.2%**

**Current Median Price: \$360,000**  
**Current Median Rent: \$500**  
 Based on 13 registered Unit rentals compared over the last 12 months.

# 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

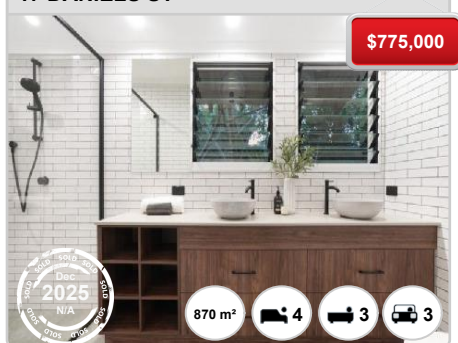
# Sold Properties

**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

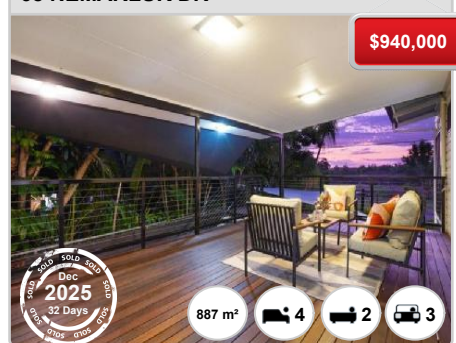
17 DANIELS ST



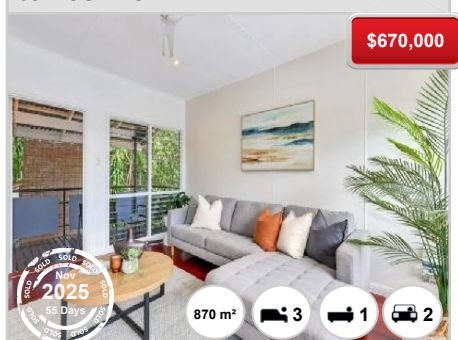
10 BUL BUL CRT



68 NEMARLUK DR



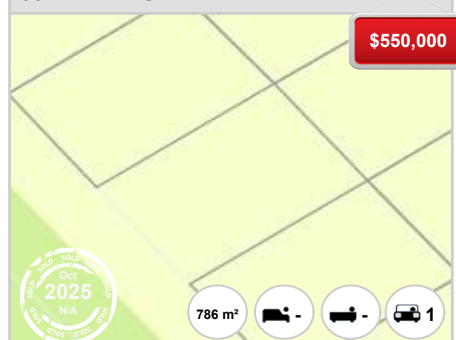
30 MOSEC ST



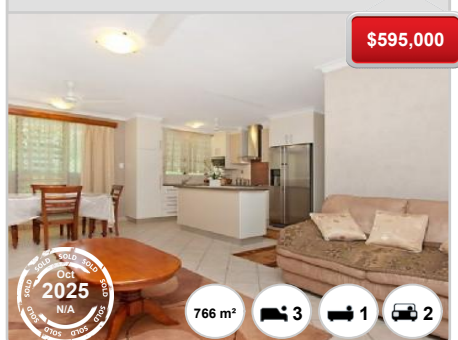
3 BALYUN ST



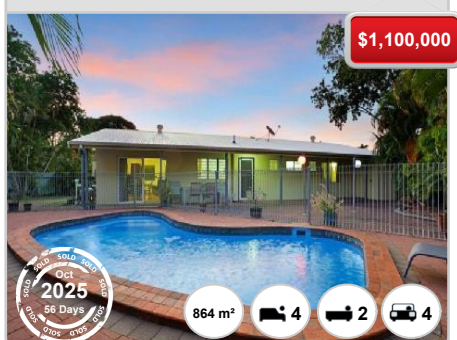
36 NEMARLUK DR



9 MAWALAN CRT



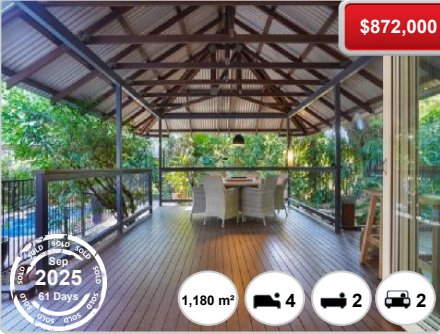
2 WICKHAM ST



103 BAGOT RD



33 WELLS ST



87 BAGOT RD



32 HARNEY ST



22 MOSEC ST



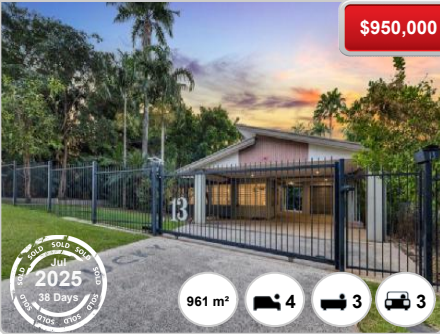
14 MAY ST



169 BAGOT RD



13 WICKHAM ST



18 MAY ST



15 GILBERT ST

