

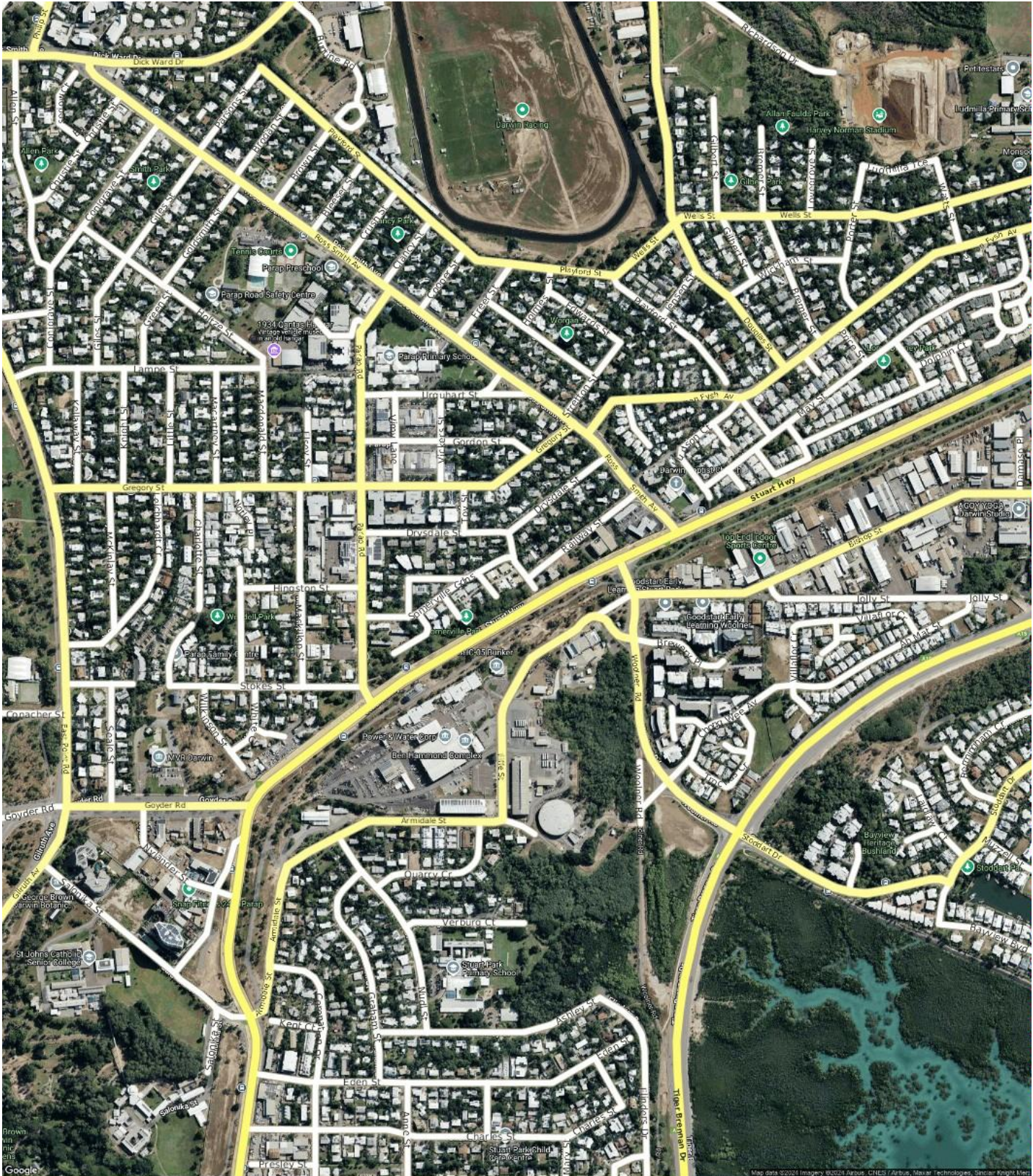
RayWhite.

