

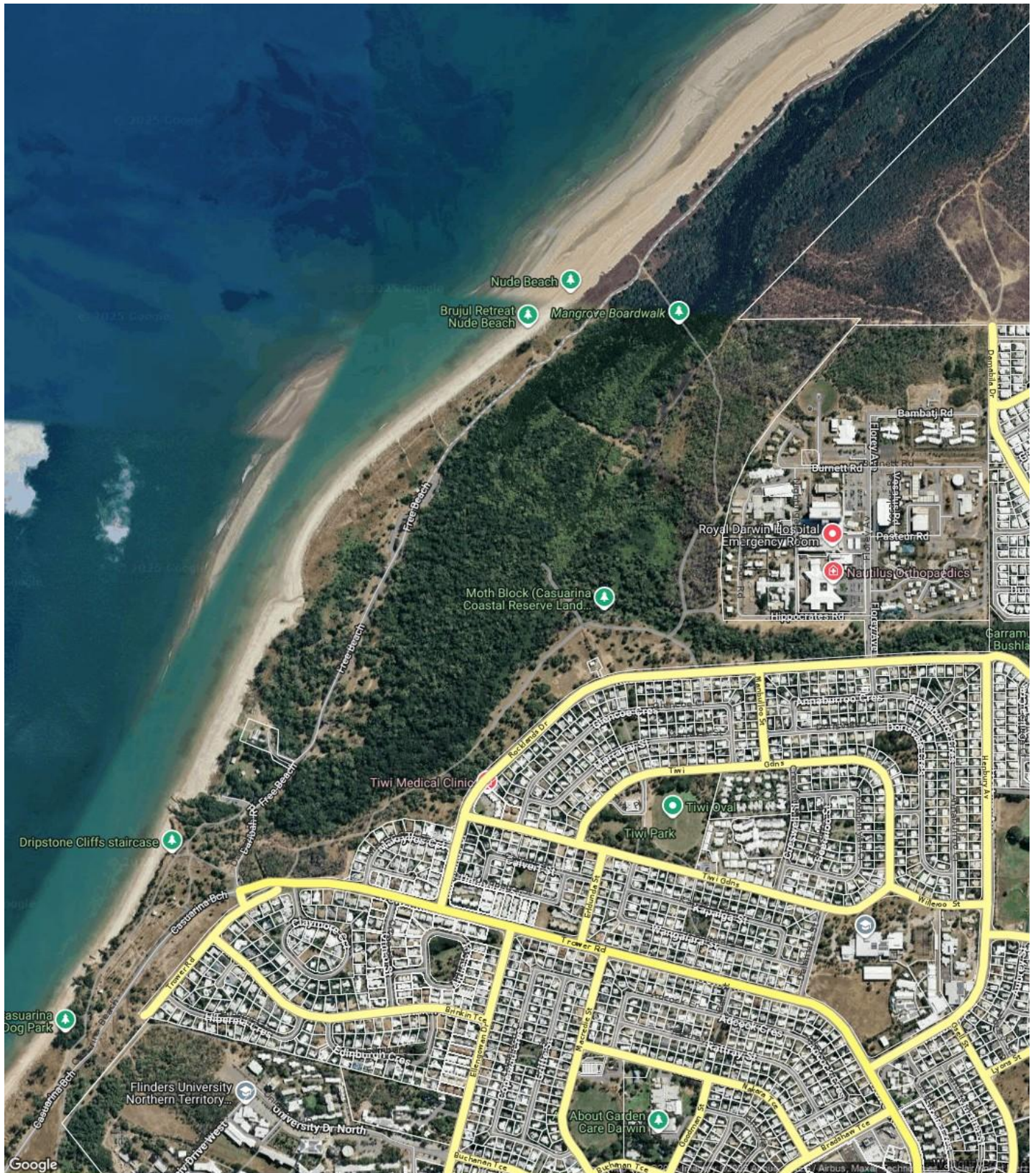
RayWhite.

