

A vibrant yellow bicycle is the central focus, parked on a paved surface. The bike features a classic design with a rear rack, a brown leather saddle, and a wicker basket on the handlebars overflowing with bright pink flowers. It is positioned in front of a white picket fence with decorative posts. The background shows a blurred residential setting with trees and a building. A bright yellow rectangular box in the top right corner contains the text 'RayWhite.'

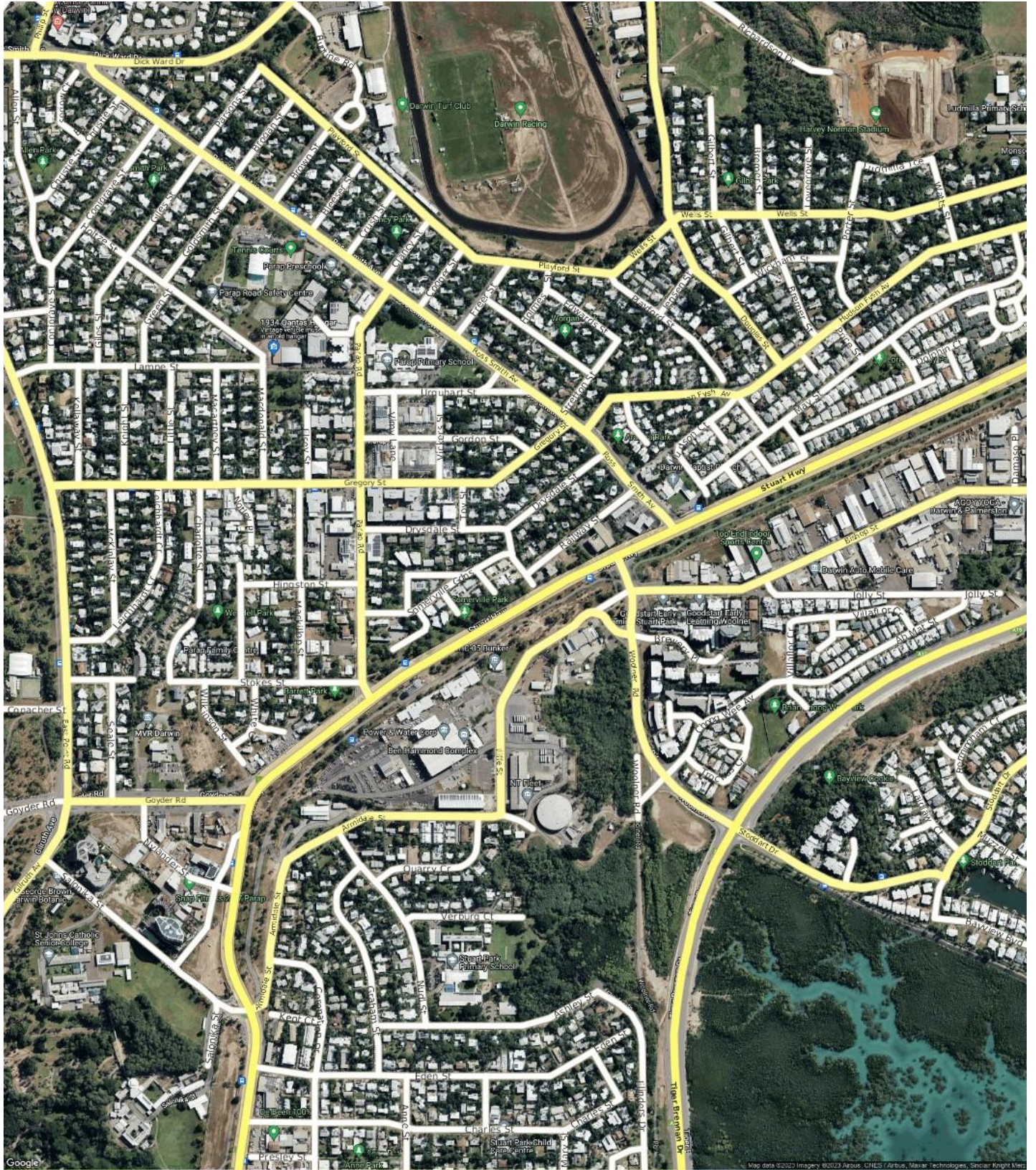
RayWhite.

