

A vibrant yellow bicycle is the central focus, parked on a paved surface. It features a classic design with a rear rack, a brown leather saddle, and a large wicker basket on the front handlebars. The basket is overflowing with a bouquet of bright pink flowers and green foliage. The bicycle is positioned in front of a white picket fence with decorative posts. The background is softly blurred, showing a building with blue accents and trees. The overall scene is bright and cheerful, suggesting a suburban setting.

RayWhite.

Suburb
flyover
report

KARAMA (UNIT)

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KARAMA - Suburb Map



KARAMA - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2005	38	\$ 154,000	0.0 %	\$ 9,000	\$ 215,000
2006	40	\$ 206,000	33.8 %	\$ 22,980	\$ 257,008
2007	30	\$ 237,500	15.3 %	\$ 15,500	\$ 290,000
2008	25	\$ 247,000	4.0 %	\$ 53,500	\$ 327,000
2009	34	\$ 297,500	20.4 %	\$ 63,800	\$ 370,000
2010	27	\$ 345,000	16.0 %	\$ 175,000	\$ 375,000
2011	20	\$ 328,500	-4.8 %	\$ 70,268	\$ 410,000
2012	34	\$ 336,500	2.4 %	\$ 65,100	\$ 430,000
2013	24	\$ 385,000	14.4 %	\$ 28,400	\$ 480,000
2014	23	\$ 380,000	-1.3 %	\$ 84,420	\$ 445,000
2015	19	\$ 362,000	-4.7 %	\$ 70,610	\$ 470,000
2016	8	\$ 320,000	-11.6 %	\$ 280,000	\$ 380,000
2017	10	\$ 257,500	-19.5 %	\$ 150,000	\$ 355,000
2018	5	\$ 200,000	-22.3 %	\$ 200,000	\$ 255,000
2019	13	\$ 199,000	-0.5 %	\$ 150,000	\$ 340,000
2020	5	\$ 171,000	-14.1 %	\$ 145,000	\$ 230,000
2021	8	\$ 210,000	22.8 %	\$ 185,000	\$ 260,000
2022	11	\$ 256,000	21.9 %	\$ 202,000	\$ 380,000
2023	3	\$ 225,000	-12.1 %	\$ 225,000	\$ 290,000

Median Sale Price

\$263k

Based on 6 recorded Unit sales within the last 12 months (Oct '22 - Sep '23)

