

RayWhite.

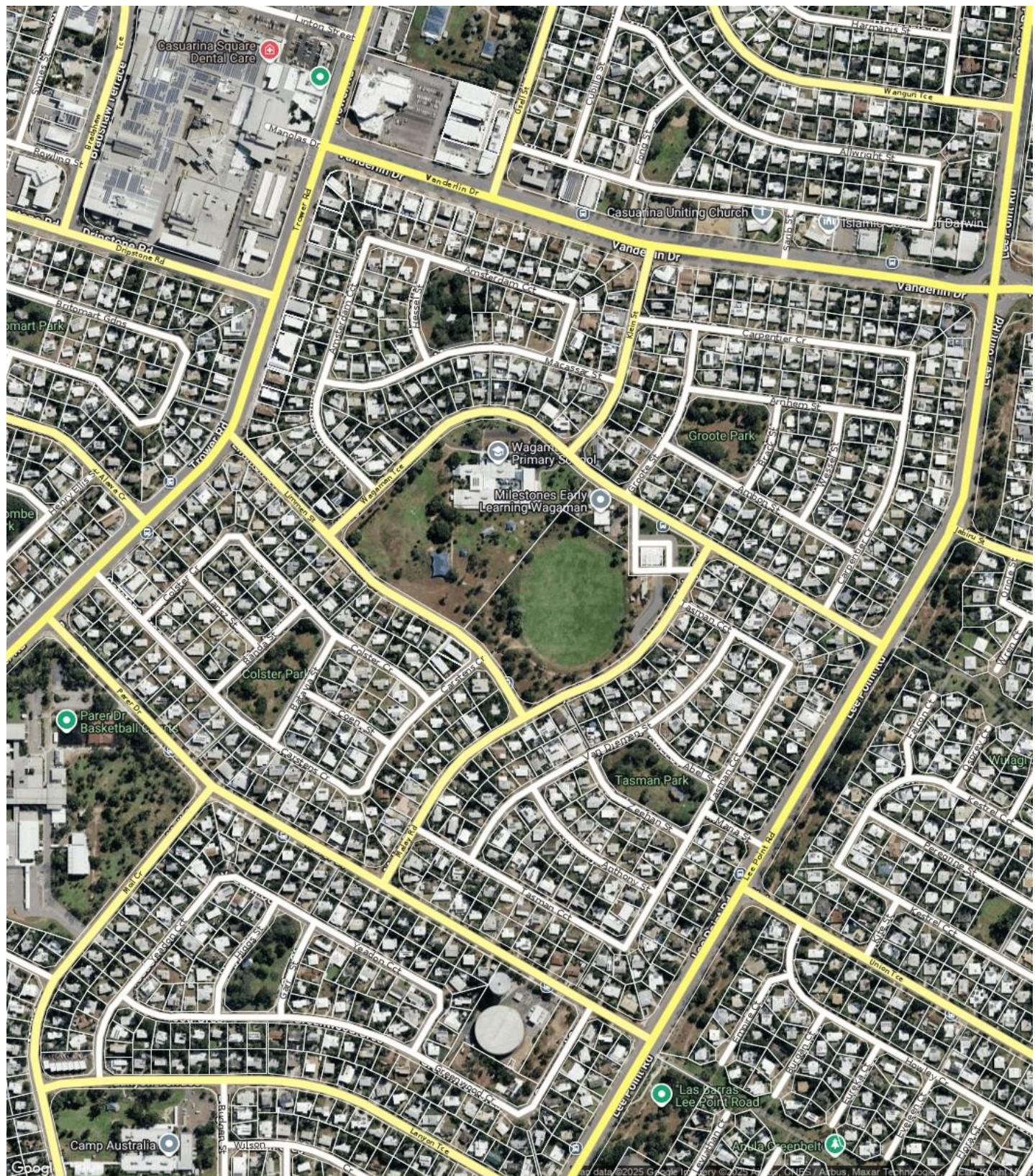


Suburb flyover report

WAGAMAN (HOUSE)

