

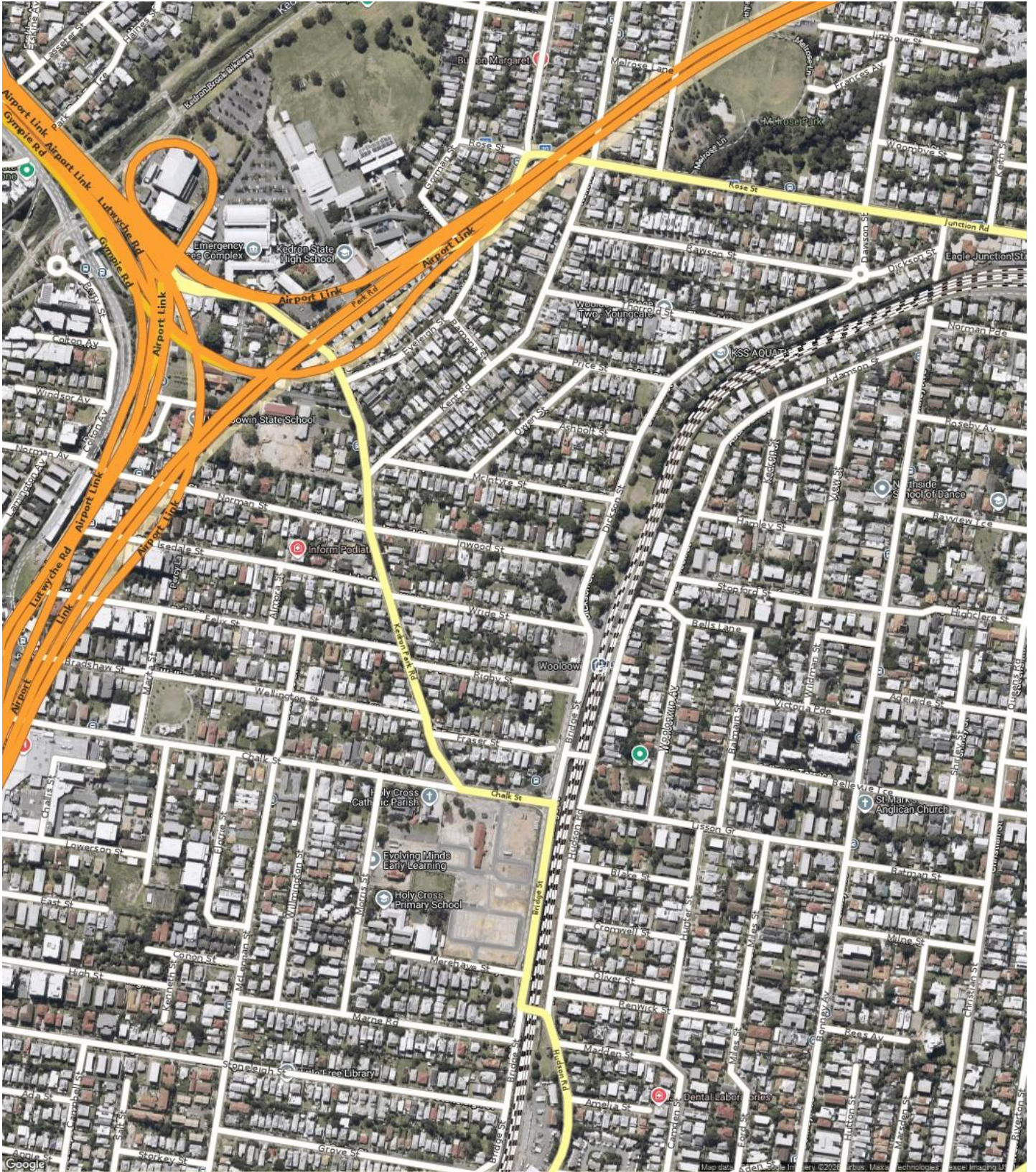


SUBURB FLYOVER REPORT

WOOLLOOWIN (HOUSE)

PREPARED BY: JANELLE MCKENNA, AURORA PROPERTY, PH: 0417004845

WOOLOOWIN - Suburb Map



Prepared on 30/04/2026 by Janelle McKenna, 0417004845 at Aurora Property. © Property Data Blakes Pty Ltd 2026 (pricefinder.com.au)

