

RayWhite.

Suburb flyover report

WRIGHT (HOUSE)

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WRIGHT - Suburb Map



WRIGHT - Sales Statistics (Houses)

| Year | # Sales | Median | Growth | Low | High |
|------|---------|--------------|---------|------------|--------------|
| 2010 | 34 | \$ 375,500 | 0.0 % | \$ 296,000 | \$ 441,000 |
| 2011 | 4 | \$ 353,500 | -5.9 % | \$ 296,000 | \$ 418,000 |
| 2012 | 17 | \$ 405,500 | 14.7 % | \$ 311,000 | \$ 761,500 |
| 2013 | 49 | \$ 599,950 | 48.0 % | \$ 370,000 | \$ 887,500 |
| 2014 | 50 | \$ 578,870 | -3.5 % | \$ 325,000 | \$ 945,000 |
| 2015 | 29 | \$ 817,250 | 41.2 % | \$ 335,000 | \$ 1,075,000 |
| 2016 | 20 | \$ 760,000 | -7.0 % | \$ 443,000 | \$ 1,110,000 |
| 2017 | 15 | \$ 875,000 | 15.1 % | \$ 482,500 | \$ 1,313,000 |
| 2018 | 32 | \$ 862,500 | -1.4 % | \$ 220,000 | \$ 1,214,036 |
| 2019 | 31 | \$ 885,000 | 2.6 % | \$ 390,000 | \$ 1,204,000 |
| 2020 | 41 | \$ 850,000 | -4.0 % | \$ 332,000 | \$ 1,260,000 |
| 2021 | 39 | \$ 1,130,000 | 32.9 % | \$ 680,000 | \$ 1,785,000 |
| 2022 | 29 | \$ 1,405,000 | 24.3 % | \$ 180,000 | \$ 1,950,000 |
| 2023 | 25 | \$ 1,240,000 | -11.7 % | \$ 749,900 | \$ 1,743,000 |
| 2024 | 19 | \$ 1,390,000 | 12.1 % | \$ 830,000 | \$ 2,100,000 |
| 2025 | 16 | \$ 1,260,000 | -9.4 % | \$ 800,000 | \$ 1,655,000 |
| 2026 | 0 | | | | |

Median Sale Price

\$1.26m

Based on 16 recorded House sales within the last 12 months (2025)

