

**RayWhite.**

**Suburb  
flyover  
report**

DURACK (HOUSE)

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# DURACK - Suburb Map





# DURACK - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	67	\$ 335,000	0.0 %	\$ 27,000	\$ 480,000
2006	60	\$ 367,500	9.7 %	\$ 142,000	\$ 645,000
2007	111	\$ 395,000	7.5 %	\$ 109,000	\$ 680,000
2008	96	\$ 399,000	1.0 %	\$ 193,000	\$ 840,000
2009	82	\$ 480,000	20.3 %	\$ 175,000	\$ 840,000
2010	54	\$ 553,000	15.2 %	\$ 200,000	\$ 1,160,000
2011	63	\$ 493,000	-10.8 %	\$ 235,000	\$ 1,100,000
2012	80	\$ 532,500	8.0 %	\$ 34,500	\$ 900,000
2013	150	\$ 292,000	-45.2 %	\$ 130,000	\$ 1,125,000
2014	230	\$ 265,000	-9.2 %	\$ 136,500	\$ 4,510,000
2015	116	\$ 344,175	29.9 %	\$ 154,000	\$ 960,000
2016	86	\$ 400,000	16.2 %	\$ 152,000	\$ 910,000
2017	82	\$ 455,000	13.8 %	\$ 180,000	\$ 4,510,000
2018	72	\$ 448,500	-1.4 %	\$ 235,000	\$ 700,000
2019	74	\$ 410,585	-8.5 %	\$ 145,000	\$ 762,000
2020	37	\$ 435,000	5.9 %	\$ 189,000	\$ 733,333
2021	37	\$ 565,000	29.9 %	\$ 187,000	\$ 685,000
2022	70	\$ 530,000	-6.2 %	\$ 380,000	\$ 980,000
2023	55	\$ 560,000	5.7 %	\$ 350,000	\$ 1,100,000

## Median Sale Price

# \$560k

Based on 69 recorded House sales within the last 12 months (Oct '22 - Sep '23)

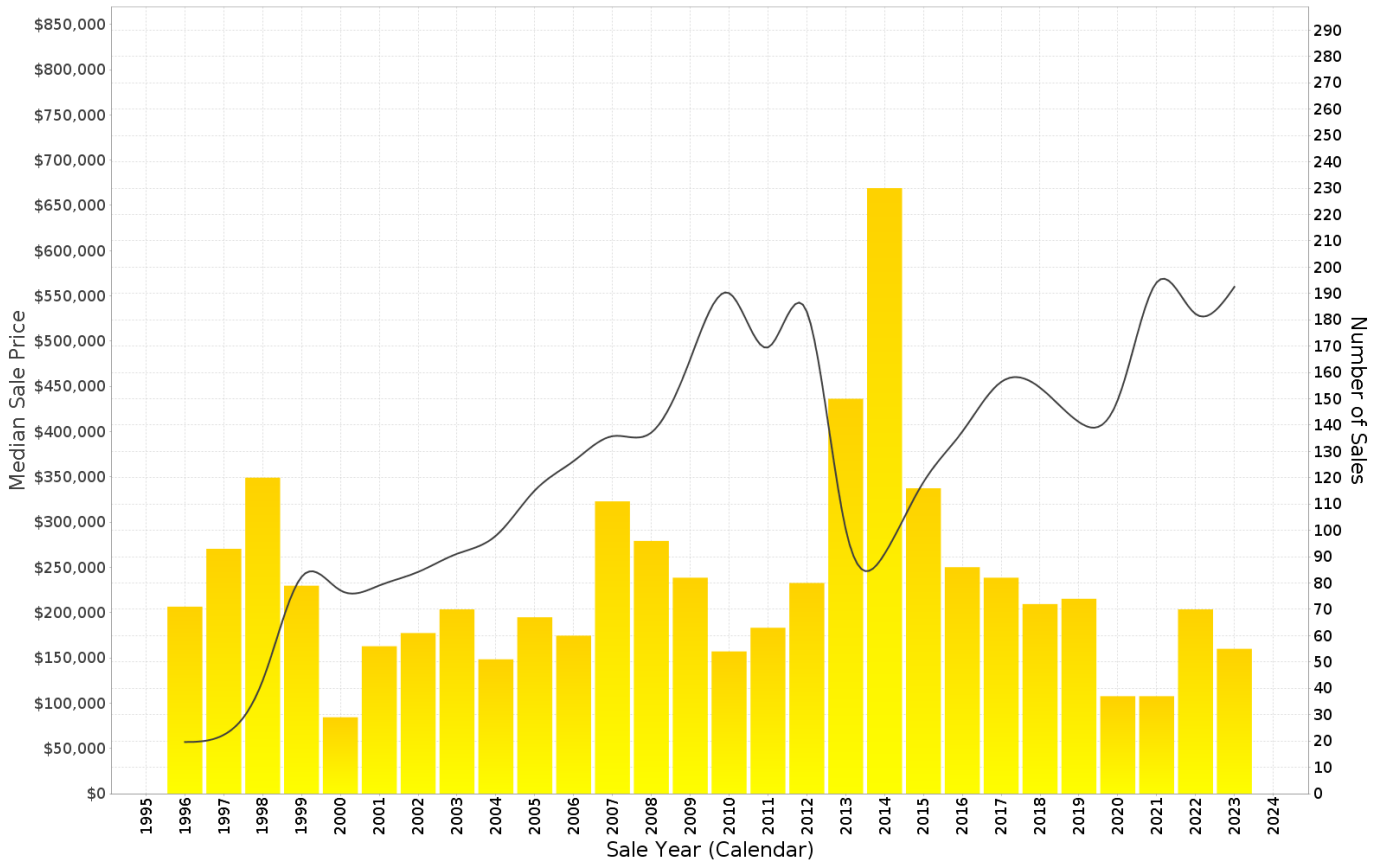
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

