

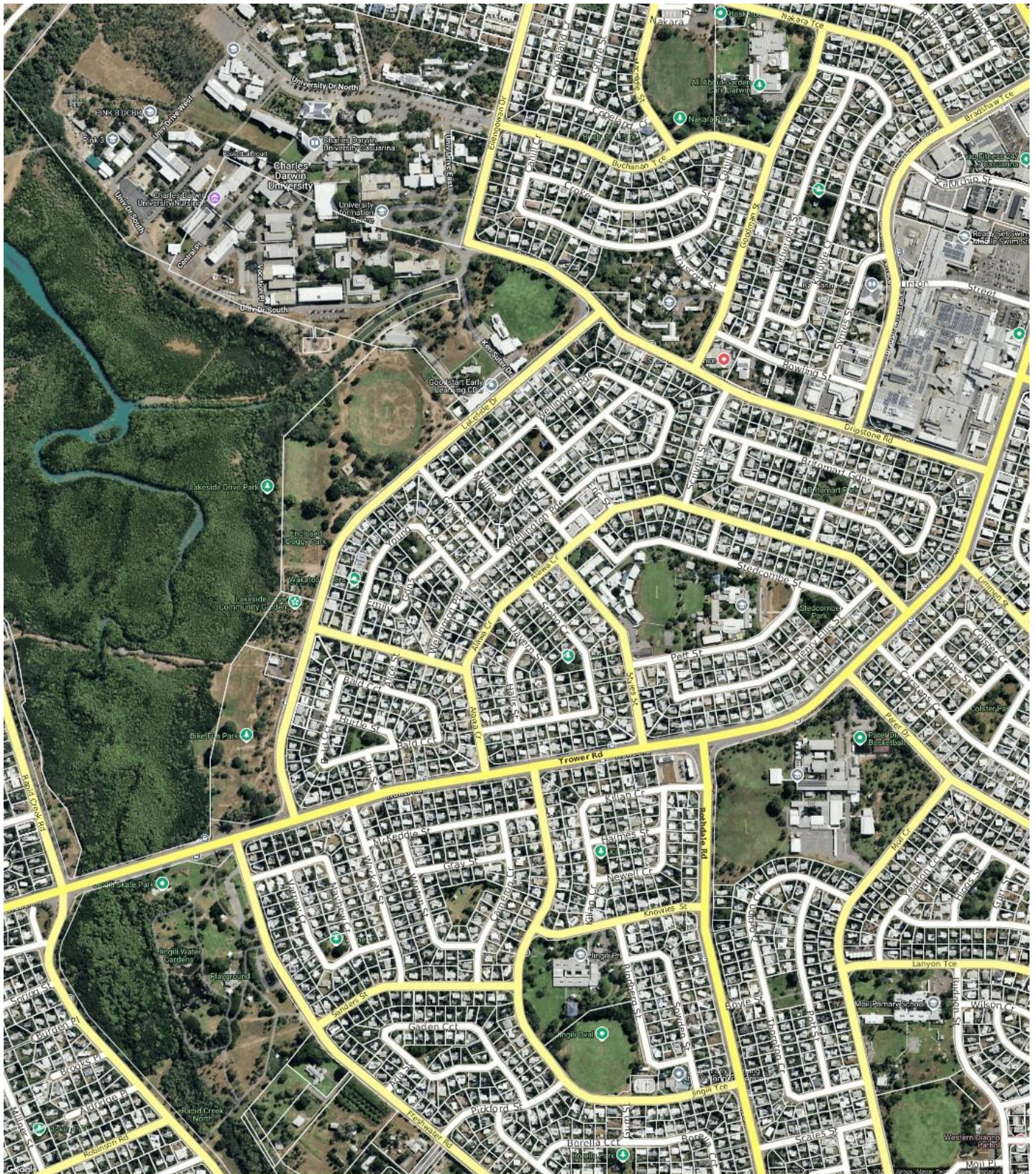
RayWhite.

