

SUBURB FLYOVER REPORT

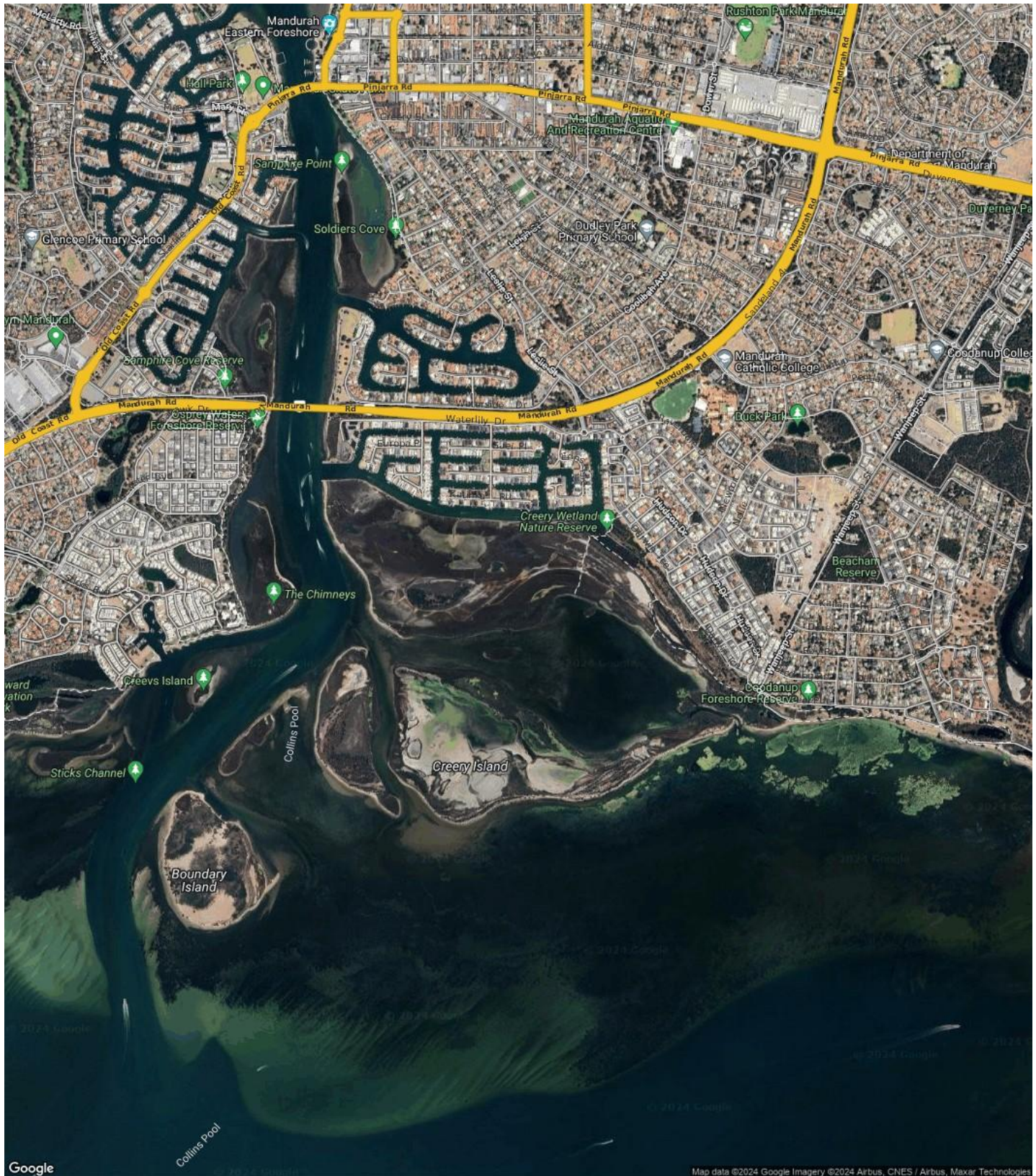
DUDLEY PARK (HOUSE)