Suburb
flyover
report

TIWI (UNIT)

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TIWI - Suburb Map



TIWI - Sales Statistics (Units)

| Year | # Sales | Median | Growth | Low | High |
|------|---------|------------|---------|------------|------------|
| 2007 | 12 | \$ 274,000 | 0.0 % | \$ 46,980 | \$ 350,000 |
| 2008 | 5 | \$ 290,000 | 5.8 % | \$ 69,960 | \$ 355,000 |
| 2009 | 11 | \$ 375,000 | 29.3 % | \$ 269,000 | \$ 430,000 |
| 2010 | 17 | \$ 360,000 | -4.0 % | \$ 300,000 | \$ 440,000 |
| 2011 | 5 | \$ 455,000 | 26.4 % | \$ 254,000 | \$ 475,000 |
| 2012 | 6 | \$ 440,000 | -3.3 % | \$ 265,000 | \$ 470,000 |
| 2013 | 7 | \$ 470,000 | 6.8 % | \$ 295,000 | \$ 540,000 |
| 2014 | 12 | \$ 431,000 | -8.3 % | \$ 268,500 | \$ 500,000 |
| 2015 | 6 | \$ 387,500 | -10.1 % | \$ 315,000 | \$ 476,000 |
| 2016 | 2 | \$ 343,750 | -11.3 % | \$ 227,500 | \$ 460,000 |
| 2017 | 6 | \$ 262,500 | -23.6 % | \$ 147,500 | \$ 406,000 |
| 2018 | 7 | \$ 370,000 | 41.0 % | \$ 340,000 | \$ 387,500 |
| 2019 | 1 | \$ 350,000 | -5.4 % | \$ 350,000 | \$ 350,000 |
| 2020 | 0 | | | | |
| 2021 | 6 | \$ 351,500 | 0.0 % | \$ 240,000 | \$ 430,000 |
| 2022 | 9 | \$ 385,000 | 9.5 % | \$ 215,000 | \$ 450,000 |
| 2023 | 8 | \$ 360,000 | -6.5 % | \$ 255,000 | \$ 415,000 |
| 2024 | 5 | \$ 335,000 | -6.9 % | \$ 68,750 | \$ 390,000 |
| 2025 | 7 | \$ 405,000 | 20.9 % | \$ 68,750 | \$ 485,000 |

Median Sale Price

\$385k

Based on 7 recorded Unit sales within the last 12 months (Oct '24 - Sep '25)