Suburb
flyover
report

ALAWA (HOUSE)

PREPARED BY: KRISTINA BILLIAS, RAY WHITE NIGHTCLIFF

ALAWA - Suburb Map



ALAWA - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	39	\$ 400,000	0.0 %	\$ 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	21	\$ 525,000	-7.1 %	\$ 300,000	\$ 860,000
2025	34	\$ 562,500	7.1 %	\$ 295,000	\$ 865,000

Median Sale Price

\$528k

Based on 34 recorded House sales within the last 12 months (Financial Year 2025)

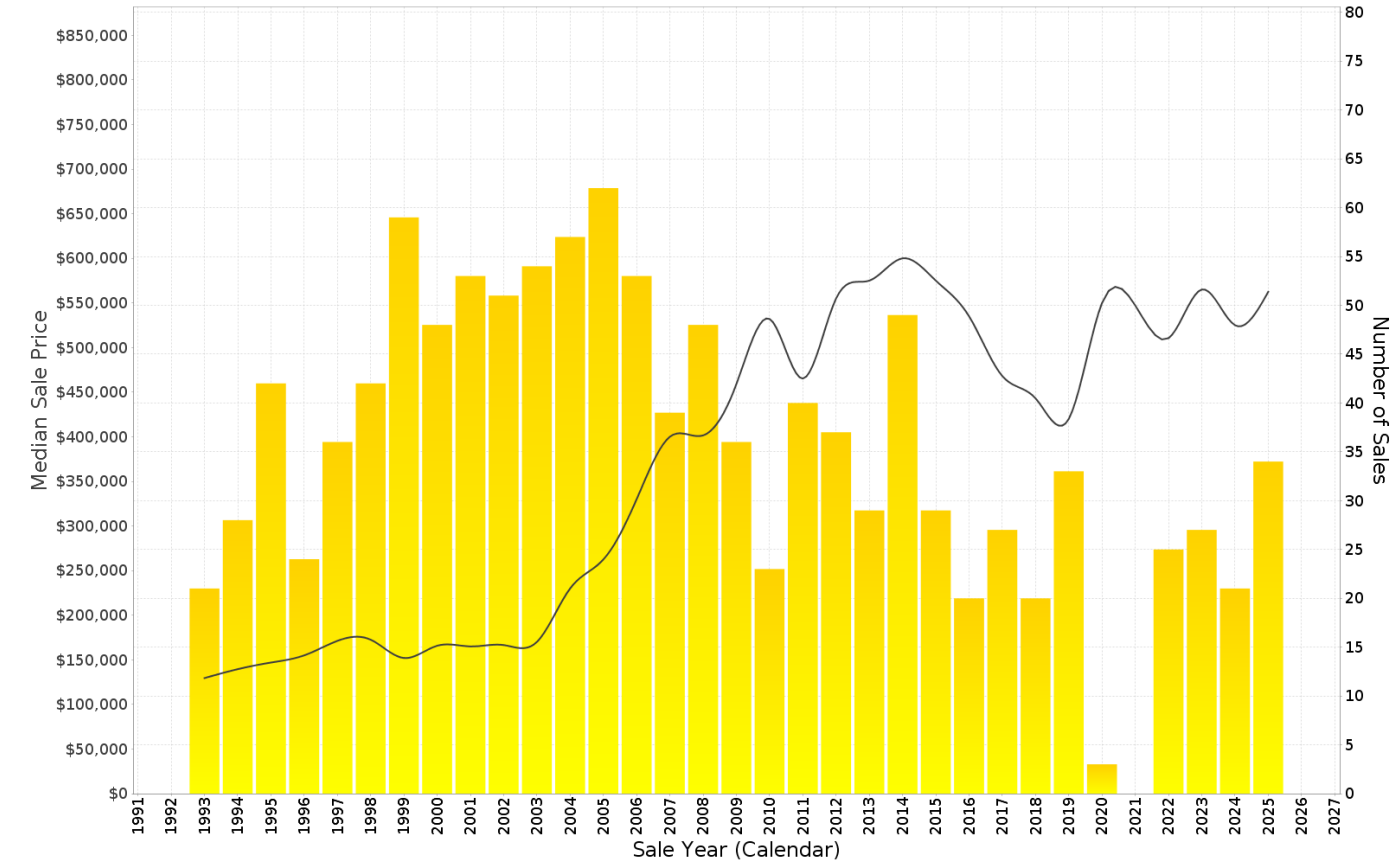
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