PREPARED BY: ANDRE MANZONI, MANDURAH AGENTS, PH: 0421168943



Mandurah
Agents

DUDLEY PARK - Suburb Map



DUDLEY PARK - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	214	\$ 422,250	0.0 %	\$ 40,000	\$ 3,050,000
2007	148	\$ 437,500	3.6 %	\$ 116,169	\$ 1,645,000
2008	133	\$ 406,944	-7.0 %	\$ 180,000	\$ 2,000,000
2009	147	\$ 400,000	-1.7 %	\$ 162,500	\$ 2,150,000
2010	125	\$ 400,000	0.0 %	\$ 147,500	\$ 1,700,000
2011	107	\$ 405,000	1.2 %	\$ 137,500	\$ 1,300,000
2012	171	\$ 380,000	-6.2 %	\$ 165,000	\$ 1,250,000
2013	162	\$ 400,000	5.3 %	\$ 136,000	\$ 2,200,000
2014	185	\$ 410,000	2.5 %	\$ 270,000	\$ 1,350,000
2015	149	\$ 430,000	4.9 %	\$ 132,000	\$ 1,475,000
2016	150	\$ 365,500	-15.0 %	\$ 90,000	\$ 1,800,000
2017	119	\$ 382,000	4.5 %	\$ 130,000	\$ 1,800,000
2018	119	\$ 380,000	-0.5 %	\$ 39,000	\$ 1,300,000
2019	148	\$ 350,000	-7.9 %	\$ 106,000	\$ 2,200,000
2020	168	\$ 387,500	10.7 %	\$ 80,625	\$ 1,540,000
2021	217	\$ 415,000	7.1 %	\$ 8,500	\$ 2,150,000
2022	250	\$ 440,000	6.0 %	\$ 72,000	\$ 2,650,000
2023	238	\$ 519,000	18.0 %	\$ 23,162	\$ 1,050,000,000
2024	42	\$ 602,500	16.1 %	\$ 280,000	\$ 3,120,000

Median Sale Price

\$538k

Based on 216 recorded House sales within the last 12 months (Apr '23 - Mar '24)