Suburb
flyover
report

PARAP (UNIT)

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

PARAP - Suburb Map



PARAP - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2005	28	\$ 192,500	0.0 %	\$ 70,000	\$ 500,000
2006	46	\$ 229,750	19.4 %	\$ 41,610	\$ 1,050,000
2007	64	\$ 239,750	4.4 %	\$ 14,160	\$ 685,000
2008	63	\$ 255,000	6.4 %	\$ 65,000	\$ 9,800,000
2009	32	\$ 312,250	22.5 %	\$ 67,200	\$ 745,000
2010	67	\$ 460,000	47.3 %	\$ 17,000	\$ 3,630,000
2011	47	\$ 490,000	6.5 %	\$ 81,650	\$ 713,000
2012	88	\$ 433,750	-11.5 %	\$ 125,000	\$ 1,000,000
2013	78	\$ 575,000	32.6 %	\$ 96,830	\$ 940,000
2014	79	\$ 545,000	-5.2 %	\$ 90,510	\$ 770,000
2015	28	\$ 545,000	0.0 %	\$ 120,000	\$ 2,250,000
2016	19	\$ 385,000	-29.4 %	\$ 105,000	\$ 625,000
2017	16	\$ 379,000	-1.6 %	\$ 48,000	\$ 640,000
2018	20	\$ 332,500	-12.3 %	\$ 58,000	\$ 495,000
2019	27	\$ 250,000	-24.8 %	\$ 35,000	\$ 450,000
2020	15	\$ 320,000	28.0 %	\$ 50,000	\$ 850,000
2021	56	\$ 350,000	9.4 %	\$ 71,000	\$ 860,000
2022	61	\$ 400,000	14.3 %	\$ 105,000	\$ 860,000
2023	9	\$ 270,000	-32.5 %	\$ 97,000	\$ 495,000

Median Sale Price

\$350k

Based on 28 recorded Unit sales within the last 12 months (Oct '22 - Sep '23)