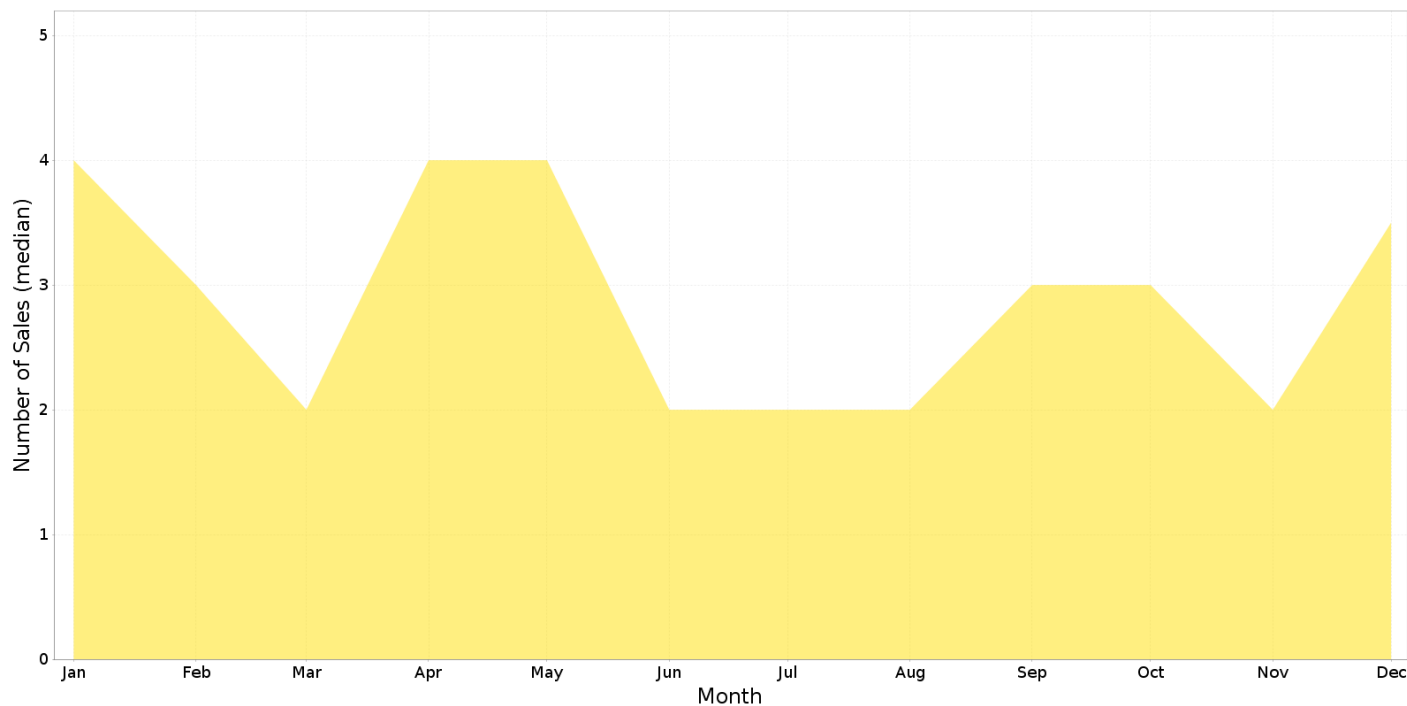
-8.2%

Current Median Price: \$527,750
Previous Median Price: \$575,000

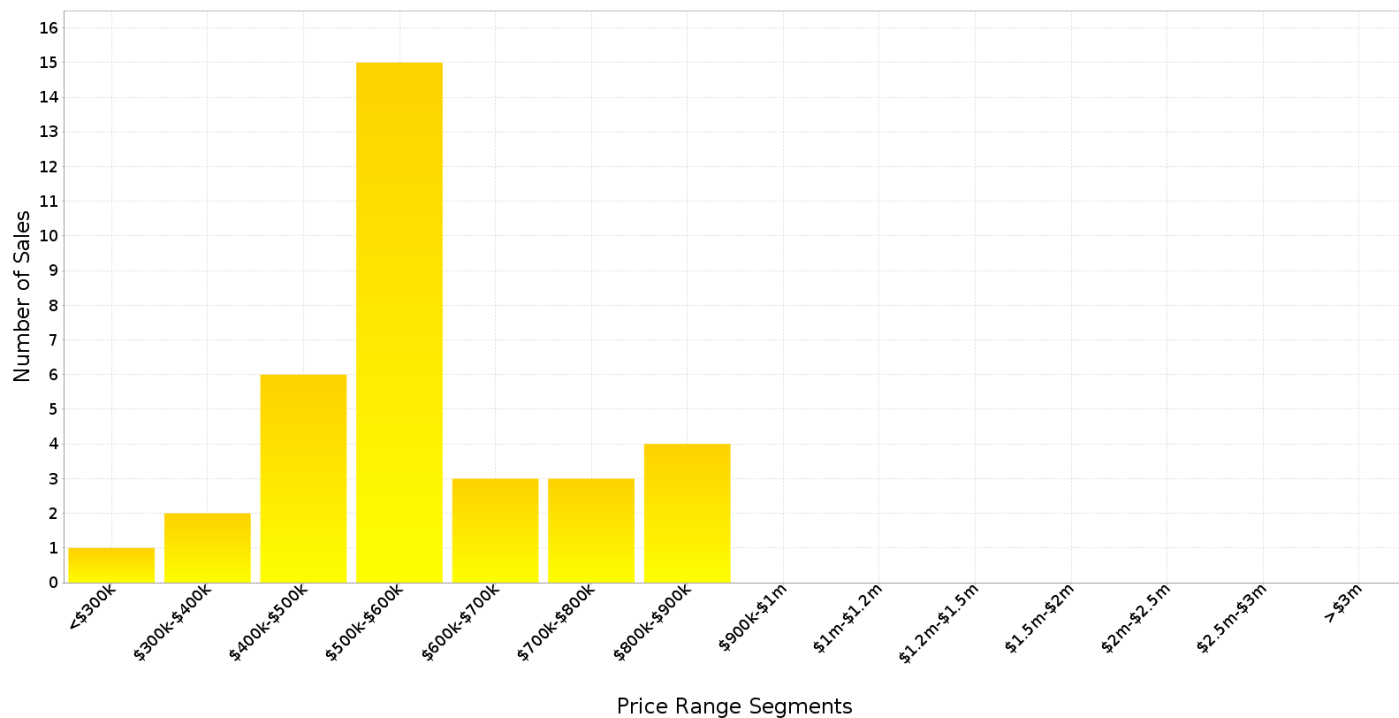