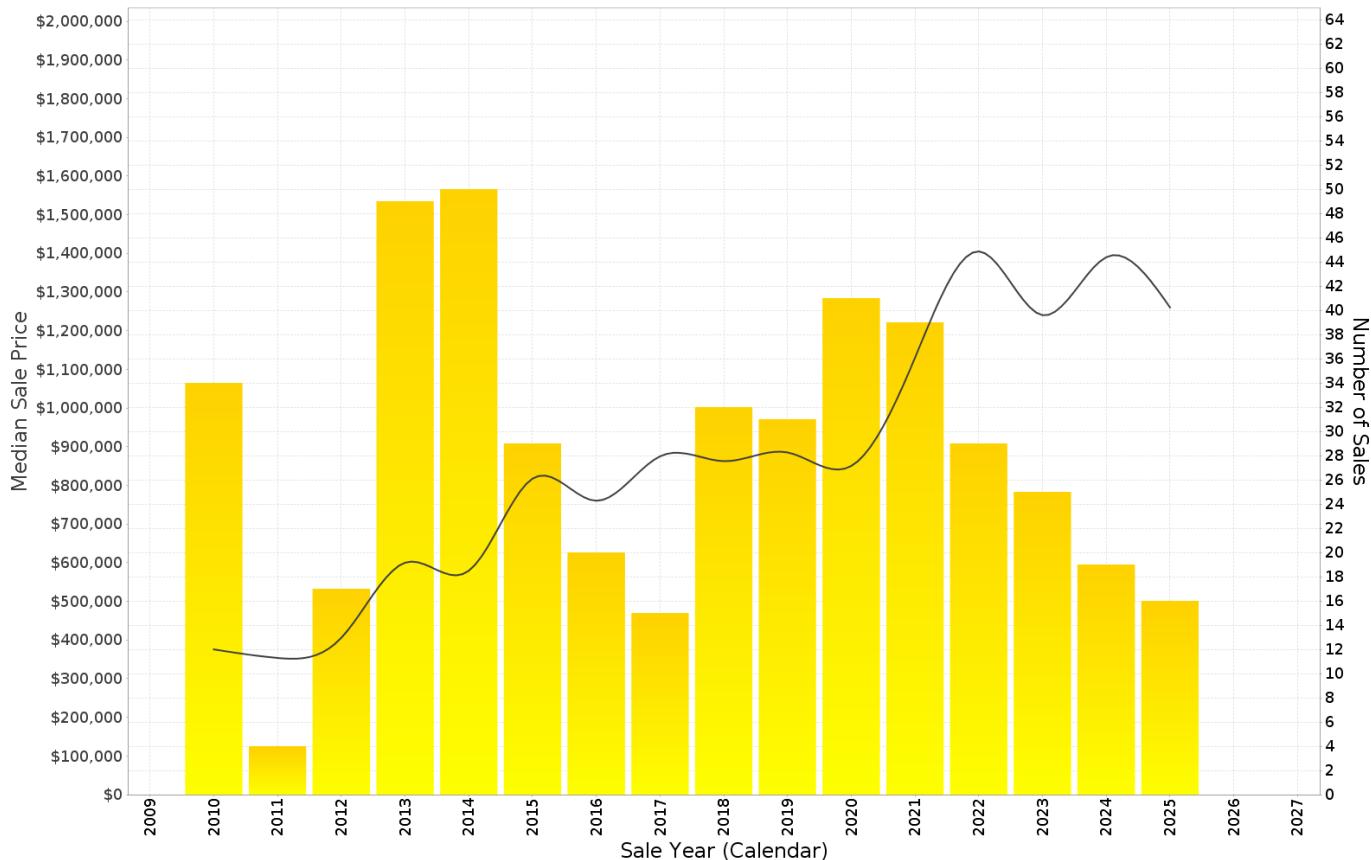
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