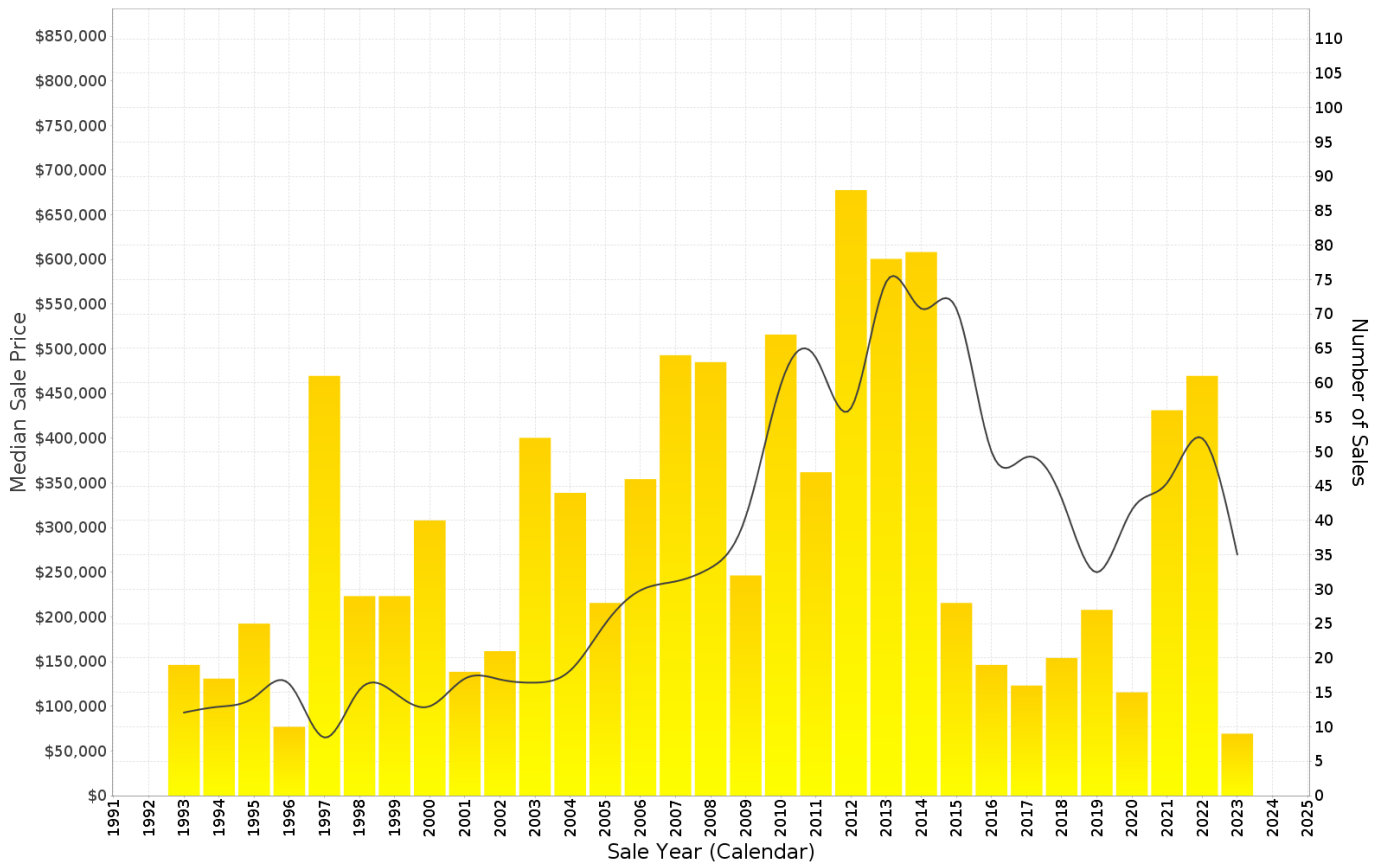
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