Based on 60 recorded House sales compared over the last two rolling 12 month periods



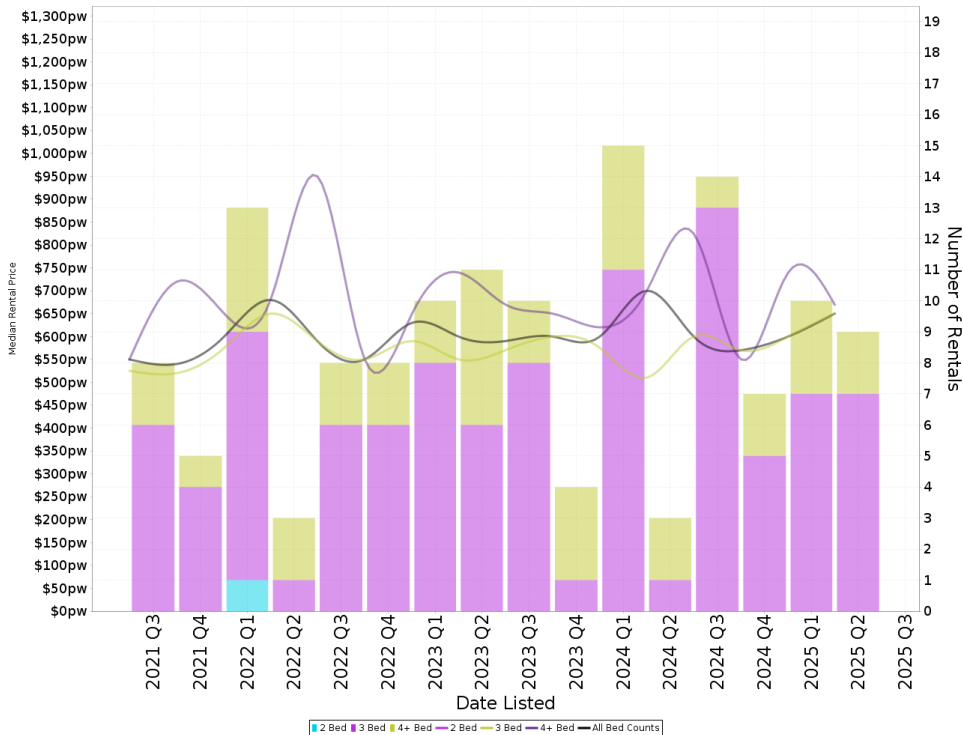
ALAWA - Peak Selling Periods (3 years)



