



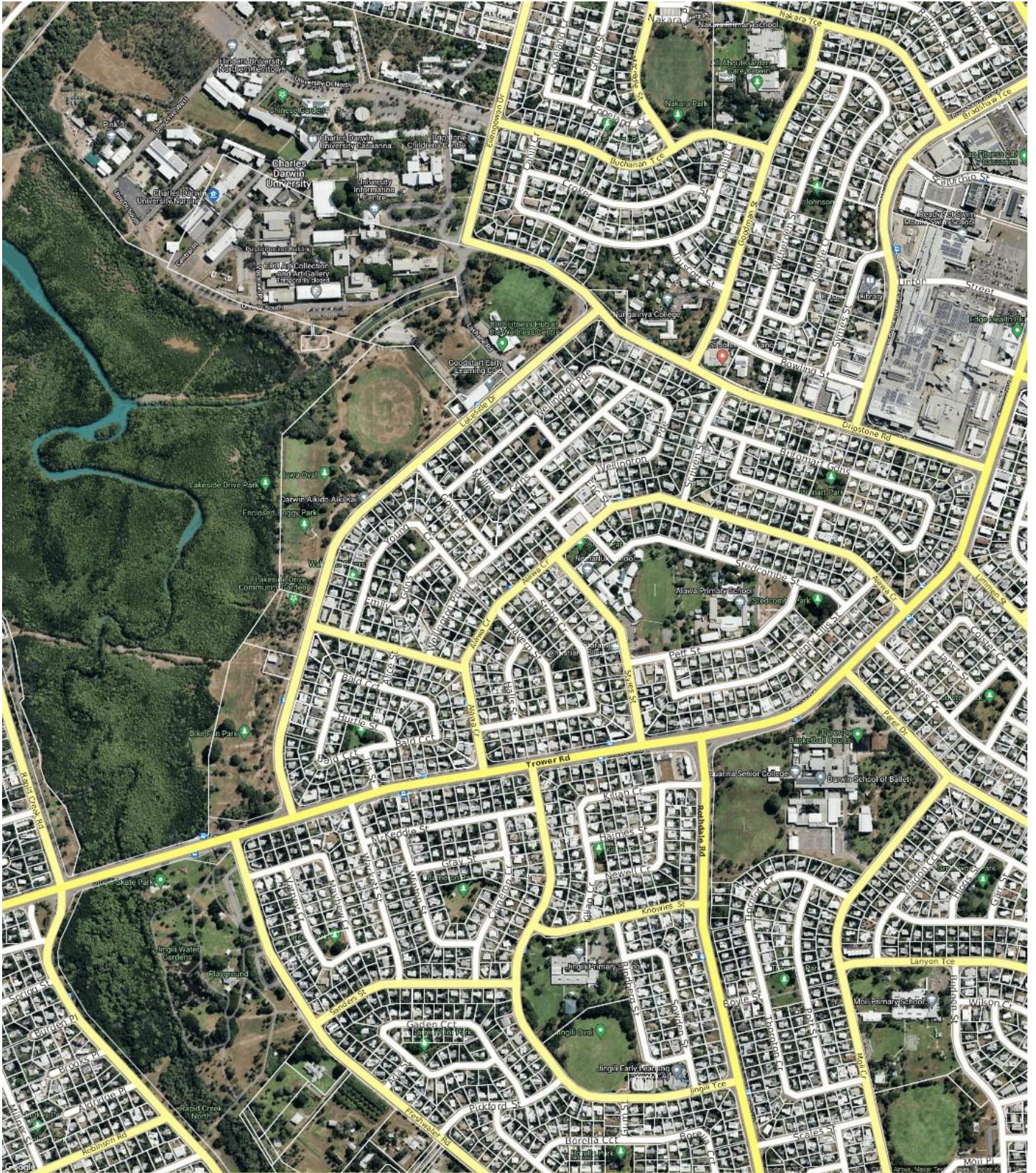
RayWhite.

