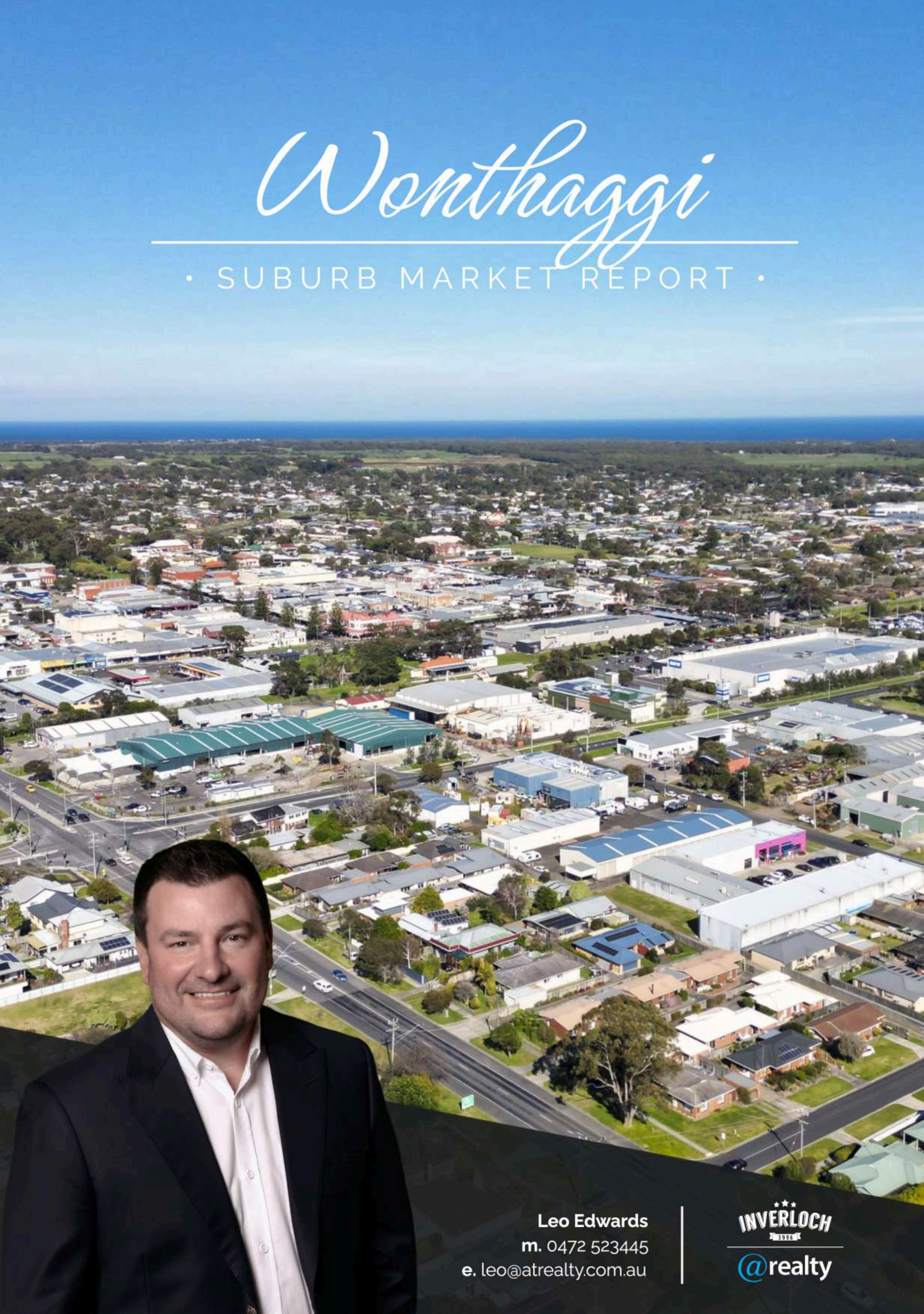

Wonthaggi

• SUBURB MARKET REPORT •

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INVERLOCH 3996

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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

This report has been compiled on 27/08/2025 by Leo Edwards. Property Data Solutions Pty Ltd 2025 - www.pricefinder.com.au

WONTHAGGI - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	122	$ 220,000	0.0 %	$ 70,000	$ 1,250,000
2008	88	$ 226,250	2.8 %	$ 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	43	$ 585,000	6.8 %	$ 320,000	$ 1,025,000

