

RayWhite.

**Suburb
flyover
report**

DURACK (HOUSE)

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DURACK - Suburb Map



DURACK - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	111	\$ 395,000	0.0 %	\$ 109,000	\$ 680,000
2008	96	\$ 399,000	1.0 %	\$ 193,000	\$ 840,000
2009	82	\$ 480,000	20.3 %	\$ 175,000	\$ 840,000
2010	54	\$ 553,000	15.2 %	\$ 200,000	\$ 1,160,000
2011	63	\$ 493,000	-10.8 %	\$ 235,000	\$ 1,100,000
2012	80	\$ 532,500	8.0 %	\$ 34,500	\$ 900,000
2013	150	\$ 292,000	-45.2 %	\$ 130,000	\$ 1,125,000
2014	230	\$ 265,000	-9.2 %	\$ 136,500	\$ 4,510,000
2015	116	\$ 344,175	29.9 %	\$ 154,000	\$ 960,000
2016	86	\$ 400,000	16.2 %	\$ 152,000	\$ 910,000
2017	82	\$ 455,000	13.8 %	\$ 180,000	\$ 4,510,000
2018	72	\$ 448,500	-1.4 %	\$ 235,000	\$ 700,000
2019	74	\$ 410,585	-8.5 %	\$ 145,000	\$ 762,000
2020	37	\$ 435,000	5.9 %	\$ 189,000	\$ 733,333
2021	37	\$ 565,000	29.9 %	\$ 187,000	\$ 685,000
2022	70	\$ 530,000	-6.2 %	\$ 380,000	\$ 980,000
2023	66	\$ 552,500	4.2 %	\$ 350,000	\$ 1,100,000
2024	74	\$ 535,000	-3.2 %	\$ 400,000	\$ 880,000
2025	83	\$ 590,000	10.3 %	\$ 260,000	\$ 900,000

Median Sale Price

\$565k

Based on 118 recorded House sales within the last 12 months (Financial Year 2025)

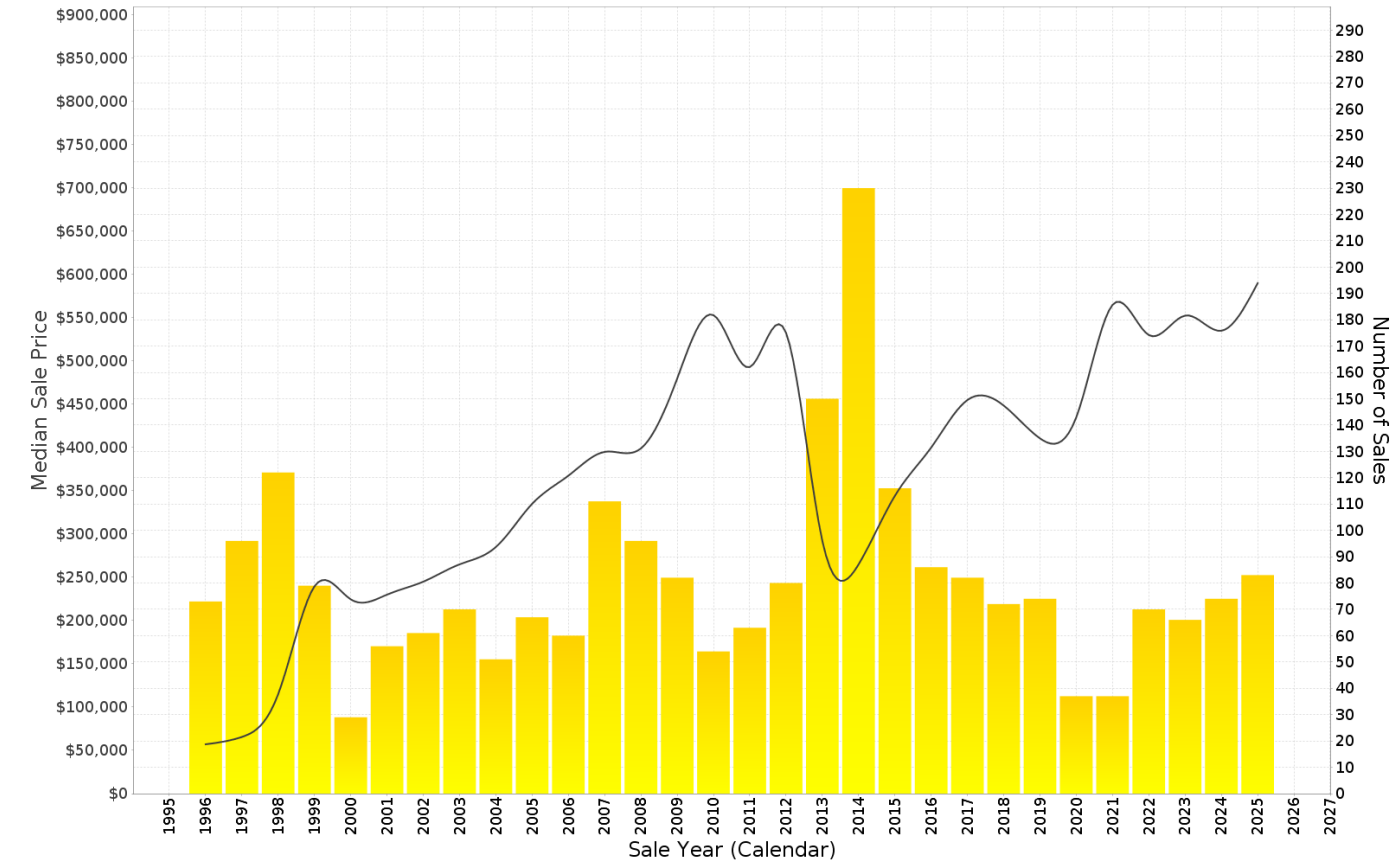
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

