

Wonthaggi

• SUBURB MARKET REPORT •



Leo Edwards

m. 0472 523445

e. leo@atrealty.com.au

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.

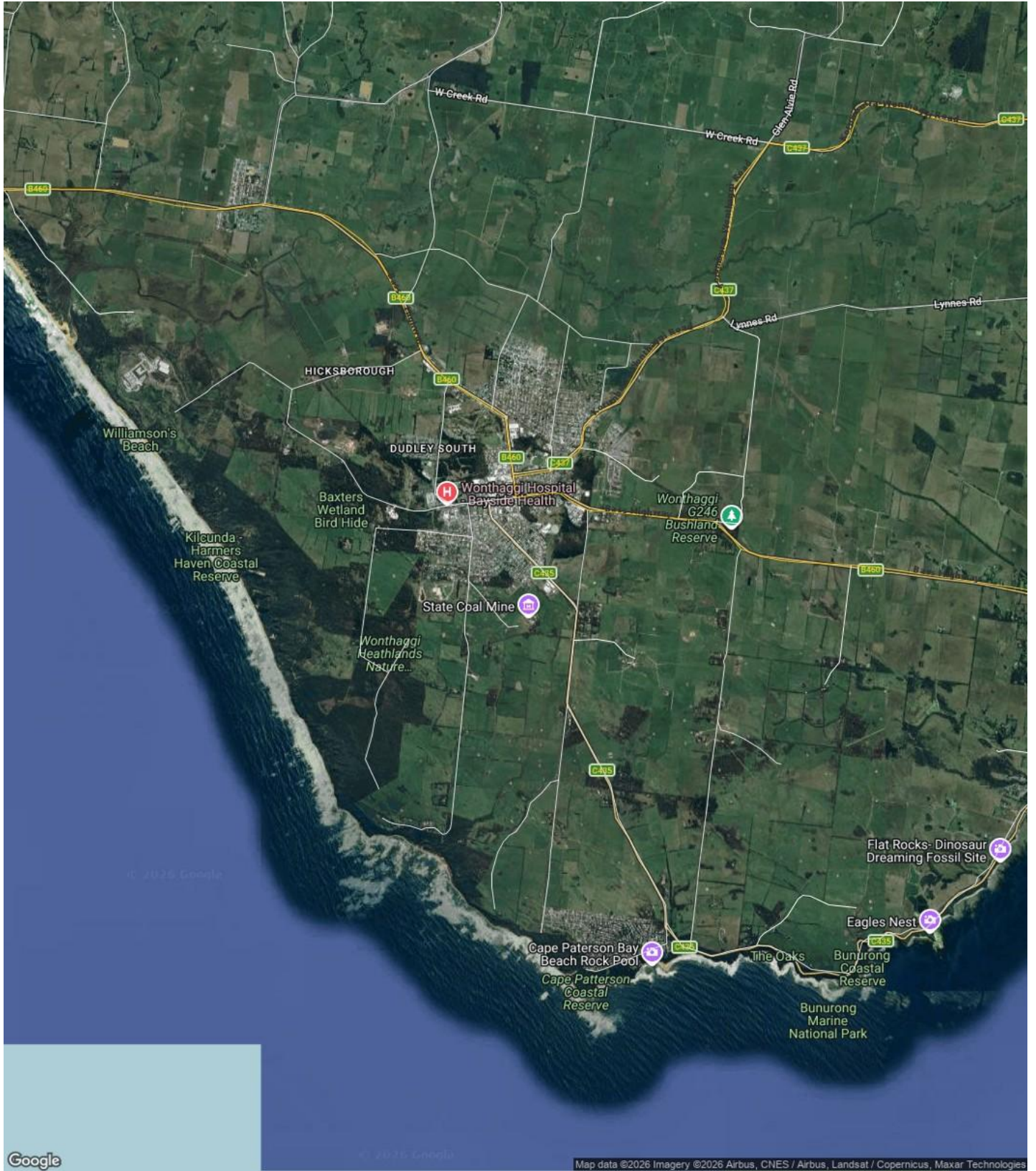
Leo is also the founder of www.3996studio.com a platform dedicated to helping other forward thinking real estate agents market their properties more effectively and achieve better results for their vendors in an increasingly digital age.



