

1 LUDOVIC MARIE COURT, NAGAMBIE, VIC 3608

Owner Details

Owner Name(s): THE PROPRIETORS

Owner Address: N/A

Phone(s):

Owner Type: Rental

Property Details

 3  2  2

Property Type: House - N/A

RPD: 217//PS543359

Area: 344 m²

Area \$/m²:

Land Use:

Water/Sewerage:

Zoning

Property ID: 29525410 /

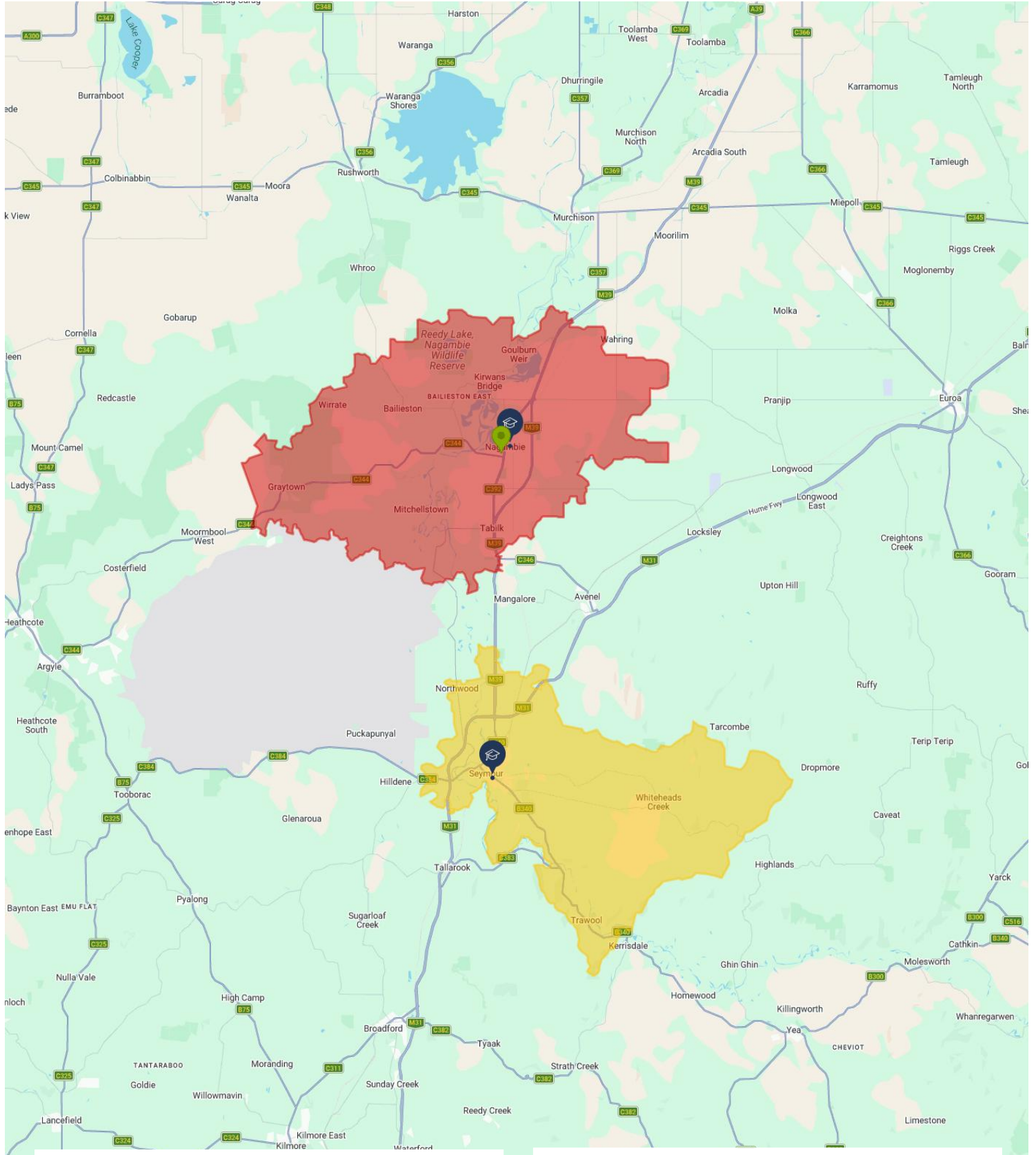
Council: STRATHBOGIE SHIRE

UBD Ref: UBD Ref:

