

RayWhite.

Suburb
flyover
report

ZUCCOLI (UNIT)

PREPARED BY: KRISTINA BILLIAS , RAY WHITE NIGHTCLIFF

ZUCCOLI - Suburb Map



ZUCCOLI - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2013	4	\$ 330,000	0.0 %	\$ 240,000	\$ 903,000
2014	34	\$ 218,000	-33.9 %	\$ 158,000	\$ 600,000
2015	135	\$ 216,000	-0.9 %	\$ 149,000	\$ 650,000
2016	246	\$ 181,500	-16.0 %	\$ 101,000	\$ 1,550,000
2017	171	\$ 170,000	-6.3 %	\$ 110,000	\$ 531,000
2018	84	\$ 178,000	4.7 %	\$ 50,000	\$ 580,000
2019	108	\$ 181,500	2.0 %	\$ 128,000	\$ 545,000
2020	44	\$ 185,500	2.2 %	\$ 135,000	\$ 512,000
2021	1	\$ 1,200,000	546.9 %	\$ 1,200,000	\$ 1,200,000
2022	3	\$ 449,000	-62.6 %	\$ 145,000	\$ 545,000
2023	12	\$ 435,000	-3.1 %	\$ 145,000	\$ 505,000
2024	5	\$ 490,000	12.6 %	\$ 380,000	\$ 505,000
2025	9	\$ 452,500	-7.7 %	\$ 400,000	\$ 650,000

Median Sale Price

\$445k

Based on 6 recorded Unit sales within the last 12 months (Oct '24 - Sep '25)

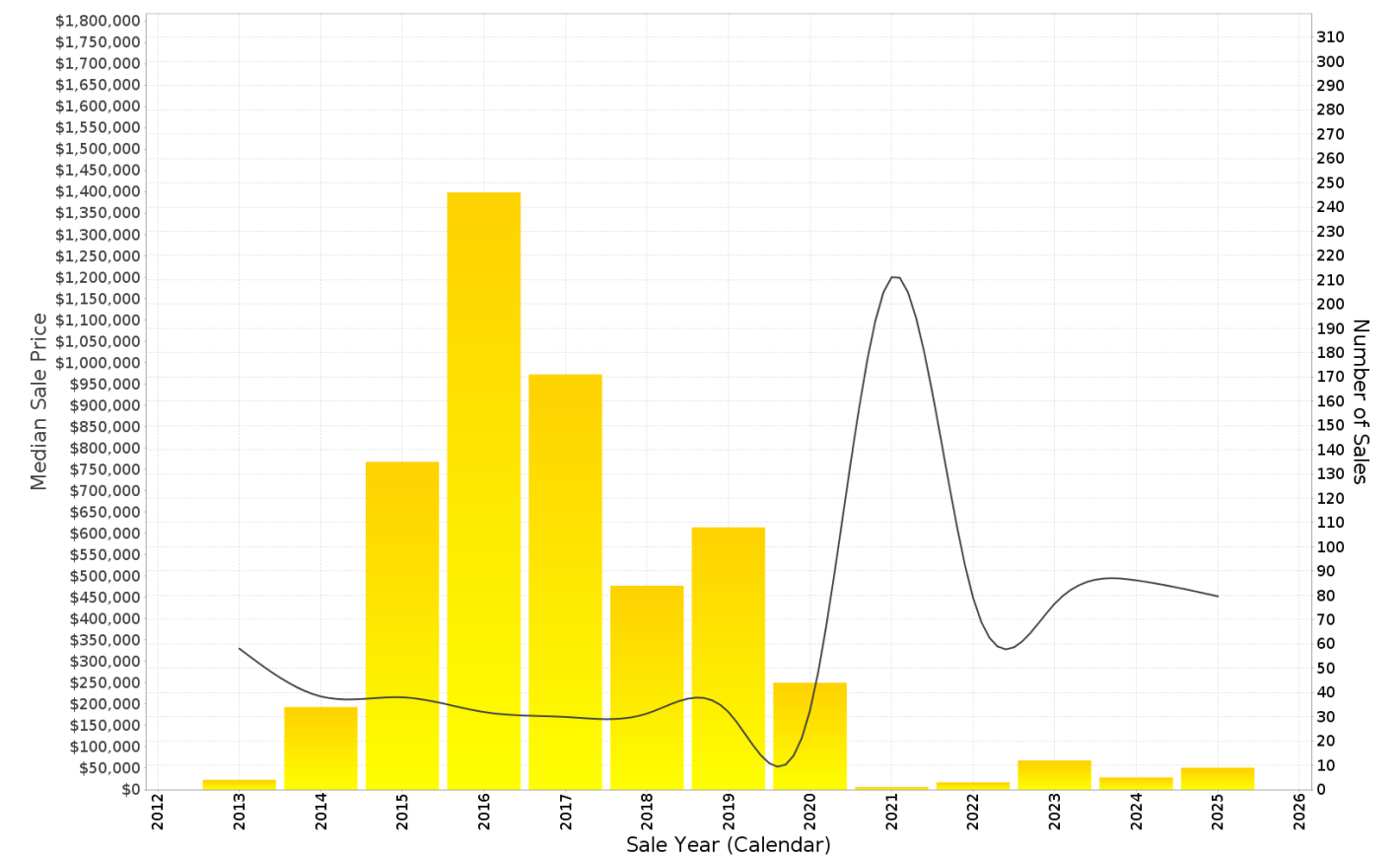
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

