

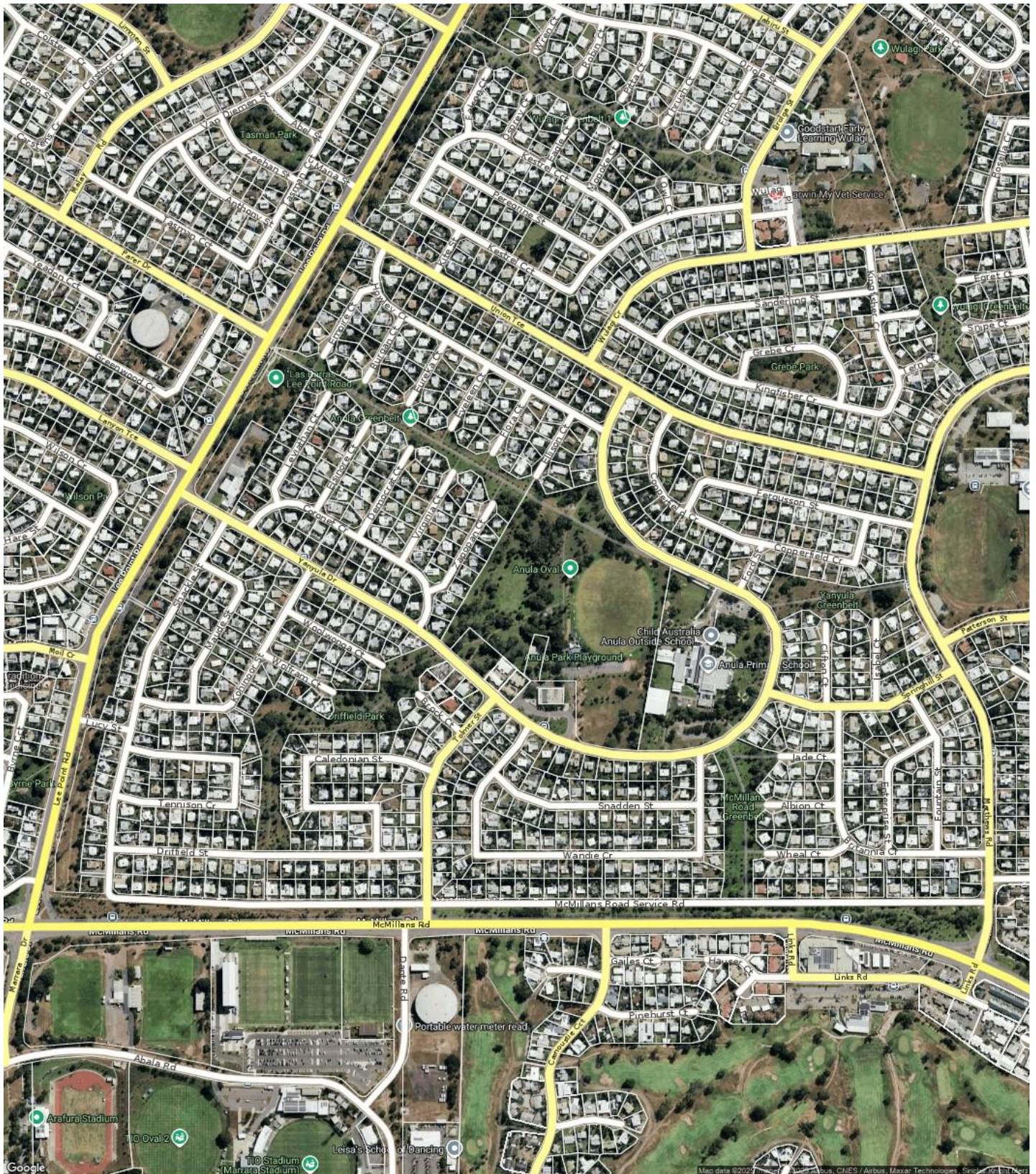
RayWhite.

