

**RayWhite.**

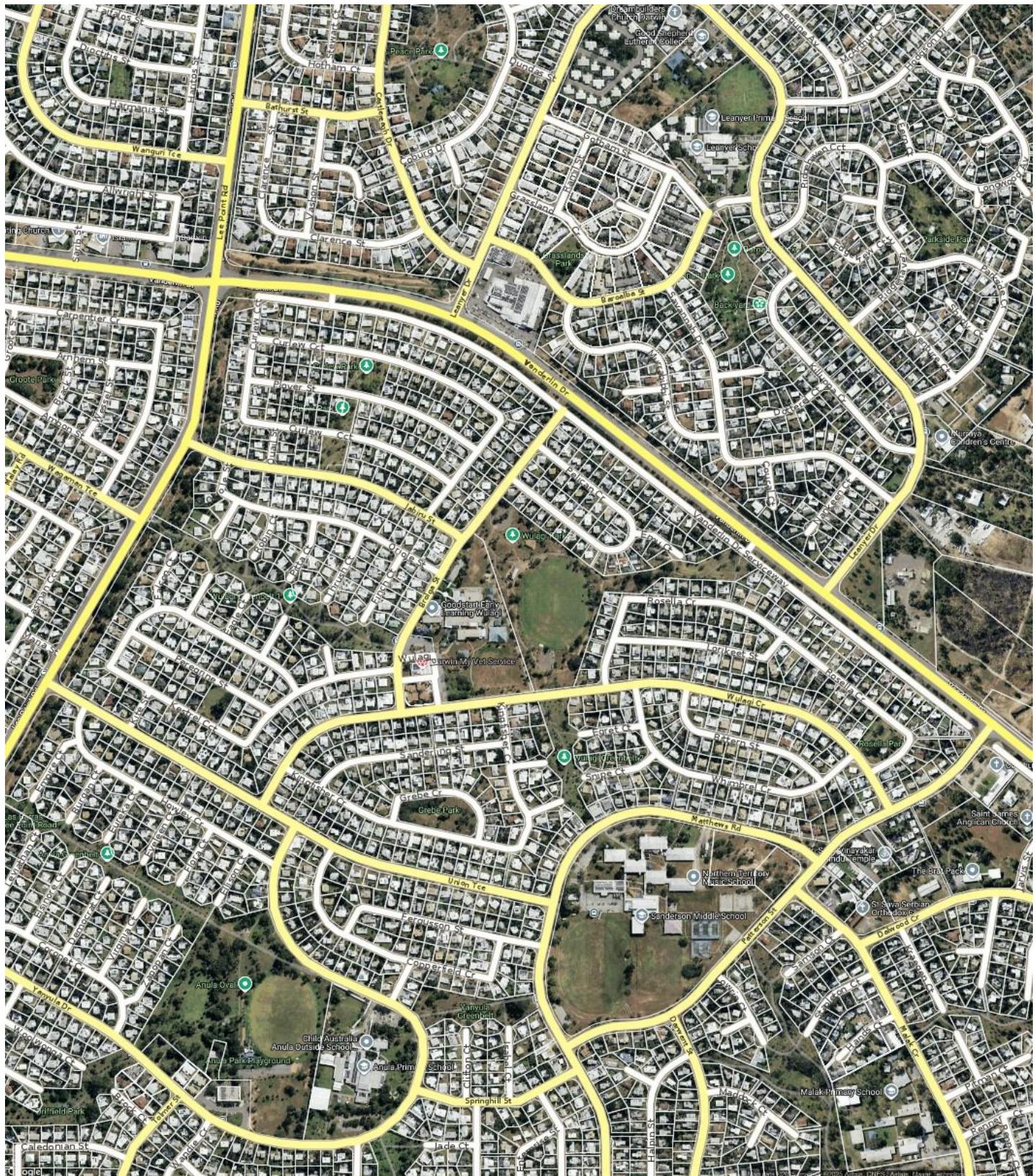


# Suburb flyover report

**WULAGI (HOUSE)**

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# WULAGI - Suburb Map



# WULAGI - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	79	\$ 380,000	0.0 %	\$ 31,900	\$ 550,000
2008	44	\$ 434,500	14.3 %	\$ 152,000	\$ 600,000
2009	35	\$ 465,000	7.0 %	\$ 80,500	\$ 555,000
2010	22	\$ 522,500	12.4 %	\$ 62,500	\$ 625,000
2011	34	\$ 511,000	-2.2 %	\$ 220,000	\$ 642,500
2012	61	\$ 557,000	9.0 %	\$ 350,000	\$ 710,000
2013	37	\$ 570,000	2.3 %	\$ 262,500	\$ 725,000
2014	45	\$ 575,000	0.9 %	\$ 147,000	\$ 680,000
2015	41	\$ 552,000	-4.0 %	\$ 100,000	\$ 725,000
