

A vibrant yellow bicycle is the central focus, parked on a paved surface. It features a classic design with a rear rack, fenders, and a brown leather saddle. A wicker basket on the handlebars is overflowing with 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 and trees. In the top right corner, there is a yellow rectangular box containing the text 'RayWhite.'

**RayWhite.**

**Suburb**  
flyover  
report

KARAMA (UNIT)

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# KARAMA - Suburb Map





# KARAMA - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2006	40	\$ 206,000	0.0 %	\$ 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	17	\$ 240,000	-6.2 %	\$ 225,000	\$ 310,000
2024	6	\$ 225,000	-6.2 %	\$ 202,000	\$ 310,000

## Median Sale Price

# \$235k

Based on 14 recorded Unit sales within the last 12 months (Apr '23 - Mar '24)

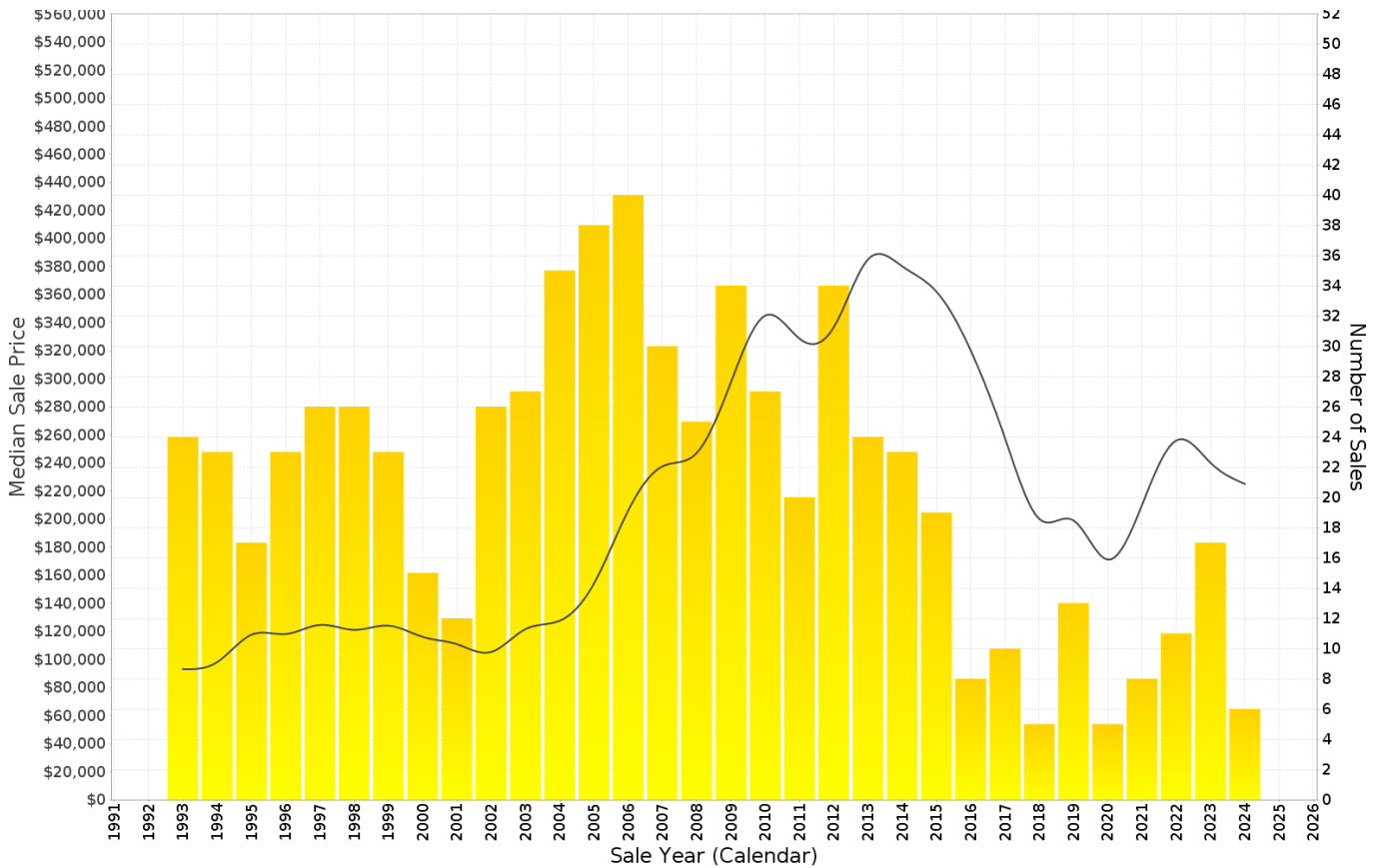
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

