

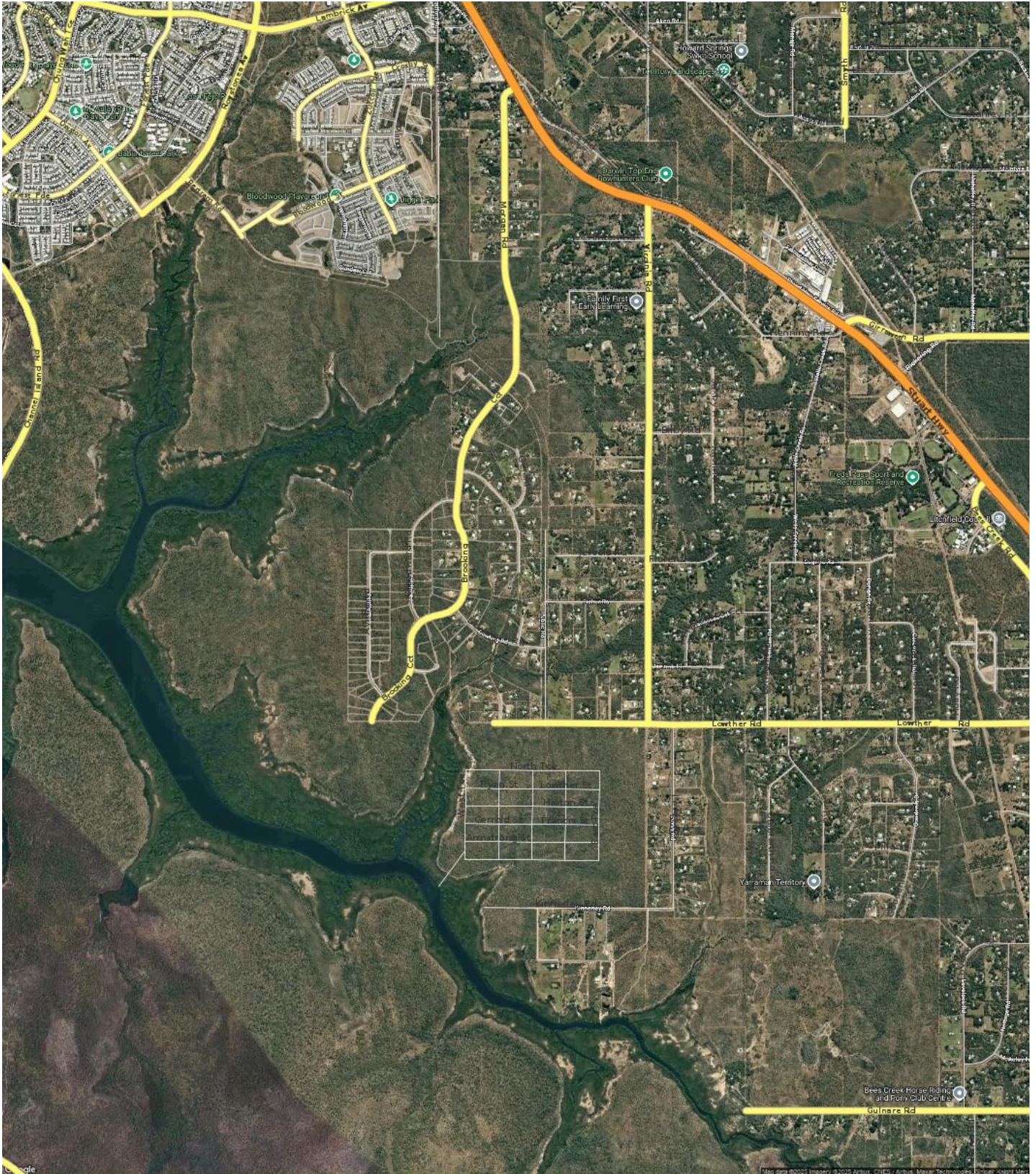
RayWhite.