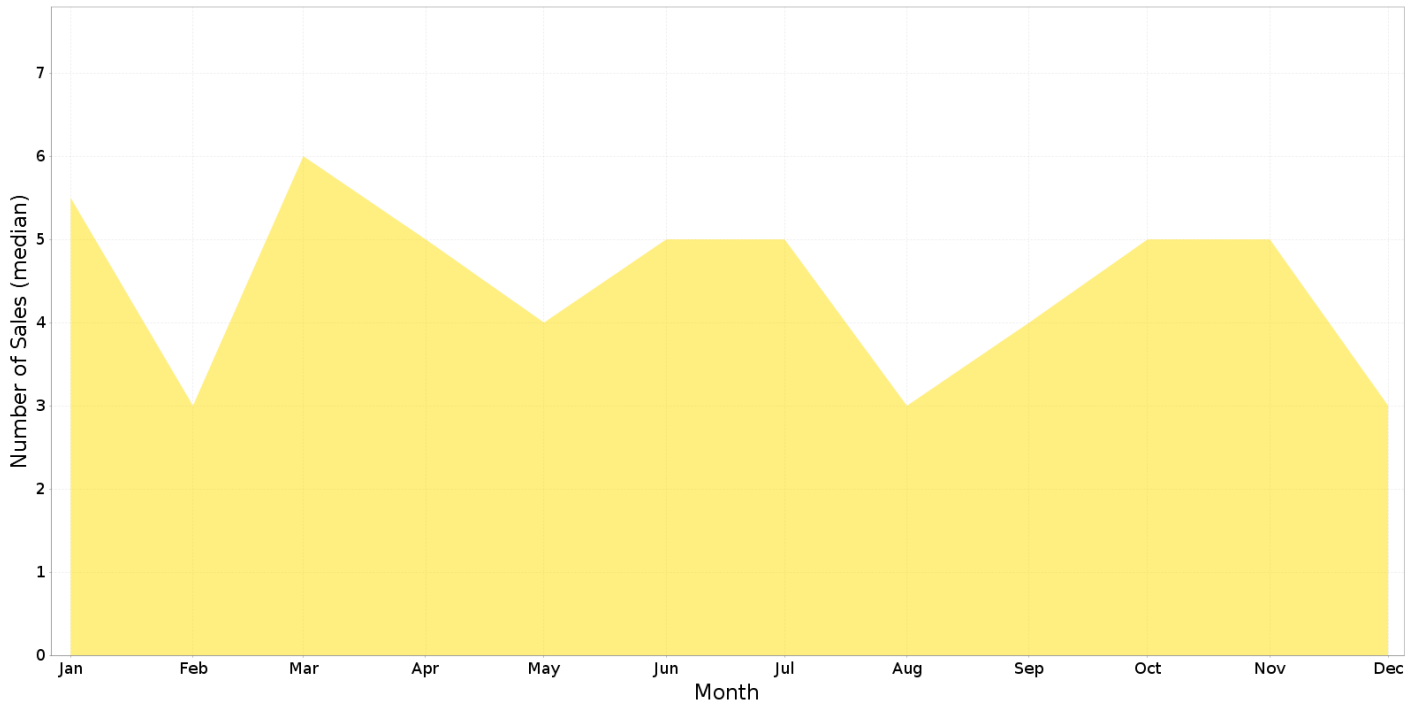
# +5.7%

Current Median Price: \$560,000  
Previous Median Price: \$530,000

