

more than money

nab

PROPERTY REPORT

4 Nemarluk Court Ludmilla NT 0820

Prepared on: 14 July 2025

Prepared by: Peter Dartnell
Phone: 0409294642
Email: peter@yourloanassist.com.au

CoreLogic

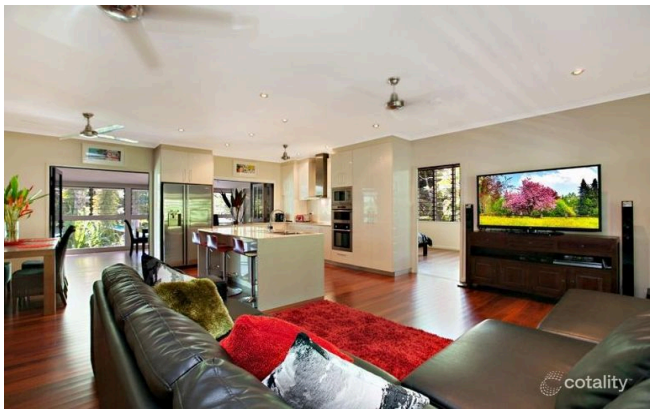
4 Nemarluk Court Ludmilla NT 0820

4 | 3 | 2 | 170m² | 1,131m²

Property Details

Lot/Plan	LOC 200 LOT 04507;OP 001466	**Property Type**	House
Year Built	1985	**Council Area**	Darwin
Zone	SD, Single Dwelling Residential	**Land Use Primary**	-









© Copyright 2025 | RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic) and its licensors are the sole and exclusive owners of all rights, title and interest (including intellectual property rights) subsisting in this publication including any data, analytics, statistics and other information. All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.

4 Nemarluk Court Ludmilla NT 0820

Estimated Value

Estimated Value:	Estimated Value Range:	Estimated Value Confidence:
$935,000	$821,000 - $1,045,000	 Low High

Estimated Value as at 07 July 2025. An automated valuation model estimate (Estimated Value) is a statistically derived estimate of the value of the subject property. An Estimated Value must not be relied upon as a professional valuation or an accurate representation of the market value of the subject property as determined by a valuer. For further information about the estimated value, please refer to the below and the end of this document.

How to read this estimate

The estimate has been broken into confidence level categories based on the criteria listed below

- High confidence is typically caused by a low degree of variability between the subject and comparable properties and/or high availability of comparable property data in the area.
- Medium confidence is typically caused by a medium degree of variability between the subject and comparable properties and/or medium availability of comparable property data in the area.
- Low confidence is typically caused by a high degree of variability between the subject and comparable properties and/or low availability of comparable property data in the area.

Doing your research

This estimate is a starting point only. To determine the property's value we recommend you supplement this estimate by doing other research to take into account a property's special features and current market conditions. You may want to consider:

- the current sale price
- last sale price / date
- recent sales in the area
- visiting the house (where possible)
- contacting an agent for a price guide on this property or similar ones in the area
- requesting a valuation from a licensed valuer

Property Activity Summary

Date	Activity	Value	Details
16 Oct 2019	For Rent	-	Campaign period: 16/10/2019 - 13/11/2019, Listed by: Ray White Nightcliff, Days on market: 29
28 Feb 2018	For Rent	This property has been LEASED	Campaign period: 28/02/2018 - 03/04/2018, Listed by: CHURCHILL CHRISTINE, Churchill Real Estate AUS - BAYVIEW, Days on market: 35
09 Aug 2017	For Rent	-	Campaign period: 09/08/2017 - 31/08/2017, Listed by: CHURCHILL CHRISTINE, Churchill Real Estate AUS - BAYVIEW, Days on market: 23
24 Jul 2013	Sold	$920,000	Sale Method: Private Treaty, Sale Advised by: Government

© Copyright 2025 | RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic) and its licensors are the sole and exclusive owners of all rights, title and interest (including intellectual property rights) subsisting in this publication including any data, analytics, statistics and other information. All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.

Property Activity Summary

Date	Activity	Value	Details
07 May 2013	For Sale	OFFERS OVER $899,000	Campaign period: 07/05/2013 - 18/05/2013, Listing Type: Private Treaty, Listed by: SCATURCHIO NICK, O'DONOGHUES FIRST NATIONAL - DARWIN, Days on market: 12
30 May 2007	Sold	$560,000	Sale Method: Normal Sale, Sale Advised by: Government
10 Feb 2007	For Sale	$585,000	Campaign period: 10/02/2007 - 31/03/2007, Listing Type: Private Treaty, Listed by: DUNLOP MAY, RAINE AND HORNE, Days on market: 50

© Copyright 2025 | RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic) and its licensors are the sole and exclusive owners of all rights, title and interest (including intellectual property rights) subsisting in this publication including any data, analytics, statistics and other information. All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.