Suburb
flyover
report

VIRGINIA (HOUSE)

PREPARED BY: KRISTINA BILLIAS, RAY WHITE NIGHTCLIFF

VIRGINIA - Suburb Map



VIRGINIA - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	44	\$ 395,000	0.0 %	\$ 130,000	\$ 939,000
2008	39	\$ 450,000	13.9 %	\$ 60,000	\$ 1,200,000
2009	30	\$ 525,000	16.7 %	\$ 230,000	\$ 955,000
2010	19	\$ 500,000	-4.8 %	\$ 180,000	\$ 999,000
2011	26	\$ 651,000	30.2 %	\$ 240,000	\$ 1,250,000
2012	34	\$ 632,500	-2.8 %	\$ 338,000	\$ 1,250,000
2013	22	\$ 652,500	3.2 %	\$ 400,000	\$ 1,150,000
2014	30	\$ 695,000	6.5 %	\$ 350,000	\$ 1,250,000
2015	24	\$ 765,000	10.1 %	\$ 300,000	\$ 1,500,000
2016	21	\$ 660,000	-13.7 %	\$ 330,000	\$ 1,300,000
2017	18	\$ 635,000	-3.8 %	\$ 315,000	\$ 1,100,000
2018	18	\$ 632,500	-0.4 %	\$ 300,000	\$ 850,000
2019	23	\$ 625,000	-1.2 %	\$ 280,000	\$ 1,700,000
2020	23	\$ 617,500	-1.2 %	\$ 360,000	\$ 870,000
2021	45	\$ 665,000	7.7 %	\$ 233,000	\$ 1,700,000
2022	43	\$ 780,000	17.3 %	\$ 262,000	\$ 1,370,000
2023	35	\$ 509,150	-34.7 %	\$ 175,000	\$ 1,175,000
2024	36	\$ 778,500	52.9 %	\$ 100,000	\$ 4,500,000
2025	76	\$ 500,000	-35.8 %	\$ 5,200	\$ 1,500,000

Median Sale Price

\$525k

Based on 56 recorded House sales within the last 12 months (Oct '24 - Sep '25)

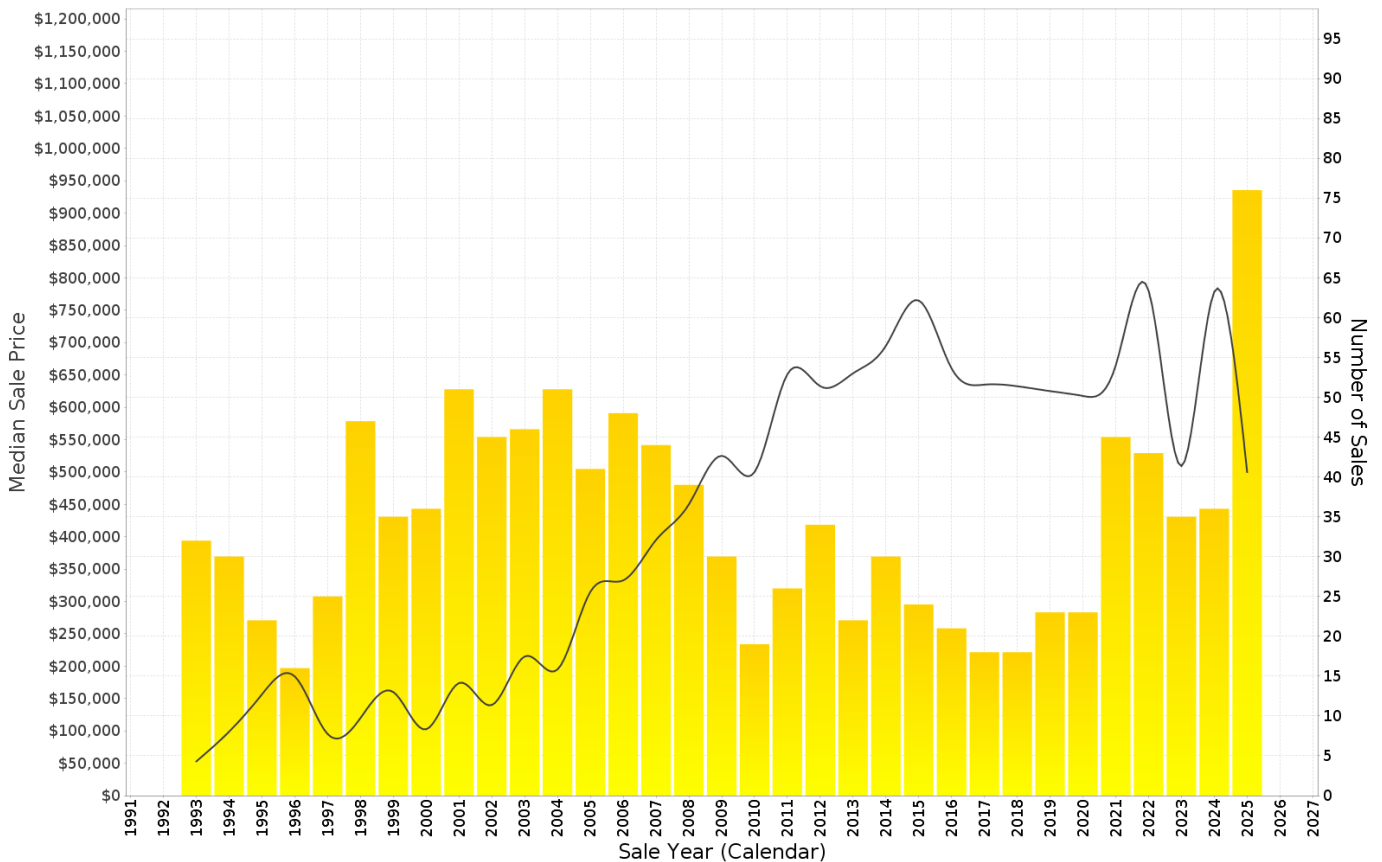
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