2016	47	\$ 515,000	-6.7 %	\$ 108,750	\$ 673,000
2017	24	\$ 510,000	-1.0 %	\$ 230,000	\$ 705,000
2018	32	\$ 470,000	-7.8 %	\$ 121,500	\$ 650,000
2019	27	\$ 450,000	-4.3 %	\$ 245,000	\$ 625,000
2020	10	\$ 452,500	0.6 %	\$ 415,000	\$ 666,000
2021	0				
2022	23	\$ 590,000	0.0 %	\$ 110,000	\$ 705,000
2023	26	\$ 562,500	-4.7 %	\$ 410,000	\$ 810,000
2024	48	\$ 526,000	-6.5 %	\$ 150,000	\$ 800,000
2025	65	\$ 615,000	16.9 %	\$ 220,000	\$ 1,000,000

## Median Sale Price

**\$590k**

Based on 69 recorded House sales within the last 12 months (Oct '24 - Sep '25)

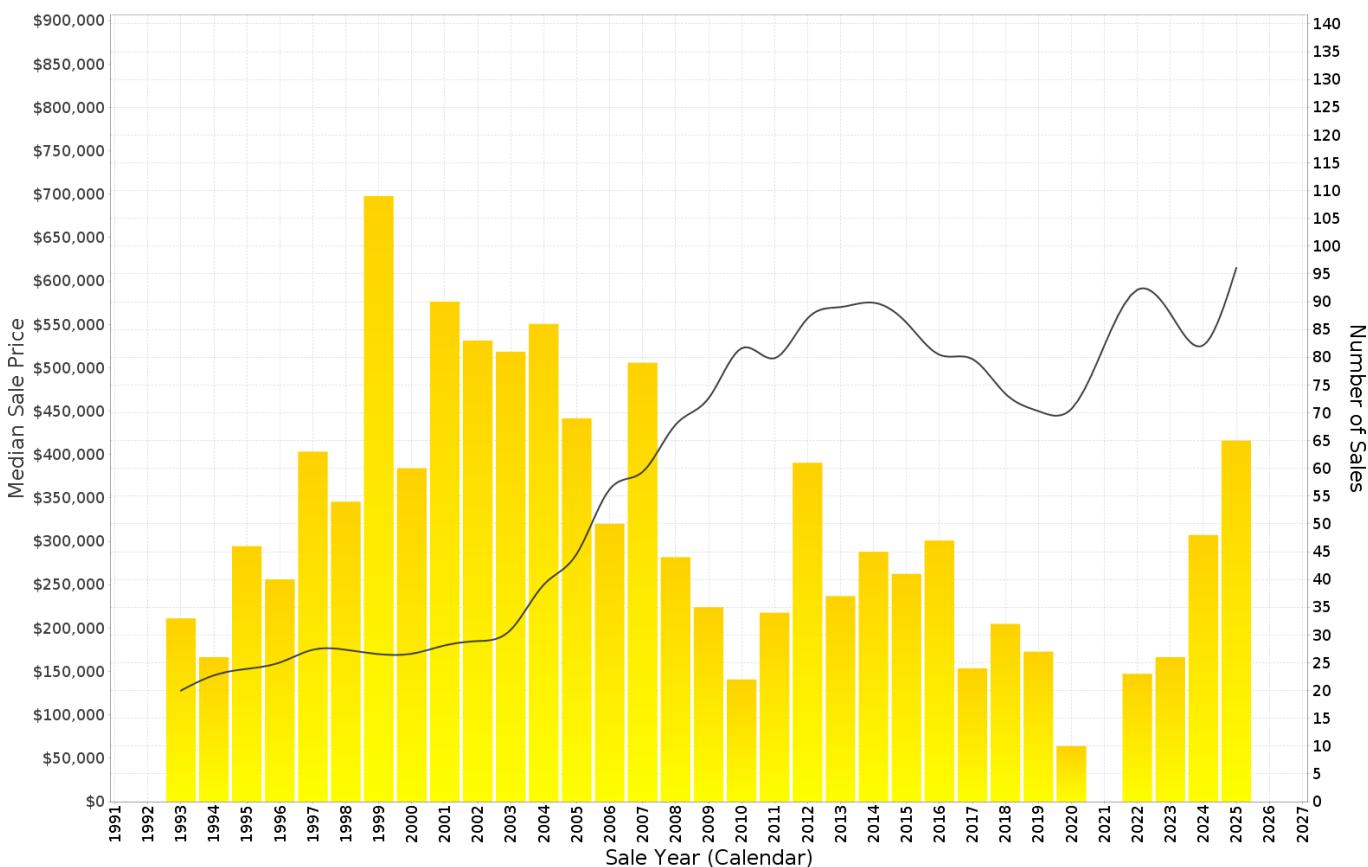
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