Recently Sold Properties



11 Wonggu Court Ludmilla NT 0820

4	3	5	155m²	872m²

Sale Price	**$980,000**	Sale Method	Private Treaty
Sale Date	09/04/2025	Days on Market	6

0.3km from property



3 Nadpur Street Ludmilla NT 0820

4	3	2	228m²	845m²

Sale Price	**$950,000**	Sale Method	Private Treaty
Sale Date	22/05/2025	Days on Market	30

0.2km from property



3 Mawalan Court Ludmilla NT 0820

4	3	2	179m²	766m²

Sale Price	**$850,000**	Sale Method	Private Treaty
Sale Date	07/11/2024	Days on Market	40

0.4km from property



6 May Street Ludmilla NT 0820

5	3	4	254m²	1,060m²

Sale Price	**$1,055,000**	Sale Method	Sold At Auction
Sale Date	10/06/2025	Days on Market	24

1.6km from property

© Copyright 2025 | RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic) and its licensors are the sole and exclusive owners of all rights, title and interest (including intellectual property rights) subsisting in this publication including any data, analytics, statistics and other information. All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.

Properties For Sale



22 Mosec Street Ludmilla NT 0820

4 | 2 | 4 | 213m² | 851m²

First Ad Price Openn Negotiation

Latest Ad Price Under Contract

Listing Method - Days on Market -

0.7km from property



6/30 Brayshaw Crescent Millner NT 0810

3 | 1 | 1 | 132m² | 299m²

First Ad Price Price Guide $460,000

Latest Ad Price Under Contract

Listing Method - Days on Market -

2.4km from property



4 Halkitis Court Coconut Grove NT 0810

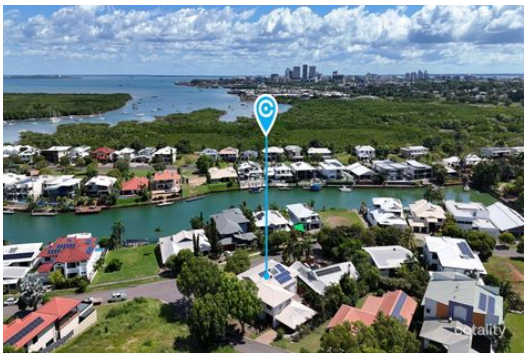
4 | 2 | 1 | 170m² | 411m²

First Ad Price -

Latest Ad Price UNDER CONTRACT

Listing Method - Days on Market -

2.5km from property



1 Kelat Court Bayview NT 0820

5 | 3 | 2 | 350m² | 832m²

First Ad Price Expressions Of Interest

Latest Ad Price Under Contract

Listing Method - Days on Market -

2.8km from property

© Copyright 2025 | RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic) and its licensors are the sole and exclusive owners of all rights, title and interest (including intellectual property rights) subsisting in this publication including any data, analytics, statistics and other information. All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.

Properties For Rent



4 Dolphin Court Parap NT 0820

4 | 2 | 3 | 164m² | 597m²

Rent Price **$1,000/Week** Days on Market -

Campaign Period 01 Jul 2025 - 13 Jul 2025

1.7km from property



3 Perth Street Bayview NT 0820

4 | 2 | 2 | 173m² | 631m²

Rent Price **$1,000/Week** Days on Market -

Campaign Period 30 Jun 2025 - 13 Jul 2025

2.5km from property



16 Craig Crescent Coconut Grove NT 0810

4 | 2 | 4 | 190m² | 1,316m²

Rent Price **$850/Week** Days on Market -

Campaign Period 07 Jul 2025 - 13 Jul 2025

2.6km from property

© Copyright 2025 | RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic) and its licensors are the sole and exclusive owners of all rights, title and interest (including intellectual property rights) subsisting in this publication including any data, analytics, statistics and other information. All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.

