

A bright yellow RayWhite bicycle is parked on a paved surface against a white picket fence. The bicycle features a brown leather saddle, a rear rack, and a front basket filled with pink flowers. The background shows a blurred residential setting with trees and a house.

**RayWhite.**

**Suburb**  
flyover  
report

LUDMILLA (UNIT)

PREPARED BY: KRISTINA BILLIAS, RAY WHITE NIGHTCLIFF



# LUDMILLA - Suburb Map





LUDMILLA - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2007	11	\$ 287,500	0.0 %	\$ 255,000	\$ 333,000
2008	6	\$ 281,500	-2.1 %	\$ 80,000	\$ 315,000
2009	10	\$ 351,500	24.9 %	\$ 148,750	\$ 1,050,000
2010	7	\$ 385,000	9.5 %	\$ 300,000	\$ 865,000
2011	6	\$ 382,500	-0.6 %	\$ 77,121	\$ 415,000
2012	11	\$ 390,000	2.0 %	\$ 81,070	\$ 455,000
2013	7	\$ 398,000	2.1 %	\$ 205,000	\$ 463,000
2014	5	\$ 390,000	-2.0 %	\$ 255,000	\$ 435,000
2015	6	\$ 392,500	0.6 %	\$ 174,000	\$ 408,000
2016	6	\$ 317,500	-19.1 %	\$ 302,000	\$ 403,000
2017	3	\$ 300,000	-5.5 %	\$ 270,000	\$ 315,000
2018	5	\$ 250,500	-16.5 %	\$ 187,000	\$ 259,000
2019	4	\$ 234,250	-6.5 %	\$ 130,000	\$ 245,000
2020	1	\$ 190,000	-18.9 %	\$ 190,000	\$ 190,000
2021	0				
2022	12	\$ 347,500	0.0 %	\$ 310,000	\$ 385,000
2023	3	\$ 350,000	0.7 %	\$ 328,000	\$ 395,000
2024	6	\$ 270,000	-22.9 %	\$ 57,000	\$ 380,000
2025	13	\$ 360,000	33.3 %	\$ 180,000	\$ 410,000

Median Sale Price

\$360k

Based on 13 recorded Unit sales within the last 12 months (Oct '24 - Sep '25)

