

Wonthaggi

• SUBURB MARKET REPORT •



Leo Edwards

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INVERLOCH
RESEARCH

@realty

Leo Edwards

LICENCED REAL ESTATE AGENT

Leo Edwards is a fully licensed real estate agent based in Inverloch Victoria, and the founder of www.inverloch3996.com a regional online platform reaching up to 30,000 people weekly who either love, or would love to live in Inverloch.

He has worked Internationally creating marketing campaigns for some of the largest real estate developments in the world before making the sea change to Inverloch with his wife Janelle & son Alfie in 2014. He holds regional qualifications with the Real Estate Institute of Victoria, The Australian School of Business & Law as well as International qualifications with both The Chartered Institute of Securities & Investment and The Chartered Insurance Institute.

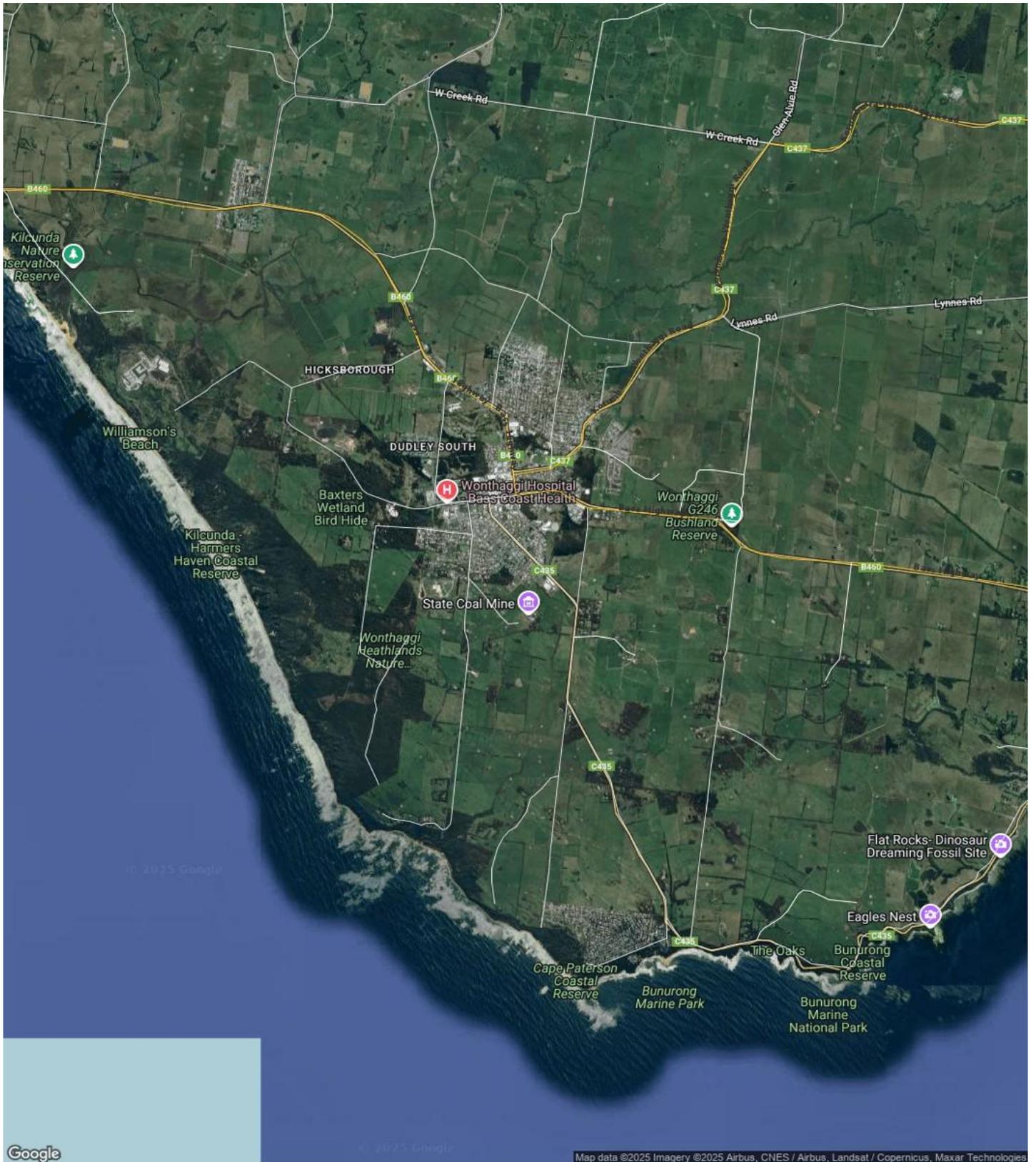
Leo is also the founder of www.3996studio.com a platform dedicated to helping other forward thinking real estate agents market their properties more effectively and achieve better results for their vendors in an increasingly digital age.