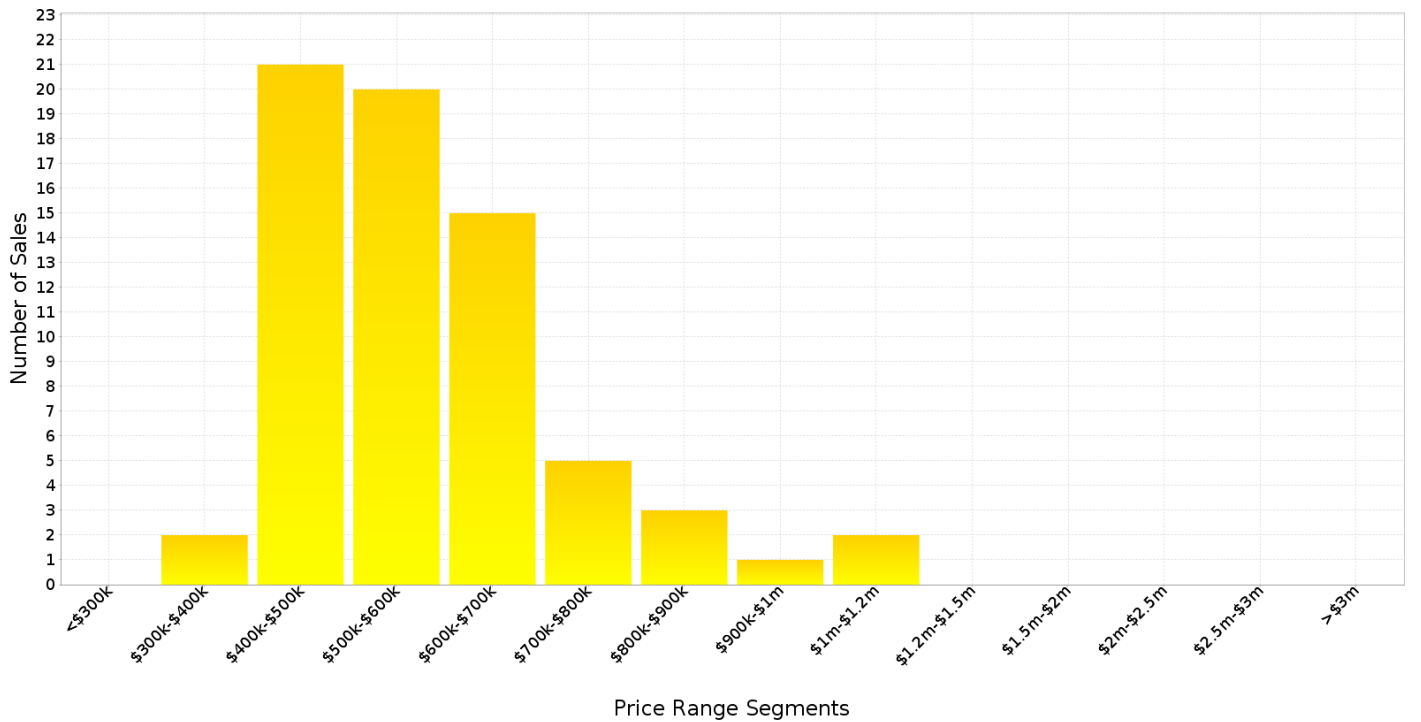
Based on 127 recorded House sales compared over the last two rolling 12 month periods