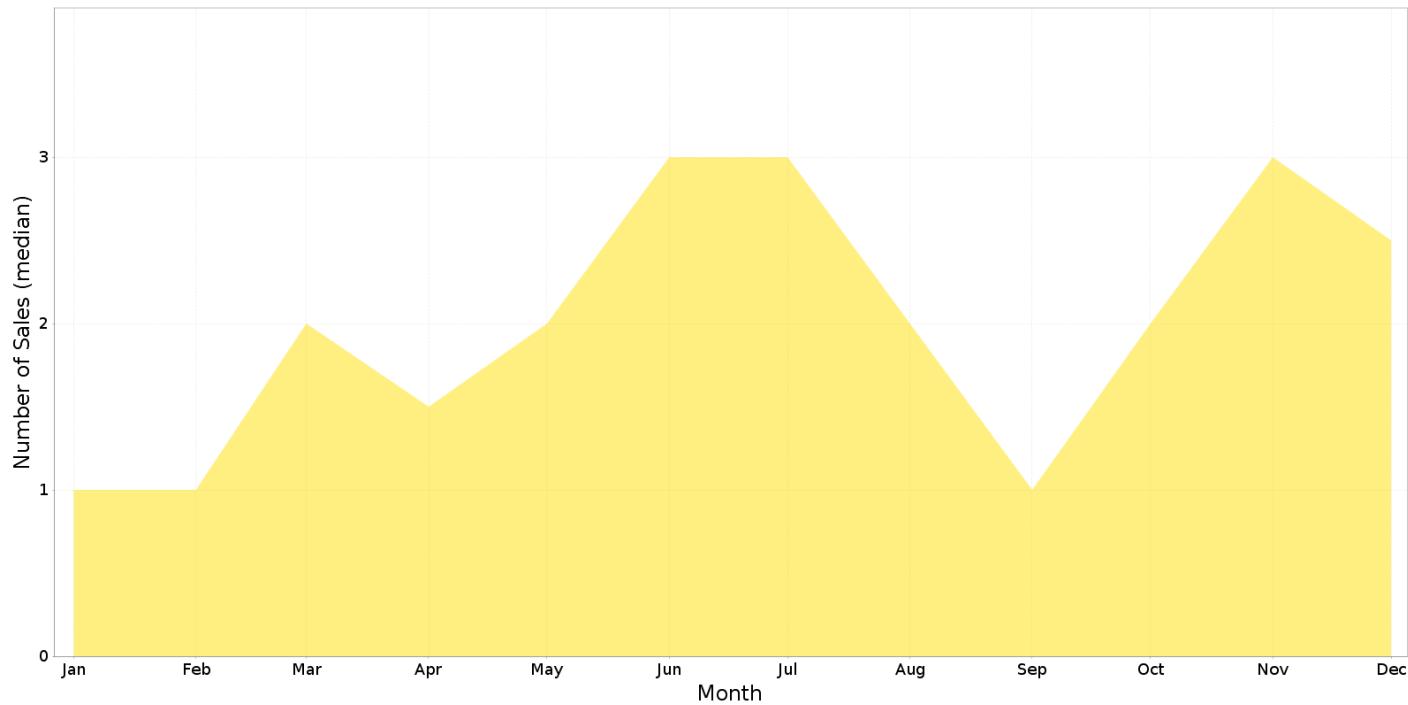
-9.4%

Current Median Price: \$1,260,000
Previous Median Price: \$1,390,000

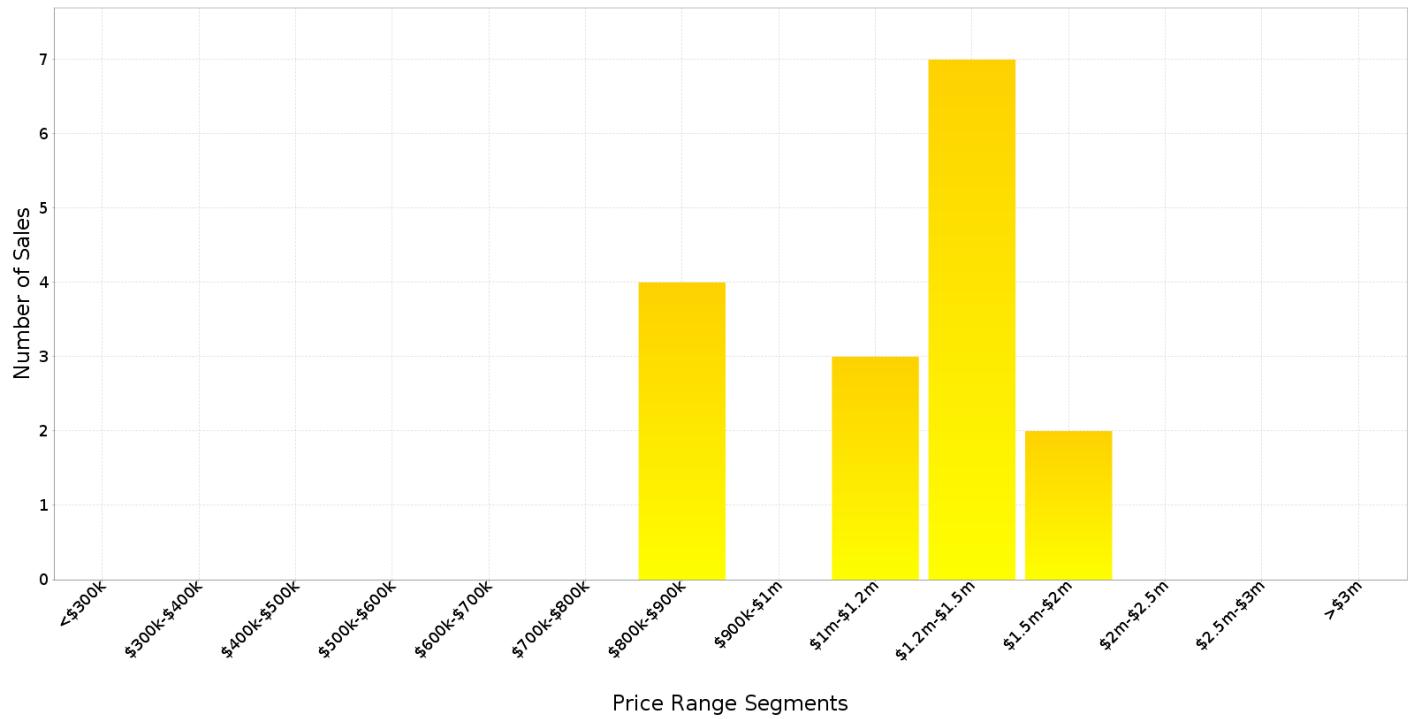
Based on 35 recorded House sales compared over the last two rolling 12 month periods