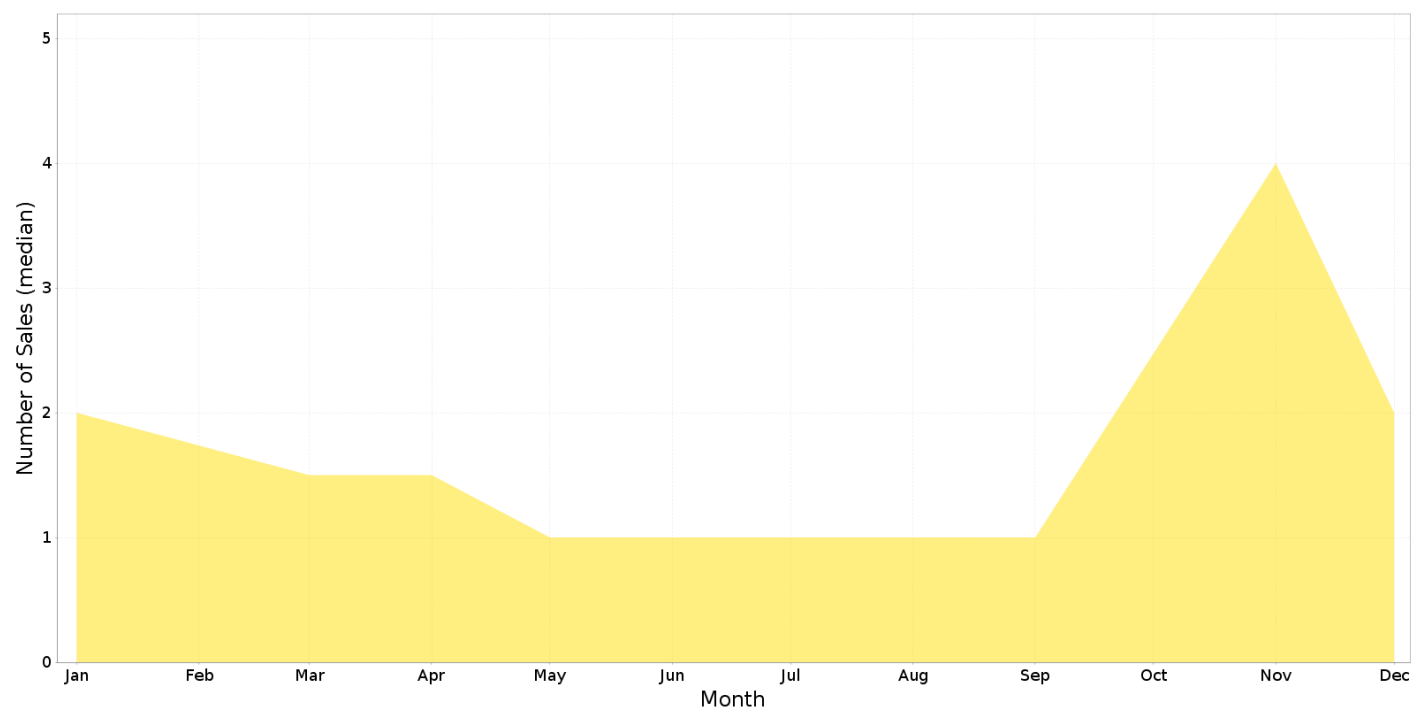
-7.3%

Current Median Price: \$445,000
Previous Median Price: \$480,000