Suburb
flyover
report

PARAP (UNIT)

PREPARED BY: KRISTINA BILLIAS, RAY WHITE NIGHTCLIFF

PARAP - Suburb Map



PARAP - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2007	64	\$ 239,750	0.0 %	\$ 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	46	\$ 365,000	-8.8 %	\$ 97,000	\$ 865,000
2024	36	\$ 344,500	-5.6 %	\$ 102,000	\$ 508,000
2025	6	\$ 460,000	33.5 %	\$ 255,000	\$ 520,000

Median Sale Price

\$344k

Based on 36 recorded Unit sales within the last 12 months (2024)

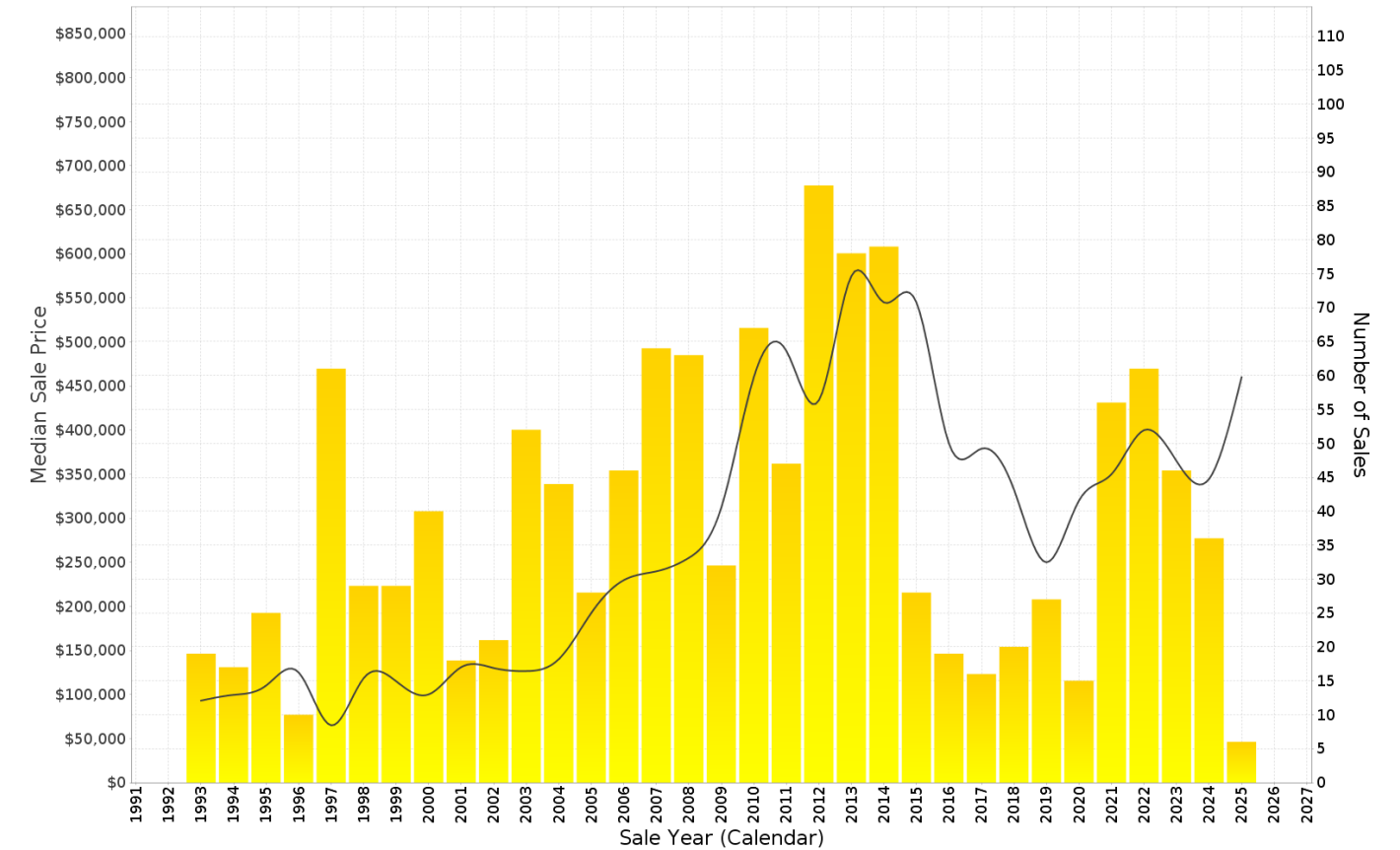
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

