

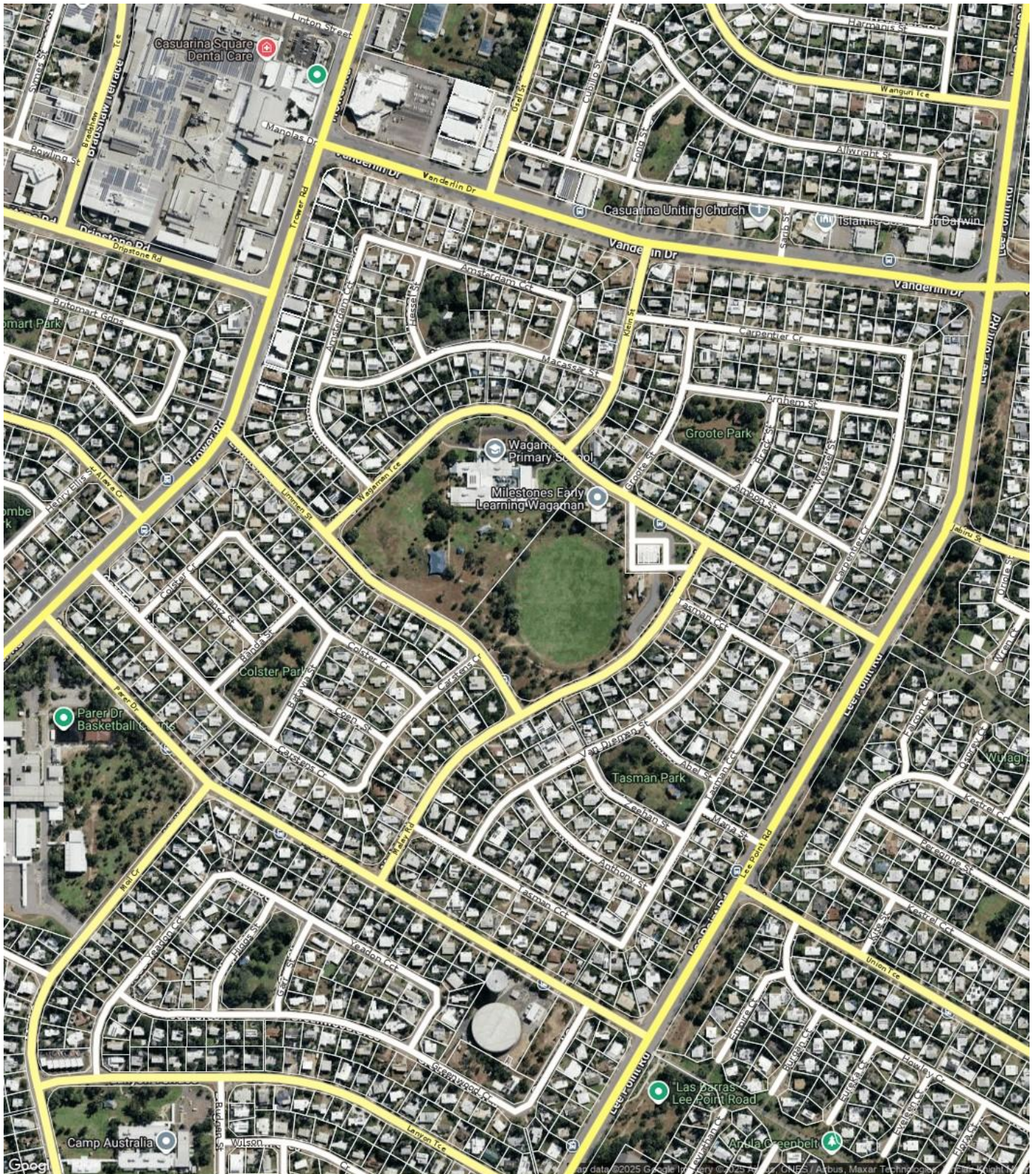
RayWhite.

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)