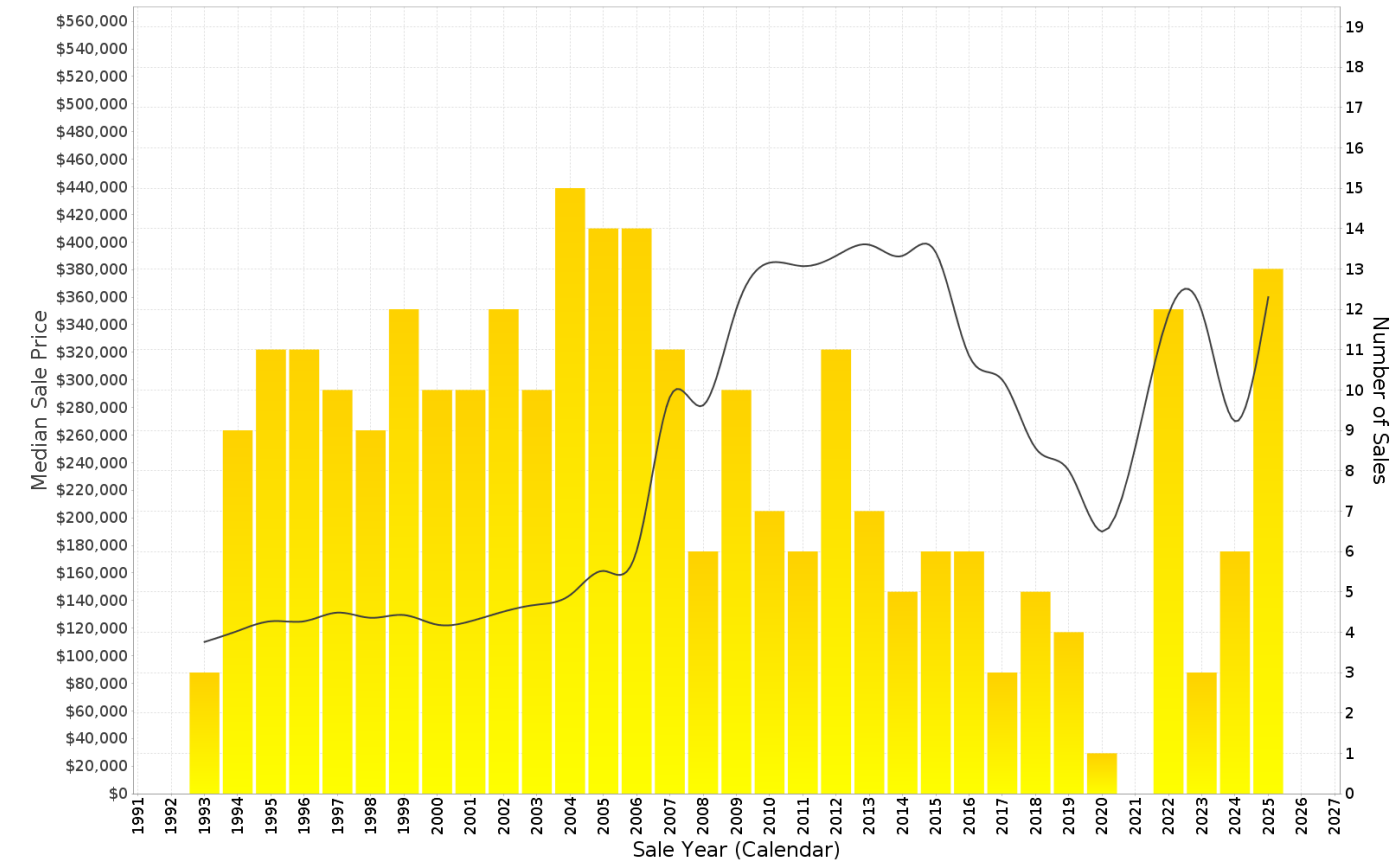
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