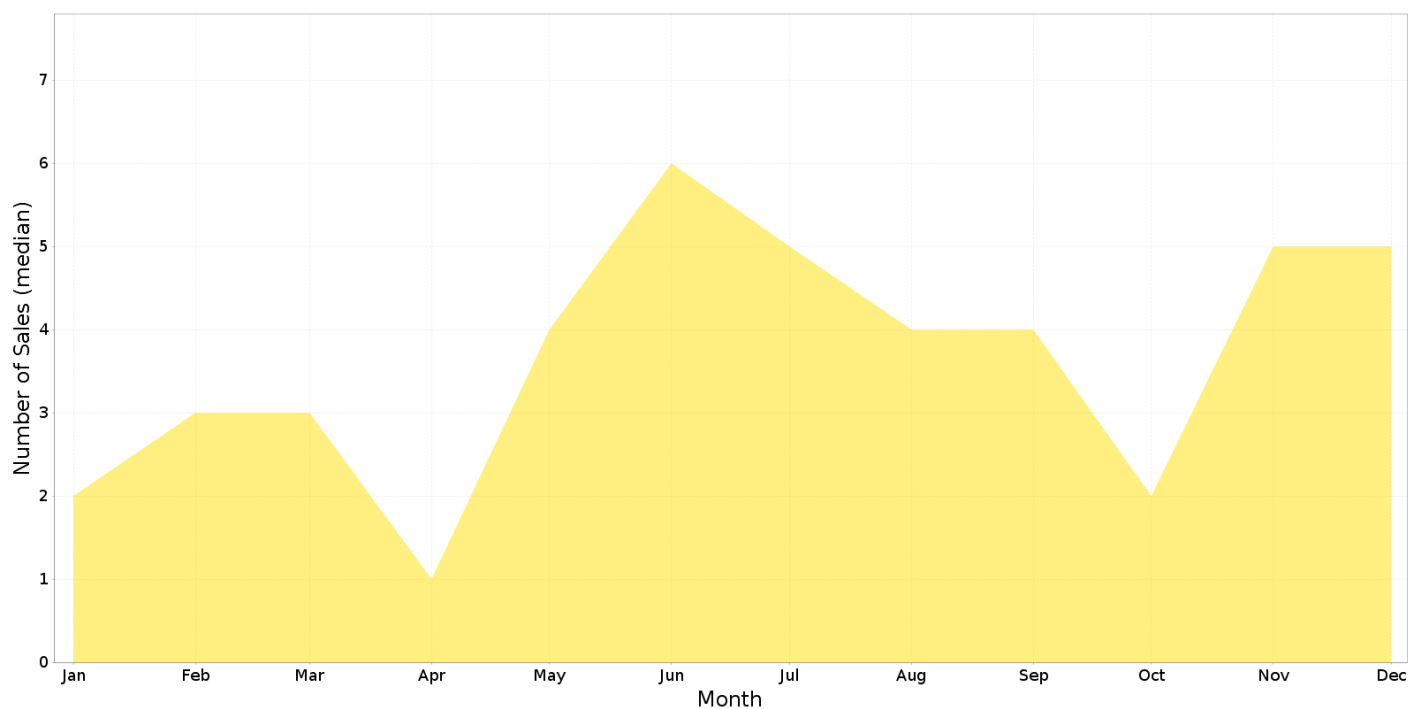
-5.6%

Current Median Price: \$344,500
Previous Median Price: \$365,000

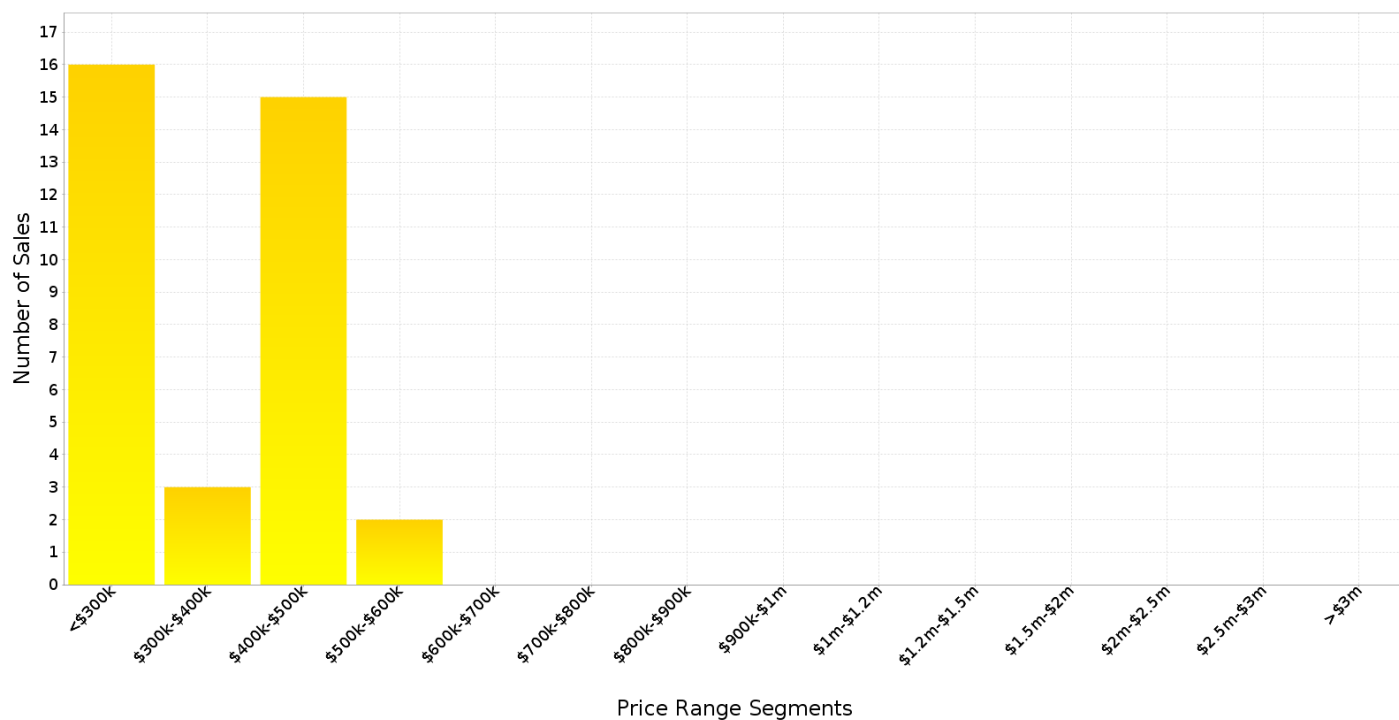
