

Northern Territory Comparative Sales of Stations

As at May 2023

Property	Location	Sale Date	Area (ha)	Sale Price (WIWO)	Estimates and rough calculations			
					\$/ha	Sale Price (bare)	Car. Cap	Val / AE
Wollogorang	Gulf	May-15	705,700	\$ 47,000,000	\$ 49	\$ 34,250,000	40,000	\$ 856
Barkly Downs	Barkly	Jun-15	942,500	\$ 61,000,000	\$ 65	\$ 61,000,000	50,000	\$ 1,220
Fossil Downs	WA Kimberly	Jun-15	394,028	\$ 30,000,000	\$ 44	\$ 17,250,000	15,000	\$ 1,150
Douglas Station	Top End	Aug-15	154,844	\$ 8,500,000	\$ 55	\$ 8,500,000	8,500	\$ 1,000
Napier Downs	Alice Springs	Aug-15	400,000	\$ 30,000,000	\$ 35	\$ 14,000,000	18,000	\$ 778
Walhallow & Creswell	Barkly	Nov-15	999,700	\$ 100,000,000	\$ 66	\$ 65,500,000	50,000	\$ 1,310
Delny & Delmore	Alice Springs	Dec-15	121,000	\$ 4,000,000	\$ 25	\$ 3,000,000	2,000	\$ 1,500
Murray Dns & Epenarra	Alice Springs	Dec-15	825,000	\$ 22,000,000	\$ 13	\$ 10,500,000	10,000	\$ 1,050
McDonald	Alice Springs	Jan-16	207,000	\$ 8,600,000	\$ 22	\$ 4,600,000	5,000	\$ 920
Humbert River	Victoria River	Apr-16	108,000	\$ 17,500,000	\$ 69	\$ 7,500,000	12,000	\$ 625
Lonsome Dove	Roper	Apr-16	72,350	\$ 6,000,000	\$ 83	\$ 6,000,000	6,500	\$ 923
Old Mount Bundey	Top End	Apr-16	38,470	\$ 6,500,000	\$ 117	\$ 4,500,000	4,000	\$ 1,125
SAWA Group	WA Kimberly	Apr-16	1,037,428	\$ 92,000,000	\$ 39	\$ 40,000,000	35,275	\$ 1,134
Benmara	Barkly	May-16	451,200	\$ 12,000,000	\$ 26	\$ 11,750,000	10,000	\$ 1,175
Hodgson River	Roper	May-16	111,000	\$ 4,000,000	\$ 36	\$ 4,000,000	6,000	\$ 667
Inverway & Riv.	Victoria River	Jul-16	555,400	\$ 67,000,000	\$ 65	\$ 36,300,000	37,000	\$ 981
Florina	Katherine	Aug-16	57,498	\$ 6,802,394	\$ 118	\$ 6,802,394	7,000	\$ 972
Manners Creek	Alice Springs	Aug-16	672,167	\$ 15,000,000	\$ 22	\$ 15,000,000	15,000	\$ 1,000
Rocklands	Barkly	Aug-16	677,964	\$ 70,000,000	\$ 53	\$ 36,000,000	40,000	\$ 900
Vermelha	Sturt Plateau	Sep-16	203,900	\$ 18,000,000	\$ 54	\$ 11,000,000	10,000	\$ 1,100
Aroona	Victoria River	Dec-16	147,510	\$ 25,300,000	\$ 97	\$ 14,308,470	14,000	\$ 1,022
Ban Ban Springs	Top End	Dec-16	192,084	\$ 11,500,000	\$ 60	\$ 11,500,000	10,000	\$ 1,150
Bullo River	Victoria River	Dec-16	167,700	\$ 16,500,000	\$ 49	\$ 8,300,000	7,000	\$ 1,186
Numery & Ambalindum	Alice Springs	Feb-17	534,794	\$ 25,750,000	\$ 20	\$ 10,750,000	15,000	\$ 717
Coniston	Alice Springs	Jul-17	217,700	\$ 13,000,000	\$ 32	\$ 7,000,000	5,000	\$ 1,400