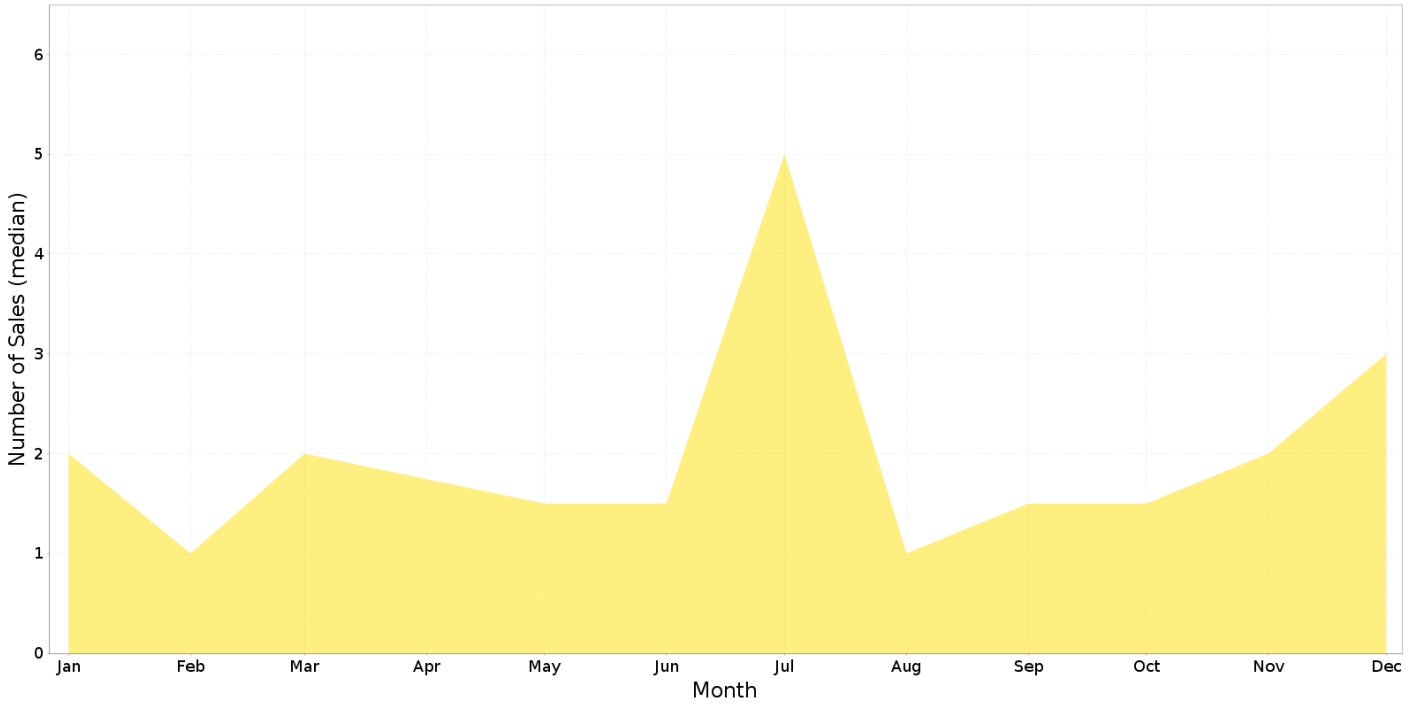
# -6.2%

Current Median Price: \$235,000  
Previous Median Price: \$250,000

