

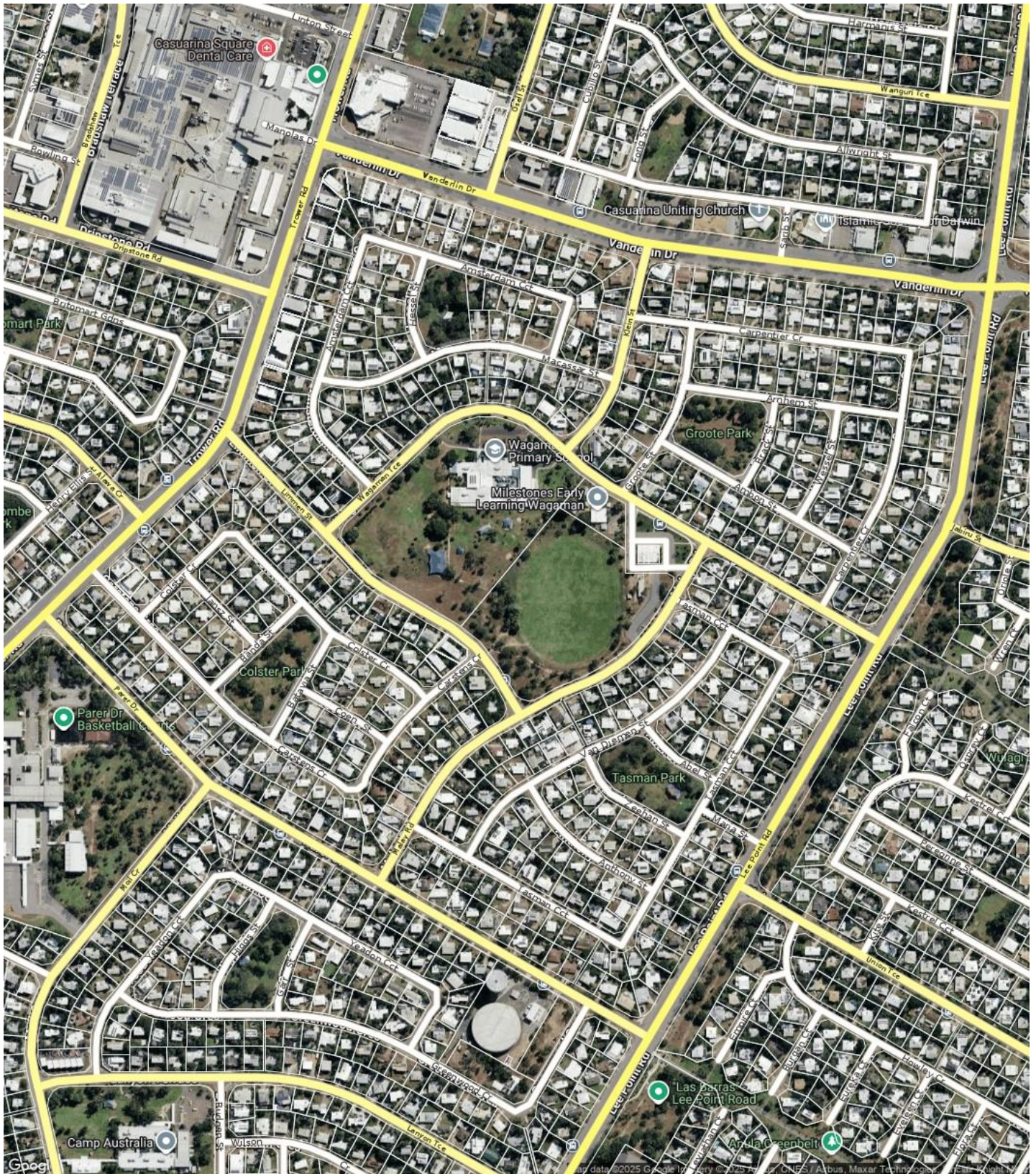
RayWhite.

