

A bright 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 house and trees.

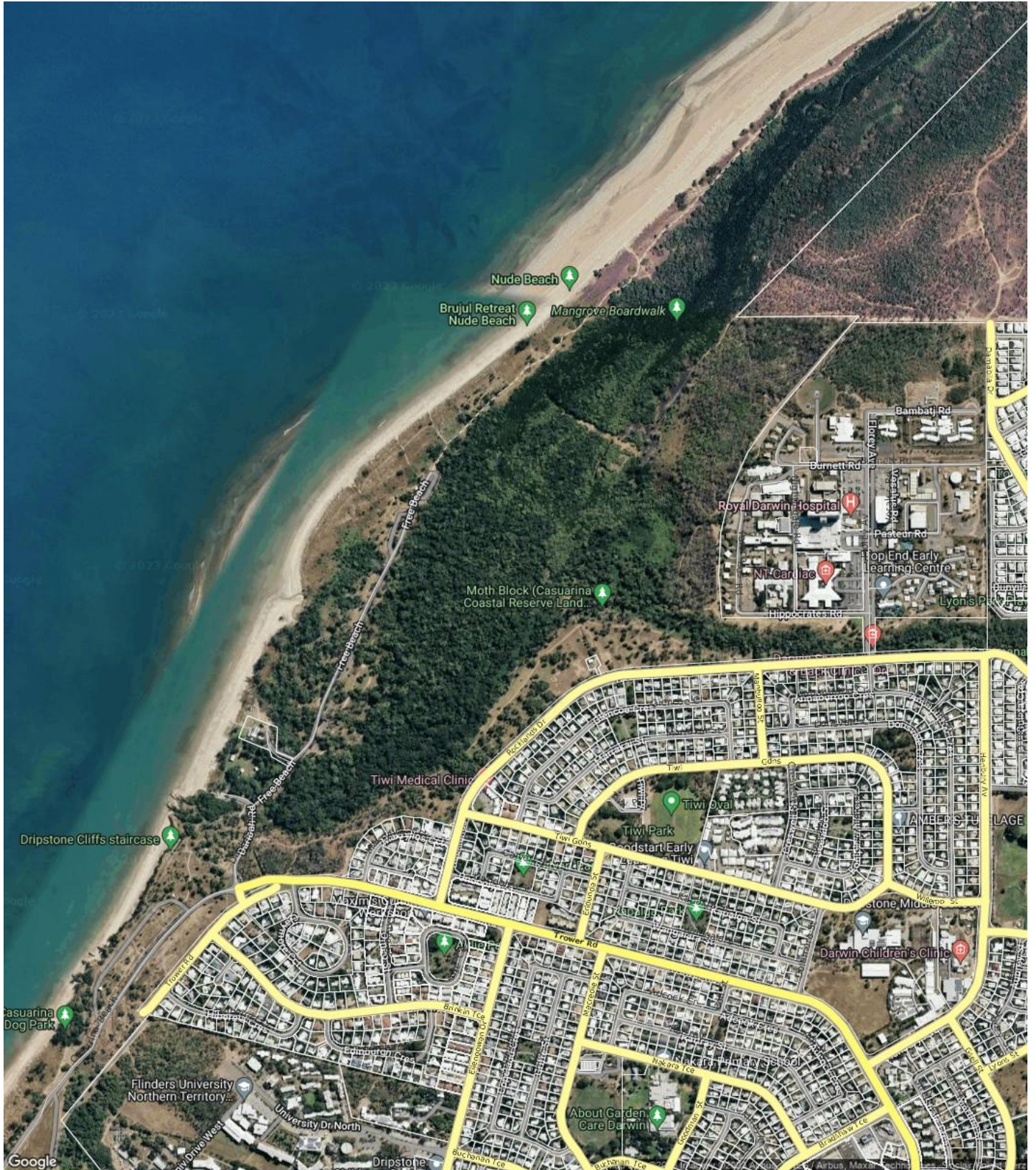
RayWhite.

