

RayWhite.

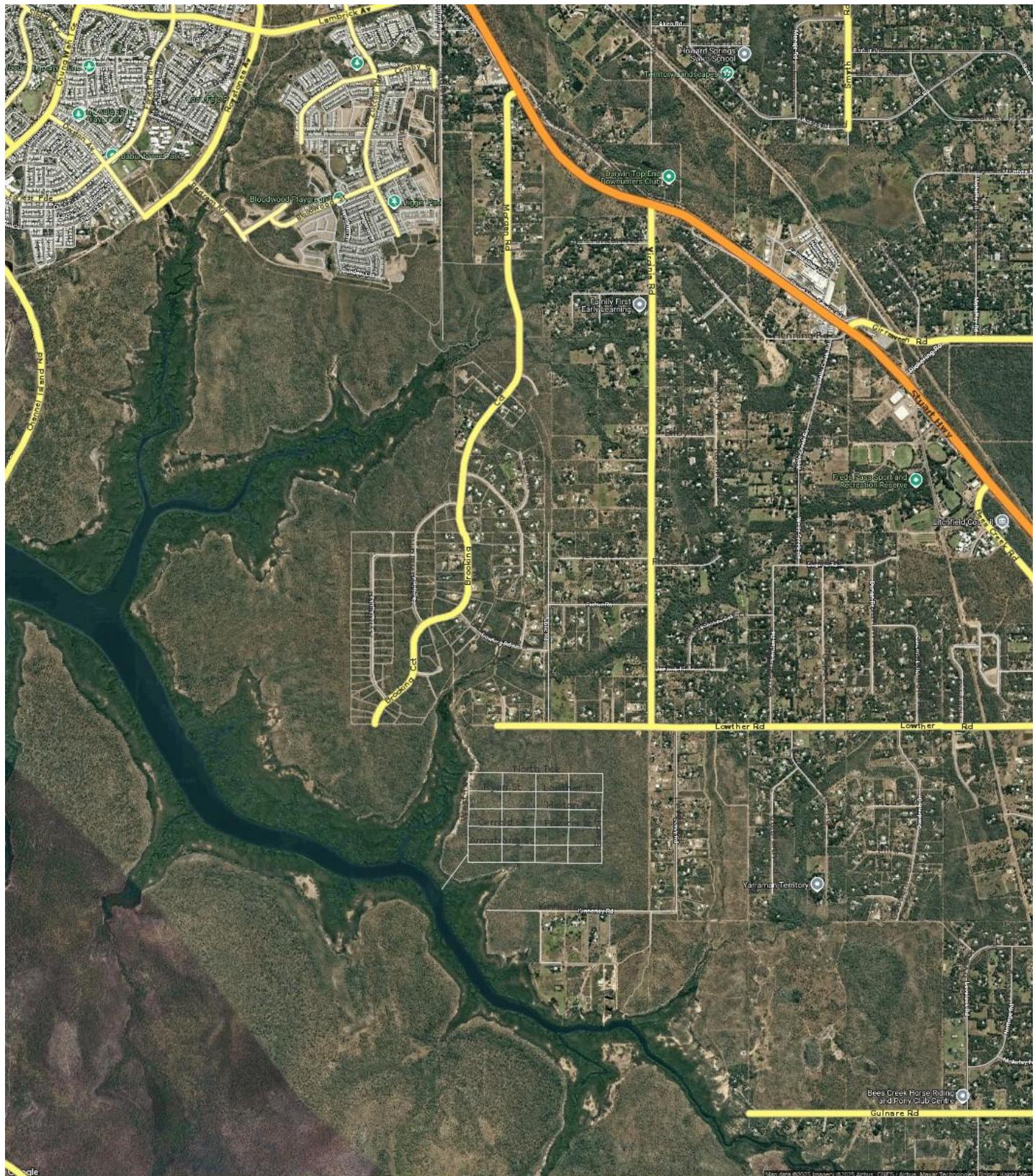


Suburb flyover report

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)