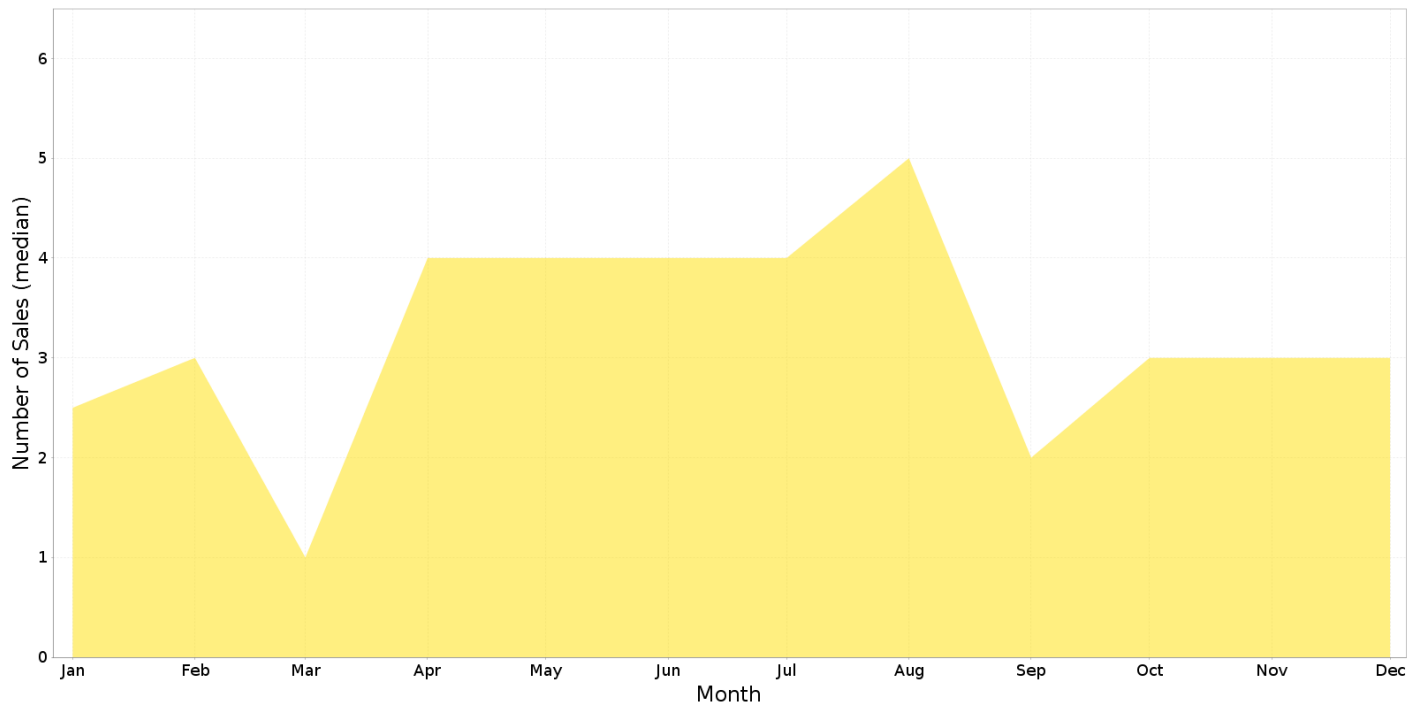
-31.2%

Current Median Price: \$525,000
Previous Median Price: \$763,500

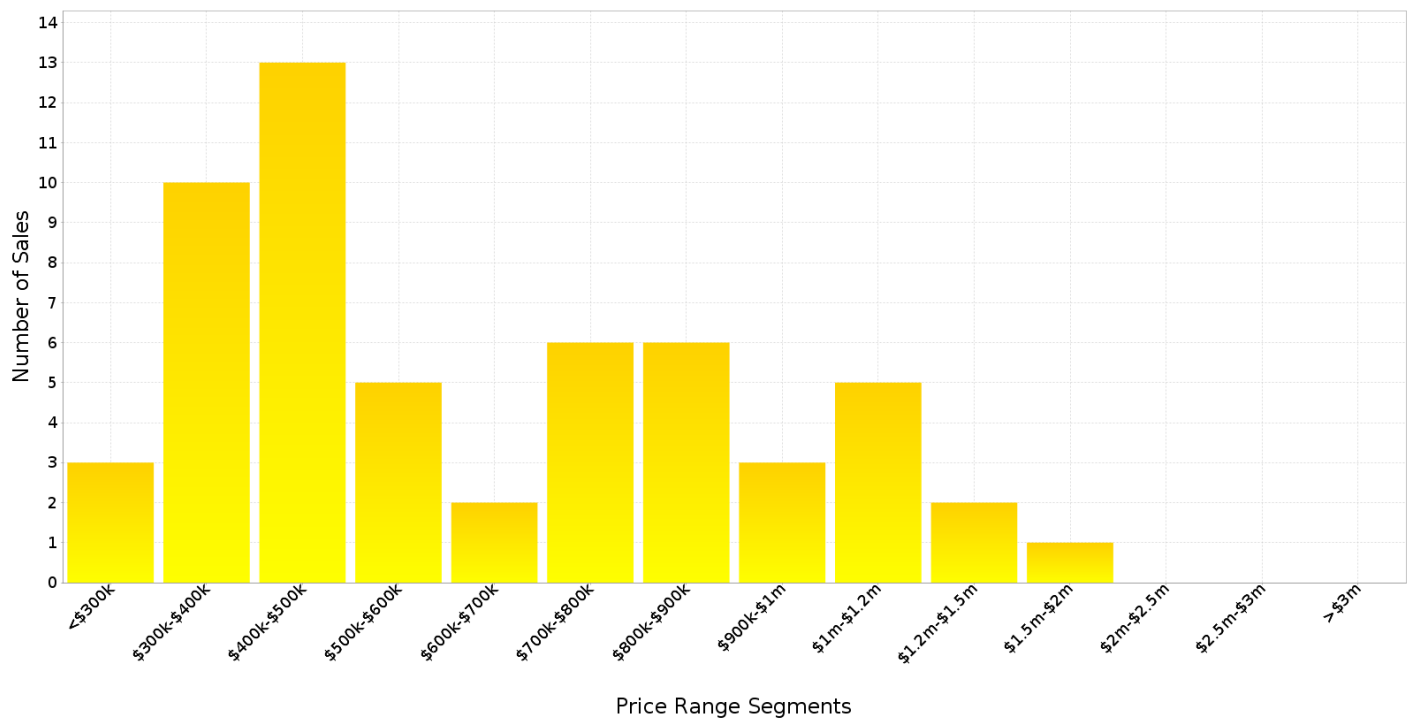
Based on 92 recorded House sales compared over the last two rolling 12 month periods