Features: Built in Robes, Close to Schools, Improvements: Close to Shops, Garden, Secure Parking

Sales History

School Catchment Areas



Nagambie Primary School

Prep - 6

Co-ed



Seymour College

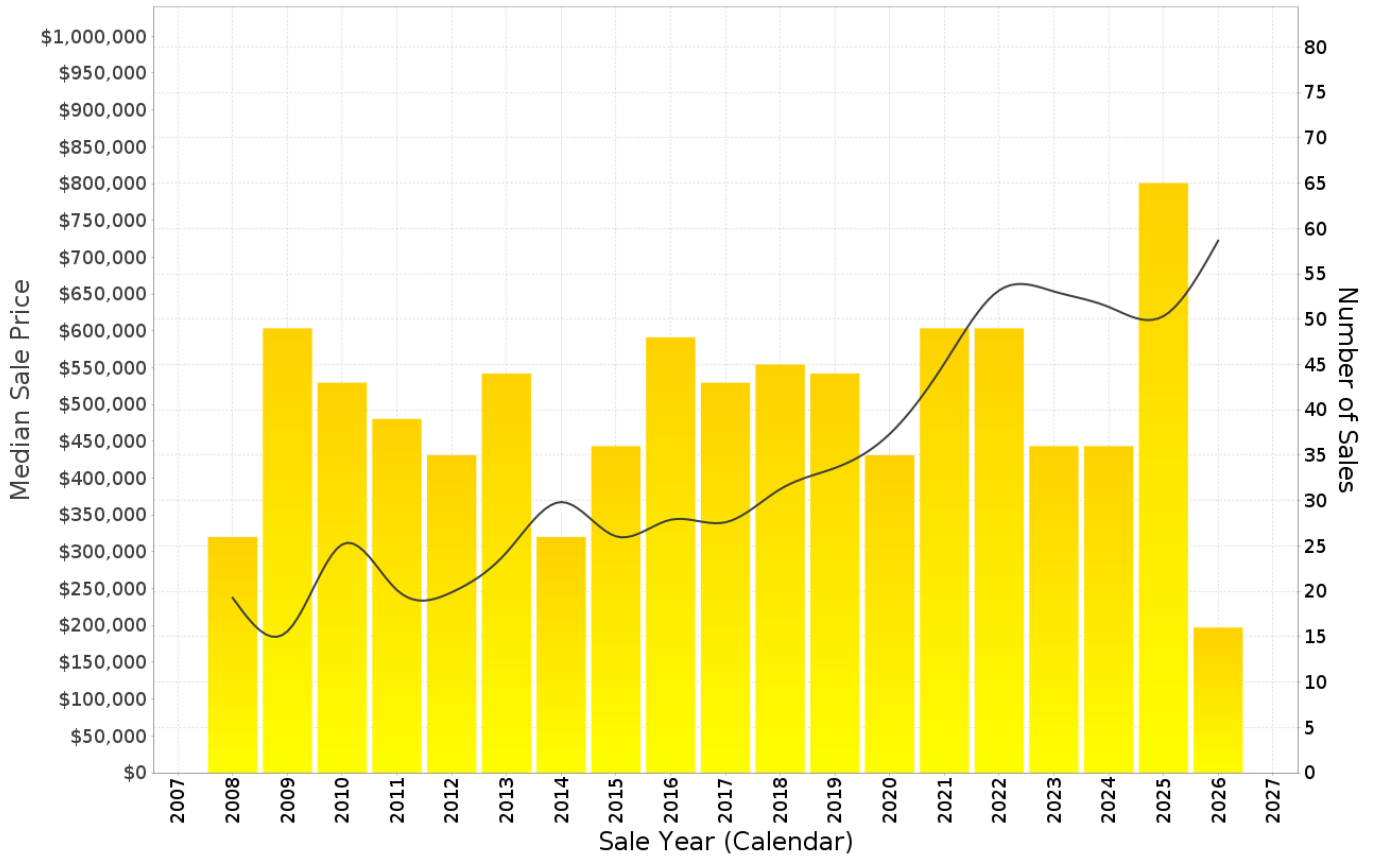
U, Prep - 12

Co-ed

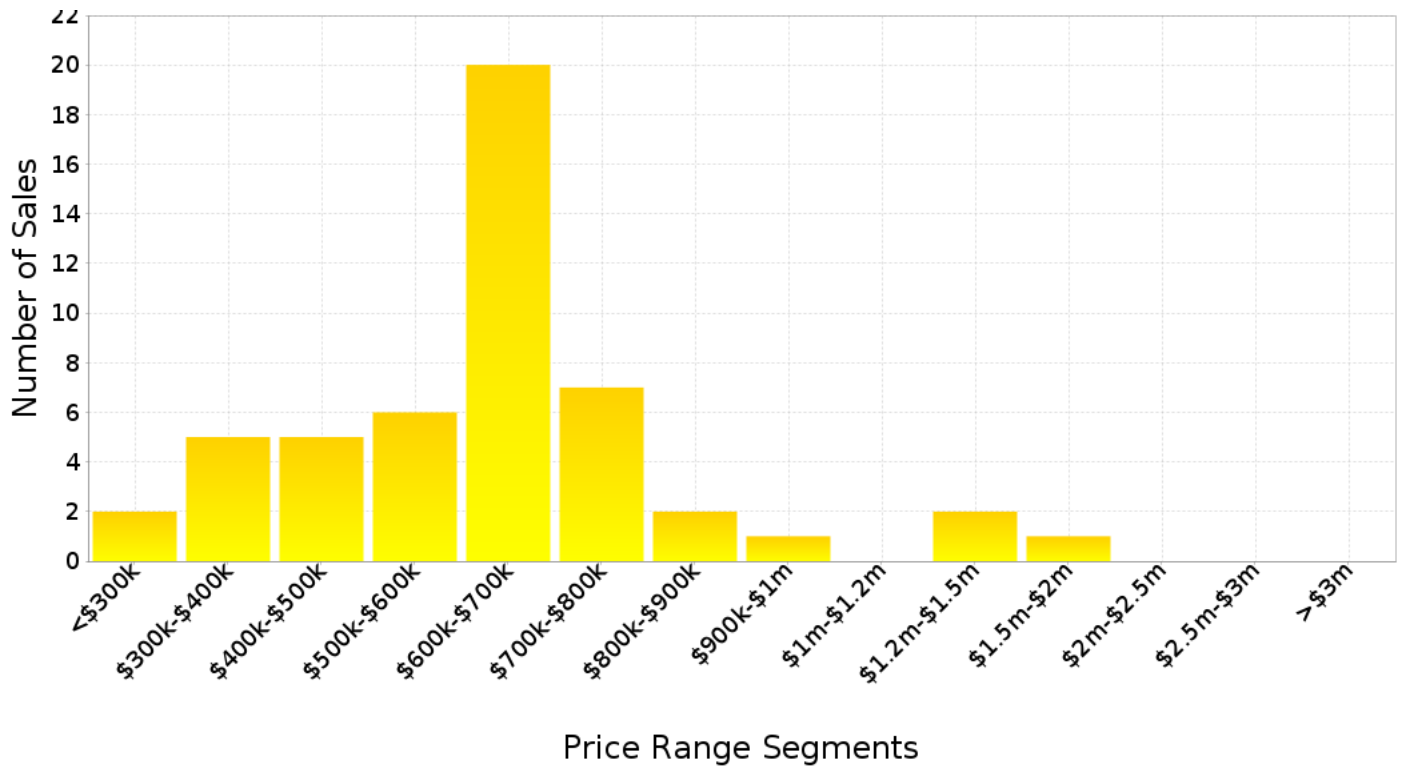


Sales & Growth Chart (House)