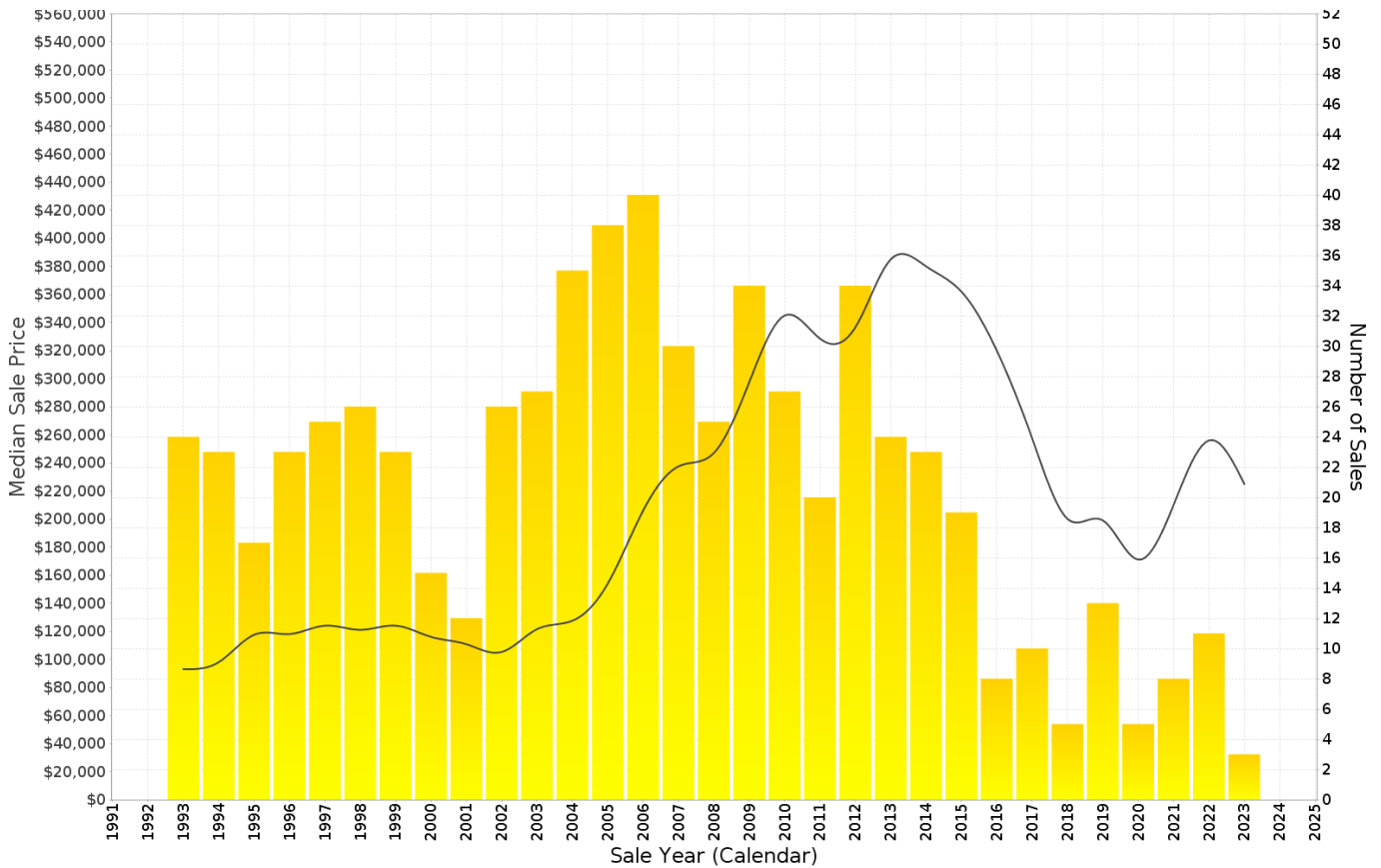
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