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WONTHAGGI - Suburb Map



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WONTHAGGI - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	88	\$ 226,250	0.0 %	\$ 78,000	\$ 570,000
2009	113	\$ 250,000	10.5 %	\$ 50,000	\$ 731,500
2010	96	\$ 270,000	8.0 %	\$ 41,500	\$ 2,300,000
2011	78	\$ 255,000	-5.6 %	\$ 60,000	\$ 2,200,000
2012	76	\$ 250,000	-2.0 %	\$ 135,000	\$ 950,000
2013	99	\$ 232,000	-7.2 %	\$ 100,000	\$ 475,000
2014	95	\$ 262,000	12.9 %	\$ 100,000	\$ 627,000
2015	94	\$ 275,000	5.0 %	\$ 72,667	\$ 720,000
2016	131	\$ 280,000	1.8 %	\$ 95,000	\$ 725,000
2017	128	\$ 289,000	3.2 %	\$ 110,000	\$ 1,200,000
2018	125	\$ 347,000	20.1 %	\$ 215,000	\$ 1,020,000
2019	113	\$ 380,000	9.5 %	\$ 210,000	\$ 790,000
2020	131	\$ 420,000	10.5 %	\$ 170,000	\$ 1,060,000
2021	150	\$ 555,000	32.1 %	\$ 125,000	\$ 3,520,000
2022	112	\$ 615,000	10.8 %	\$ 330,000	\$ 1,360,000
2023	76	\$ 552,500	-10.2 %	\$ 55,000	\$ 1,100,000
2024	94	\$ 548,000	-0.8 %	\$ 305,000	\$ 2,200,000
2025	95	\$ 560,000	2.2 %	\$ 255,000	\$ 1,025,000
2026	0				