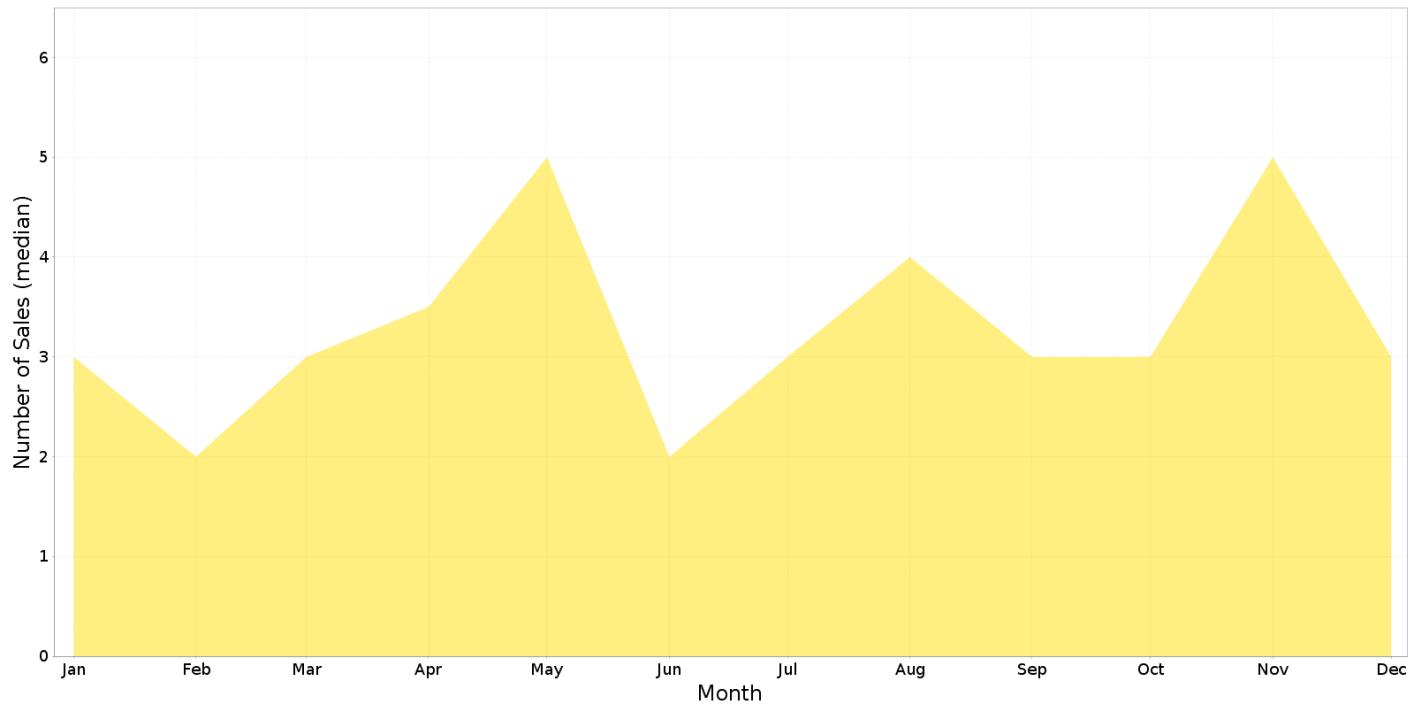
**+11.3%**

Current Median Price: \$590,000  
Previous Median Price: \$530,000