Leo Edwards
m. 0472 523445
e. leo@atrealty.com.au



WONTHAGGI - Suburb Map



This report has been compiled on 19/05/2026 by Leo Edwards. Property Data Solutions Pty Ltd 2026 - www.pricerfinder.com.au

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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	100	\$ 565,000	3.1 %	\$ 255,000	\$ 1,380,000
2026	24	\$ 570,000	0.9 %	\$ 45,000	\$ 1,244,550

Median Sale Price
\$542k

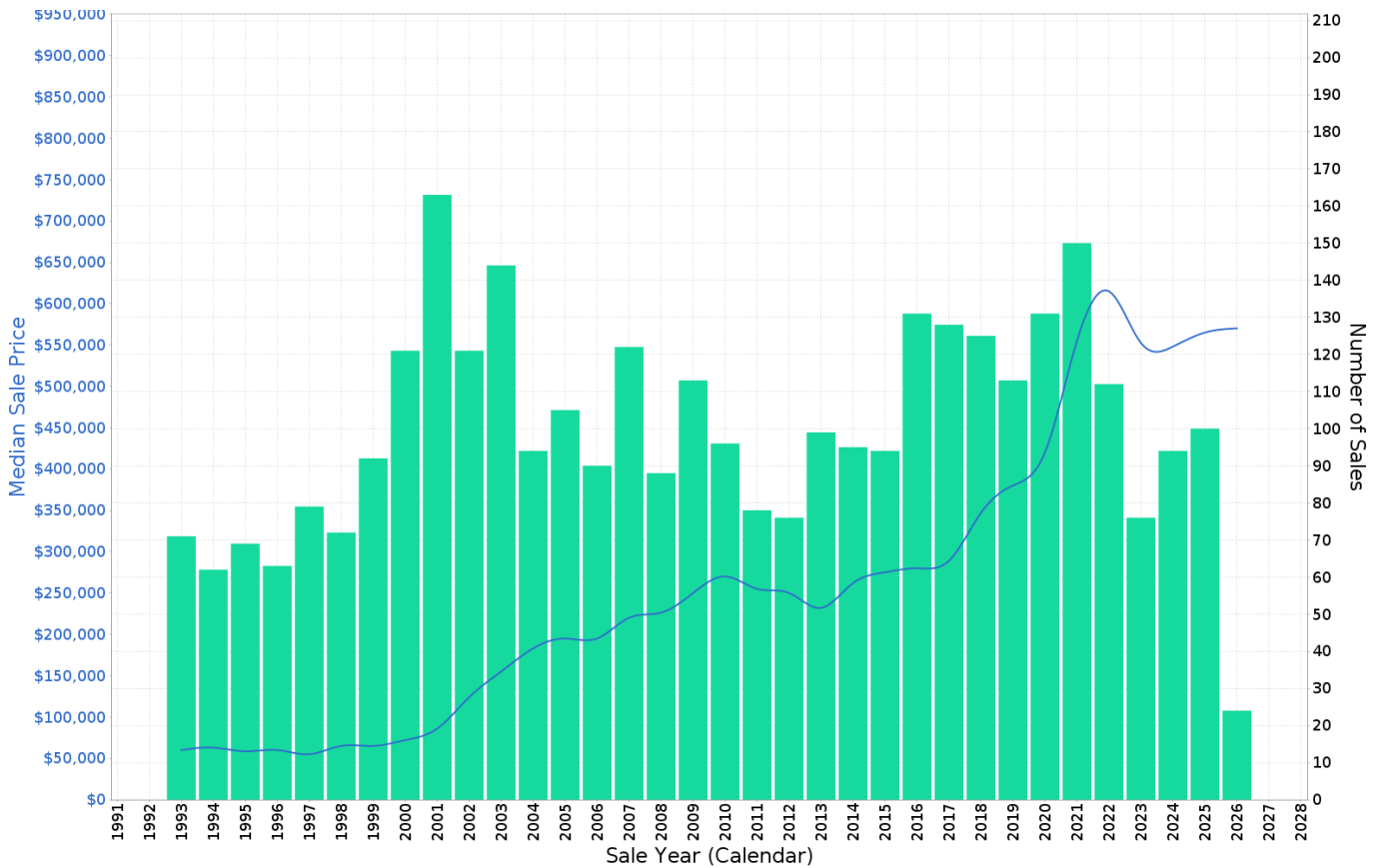
Based on 92 recorded House sales within the last 12 months (Apr '25 - Mar '26)