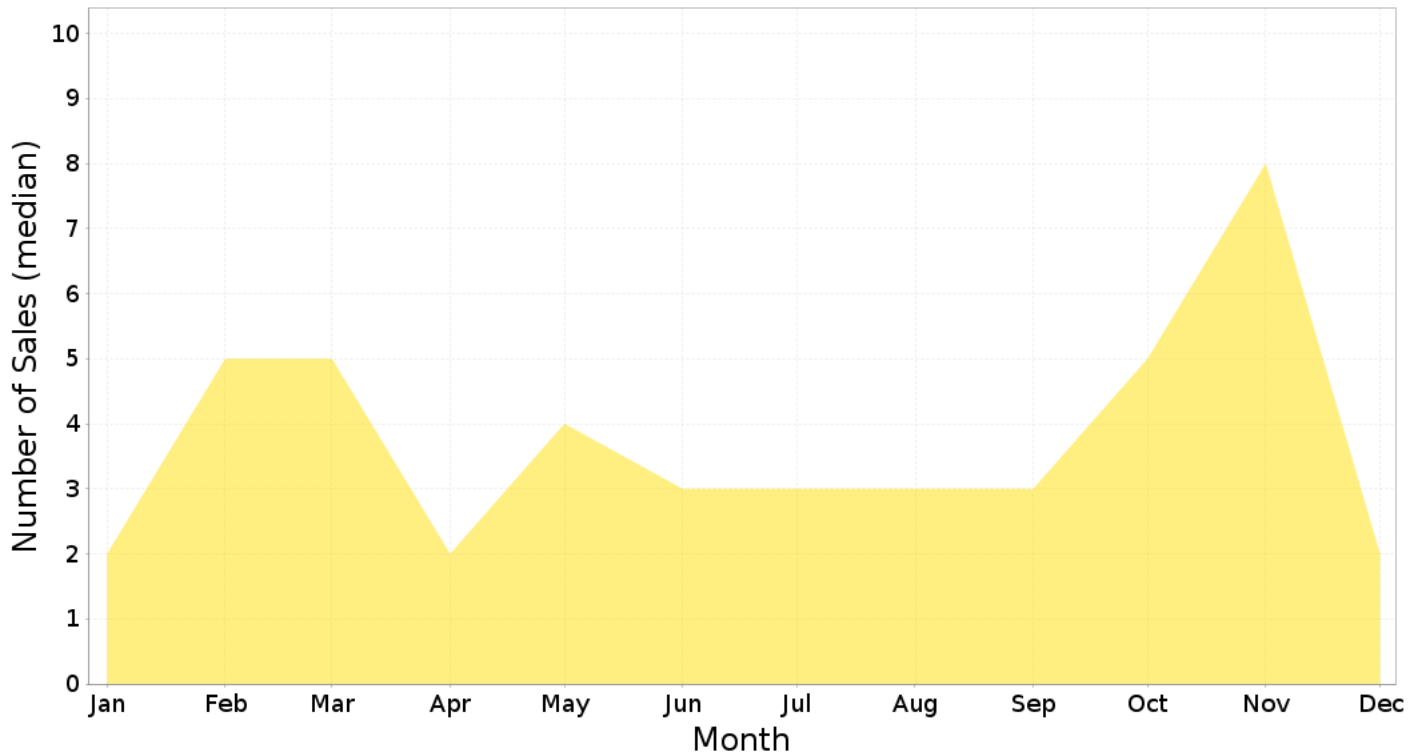
Year	No. of Sales	Average	Median	Growth	Low	High
2008	26	\$ 227,846	\$ 237,500		\$ 90,000	\$ 500,000
2009	49	\$ 218,066	\$ 192,000	-19.2 %	\$ 62,500	\$ 758,000
2010	43	\$ 307,762	\$ 310,000	61.5 %	\$ 75,000	\$ 790,000
2011	39	\$ 265,385	\$ 248,000	-20.0 %	\$ 87,500	\$ 480,000
2012	35	\$ 266,814	\$ 245,000	-1.2 %	\$ 100,000	\$ 875,000
2013	44	\$ 339,869	\$ 299,000	22.0 %	\$ 75,000	\$ 1,400,000
2014	26	\$ 346,289	\$ 367,500	22.9 %	\$ 108,000	\$ 605,000
2015	36	\$ 367,361	\$ 321,000	-12.7 %	\$ 11,001	\$ 1,252,000
2016	48	\$ 363,698	\$ 343,500	7.0 %	\$ 170,000	\$ 905,000
2017	43	\$ 354,209	\$ 340,000	-1.0 %	\$ 160,000	\$ 910,000
2018	45	\$ 401,089	\$ 385,000	13.2 %	\$ 25,000	\$ 1,370,000
2019	44	\$ 447,386	\$ 413,750	7.5 %	\$ 187,500	\$ 1,490,000
2020	35	\$ 508,214	\$ 460,000	11.2 %	\$ 215,000	\$ 1,795,000
2021	49	\$ 575,654	\$ 556,000	20.9 %	\$ 180,000	\$ 1,250,000
2022	49	\$ 659,326	\$ 655,000	17.8 %	\$ 350,000	\$ 1,400,000
2023	36	\$ 681,861	\$ 653,500	-0.2 %	\$ 300,000	\$ 1,700,000
2024	36	\$ 611,361	\$ 632,500	-3.2 %	\$ 180,000	\$ 930,000
2025	65	\$ 617,700	\$ 620,000	-2.0 %	\$ 215,000	\$ 1,675,000
2026	16	\$ 720,774	\$ 722,500	16.5 %	\$ 90,000	\$ 1,400,000