Suburb
flyover
report

ANULA (UNIT)

PREPARED BY: KRISTINA BILLIAS, RAY WHITE NIGHTCLIFF

ANULA - Suburb Map



ANULA - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2007	1	\$ 275,000	0.0 %	\$ 275,000	\$ 275,000
2008	2	\$ 331,357	20.5 %	\$ 267,500	\$ 395,214
2009	3	\$ 325,793	-1.7 %	\$ 315,000	\$ 330,000
2010	2	\$ 411,250	26.2 %	\$ 360,000	\$ 462,500
2011	1	\$ 375,000	-8.8 %	\$ 375,000	\$ 375,000
2012	2	\$ 400,000	6.7 %	\$ 370,000	\$ 430,000
2013	1	\$ 397,500	-0.6 %	\$ 397,500	\$ 397,500
2014	2	\$ 436,500	9.8 %	\$ 370,000	\$ 503,000
2015	0				
2016	1	\$ 287,000	0.0 %	\$ 287,000	\$ 287,000
2017	0				
2018	0				
2019	1	\$ 309,000		\$ 309,000	\$ 309,000
2020	0				
2021	0				
2022	2	\$ 325,000	0.0 %	\$ 320,000	\$ 330,000
2023	1	\$ 96,100	-70.4 %	\$ 96,100	\$ 96,100
2024	1	\$ 408,000	324.6 %	\$ 408,000	\$ 408,000
2025	2	\$ 355,000	-13.0 %	\$ 340,000	\$ 370,000

Median Sale Price

\$340k

Based on 1 recorded Unit sales within the last 12 months (Oct '24 - Sep '25)

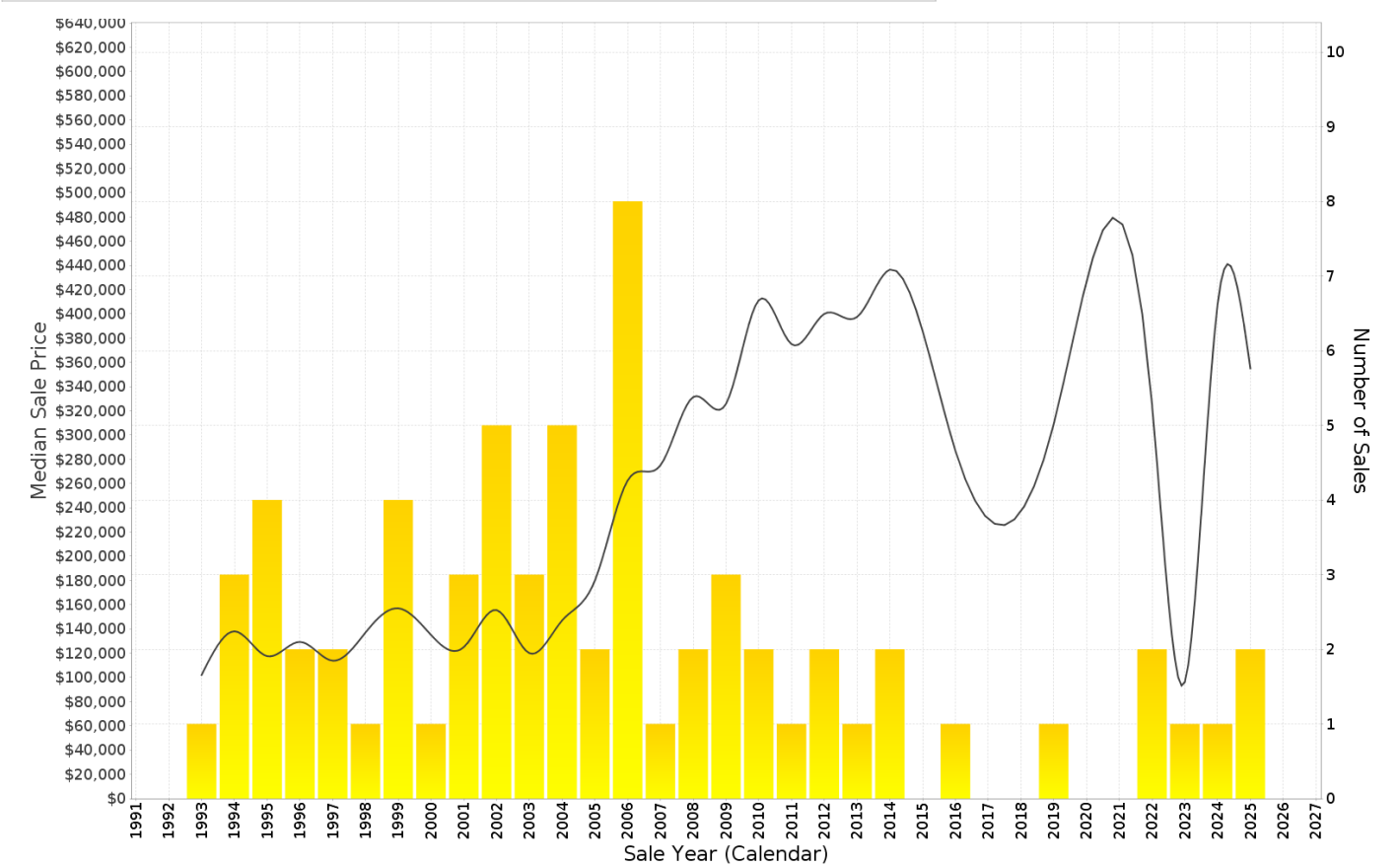
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

