

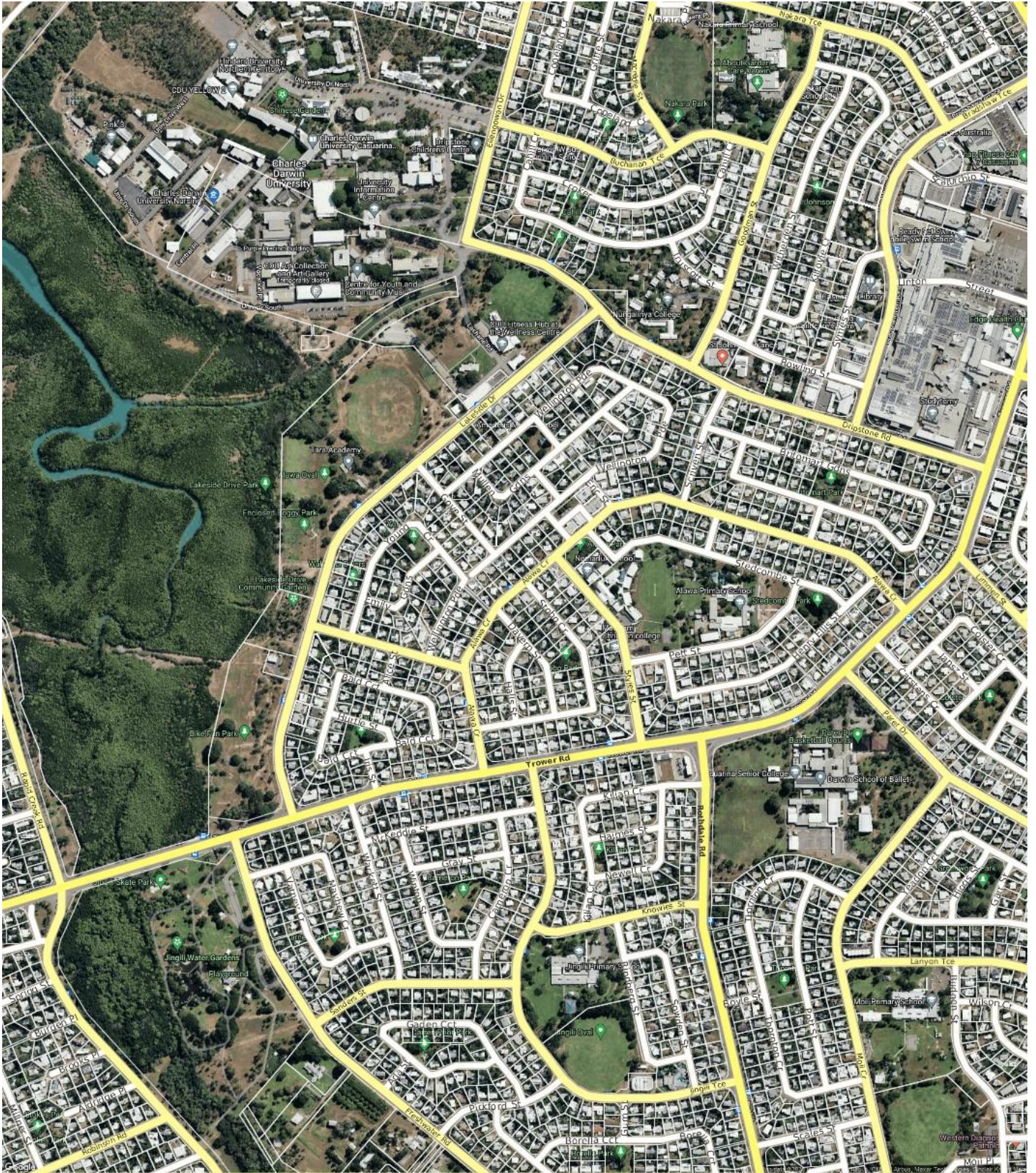
**RayWhite.**

**Suburb**  
flyover  
report

ALAWA (HOUSE)