**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)

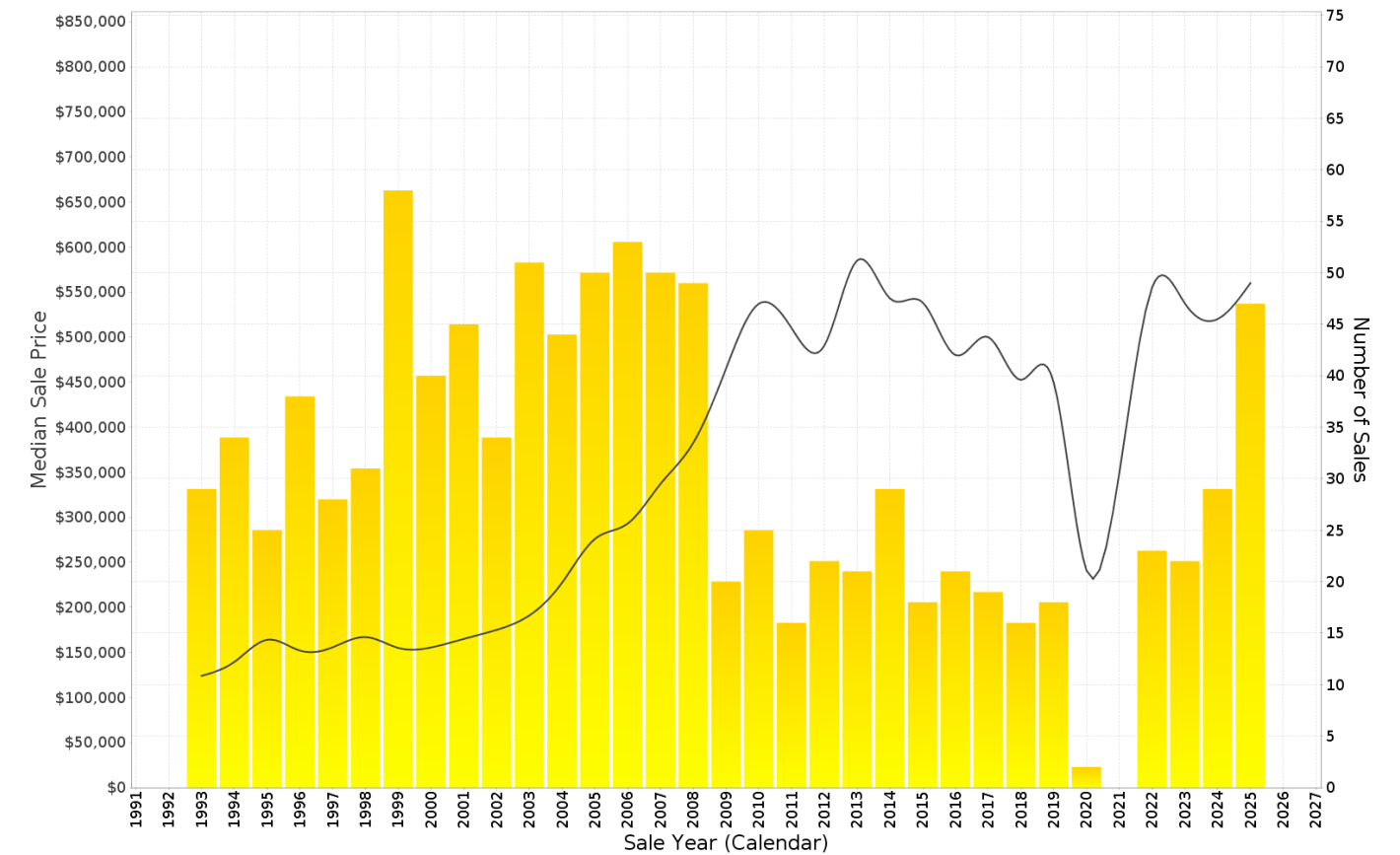
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