PREPARED BY: KRISTINA BILLIAS, RAY WHITE NIGHTCLIFF

WAGAMAN - Suburb Map



WAGAMAN - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	50	\$ 337,000	0.0 %	\$ 16,500	\$ 575,000
2008	49	\$ 382,500	13.5 %	\$ 31,020	\$ 610,000
2009	20	\$ 465,000	21.6 %	\$ 295,000	\$ 649,000
2010	25	\$ 537,000	15.5 %	\$ 230,000	\$ 700,000
2011	16	\$ 510,000	-5.0 %	\$ 42,220	\$ 635,000
2012	22	\$ 490,500	-3.8 %	\$ 128,475	\$ 710,000
2013	21	\$ 585,000	19.3 %	\$ 355,000	\$ 760,000
2014	29	\$ 543,000	-7.2 %	\$ 8,000	\$ 720,000
2015	18	\$ 538,500	-0.8 %	\$ 46,325	\$ 700,000
2016	21	\$ 480,000	-10.9 %	\$ 380,000	\$ 638,000
2017	19	\$ 500,000	4.2 %	\$ 342,000	\$ 605,000
2018	16	\$ 452,500	-9.5 %	\$ 185,000	\$ 625,000
2019	18	\$ 449,500	-0.7 %	\$ 310,000	\$ 638,000
2020	2	\$ 241,000	-46.4 %	\$ 142,000	\$ 340,000
2021	0				
2022	23	\$ 555,000	0.0 %	\$ 430,000	\$ 750,000
2023	22	\$ 537,500	-3.2 %	\$ 239,000	\$ 760,000
2024	29	\$ 520,000	-3.3 %	\$ 360,000	\$ 1,060,000
2025	47	\$ 560,000	7.7 %	\$ 385,500	\$ 1,850,000

Median Sale Price

\$550k

Based on 46 recorded House sales within the last 12 months (Oct '24 - Sep '25)

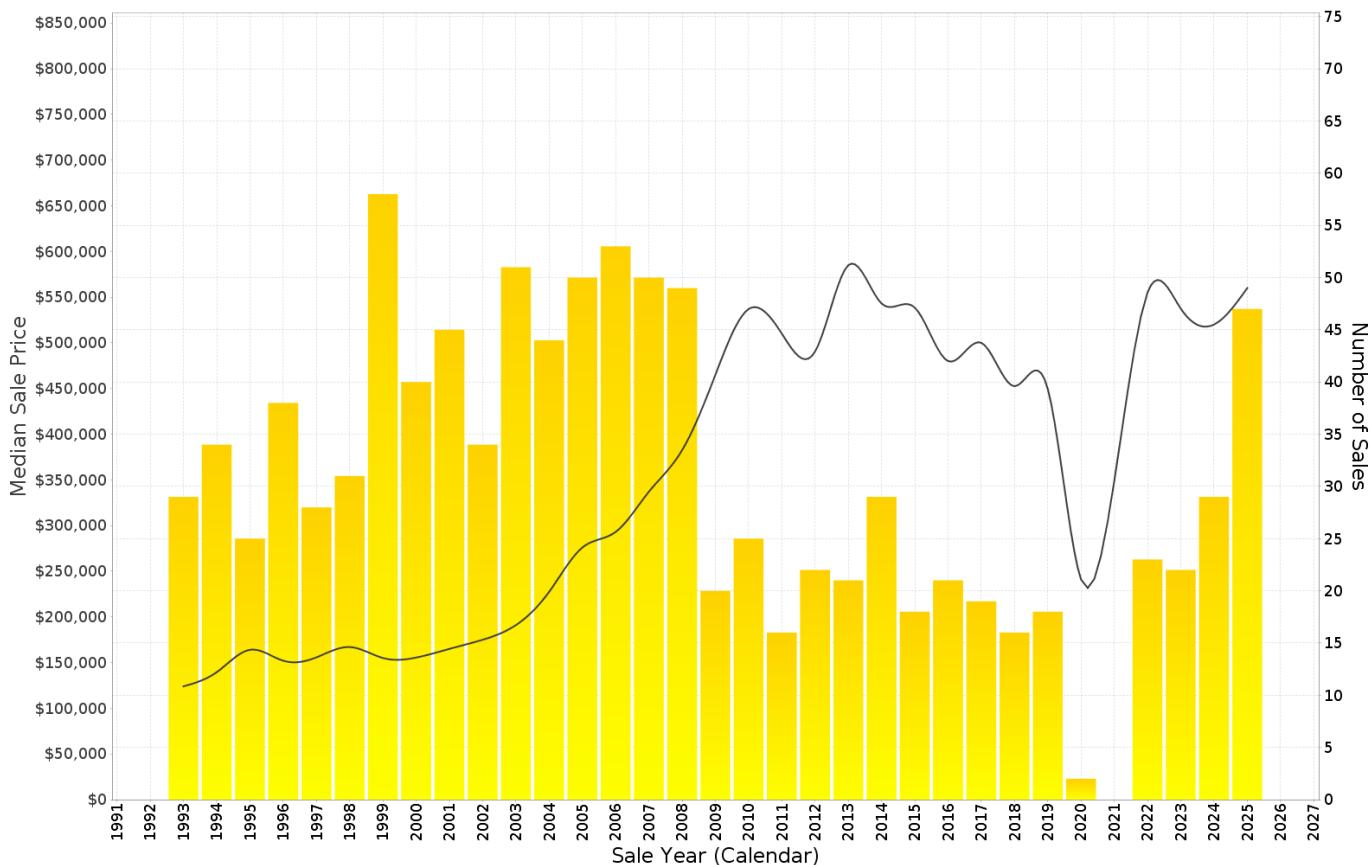
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