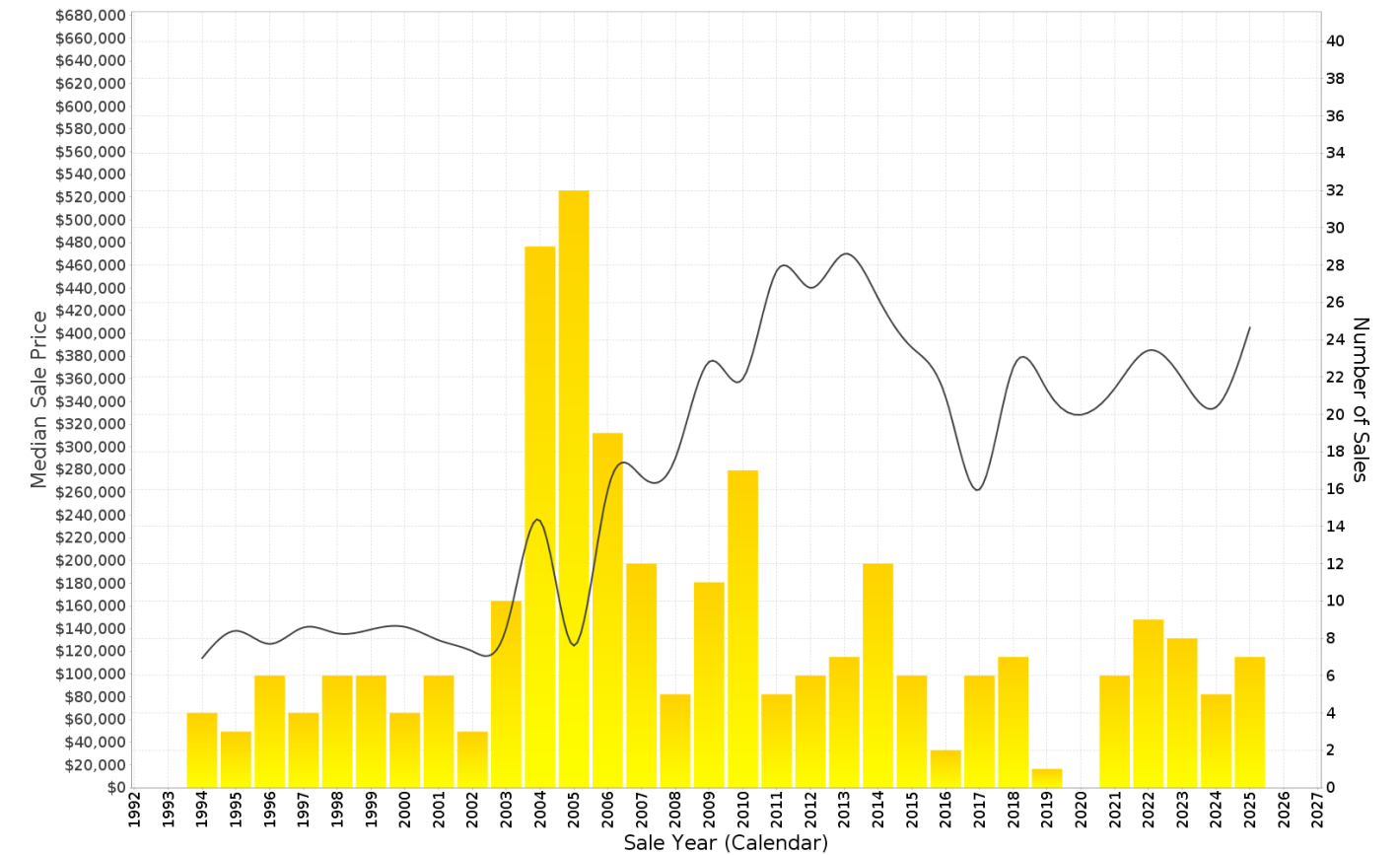
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