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Willeroo	Victoria River	Aug-17	171,000	\$ 33,050,000	\$ 95	\$ 16,245,000	16,100	\$ 1,009
Conways	Roper	Sep-17	139,200	\$ 9,000,000	\$ 40	\$ 5,568,000	4,500	\$ 1,237
Broadmere	Gulf	Oct-17	259,000	\$ 7,000,000	\$ 27	\$ 7,000,000	4,500	\$ 1,556
Ucharonidge	Barkly	May-18	245,550	\$ 30,000,000	\$ 122	\$ 30,000,000	20,000	\$ 1,500
Flying Fox	Roper	Oct-18	89,500	\$ 12,000,000	\$ 99	\$ 8,900,000	6,000	\$ 1,483
Argyle, Newry, Avergne	Victoria River	Dec-18	730,900	\$ 130,000,000	\$ 117	\$ 85,800,000	62,000	\$ 1,384
Kalala	Sturt Plateau	Mar-19	376,000	\$ 58,000,000	\$ 82	\$ 31,000,000	30,000	\$ 1,033
Manbulloo	Katherine	Jun-19	379,100	\$ 23,400,000	\$ 62	\$ 23,400,000	20,000	\$ 1,170
Scott Creek	Katherine	Aug-19	107,000	\$ 12,000,000	\$ 112	\$ 12,000,000	10,000	\$ 1,200
Sturt Downs	Sturt Plateau	Nov-19	67,800	\$ 7,500,000	\$ 101	\$ 6,850,000	5,000	\$ 1,370
Tanambirrini & Forrest Hill	Gulf	Jan-20	553,900	\$ 70,000,000	\$ 78	\$ 43,000,000	30,000	\$ 1,433
Derwent, Glen Helen & Narwietooma	Alice Springs	Apr-20	565,800	\$ 38,500,000	\$ 42	\$ 23,500,000	15,000	\$ 1,567
Wollogorang	Gulf	Apr-20	705,700	\$ 53,000,000	\$ 44	\$ 31,400,000	35,000	\$ 897
Lakefield	Sturt Plateau	Jun-20	76,000	\$ 12,000,000	\$ 99	\$ 7,500,000	7,000	\$ 1,071
Muranji	Sturt Plateau	Jul-20	438,000	\$ 24,000,000	\$ 27	\$ 12,000,000	12,000	\$ 1,000
Aileron	Alice Springs	?	408,000	\$ 10,000,000	\$ 7	\$ 3,000,000	8,500	\$ 353
Claravale	Katherine	Sep-20	67,692	\$ 8,000,000	\$ 118	\$ 8,000,000	4,000	\$ 2,000
Larrizona	Sturt Plateau	Nov-20	70,200	\$ 17,500,000	\$ 130	\$ 9,100,000	6,500	\$ 1,400
Wave Hill & Cattle Ck	Victoria River	Dec-20	1,257,800	\$ 104,000,000	\$ 46	\$ 57,800,000	50,000	\$ 1,156
Kiana	Gulf	Dec-20	331,800	\$ 12,000,000	\$ 36	\$ 12,000,000	12,000	\$ 1,000
Carbeen Park	Katherine	Dec-20	7,300	\$ 9,000,000	\$ 1,233	\$ 9,000,000	3,000	\$ 3,000
Dixie	Sturt Plateau	Jan-21	46,200	\$ 6,500,000	\$ 141	\$ 6,500,000	2,300	\$ 2,826
Stapleton	Katherine	Jan-21	59,810	\$ 7,300,000	\$ 122	\$ 7,300,000	6,000	\$ 1,217
Maryfield & Limbunya	Sturt Plat & Vic Riv	Sep-22	722,200	\$ 175,000,000	\$ 138	\$ 100,000,000	50,000	\$ 2,000
Banjo	Sturt Plateau	May-22	57,800	\$ 8,500,000	\$ 147	\$ 8,500,000	4,000	\$ 2,125

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Ban Ban Springs	Douglas Daly	Nov-22	187,300	\$ 28,900,000	\$ 154	\$ 28,900,000	15,000	\$ 1,927
Mount Doreen	Alice Springs	Aug-22	733,700	\$ 70,000,000	\$ 59	\$ 43,000,000	18,000	\$ 2,389
Neutral Junction	Alice Springs	Aug-22	460,900	\$ 30,000,000	\$ 64	\$ 29,500,000	7,000	\$ 4,214
Aroona	Victoria River	May-22	147,500	\$ 45,200,000	\$ 154	\$ 22,700,000	15,000	\$ 1,513
Willeroo	Victoria River	Jun-22	171,000	\$ 40,000,000	\$ 154	\$ 26,250,000	17,500	\$ 1,500
Riveren & Inverway	Victoria River	Apr-22	550,000	\$ 110,000,000	\$ 91	\$ 50,000,000	40,000	\$ 1,250
Douglas South	Douglas Daly	May-22	55,570	\$ 12,000,000	\$ 216	\$ 12,000,000	5,000	\$ 2,400
Brunchilly	Barkly	Apr-23	457,200	\$ 107,000,000	\$ 164	\$ 75,000,000	24,000	\$ 3,125
Benmarra	Barkly	May-23	451,200	\$ 12,000,000	\$ 89	\$ 40,000,000	20,000	\$ 2,000

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