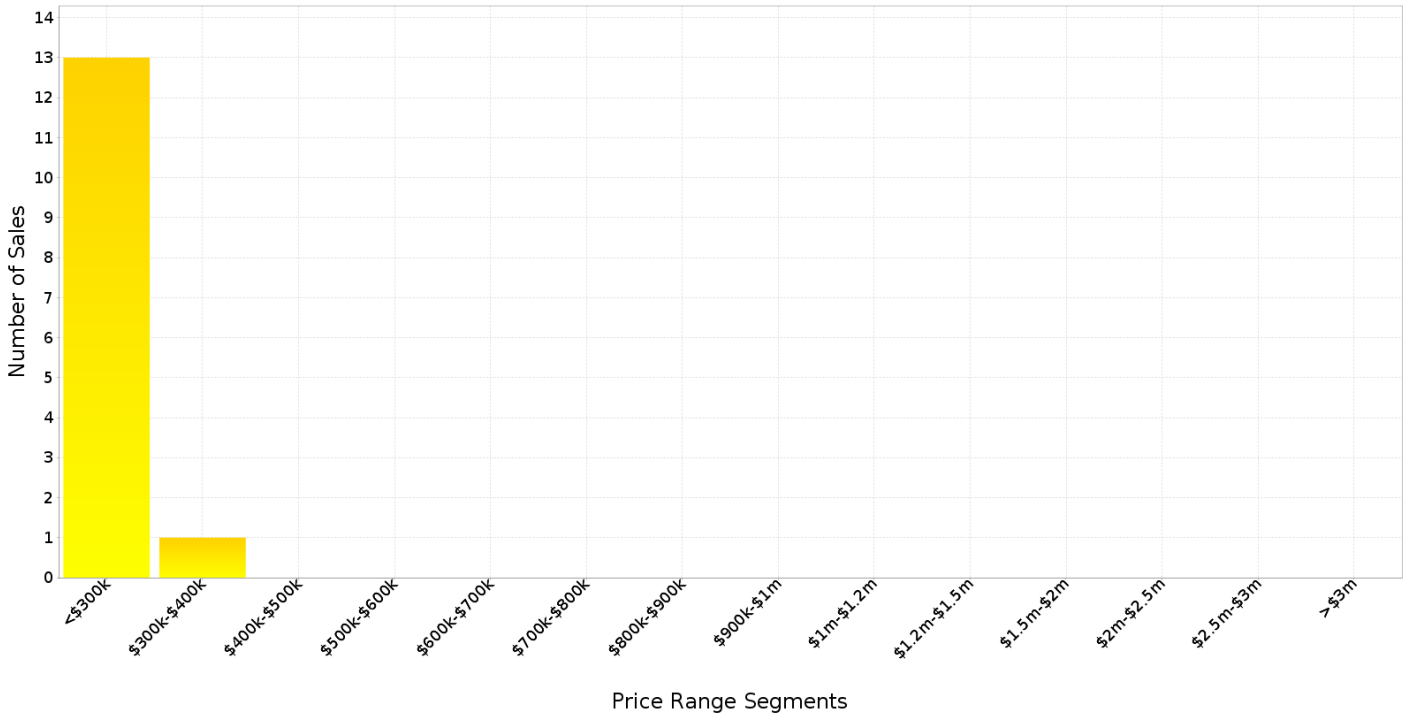
Based on 30 recorded Unit sales compared over the last two rolling 12 month periods