ALAWA - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-8.2%

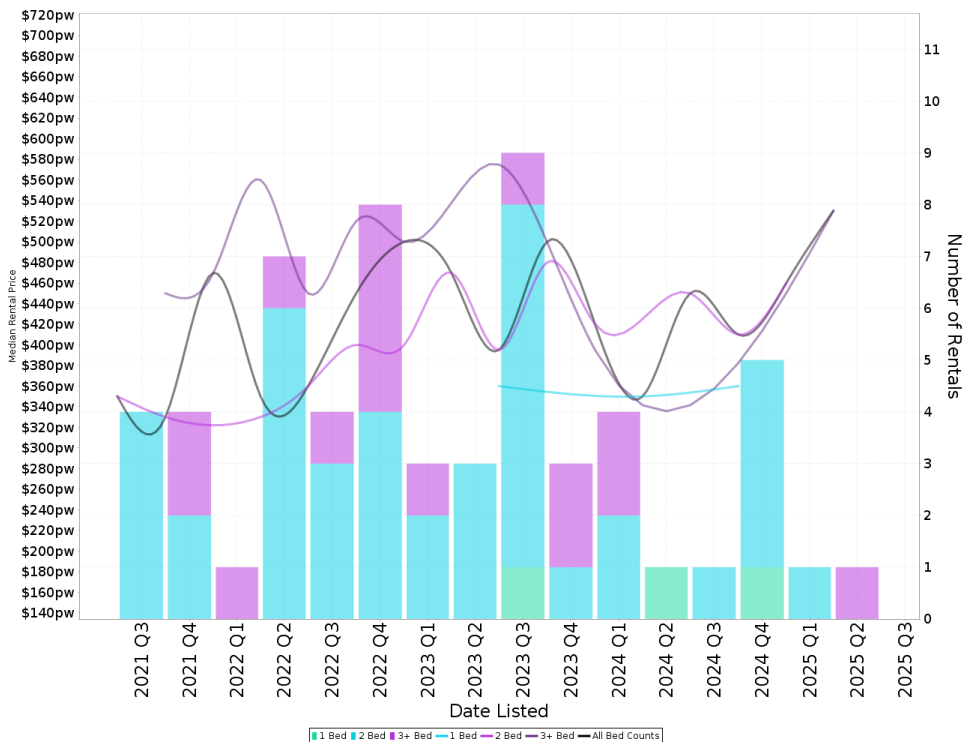
Current Median Price: \$527,750
Previous Median Price: \$575,000
Based on 60 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+6.1%

Current Median Price: \$527,750
Current Median Rent: \$620
Based on 40 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+14.0%

Current Median Price: \$273,500
Previous Median Price: \$240,000
Based on 11 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+8.4%

Current Median Price: \$273,500
Current Median Rent: \$440
Based on 8 registered Unit rentals compared over the last 12 months.

ALAWA - Recently Sold Properties

Median Sale Price

\$528k

Based on 34 recorded House sales within the last 12 months (Financial Year 2025)

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

Suburb Growth

-8.2%

Current Median Price: \$527,750
Previous Median Price: \$575,000

Based on 60 recorded House sales compared over the last two rolling 12 month periods