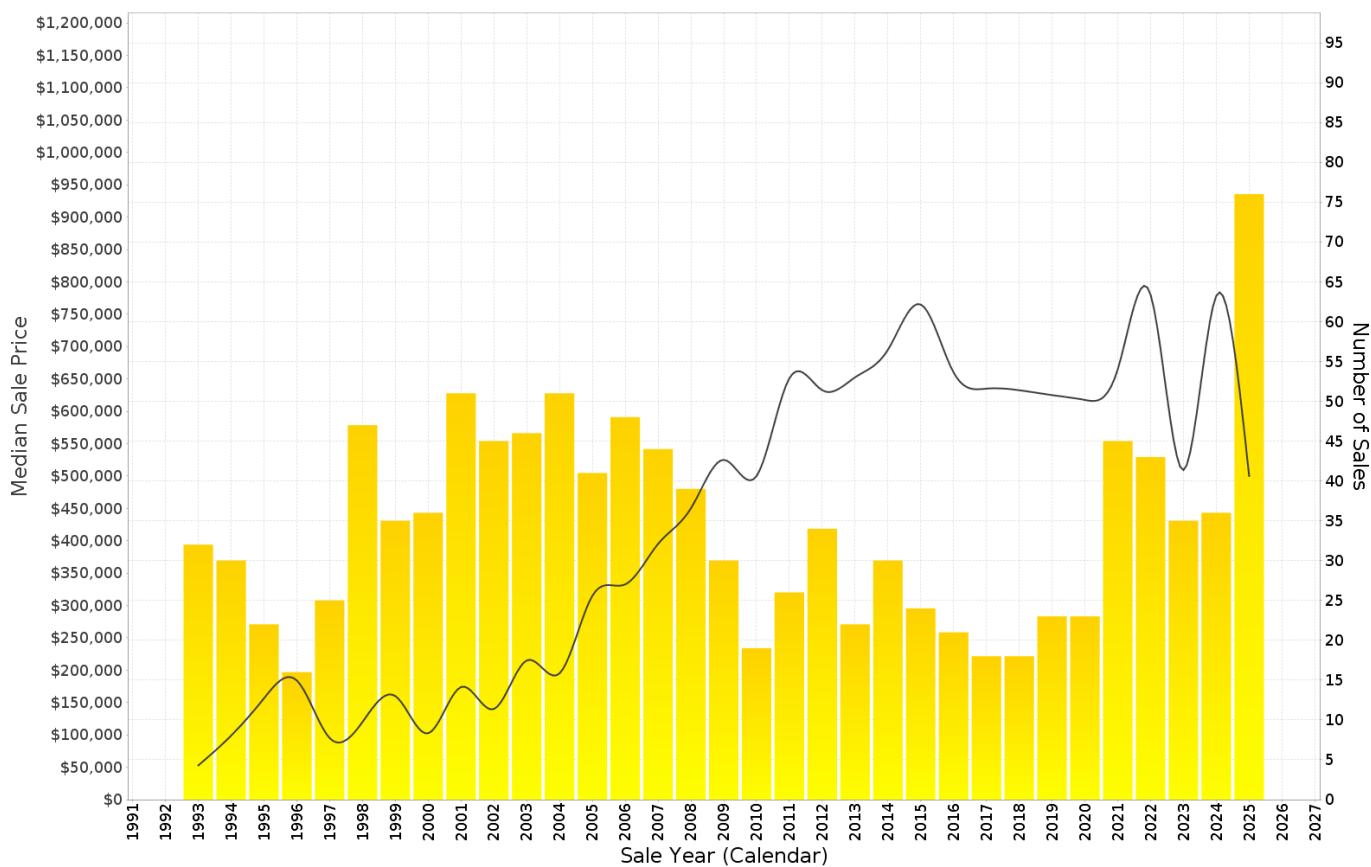
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