Median Sale Price

$550k

Based on 96 recorded House sales within the last 12 months (Financial Year 2025)

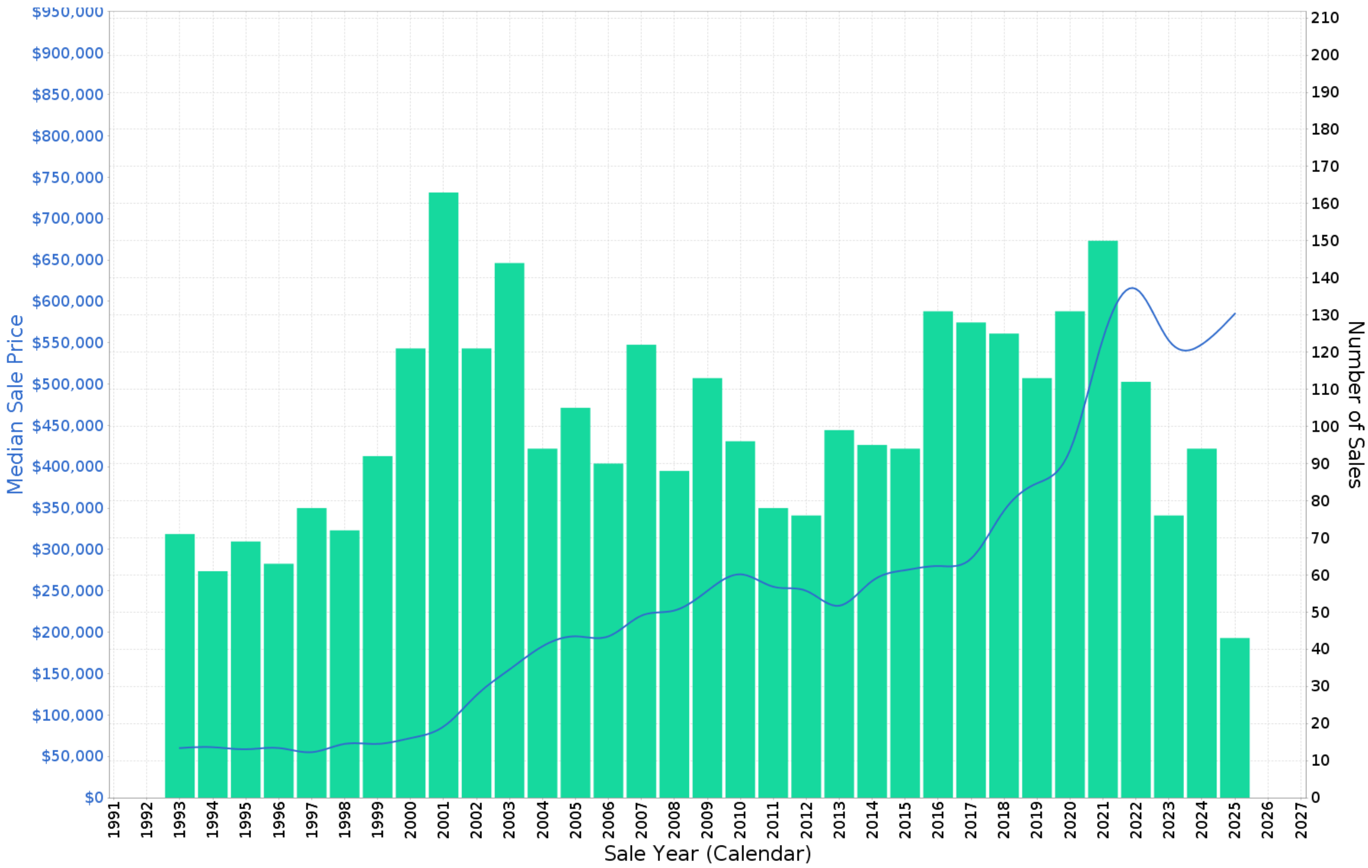
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

-1.8%

Current Median Price: $550,000
Previous Median Price: $560,000

Based on 174 recorded House sales compared over the last two rolling 12 month periods