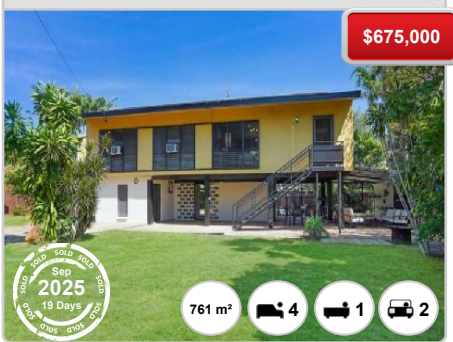
Sold Properties

34

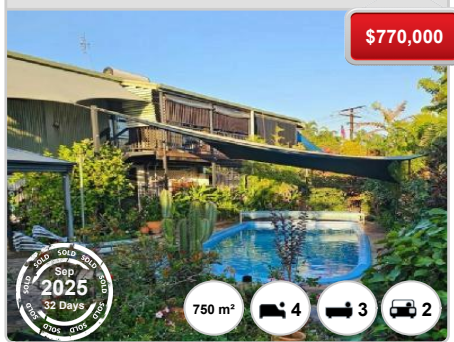
Based on recorded House sales within the 12 months (Financial Year 2025)

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

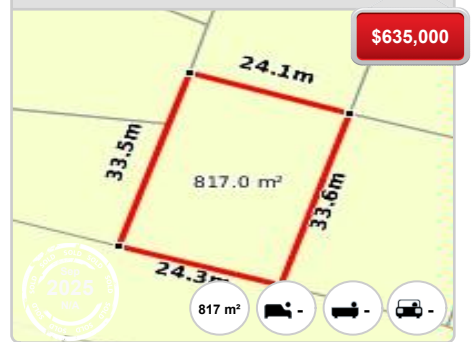
80 ALAWA CRES



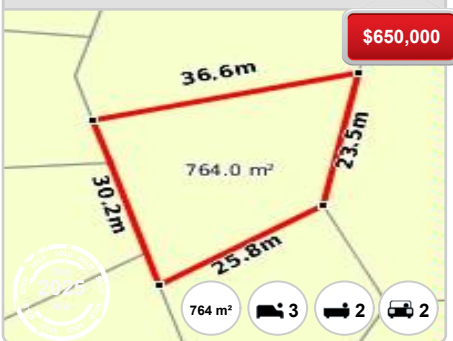
41 BRITOMART GDNS



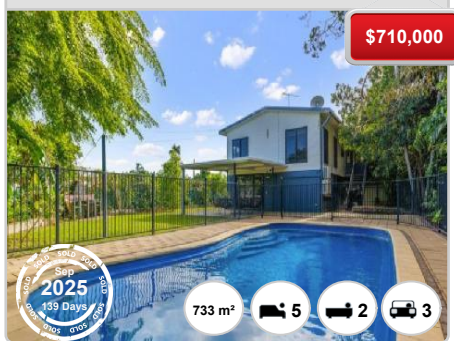
105 ALAWA CRES



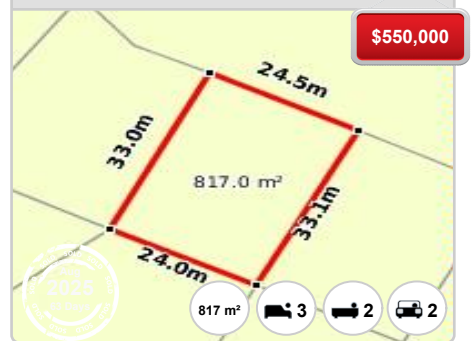
11 BALD CCT



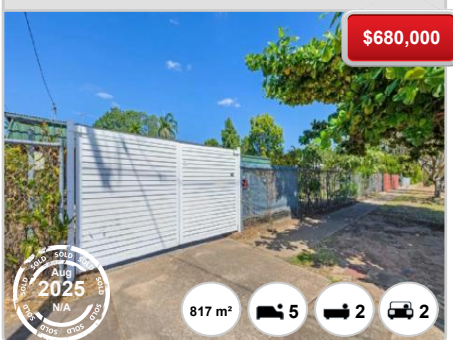
2 STOBO CRES



57 DRIPSTONE RD



74 LAKESIDE DR



31 STOBO CRES



37 WELLINGTON PDE



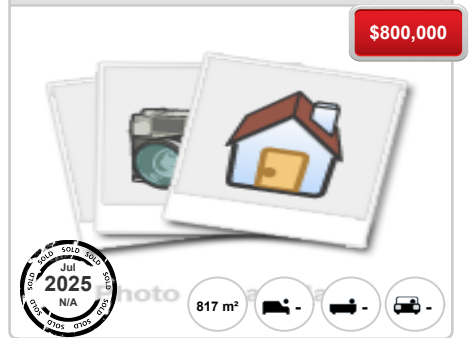
85 ALAWA CRES



65 BRITOMART GDNS



29 BRITOMART GDNS



1 EMILY GDNS



21 STOBO CRES



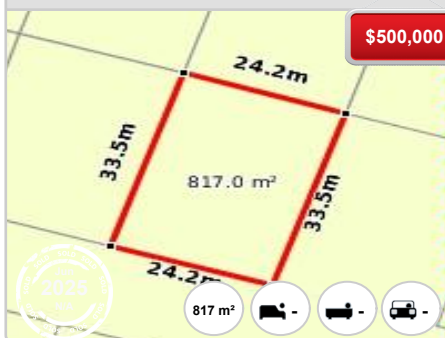
25 STEDCOMBE ST



6 GOVE ST



27 BRITOMART GDNS



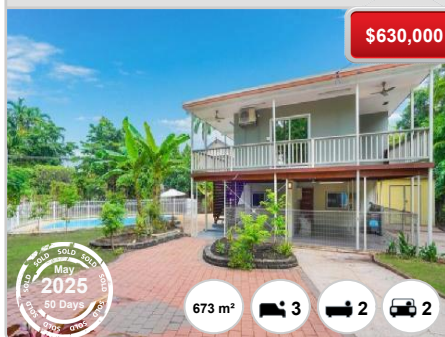
96 WELLINGTON PDE



29 BRITOMART GDNS



5 MULLEN GDNS



40 STOBO CRES



ALAWA - Properties For Rent

Median Rental Price

\$620 /w