Suburb
flyover
report

TIWI (HOUSE)

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

TIWI - Suburb Map



TIWI - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	47	\$ 270,000	0.0 %	\$ 37,500	\$ 795,000
2006	44	\$ 350,000	29.6 %	\$ 150,000	\$ 1,000,000
2007	46	\$ 371,250	6.1 %	\$ 63,210	\$ 1,385,000
2008	45	\$ 410,000	10.4 %	\$ 111,667	\$ 970,000
2009	33	\$ 450,000	9.8 %	\$ 101,250	\$ 600,000
2010	24	\$ 498,012	10.7 %	\$ 50,000	\$ 700,000
2011	36	\$ 499,000	0.2 %	\$ 196,000	\$ 640,000
2012	31	\$ 520,000	4.2 %	\$ 116,000	\$ 715,000
2013	33	\$ 550,000	5.8 %	\$ 4,900	\$ 750,000
2014	25	\$ 570,000	3.6 %	\$ 280,000	\$ 1,100,000
2015	22	\$ 565,000	-0.9 %	\$ 5,800	\$ 1,160,000
2016	19	\$ 500,000	-11.5 %	\$ 105,600	\$ 950,000
2017	22	\$ 487,500	-2.5 %	\$ 330,000	\$ 1,100,000
2018	28	\$ 492,500	1.0 %	\$ 340,000	\$ 970,000
2019	23	\$ 425,000	-13.7 %	\$ 230,000	\$ 770,000
2020	9	\$ 450,000	5.9 %	\$ 297,500	\$ 640,000
2021	0				
2022	27	\$ 570,000	0.0 %	\$ 320,000	\$ 770,000
2023	25	\$ 500,000	-12.3 %	\$ 4,800	\$ 690,000

Median Sale Price

\$560k

Based on 25 recorded House sales within the last 12 months (Oct '22 - Sep '23)

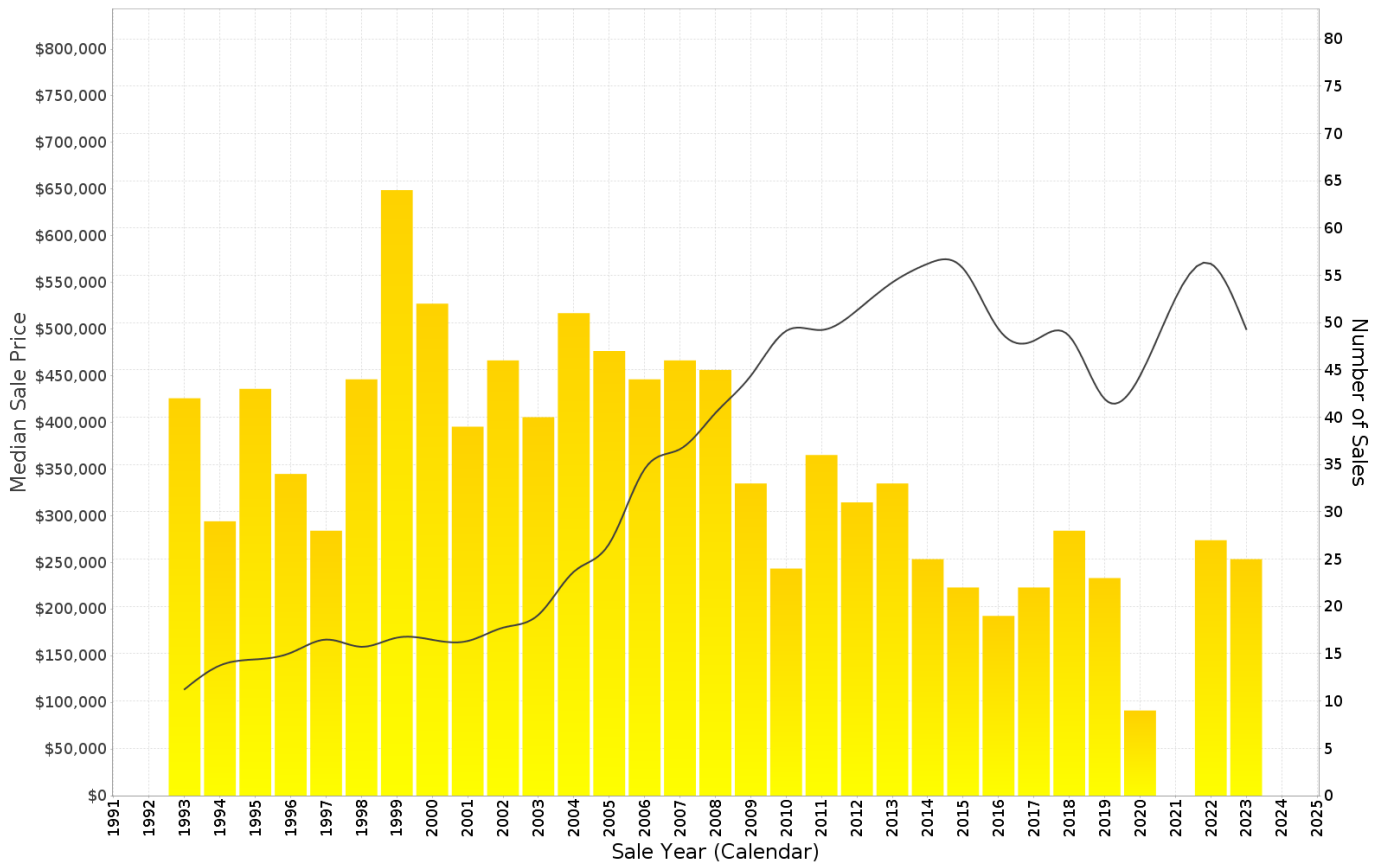
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