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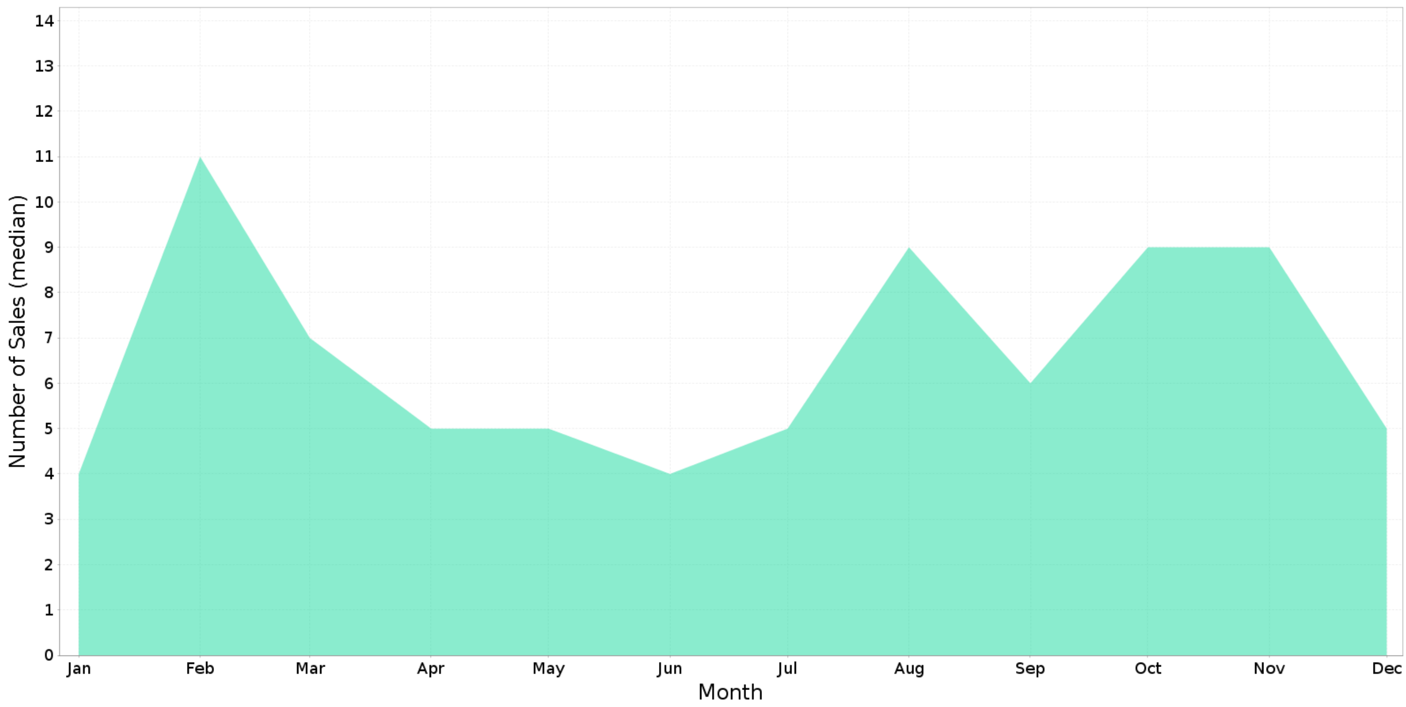
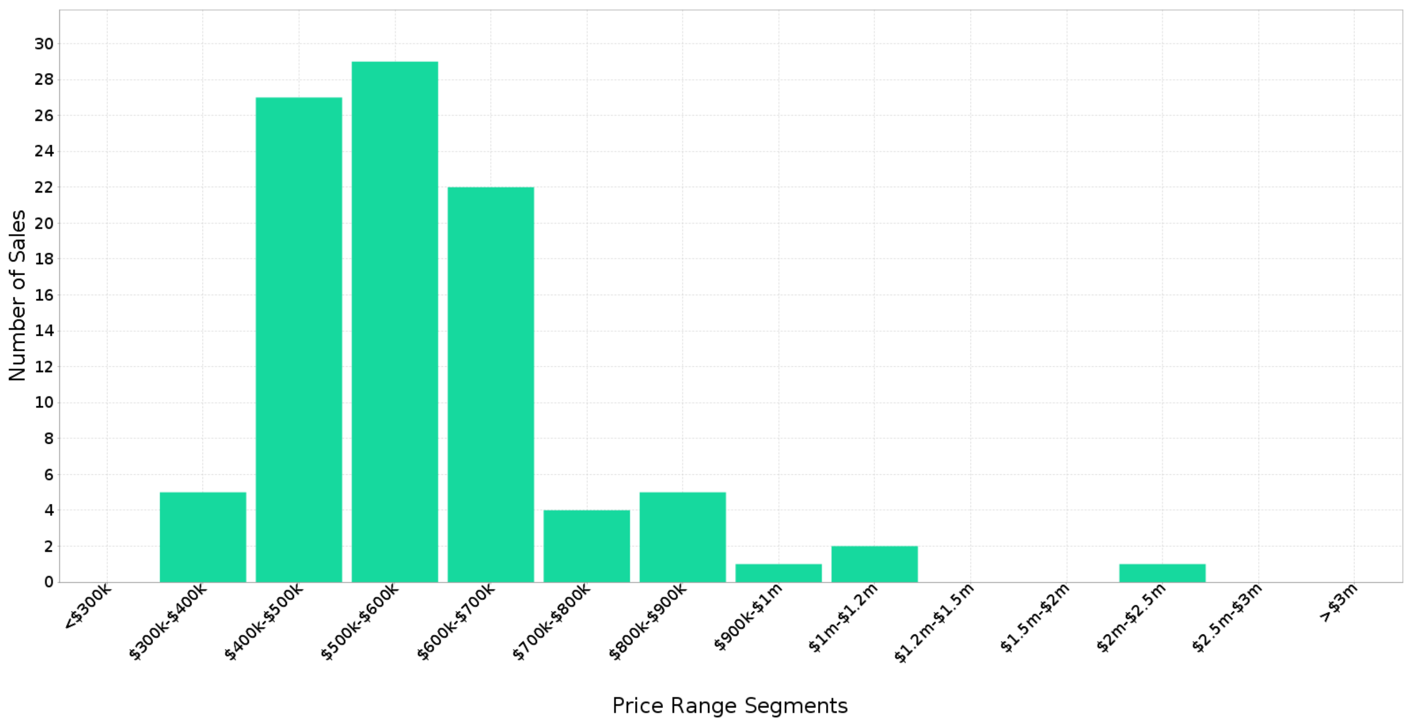
WONTHAGGI - Peak Selling Periods (3 years)



