

**RayWhite.**

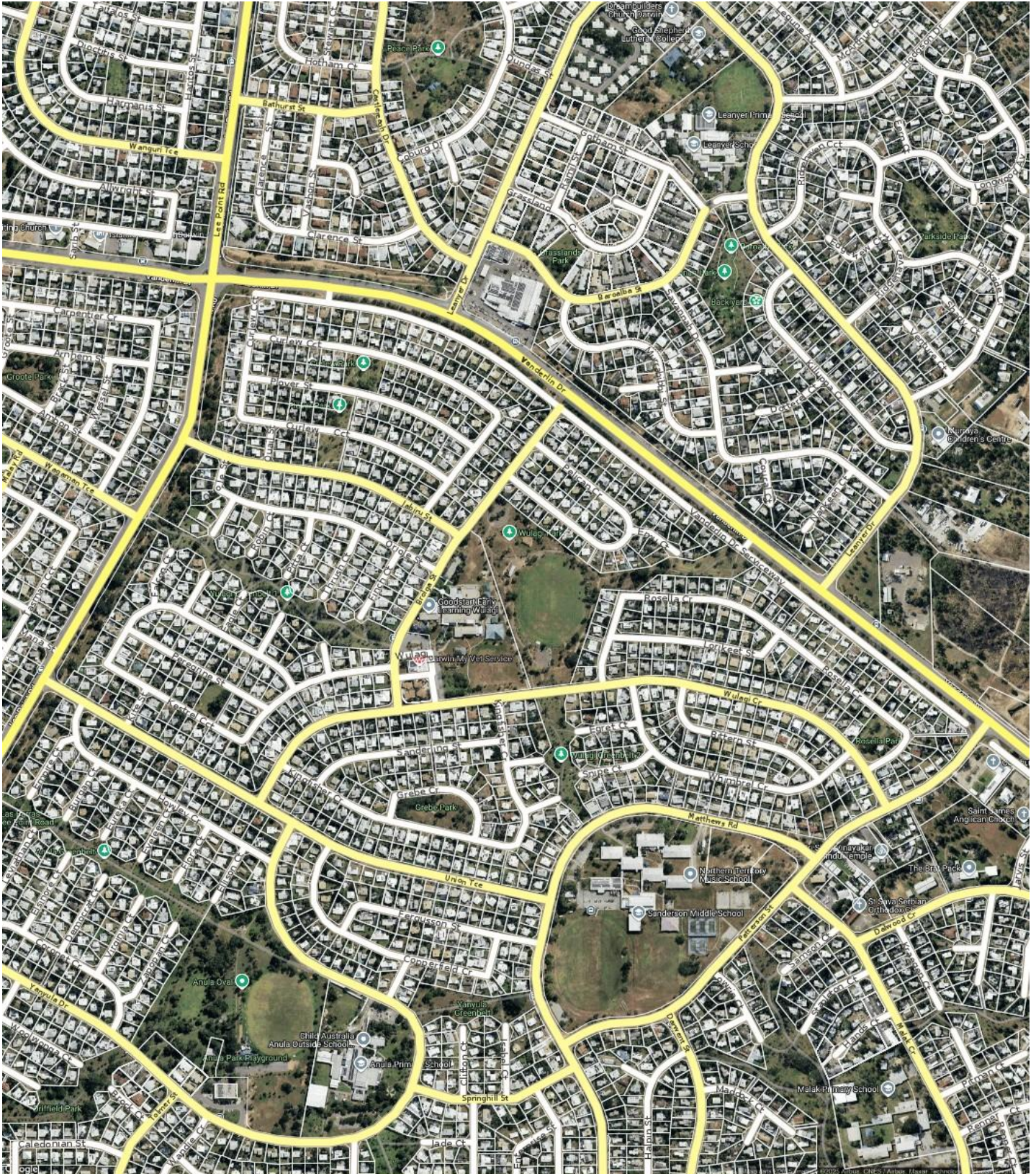
**Suburb**  
flyover  
report

WULAGI (HOUSE)