PREPARED BY: DEMI LOLIAS , RAY WHITE NIGHTCLIFF

# ALAWA - Suburb Map



# ALAWA - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	62	\$ 262,500	0.0 %	\$ 15,610	\$ 450,000
2006	53	\$ 330,000	25.7 %	\$ 21,690	\$ 480,000
2007	39	\$ 400,000	21.2 %	\$ 16,400	\$ 670,000
2008	48	\$ 401,500	0.4 %	\$ 170,000	\$ 1,075,000
2009	36	\$ 459,000	14.3 %	\$ 99,320	\$ 698,000
2010	23	\$ 532,000	15.9 %	\$ 122,590	\$ 700,000
2011	40	\$ 465,239	-12.5 %	\$ 44,495	\$ 865,000
2012	37	\$ 555,000	19.3 %	\$ 180,000	\$ 655,232
2013	29	\$ 575,000	3.6 %	\$ 60,000	\$ 780,000
2014	49	\$ 600,000	4.3 %	\$ 73,000	\$ 1,900,000
2015	29	\$ 575,000	-4.2 %	\$ 225,000	\$ 1,650,000
2016	20	\$ 535,000	-7.0 %	\$ 4,600	\$ 800,000
2017	27	\$ 468,000	-12.5 %	\$ 210,000	\$ 725,000
2018	20	\$ 443,000	-5.3 %	\$ 290,000	\$ 850,000
2019	33	\$ 420,000	-5.2 %	\$ 84,500	\$ 730,000
2020	3	\$ 550,000	31.0 %	\$ 200,000	\$ 605,000
2021	0				
2022	25	\$ 510,500	0.0 %	\$ 43,350	\$ 890,000
2023	22	\$ 545,000	6.8 %	\$ 6,750	\$ 710,000

## Median Sale Price

# \$525k

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

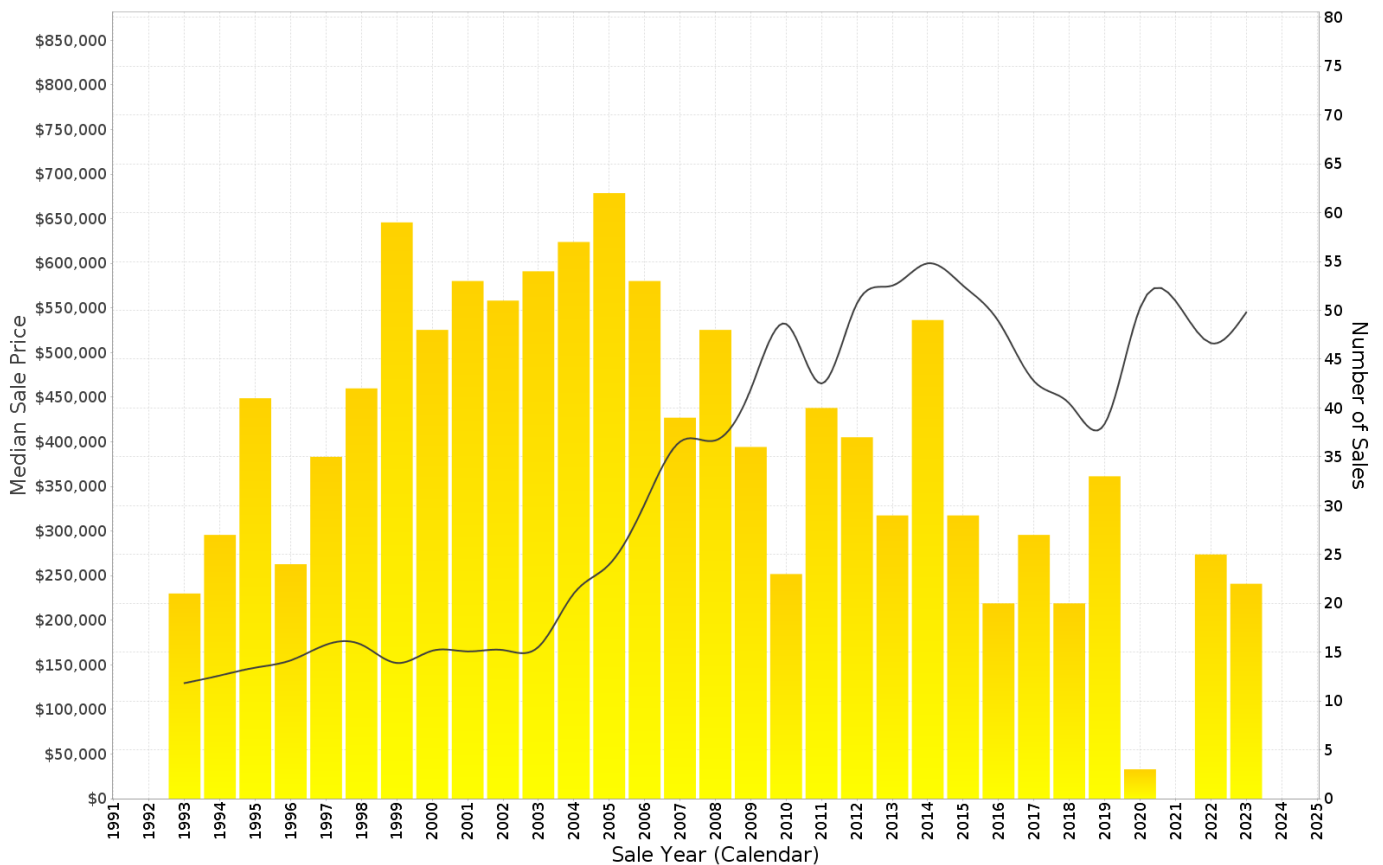
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