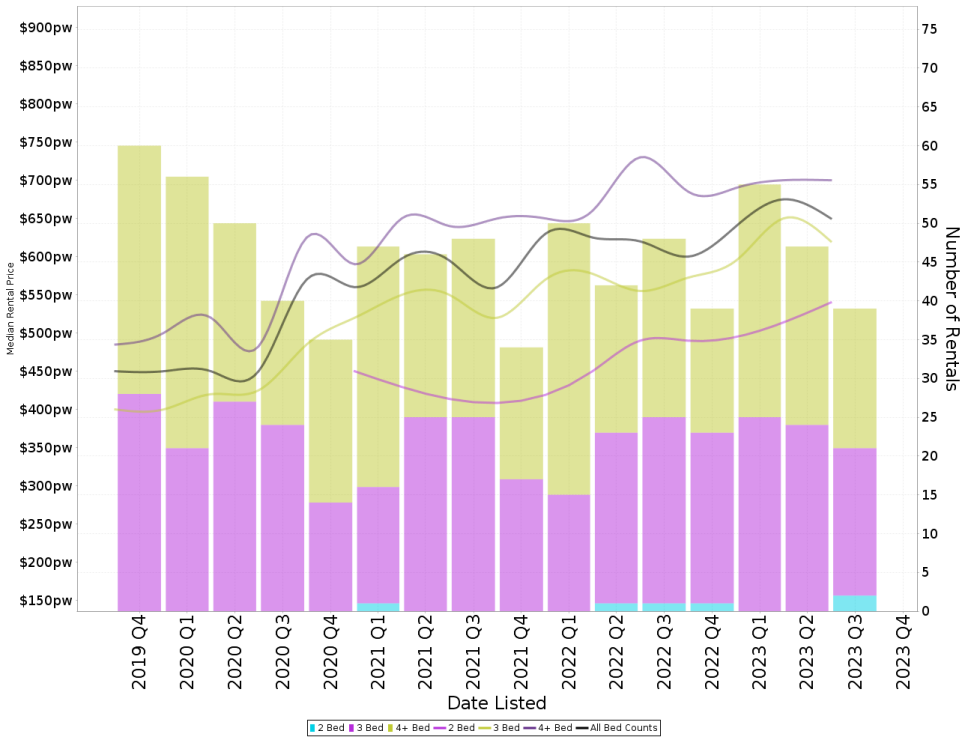
## DURACK - Peak Selling Periods (3 years)