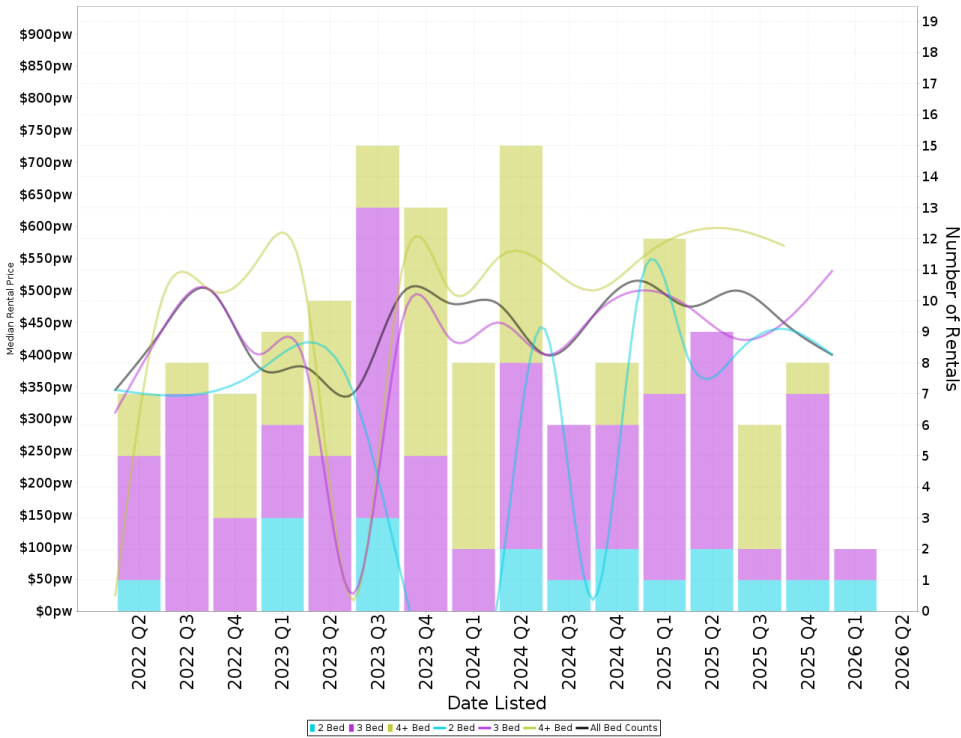
Price Segmentation



Peak Selling Periods



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-1.8%

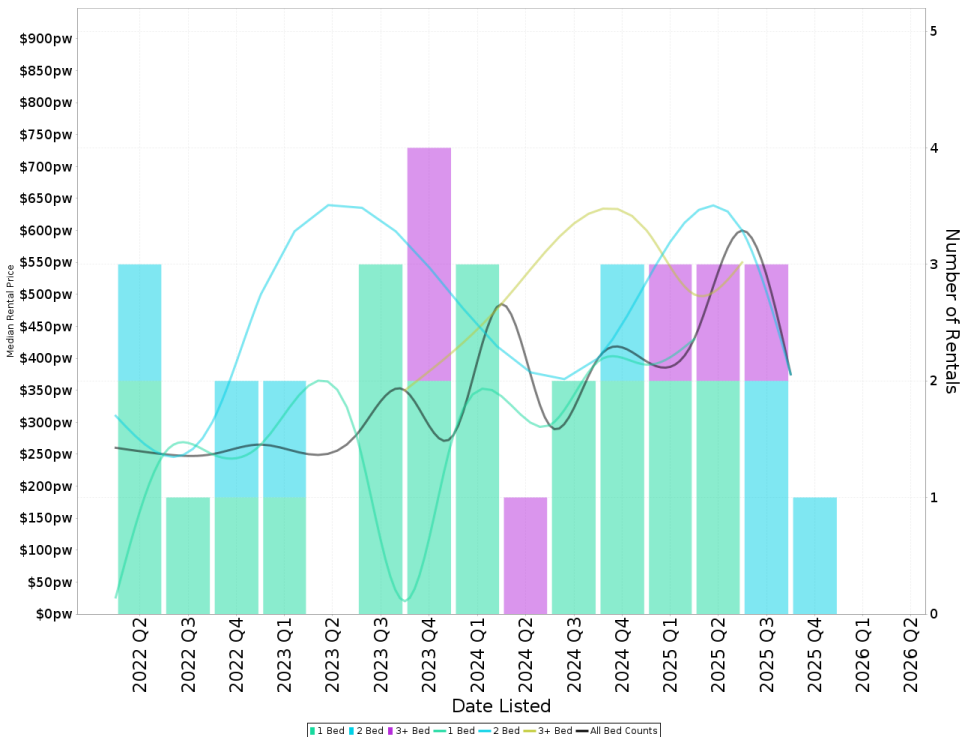
Current Median Price: \$624,750
 Previous Median Price: \$636,250
 Based on 100 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.0%

Current Median Price: \$624,750
 Current Median Rent: \$485
 Based on 25 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+15.6%