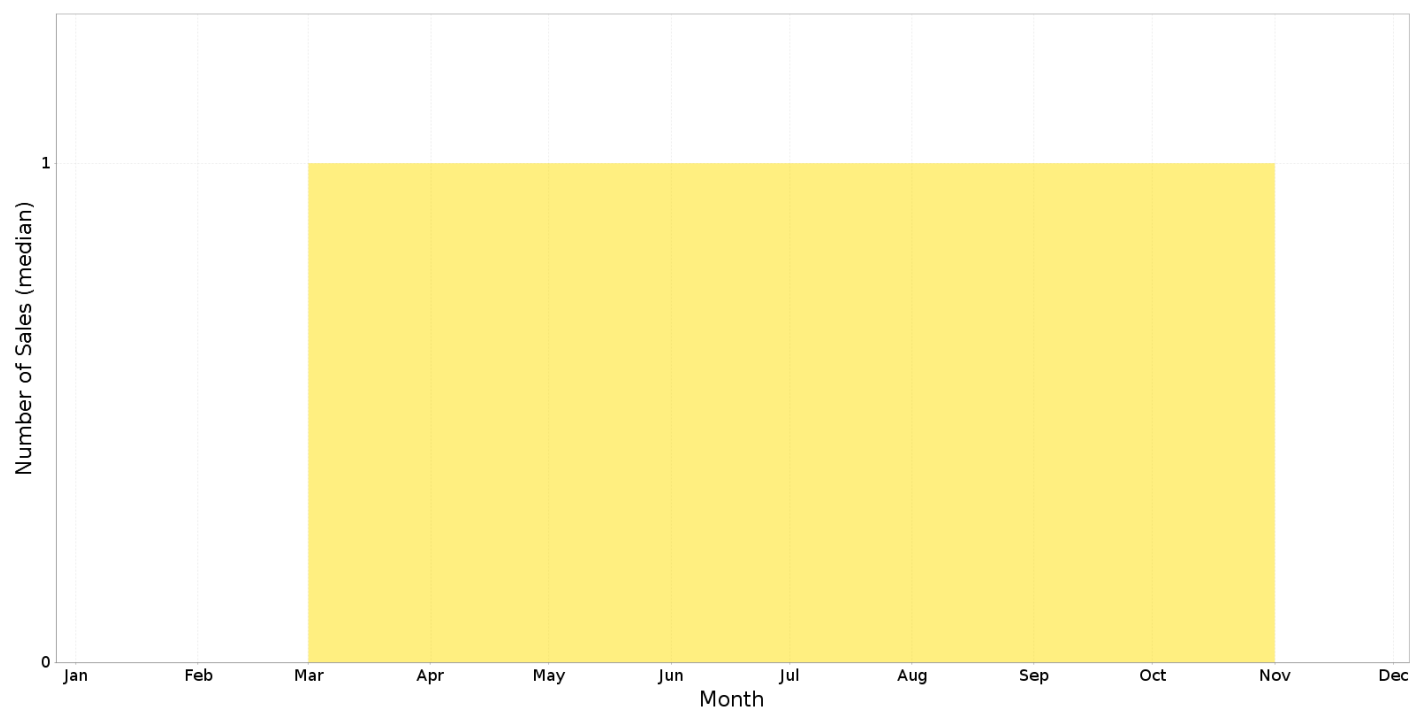
+34.9%

Current Median Price: \$340,000
Previous Median Price: \$252,050