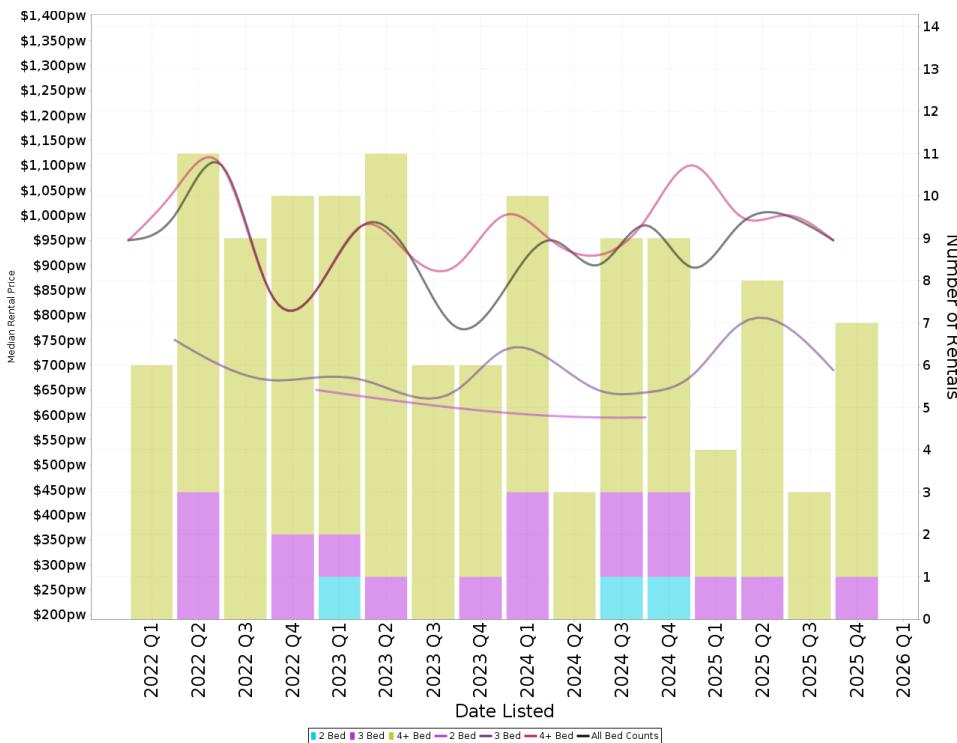
WRIGHT - Peak Selling Periods (3 years)