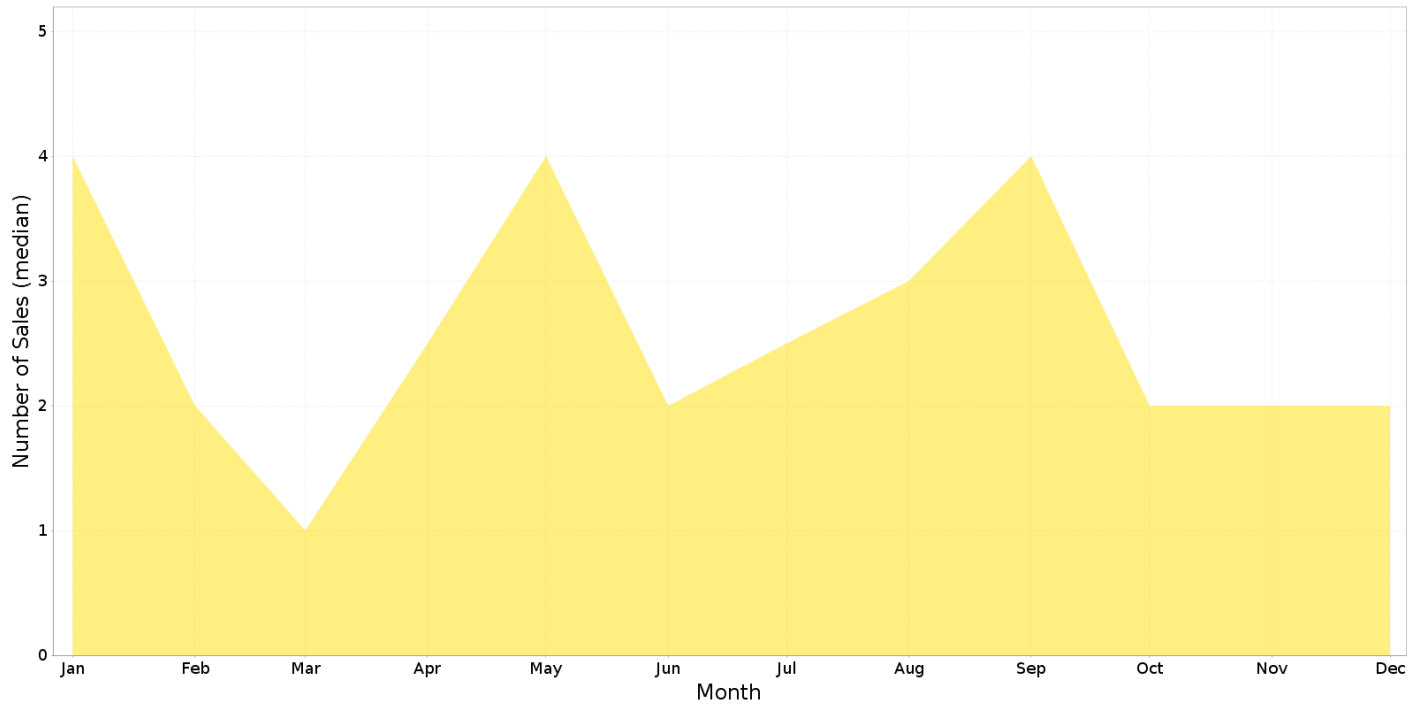
+12.2%

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

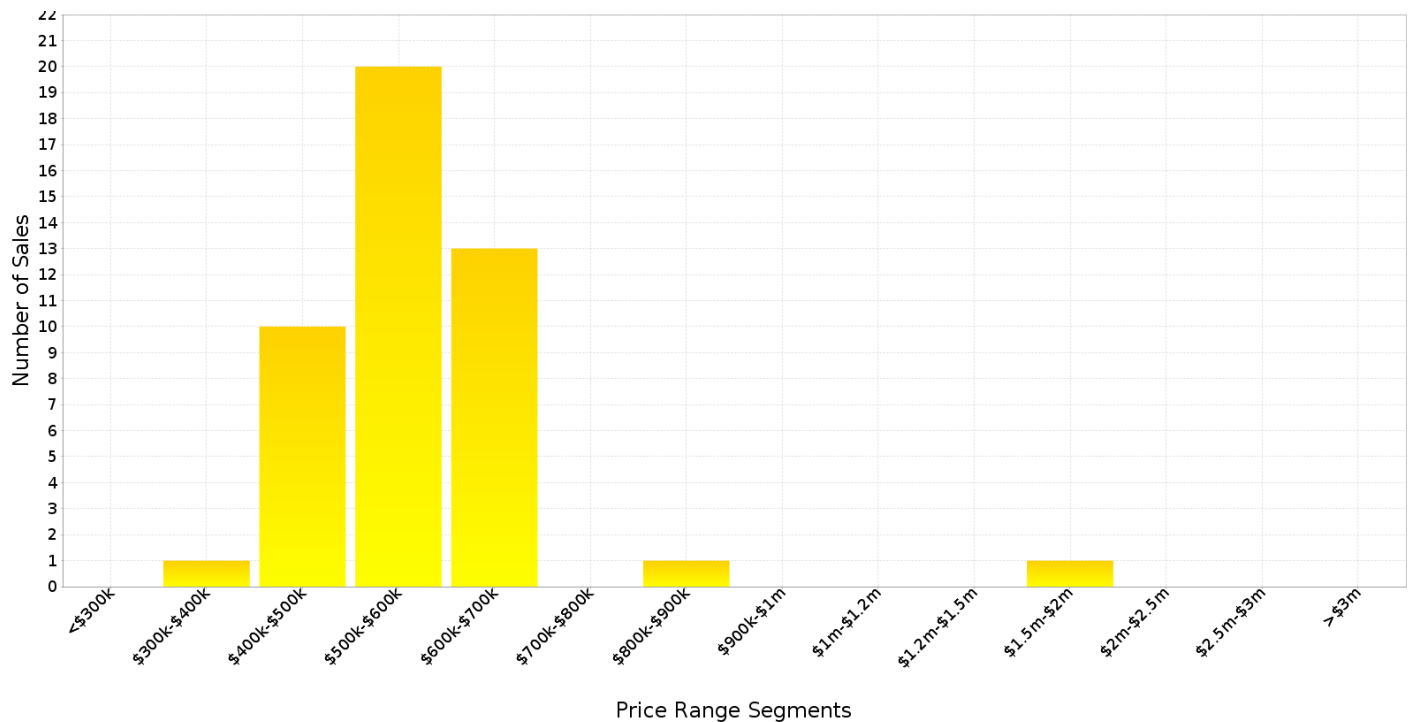