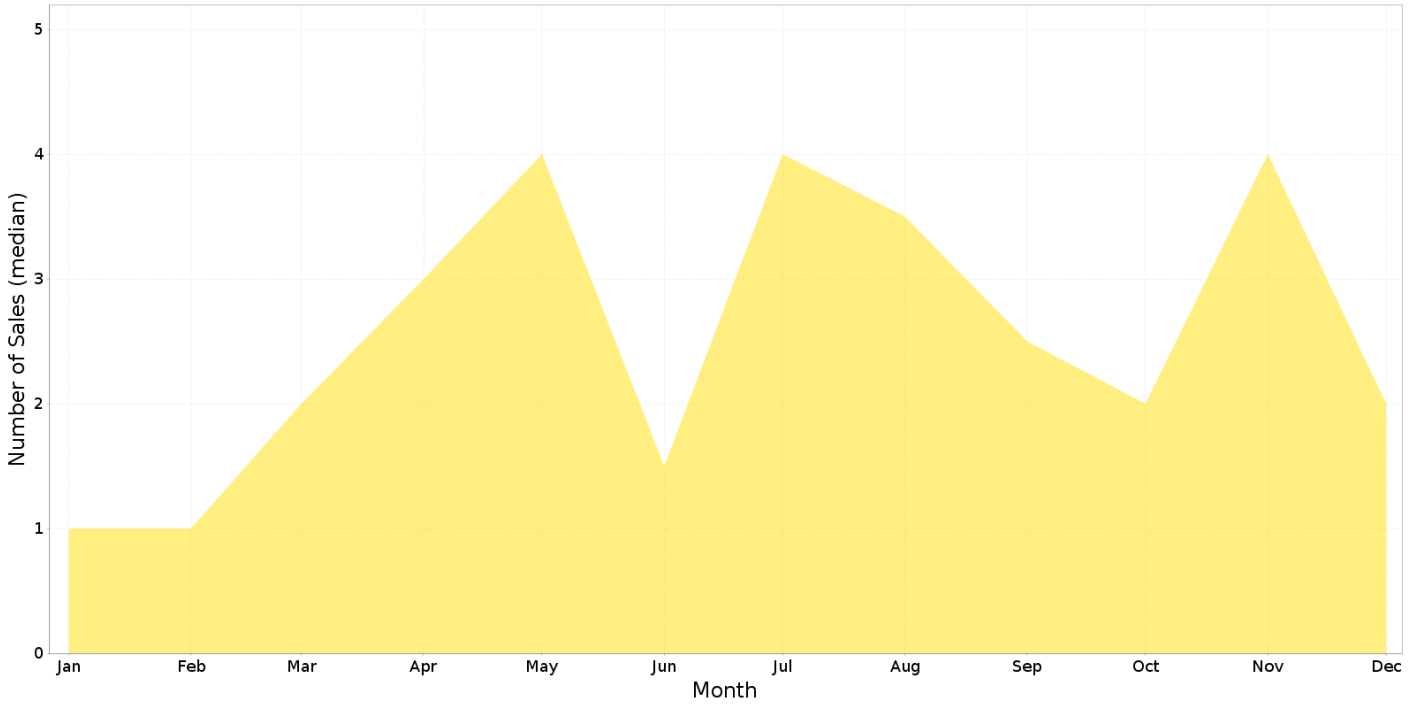
0.0%

Current Median Price: \$560,000
Previous Median Price: \$560,000