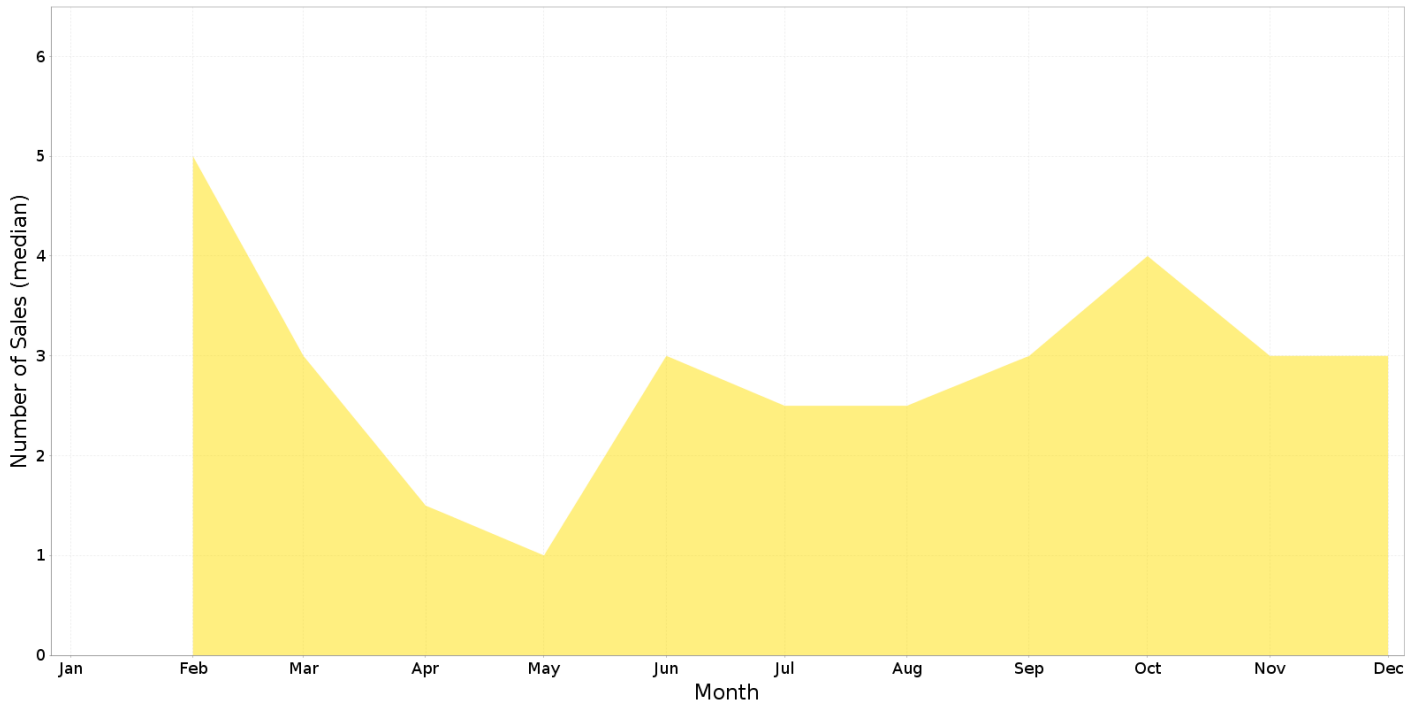
# -0.9%

Current Median Price: \$525,000  
Previous Median Price: \$530,000