Local School Details

School Address	Distance	School Type	Gender	Sector	Enrolments
Ludmilla Primary School 41 Bagot Road Ludmilla NT 0820	1.4km	Primary	Mixed	Government	68
Parap Primary School 52 Parap Road Parap NT 0820	2km	Primary	Mixed	Government	463
Millner Primary School 45 Sabine Road Millner NT 0810	2.7km	Primary	Mixed	Government	164
St Paul's Catholic Primary School 10 Cummins Street Rapid Creek NT 0810	3.1km	Primary	Mixed	Non-Government	238
Stuart Park Primary School 8 Nudl Street Stuart Park NT 0820	3.1km	Primary	Mixed	Government	560

Property within school catchment

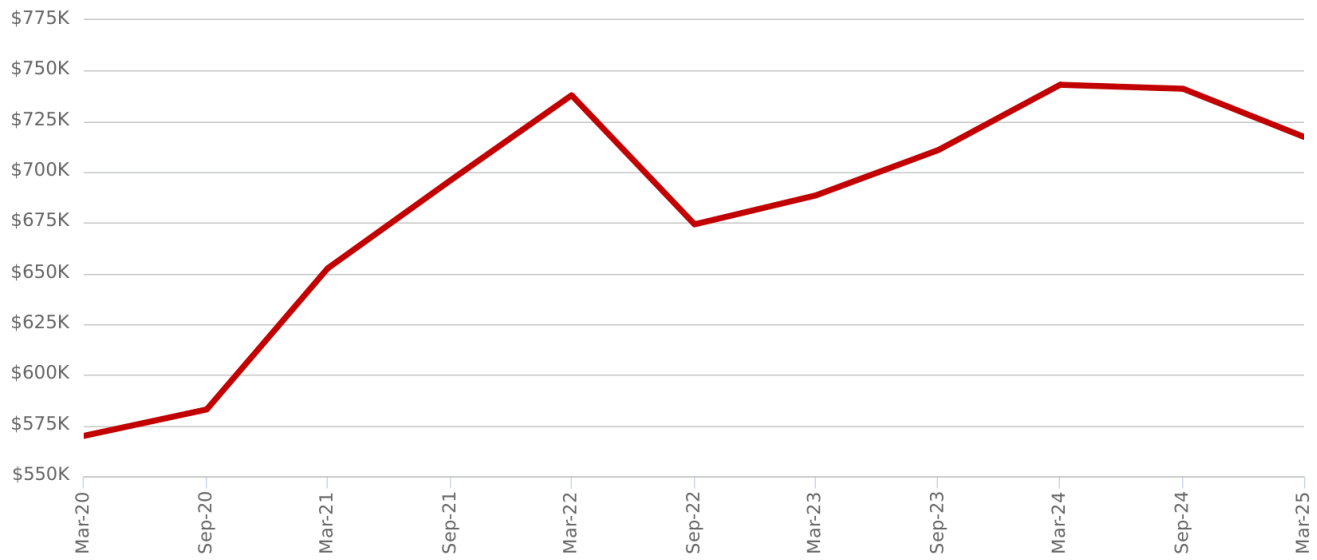
Property outside school catchment (government)/no catchment applies (non-government)

© Copyright 2025 | RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic) and its licensors are the sole and exclusive owners of all rights, title and interest (including intellectual property rights) subsisting in this publication including any data, analytics, statistics and other information. All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.

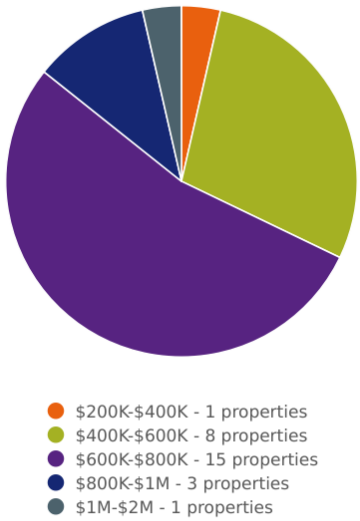
Ludmilla Insights - Houses

Year Ending	Properties Sold	Median Value	Change in Median Value (12 months)
Mar 2025	28	$717,364	▼ 3.45%
Mar 2024	24	$743,052	▲ 7.92%
Mar 2023	19	$688,472	▼ 6.69%
Mar 2022	31	$737,891	▲ 13.07%
Mar 2021	23	$652,557	▲ 14.49%
Mar 2020	13	$569,968	▼ 1.43%

Median Value (monthly)



Property Sales by Price (Past 12 months)



Median Days on Market

2025	2024
48	66

Median Vendor Discount

2025	2024
6.00	-

Statistics are calculated over a rolling 12 month period

© Copyright 2025 | RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic) and its licensors are the sole and exclusive owners of all rights, title and interest (including intellectual property rights) subsisting in this publication including any data, analytics, statistics and other information. All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.