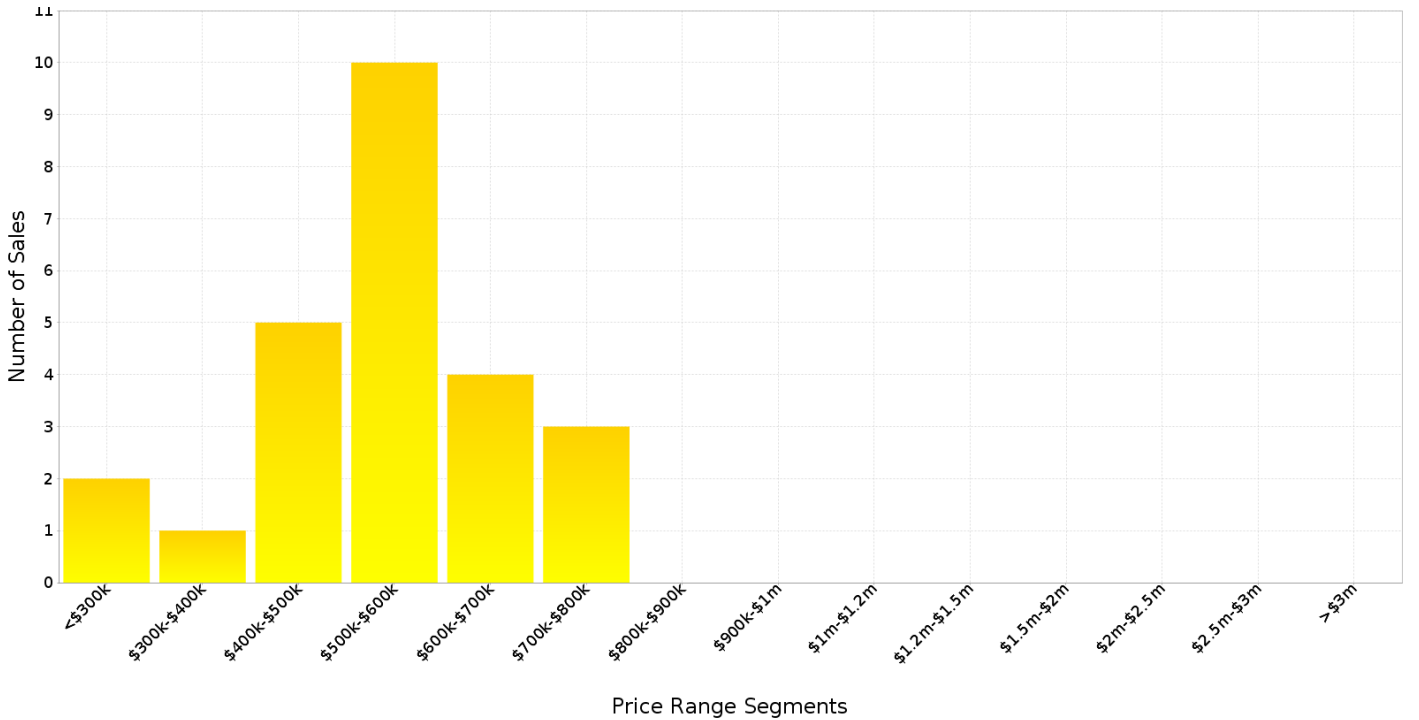
Based on 44 recorded House sales compared over the last two rolling 12 month periods