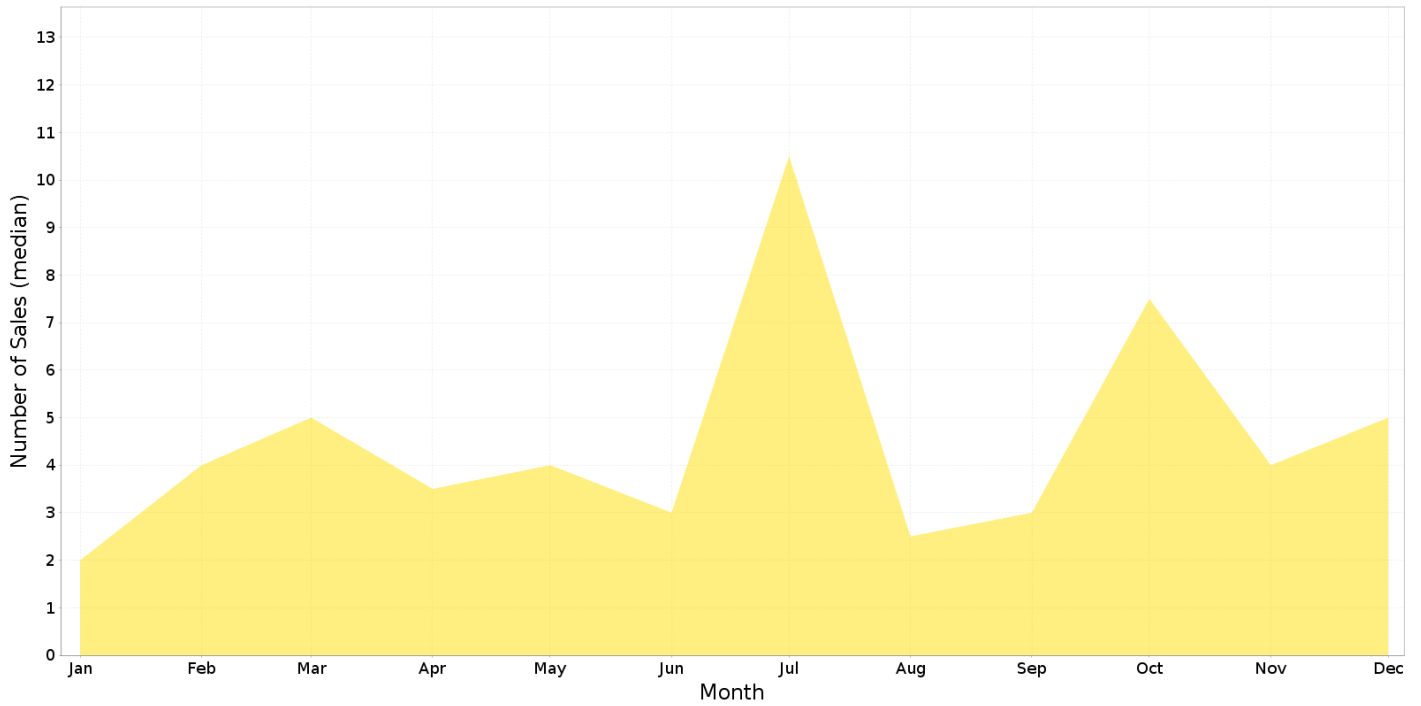
-11.4%

Current Median Price: \$350,000
Previous Median Price: \$395,000

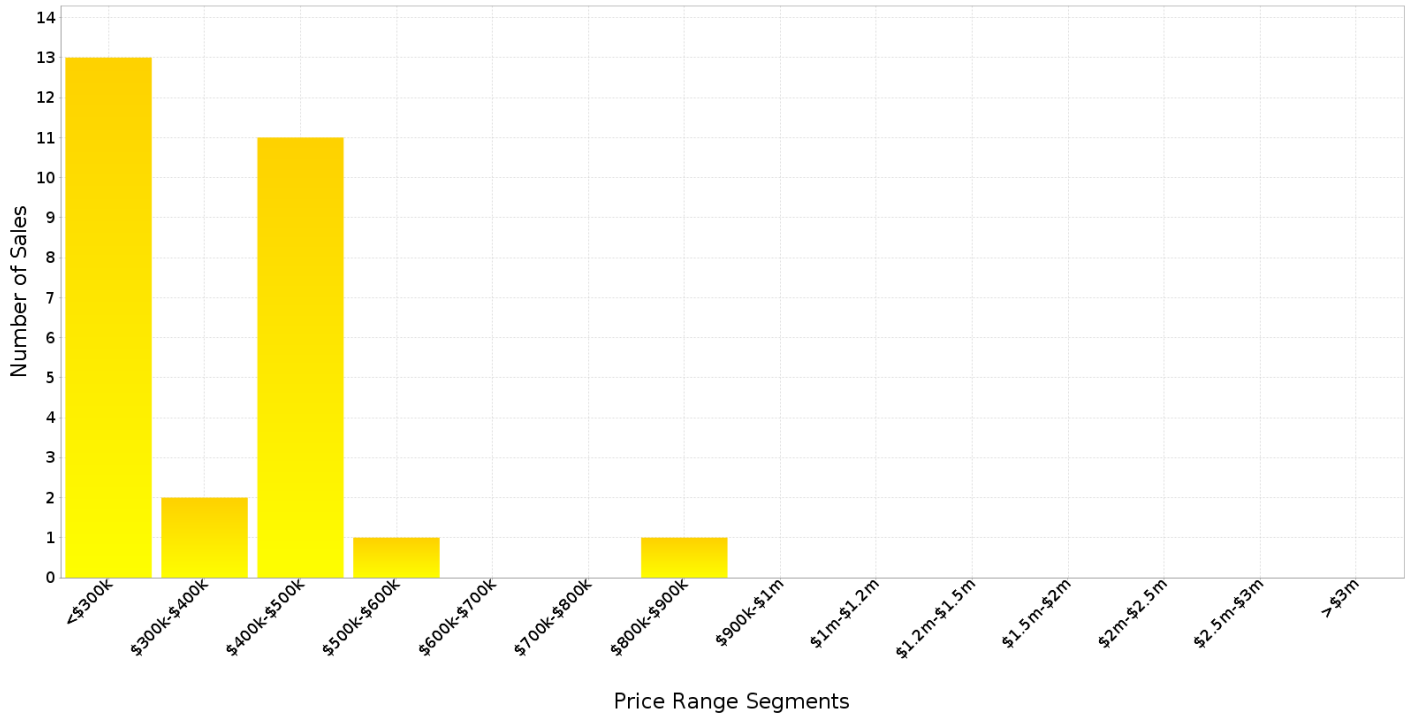
Based on 87 recorded Unit sales compared over the last two rolling 12 month periods