WONTHAGGI - Price Range Segments (12 months)



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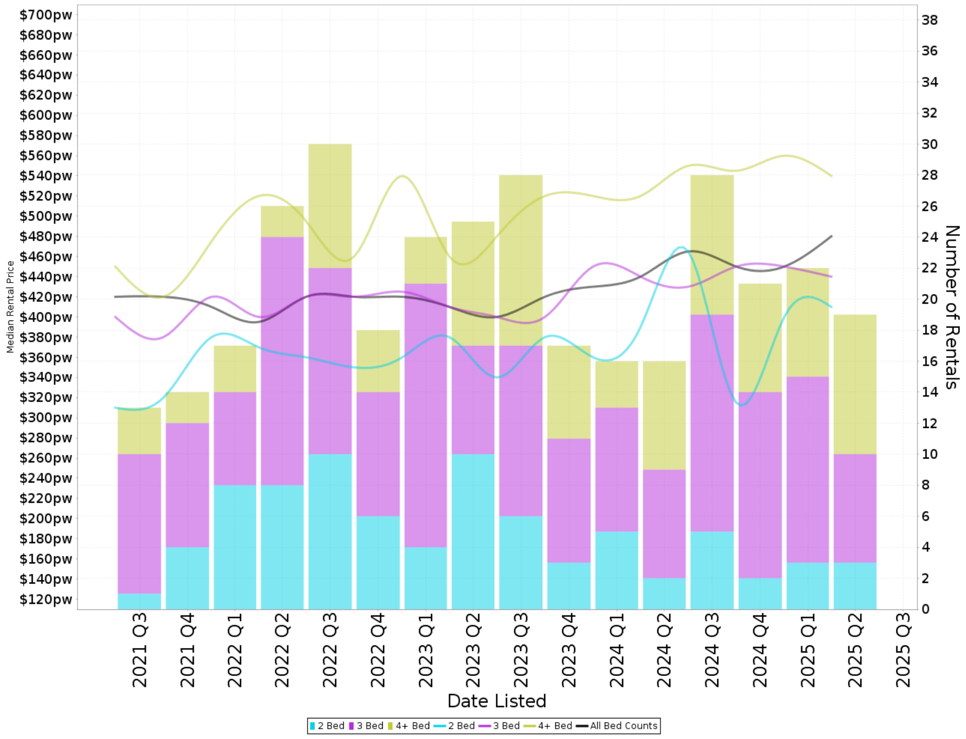
Median Weekly Rents (Houses)