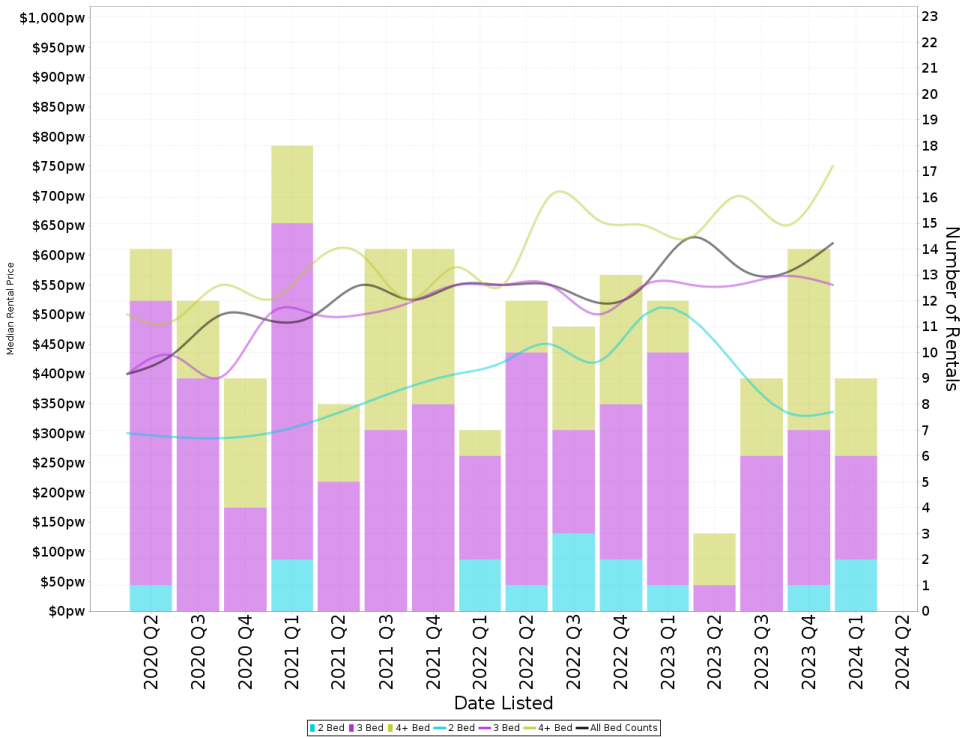
## KARAMA - Peak Selling Periods (3 years)



## KARAMA - Price Range Segments (12 months)



# Median Weekly Rents (Houses)



## Suburb Sale Price Growth

**-4.3%**

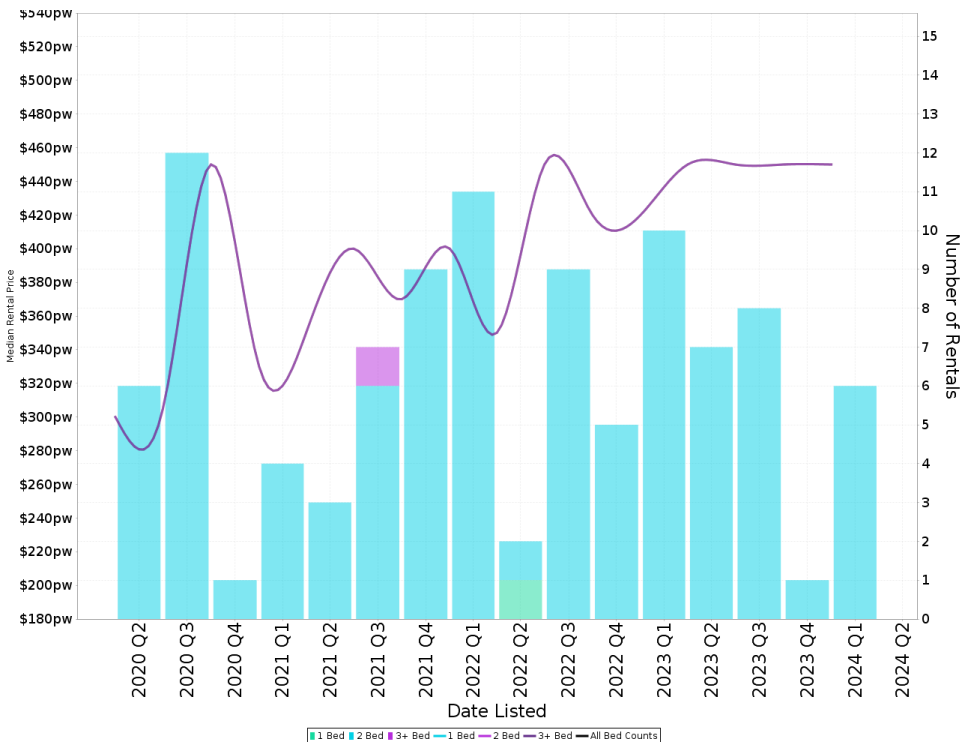
Current Median Price: \$467,500  
Previous Median Price: \$488,750  
Based on 96 registered House sales compared over the last two rolling 12 month periods.