Based on 82 recorded Unit sales compared over the last two rolling 12 month periods



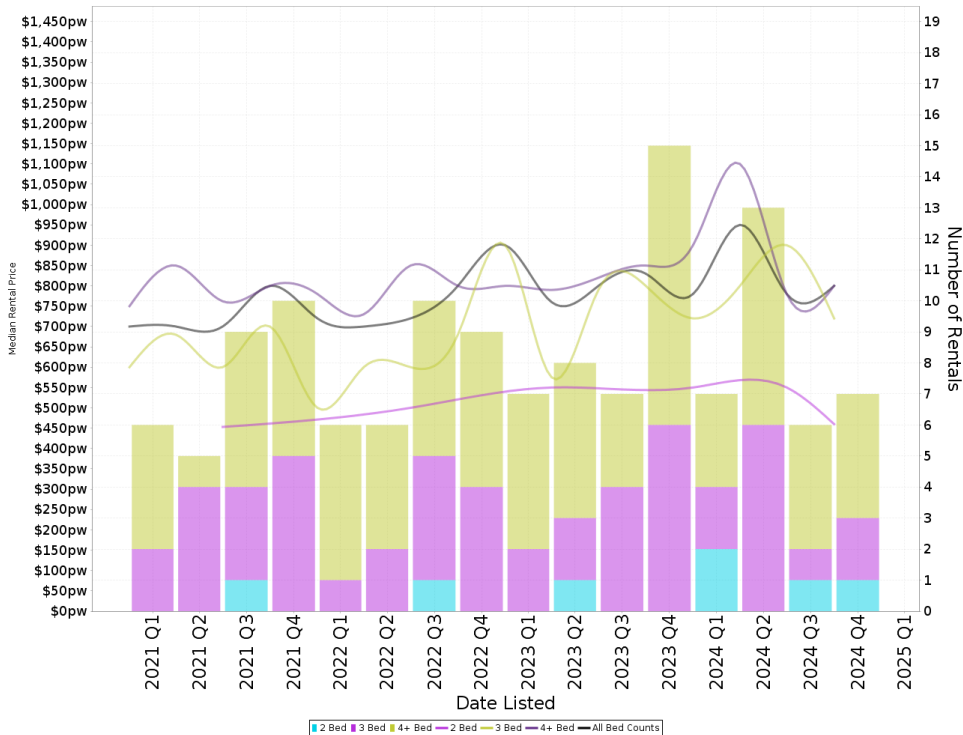
PARAP - Peak Selling Periods (3 years)