PREPARED BY: KRISTINA BILLIAS, RAY WHITE NIGHTCLIFF



## 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)

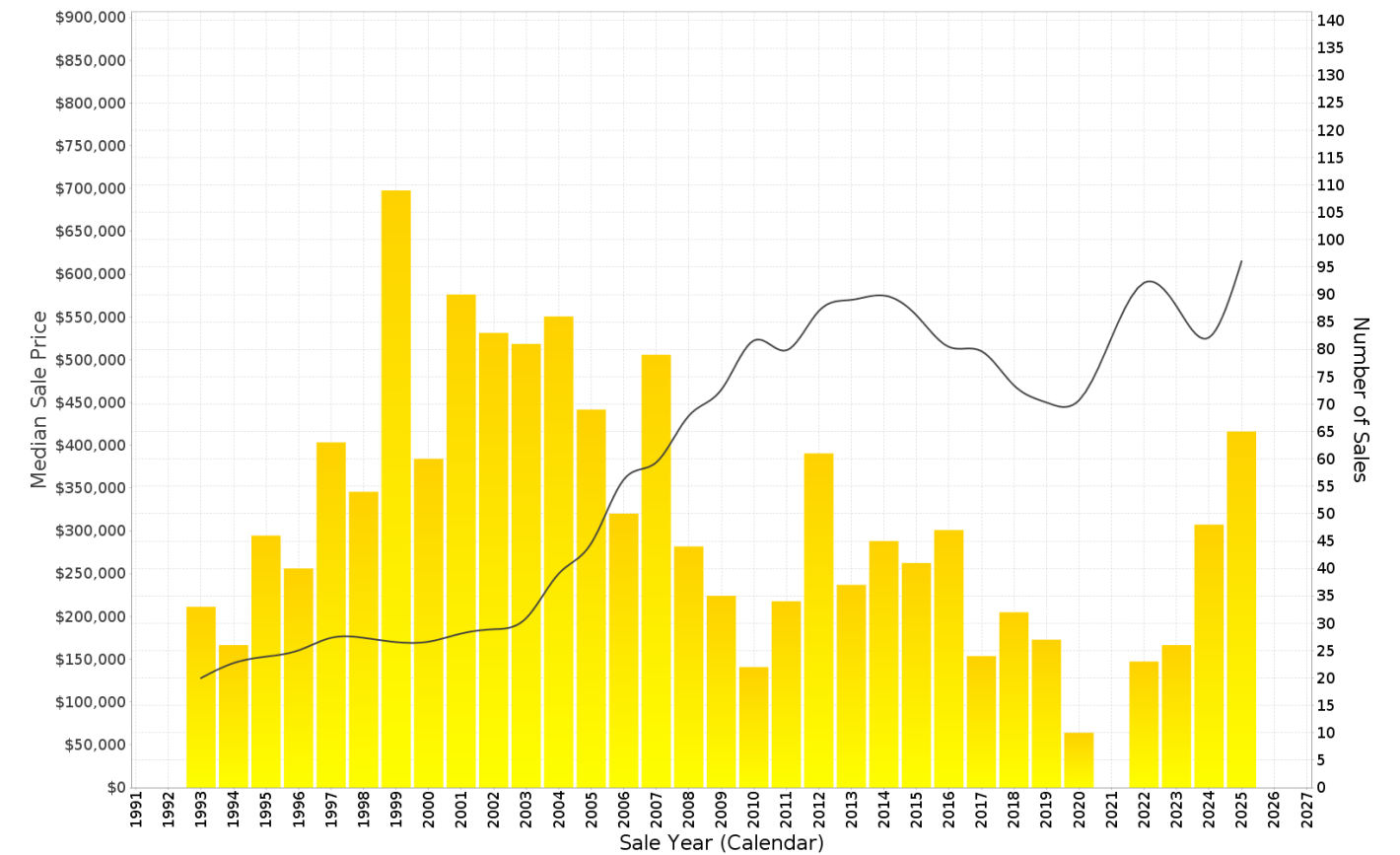
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