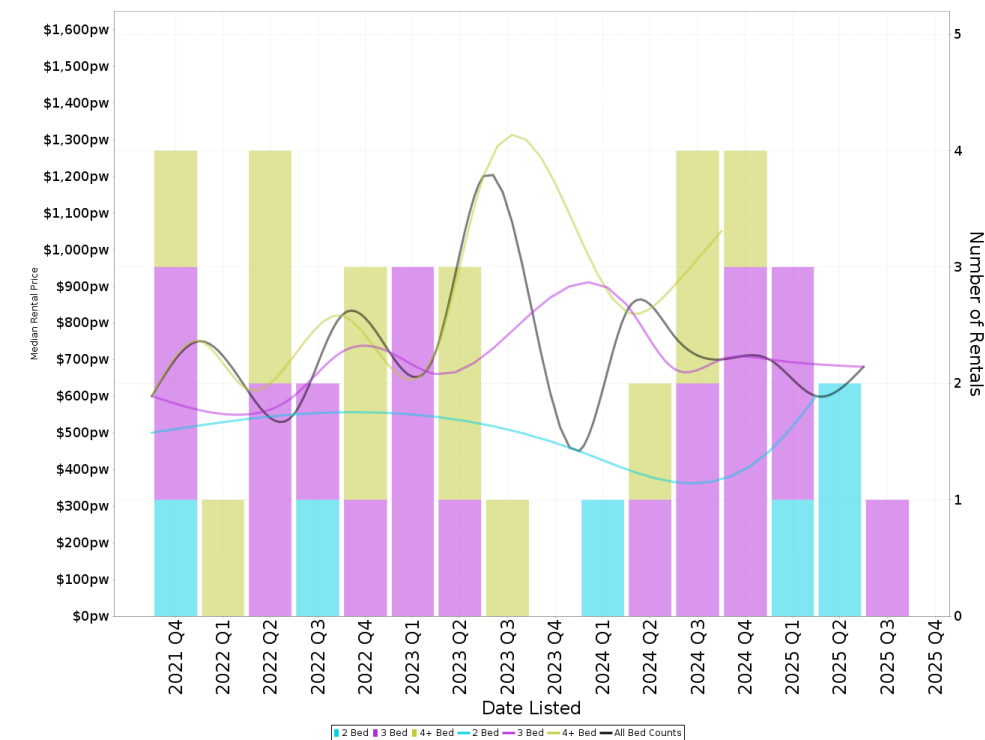
VIRGINIA - Peak Selling Periods (3 years)



VIRGINIA - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-31.2%

Current Median Price: \$525,000
Previous Median Price: \$763,500

Based on 92 registered House sales compared over the last two rolling 12 month periods.