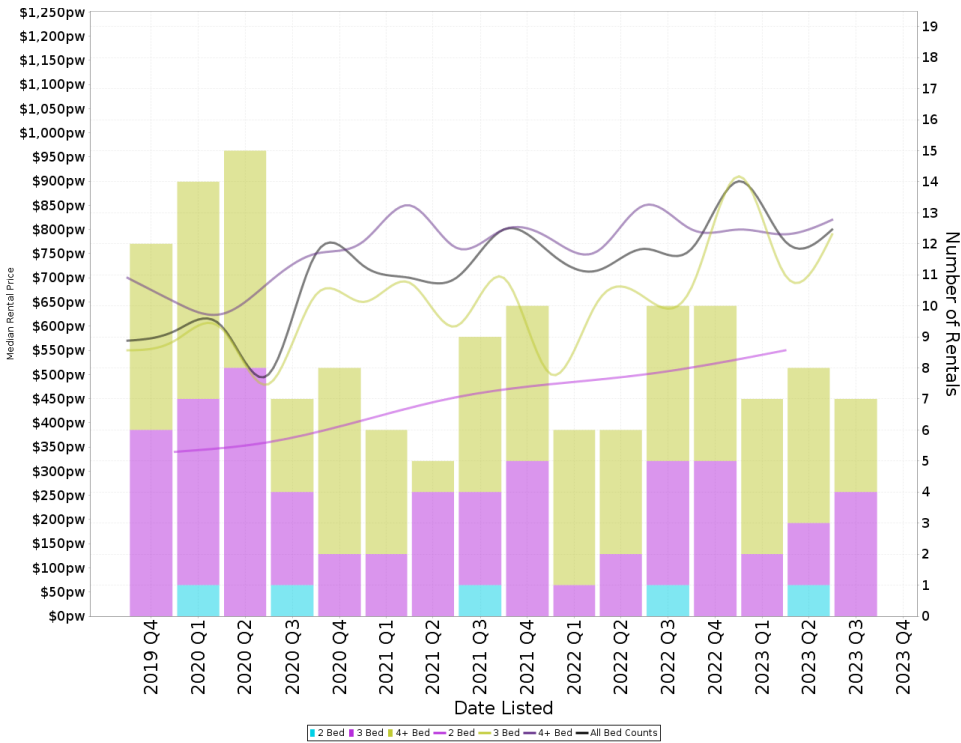
PARAP - Peak Selling Periods (3 years)