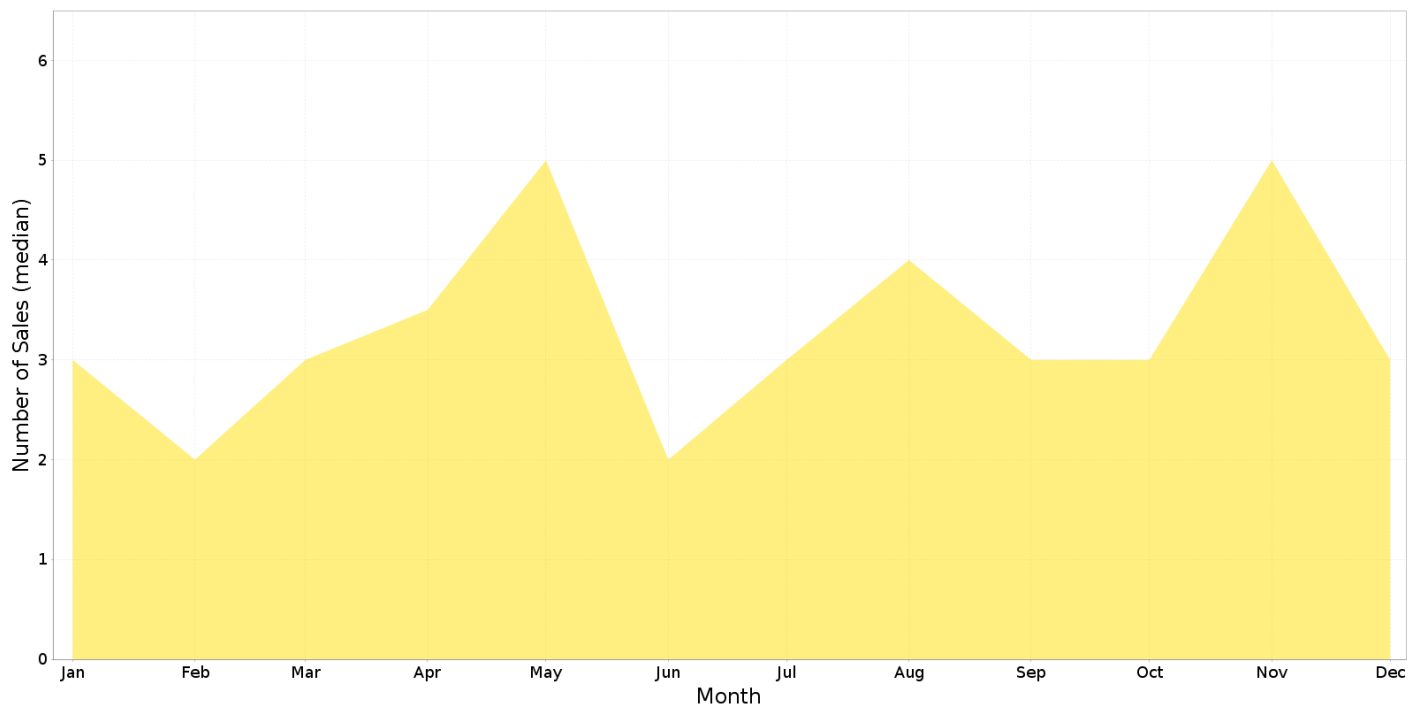
+11.3%

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