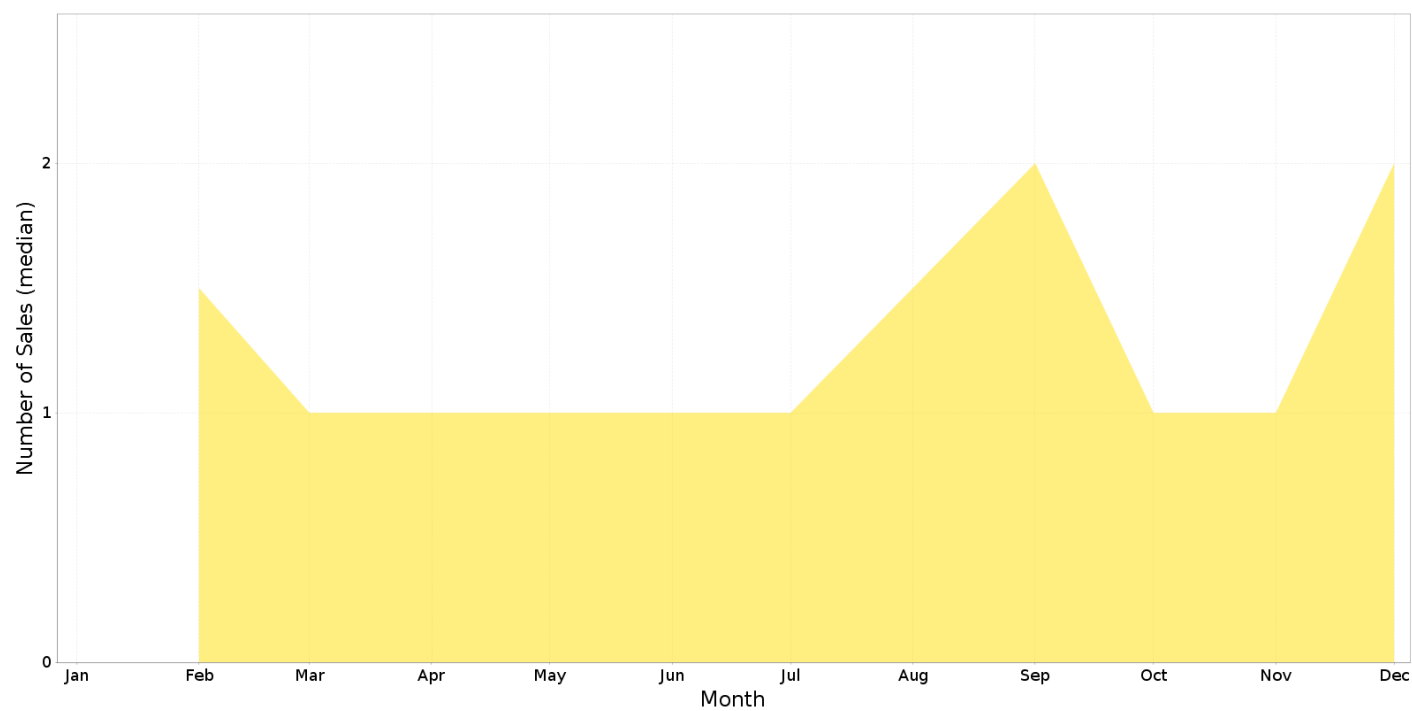
-1.3%

Current Median Price: \$385,000
Previous Median Price: \$390,000

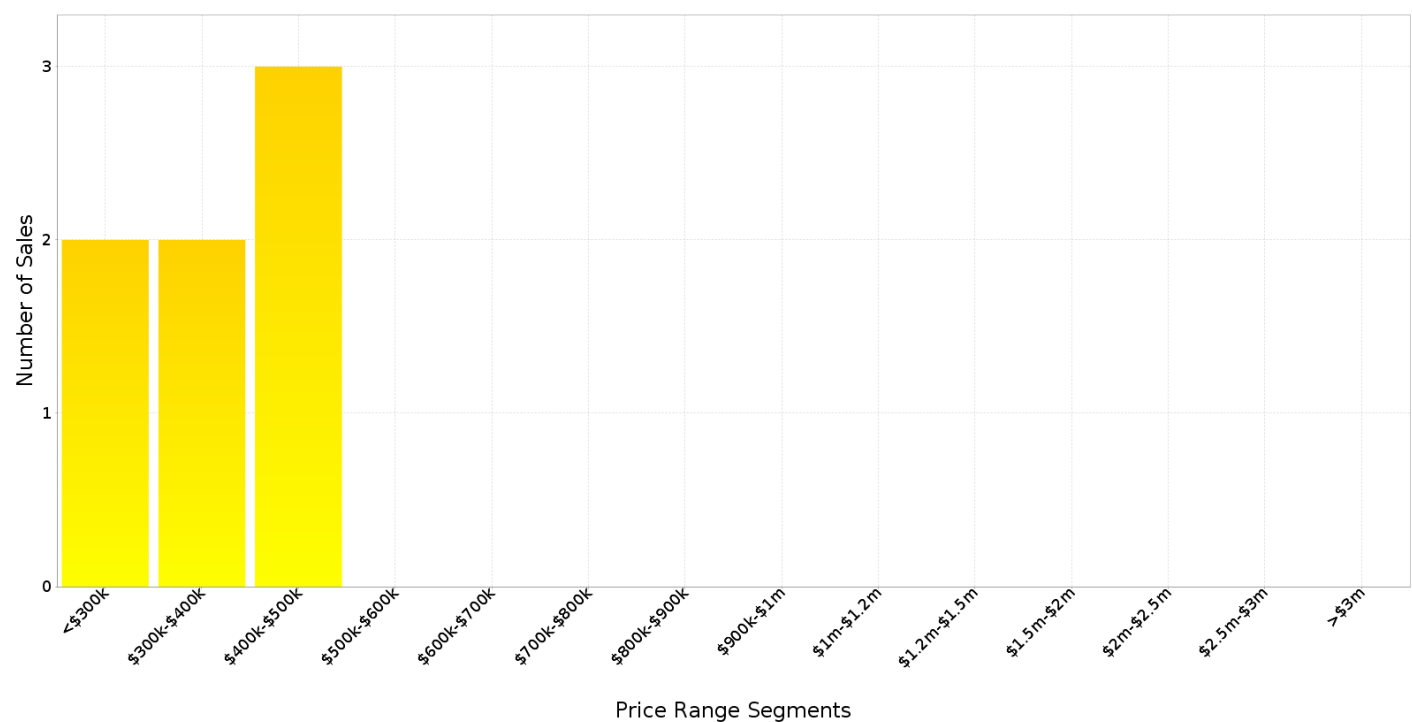
Based on 12 recorded Unit sales compared over the last two rolling 12 month periods