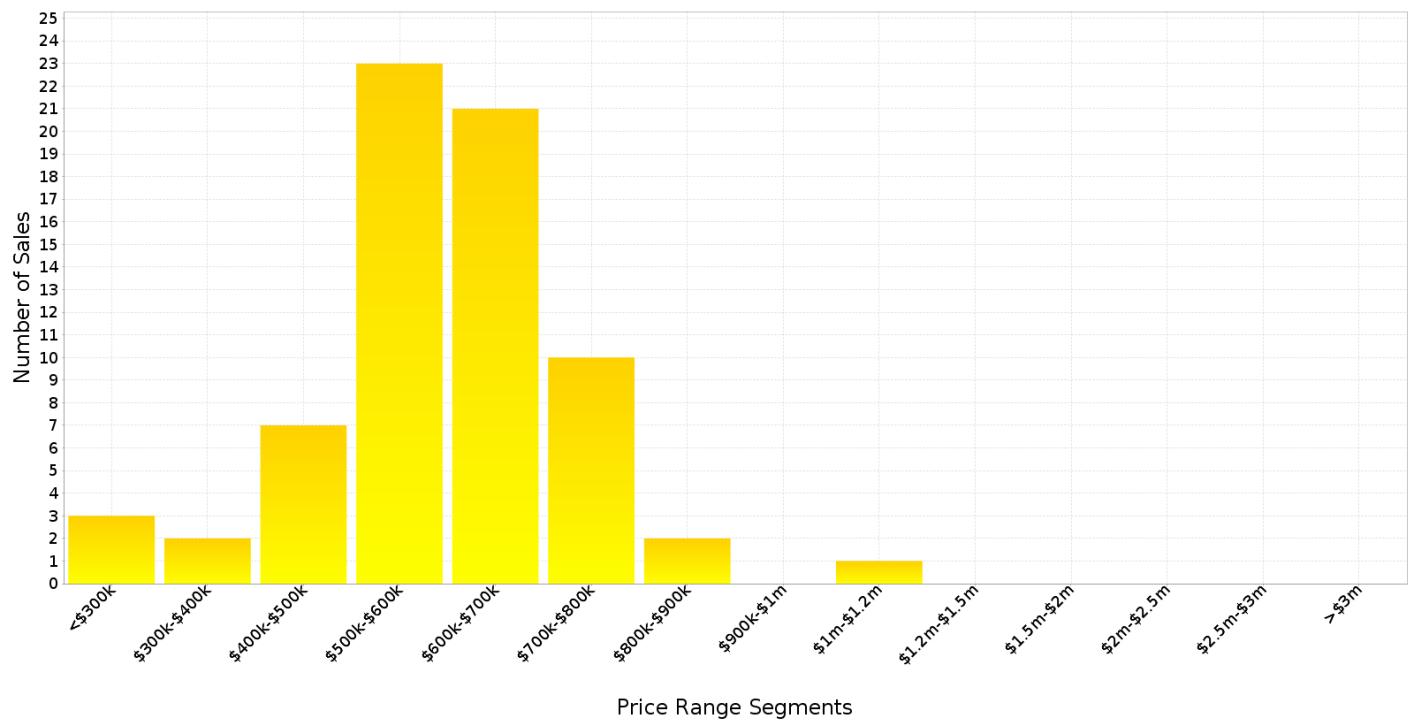
Based on 109 recorded House sales compared over the last two rolling 12 month periods