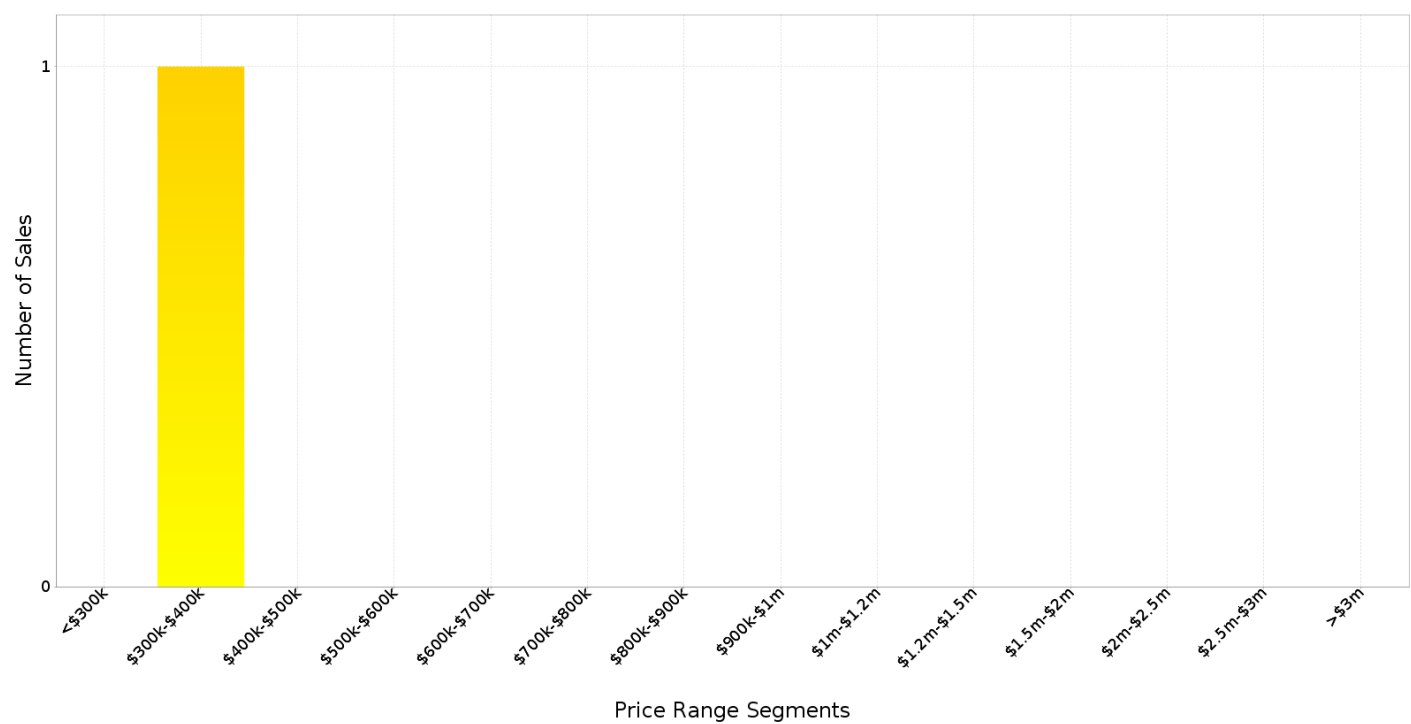
Based on 3 recorded Unit sales compared over the last two rolling 12 month periods



