

A vintage-style yellow bicycle is parked on a paved surface in front of a white picket fence. The bicycle has a brown leather saddle, a rear rack, and a front basket filled with pink flowers. The background shows a blurred residential setting with trees and a building.

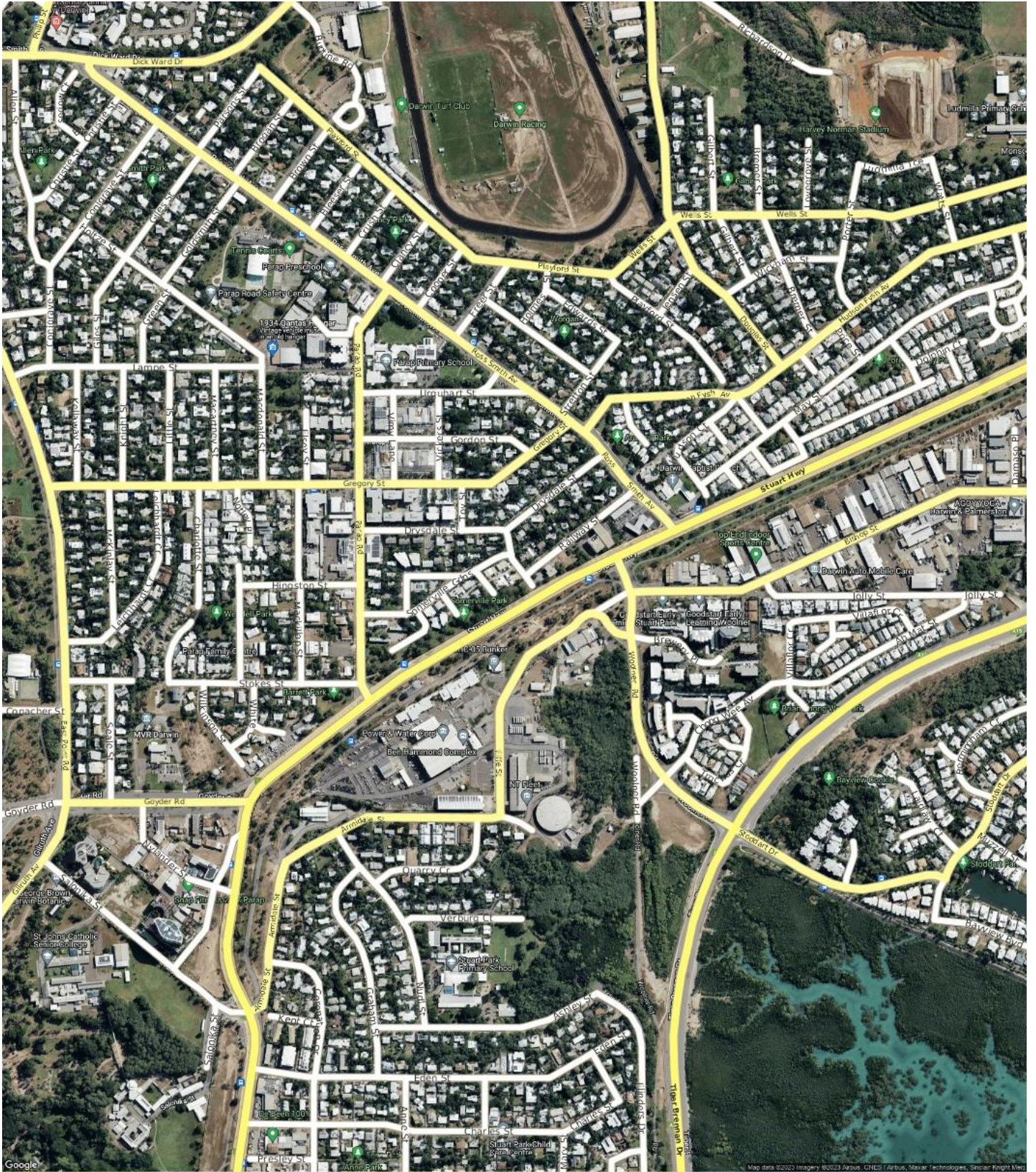
RayWhite.