Suburb
flyover
report

ALAWA (HOUSE)

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ALAWA - Suburb Map



ALAWA - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	53	\$ 330,000	0.0 %	\$ 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	27	\$ 565,000	10.7 %	\$ 6,750	\$ 710,000
2024	9	\$ 525,000	-7.1 %	\$ 300,000	\$ 660,000

Median Sale Price

\$575k

Based on 24 recorded House sales within the last 12 months (Apr '23 - Mar '24)

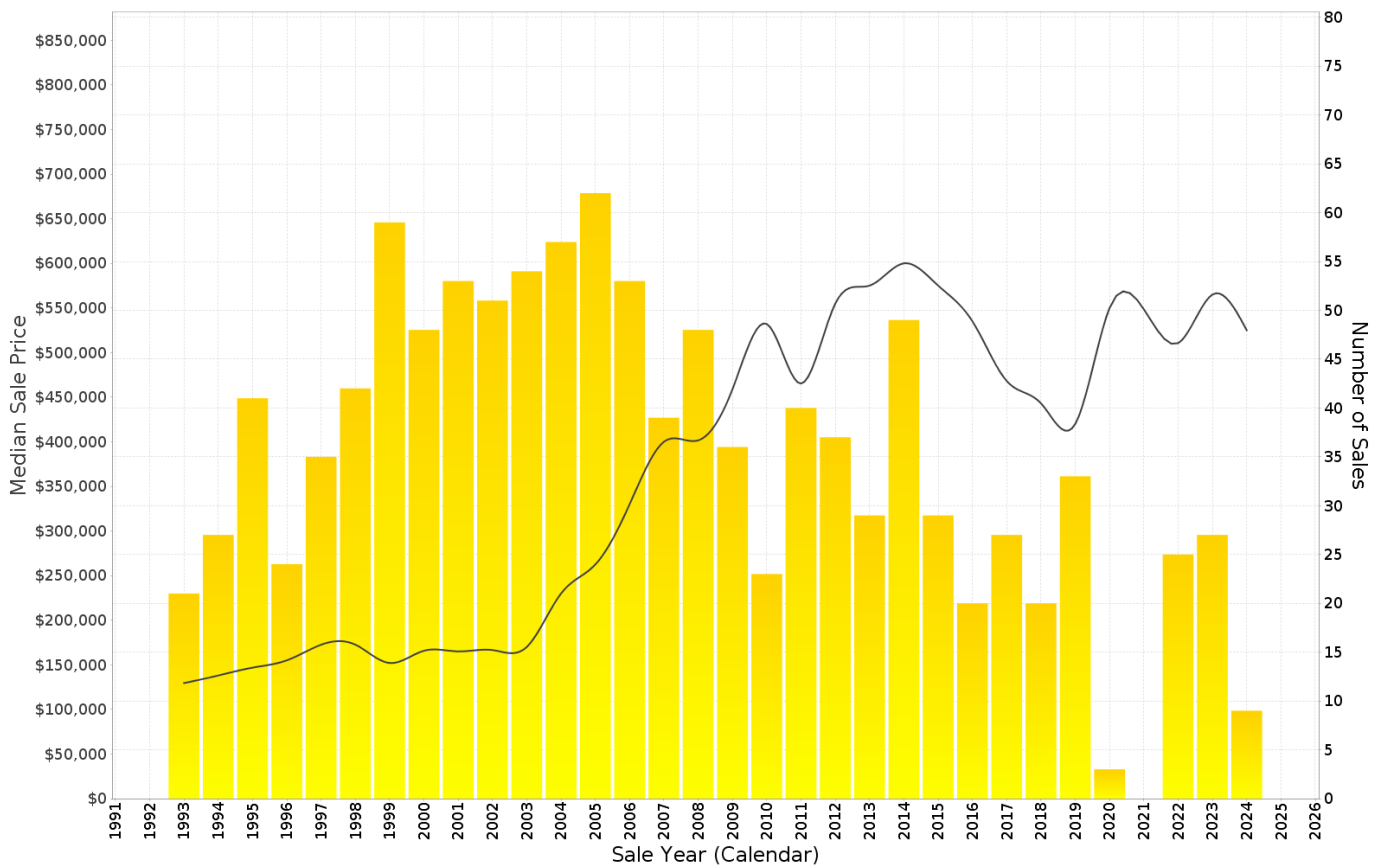
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