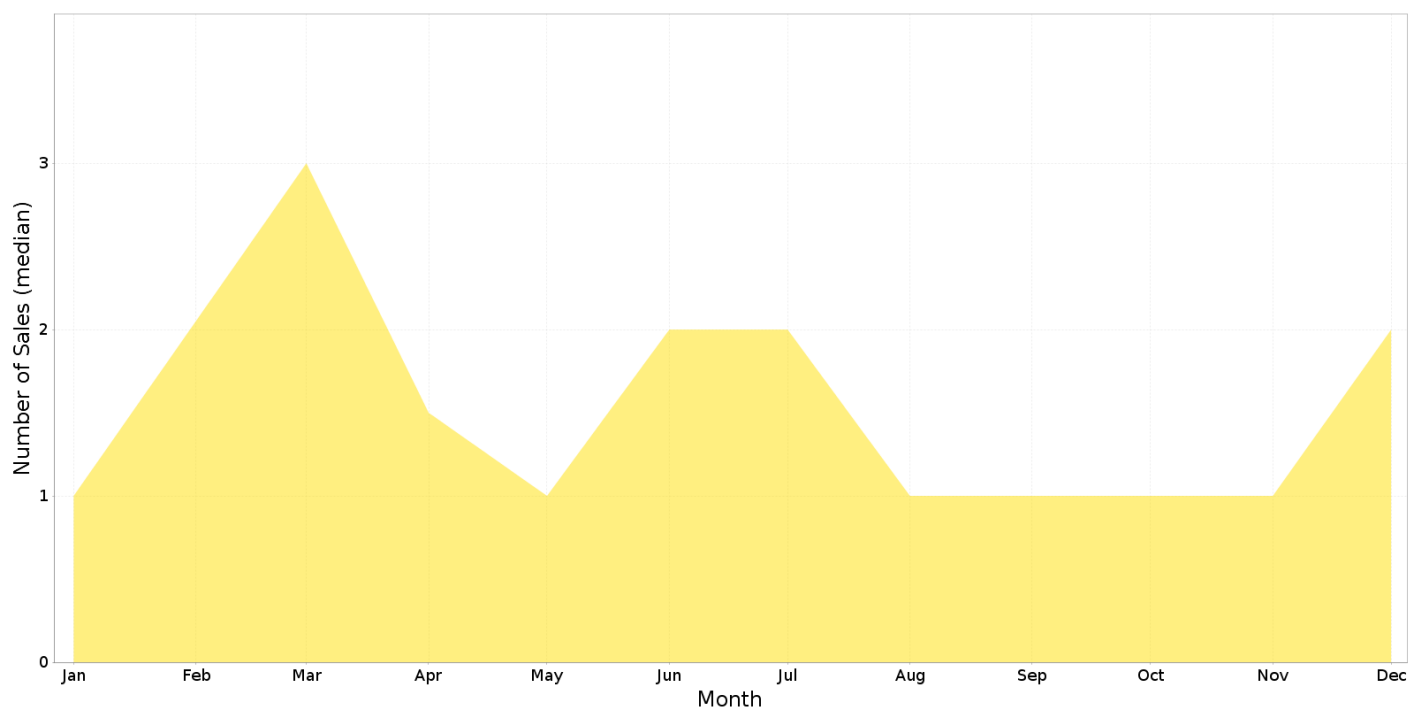
+19.0%

Current Median Price: \$360,000  
Previous Median Price: \$302,500

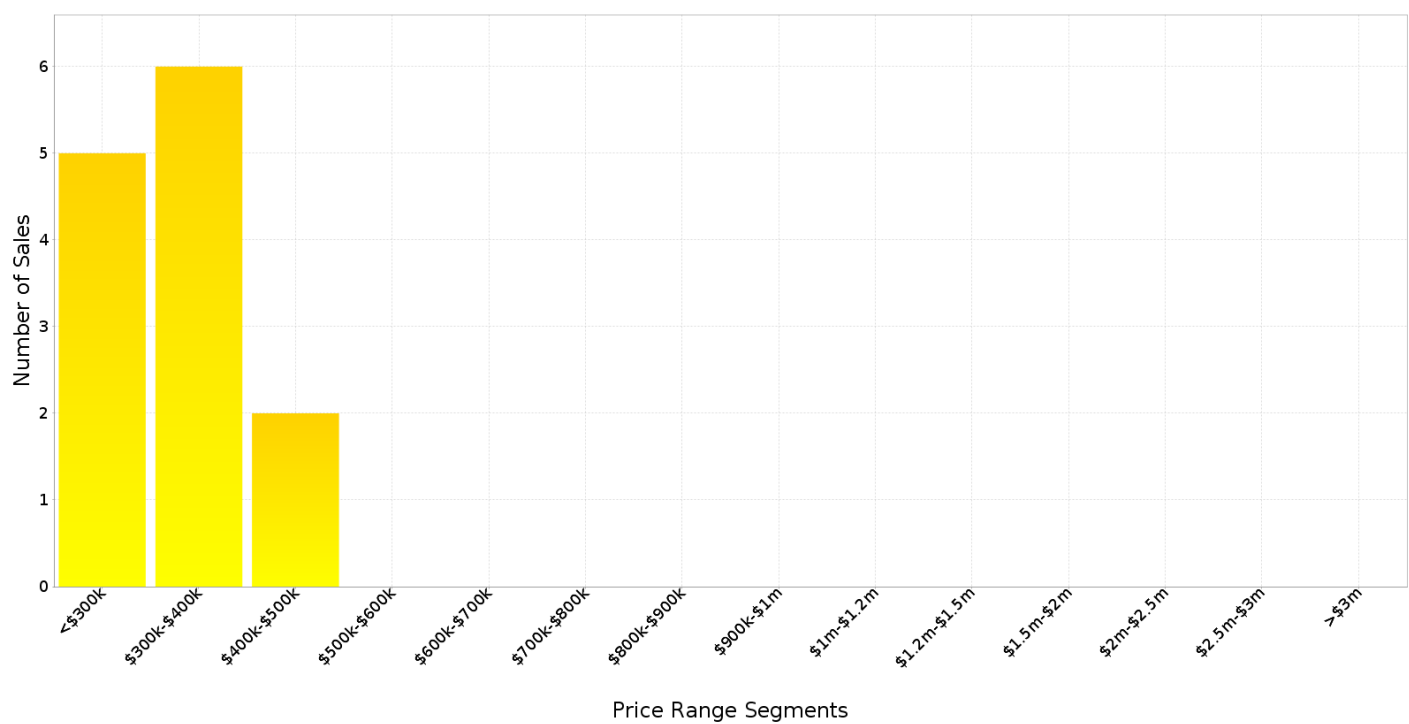
Based on 19 recorded Unit sales compared over the last two rolling 12 month periods