Suburb Sale Price Growth

-1.8%

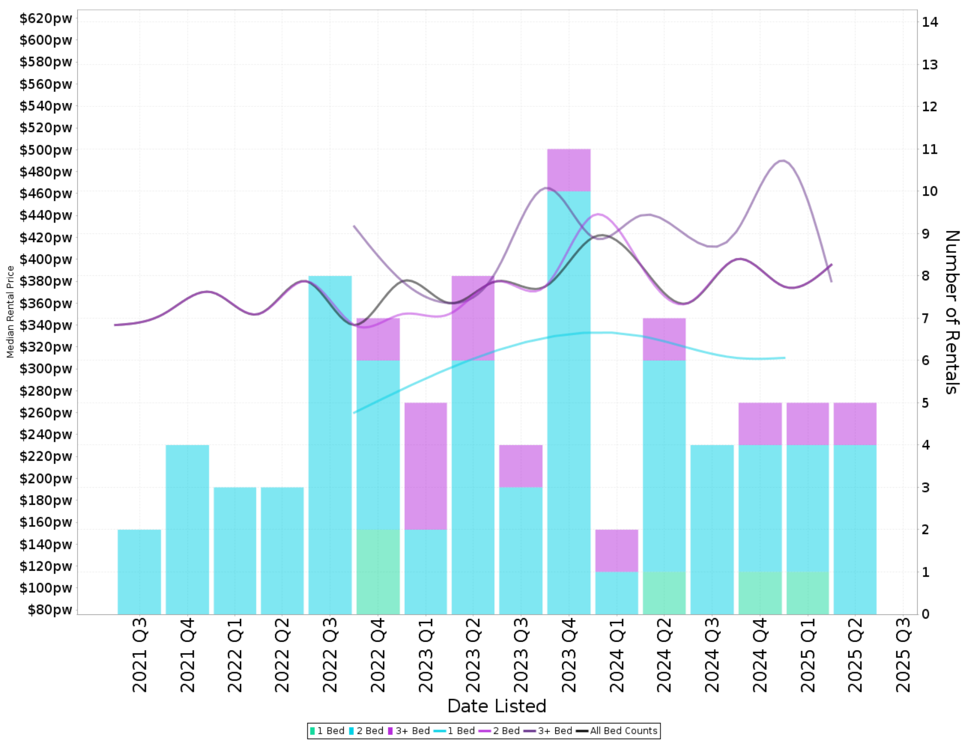
Current Median Price: $550,000
Previous Median Price: $560,000
Based on 174 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.3%

Current Median Price: $550,000
Current Median Rent: $460
Based on 90 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-8.0%

Current Median Price: $400,000
Previous Median Price: $435,000
Based on 61 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

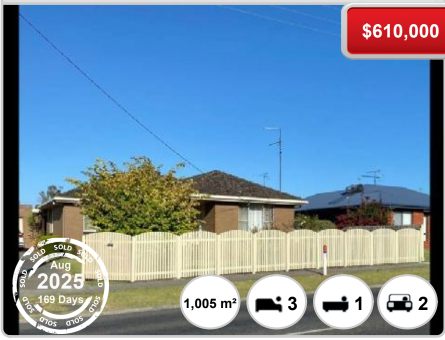
+5.1%

Current Median Price: $400,000
Current Median Rent: $390
Based on 19 registered Unit rentals compared over the last 12 months.

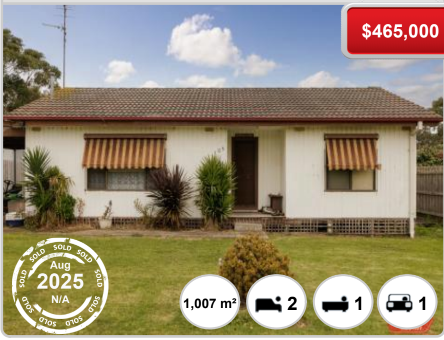
WONTHAGGI - Recently Sold Properties

Median Sale Price	Suburb Growth	# Sold Properties
$550k	**-1.8%**	**96**
Based on 96 recorded House sales within the last 12 months (Financial Year 2025)	Current Median Price: $550,000 Previous Median Price: $560,000	Based on recorded House sales within the 12 months (Financial Year 2025)
Based on a rolling 12 month period and may differ from calendar year statistics	Based on 174 recorded House sales compared over the last two rolling 12 month periods	Based on a rolling 12 month period and may differ from calendar year statistics