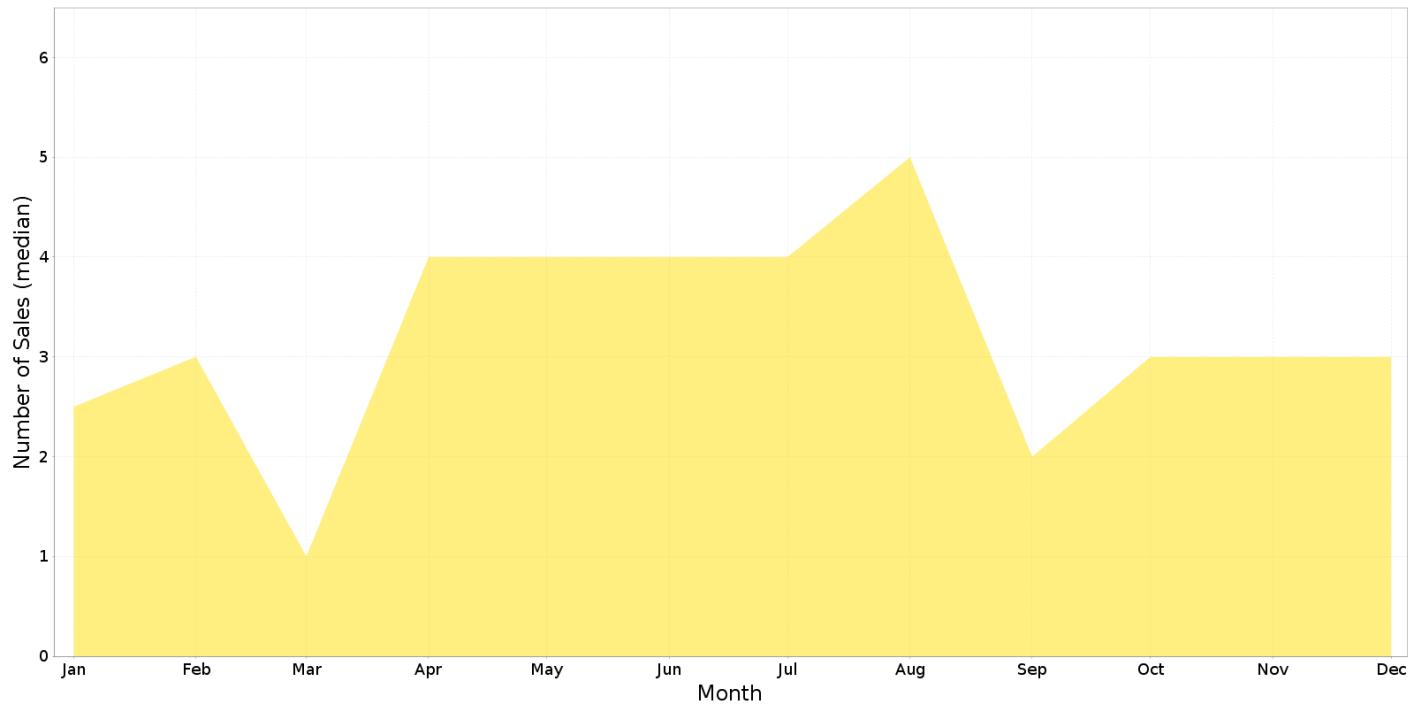
-31.2%

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

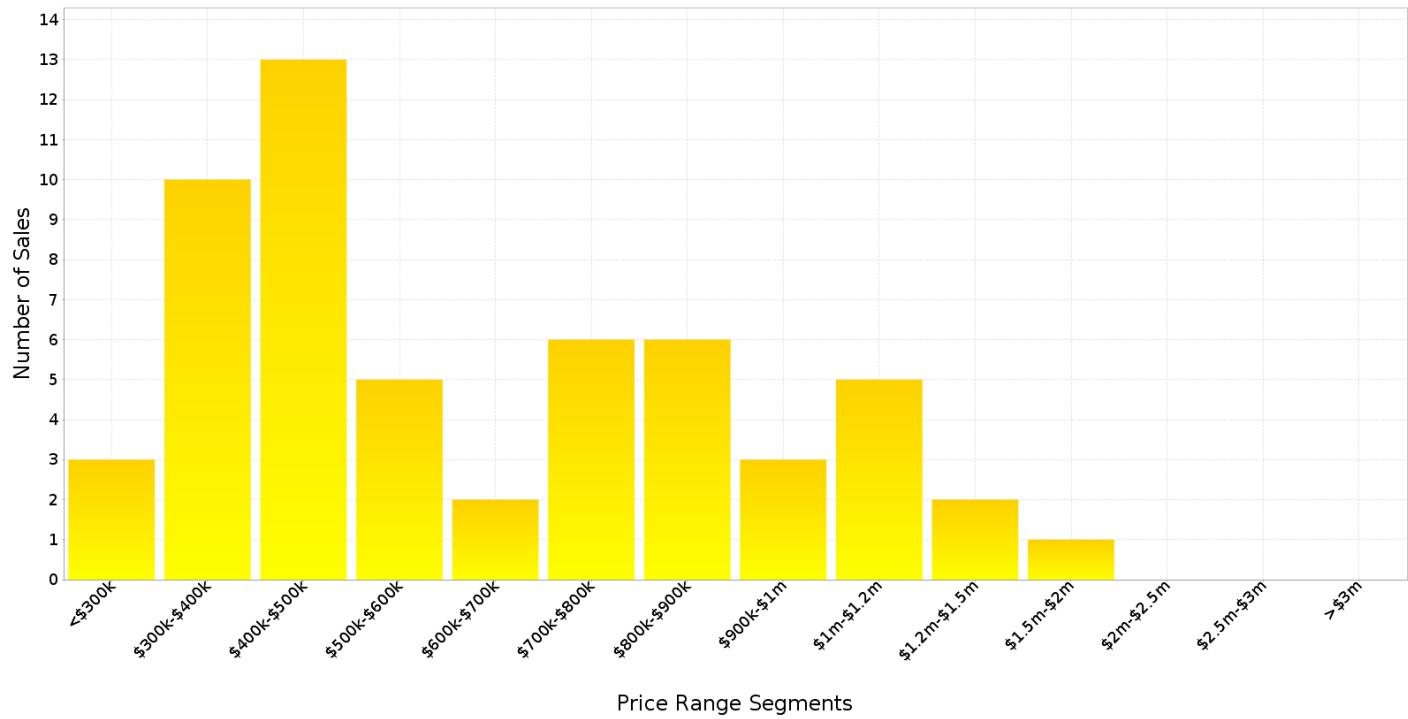