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

Suburb Growth
-3.6%

Current Median Price: \$542,500
Previous Median Price: \$562,500

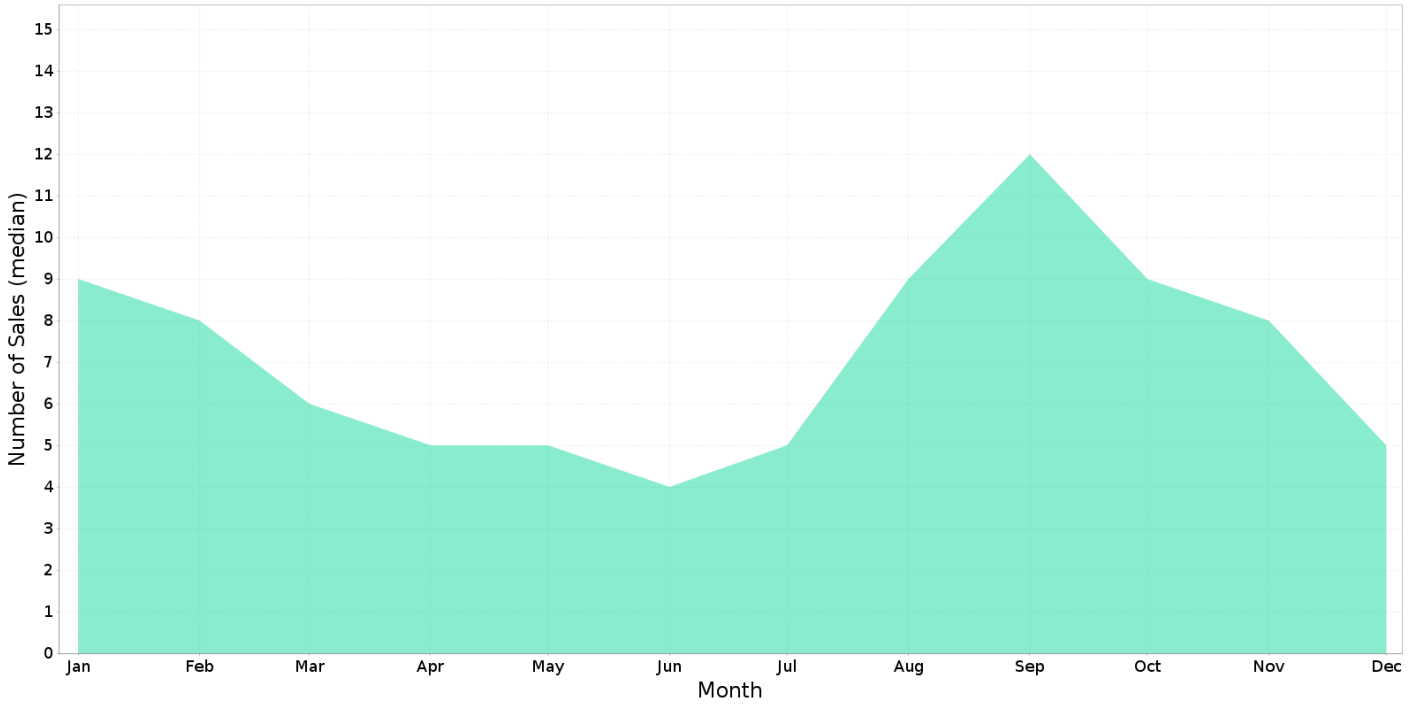
Based on 198 recorded House sales compared over the last two rolling 12 month periods