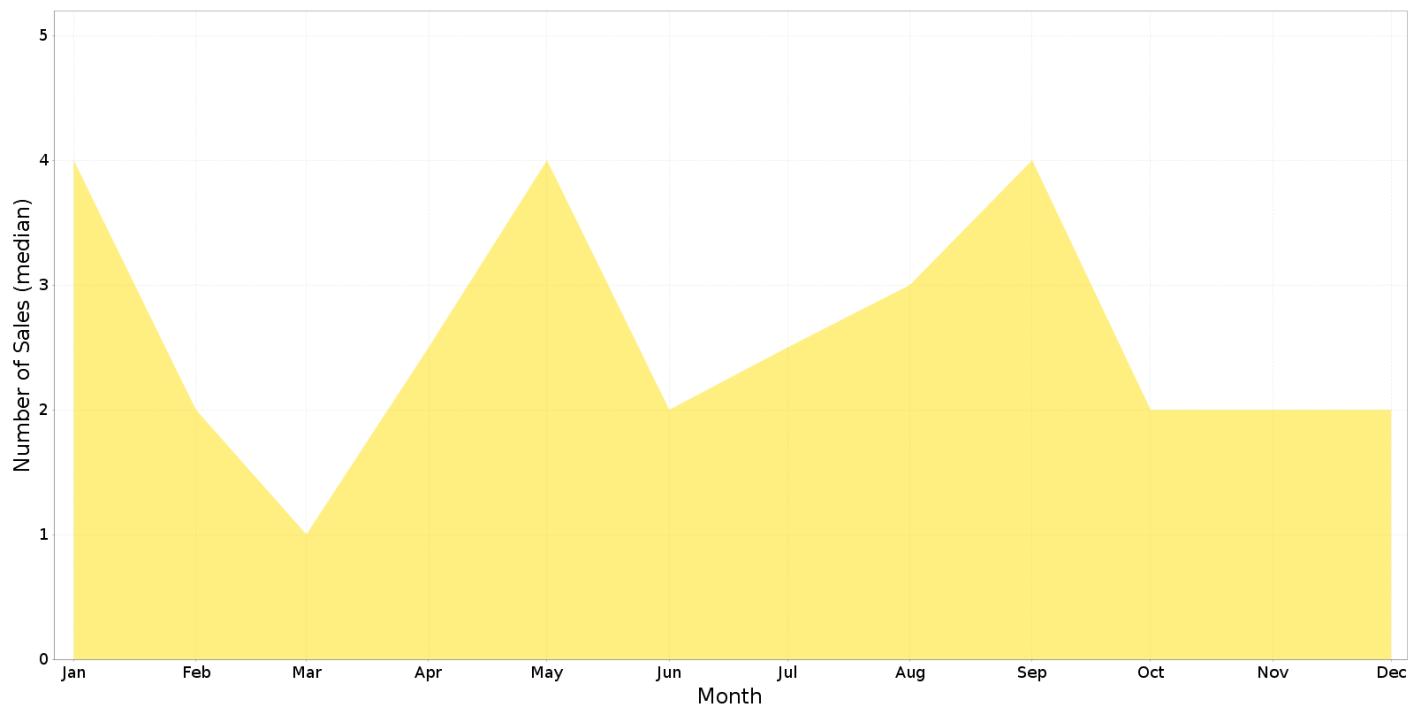
+12.2%

Current Median Price: \$550,000
Previous Median Price: \$490,000