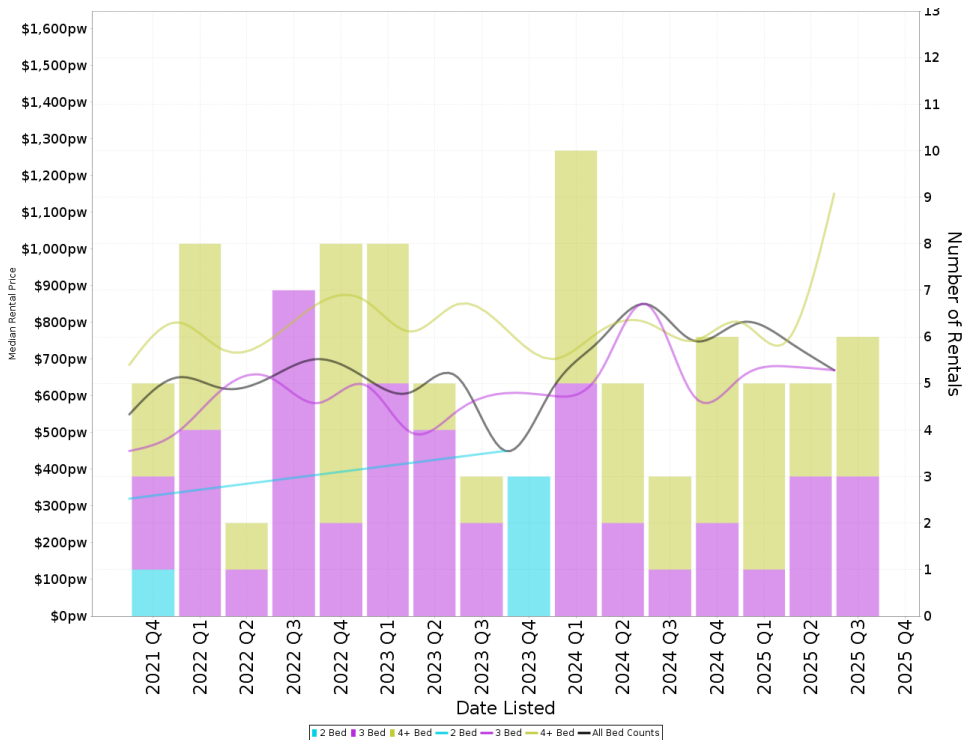
## LUDMILLA - Peak Selling Periods (3 years)