Median Sale Price
\$560k

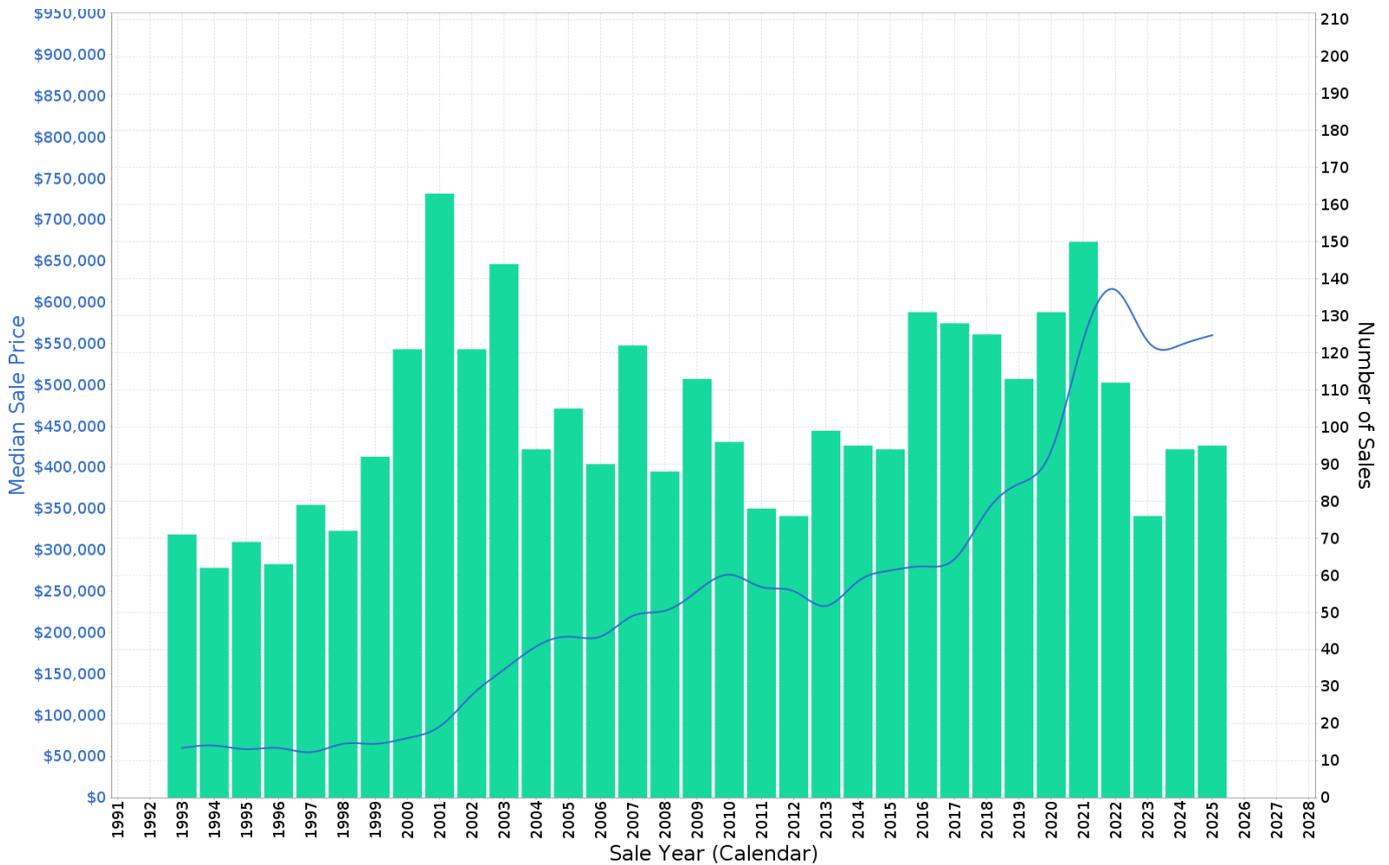
Based on 95 recorded House sales within the last 12 months (2025)