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WOOLOOWIN - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	39	\$ 633,850	0.0 %	\$ 402,500	\$ 1,260,000
2009	37	\$ 600,000	-5.3 %	\$ 445,000	\$ 958,000
2010	40	\$ 662,500	10.4 %	\$ 395,000	\$ 1,400,000
2011	24	\$ 608,500	-8.2 %	\$ 473,000	\$ 1,080,000
2012	20	\$ 643,750	5.8 %	\$ 400,000	\$ 900,000
2013	35	\$ 675,000	4.9 %	\$ 460,000	\$ 1,233,000
2014	53	\$ 679,000	0.6 %	\$ 250,000	\$ 1,401,000
2015	65	\$ 780,000	14.9 %	\$ 520,000	\$ 1,650,000
2016	53	\$ 765,000	-1.9 %	\$ 510,000	\$ 1,720,000
2017	60	\$ 832,500	8.8 %	\$ 500,000	\$ 1,630,000
2018	49	\$ 795,000	-4.5 %	\$ 580,000	\$ 1,240,000
2019	46	\$ 808,000	1.6 %	\$ 510,000	\$ 1,885,000
2020	42	\$ 875,000	8.3 %	\$ 479,450	\$ 1,780,000
2021	56	\$ 1,115,050	27.4 %	\$ 165,000	\$ 1,900,000
2022	37	\$ 1,430,000	28.2 %	\$ 745,000	\$ 2,425,000
2023	50	\$ 1,400,000	-2.1 %	\$ 835,000	\$ 3,900,000
2024	43	\$ 1,580,000	12.9 %	\$ 945,000	\$ 2,301,000
2025	39	\$ 1,525,000	-3.5 %	\$ 825,000	\$ 5,050,000
2026	10	\$ 1,655,500	8.6 %	\$ 1,195,000	\$ 2,500,000

Median Sale Price

\$1.54m

Based on 38 recorded House sales within the last 12 months (Apr '25 - Mar '26)

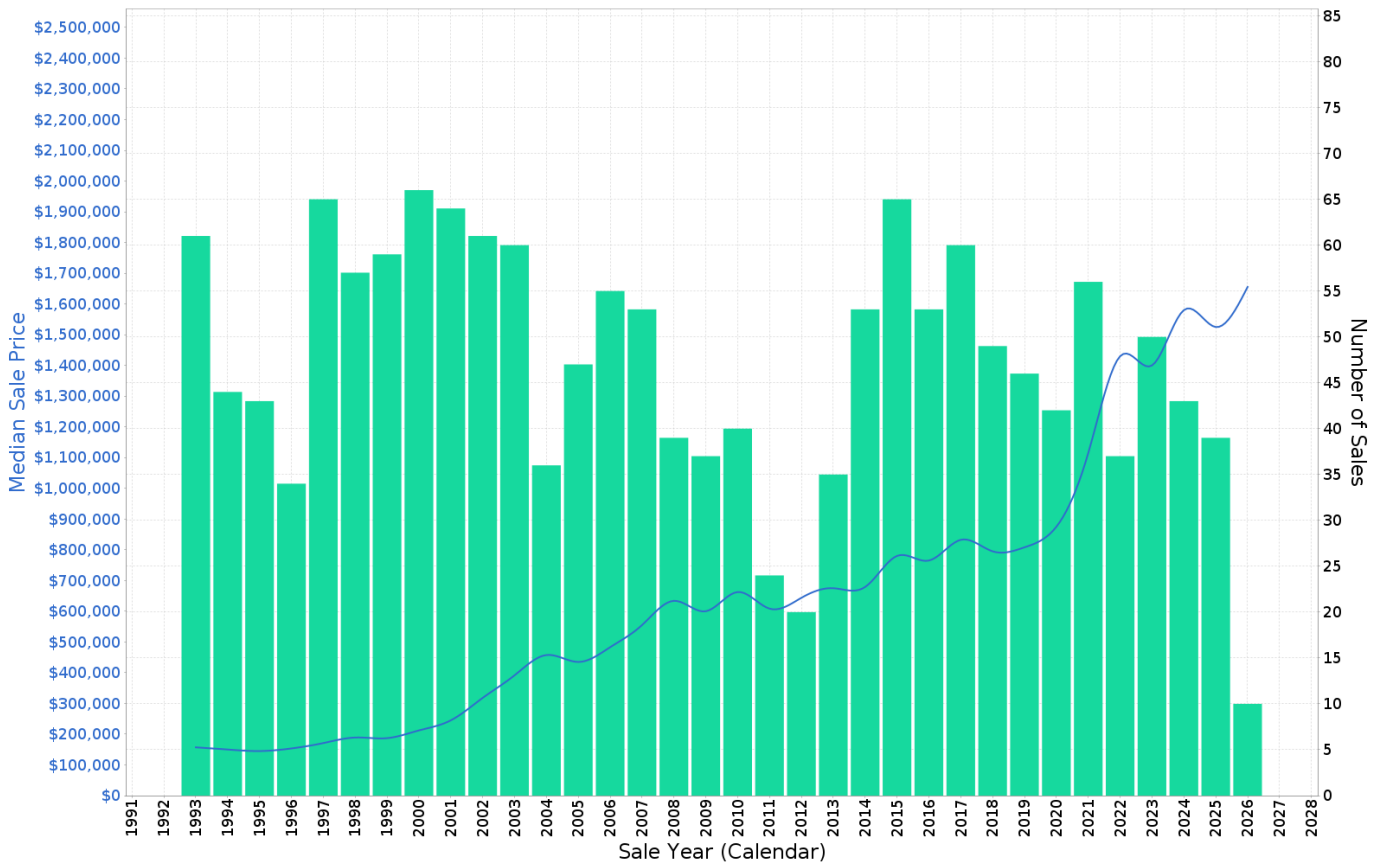
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