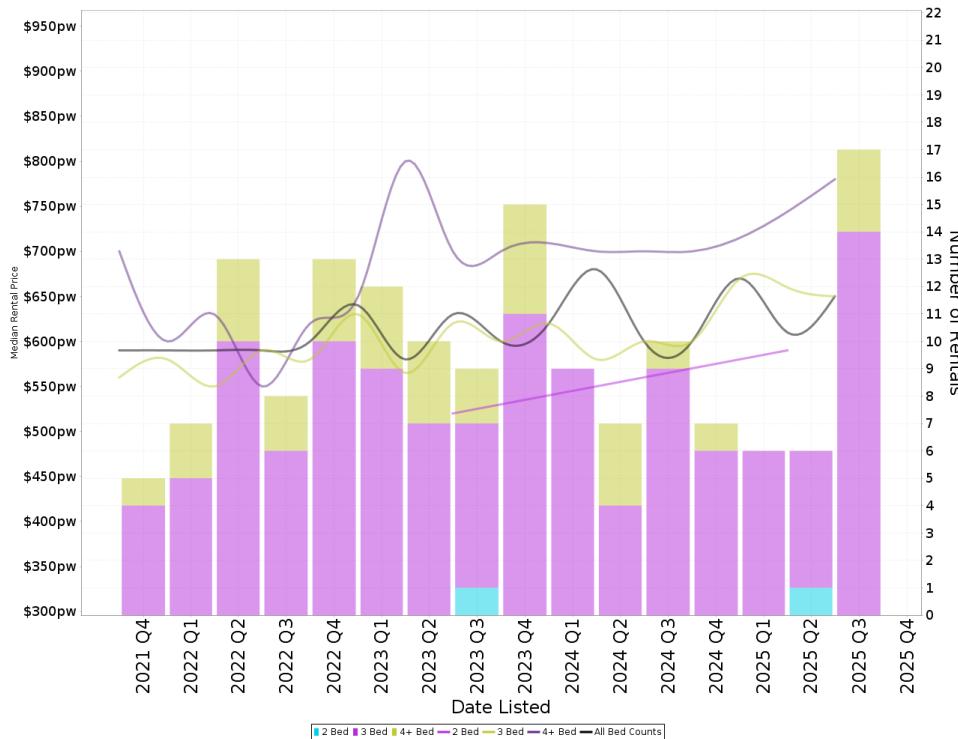
## WULAGI - Peak Selling Periods (3 years)



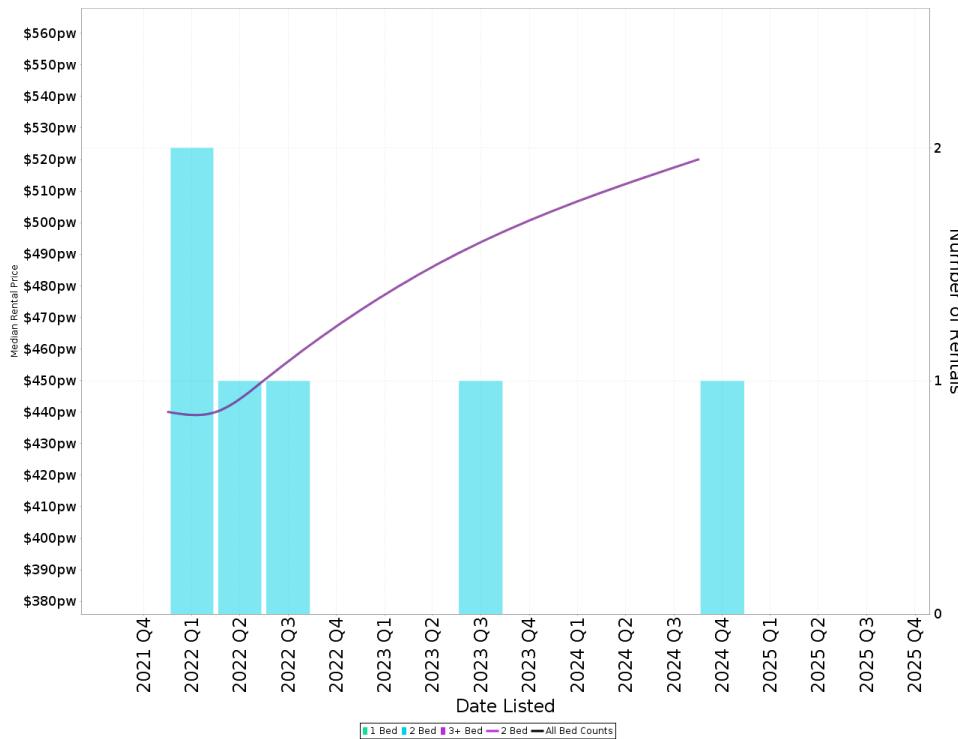
## WULAGI - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