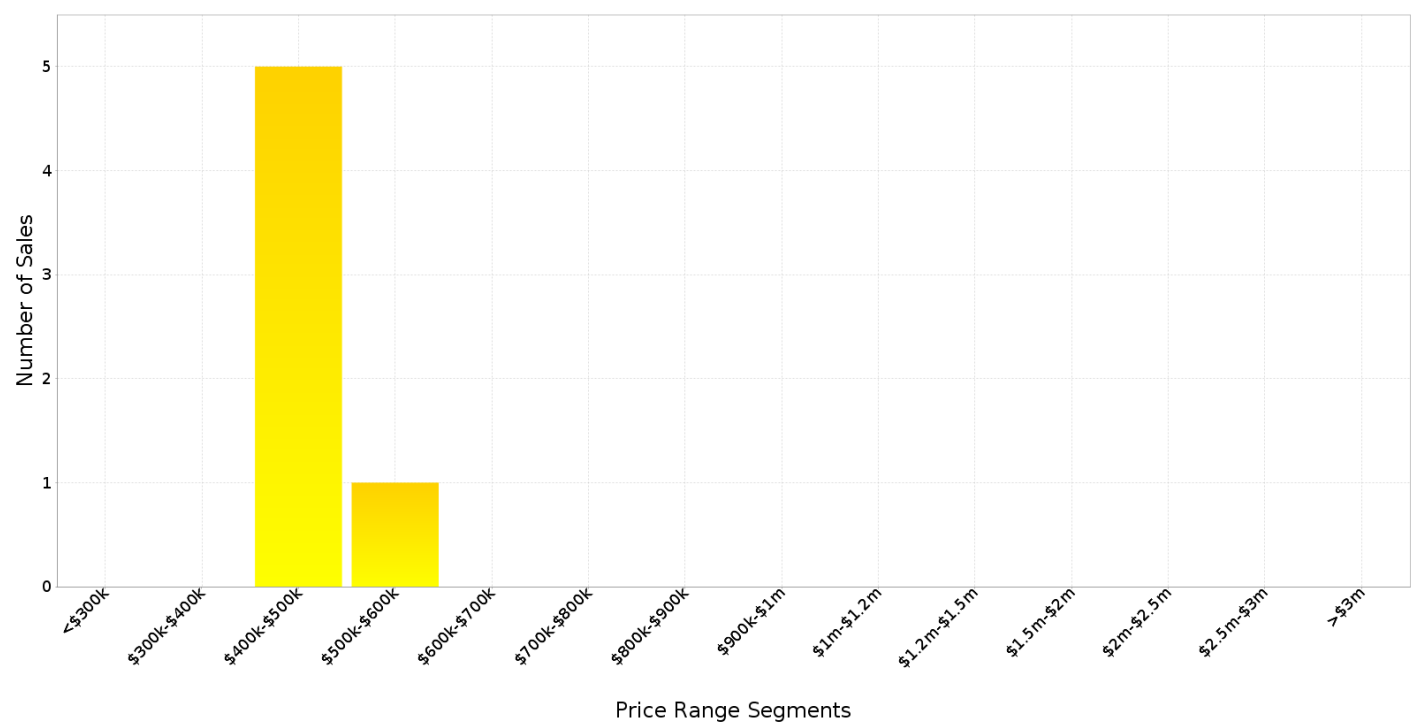
Based on 17 recorded Unit sales compared over the last two rolling 12 month periods