Based on 40 recorded House rentals within the last 12 months (Financial Year 2025)

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

Rental Yield

+6.1%

Current Median Price: \$527,750
Current Median Rent: \$620

Based on 34 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 (Financial Year 2025)

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

31 STOBO CRESCENT



\$660 per week

817 m² 3 1 2

For rent Sep 2025 5 Days

125 TROWER ROAD



\$650 per week

817 m² 3 1 2

For rent Sep 2025 8 Days

211 TROWER ROAD

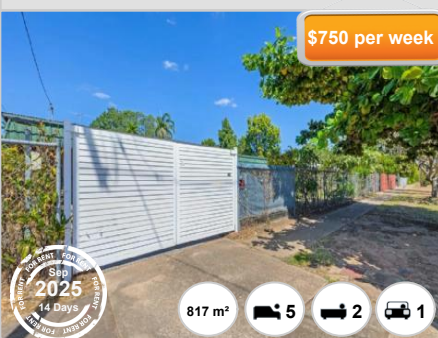


\$595 per week

1,240 m² 3 1 4

For rent Sep 2025 12 Days

74 LAKESIDE DRIVE

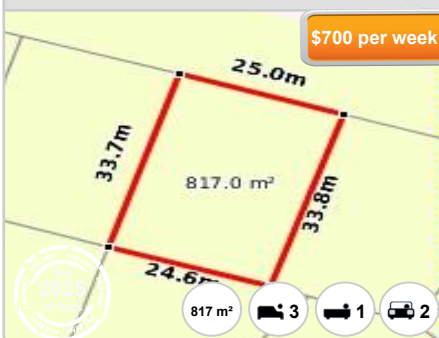


\$750 per week

817 m² 5 2 1

For rent Sep 2025 14 Days

5 DRIPSTONE ROAD



\$700 per week

817 m² 3 1 2

For rent Sep 2025 19 Days

3/2 GOVE STREET

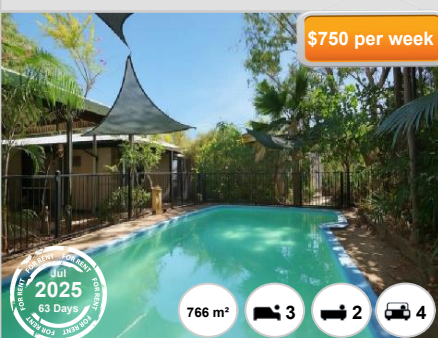


\$530 per week

1,380 m² 2 1 2

For rent Aug 2025 49 Days

4 HURTLE STREET



\$750 per week

766 m² 3 2 4

For rent Jul 2025 63 Days