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

Suburb Growth
+2.2%

Current Median Price: \$560,000
Previous Median Price: \$548,000

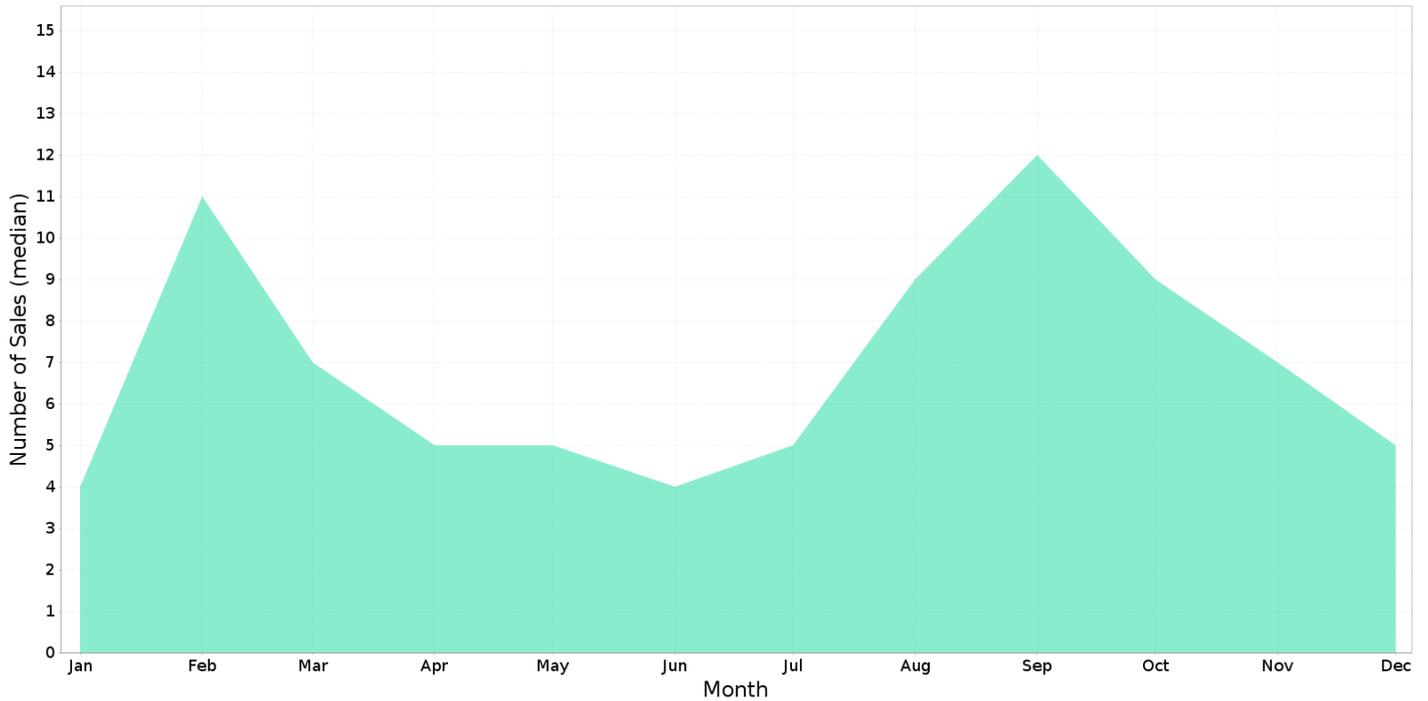
Based on 189 recorded House sales compared over the last two rolling 12 month periods



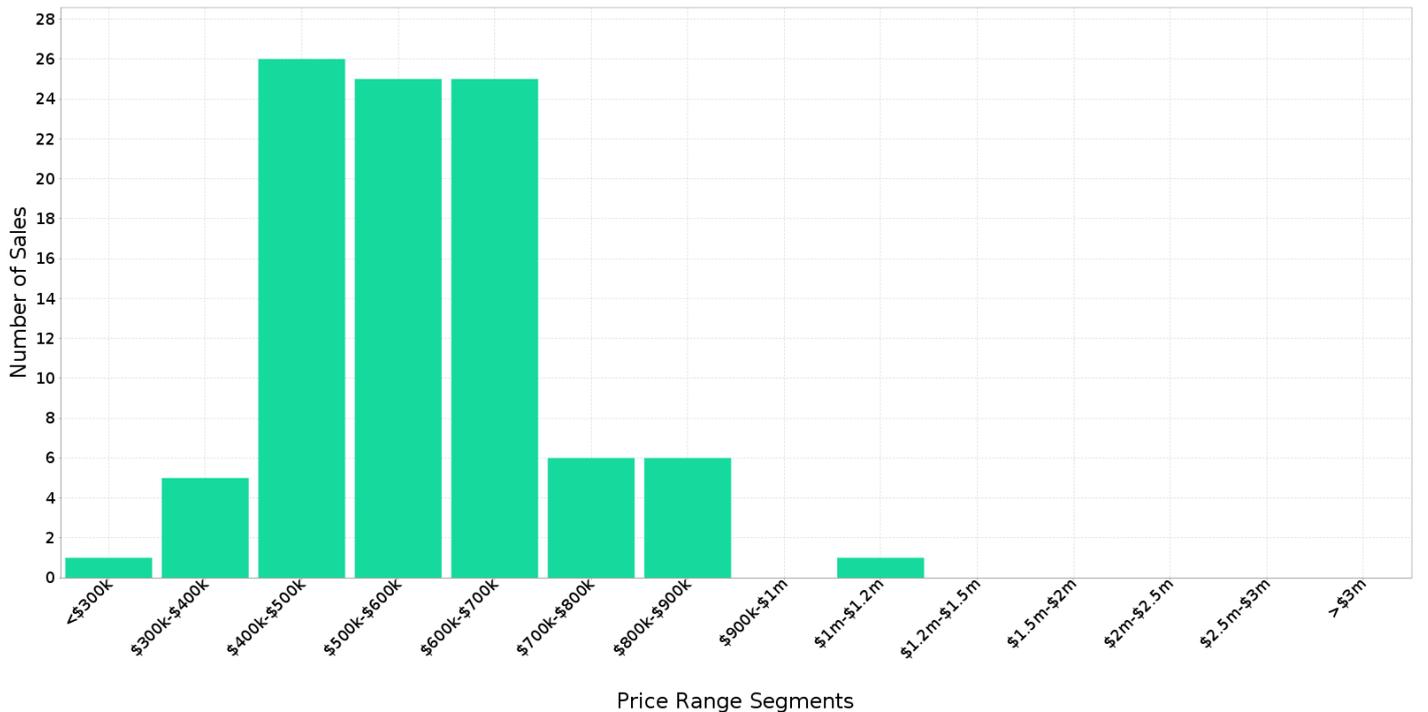
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WONTHAGGI - Peak Selling Periods (3 years)