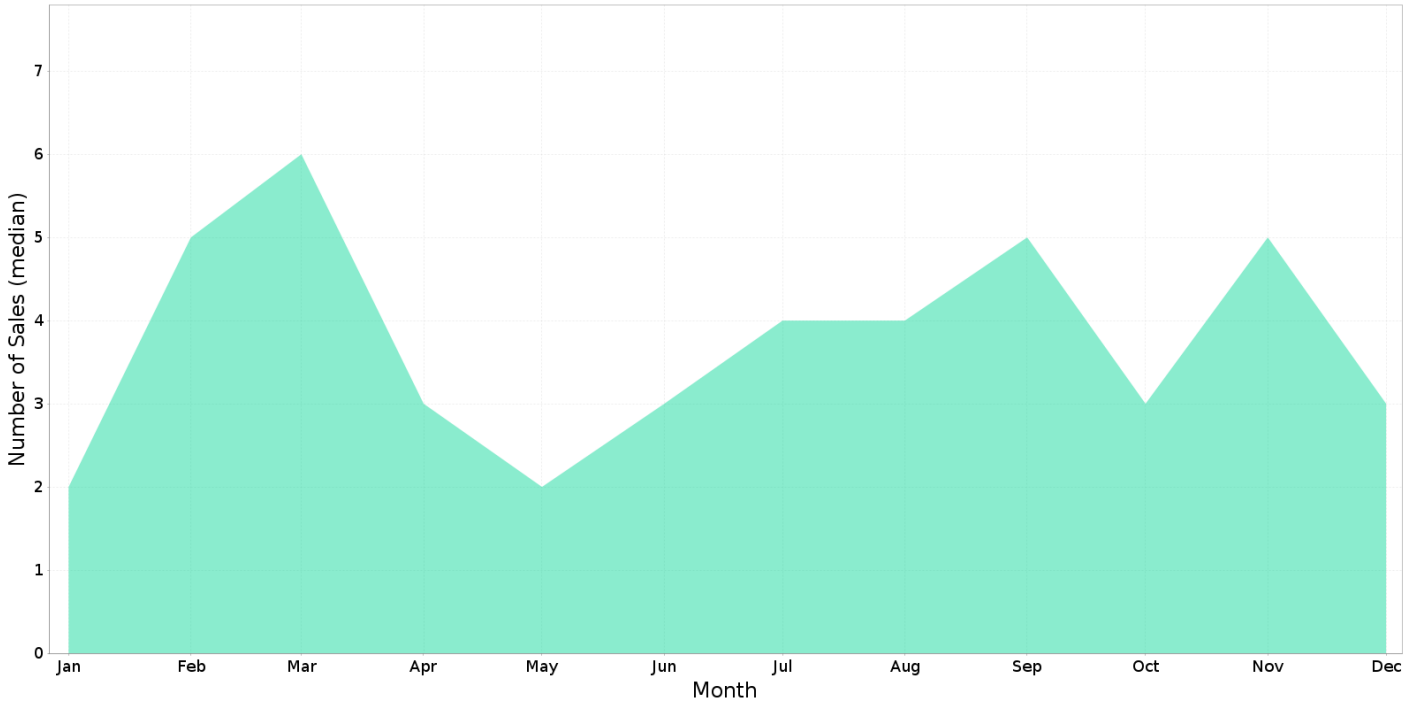
-0.0%

Current Median Price: \$1,537,500
Previous Median Price: \$1,538,000