Based on 73 recorded House sales compared over the last two rolling 12 month periods



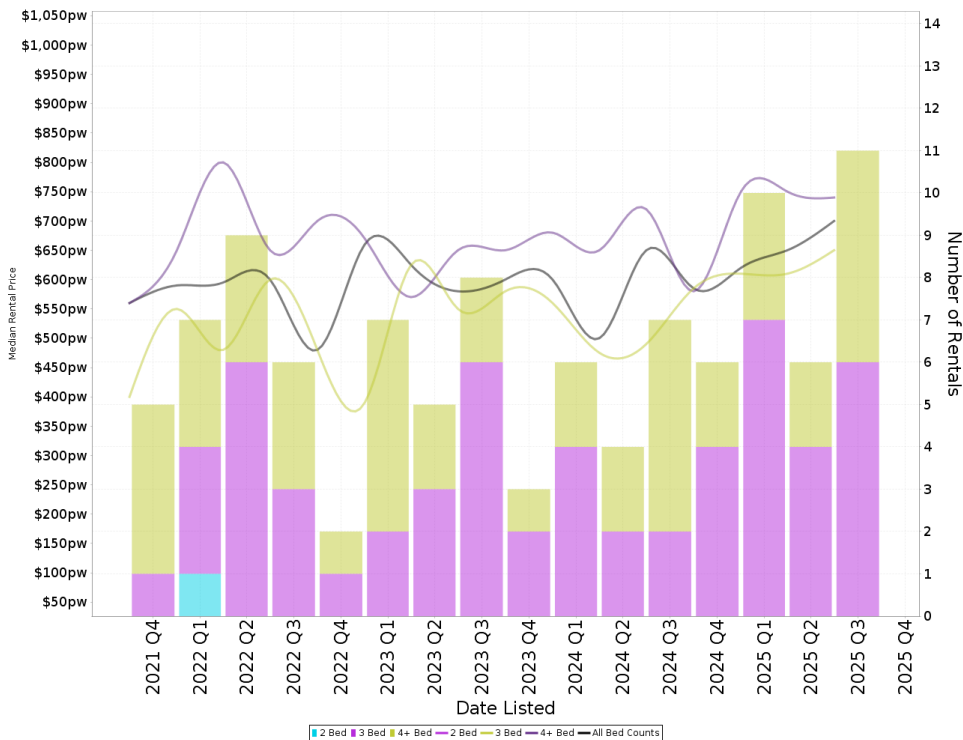
WAGAMAN - Peak Selling Periods (3 years)