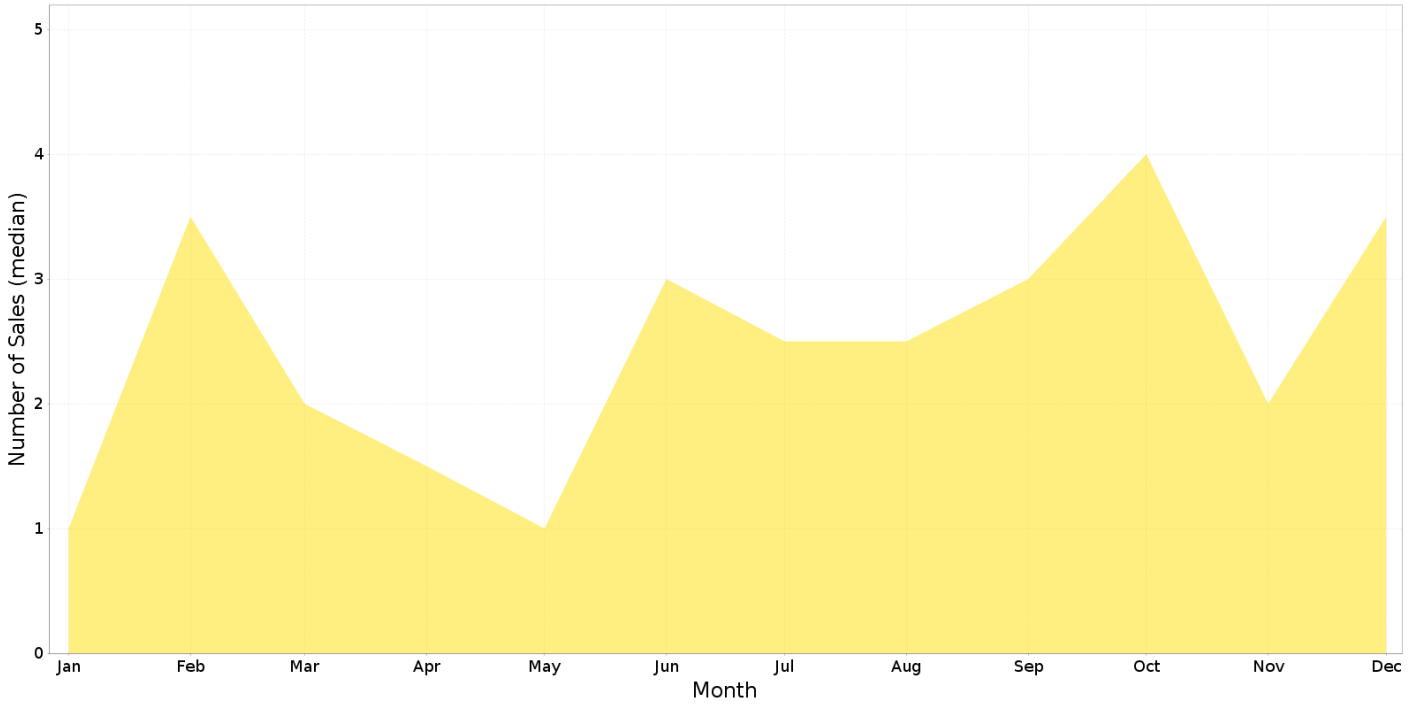
+10.0%

Current Median Price: \$575,000
Previous Median Price: \$522,500