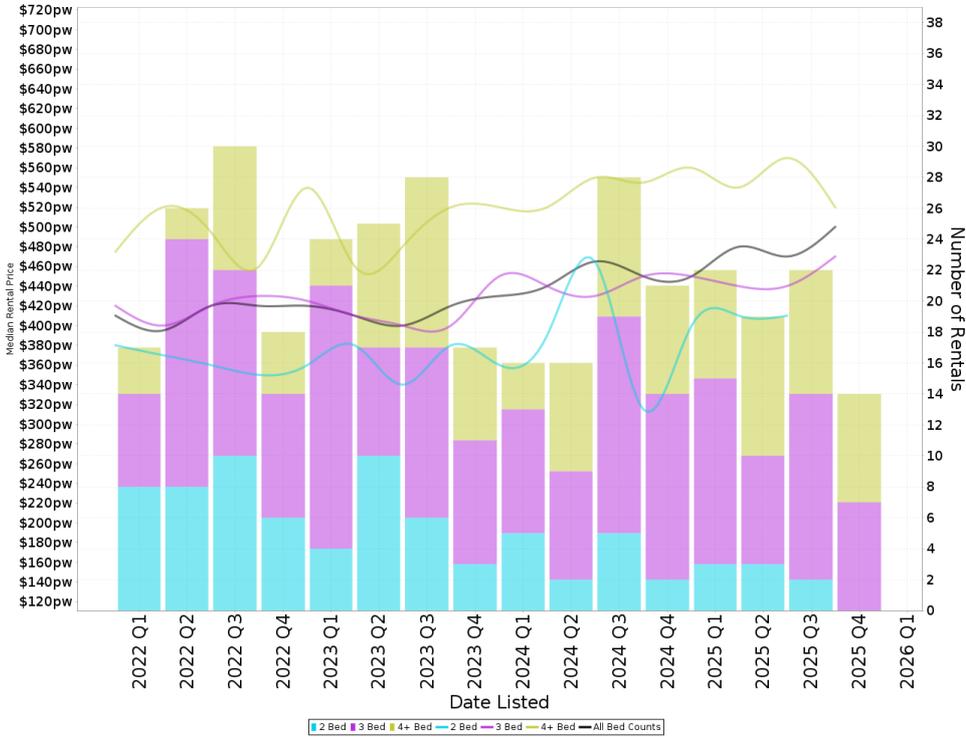
WONTHAGGI - Price Range Segments (12 months)



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Median Weekly Rents (Houses)