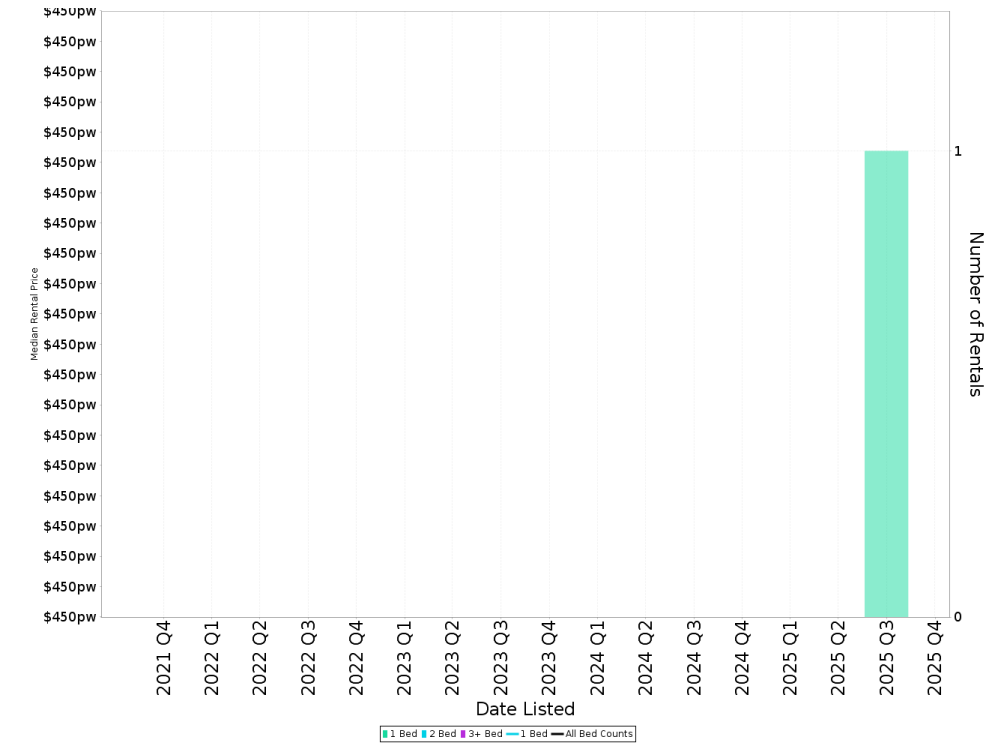
Suburb Rental Yield

+6.9%

Current Median Price: \$525,000
Current Median Rent: \$700

Based on 10 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

N/A

Suburb Rental Yield

N/A

VIRGINIA - Recently Sold Properties

Median Sale Price

\$525k

Based on 56 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

-31.2%

Current Median Price: \$525,000