Suburb
flyover
report

PARAP (HOUSE)

PREPARED BY: DEMI WILLIAMS, RAY WHITE NIGHTCLIFF, PH: 0448951305

PARAP - Suburb Map



PARAP - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	41	\$ 480,000	0.0 %	\$ 160,000	\$ 875,000
2006	23	\$ 530,000	10.4 %	\$ 50,000	\$ 685,000
2007	40	\$ 595,000	12.3 %	\$ 210,000	\$ 915,000
2008	19	\$ 620,000	4.2 %	\$ 246,000	\$ 820,000
2009	21	\$ 662,500	6.9 %	\$ 164,000	\$ 940,000
2010	20	\$ 746,374	12.7 %	\$ 15,850	\$ 987,000
2011	17	\$ 850,000	13.9 %	\$ 320,000	\$ 990,000
2012	16	\$ 766,000	-9.9 %	\$ 375,000	\$ 1,040,000
2013	25	\$ 862,000	12.5 %	\$ 253,333	\$ 1,560,000
2014	22	\$ 845,000	-2.0 %	\$ 700,000	\$ 1,850,000
2015	15	\$ 820,000	-3.0 %	\$ 144,000	\$ 1,175,000
2016	16	\$ 780,000	-4.9 %	\$ 569,000	\$ 1,650,000
2017	13	\$ 700,000	-10.3 %	\$ 610,000	\$ 925,000
2018	17	\$ 725,000	3.6 %	\$ 210,000	\$ 900,000
2019	11	\$ 740,000	2.1 %	\$ 625,000	\$ 846,000
2020	4	\$ 660,000	-10.8 %	\$ 500,000	\$ 880,000
2021	0				
2022	20	\$ 852,500	0.0 %	\$ 400,000	\$ 1,720,000
2023	18	\$ 889,000	4.3 %	\$ 662,500	\$ 1,600,000

Median Sale Price

\$827k

Based on 19 recorded House sales within the last 12 months (Oct '22 - Sep '23)

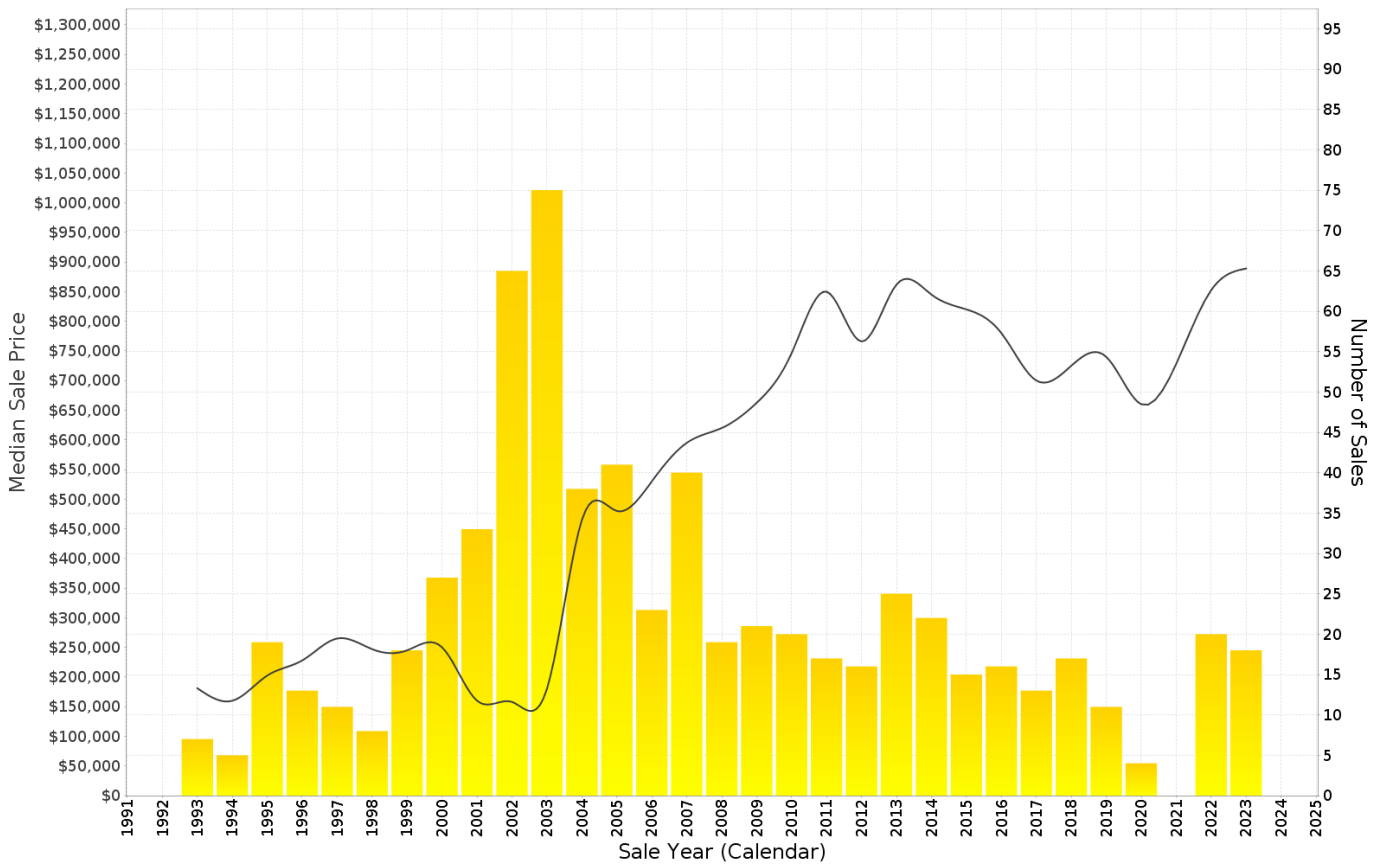
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