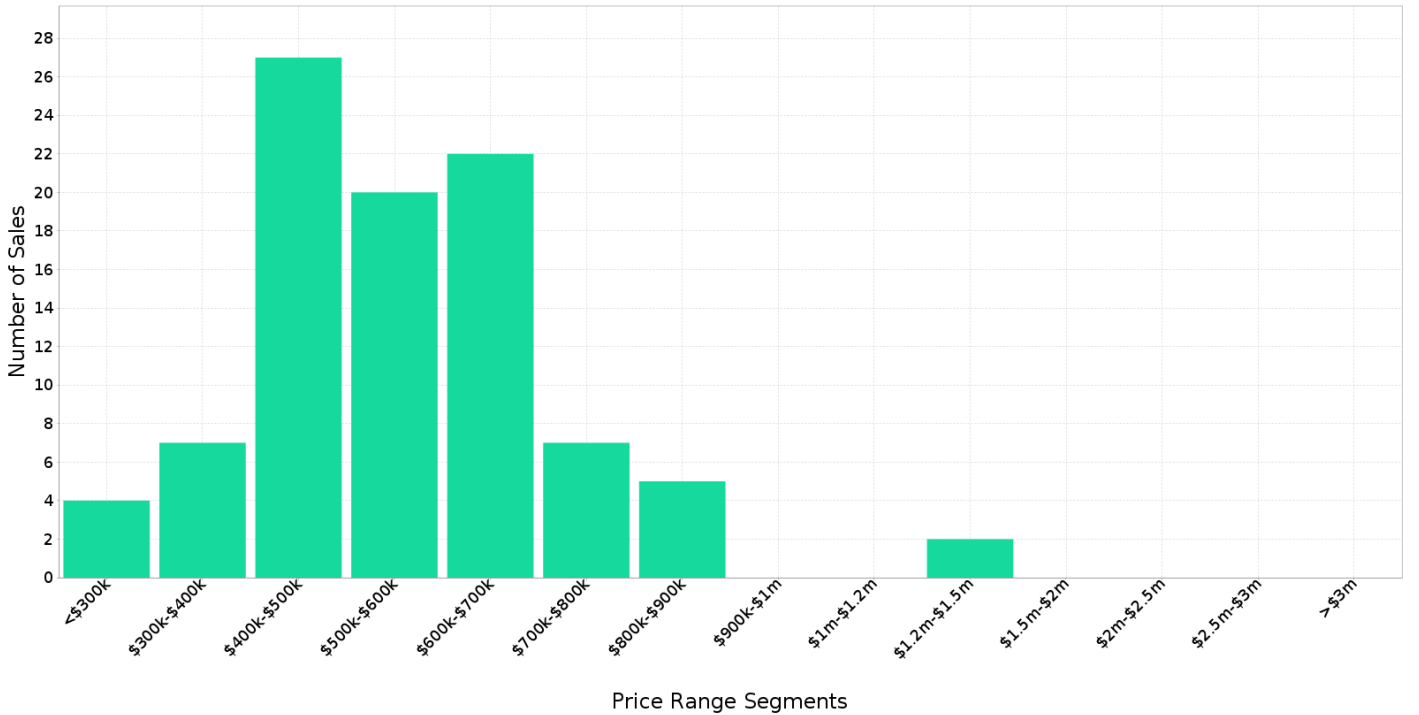
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WONTHAGGI - Peak Selling Periods (3 years)