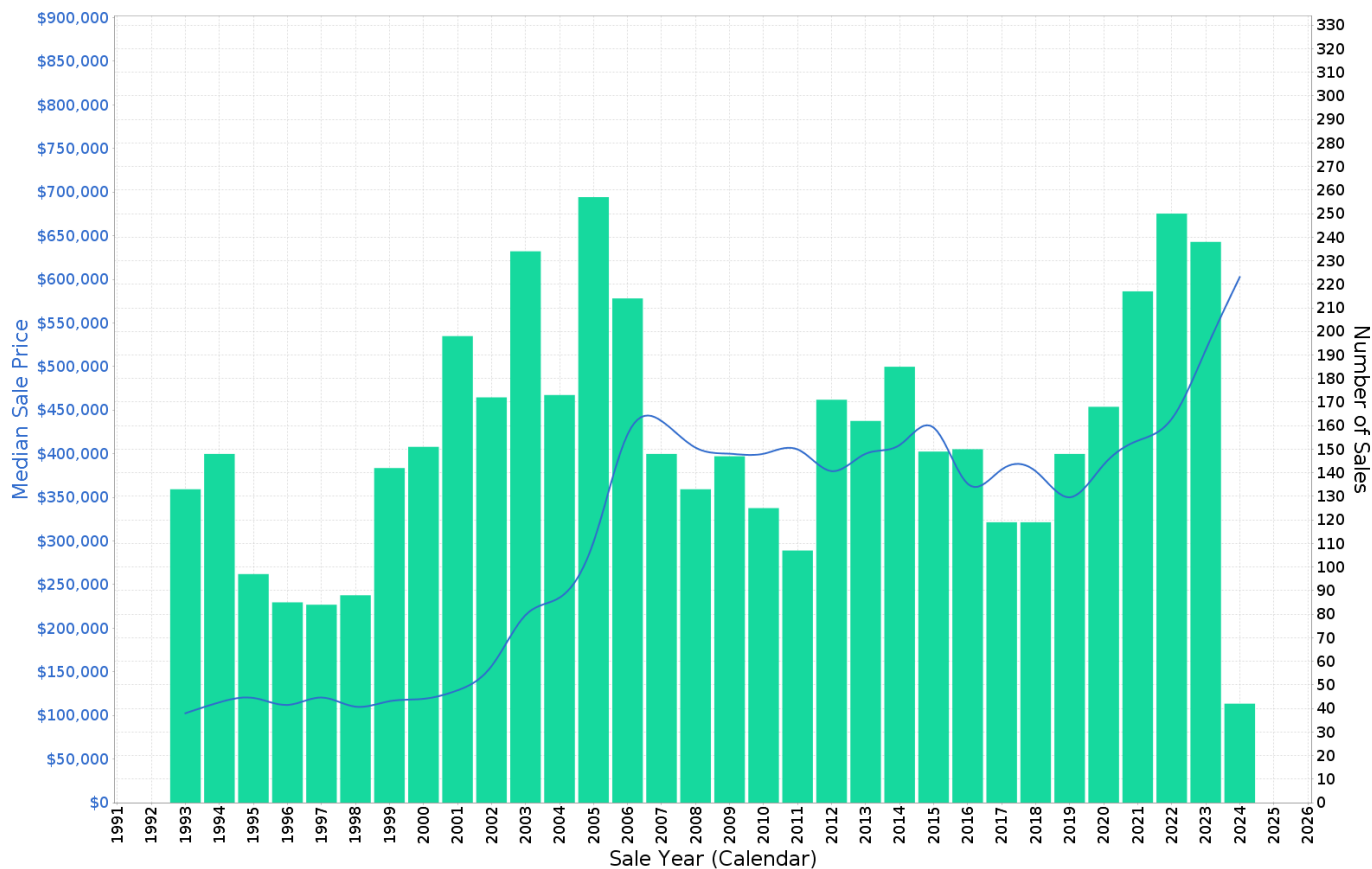
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