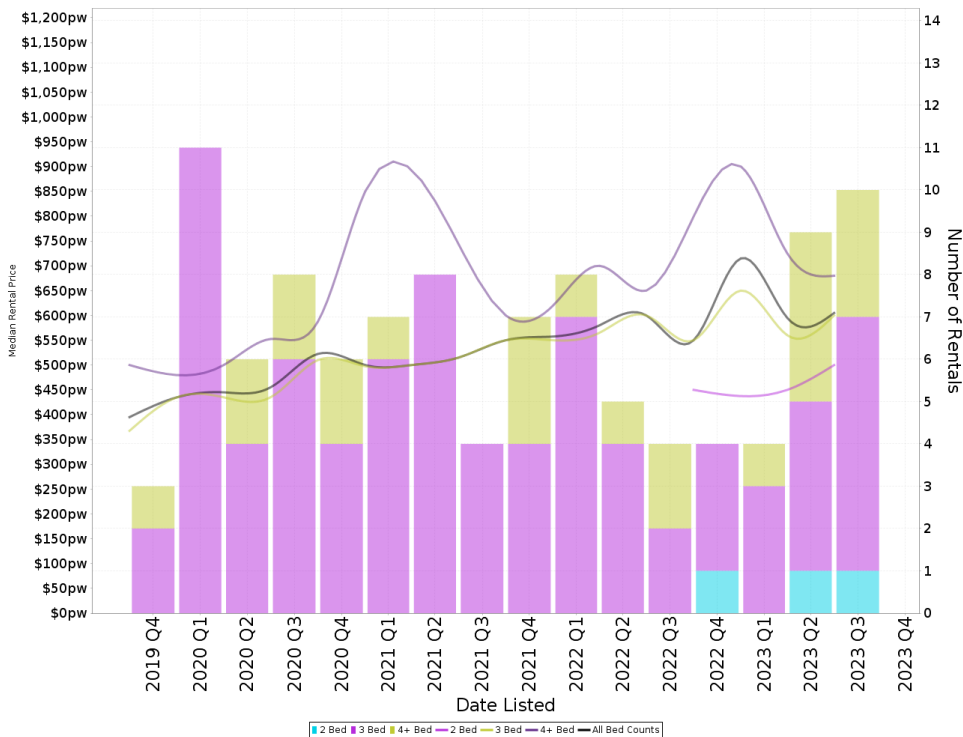
TIWI - Peak Selling Periods (3 years)



TIWI - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

0.0%

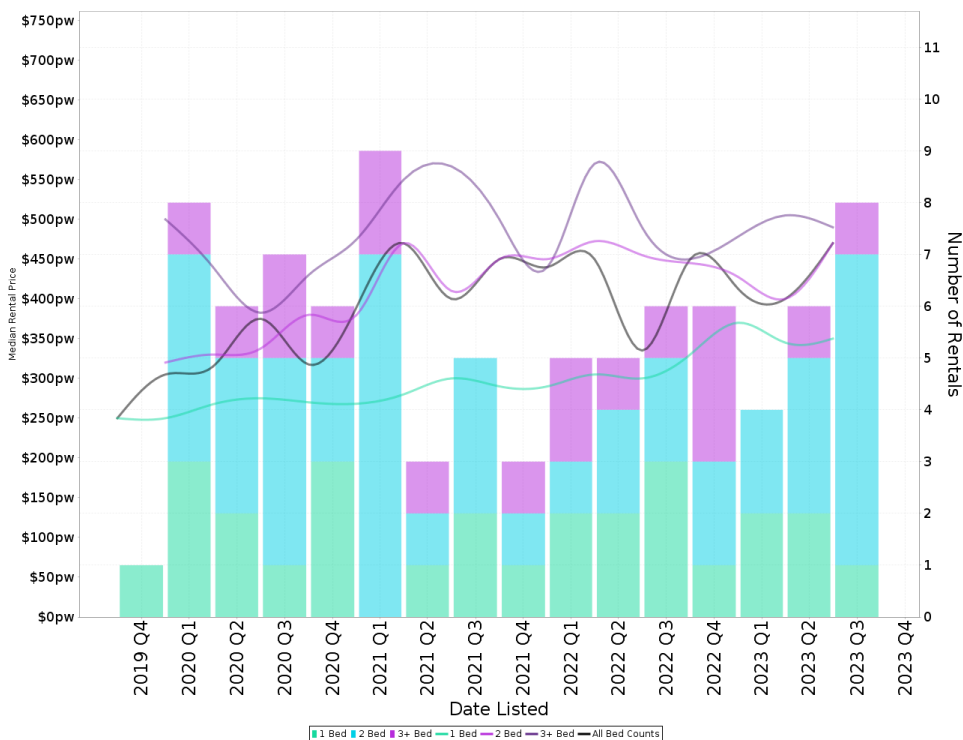
Current Median Price: \$560,000
Previous Median Price: \$560,000
Based on 44 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.6%