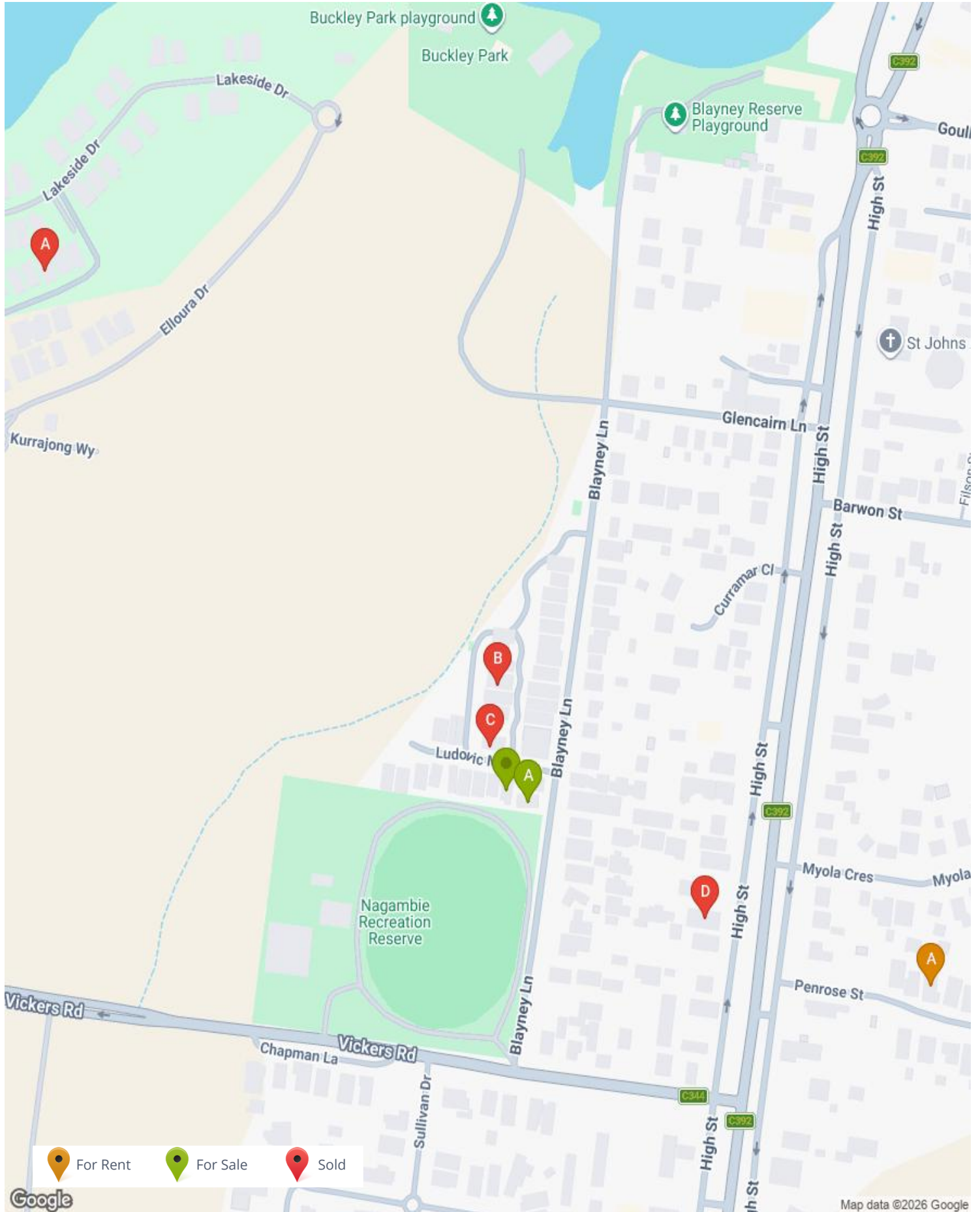
Current Median Price: \$555,000
 Previous Median Price: \$480,000
 Based on 23 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.7%

Current Median Price: \$555,000
 Current Median Rent: \$500
 Based on 7 registered Unit rentals compared over the last 12 months.

Comparable Properties Map



Nearby Comparable Rental Properties

There are 1 rental properties selected within the radius of 500.0m from the focus property. The lowest for rent price is \$600 and the highest for rent price is \$600 with a median rental price of \$600. Days listed ranges from 28 to 28 days with the average currently at 28 days for these selected properties.