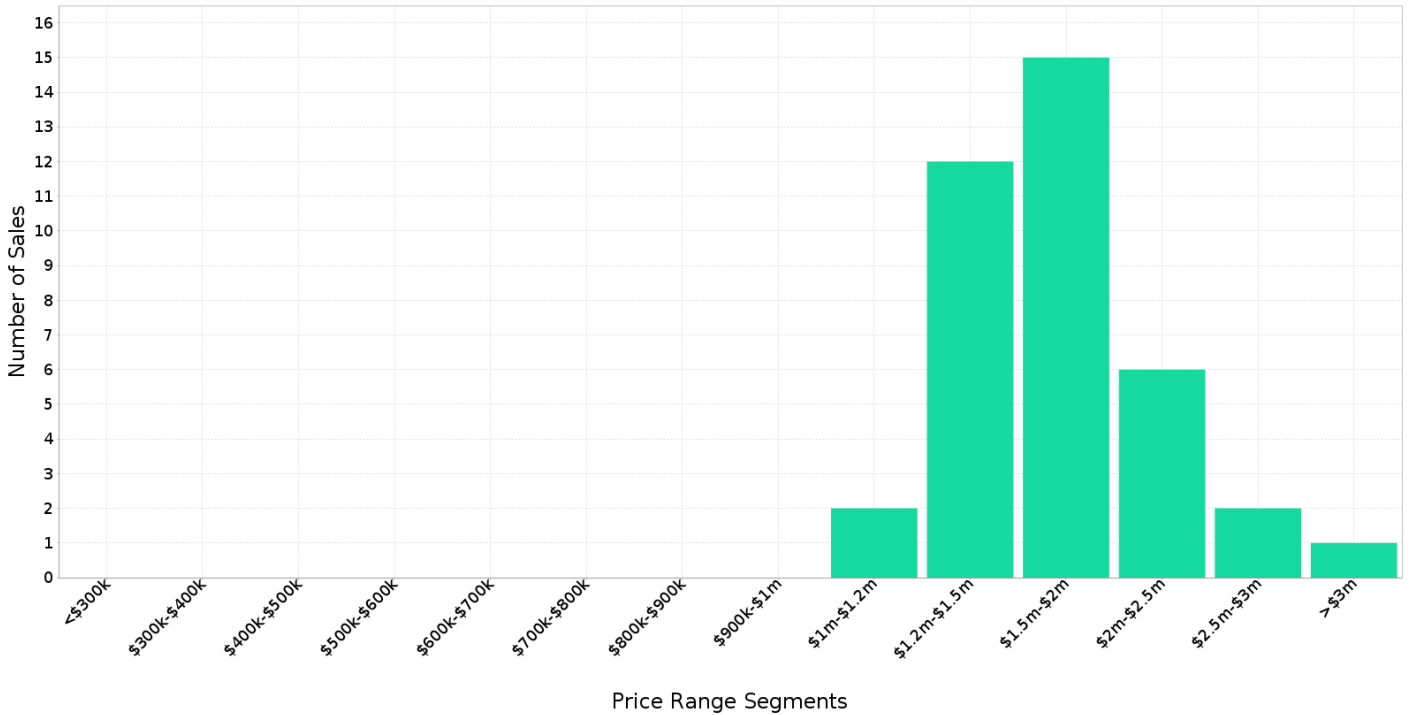
Based on 76 recorded House sales compared over the last two rolling 12 month periods