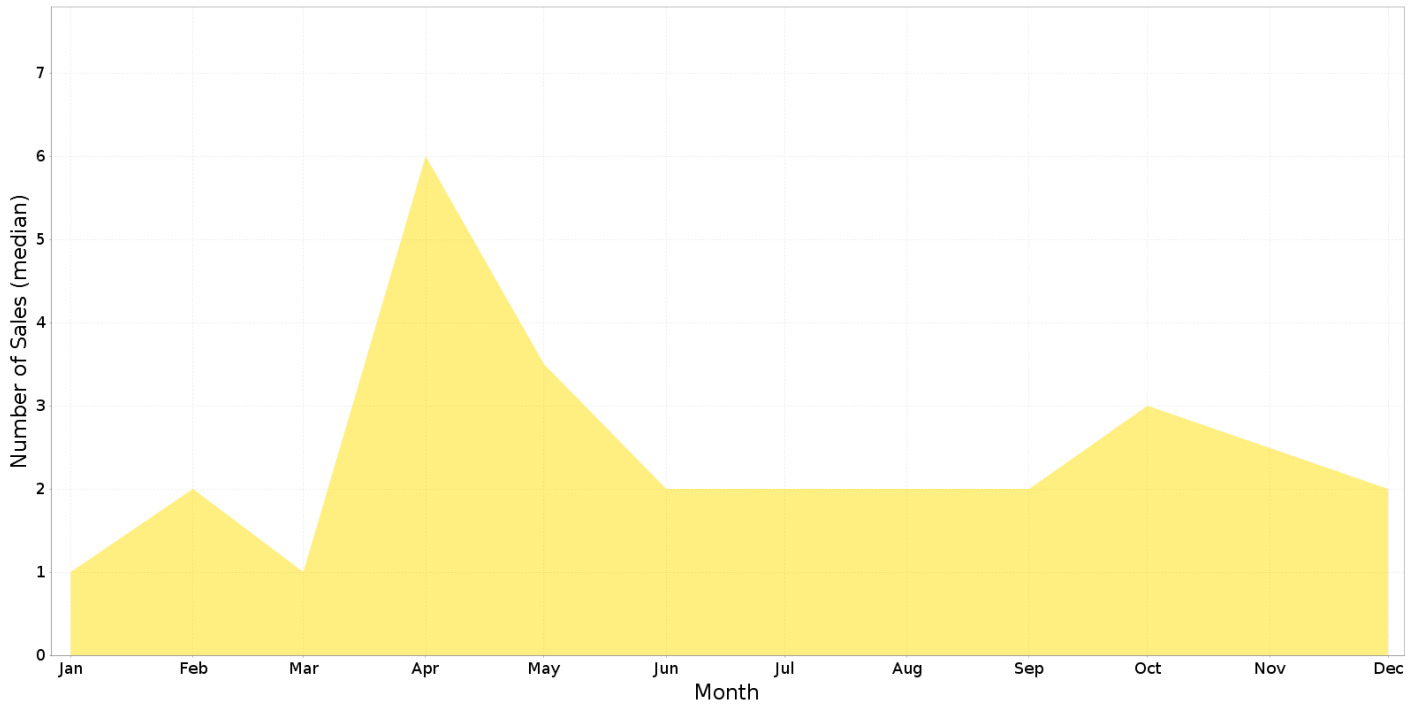
-2.7%

Current Median Price: \$826,684
Previous Median Price: \$850,000