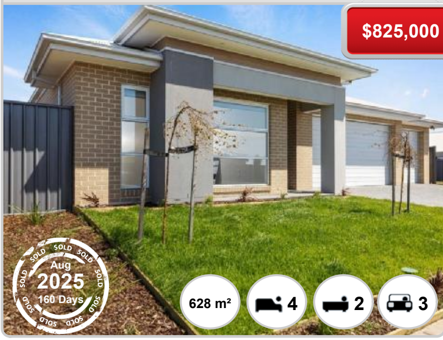
9 CAMERON ST



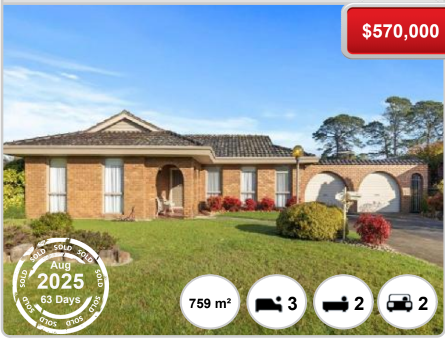
105 MERRIN CRES



10 TIMBERTOP BVD



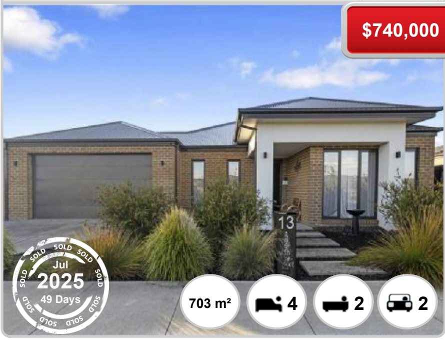
7 ASQUITH CRT



12 CIVIC WAY

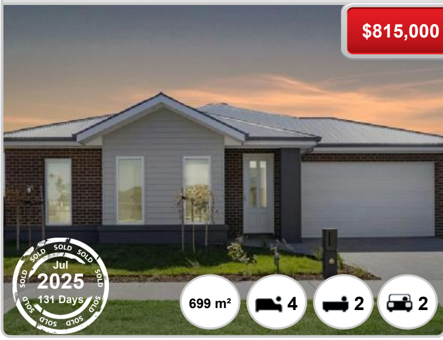
13 DUNN ST

13 CONNECTION RD



28B WISHART ST

51 MCGIBBONYS RD



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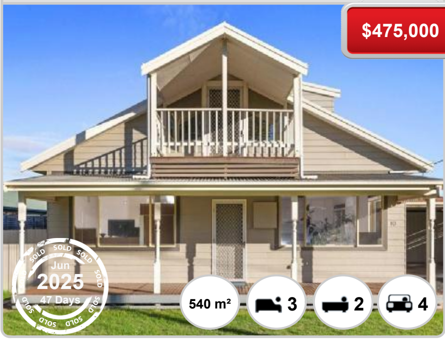
11 PIONEER AVE