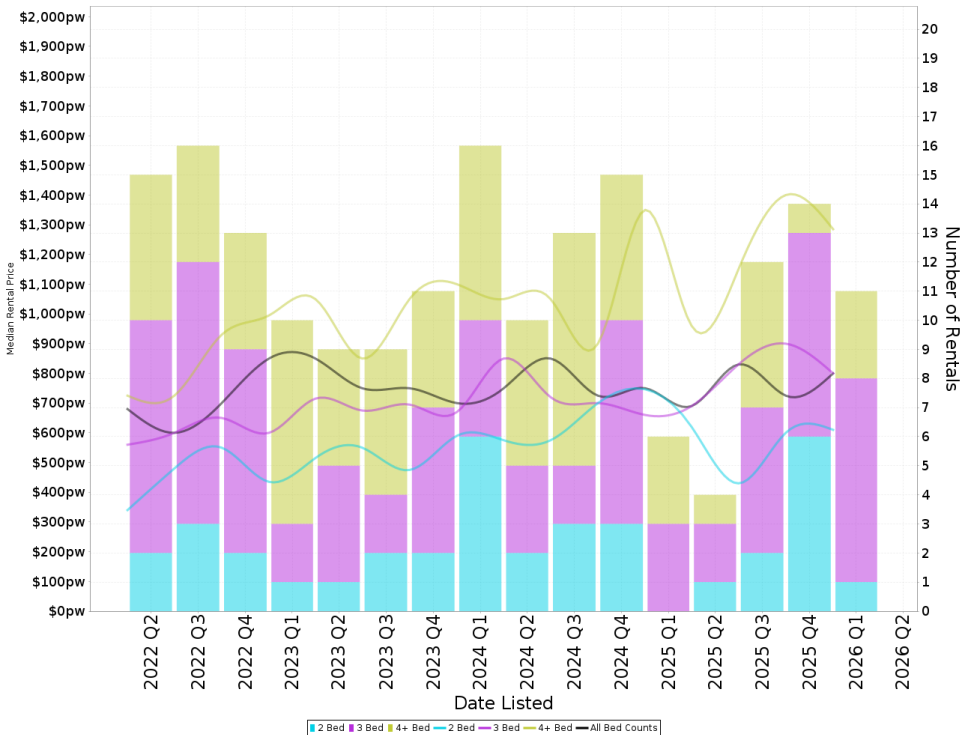
WOOLOOWIN - Peak Selling Periods (3 years)



WOOLOOWIN - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-0.0%

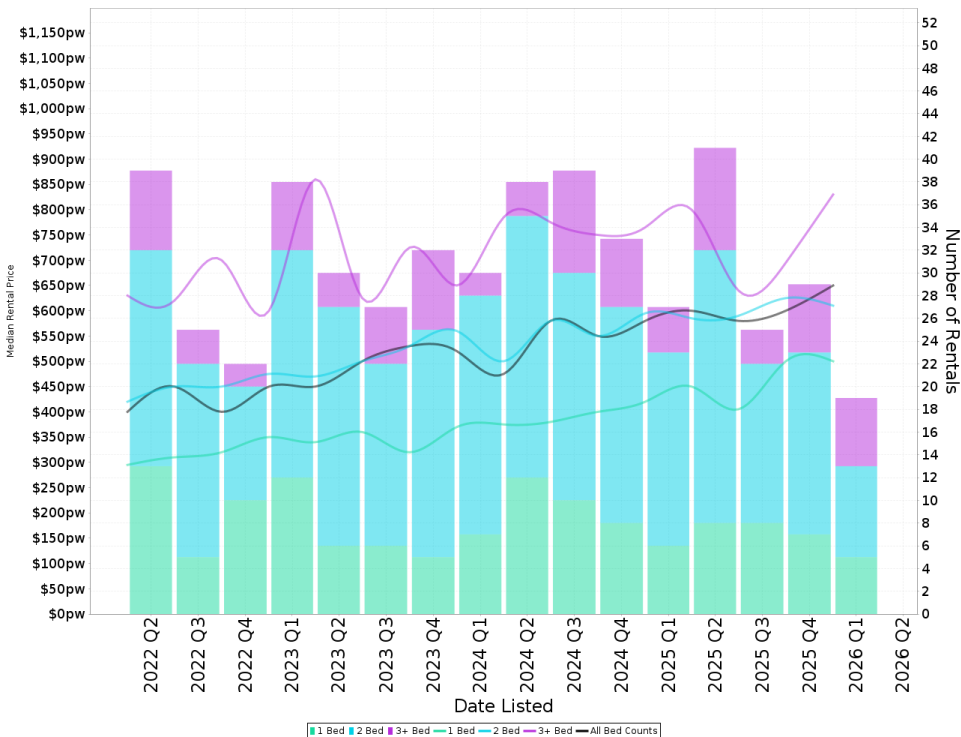
Current Median Price: \$1,537,500
Previous Median Price: \$1,538,000
Based on 76 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.7%