WAGAMAN - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+12.2%

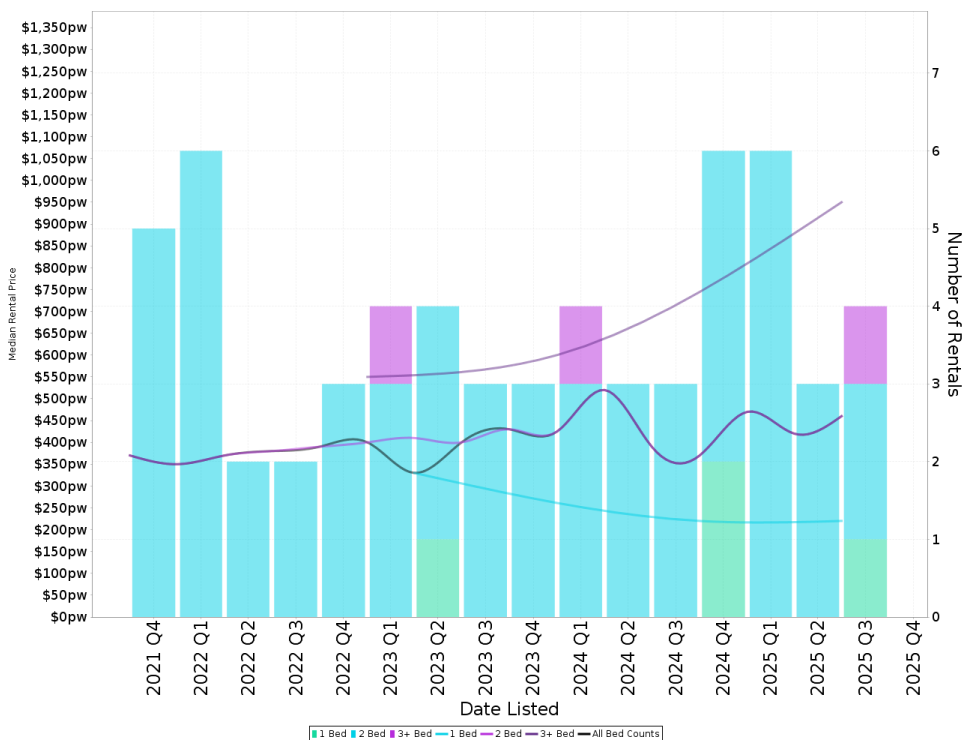
Current Median Price: \$550,000
Previous Median Price: \$490,000
Based on 73 registered House sales compared over the last two rolling 12 month periods.

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

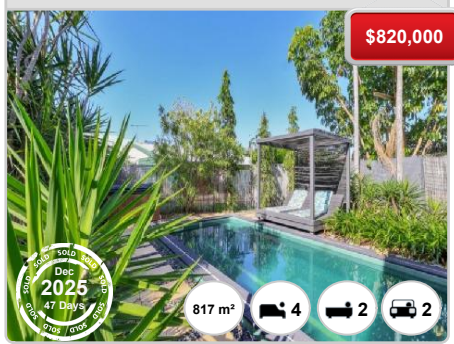
Based on recorded House sales within the 12 months (Oct '24 - Sep '25)