Based on 92 recorded House sales compared over the last two rolling 12 month periods



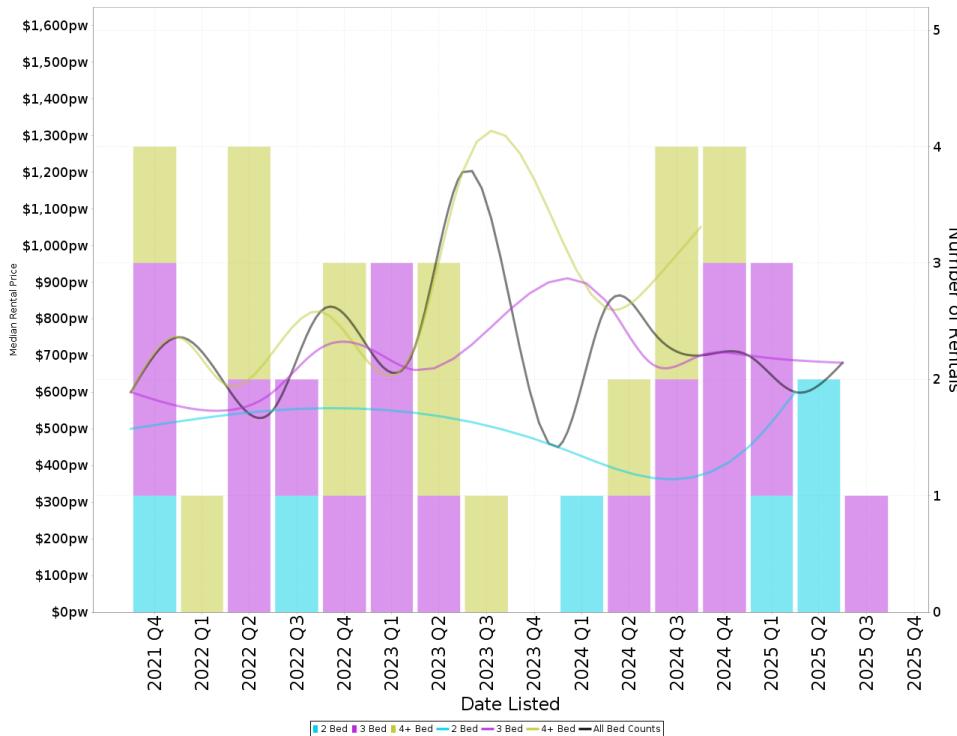
VIRGINIA - Peak Selling Periods (3 years)