PARAP - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+3.2%

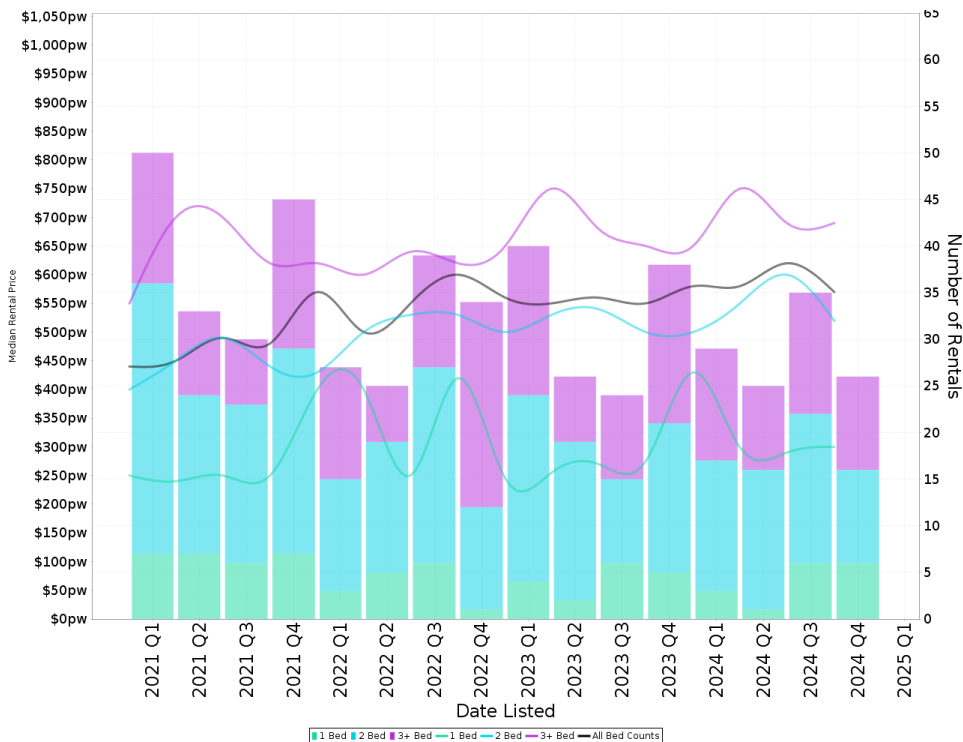
Current Median Price: \$880,000
Previous Median Price: \$853,000
 Based on 34 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.9%

Current Median Price: \$880,000
Current Median Rent: \$830
 Based on 33 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-5.6%

Current Median Price: \$344,500
Previous Median Price: \$365,000
 Based on 82 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+8.8%

Current Median Price: \$344,500
Current Median Rent: \$580
 Based on 115 registered Unit rentals compared over the last 12 months.

PARAP - Recently Sold Properties

Median Sale Price

\$344k

Based on 36 recorded Unit sales within the last 12 months (2024)

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

Suburb Growth

-5.6%

Current Median Price: \$344,500
Previous Median Price: \$365,000

Based on 82 recorded Unit sales compared over the last two rolling 12 month periods