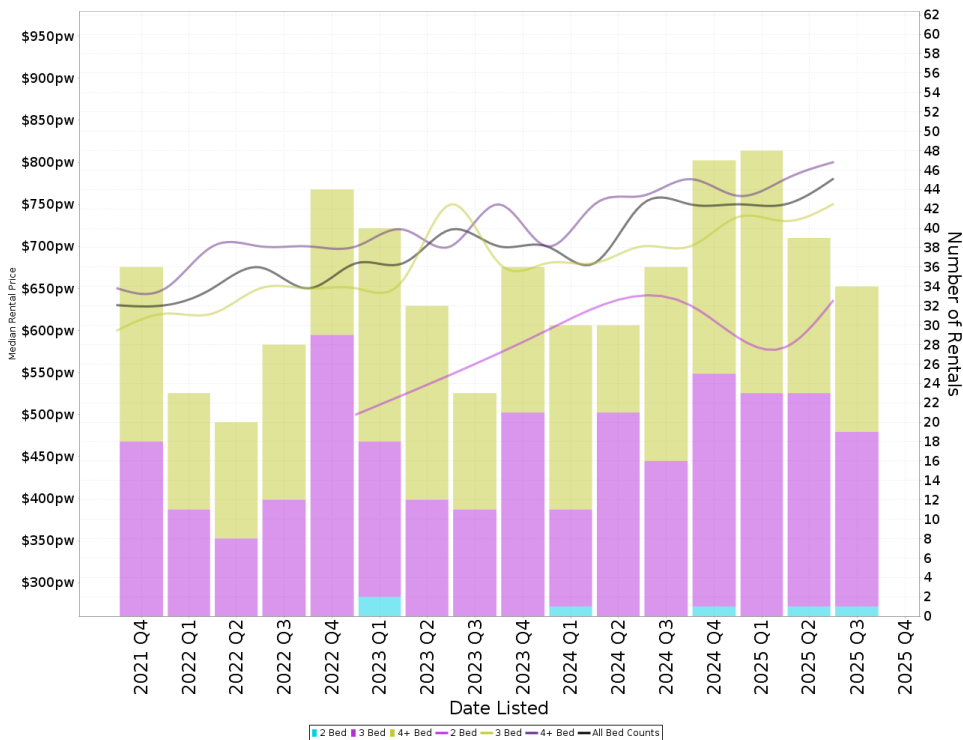
ZUCCOLI - Peak Selling Periods (3 years)



ZUCCOLI - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+8.8%

Current Median Price: \$555,000
Previous Median Price: \$510,000

Based on 442 registered House sales compared over the last two rolling 12 month periods.