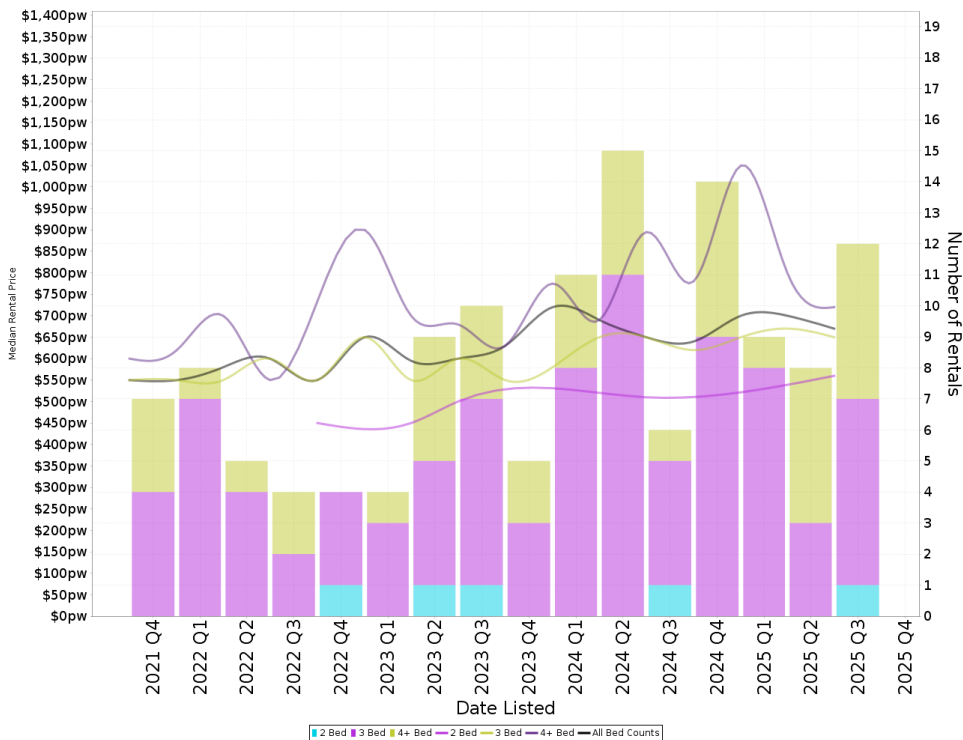
TIWI - Peak Selling Periods (3 years)