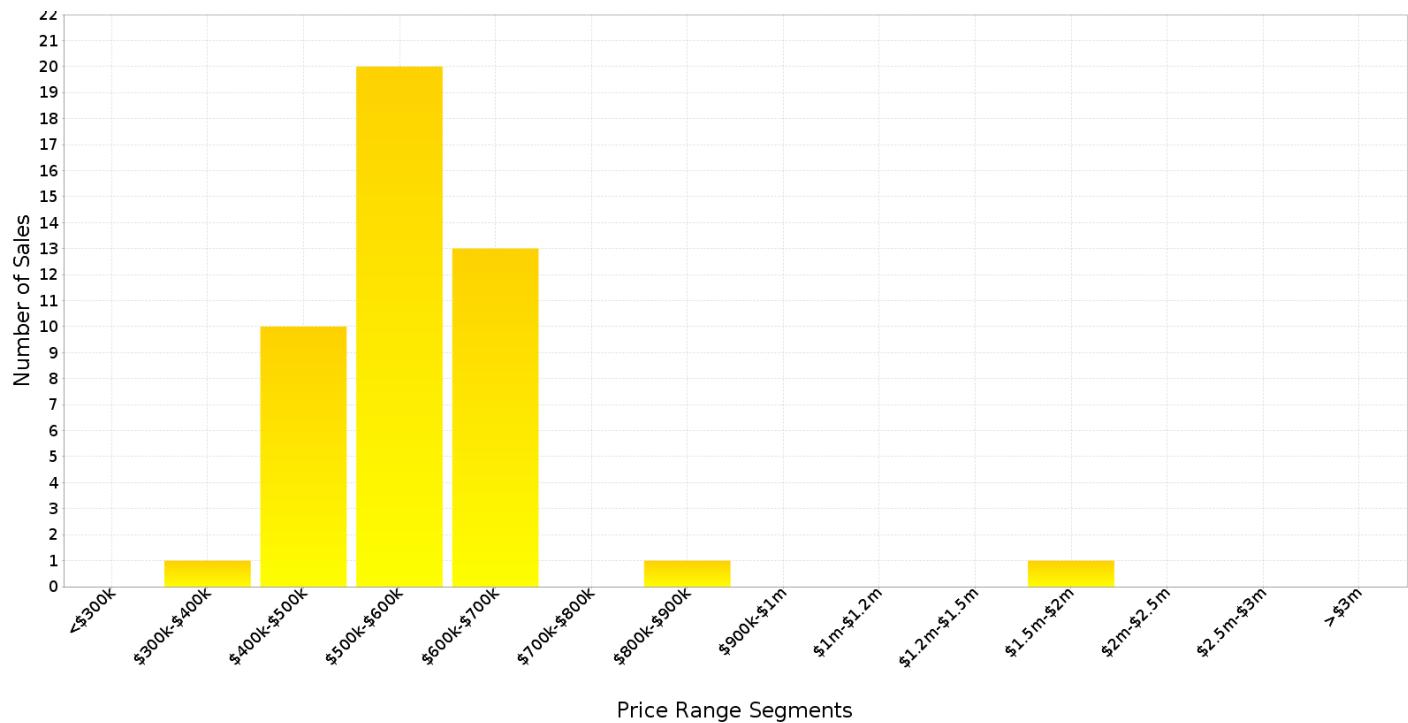
Based on 73 recorded House sales compared over the last two rolling 12 month periods