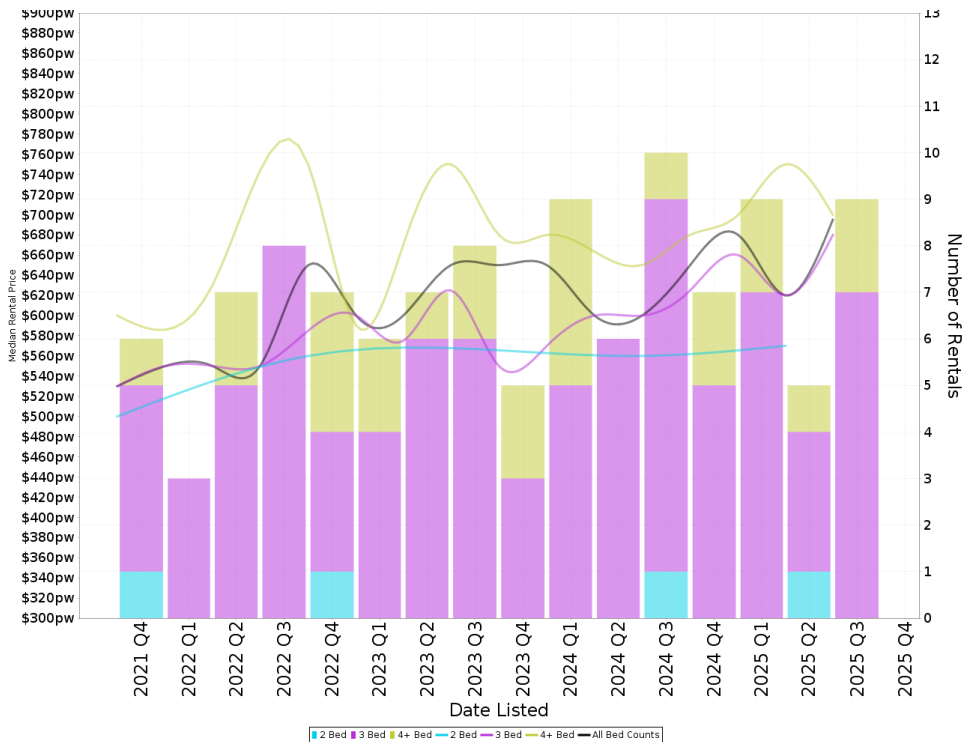
ANULA - Peak Selling Periods (3 years)



ANULA - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+11.7%

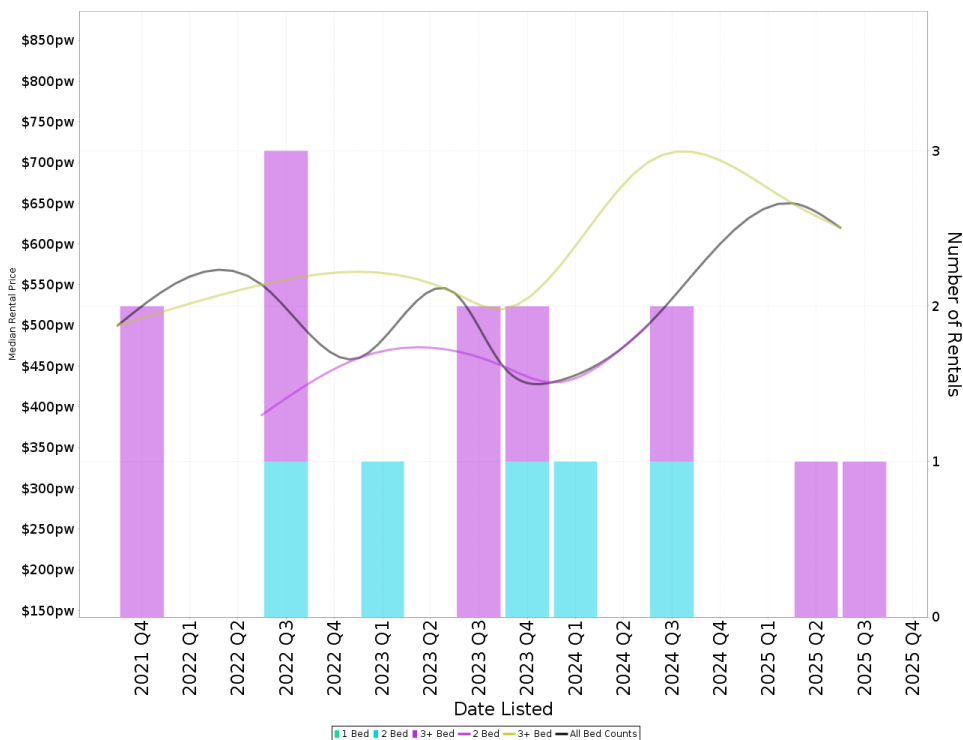
Current Median Price: \$575,000
Previous Median Price: \$515,000
Based on 73 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+6.1%

Current Median Price: \$575,000
Current Median Rent: \$680
Based on 30 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+34.9%

Current Median Price: \$340,000
Previous Median Price: \$252,050
Based on 3 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+9.5%

Current Median Price: \$340,000
Current Median Rent: \$620
Based on 2 registered Unit rentals compared over the last 12 months.

ANULA - Recently Sold Properties

Median Sale Price

\$340k

Based on 1 recorded Unit 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

+34.9%

Current Median Price: \$340,000
Previous Median Price: \$252,050

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

Sold Properties

1

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

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