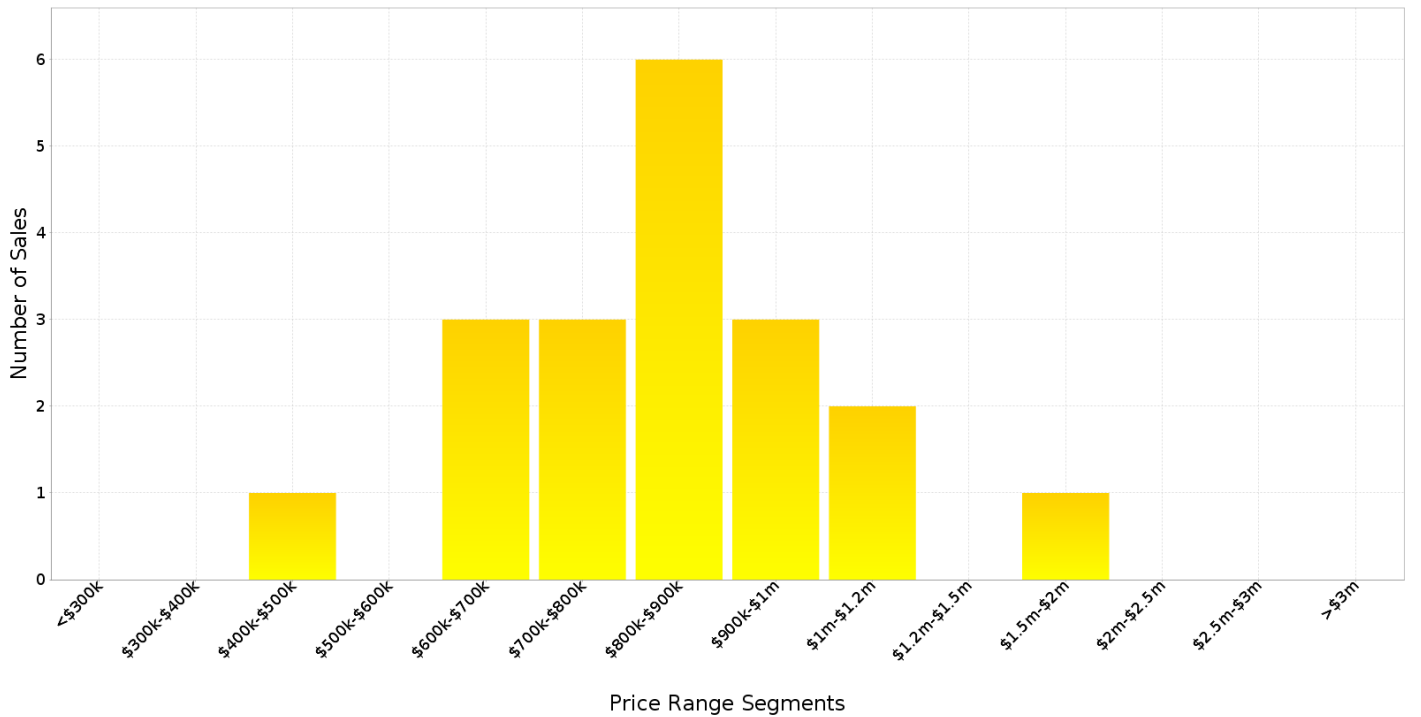
Based on 34 recorded House sales compared over the last two rolling 12 month periods