PARAP - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-2.7%

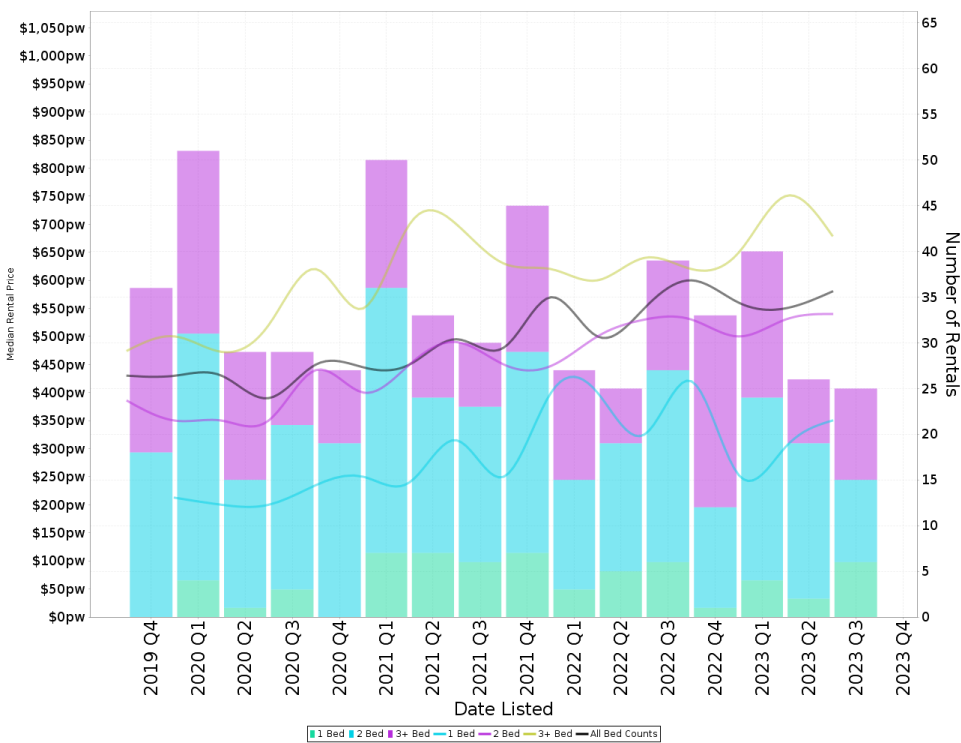
Current Median Price: \$826,684
Previous Median Price: \$850,000
Based on 34 registered House sales compared over the last two rolling 12 month periods.

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

\$350k

Based on 28 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

-11.4%

Current Median Price: \$350,000
Previous Median Price: \$395,000

Based on 87 recorded Unit sales compared over the last two rolling 12 month periods