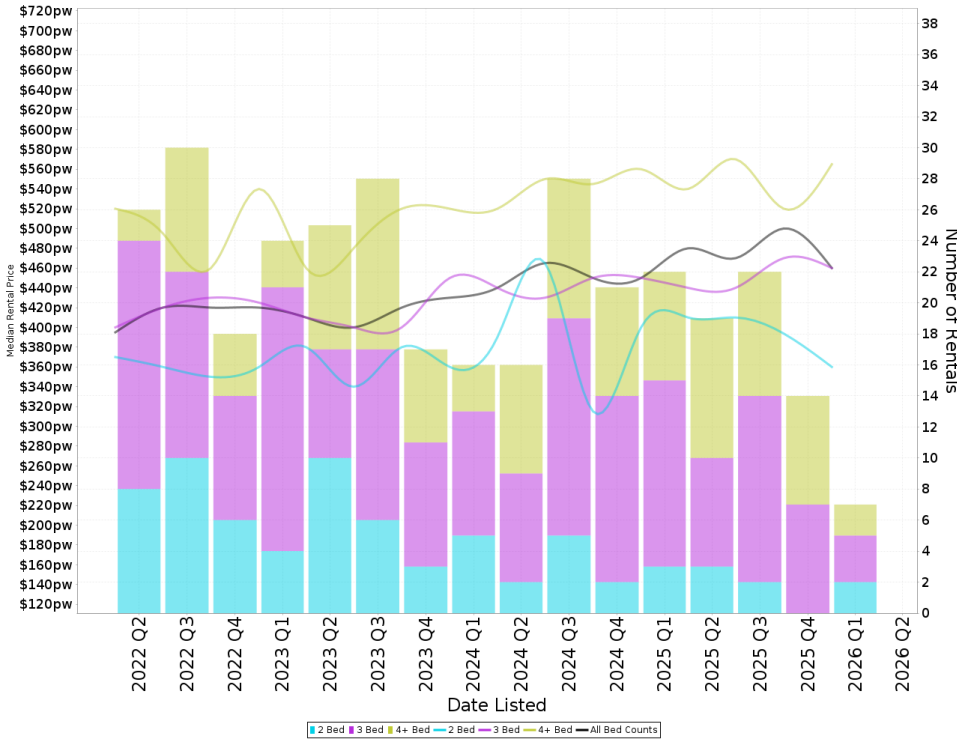
WONTHAGGI - Price Range Segments (12 months)



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Median Weekly Rents (Houses)



Suburb Sale Price Growth

-3.6%

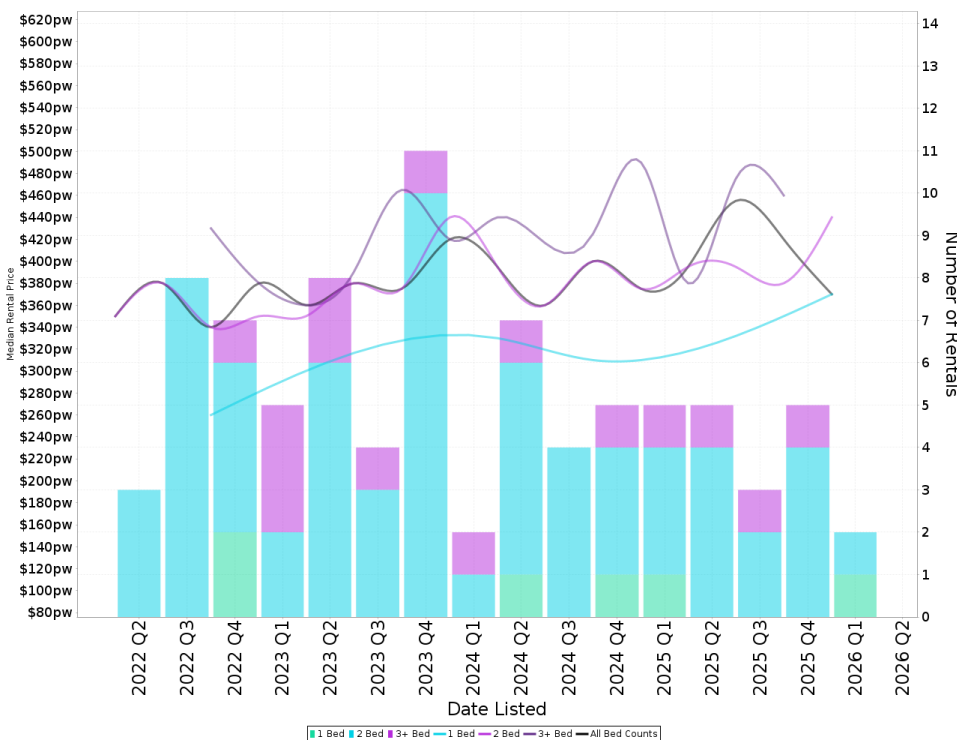
Current Median Price: \$542,500
Previous Median Price: \$562,500
Based on 198 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.6%