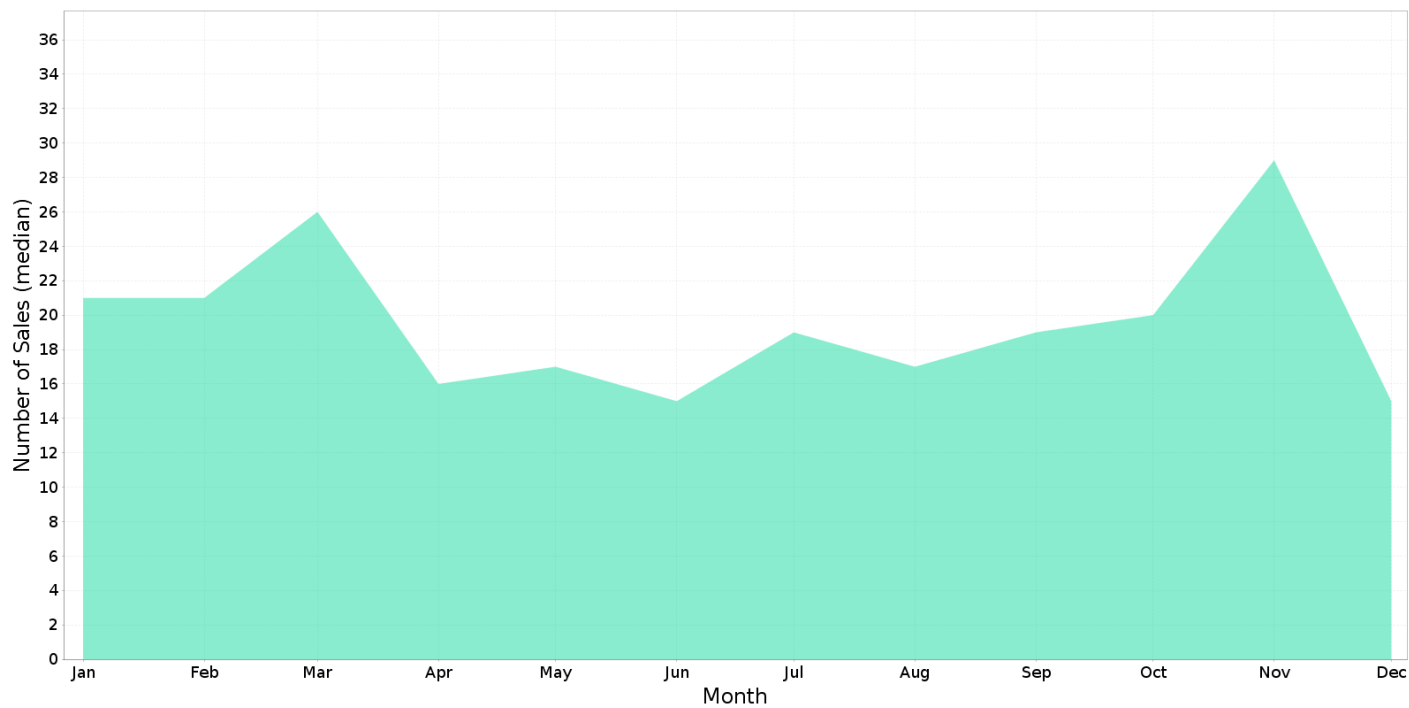
+20.8%

Current Median Price: \$537,525
Previous Median Price: \$445,000