Ludmilla Insights - Houses

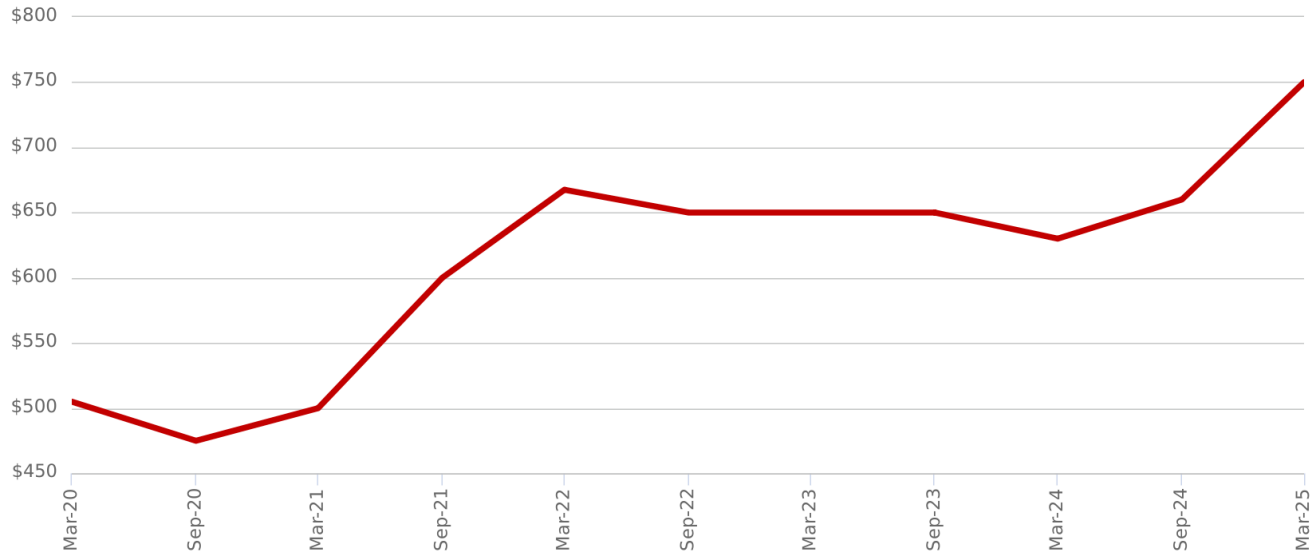
Median Weekly Asking Rent

2025	2024
$750	$630

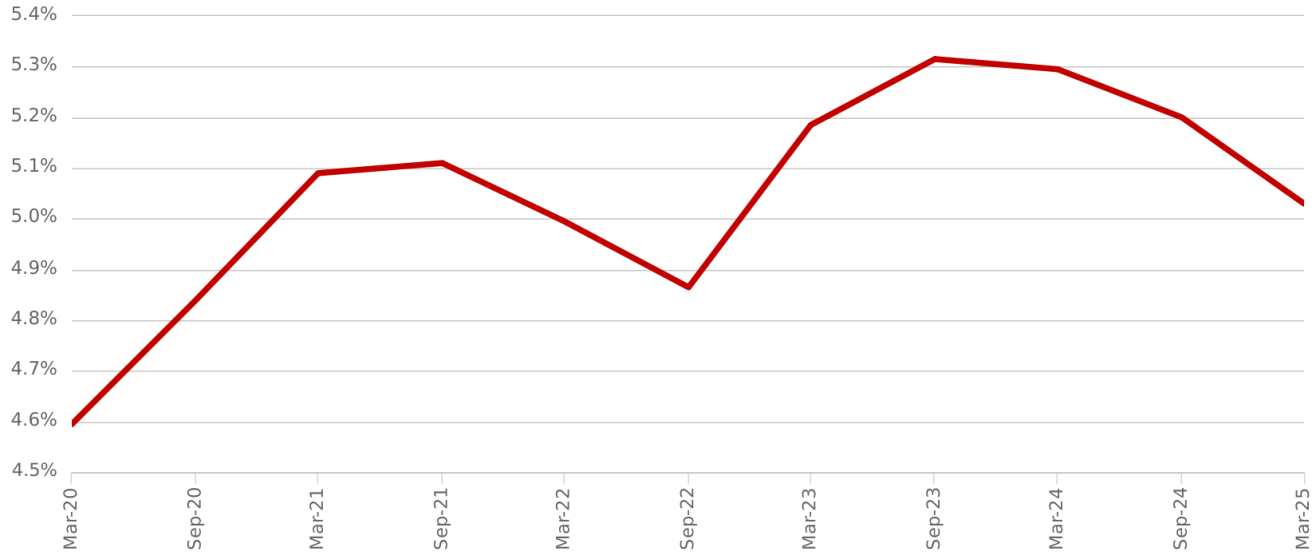
Indicative Gross Rental Yield

2025	2024
5.02%	5.29%

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



© Copyright 2025 | RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic) and its licensors are the sole and exclusive owners of all rights, title and interest (including intellectual property rights) subsisting in this publication including any data, analytics, statistics and other information. All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.

