

**RayWhite.**

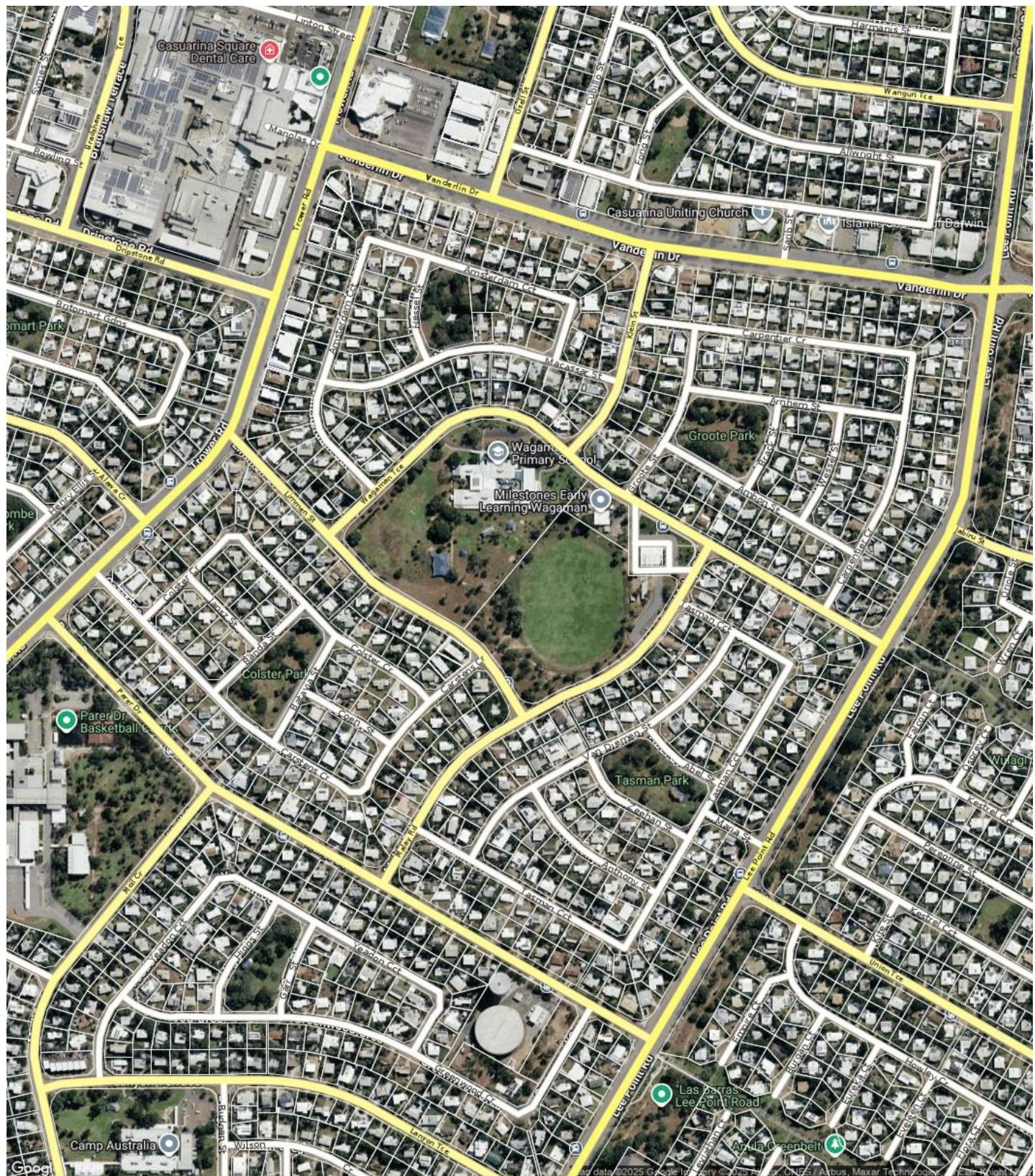


# Suburb flyover report

**WAGAMAN (UNIT)**

PREPARED BY: KRISTINA BILLIAS, RAY WHITE NIGHTCLIFF

# WAGAMAN - Suburb Map



# WAGAMAN - Sales Statistics (Units)

| Year | # Sales | Median     | Growth  | Low        | High         |
|------|---------|------------|---------|------------|--------------|
| 2007 | 2       | \$ 190,250 | 0.0 %   | \$ 188,000 | \$ 192,500   |
| 2008 | 8       | \$ 237,500 | 24.8 %  | \$ 210,000 | \$ 255,000   |
| 2009 | 0       |            |         |            |              |
| 2010 | 6       | \$ 299,000 | 0.0 %   | \$ 280,000 | \$ 342,000   |
| 2011 | 4       | \$ 223,250 | -25.3 % | \$ 200,000 | \$ 280,000   |
| 2012 | 3       | \$ 380,000 | 70.2 %  | \$ 326,000 | \$ 1,450,000 |
| 2013 | 9       | \$ 335,000 | -11.8 % | \$ 74,360  | \$ 1,650,000 |
| 2014 | 9       | \$ 360,000 | 7.5 %   | \$ 285,000 | \$ 510,000   |