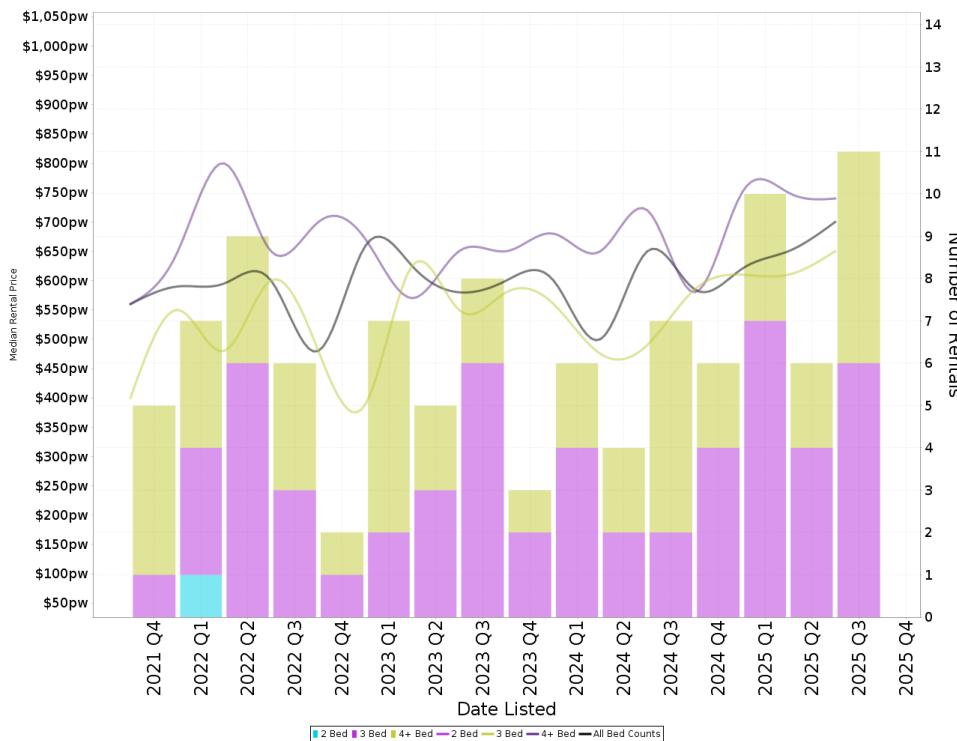
WAGAMAN - Peak Selling Periods (3 years)



WAGAMAN - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+12.2%Current Median Price: \$550,000
Previous Median Price: \$490,000

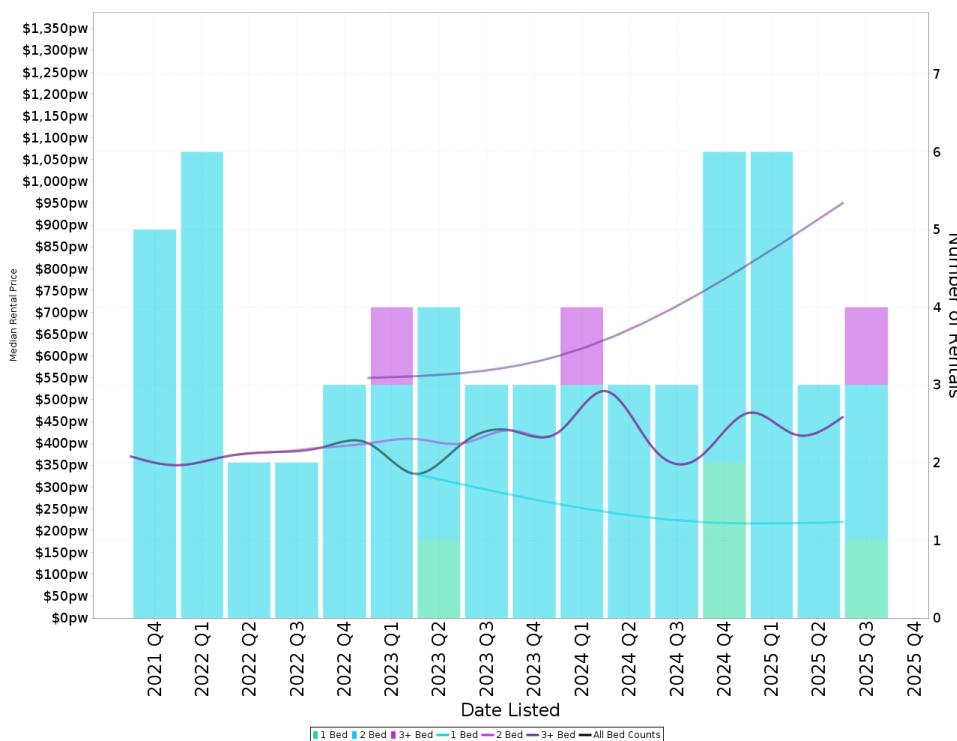
Based on 73 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+6.1%Current Median Price: \$550,000
Current Median Rent: \$650

Based on 33 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+32.2%Current Median Price: \$324,000
Previous Median Price: \$245,000

Based on 17 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+6.7%Current Median Price: \$324,000
Current Median Rent: \$420

Based on 19 registered Unit rentals compared over the last 12 months.