Current Median Price: \$1,537,500
Current Median Rent: \$800
Based on 41 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+19.3%

Current Median Price: \$817,500
Previous Median Price: \$685,000
Based on 108 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.8%

Current Median Price: \$817,500
Current Median Rent: \$600
Based on 114 registered Unit rentals compared over the last 12 months.

WOOLOOWIN - Recently Sold Properties

Median Sale Price

\$1.54m

Based on 38 recorded House sales within the last 12 months (Apr '25 - Mar '26)

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

Suburb Growth

-0.0%

Current Median Price: \$1,537,500
Previous Median Price: \$1,538,000

Based on 76 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

38

Based on recorded House sales within the 12 months (Apr '25 - Mar '26)

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

86 ADAMSON ST




\$1,310,000

152 m² 3 2 1

Mar 2026
N/A

120A KEDRON PARK RD



\$1,195,000

404 m² 3 1 2

Mar 2026
29 Days

33 NORMAN ST




\$1,755,000

430 m² 5 5 -

Mar 2026
28 Days

47 RAWSON ST




\$2,250,000

405 m² 3 2 2

Mar 2026
7 Days

11 ALMORA ST



\$1,485,000

407 m² 3 1 2

Feb 2026
24 Days

93 MCLENNAN ST




\$1,556,000

152 m² 3 3 2

Mar 2026
10 Days

34 WILLMINGTON ST




\$1,910,000

268 m² 4 2 2

Mar 2026
11 Days

4 OLIVER ST



\$1,900,000

554 m² 3 2 2

Mar 2026
N/A

26 PRICE ST



\$2,500,000

810 m² 4 2 2

Mar 2026
N/A

19 KENT RD

\$1,900,088

Feb 2026
52 Days

536 m² 3 2 3

61 NORMAN ST

\$2,400,000

Jan 2026
22 Days

1,002 m² 3 2 4

39 MCINTYRE ST

\$1,520,000

Jan 2026
5 Days

506 m² 3 1 2

62 RAWSON ST

\$1,760,000

Dec 2025
19 Days

405 m² 4 2 1

28 RIGBY ST

\$1,300,000

Dec 2025

486 m² 3 1 2

3 EVELEIGH ST

\$1,950,000

Dec 2025
46 Days

370 m² 4 2 2

26 INWOOD ST

\$2,065,000

Nov 2025
8 Days

810 m² 3 2 2

171 HUDSON RD

\$1,475,000

Nov 2025
7 Days

501 m² 2 2 2

48 MORRIS ST

\$2,720,000

Nov 2025
31 Days

405 m² 5 3 2

24A RAWSON ST

\$2,325,000

Nov 2025
6 Days

405 m² 5 3 2

20 STOPFORD ST

\$5,050,000

Nov 2025
21 Days

810 m² 5 3 2

WOOLOOWIN - Properties For Rent

Median Rental Price

\$800 /w

Based on 41 recorded House rentals within the last 12 months (Apr '25 - Mar '26)

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

Rental Yield

+2.7%

Current Median Price: \$1,537,500
Current Median Rent: \$800

Based on 38 recorded House sales and 41 House rentals compared over the last 12 months

Number of Rentals

41

Based on recorded House rentals within the last 12 months (Apr '25 - Mar '26)

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

38A SHAW ROAD



\$720 per week

Apr 2026
2 Days

412 m² 2 2 -

1/169 HUDSON ROAD



\$950 per week

Apr 2026
15 Days

483 m² 4 2 1