Previous Median Price: \$763,500

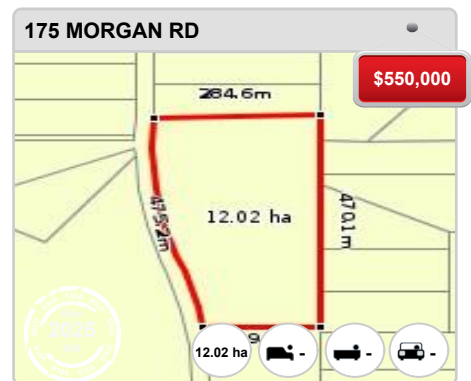
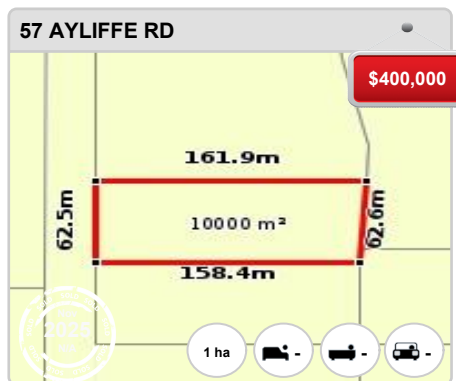
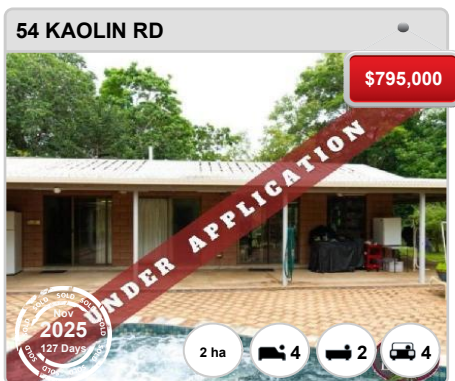
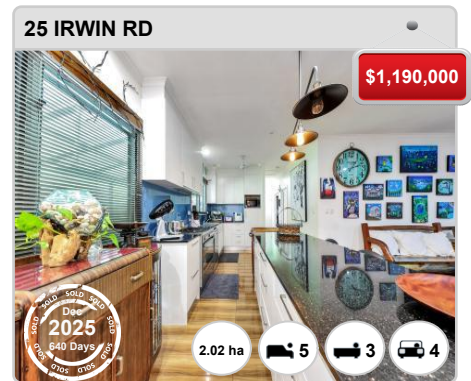
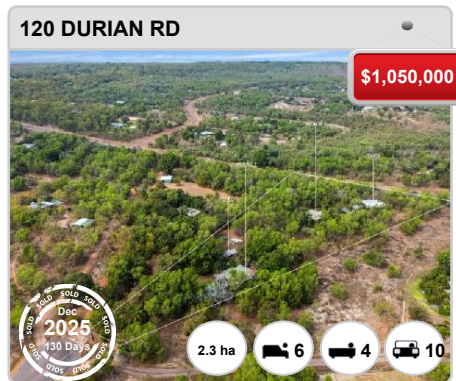
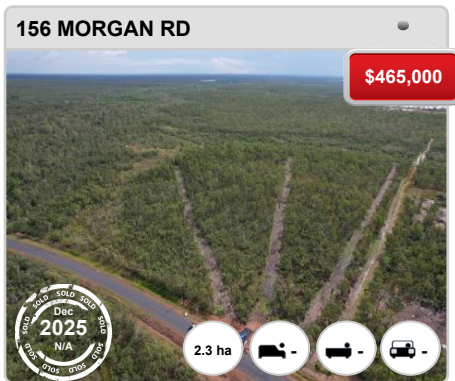
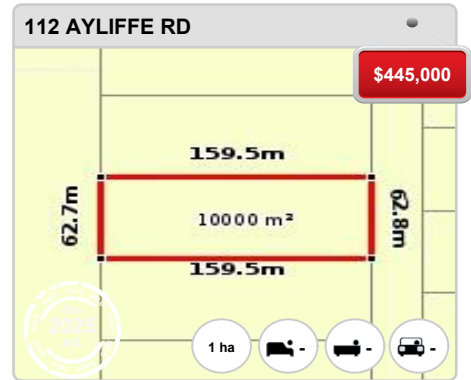
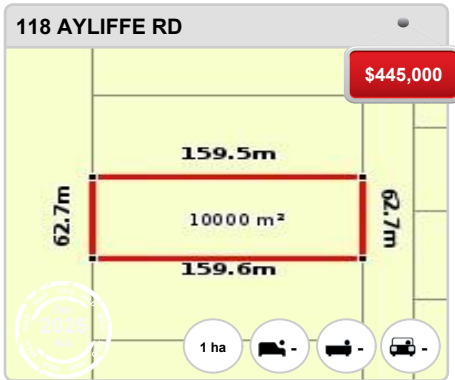
Based on 92 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