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

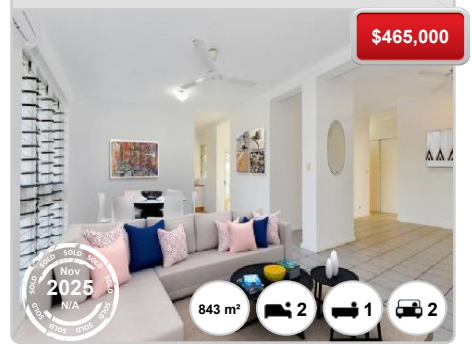
29 CARSTENS CRES



44 PARER DR



17 VAN DIEMEN ST



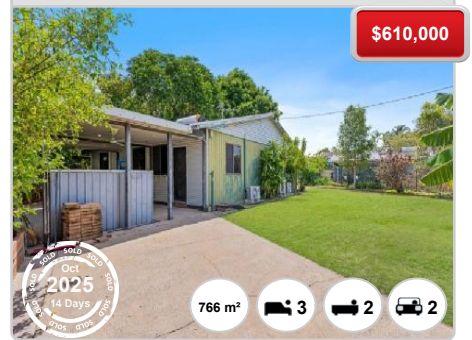
200 TROWER RD



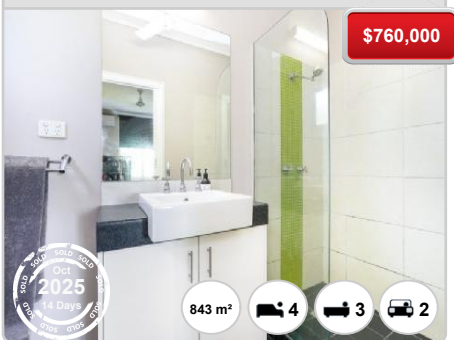
99 LEE POINT RD



36 TASMAN CCT



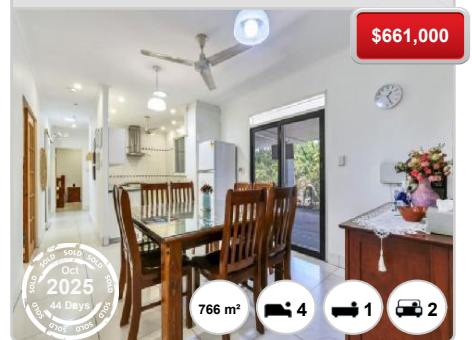
32 MALAY RD



47 TASMAN CCT



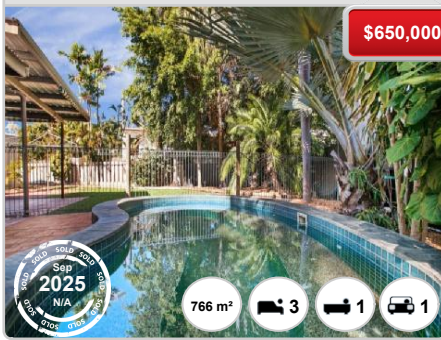
42 TASMAN CCT



9 ARNHEM ST



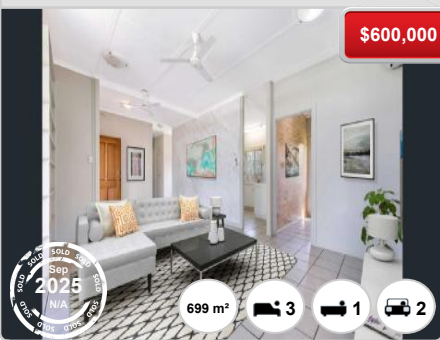
9 AMBON ST



9 COLSTER CRES



76 TASMAN CCT



41 TASMAN CCT



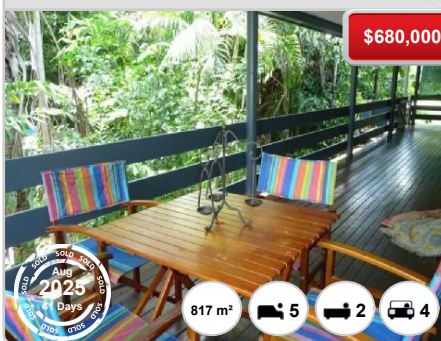
38 AMSTERDAM CCT



35 AMSTERDAM CCT



29 CARPENTIER CRES



3 KLEIN ST



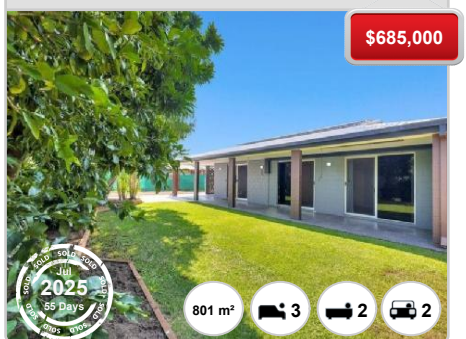
14 AMSTERDAM CCT



42 MALAY RD



16 GROOTE ST



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
Current Median Rent: \$650

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

36 TASMAN CIRCUIT



\$720 per week

Dec 2025
12 Days

766 m²

3

2

2

22 TASMAN CIRCUIT



\$750 per week

Dec 2025
17 Days

817 m²

3

1

2

3 Anthony/ ANTHONY STREET



\$650

Jun 2025
161 Days

3

1

2