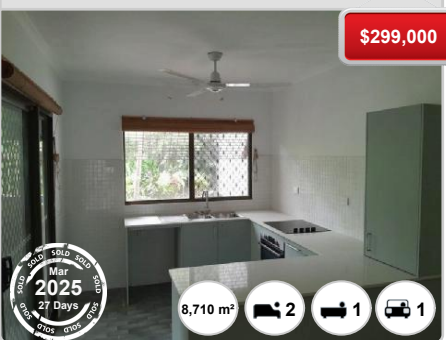
Sold Properties

36

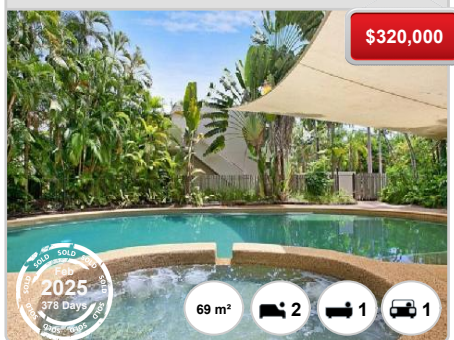
Based on recorded Unit sales within the 12 months (2024)

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

90/16 HUDSON FYSH AVE



1/23 HUDSON FYSH AVE



2/9 DRYSDALE ST



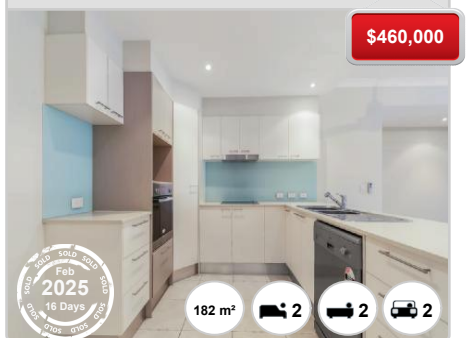
NULL/2 ELSEY ST



7/5 MITAROS PL



10/3 MITAROS PL



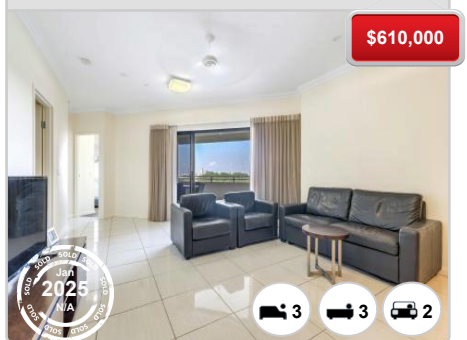
50/23 HUDSON FYSH AVE



3/3 MITAROS PL

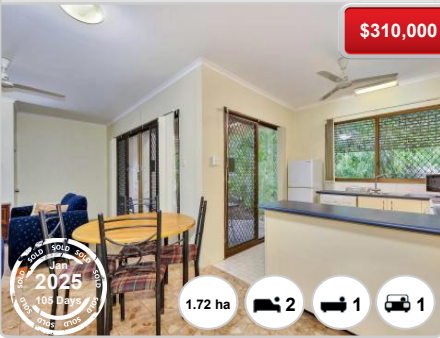


333/12 SALONIKA ST



7/23 HUDSON FYSH AVE

\$310,000



1.72 ha

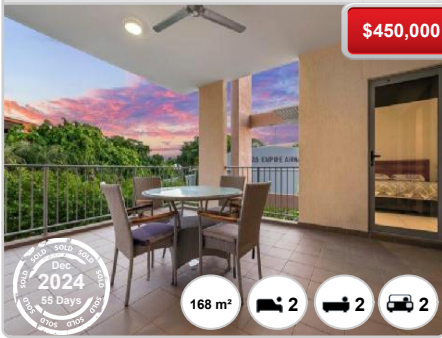
2

1

1

20/5 MITAROS PL

\$450,000



168 m²

2

2

2

15/22 MACKILLOP ST

\$490,000



180 m²

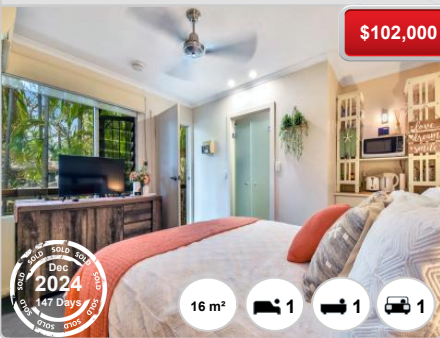
3

2

2

42/52 GREGORY ST

\$102,000



16 m²

1

1

1

201/2 ELSEY ST

\$425,000



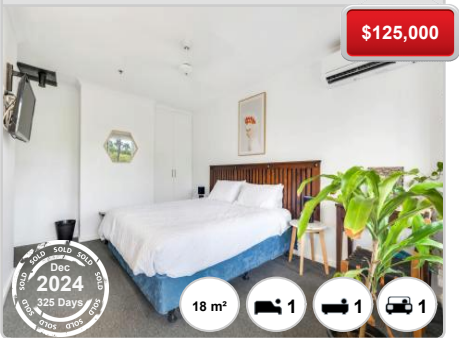
2

2

2

22/52 GREGORY ST

\$125,000



18 m²

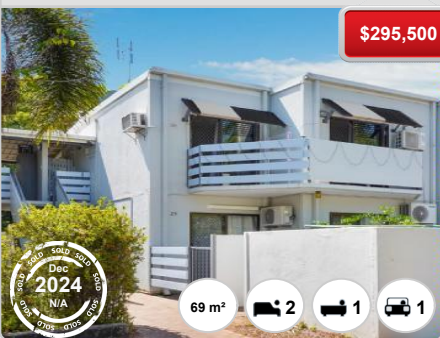
1

1

1

26/23 HUDSON FYSH AVE

\$295,500



69 m²

2

1

1

14/22 MACKILLOP ST

\$460,000



171 m²

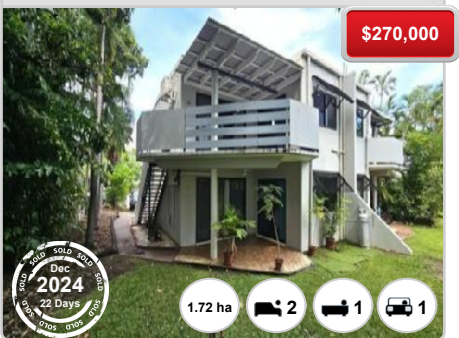
3

2

2

52/23 HUDSON FYSH AVE