56

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



45 SAXBY RD

\$943,000



Nov 2025
68 Days

2 ha 3 2 3

144 AYLIFFE RD

\$437,000

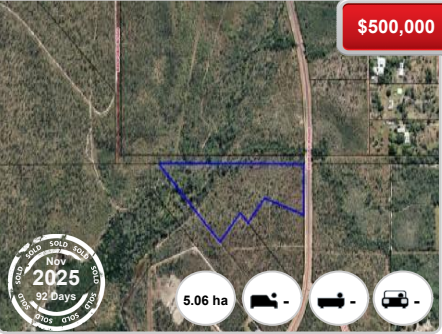


Nov 2025
N/A

1.18 ha - - -

240 MORGAN RD

\$500,000

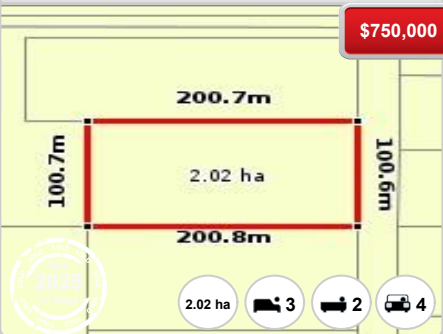


Nov 2025
92 Days

5.06 ha - - -

270 VIRGINIA RD

\$750,000

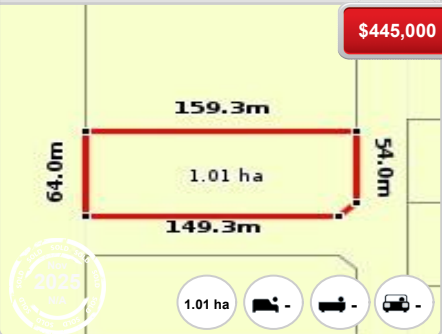


Nov 2025
10 Days

2.02 ha 3 2 4

78 AYLIFFE RD

\$445,000



Nov 2025
N/A

1.01 ha - - -

390 GULNARE RD

\$910,000

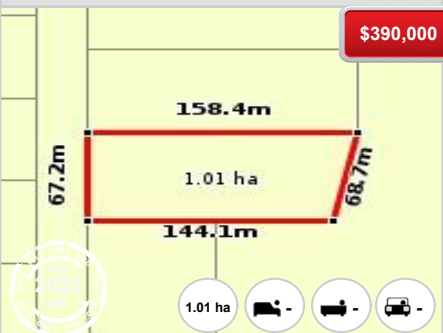


Nov 2025
60 Days

12.28 ha 5 2 5

121 AYLIFFE RD

\$390,000

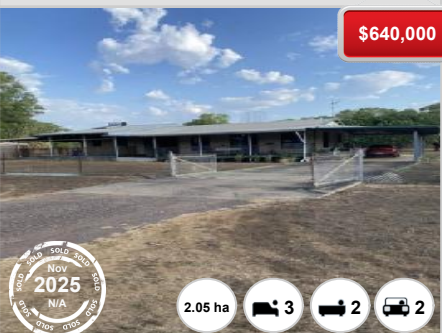


Nov 2025
N/A

1.01 ha - - -

186 VIRGINIA RD

\$640,000



Nov 2025
N/A

2.05 ha 3 2 2

160 MORGAN RD

\$950,000



Nov 2025
N/A

54.18 ha - - -

370 LOWTHER RD

\$730,000




Nov 2025
N/A

2 ha - - -

295 BROOKING CCT

\$415,000



Nov 2025
N/A

1.36 ha - - -

65 LONDON RD

\$640,000



Oct 2025
N/A

2.29 ha - - -