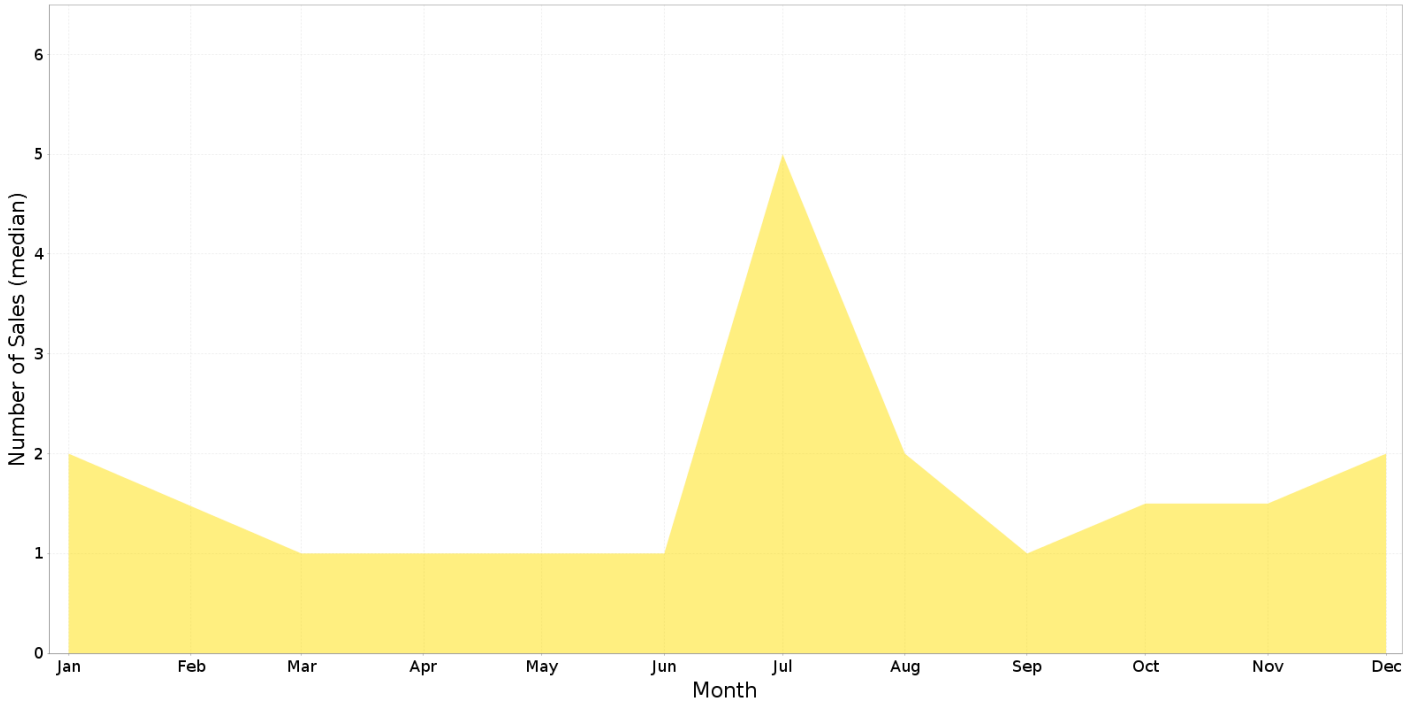
+19.5%

Current Median Price: \$263,000
Previous Median Price: \$220,000

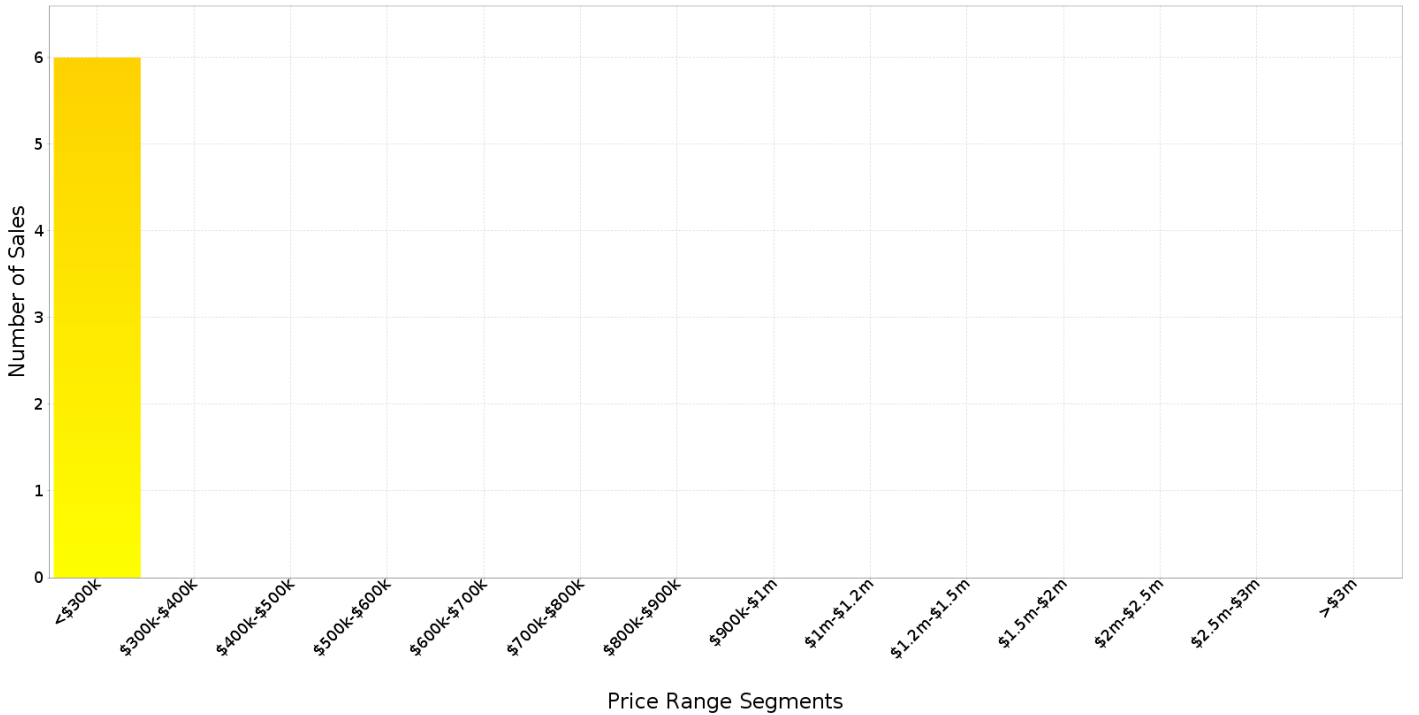
Based on 17 recorded Unit sales compared over the last two rolling 12 month periods