VIRGINIA - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-31.2%

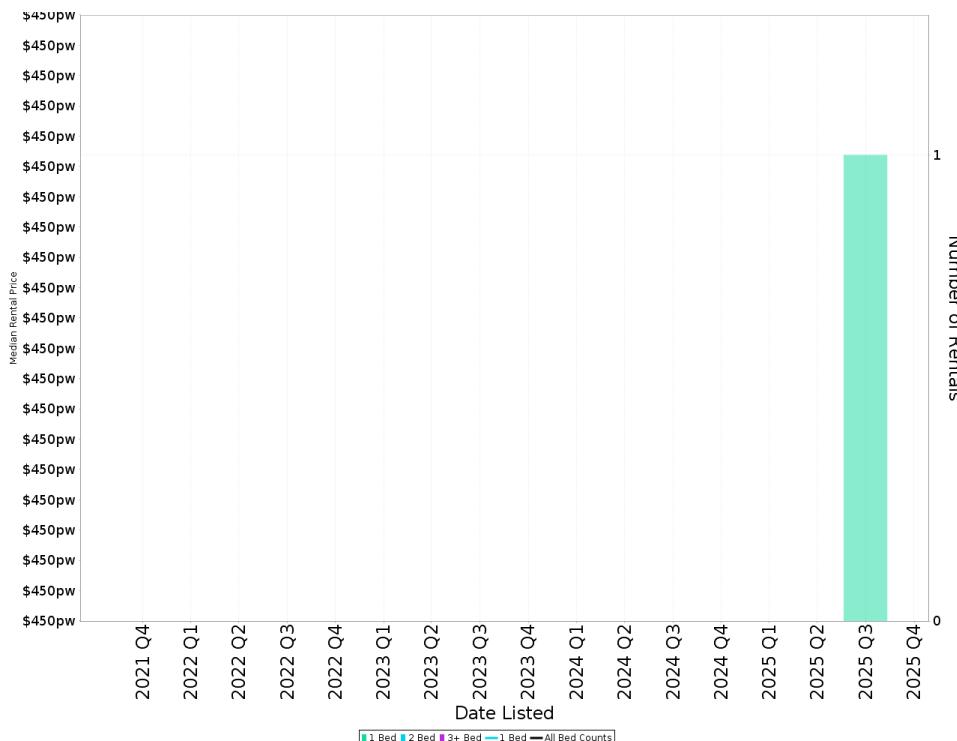
Current Median Price: \$525,000
Previous Median Price: \$763,500
Based on 92 registered House sales compared over the last two rolling 12 month periods.