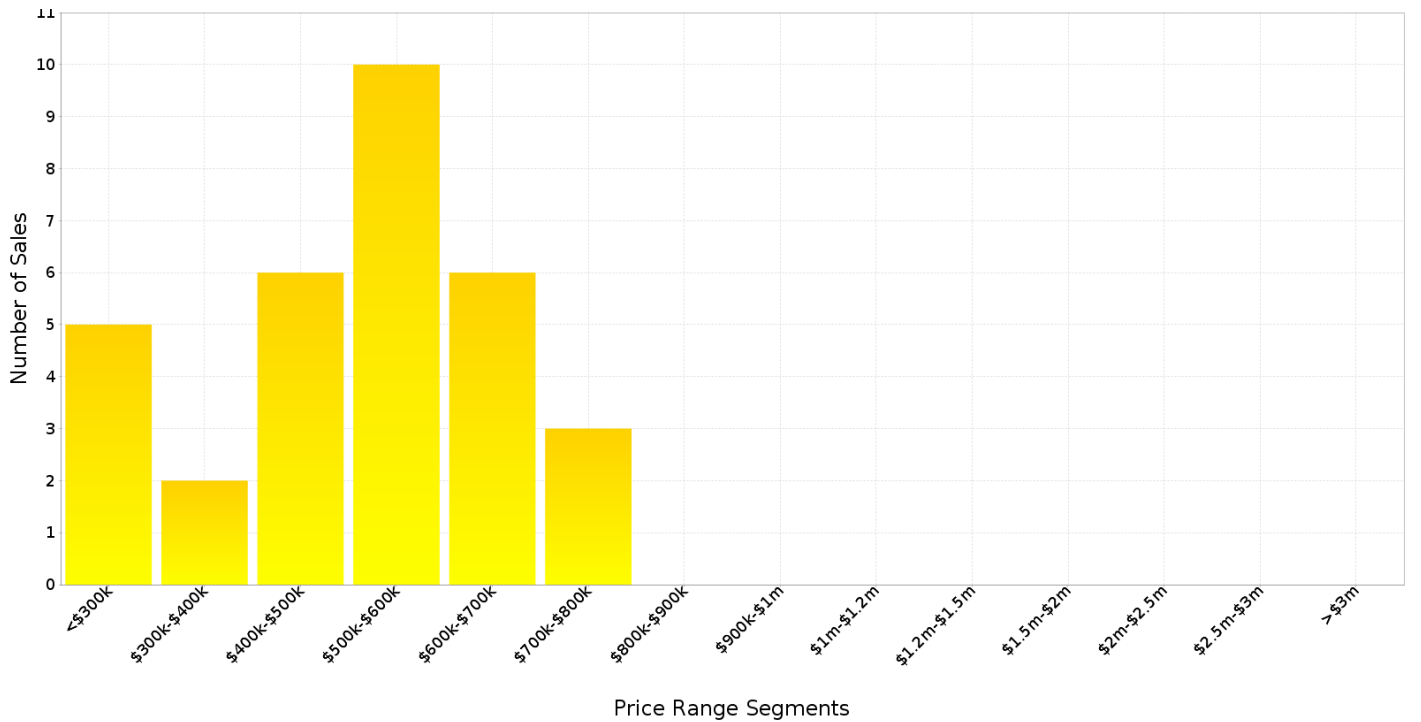
Based on 47 recorded House sales compared over the last two rolling 12 month periods