## Median Weekly Rents (Units)



## WULAGI - Recently Sold Properties

### Median Sale Price

# \$590k

Based on 69 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

# +11.3%

Current Median Price: \$590,000  
Previous Median Price: \$530,000

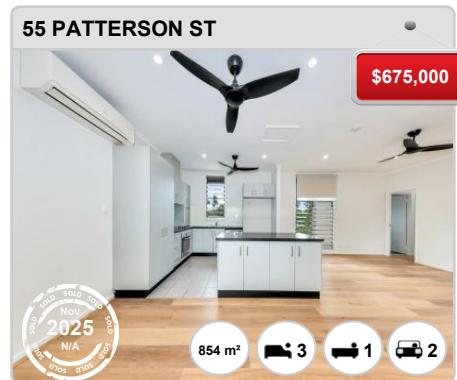
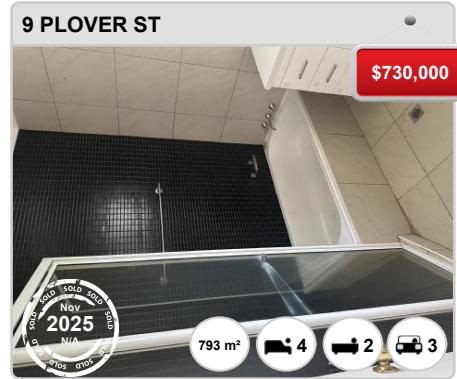
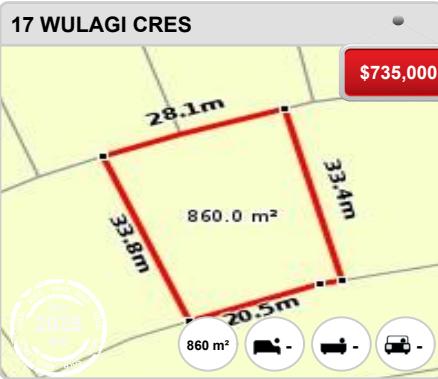
Based on 109 recorded House sales compared over the last two rolling 12 month periods

### # Sold Properties

# 69

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



**20 KESTREL CCT**



**\$667,000**



765 m<sup>2</sup> | 3 bedrooms | 1 bathroom | 2 cars

**22 KESTREL CCT**



**\$700,000**



768 m<sup>2</sup> | 3 bedrooms | 1 bathroom | 1 car

**43 BROLGA ST**



**\$745,000**



809 m<sup>2</sup> | 3 bedrooms | 1 bathroom | 2 cars

**89 MATTHEWS RD**



**\$640,000**



817 m<sup>2</sup> | 3 bedrooms | 1 bathroom | 2 cars

**66 KESTREL CCT**



**\$810,000**



817 m<sup>2</sup> | 3 bedrooms | 2 bathrooms | 2 cars

**20 LORIKEET ST**



**\$572,000**



817 m<sup>2</sup> | 3 bedrooms | 1 bathroom | 1 car

**32 CURLEW CCT**



**\$675,000**



868 m<sup>2</sup> | 3 bedrooms | 1 bathroom | 1 car

**19 CURLEW CCT**



**\$312,513**



788 m<sup>2</sup> | 4 bedrooms | 2 bathrooms | 2 cars

**26 WHIMBREL CRES**



**\$630,000**



817 m<sup>2</sup> | 3 bedrooms | 1 bathroom | 2 cars

**39 KINGFISHER CRES**



**\$575,000**



839 m<sup>2</sup> | 3 bedrooms | 1 bathroom | 1 car

**27 ROSELLA CRES**

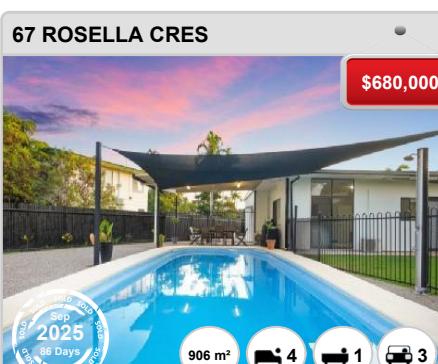


**\$530,000**



942 m<sup>2</sup> | 3 bedrooms | 1 bathroom | 1 car

**67 ROSELLA CRES**



**\$680,000**



906 m<sup>2</sup> | 4 bedrooms | 1 bathroom | 3 cars

# WULAGI - Properties For Rent

## Median Rental Price

**\$650 /w**

Based on 36 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

**+5.7%**

Current Median Price: \$590,000  
Current Median Rent: \$650

Based on 69 recorded House sales and 36 House rentals compared over the last 12 months

## Number of Rentals

**36**

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