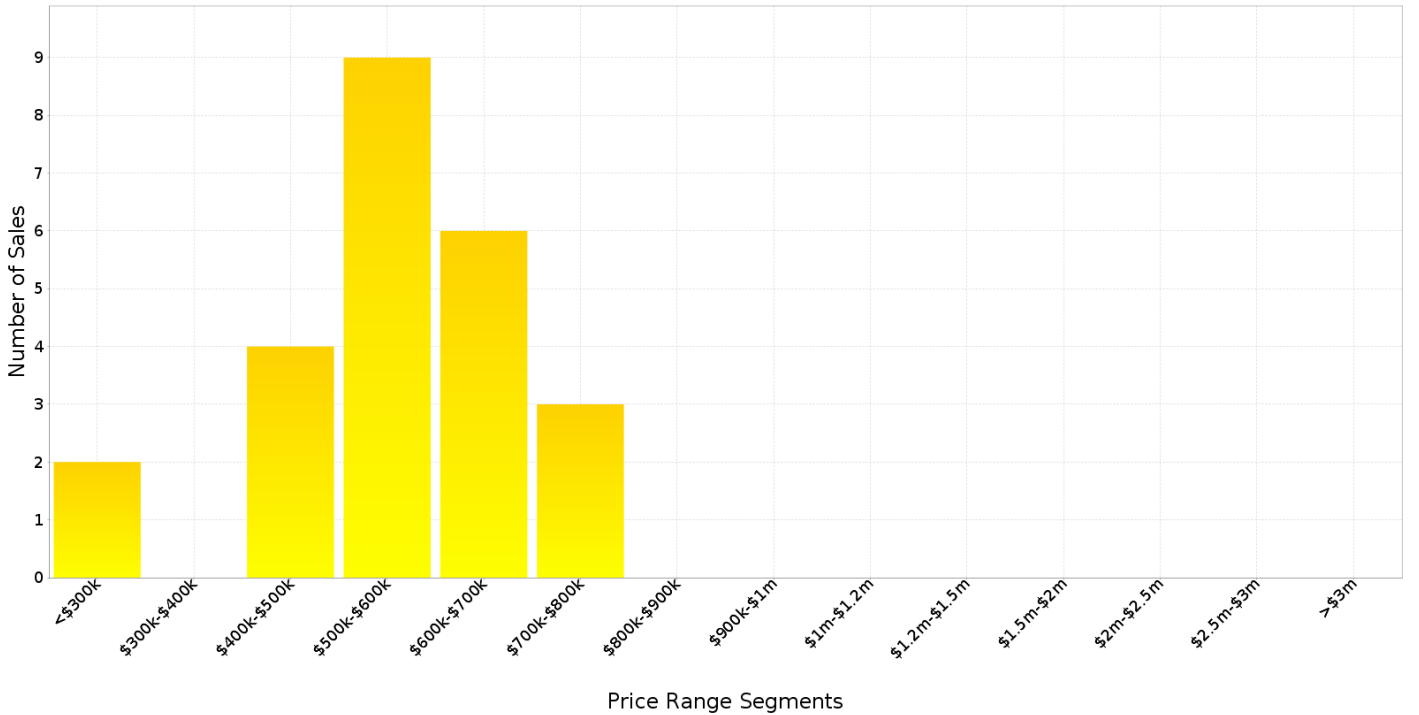
Based on 52 recorded House sales compared over the last two rolling 12 month periods