11 PENROSE ST, NAGAMBIE 3608

 4  2  2



Property Type: House
 Area: 700 m² (28 m²)
 RPD: 23//PS625367

Current Rent Price: **\$600 per week**
 First Rent Price: **\$600 per week**
 Month Listed: **May 2026**
 Days on Market: **28 Days**

Features: STUDY, BUILT IN ROBES, AIR CONDITIONED, IMPROVEMENTS: DISHWASHER, BROADBAND INTERNET ACCESS, GAS, INTERNAL LAUNDRY, SEPARATE DINING ROOM



Nearby Comparable For Sale Properties

There are 1 properties selected within the radius of 500.0m from the focus property. The lowest for sale price is \$580,000 and the highest for sale price is \$580,000 with a median sale price of \$580,000. Days listed ranges from 313 to 313 days with the average currently at 313 days for these selected properties.

19 BLAYNEY LANE, NAGAMBIE 3608

Distance from Property: 21m



4



2



2



Property Type: House

Area: 385 m²

RPD: 215//PS543359

Features:

Current List Price: **\$580,000**

First List Price: \$595,000

Date Listed: 18/08/2025 Days Listed: **313 Days**

Listed Price Change: **-2.5%**



Nearby Comparable Sold Properties

There are 4 sold properties selected within the radius of 500.0m from the focus property. The lowest sale price is \$490,000 and the highest sale price is \$740,000 with a median sale price of \$555,000. Days listed ranges from 49 to 492 days with the average currently at 199 days for these selected properties.

23 GOLDANAH AVE, NAGAMBIE, VIC 3608

Distance from Property: 583m  3  2  2



Property Type: House
 Area: 411 m²
 Area \$/m²: \$1,802
 RPD: 412//PS543359

Features:

Sale Price: **\$740,000 (Recent Advice - Sale)**
 Sale Date: 22/05/2026 Days to Sell: **56 Days**
 Last Price: \$750,000 Chg %: **-1.3%**
 First Price: \$750,000 (Under Offer) Chg %: **-1.3%**



10 LUDOVIC MARIE CRT, NAGAMBIE, VIC 3608

Distance from Property: 85m  3  2  2



Property Type: House
 Area: 343 m²
 Area \$/m²: \$1,647
 RPD: 232//PS543359

Features: AIR CONDITIONED

Sale Price: **\$565,000 (Normal Sale)**
 Sale Date: 10/11/2025 Days to Sell: **492 Days**
 Last Price: \$585,000 (Under Offer) Chg %: **-3.4%**
 First Price: \$625,000 - \$640,000 Chg %: **-5.8%**



2 LUDOVIC MARIE CRT, NAGAMBIE, VIC 3608

Distance from Property: 37m  3  2  2



Property Type: House
 Area: 369 m²
 Area \$/m²: \$1,477
 RPD: 228//PS543359

Features:

Sale Price: **\$545,000 (Normal Sale)**
 Sale Date: 31/10/2025 Days to Sell: **49 Days**
 Last Price: UNDER OFFER (Under Chg %:
 First Price: \$565,000 (Under Offer) Chg %: **-3.5%**



215B HIGH ST, NAGAMBIE, VIC 3608

Distance from Property: 202m  3  2  1

Property Type: House
 Area: 312 m²
 Area \$/m²: \$1,571
 RPD: 2//PS714803

Features: BUILT IN ROBES, AIR CONDITIONED, IMPROVEMENTS: CLOSE TO SHOPS,
 GARDEN, SECURE PARKING

Sale Price: **\$490,000 (Normal Sale)**
 Sale Date: 08/10/2025 Days to Sell: **N/A**
 Last Price: Chg %:
 First Price: Chg %:



1 LUDOVIC MARIE COURT, NAGAMBIE, VIC 3608

Appraisal Price

This market analysis has been prepared on 26/06/2026 and all information given has been based on a current market analysis for the property listed above. Based on this, we believe this property to be estimated in the following range:

\$595,000

Contact your agent for further information:



Agent Name: Holly Boyer
Mobile: +61 475890159
Office: Ray White Nagambie
Office Phone: (03) 5794 2777
Email: holly.boyer@raywhite.com