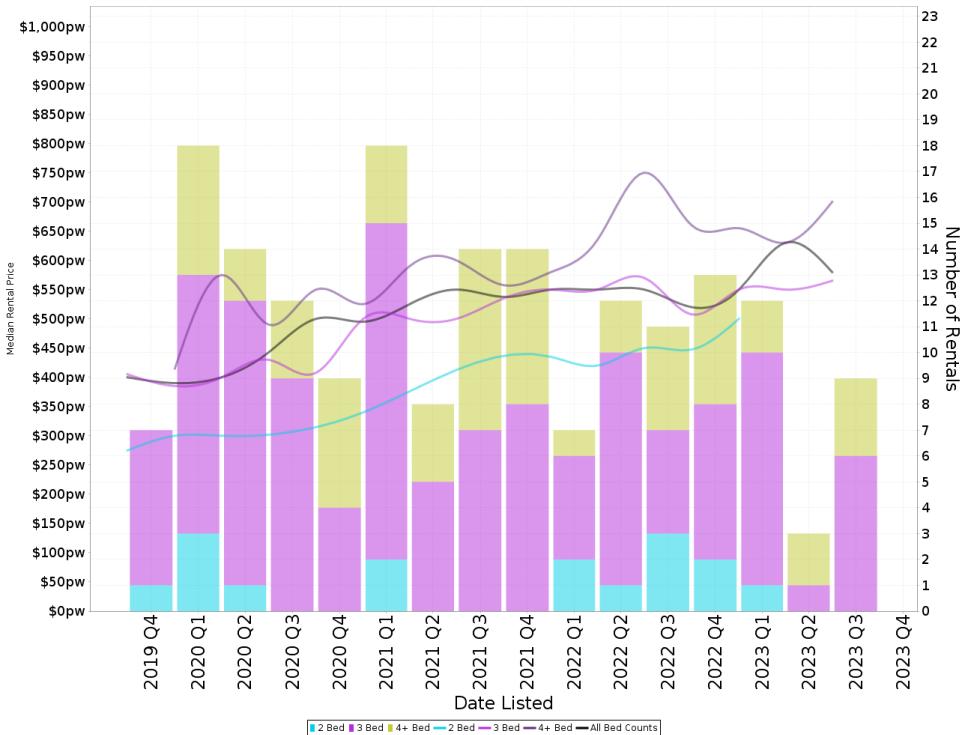
KARAMA - Peak Selling Periods (3 years)