WRIGHT - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-9.4%

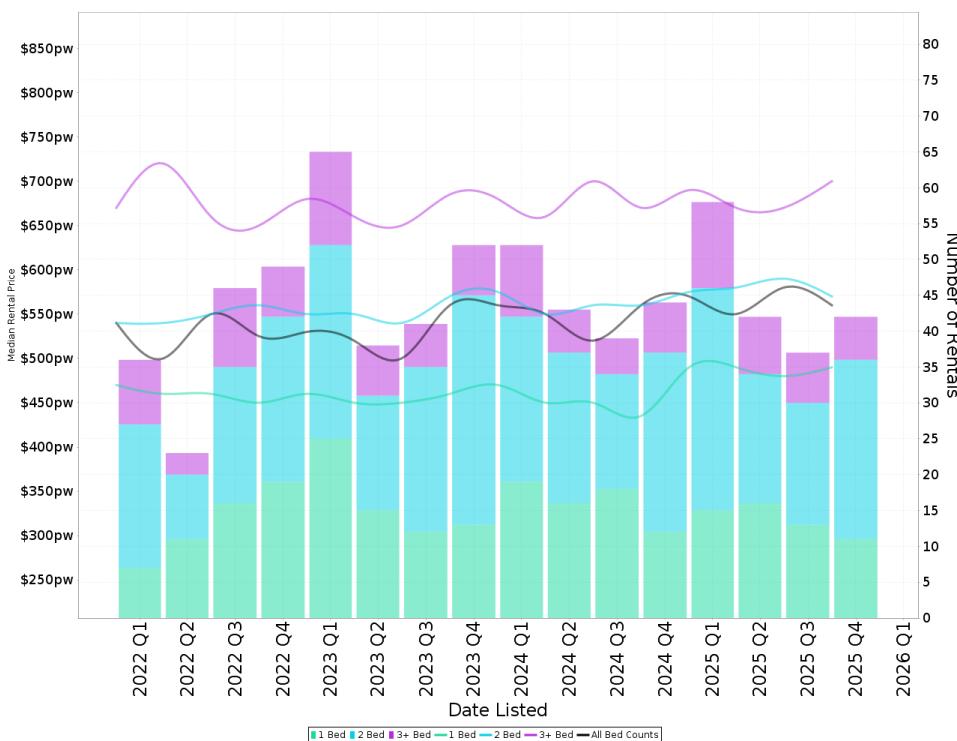
Current Median Price: \$1,260,000
 Previous Median Price: \$1,390,000
 Based on 35 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.0%

Current Median Price: \$1,260,000
 Current Median Rent: \$980
 Based on 22 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+4.8%

Current Median Price: \$545,000
 Previous Median Price: \$520,000
 Based on 147 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.4%

Current Median Price: \$545,000
 Current Median Rent: \$570
 Based on 179 registered Unit rentals compared over the last 12 months.

WRIGHT - Recently Sold Properties

Median Sale Price

\$1.26m

Based on 16 recorded House sales within the last 12 months (2025)

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

Suburb Growth

-9.4%

Current Median Price: \$1,260,000
Previous Median Price: \$1,390,000

Based on 35 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

16

Based on recorded House sales within the 12 months (2025)

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

9 TRUEBRIDGE ST



\$1,340,000

6 AMARYLLIS ST



\$1,370,000

37 GORNALL ST



\$887,000

16 BANJO PATERSON AVE



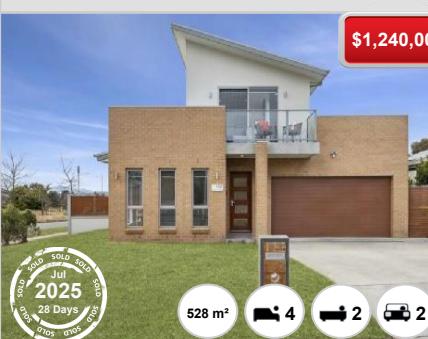
\$1,310,000

IAN MUDIE LANE



\$830,000

49 DAVID FLEAY ST



\$1,240,000

57 PETER CULLEN WAY



\$1,290,000

12 ULYSSES CCT



\$1,125,000

WRIGHT - Properties For Rent

Median Rental Price

\$980 /w

Based on 22 recorded House rentals within the last 12 months (2025)

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

Rental Yield

+4.0%

Current Median Price: \$1,260,000
Current Median Rent: \$980

Based on 16 recorded House sales and 22 House rentals compared over the last 12 months

Number of Rentals

22

Based on recorded House rentals within the last 12 months (2025)

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