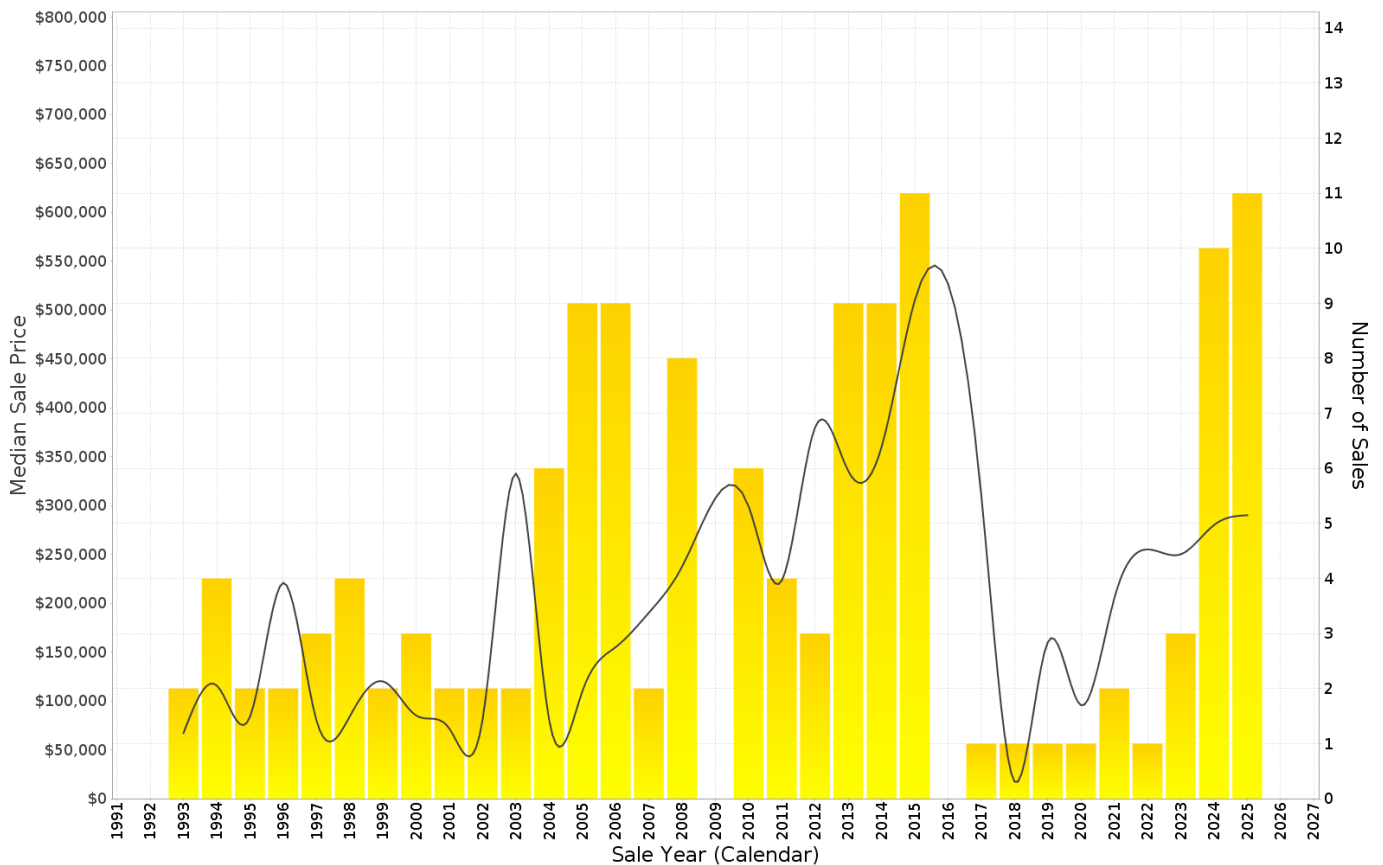
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