## DURACK - Price Range Segments (12 months)



# Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+5.7%**

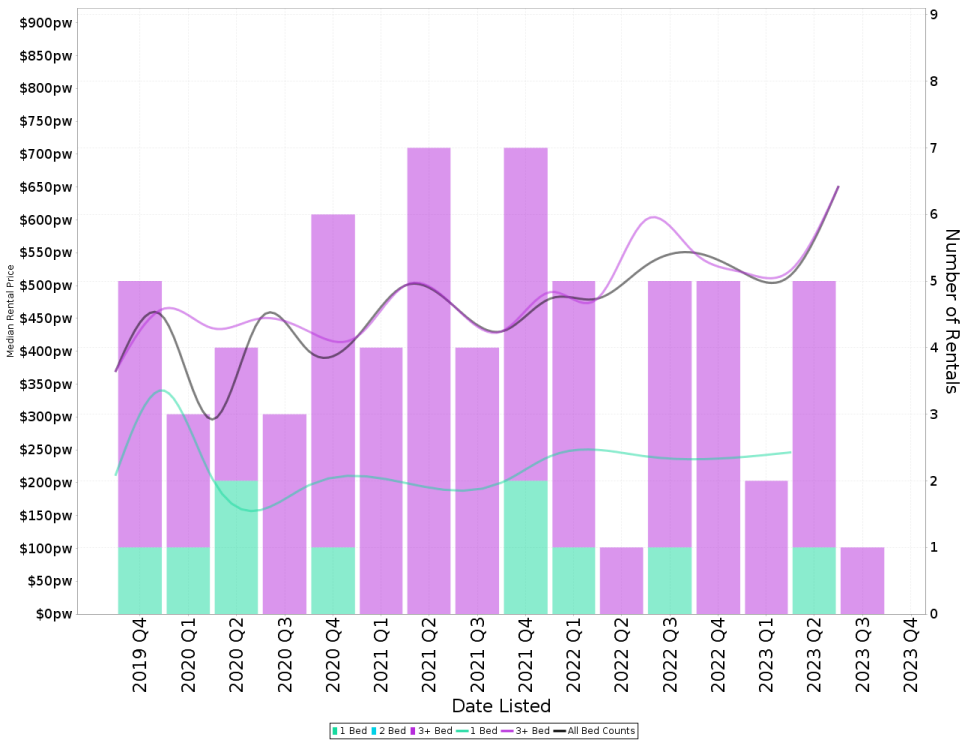
Current Median Price: \$560,000  
 Previous Median Price: \$530,000  
 Based on 127 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+6.0%**

Current Median Price: \$560,000  
 Current Median Rent: \$650  
 Based on 180 registered House rentals compared over the last 12 months.

# Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-1.0%**

Current Median Price: \$405,000  
 Previous Median Price: \$409,000  
 Based on 6 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+6.8%**

Current Median Price: \$405,000  
 Current Median Rent: \$530  
 Based on 13 registered Unit rentals compared over the last 12 months.

# DURACK - Recently Sold Properties

Median Sale Price

**\$560k**

Based on 69 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

**+5.7%**

Current Median Price: \$560,000  
Previous Median Price: \$530,000

Based on 127 recorded House sales compared over the last two rolling 12 month periods