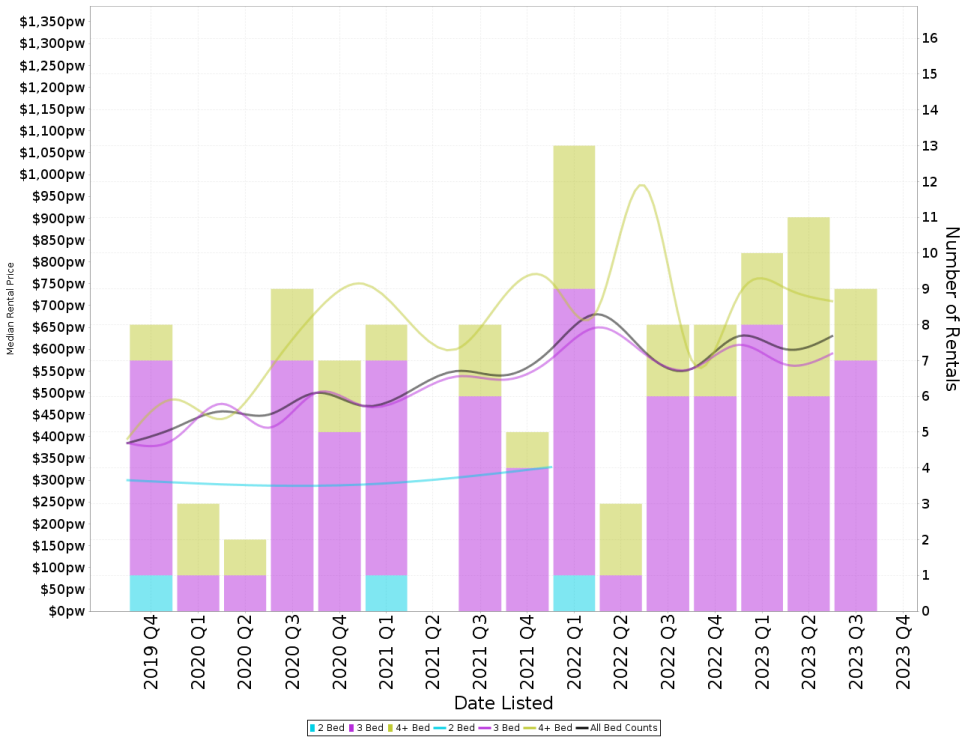
## ALAWA - Peak Selling Periods (3 years)



## ALAWA - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-0.9%**

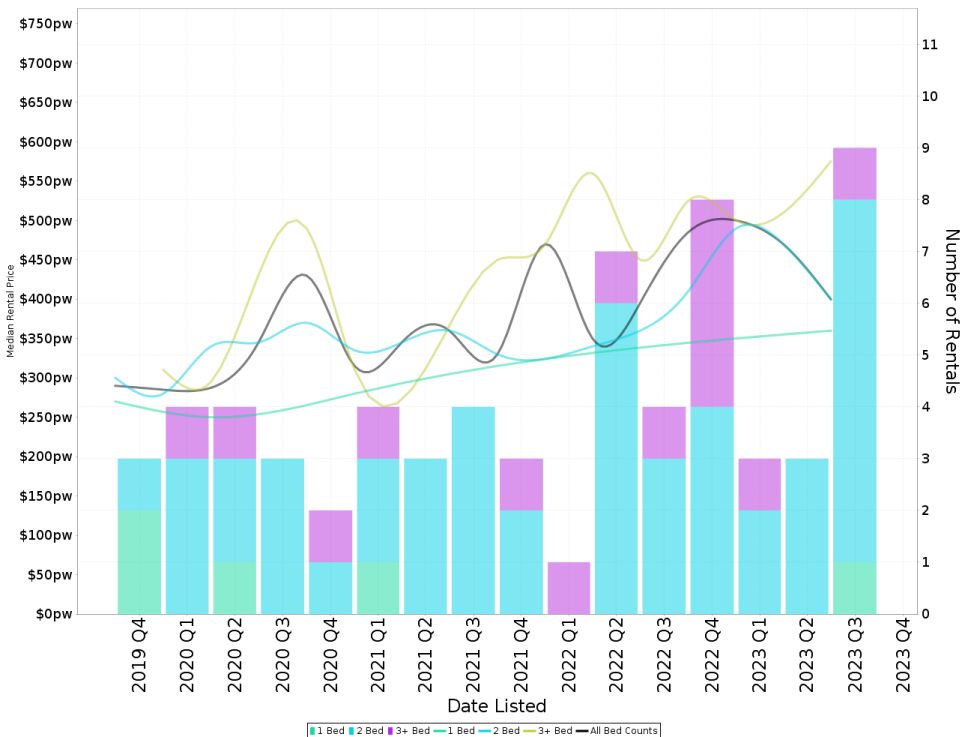
Current Median Price: \$525,000  
Previous Median Price: \$530,000  
Based on 47 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+5.9%**

Current Median Price: \$525,000  
Current Median Rent: \$600  
Based on 38 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-36.0%**

Current Median Price: \$240,000  
Previous Median Price: \$375,000  
Based on 3 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+9.8%**

Current Median Price: \$240,000  
Current Median Rent: \$450  
Based on 23 registered Unit rentals compared over the last 12 months.