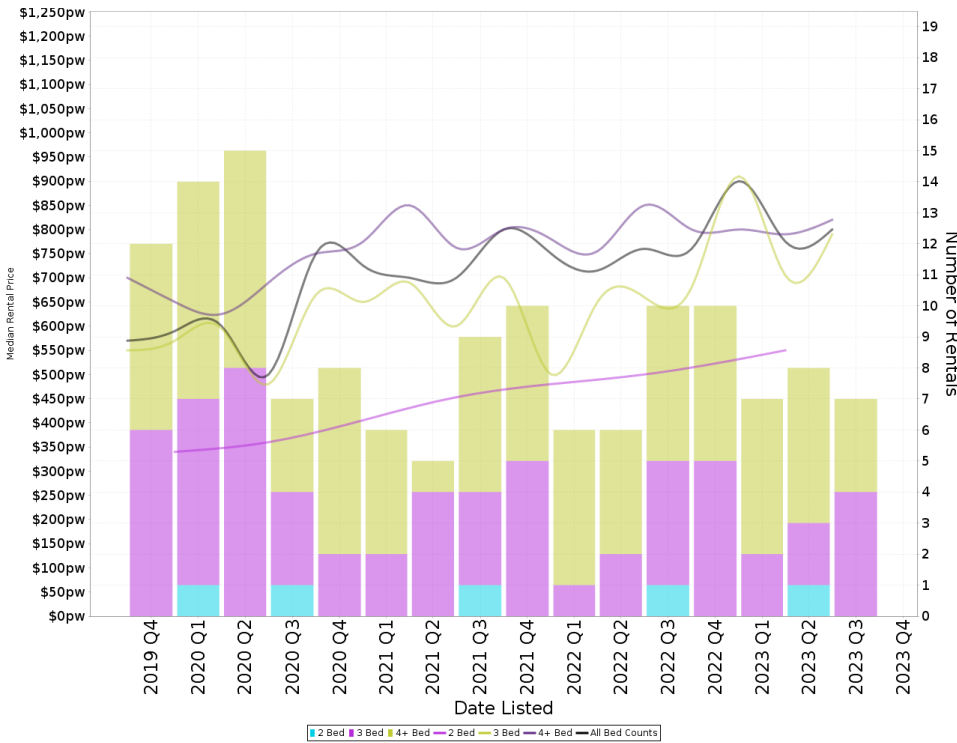
PARAP - Peak Selling Periods (3 years)



PARAP - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-2.7%

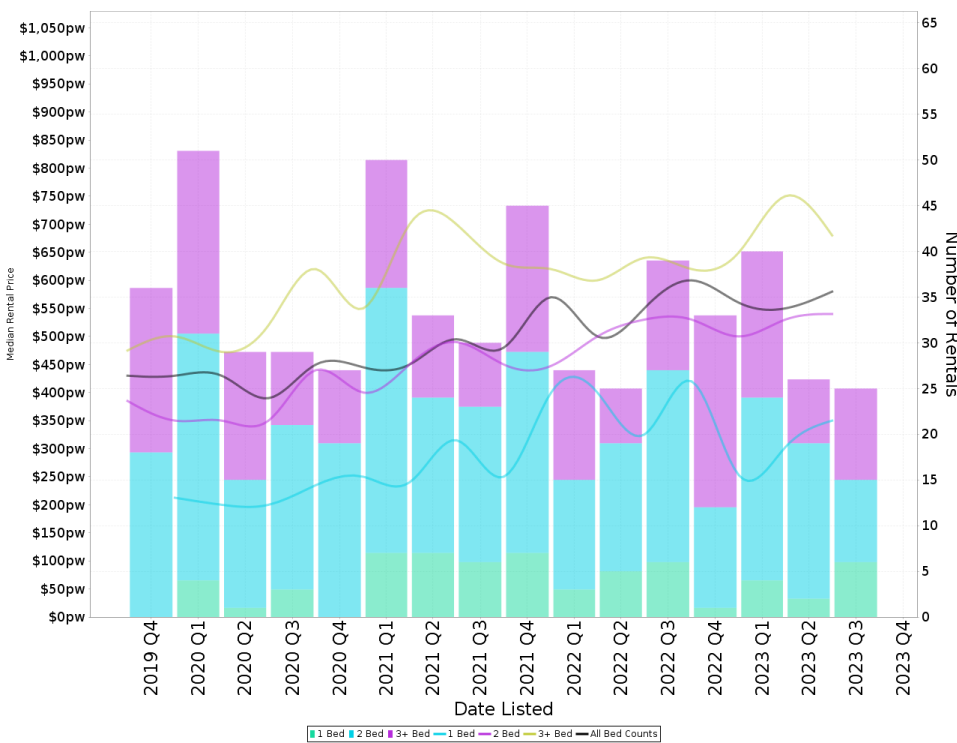
Current Median Price: \$826,684
 Previous Median Price: \$850,000
 Based on 34 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.0%