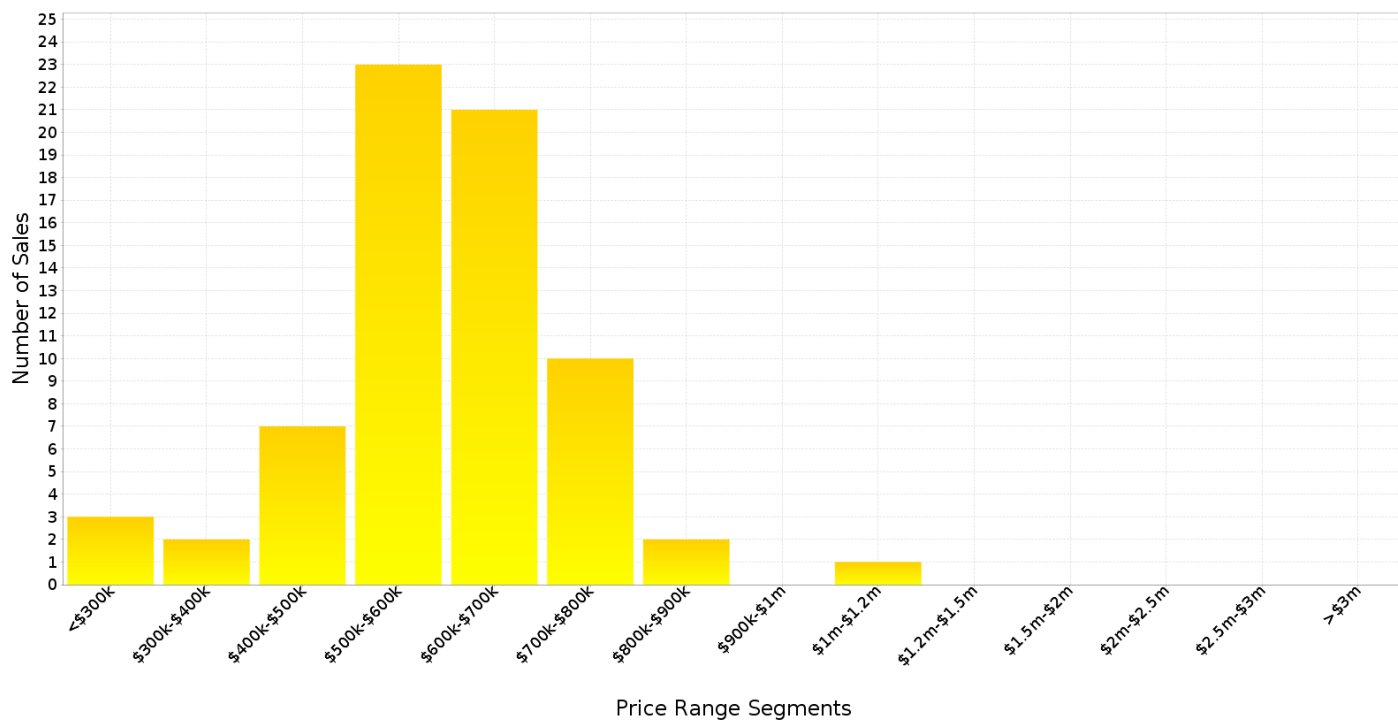
Based on 109 recorded House sales compared over the last two rolling 12 month periods