\$270,000



1.72 ha

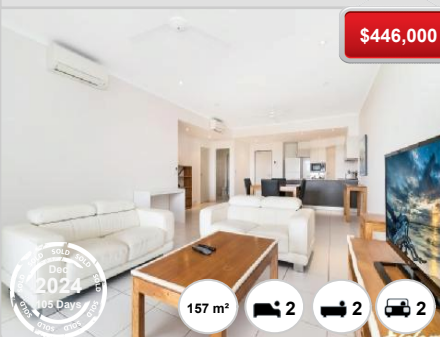
2

1

1

23/5 MITAROS PL

\$446,000



157 m²

2

2

2

17/2 MITAROS PL

\$480,000



181 m²

3

2

2

27/23 HUDSON FYSH AVE

\$295,000



69 m²

2

1

1

PARAP - Properties For Rent

Median Rental Price

\$580 /w

Based on 115 recorded Unit rentals within the last 12 months (2024)

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

Rental Yield

+8.8%

Current Median Price: \$344,500
Current Median Rent: \$580

Based on 36 recorded Unit sales and 115 Unit rentals compared over the last 12 months

Number of Rentals

115

Based on recorded Unit rentals within the last 12 months (2024)

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

308/12 SALONIKA STREET

\$680



2/3 MITAROS PLACE

\$740



46/23 HUDSON FYSH AVENUE

\$420 / PW



39/52 GREGORY STREET

\$300 PER



23/52 GREGORY STREET

\$300 Per Week



49/14 SALONIKA STREET

\$750



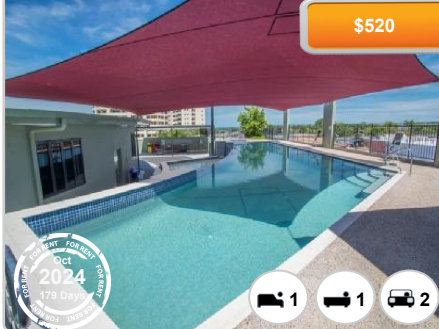
413/12 SALONIKA STREET

\$520



312/12 SALONIKA STREET

\$520



39 PARAP ROAD

\$500.00-



8/9 DRYSDALE STREET

\$690 per week



1/27 PARAP ROAD

\$495 per week