Suburb Sale Price Growth

+2.2%

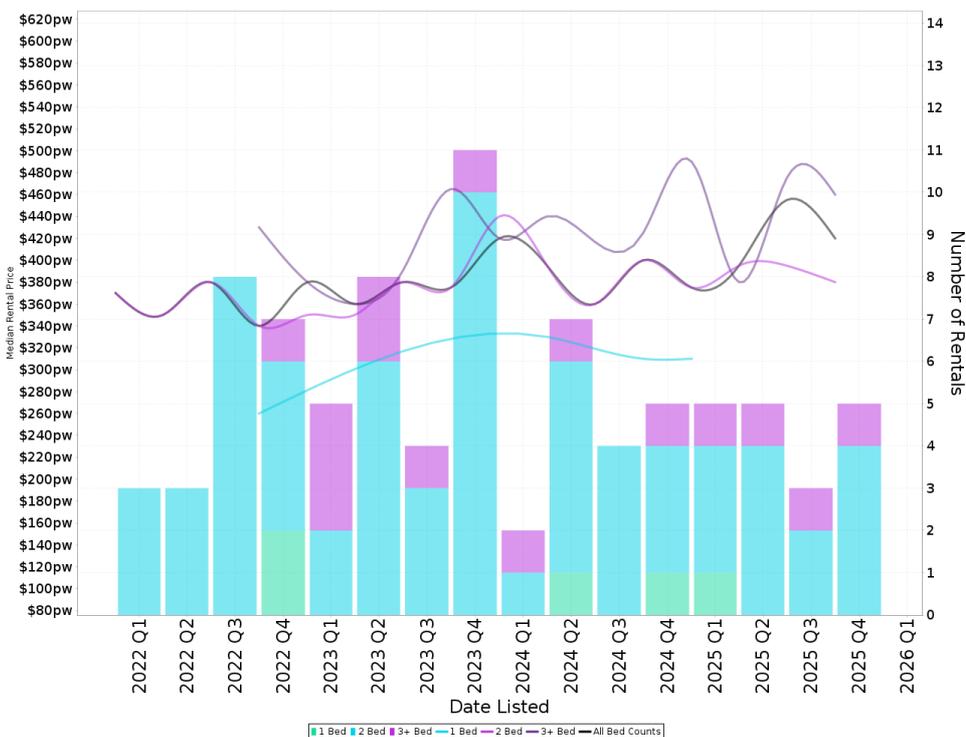
Current Median Price: \$560,000
Previous Median Price: \$548,000
Based on 189 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.5%

Current Median Price: \$560,000
Current Median Rent: \$480
Based on 77 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-0.5%

Current Median Price: \$418,000
Previous Median Price: \$420,000
Based on 76 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.9%

Current Median Price: \$418,000
Current Median Rent: \$395
Based on 18 registered Unit rentals compared over the last 12 months.

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WONTHAGGI - Recently Sold Properties