KARAMA - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-6.9%

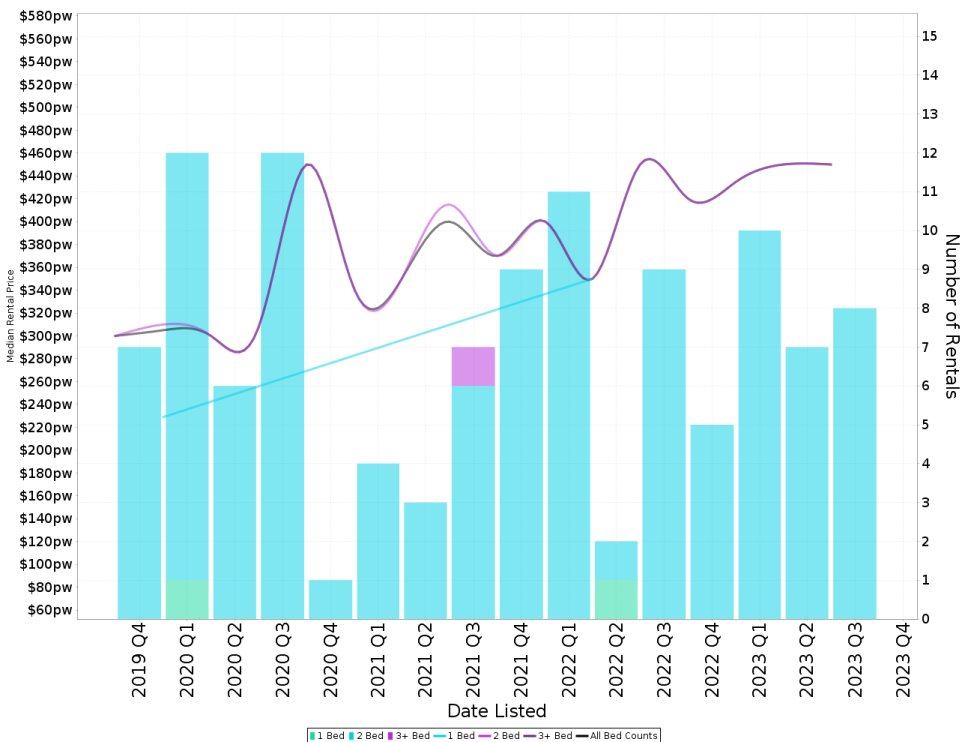
Current Median Price: \$465,000
Previous Median Price: \$499,500
Based on 79 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+6.2%

Current Median Price: \$465,000
Current Median Rent: \$550
Based on 37 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+19.5%

Current Median Price: \$263,000
Previous Median Price: \$220,000
Based on 17 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+8.9%

Current Median Price: \$263,000
Current Median Rent: \$450
Based on 30 registered Unit rentals compared over the last 12 months.

KARAMA - Recently Sold Properties

Median Sale Price

\$263k

Based on 6 recorded Unit 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

+19.5%

Current Median Price: \$263,000
Previous Median Price: \$220,000

Based on 17 recorded Unit sales compared over the last two rolling 12 month periods

Sold Properties

6

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

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

2/50 KOOLINDA CRES

\$255,000



1,146 m² 2 1 1

Sold Oct 2023

1/38 CALYTRIX RD

\$235,000

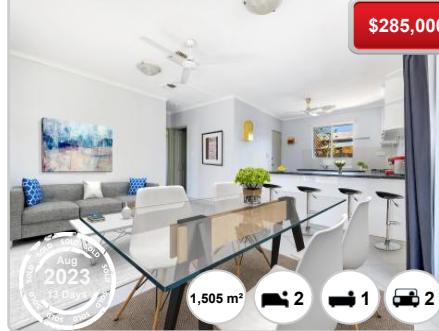


4,869 m² 2 1 1

Sold Aug 2023
82 Days

5/9 DONALDSON CRT

\$285,000



1,505 m² 2 1 2

Sold Aug 2023
13 Days

KARAMA - Properties For Rent

Median Rental Price

\$450 /w

Based on 30 recorded Unit 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

+8.9%

Current Median Price: \$263,000
Current Median Rent: \$450

Based on 6 recorded Unit sales and 30 Unit rentals compared over the last 12 months

Number of Rentals

30

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

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