Current Median Price: \$542,500
Current Median Rent: \$480
Based on 62 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-0.4%

Current Median Price: \$418,500
Previous Median Price: \$420,000
Based on 84 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.2%

Current Median Price: \$418,500
Current Median Rent: \$420
Based on 15 registered Unit rentals compared over the last 12 months.

WONTHAGGI - Recently Sold Properties

Median Sale Price

\$542k

Based on 92 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

-3.6%

Current Median Price: \$542,500
Previous Median Price: \$562,500

Based on 198 recorded House sales compared over the last two rolling 12 month periods


Sold Properties

92

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


6 CIVIC WAY



\$675,000

88 Days
May 2026
684 m² 4 2 2

16 JENKIN AVE



\$740,000

83 Days
May 2026
624 m² 5 2 2


43 MCGIBBONYS RD



\$710,000

427 Days
May 2026
553 m² 4 2 2


36 MINERS DR



\$815,000

83 Days
May 2026
869 m² 5 2 2


18 GRAHAM ST



\$550,000

182 Days
May 2026
605 m² 3 2 2


5 TIDAL AVE



\$640,000

202 Days
May 2026
467 m² 4 2 2

3 MATTHEW ST



\$470,000

145 Days
Apr 2026
444 m² 2 1 2

143A REED CRES



\$872,500

538 Days
2026
2,254 m² 3 2 2

119/245 GRAHAM ST



\$220,000

408 Days
Apr 2026
2.93 ha 1 1 2

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94A BROOME CRES

\$585,000

Sold Apr 2026
41 Days

604 m² 3 2 4

20 DOMAIN DR

\$640,000

Sold Apr 2026

214 m² 4 2 2

51 GRAHAM ST

\$409,000

Sold Mar 2026
322 Days

800 m² 3 1 -

78 MCKENZIE ST

\$600,000

Sold Apr 2026
N/A

718 m² 3 2 2

53B BROOME CRES

\$479,000

Sold Mar 2026
25 Days

1,012 m² 3 1 1

15 BROWN ST

\$385,000

Sold Mar 2026
N/A

590 m² 3 1 -

34 STEWART ST

\$280,000

Sold Mar 2026
30 Days

531 m² 3 1 -

89 MCKENZIE ST

\$660,000

Sold Mar 2026
55 Days

982 m² 5 3 5

22 QUEEN ST

\$649,000

Sold Mar 2026
441 Days

303 m² 3 2 2

1/3 EASTON ST

\$320,000

Sold Mar 2026
62 Days

1,012 m² 2 1 1

9 BRUDENHALL TCE

\$550,000

Sold Mar 2026
N/A

620 m² 3 2 2

9 RUNNEL DR

\$725,000

Sold Mar 2026
104 Days

667 m² 4 2 3

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WONTHAGGI - Properties For Rent

Median Rental Price

\$480 /w

Based on 62 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

+4.6%

Current Median Price: \$542,500
Current Median Rent: \$480

Based on 92 recorded House sales and 62 House rentals compared over the last 12 months

Number of Rentals

62

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

9 BROOME CRESCENT



\$520 per week

858 m² 3 1 1

May 2026
1 Day

8 Timbertop Boulevard




\$600 per week

631 m² 4 2 1

May 2026
5 Days

53B BROOME CRESCENT



\$470 per week

1,012 m² 3 1 1

May 2026
12 Days

9 BRUDENHALL TERRACE




\$560 per week

620 m² 3 2 2

Apr 2026
35 Days

2 QUEEN STREET



\$450 per week

466 m² 3 1 1

Mar 2026
54 Days

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#@%!



Leo Edwards
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e. leo@atrealty.com.au



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



SCAN ME



★★★
INVERLOCH
3996

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