| 2015 | 11      | \$ 510,000 | 41.7 %  | \$ 68,400  | \$ 525,000   |
| 2016 | 0       |            |         |            |              |
| 2017 | 1       | \$ 310,000 | 0.0 %   | \$ 310,000 | \$ 310,000   |
| 2018 | 1       | \$ 17,400  | -94.4 % | \$ 17,400  | \$ 17,400    |
| 2019 | 1       | \$ 160,000 | 819.5 % | \$ 160,000 | \$ 160,000   |
| 2020 | 1       | \$ 95,500  | -40.3 % | \$ 95,500  | \$ 95,500    |
| 2021 | 2       | \$ 205,000 | 114.7 % | \$ 185,000 | \$ 225,000   |
| 2022 | 1       | \$ 255,000 | 24.4 %  | \$ 255,000 | \$ 255,000   |
| 2023 | 3       | \$ 250,000 | -2.0 %  | \$ 247,500 | \$ 267,500   |
| 2024 | 10      | \$ 280,000 | 12.0 %  | \$ 223,000 | \$ 352,000   |
| 2025 | 11      | \$ 290,000 | 3.6 %   | \$ 250,000 | \$ 352,000   |

## Median Sale Price

**\$324k**

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

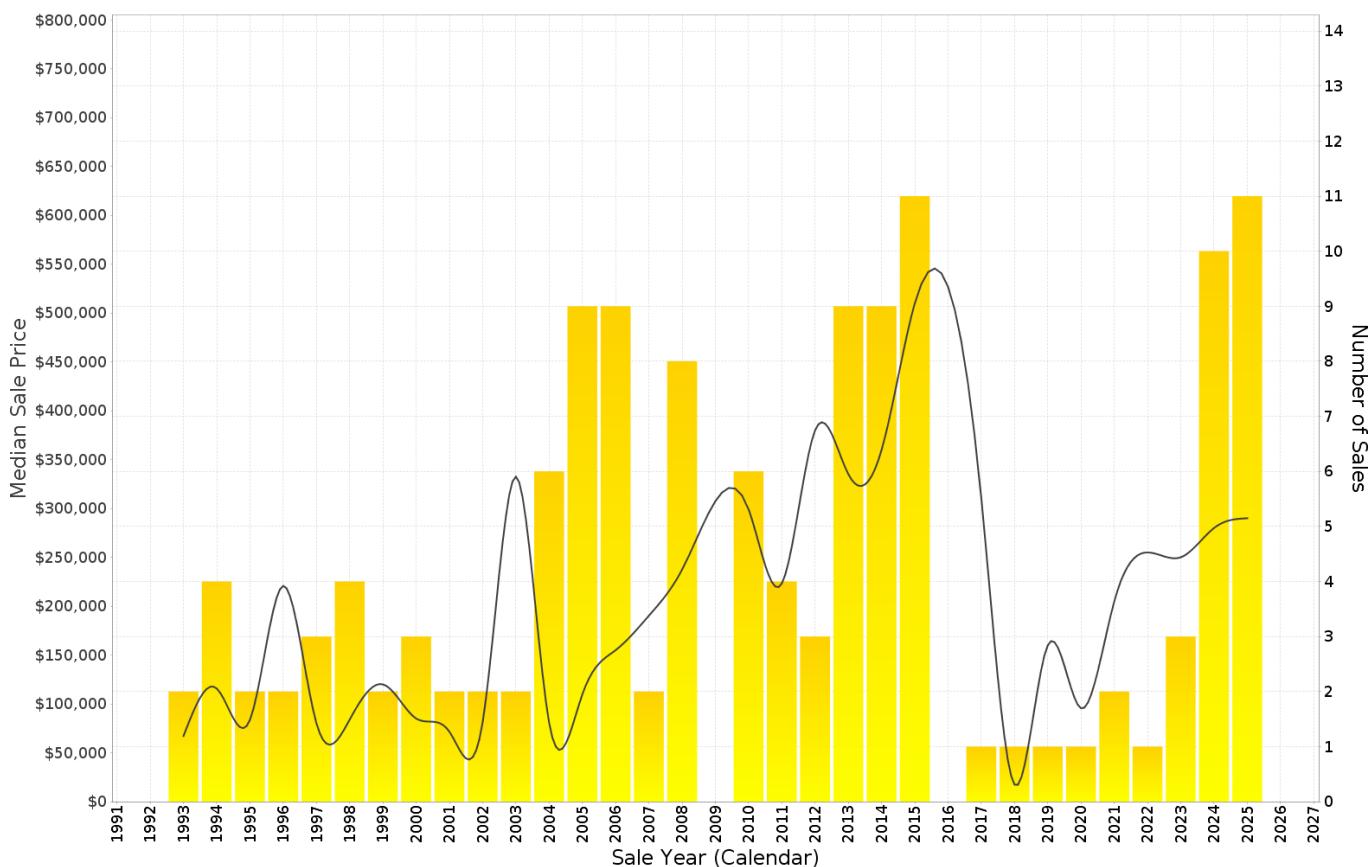
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