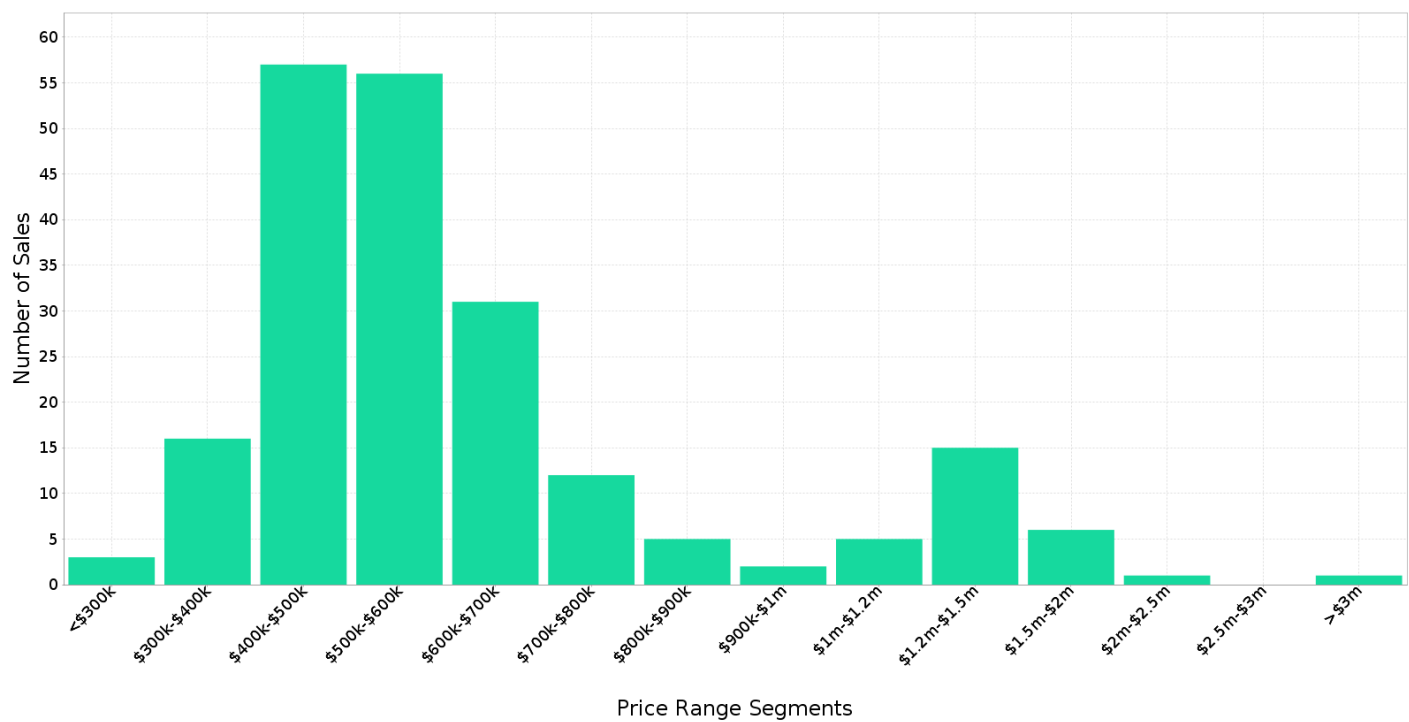
Based on 451 recorded House sales compared over the last two rolling 12 month periods