Current Median Price: \$560,000
Current Median Rent: \$600
Based on 27 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-10.1%

Current Median Price: \$355,000
Previous Median Price: \$395,000
Based on 13 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+6.5%

Current Median Price: \$355,000
Current Median Rent: \$445
Based on 24 registered Unit rentals compared over the last 12 months.

TIWI - Recently Sold Properties

Median Sale Price
\$560k

Based on 25 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
0.0%

Current Median Price: \$560,000
Previous Median Price: \$560,000

Based on 44 recorded House sales compared over the last two rolling 12 month periods

Sold Properties
25

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

152 TIWI GDNS

\$570,000

Nov 2023
11 Days

814 m² 3 1 3

54 TIWI GDNS

\$310,000

Nov 2023
11 Days

817 m² - - -

26 KOOLPINYAH CRES

\$630,000

Nov 2023
24 Days

817 m² 4 2 2

34 ROCKLANDS DR

\$540,000

Oct 2023
10 Days

817 m² 4 2 2

16 CRESWELL ST

\$500,000

Nov 2023
70 Days

885 m² 3 1 2

6 ANNABURROO CRES

\$450,000

Oct 2023
30 Days

809 m² 3 1 2

10 MARRAKAI ST

\$532,500

Oct 2023
11 Days

820 m² 3 1 2

346 TROWER RD

\$447,500

Oct 2023
170 Days

817 m² 3 1 2

102 ROCKLANDS DR

\$250,000

Oct 2023
11 Days

817 m² - - -

93 TIWI GDNS

\$829,000

Sold Oct 2023
25 Days

817 m² 4 3 4

156 TIWI GDNS

\$475,000

Sold Sep 2023
N/A

830 m² 3 1 3

11 ANNABURROO CRES

\$420,000

Sold Sep 2023
67 Days

817 m² 3 1 2

48 TIWI GDNS

\$585,000

24.5m, 33.9m, 817.0 m², 24.5m

Sold Sep 2023
N/A

817 m² - - -

14 CALVERT ST

\$690,000

Sold Aug 2023
61 Days

817 m² 4 2 3

49 HENBURY AVE

\$438,500

Sold Aug 2023
104 Days

817 m² 3 1 1

346 TROWER RD

\$447,000

Sold Jul 2023
99 Days

817 m² 3 1 2

126 TIWI GDNS

\$598,000

Sold Jul 2023
79 Days

817 m² 3 1 2

62 GLENCOE CRES

\$647,000

Sold Jul 2023
70 Days

812 m² 3 2 2

48 TIWI GARDENS RD

\$585,000

Sold Jul 2023
6 Days

3 3 2

62 DORISVALE CRES

\$4,800

Sold Jul 2023
N/A

812 m² - - -

63 DORISVALE CRES

\$450,000

Sold Jul 2023
81 Days

817 m² 3 1 1

TIWI - Properties For Rent

Median Rental Price

\$600 /w

Based on 27 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

+5.6%

Current Median Price: \$560,000
Current Median Rent: \$600

Based on 25 recorded House sales and 27 House rentals compared over the last 12 months


Number of Rentals

27

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

6 VELDT COURT



\$720 Weekly

Oct 2023
32 Days

1,150 m² 3 2 2

61 HENBURY AVENUE



\$595 per week

Jun 2023
176 Days

817 m² 3 1 4