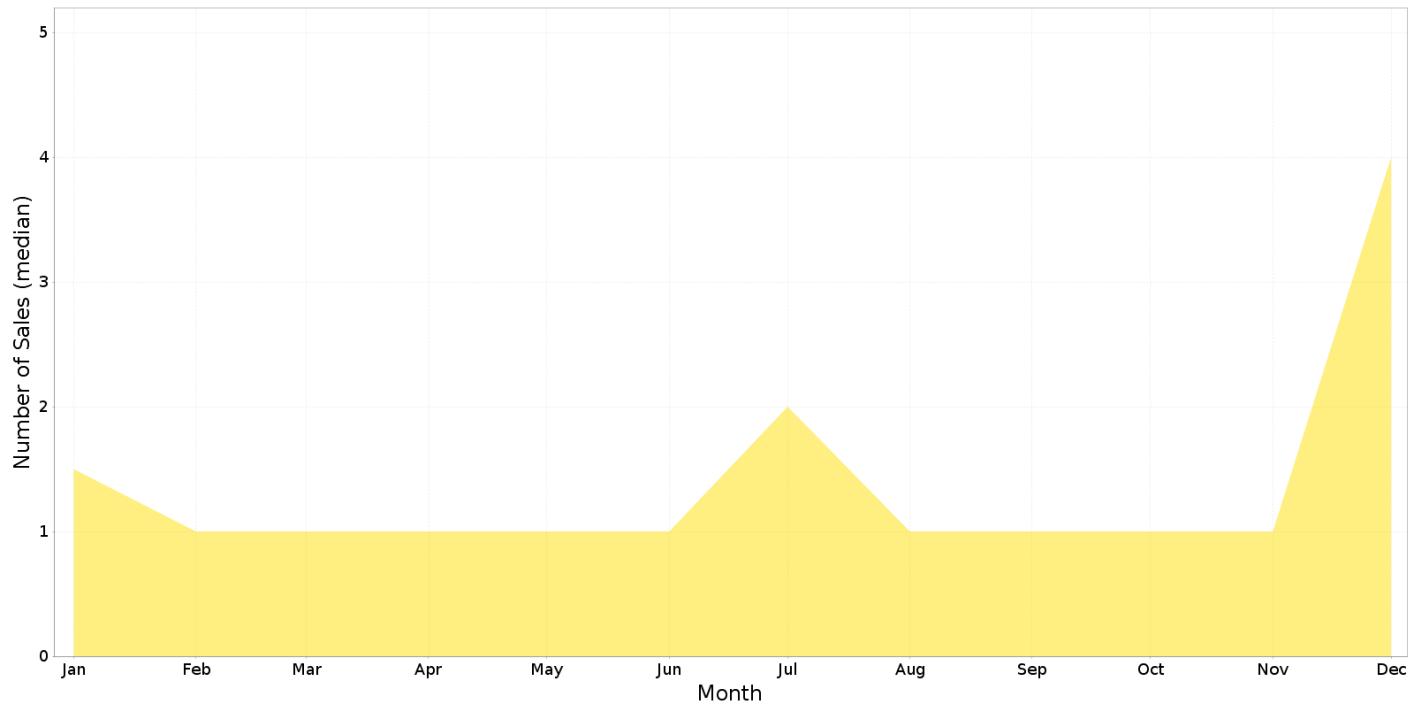
**+32.2%**

Current Median Price: \$324,000  
Previous Median Price: \$245,000

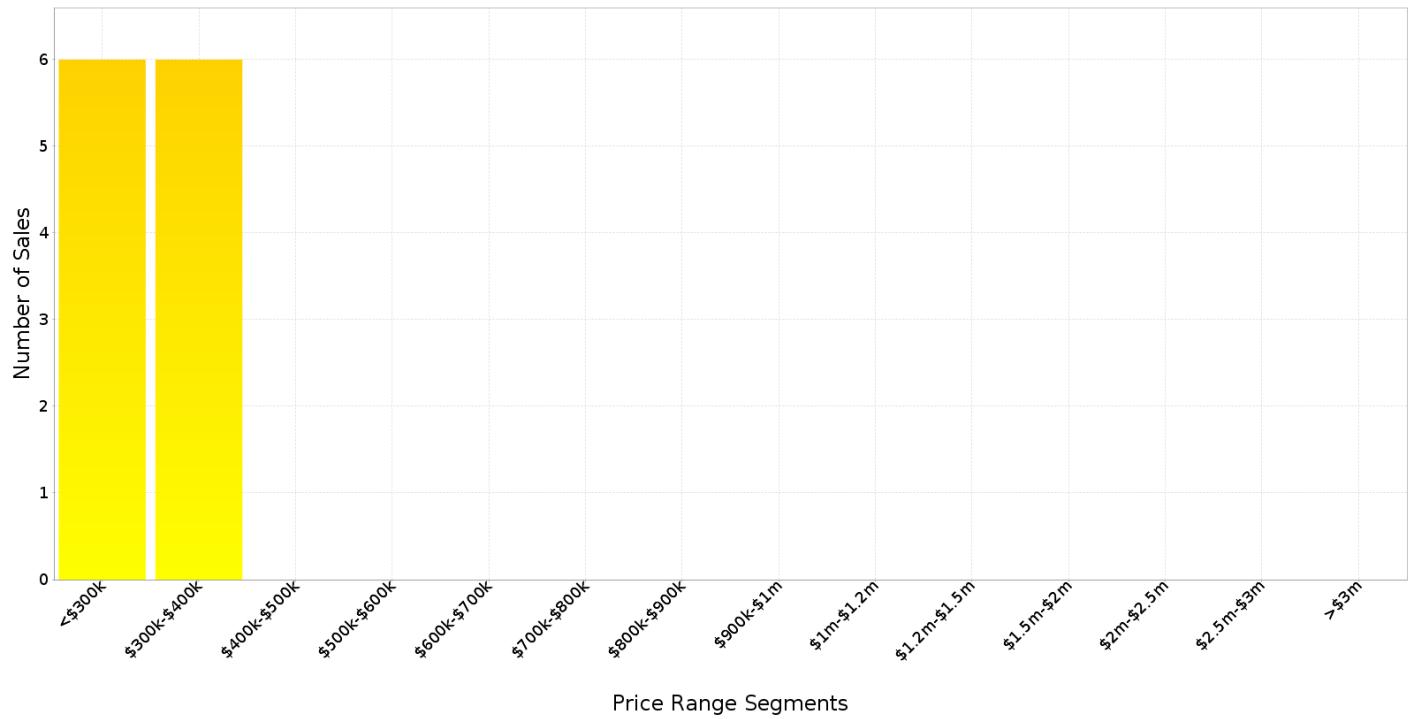
Based on 17 recorded Unit sales compared over the last two rolling 12 month periods



## WAGAMAN - Peak Selling Periods (3 years)



## WAGAMAN - Price Range Segments (12 months)



# WAGAMAN - Recently Sold Properties

## Median Sale Price

# \$324k

Based on 12 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

# +32.2%

Current Median Price: \$324,000  
Previous Median Price: \$245,000

Based on 17 recorded Unit sales compared over the last two rolling 12 month periods

## # Sold Properties

# 12

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

4/250 TROWER RD



\$290,000

800 m<sup>2</sup>

2 1 1

3/250 TROWER RD



\$292,000

800 m<sup>2</sup>

2 1 1

4/41 CARSTENS CRES



\$310,000

73 m<sup>2</sup>

2 1 1

6/16 VANDERLIN DR



\$290,000

812 m<sup>2</sup>

2 1 -

2/230 TROWER RD



\$296,000

62 m<sup>2</sup>

2 1 1

4/16 VANDERLIN DR



\$290,000

812 m<sup>2</sup>

2 1 1

# WAGAMAN - Properties For Rent

## Median Rental Price

**\$420 /w**

Based on 19 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

**+6.7%**

Current Median Price: \$324,000  
Current Median Rent: \$420

Based on 12 recorded Unit sales and 19 Unit rentals compared over the last 12 months

## Number of Rentals

**19**

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

3/238 TROWER ROAD



208 TROWER ROAD