DUDLEY PARK - Peak Selling Periods (3 years)



DUDLEY PARK - Price Range Segments (12 months)



DUDLEY PARK - Recently Sold Properties

Median Sale Price

\$538k

Based on 216 recorded House sales within the last 12 months (Apr '23 - Mar '24)

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

Suburb Growth

+20.8%

Current Median Price: \$537,525
Previous Median Price: \$445,000

Based on 451 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

216

Based on recorded House sales within the 12 months (Apr '23 - Mar '24)

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

26 TRADE WINDS RTT



11 BLYTHWOOD ST



13 SHELDUCK WAY



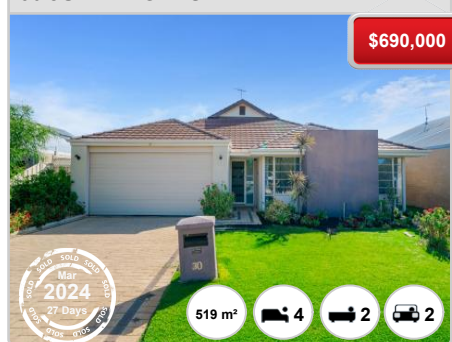
95 MIDAS RTT



2/4 SOLDIERS COVE TCE



30 JUBATA GDNS



2 YULE ST



4 HERMITAGE ST



1 ANHINGA TRL



2 PENRITH ST



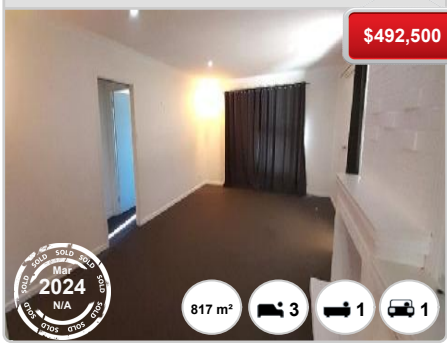
\$528,000



811 m²



5 DADGER ST



\$492,500



817 m²



4 GWALIA MEWS



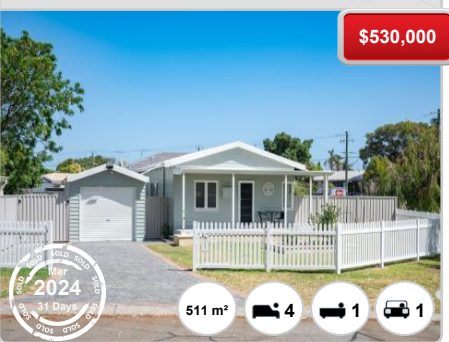
\$641,800



735 m²



8 NOOKIE ST



\$530,000



511 m²



1 GAEL PL



\$1,680,000



757 m²



70 HERMITAGE ST



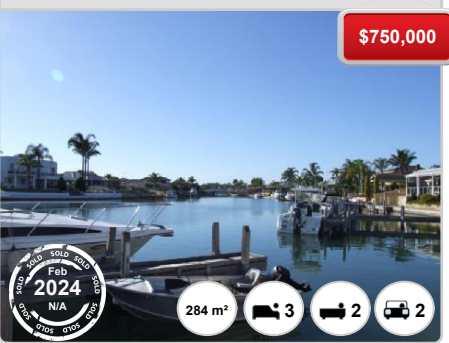
\$540,000



321 m²



55 WATERSIDE DR



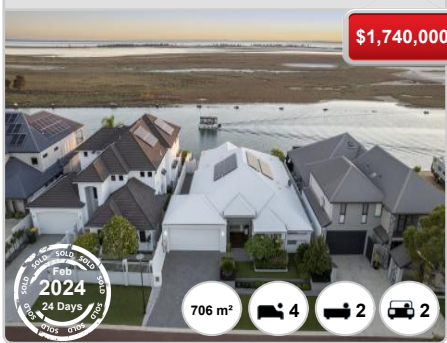
\$750,000



284 m²



20 KATINKA RTT



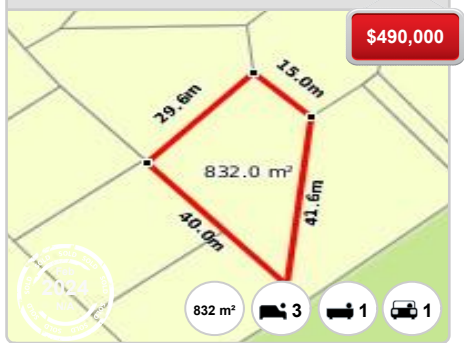
\$1,740,000



706 m²



4 CARON PL



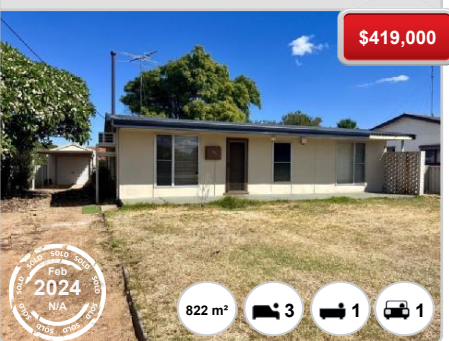
\$490,000



832 m²



43 LOXTON ST



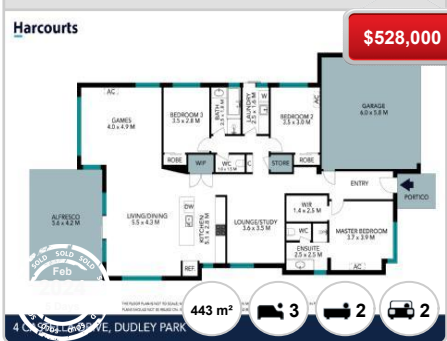
\$419,000



822 m²



4 CASTELLA DR



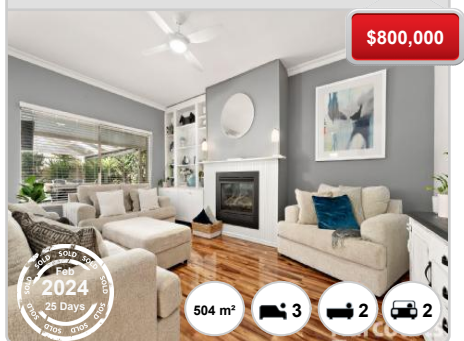
\$528,000



443 m²



37 MARINERS COVE DR



\$800,000



504 m²