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

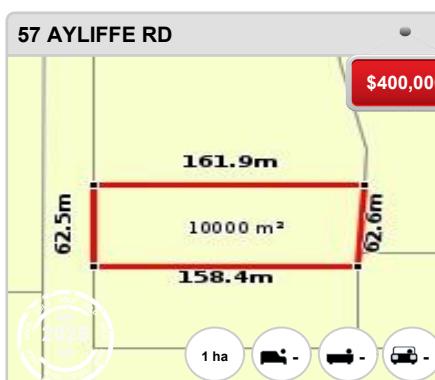
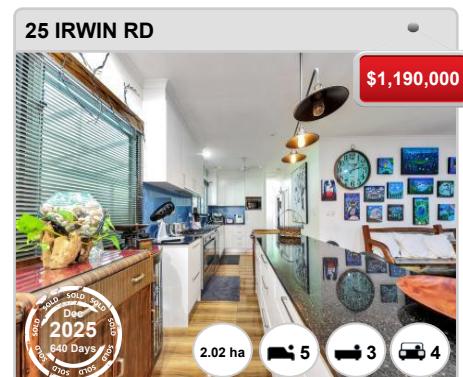
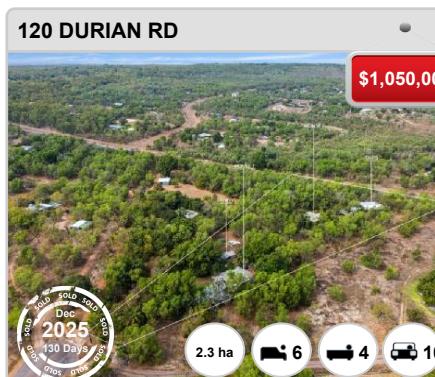
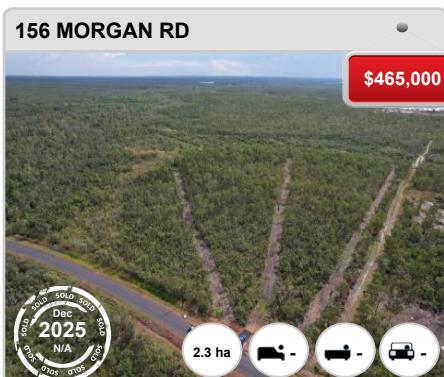
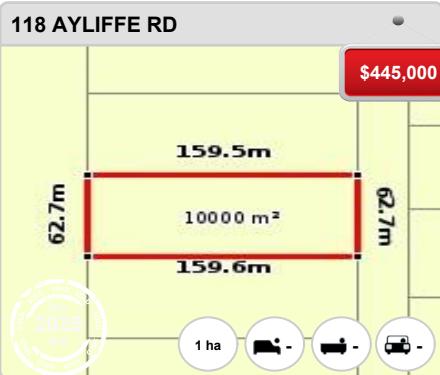
Based on 92 recorded House sales compared over the last two rolling 12 month periods

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

88 Days

Nov 2025

2 ha, 3, 2, 3

144 AYLIFFE RD



\$437,000

92 Days

Nov 2025

1.18 ha, -, -, -

240 MORGAN RD



\$500,000

92 Days

Nov 2025

5.06 ha, -, -, -

270 VIRGINIA RD



\$750,000

67 Days

Nov 2025

2.02 ha, 3, 2, 4

78 AYLIFFE RD



\$445,000

60 Days

Nov 2025

1.01 ha, -, -, -

390 GULNARE RD



\$910,000

60 Days

Nov 2025

12.28 ha, 5, 2, 5

CALL / VIEW

121 AYLIFFE RD



\$390,000

67 Days

Nov 2025

1.01 ha, -, -, -

186 VIRGINIA RD



\$640,000

60 Days

Nov 2025

2.05 ha, 3, 2, 2

160 MORGAN RD



\$950,000

60 Days

Nov 2025

54.18 ha, -, -, -

370 LOWTHER RD



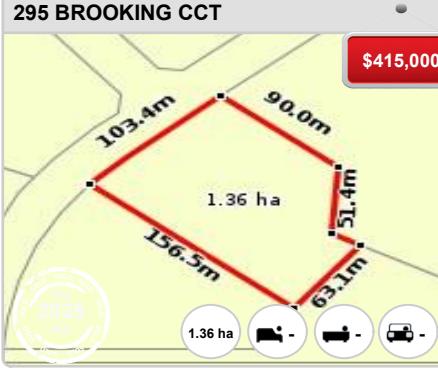
\$730,000

67 Days

Nov 2025

2 ha, -, -, -

295 BROOKING CCT



\$415,000

60 Days

Nov 2025

1.36 ha, -, -, -

65 LONDON RD



\$640,000

60 Days

Nov 2025

2.29 ha, -, -, -

VIRGINIA - Properties For Rent

Median Rental Price

\$700 /w

Based on 10 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

+6.9%

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

Based on 56 recorded House sales and 10 House rentals compared over the last 12 months

Number of Rentals

10

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