Legal Disclaimers

NAB Disclaimer

This report has been prepared by RPData Pty Ltd ABN 67087 759 171 trading as CoreLogic Asia Pacific ('**CoreLogic RPData**') and National Australia Bank Limited ABN 12 004 044 937 AFSL and Australian Credit Licence 230686 ('**NAB**'), using information provided by CoreLogic RPData. CoreLogic RP Data is not related to NAB. The information in this report is provided for general information purposes only and is a summary based on selective information which may not be complete for your particular purposes. To the extent that any information in this report constitutes financial advice, it doesn't take into account any person's particular financial situation or goals. NAB recommends that you seek advice specific to your circumstances from your financial adviser. Before acting on any advice or information in the report, you should consider whether it is appropriate for your circumstances and independently check the suitability of the report, including by obtaining advice from appropriate professionals or experts. NAB does not accept liability for any loss or damage whatsoever which may directly or indirectly result from any advice, opinion, information, representation or omissions, whether negligent or otherwise, contained in this report. Any application for a loan that is made to NAB is subject to NAB's terms, conditions, fees, charges and eligibility criteria (available on request), including NAB's standard valuation process. Any estimated value or estimated value range contained in this report will not be used by NAB in valuing the property.

Copyright

This publication reproduces materials and content owned or licenced by RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic) and may include data, statistics, estimates, indices, photographs, maps, tools, calculators (including their outputs), commentary, reports and other information (CoreLogic Data).

Standard Disclaimer

The CoreLogic Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

While CoreLogic uses commercially reasonable efforts to ensure the CoreLogic Data is current, CoreLogic does not warrant the accuracy, currency or completeness of the CoreLogic Data and to the full extent permitted by law excludes all loss or damage howsoever arising (including through negligence) in connection with the CoreLogic Data.

This publication contains data and statistics provided by the Australian Bureau of Statistics, available at http://www.abs.gov.au/ and reproduced under Creative Commons Attribution 2.5 http://creativecommons.org/licenses/by/2.5/au/legalcode.

Mapping Data

Any map that is produced is not intended or designed to replace the certificate of title or land survey information. If you need a certificate of title or land survey information for any purpose then you can order these separately from CoreLogic or the relevant government body.

Development Approval Data

Any data or information containing development approval information (**Development Approval Data**) has been obtained from a variety of third party sources. The Development Approval Data: (a) is only available for about 60% of total building consents in Australia due to limitations with the collection of this data; (b) relies on the accuracy of the description against the Development Approval Data provided to CoreLogic by third parties; (c) may differ from the actual construction cost (where it contains an estimated construction cost) and (d) any errors in entry of property details may lead to incorrect Development Approval Data being provided and the recipient should always check the appropriateness of the information contained in the development approval report against the actual property or surrounding properties (including physical attributes of such property).

Schools Data

Product Data licenced by CoreLogic under a Creative Commons Attribution licence. For details regarding licence, data source, copyright and disclaimers, see www.corelogic.com.au/aboutus/thirdpartyrestrictions.html All information relating to Schools provided by CoreLogic is as a courtesy only. CoreLogic does not make any representations regarding the accuracy or completeness of the data. You should contact the School directly to verify this information.

Estimated Value

An Estimated Value is generated (i) by a computer driven mathematical model in reliance on available data; (ii) without the physical inspection of the subject property; (iii) without taking into account any market conditions (including building, planning, or economic), and/or (iv) without identifying observable features or risks (including adverse environmental issues, state of repair, improvements, renovations, aesthetics, views or aspect) which may, together or separately, affect the value.

An Estimated Value is current only at the date of publication or supply. CoreLogic expressly excludes any warranties and representations that an Estimated Value is an accurate representation as to the market value of the subject property.

If you have any questions or concerns about the information in this report, please contact our customer care team.

Within Australia: **1300 734 318**
Email Us: **customercare@corelogic.com.au**

© Copyright 2025 | RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic) and its licensors are the sole and exclusive owners of all rights, title and interest (including intellectual property rights) subsisting in this publication including any data, analytics, statistics and other information. All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.