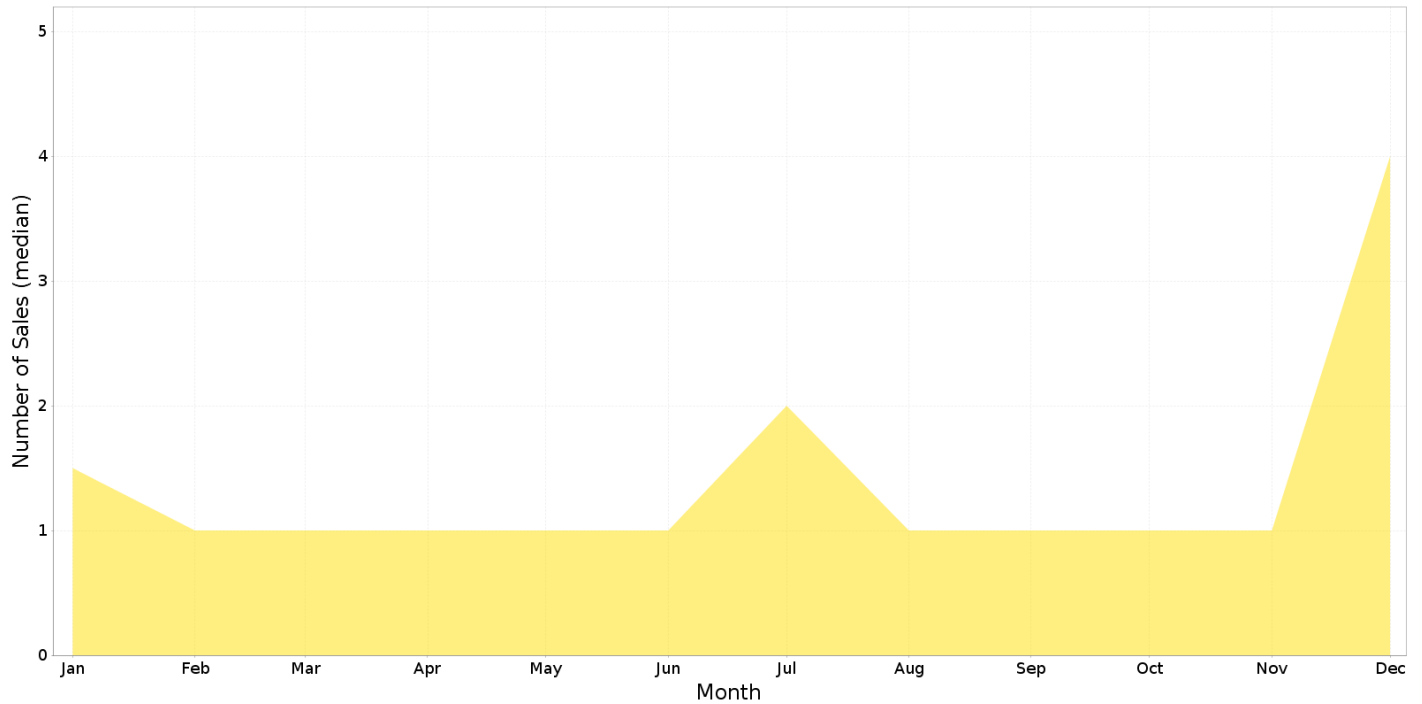
+32.2%

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

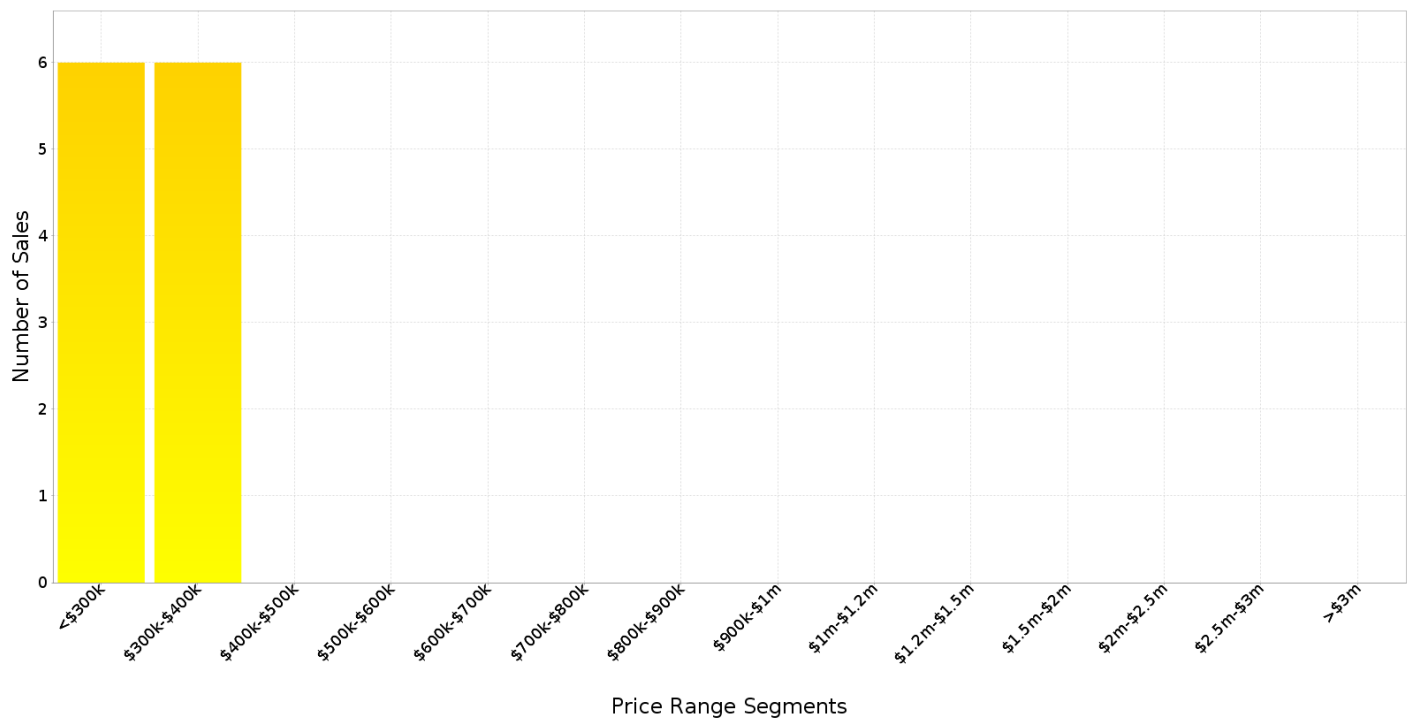
Based on 17 recorded Unit sales compared over the last two rolling 12 month periods



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



3/250 TROWER RD



4/41 CARSTENS CRES



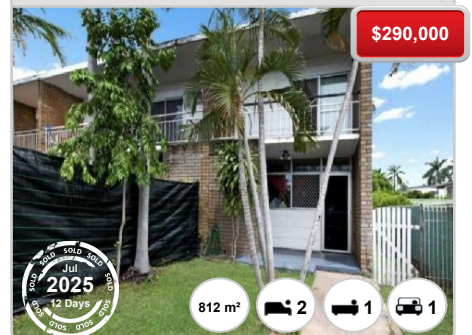
6/16 VANDERLIN DR



2/230 TROWER RD



4/16 VANDERLIN DR



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