Current Median Price: \$826,684
 Current Median Rent: \$800
 Based on 32 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-11.4%

Current Median Price: \$350,000
 Previous Median Price: \$395,000
 Based on 87 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+8.5%

Current Median Price: \$350,000
 Current Median Rent: \$570
 Based on 124 registered Unit rentals compared over the last 12 months.

PARAP - Recently Sold Properties

Median Sale Price

\$827k

Based on 19 recorded House sales within the last 12 months (Oct '22 - Sep '23)

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

Suburb Growth

-2.7%

Current Median Price: \$826,684
Previous Median Price: \$850,000

Based on 34 recorded House sales compared over the last two rolling 12 month periods


Sold Properties

19

Based on recorded House sales within the 12 months (Oct '22 - Sep '23)

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

4 EDWARDS ST



\$990,000

Nov 2023
102 Days

1,110 m² 4 3 2

54 GREGORY ST




\$930,000

Oct 2023
77 Days

1,100 m² 5 3 2

9 STOKES ST




\$1,000,000

Oct 2023
111 Days

1,100 m² 5 2 3

86 MAY ST




\$935,000

Oct 2023
70 Days

522 m² 4 2 2

2 BROADBENT ST



\$730,000

Oct 2023
63 Days

512 m² 3 2 2

3 MACKILLOP ST



\$662,500

Sep 2023
85 Days

927 m² 4 1 1

2 DOLPHIN CRT




\$690,000

Aug 2023
66 Days

495 m² 3 2 2

4 JENSEN ST




\$1,050,000

Oct 2023
38 Days

800 m² 4 2 4

74 MAY ST



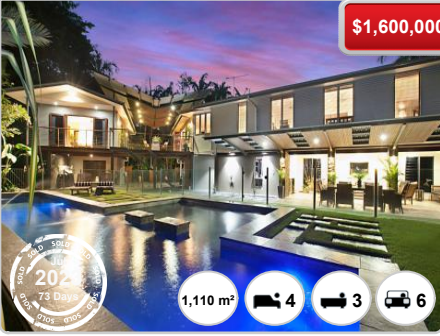
\$790,000

Jul 2023
76 Days

502 m² 3 2 2

11 WORGAN ST

\$1,600,000



45 GREGORY ST

\$728,000



PARAP - Properties For Rent

Median Rental Price

\$800 /w

Based on 32 recorded House rentals within the last 12 months (Oct '22 - Sep '23)

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

Rental Yield

+5.0%

Current Median Price: \$826,684
Current Median Rent: \$800

Based on 19 recorded House sales and 32 House rentals compared over the last 12 months

Number of Rentals

32

Based on recorded House rentals within the last 12 months (Oct '22 - Sep '23)

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

32 BROADBENT STREET

\$900.00 per

Nov 2023 2 Days

611 m² 3 2 2

76 MAY STREET

\$930 per week

Nov 2023 6 Days

612 m² 4 2 2

20 DRYSDALE STREET

\$830 per week

Nov 2023 16 Days

711 m² 3 2 1

51 GREGORY STREET

\$1,200

Nov 2023 19 Days

879 m² 5 3 4

3 BROADBENT STREET

\$900

Nov 2023 27 Days

563 m² 3 2 2

422/12 SALONIKA STREET

\$610

Oct 2023 41 Days

2 2 1

51 MAY STREET

\$870 per week

Oct 2023 36 Days

581 m² 4 2 2

13/16-18 MACKILLOP STREET

\$450 per week

Oct 2023 40 Days

5,565 m² 1 1 1

333/12 SALONIKA STREET

\$650

Oct 2023 40 Days

2 2 1