# Sold Properties

**69**

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

**43 DON CCT**



**\$665,000**

Nov 2023  
104 Days

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

**71 WOODLAKE BVD**



**\$676,750**

Nov 2023  
54 Days

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

**3 BEDFORD CRT**




**\$620,000**

Nov 2023  
42 Days

480 m<sup>2</sup> 4 2 2

**15 HAYES CRT**



**\$849,000**

Oct 2023  
5 Days

848 m<sup>2</sup> 4 3 2

**15 ROYAL CCT**



**\$476,000**

Oct 2023  
37 Days

480 m<sup>2</sup> 4 2 2

**4 HELICONIA CRT**

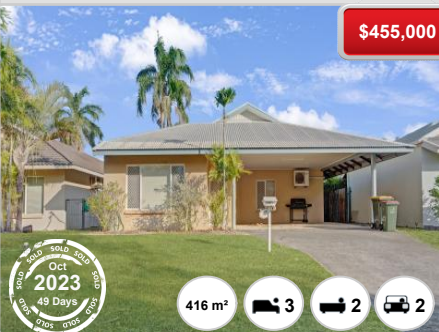


**\$450,000**

Oct 2023  
101 Days

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

**11 KENTIA GR**

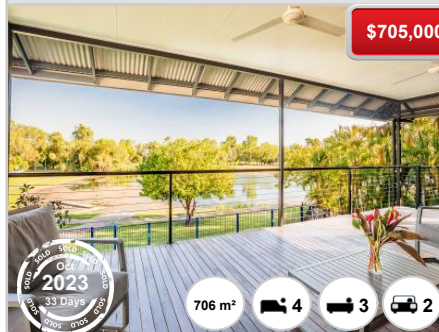


**\$455,000**

Oct 2023  
49 Days

416 m<sup>2</sup> 3 2 2

**63 DON CCT**



**\$705,000**

Oct 2023  
33 Days

706 m<sup>2</sup> 4 3 2

**19 O'LOUGHLIN ST**



**\$480,000**

Oct 2023  
96 Days

262 m<sup>2</sup> 3 2 2



14 DEAKIN PL



\$465,000



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

8 FOXTAIL GR



\$461,499



640 m<sup>2</sup> 3 2 2

3 FOXTAIL GR



\$403,000



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

2 THE PDE



\$670,000



600 m<sup>2</sup> 4 2 2

7 PINANGA CRT

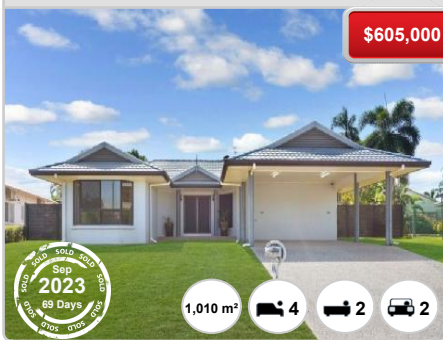


\$675,000



850 m<sup>2</sup> 4 2 5

11 PICCABEEN GR

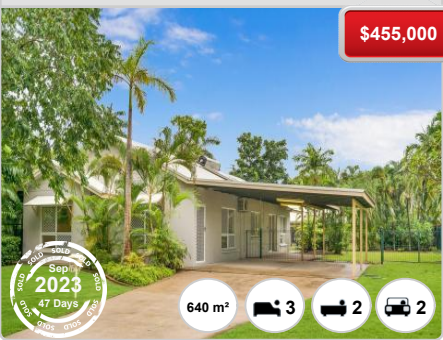


\$605,000



1,010 m<sup>2</sup> 4 2 2

10 FOXTAIL GR

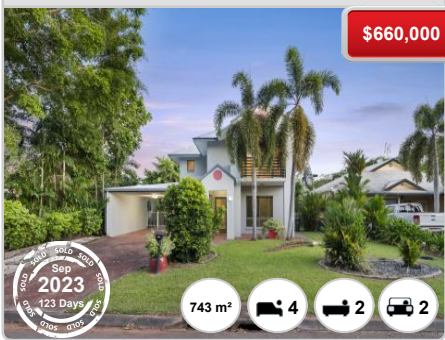


\$455,000



640 m<sup>2</sup> 3 2 2

3 KOOYONGA PDE



\$660,000



743 m<sup>2</sup> 4 2 2

11 PRITCHARDIA CCT



\$515,000



641 m<sup>2</sup> 3 2 2

1 KOOYONGA PDE



\$590,000



625 m<sup>2</sup> 4 2 2

147 WOODLAKE BVD



\$570,000



560 m<sup>2</sup> 3 2 4

5 BANGALOW WAY



\$500,000



381 m<sup>2</sup> 3 2 2



# DURACK - Properties For Rent

Median Rental Price

**\$650 /w**

Based on 180 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

**+6.0%**

Current Median Price: \$560,000  
Current Median Rent: \$650

Based on 69 recorded House sales and 180 House rentals compared over the last 12 months

Number of Rentals

**180**

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

**11 NICHOLS STREET**

**\$690 per week**

Nov 2023  
8 Days

642 m<sup>2</sup> 4 2 2

**62 ROYAL CIRCUIT**

**\$580 per week**

Nov 2023  
13 Days

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

**39 THOMSON STREET**

**\$690**

Nov 2023  
13 Days

412 m<sup>2</sup> 4 2 2

**18 HEATHCOCK STREET**

**\$600 PER**

Nov 2023  
16 Days

532 m<sup>2</sup> 4 2 2

**21 DON CIRCUIT**

**\$950 per week**

Nov 2023  
16 Days

491 m<sup>2</sup> 4 3 2

**12 ASHBURNER STREET**

**\$950 Per Week**

Nov 2023  
27 Days

630 m<sup>2</sup> 4 2 2

**12 ASHBURNER STREET**

**\$950 Per Week**

Oct 2023  
30 Days

630 m<sup>2</sup> 4 2 2

**2 MONASH COURT**

**\$600 per week**

Sep 2023  
65 Days

738 m<sup>2</sup> 3 2 4

**14 BRETT**

**\$620 per week**

Sep 2023  
65 Days

306 m<sup>2</sup> 3 2 4



11 MURDOCH GARDENS

Applicaton



15 CORYPHA CIRCUIT

\$550