$620,000

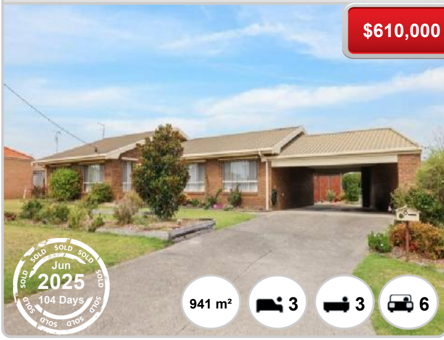
10 BENT ST

$475,000



6 BENT ST

$610,000



2 WENTWORTH RD

$435,000

27 OUTLOOK DR

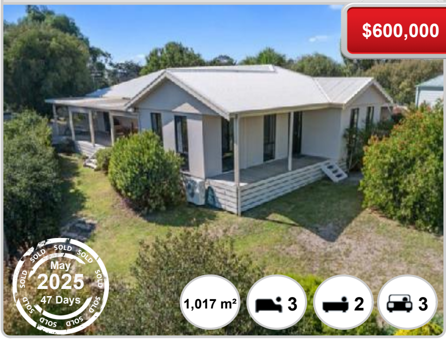
$620,000

187 GRAHAM ST

$470,000

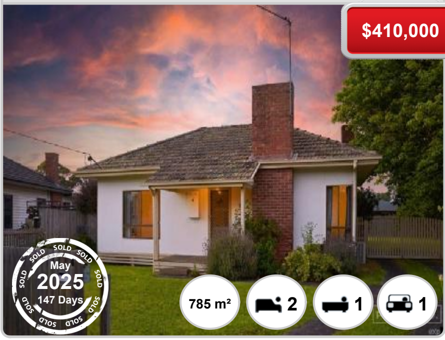
118 BROOME CRES

$600,000



4 BEARD ST

$410,000

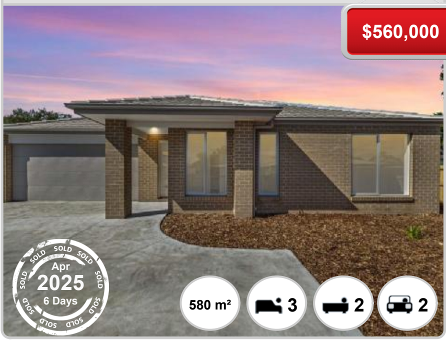


4 NORFOLK ST

$615,000

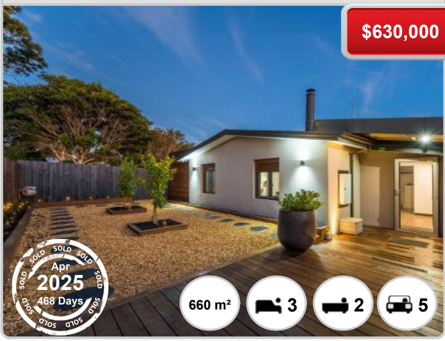
25B CAMPBELL ST

$560,000



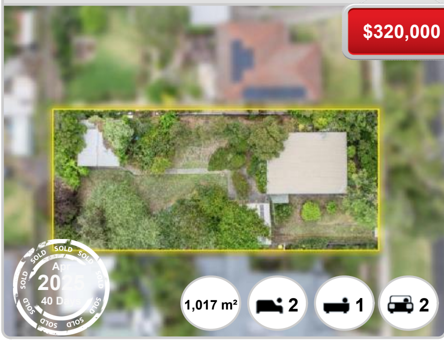
16 DARYL AVE

$630,000



38 WATT ST

$320,000



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WONTHAGGI - Properties For Rent

Median Rental Price

$460 /w

Based on 90 recorded House rentals within the last 12 months (Financial Year 2025)

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

Rental Yield

+4.3%

Current Median Price: $550,000
Current Median Rent: $460

Based on 96 recorded House sales and 90 House rentals compared over the last 12 months

Number of Rentals

90

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

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

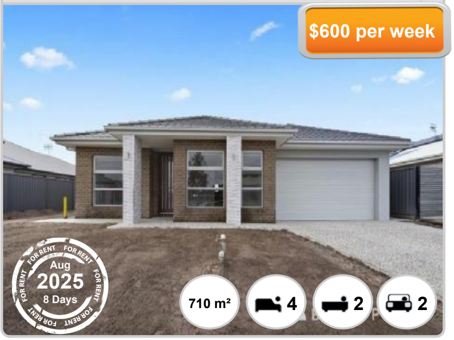
57A HAGELTHORN STREET

123B BROOME CRESCENT

45 GRAHAM STREET

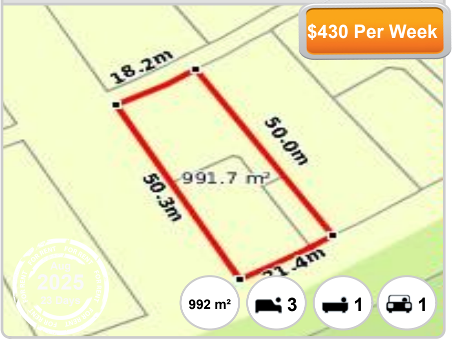
5 TIMBERTOP BOULEVARD

6 JENKIN AVENUE

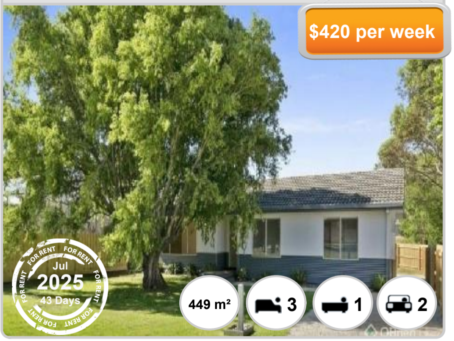


84 MERRIN CRESCENT

94A REED CRESCENT



101A MERRIN CRESCENT



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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 meeing 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