## Suburb Rental Yield

**+6.5%**

Current Median Price: \$467,500  
Current Median Rent: \$580  
Based on 35 registered House rentals compared over the last 12 months.

# Median Weekly Rents (Units)



## Suburb Sale Price Growth

**-6.2%**

Current Median Price: \$235,000  
Previous Median Price: \$250,500  
Based on 30 registered Unit sales compared over the last two rolling 12 month periods.

## Suburb Rental Yield

**+10.0%**

Current Median Price: \$235,000  
Current Median Rent: \$450  
Based on 22 registered Unit rentals compared over the last 12 months.

# KARAMA - Recently Sold Properties

Median Sale Price

**\$235k**

Based on 14 recorded Unit 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

**-6.2%**

Current Median Price: \$235,000  
Previous Median Price: \$250,500

Based on 30 recorded Unit sales compared over the last two rolling 12 month periods

# Sold Properties

**14**

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

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

**4/77 KOOLINDA CRES**

**\$285,000**

Sold Jun 2024  
198 Days

3,370 m<sup>2</sup> 2 1 2

**17/38 CALYTRIX RD**

**\$202,000**

Sold May 2024  
201 Days

136 m<sup>2</sup> 2 1 1

**15/46 CALYTRIX RD**

**\$220,000**

Sold Jun 2024  
198 Days

95 m<sup>2</sup> - - -

**15/42 CALYTRIX RD**

**\$220,000**

Sold Apr 2024  
217 Days

95 m<sup>2</sup> 2 1 1

**4/59 KALYMNOS DR**

**\$310,000**

Sold Apr 2024  
110 Days

2,300 m<sup>2</sup> 2 1 1

**3/24 KARAMA CRES**

**\$235,000**

Sold Mar 2024  
75 Days

895 m<sup>2</sup> 2 1 -

**2/50 CALYTRIX RD**

**\$230,000**

Sold Feb 2024  
54 Days

215 m<sup>2</sup> 2 1 1

**5/3 MANUNDA TCE**

**\$270,000**

Sold Dec 2023  
N/A

1,471 m<sup>2</sup> 2 1 2

**5/46 CALYTRIX RD**

**\$225,000**

Sold Jun 2023  
N/A

95 m<sup>2</sup> - - -

5/42 CALYTRIX RD

\$225,000





# KARAMA - Properties For Rent

## Median Rental Price

**\$450 /w**

Based on 22 recorded Unit 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

**+10.0%**

Current Median Price: \$235,000  
Current Median Rent: \$450

Based on 14 recorded Unit sales and 22 Unit rentals compared over the last 12 months

## Number of Rentals

**22**

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

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

**10/47 KALYMNOS DRIVE**



**\$520 per week**

FOR RENT • CURRENT • FOR RENT • AVAILABLE

Jun 2024  
10 Days

3,539 m<sup>2</sup> 2 1 2