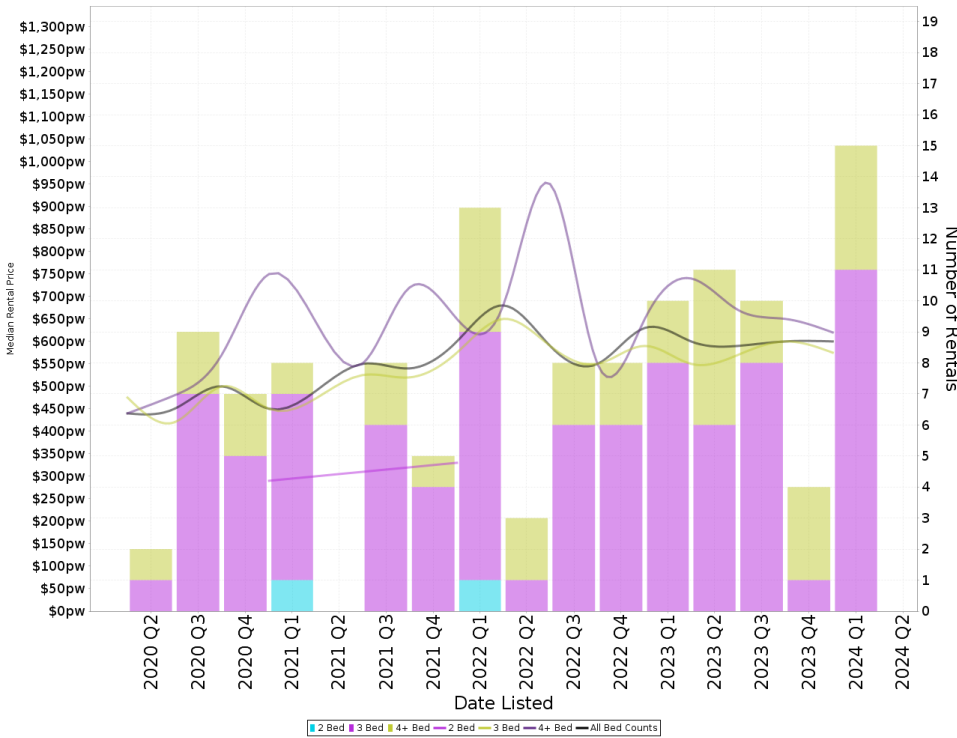
ALAWA - Peak Selling Periods (3 years)



ALAWA - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+10.0%

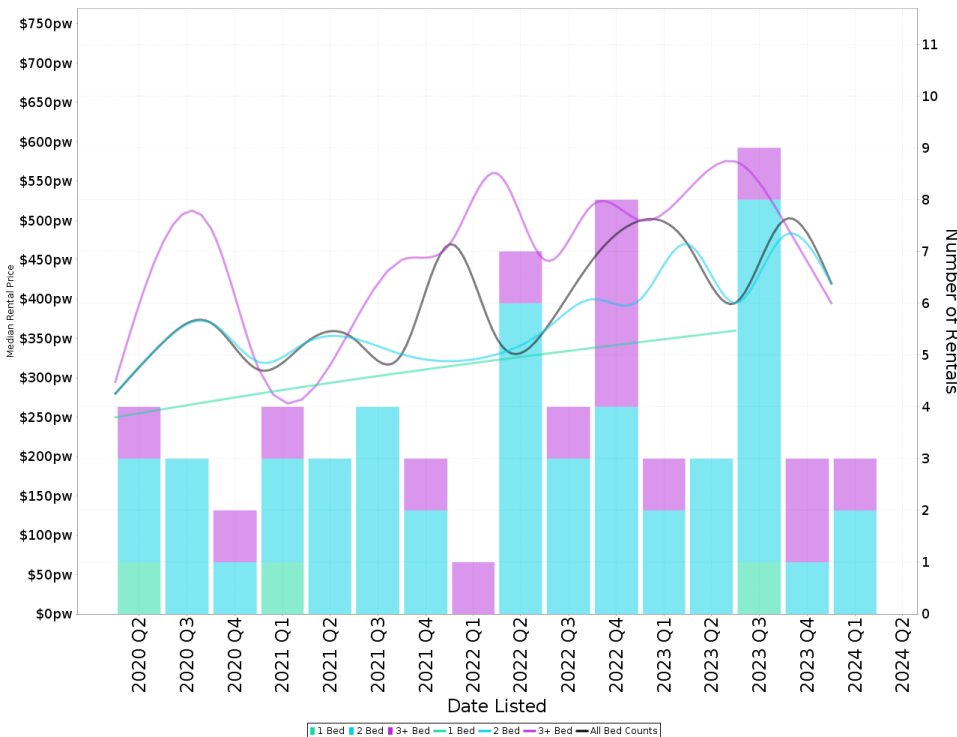
Current Median Price: \$575,000
Previous Median Price: \$522,500
Based on 52 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.4%