# ALAWA - Recently Sold Properties

Median Sale Price

**\$525k**

Based on 32 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

**-0.9%**

Current Median Price: \$525,000  
Previous Median Price: \$530,000

Based on 47 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**32**

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

**16 HENRY ELLIS ST**

**\$582,500**

Nov 2023  
23 Days

817 m<sup>2</sup> 3 2 5

**23 BALD CCT**

**\$690,000**

Oct 2023  
15 Days

766 m<sup>2</sup> 4 2 2

**49 DRIPSTONE RD**

**\$710,000**

Oct 2023  
15 Days

817 m<sup>2</sup> - - -

**23 WELLINGTON PDE**

**\$480,000**

Sep 2023  
136 Days

795 m<sup>2</sup> 3 1 2

**21 WELLINGTON PDE**

**\$680,000**

Sep 2023  
139 Days

795 m<sup>2</sup> 6 4 4

**11 BRITOMART GDNS**

**\$545,000**

Aug 2023  
44 Days

817 m<sup>2</sup> 3 1 3

**4 BALD CCT**

**\$575,000**

Aug 2023  
183 Days

806 m<sup>2</sup> 4 1 3

**49 DRIPSTONE RD**

**\$710,000**

Aug 2023  
34 Days

6 2 4

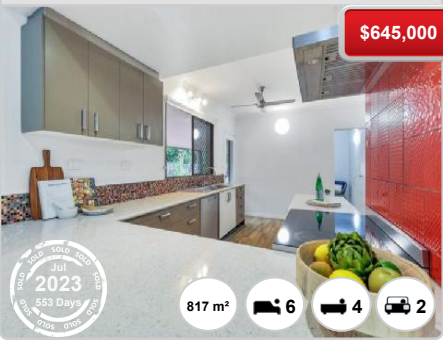
**7 DRIPSTONE RD**

**\$520,000**

Aug 2023  
N/A

817 m<sup>2</sup> - - -

14 BRITOMART GDNS



\$645,000

817 m<sup>2</sup> 6 4 2

Jul 2023  
553 Days

15 BRITOMART GDNS

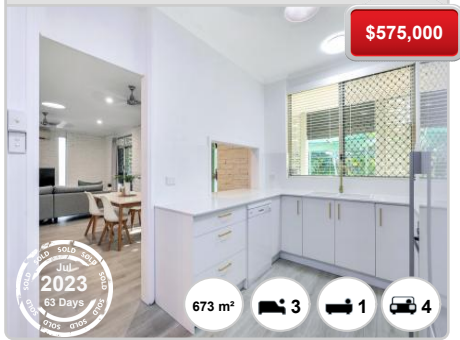


\$230,000

817 m<sup>2</sup> - - -

Jul 2023  
N/A

103 ALAWA CRES



\$575,000

673 m<sup>2</sup> 3 1 4

Jul 2023  
63 Days

14 MULLEN GDNS



\$6,750

800 m<sup>2</sup> 4 1 2

Jul 2023  
N/A

18 LAKESIDE DR

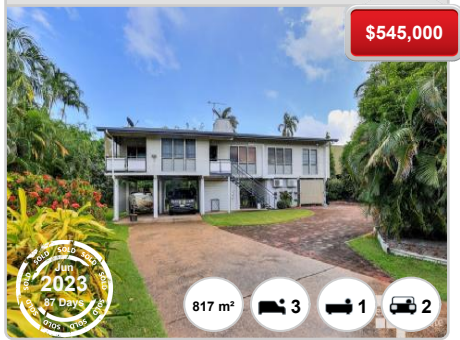


\$485,000

766 m<sup>2</sup> 7 2 4

Jun 2023  
181 Days

125 TROWER RD



\$545,000

817 m<sup>2</sup> 3 1 2

Jun 2023  
87 Days

3 MULLEN PL



\$710,000

956 m<sup>2</sup> 4 2 2

Jun 2023  
56 Days

# ALAWA - Properties For Rent

## Median Rental Price

**\$600 /w**

Based on 38 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

**+5.9%**

Current Median Price: \$525,000  
Current Median Rent: \$600

Based on 32 recorded House sales and 38 House rentals compared over the last 12 months


## Number of Rentals

**38**

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

**40 BRITOMART GARDENS**




**\$690 PW**

Nov 2023  
9 Days

861 m<sup>2</sup> 4 2 2

**26 PETT STREET**




**\$600 per week**

Nov 2023  
9 Days

817 m<sup>2</sup> 3 1 2

**26 PETT STREET**




**\$600 per week**

Oct 2023  
30 Days

817 m<sup>2</sup> 3 1 2

**3 DRIPSTONE ROAD**



**\$570 per week**

Oct 2023  
41 Days

868 m<sup>2</sup> 4 1 1