Sold Properties

28

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

47/14 SALONIKA ST

\$595,000

Nov 2023
48 Days

1.01 ha 🏠 3 🚗 2 🚗 2

457/12 SALONIKA ST

\$340,000

Oct 2023
150 Days

🏠 1 🚗 1 🚗 1

21/23 HUDSON FYSH AVE

\$299,500

Oct 2023
254 Days

1.72 ha 🏠 2 🚗 1 🚗 1

1/16 STOKES ST

\$370,000

Oct 2023
48 Days

1,992 m² 🏠 2 🚗 1 🚗 1

13/16 MACKILLOP ST

\$290,000

Oct 2023
38 Days

5,565 m² 🏠 1 🚗 1 🚗 1

30/2 MITAROS PL

\$440,000

Oct 2023
14 Days

3,247 m² 🏠 2 🚗 2 🚗 2

23/4 MITAROS PL

\$412,500

Oct 2023
56 Days

170 m² 🏠 2 🚗 2 🚗 2

17/5 MITAROS PL

\$430,000

Oct 2023
114 Days

3,305 m² 🏠 3 🚗 2 🚗 2

9/3 MITAROS PL

\$410,000

Oct 2023
49 Days

3,213 m² 🏠 2 🚗 2 🚗 2

2/15 SOMERVILLE GDNS

\$360,000

Oct 2023
490 Days

940 m² 2 2 4

92/16 HUDSON FYSH AVE

\$267,000

Oct 2023
520 Days

8,710 m² 2 1 1

3/12 SOMERVILLE GDNS

\$370,000

Oct 2023
9 Days

663 m² 2 2 2

5/4 MACKILLOP ST

\$520,000

Oct 2023
33 Days

1,550 m² 2 2 2

1/1 D'AMBROSIO CRT

\$865,000

Oct 2023
39 Days

3 2 2

5/9 DRYSDALE ST

\$465,000

Jul 2023
132 Days

1,132 m² 3 2 2

371/12 SALONIKA ST

\$362,500

Jul 2023
117 Days

1 1 2

12/16-18 MACKILLOP ST

\$250,000

Jul 2023
87 Days

5,565 m² 1 1 1

3/16 STOKES STREET ST

\$395,000

Jul 2023
76 Days

1,992 m² 2 1 1

8/7 WEDDELL ST

\$430,000

Jun 2023
66 Days

2,204 m² 2 1 1

427/12 SALONIKA ST

\$295,000

Jun 2023
80 Days

1 1 1

15/52 GREGORY ST

\$97,000

Jun 2023
N/A

18 m² - - -

PARAP - Properties For Rent

Median Rental Price

\$570 /w

Based on 124 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

+8.5%

Current Median Price: \$350,000
Current Median Rent: \$570

Based on 28 recorded Unit sales and 124 Unit rentals compared over the last 12 months

Number of Rentals

124

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

1/23 HUDSON FYSH AVENUE

\$480

Nov 2023 1 Day

1.72 ha 🏠 2 🚗 1 🚗 1

27/2 MITAROS PLACE

\$670 per week

Nov 2023 1 Day

3,247 m² 🏠 3 🚗 2 🚗 2

375/12 SALONIKA STREET

\$600

Nov 2023 2 Days

136 m² 🏠 2 🚗 2 🚗 1

8/22 MACKILLOP STREET

\$680 per week

Nov 2023 4 Days

3,070 m² 🏠 3 🚗 2 🚗 2

89/16 HUDSON FYSH AVENUE

\$430 PER

Nov 2023 5 Days

8,710 m² 🏠 2 🚗 1 🚗 1

327/12 SALONIKA STREET

\$520 per week

Nov 2023 6 Days

🏠 1 🚗 1 🚗 1

202/2 ELSEY STREET

\$530 per week

Nov 2023 6 Days

🏠 2 🚗 2 🚗 2

62/23 HUDSON FYSH AVENUE

\$500

Nov 2023 9 Days

1.72 ha 🏠 2 🚗 1 🚗 1

18/14 SALONIKA STREET

\$750 per week

Nov 2023 13 Days

1.01 ha 🏠 3 🚗 2 🚗 2

351/12 SALONIKA STREET

\$750 per week

Nov 2023
19 Days

3 2 2

26/4 MITAROS PLACE

\$540 per week

2023

2,990 m² 3 2 2

3/6 FOSTER COURT

\$530 per week

Nov 2023
27 Days

595 m² 2 2 2

14/39 PARAP ROAD

\$595

Nov 2023
27 Days

8,843 m² 2 1 1

14/39 PARAP ROAD

\$595 per week

Oct 2023
30 Days

8,843 m² 2 1 1

9/39 PARAP ROAD

\$600 Weekly

Nov 2023
25 Days

8,843 m² 3 1 1

20/39 PARAP ROAD

\$500 Weekly

Oct 2023
25 Days

8,987 m² 2 1 1

367/12 SALONIKA STREET

\$630

Oct 2023
25 Days

2 2 2

3/39 PARAP ROAD

\$580 per week

Nov 2023
25 Days

8,843 m² 3 1 1

20/30 PARAP ROAD

\$600

Oct 2023
55 Days

9,055 m² 2 2 2

36/52 GREGORY STREET

\$270 pw

Nov 2023
25 Days

2,297 m² 1 1 -

6/2 MITAROS PLACE

\$650 per week

Nov 2023
61 Days

3,247 m² 3 2 2