SUBURB WINNER 2025
ratemyagent
Agent of the year
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.

openn
2022 TOP 20 DIGITAL AGENT 2022

AWARD WINNER 2023
ALL STAR AGENT
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APAC Insider
Australian Enterprise Awards 2023
Winner!
Inverloch3996 | @realty
Most Innovative Nationwide Real Estate Partnership - VIC

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 accross 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 las tsix years to deveop 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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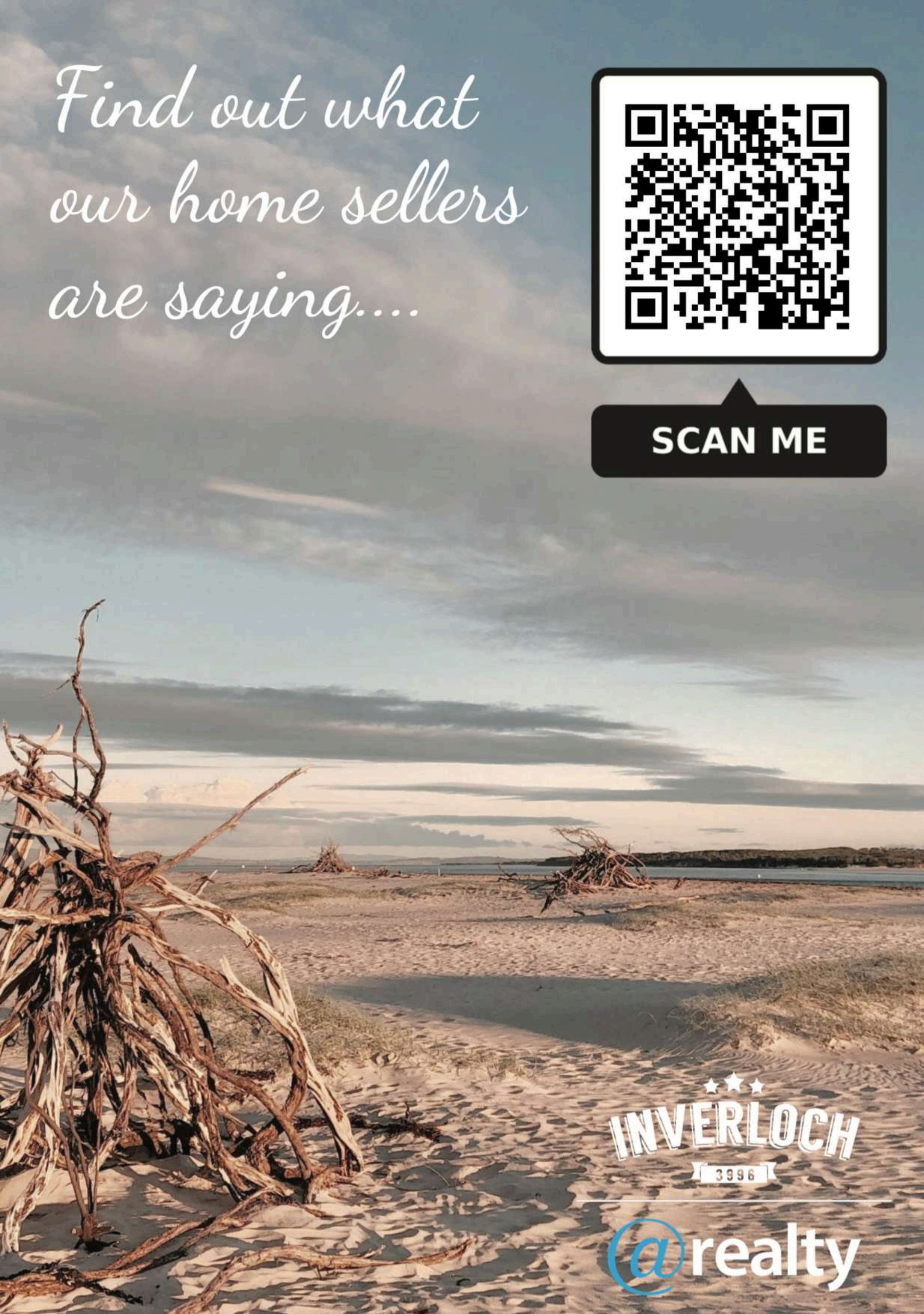
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