Current Median Price: \$575,000
Current Median Rent: \$600
Based on 40 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-14.3%

Current Median Price: \$240,000
Previous Median Price: \$280,000
Based on 8 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+9.1%

Current Median Price: \$240,000
Current Median Rent: \$420
Based on 18 registered Unit rentals compared over the last 12 months.

ALAWA - Recently Sold Properties

Median Sale Price

\$575k

Based on 24 recorded House sales within the last 12 months (Apr '23 - Mar '24)

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

Suburb Growth

+10.0%

Current Median Price: \$575,000
Previous Median Price: \$522,500

Based on 52 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

24

Based on recorded House sales within the 12 months (Apr '23 - Mar '24)

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

101 ALAWA CRES



\$575,000

Sold Jun 2024
178 Days

673 m² 3 1 2

8 HALLS ST



\$515,000

Sold Jun 2024
58 Days

758 m² 3 1 4

90 WELLINGTON PDE




\$635,000

Sold May 2024
101 Days

728 m² 4 2 2

181 TROWER RD



\$470,000

Sold May 2024
69 Days

817 m² 3 1 2


23 STYLES ST



\$485,000

817 m² 3 1 2


48 ALAWA CRES



\$300,000

817 m² - - -

56 LAKESIDE DR




\$640,000

Sold May 2024
42 Days

673 m² 4 2 2

3 GOVE ST



\$660,000

Sold Mar 2024
33 Days

817 m² 5 2 3

18 ALAWA CRES



\$490,000

Sold Feb 2024
141 Days

777 m² 3 1 2

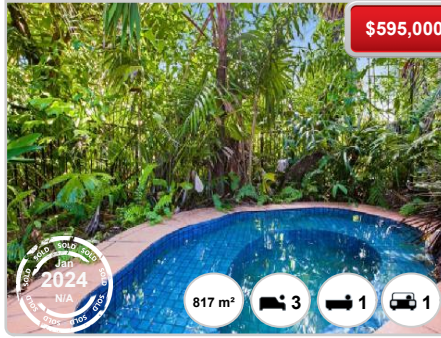
14 EMILY GDNS

\$525,000



24 WELLINGTON PDE

\$595,000



21 STOBO CRES

\$460,000



ALAWA - Properties For Rent

Median Rental Price

\$600 /w

Based on 40 recorded House rentals within the last 12 months (Apr '23 - Mar '24)

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

Rental Yield

+5.4%

Current Median Price: \$575,000
Current Median Rent: \$600

Based on 24 recorded House sales and 40 House rentals compared over the last 12 months


Number of Rentals

40

Based on recorded House rentals within the last 12 months (Apr '23 - Mar '24)

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

10 LAKESIDE DRIVE



\$850 per week

641 m² 4 2 2

FOR RENT - FOR RENT - FOR RENT -
Jun 2024
19 Days
FOR RENT - FOR RENT - FOR RENT -

54 ALAWA CRESENT



\$510

766 m² 3 1 2

FOR RENT - FOR RENT - FOR RENT -
Jun 2024
13 Days
FOR RENT - FOR RENT - FOR RENT -