WAGAMAN - Recently Sold Properties

Median Sale Price

\$550k

Based on 46 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

+12.2%

Current Median Price: \$550,000
Previous Median Price: \$490,000

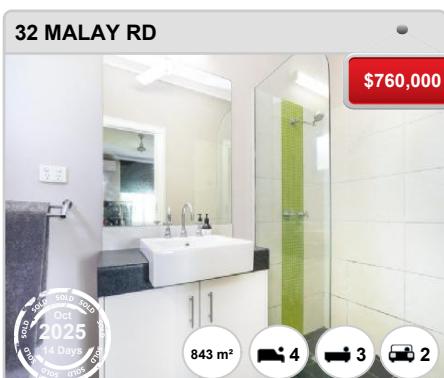
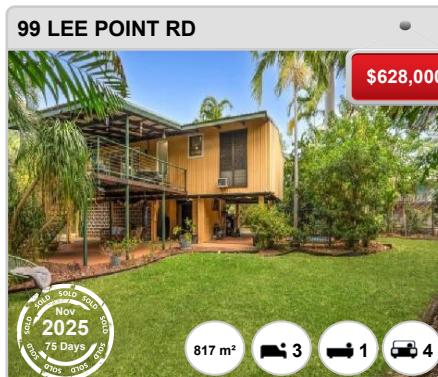
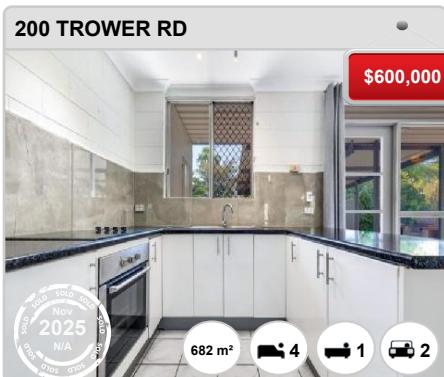
Based on 73 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

46

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



9 ARNHEM ST



\$385,500



766 m²   

9 AMBON ST



\$650,000



766 m²   

9 COLSTER CRES

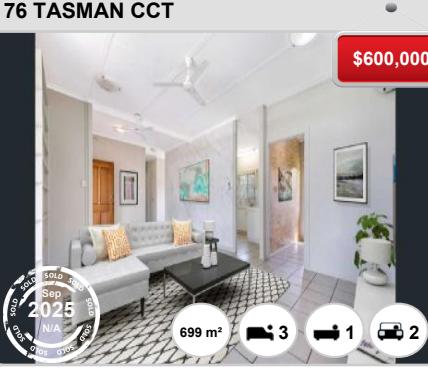


\$550,000



766.0 m²   

76 TASMAN CCT

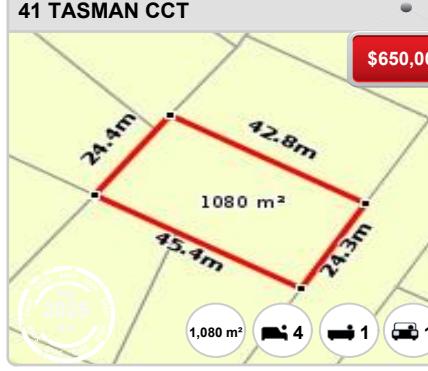


\$600,000



699 m²   

41 TASMAN CCT



\$650,000



1,080 m²   

38 AMSTERDAM CCT



\$580,000



801 m²   

35 AMSTERDAM CCT



\$615,000



885 m²   

29 CARPENTIER CRES



\$680,000



817 m²   

3 KLEIN ST



\$692,000



734 m²   

14 AMSTERDAM CCT



\$540,000



734 m²   

42 MALAY RD



\$620,000



762 m²   

16 GROOTE ST



\$685,000



801 m²   

WAGAMAN - Properties For Rent

Median Rental Price

\$650 /w

Based on 33 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

+6.1%

Current Median Price: \$550,000

Based on 46 recorded House sales and 33 House rentals compared over the last 12 months

Number of Rentals

33

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

A photograph of a two-story house with a blue fence in the foreground. The house has a light-colored exterior and a covered porch. The sky is clear and blue.