TIWI - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+14.1%

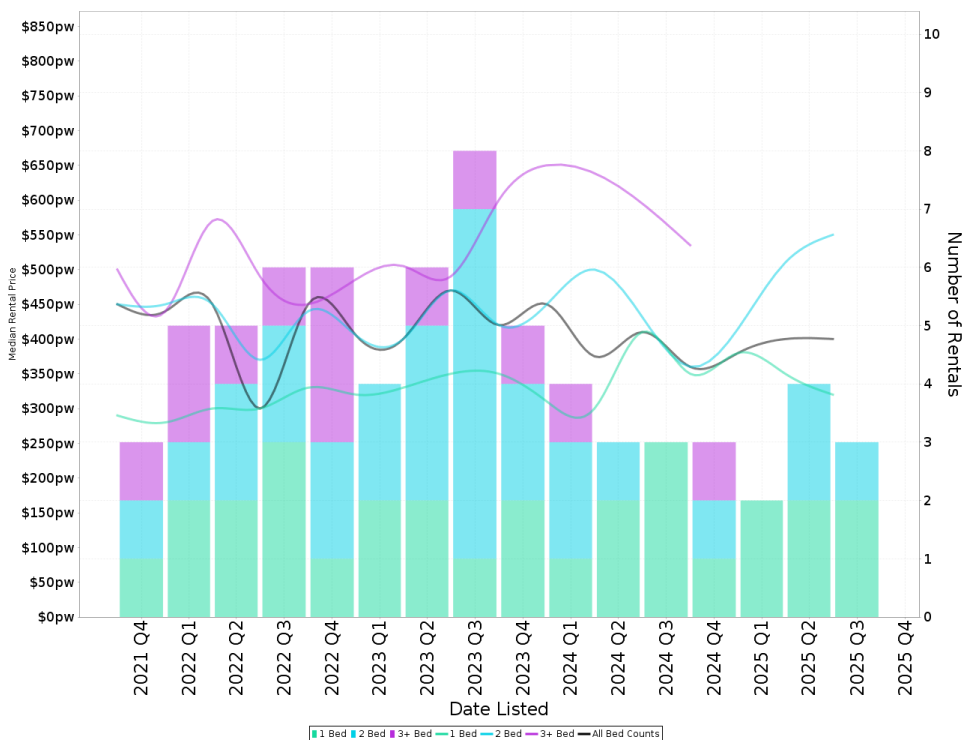
Current Median Price: \$575,000
Previous Median Price: \$504,000
 Based on 73 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+6.1%

Current Median Price: \$575,000
Current Median Rent: \$670
 Based on 43 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-1.3%

Current Median Price: \$385,000
Previous Median Price: \$390,000
 Based on 12 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.4%

Current Median Price: \$385,000
Current Median Rent: \$400
 Based on 12 registered Unit rentals compared over the last 12 months.

TIWI - Recently Sold Properties

Median Sale Price

\$385k

Based on 7 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

-1.3%

Current Median Price: \$385,000
Previous Median Price: \$390,000

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

Sold Properties

7

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

6/11 UNDOOLYA ST

\$455,000

1,521 m² 2 1 2

Sold Oct 2025

4/11 UNDOOLYA ST

\$420,000

200 m² 3 1 1

Sold Oct 2025

6/13 UNDOOLYA ST

\$270,000

199 m² 2 1 2

Sold Nov 2025

23/408 TROWER RD

\$277,000

1.06 ha 1 1 1

Sold Oct 2025

12/19 UNDOOLYA ST

\$485,000

142 m² 3 2 2

Sold Sep 2025

1/17 UNDOOLYA ST

\$405,000

220 m² 2 1 1

Sold Sep 2025