Median Sale Price

\$560k

Based on 95 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

+2.2%

Current Median Price: \$560,000
Previous Median Price: \$548,000

Based on 189 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

95

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

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

142 REED CRES



\$806,000

Mar 2026
178 Days

4,070 m² 4 2 8

22 DOMAIN DR



\$620,000

Mar 2026
21 Days

556 m² 4 2 2

18 WATT ST



\$240,000

Feb 2026

610 m² 2 1 1

189 WHITE RD



\$630,000

Feb 2026
164 Days

1,002 m² 3 2 5

147A REED CRES



\$800,000

Feb 2026
438 Days

4 2 4

2/175 WHITE RD



\$575,000

Feb 2026
226 Days

404 m² 3 2 2

1/3 INVERLOCH RD



\$580,000

Feb 2026
24 Days

559 m² 3 2 3

3 MINERS DR



\$689,300

Feb 2026
164 Days

839 m² 4 3 3

6 QUARRY ST



\$380,000

Feb 2026
141 Days

631 m² 3 1 -

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68 HAGELTHORN ST



\$475,000

Feb 2026
20 Days

1,015 m² 3 1 1

16 DUNN ST



\$410,000

Feb 2026
N/A

477 m² 3 1 1

121/245 GRAHAM ST



\$207,000

Feb 2026
323 Days

2.93 ha 1 1 1

56 BROOME CRES



\$590,050

Jan 2026
22 Days

600 m² 3 2 1

10 OUTLOOK DR



\$685,000

Jan 2026
129 Days

793 m² 3 2 2

8A DRYSDALE ST



\$435,000

Jan 2026
64 Days

452 m² 3 1 2

24 QUEEN ST



\$649,000

Jan 2026
1 Day

304 m² 3 2 1

40 PEVERILL CRES



\$500,000

Jan 2026
38 Days

399 m² 2 1 2

24 MATTHEW ST



\$595,000

Jan 2026
38 Days

143 m² 3 2 2

4 HERON DR



\$730,000

Dec 2025
58 Days

539 m² 3 2 1

23 WISHART ST



\$455,000

Dec 2025
119 Days

1,017 m² 3 1 1

11 GRAHAM ST



\$930,000

Dec 2025
30 Days

1,084 m² 5 3 2

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WONTHAGGI - Properties For Rent

Median Rental Price

\$480 /w

Based on 77 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

+4.5%

Current Median Price: \$560,000
Current Median Rent: \$480

Based on 95 recorded House sales and 77 House rentals compared over the last 12 months

Number of Rentals

77

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

78 MCKENZIE STREET



\$510 per week

Mar 2026
4 Days

718 m² 3 2 1

87 BROOME CRESCENT



\$385 per week

IMPORTANT NOTICE
You must register to inspect our properties.

Register your details to let the Agent know you are attending
YOU CAN ONLY REGISTER VIA THE REALESTATE.COM.AU LISTING

Scroll down to Upcoming Inspections section click "ADD TO PLAN AND REGISTER" button and select an open time

Mar 2026
7 Days

1,001 m² 2 1 -

60 MCKENZIE STREET



\$440 per week

Jan 2026
89 Days

732 m² 3 1 -

What Clients Say



SHOULD LEAVE OTHERS IN AWE

Leo is indeed that breath of fresh air. His network, care and honest approach to myself paid dividends - Property SOLD!

Wendy Luke | Seller of 25 Nation Court, Inverloch



COMPLETE CONFIDENCE IN LEO

We expected to approach more than one agent & Leo was our first contact. However after meeting with Leo we saw no need to approach other agents. Sold for a great price in just 9 days!

John & Wendy Major | Sellers of 98 Woodland Heath Drive, Inverloch



EXCELLENT RESULT

Leo puts his heart and soul into helping his clients. I still can't believe it happened this way - you put so much into your work - thank you!

Joyce Burney | Seller of 15 Beach Avenue, inverloch



ABOVE & BEYOND EXPECTATIONS

Thank you for all your hard work, expertise and for achieving a 'lifechanging' result for me

Jo Choyce | Seller of 32 Halford Street, inverloch





Thinking of Selling?

Planning to sell your property in the next 12 months? Enhancing its appeal and potential selling price is easily achievable through minor renovations or refurbishments. From a fresh coat of paint and landscaping to updated flooring, cabinets, and light fixtures, these quick and simple home upgrades can make a significant impact.

However, it's important to avoid wasting money on improvements that won't truly enhance your sale price.

To assist you further, **I offer a complimentary 15-minute service to provide you with valuable advice.** Feel free to give me a call, as this information is completely free and comes with no obligation.

What's Involved?

When preparing to enter the market, it's important to be aware of various factors, particularly the financial aspects.

This includes considerations such as solicitor fees, moving costs, marketing expenses, fees, and commission.



Message from Leo Edwards

As the market continues to shift it's never been more important to work with an agent that will tell you the truth and market your property to an unmatched online audience to achieve the best market result.

There are currently large stock levels on the market across the Bass Coast most of which have now been on the market for over 90 days! Some as long as 750 days! We're proud as an agency to have still maintained an average days on market of less than 60 while still driving excellent results for our sellers.

Accurate pricing of properties is more important than ever and while it's tempting to choose an agent that promises you the highest price, **ALWAYS** ask about their list price to sell price ratio. \$1,050,000 is currently the record by a local agent in 2024 for a reduction in the listed price to eventual sales price!

We've worked hard over the last six years to develop a system that eliminates the risk of overpricing or underselling your home, meaning better results in a shorter time with complete transparency.

Speak to us today for an honest opinion without the bull#@%!



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*Find out what
our home sellers
are saying....*



SCAN ME



★★★
INVERLOCH
3996

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