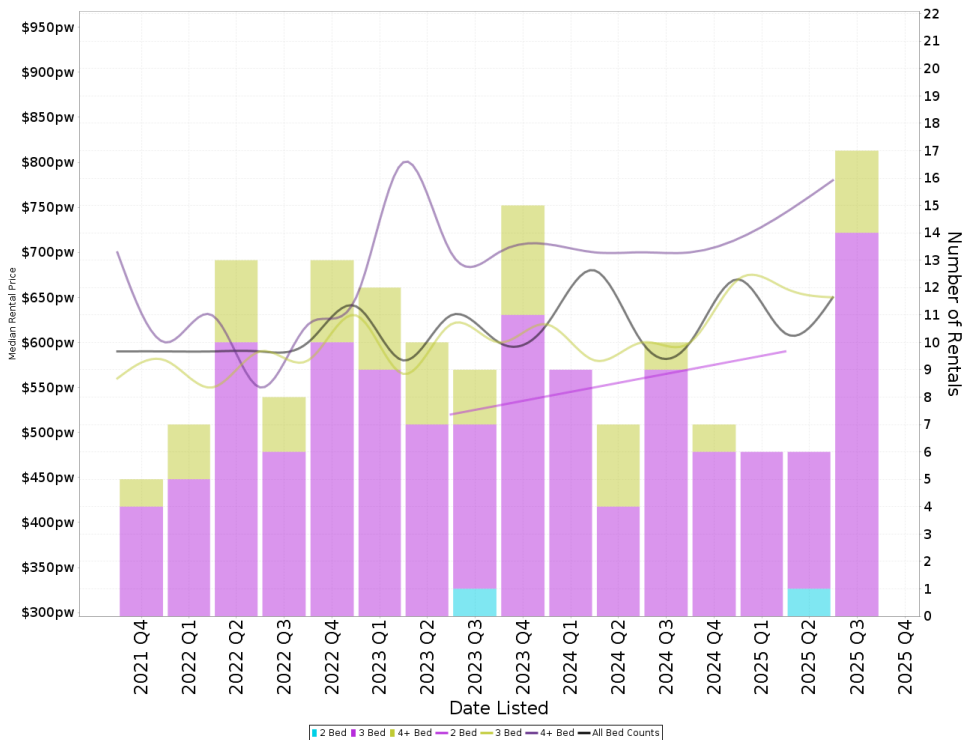
## WULAGI - Peak Selling Periods (3 years)



## WULAGI - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+11.3%**

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

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

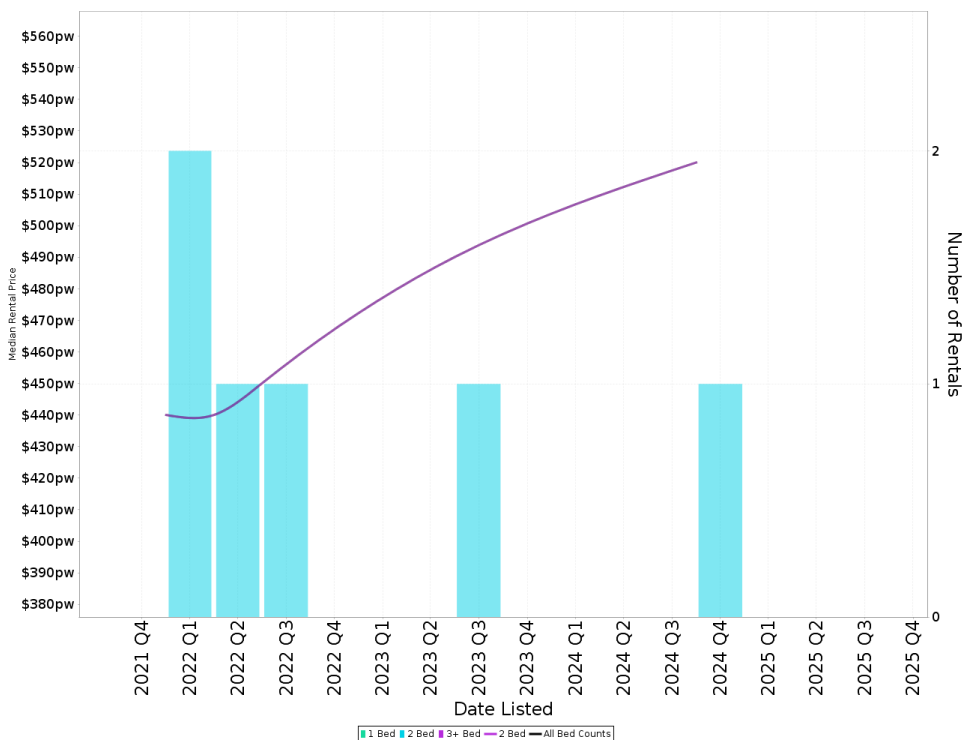
### Suburb Rental Yield

**+5.7%**

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

Based on 36 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+2.9%**

Current Median Price: \$360,000  
Previous Median Price: \$350,000

Based on 3 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+7.5%**

Current Median Price: \$360,000  
Current Median Rent: \$520

Based on 1 registered Unit rentals compared over the last 12 months.