## LUDMILLA - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+8.7%**

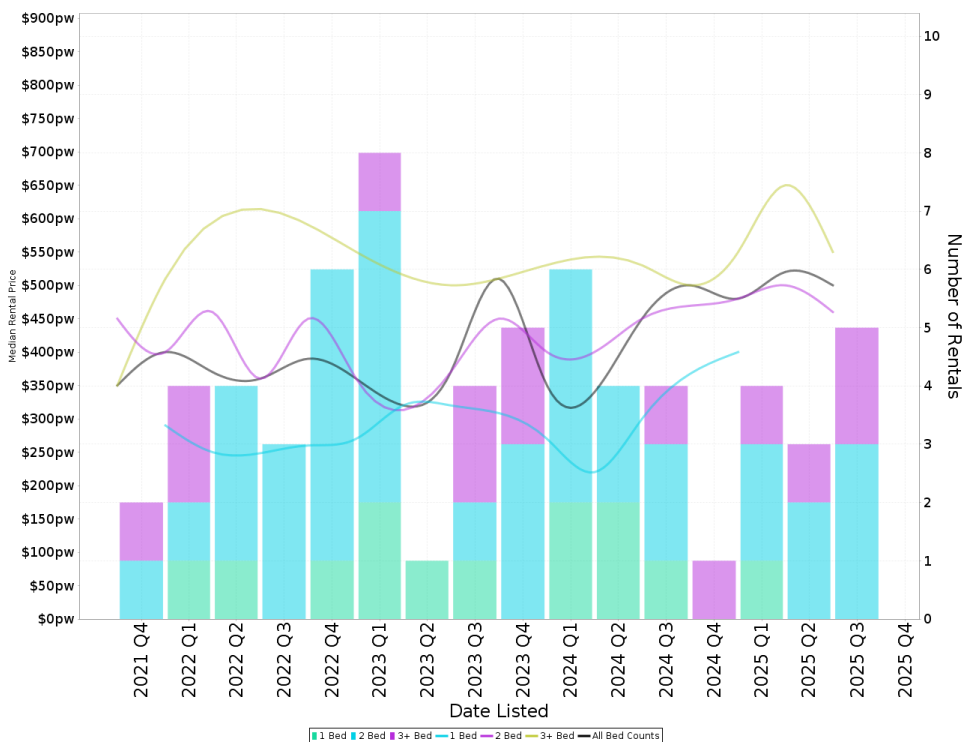
**Current Median Price: \$720,000**  
**Previous Median Price: \$662,500**  
 Based on 61 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+5.4%**

**Current Median Price: \$720,000**  
**Current Median Rent: \$750**  
 Based on 22 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+19.0%**

**Current Median Price: \$360,000**  
**Previous Median Price: \$302,500**  
 Based on 19 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+7.2%**

**Current Median Price: \$360,000**  
**Current Median Rent: \$500**  
 Based on 13 registered Unit rentals compared over the last 12 months.

# LUDMILLA - Recently Sold Properties

Median Sale Price

\$360k

Based on 13 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

+19.0%

Current Median Price: \$360,000  
Previous Median Price: \$302,500

Based on 19 recorded Unit sales compared over the last two rolling 12 month periods

# Sold Properties

13

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

2/165 BAGOT RD



\$297,000

Oct 2025


831 m<sup>2</sup>

2

1

1

36/9 MAY ST



\$380,000

Sep 2025

210 m<sup>2</sup>

2

1

1

4/13 MAY ST



\$358,000

Aug 2025

8,002 m<sup>2</sup>

2

1

2

56/17 MAY ST



\$410,000

Jul 2025

1.55 ha

3

1

1

# LUDMILLA - Properties For Rent

## Median Rental Price

**\$500 /w**

Based on 13 recorded Unit 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

**+7.2%**

Current Median Price: \$360,000  
Current Median Rent: \$500

Based on 13 recorded Unit sales and 13 Unit rentals compared over the last 12 months

## Number of Rentals

**13**

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

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