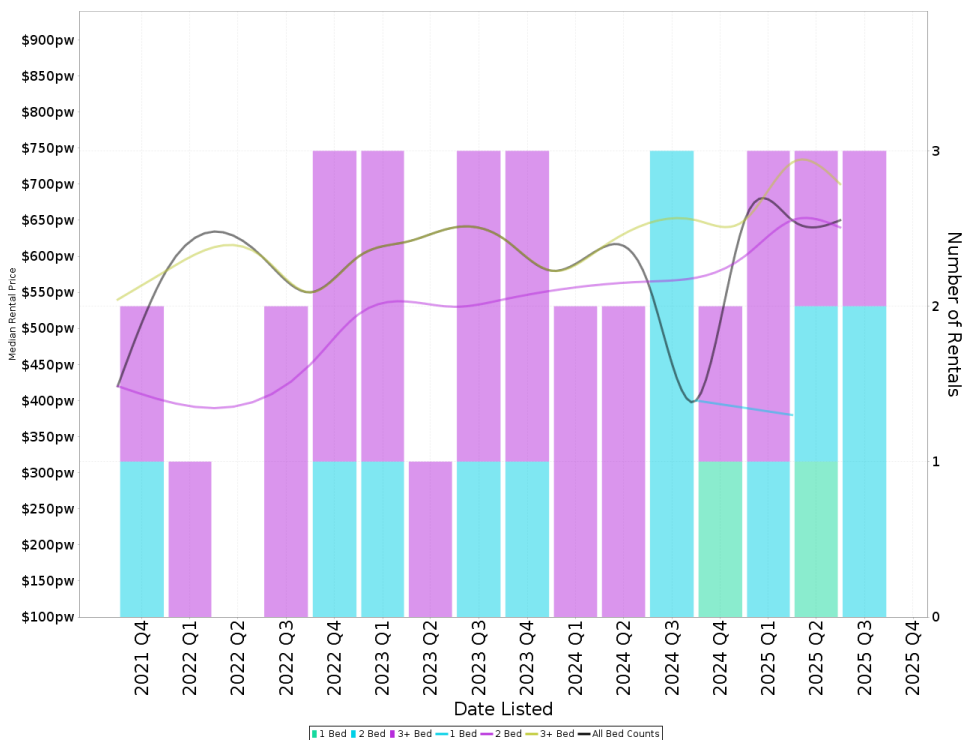
Suburb Rental Yield

+7.0%

Current Median Price: \$555,000
Current Median Rent: \$750

Based on 168 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-7.3%

Current Median Price: \$445,000
Previous Median Price: \$480,000

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

Suburb Rental Yield

+7.6%

Current Median Price: \$445,000
Current Median Rent: \$650

Based on 11 registered Unit rentals compared over the last 12 months.

ZUCCOLI - Recently Sold Properties

Median Sale Price

\$445k

Based on 6 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

-7.3%

Current Median Price: \$445,000
Previous Median Price: \$480,000

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

Sold Properties

6

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

18 LASIANDRA AVE

\$545,000



2,680 m²

3

2

2

15/21 HAWKER ST

\$498,000



256 m²

3

2

2

2/21 KANGAROO ST

\$650,000



280 m²

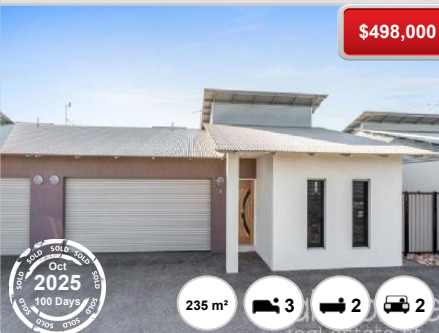
4

2

1

6/21 HAWKER ST

\$498,000



235 m²

3

2

2

15/21 HAWKER ST

\$498,000



1.03 ha

3

2

2

6/5 BLOODWOOD ST

\$440,000



229 m²

3

2

2

ZUCCOLI - Properties For Rent

Median Rental Price

\$650 /w

Based on 11 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

+7.6%

Current Median Price: \$445,000
Current Median Rent: \$650

Based on 6 recorded Unit sales and 11 Unit rentals compared over the last 12 months

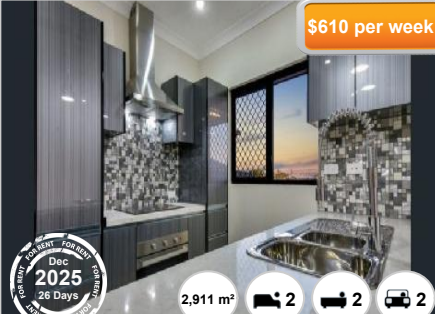
Number of Rentals

11

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

7/5 BLOODWOOD STREET

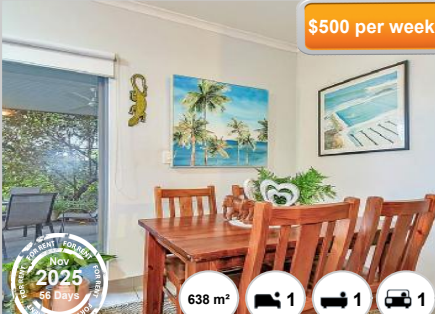


\$610 per week

Dec 2025
26 Days

2,911 m² 2 2 2

17B HAWKER STREET



\$500 per week

Nov 2025
56 Days

638 m² 1 1 1