# 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

**17 WULAGI CRES**

**\$735,000**

860.0 m²

Nov 2025  
N/A

860 m², 3 beds, 2 baths, 3 cars

**16 CURLEW CCT**

**\$897,500**

817 m², 4 beds, 2 baths, 3 cars

Nov 2025  
70 Days

**9 PLOVER ST**

**\$730,000**

793 m², 4 beds, 2 baths, 3 cars

Nov 2025  
N/A

**51 UNION TCE**

**\$540,000**

910.0 m²

Nov 2025  
N/A

910 m², 3 beds, 2 baths, 2 cars

**17 GREBE CRES**

**\$780,000**

1,210 m², 3 beds, 2 baths, 7 cars

Nov 2025  
4 Days

**55 PATTERSON ST**

**\$675,000**

854 m², 3 beds, 1 bath, 2 cars

Nov 2025  
N/A

**3 CURLEW CCT**

**\$535,000**

869.0 m²

Nov 2025  
N/A

869 m², 3 beds, 2 baths, 3 cars

**1 PELICAN CRES**

**\$720,000**

822 m², 3 beds, 2 baths, 2 cars

Nov 2025  
40 Days

**34 WHIMBREL CRES**

**\$560,000**

1,370 m²

Nov 2025  
N/A

1,370 m², 3 beds, 2 baths, 2 cars



20 KESTREL CCT



22 KESTREL CCT



43 BROLGA ST



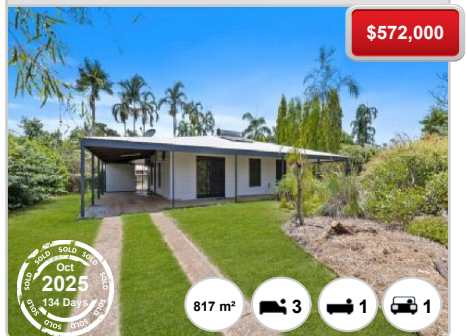
89 MATTHEWS RD



66 KESTREL CCT



20 LORIKEET ST



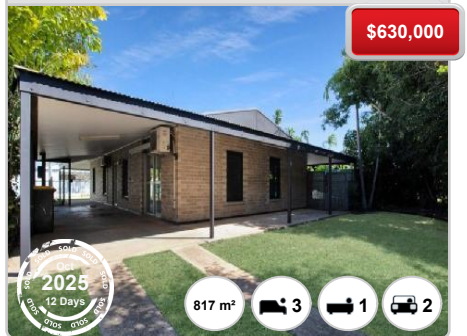
32 CURLEW CCT



19 CURLEW CCT



26 WHIMBREL CRES



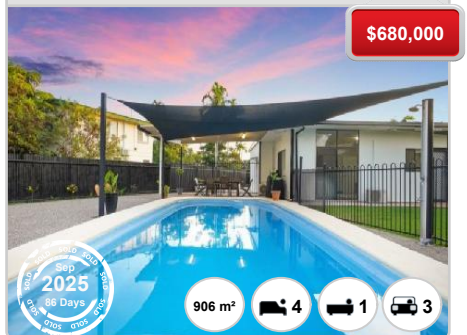
39 KINGFISHER CRES



27 ROSELLA CRES



67 ROSELLA CRES



# 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

2 LORIKEET STREET

\$650 per week

782 m²

3 Beds

1 Bath

2 Car

2025

21 Days

27 ROSELLA CRESCENT

\$650 per week

942 m²

3 Beds

1 Bath

1 Car

2025

21 Days