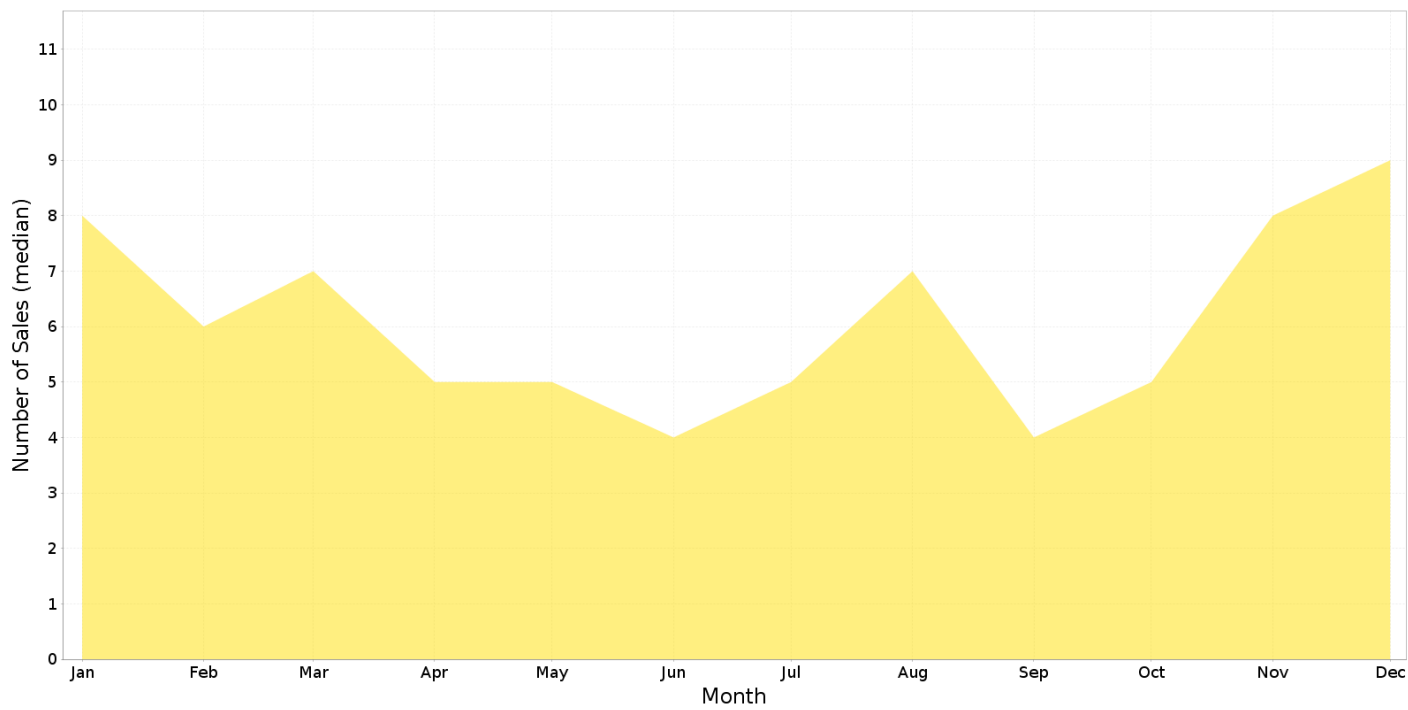
+7.1%

Current Median Price: \$565,000
Previous Median Price: \$527,500

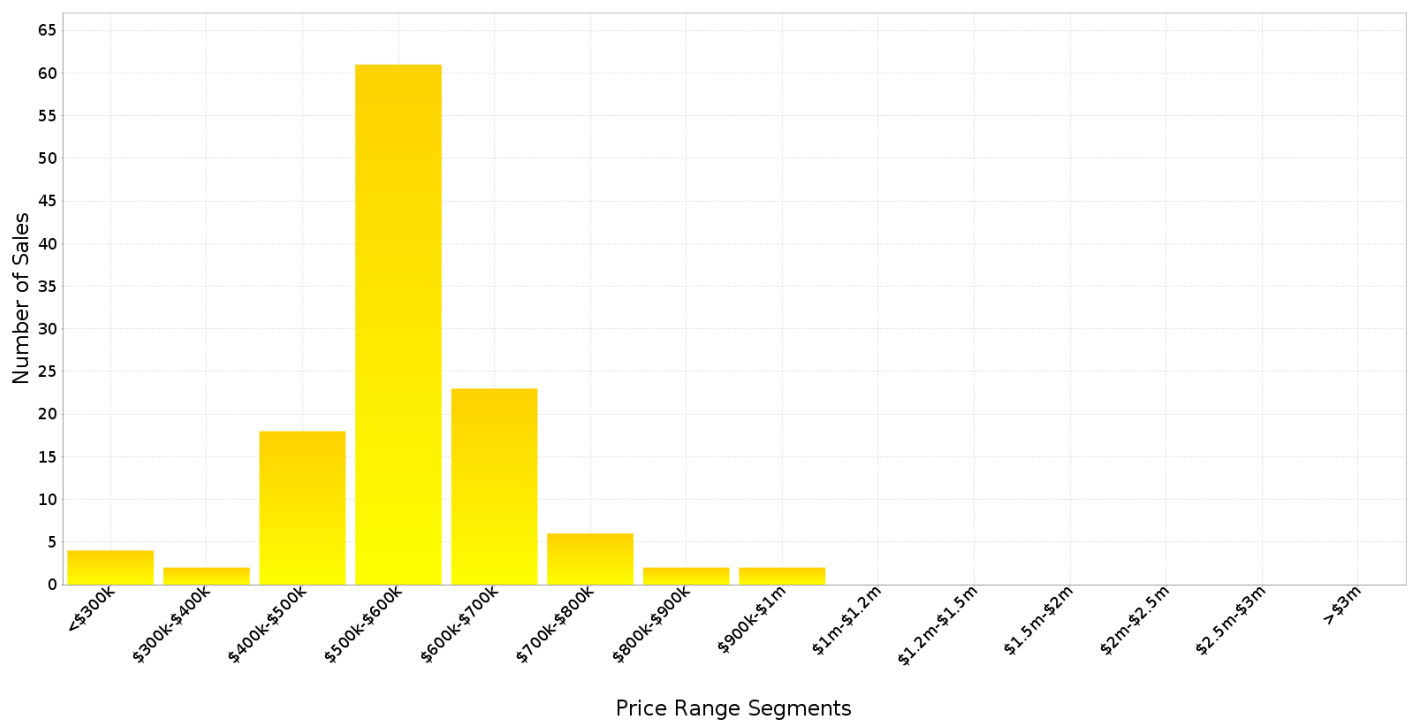
Based on 168 recorded House sales compared over the last two rolling 12 month periods



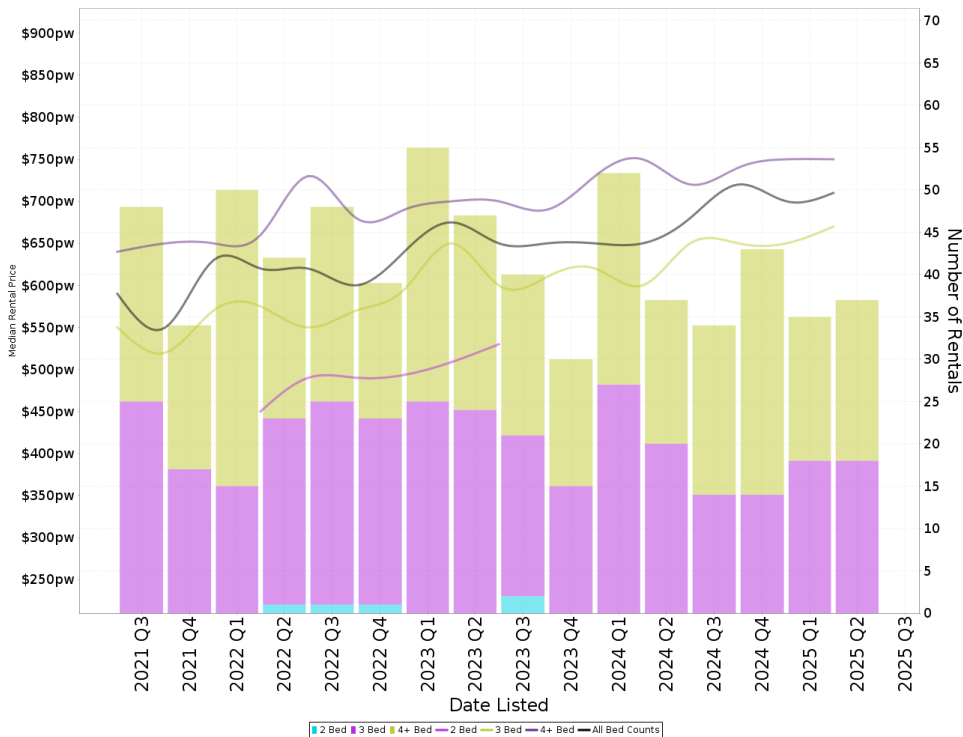
DURACK - Peak Selling Periods (3 years)



DURACK - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+7.1%

Current Median Price: \$565,000
Previous Median Price: \$527,500

Based on 168 registered House sales compared over the last two rolling 12 month periods.

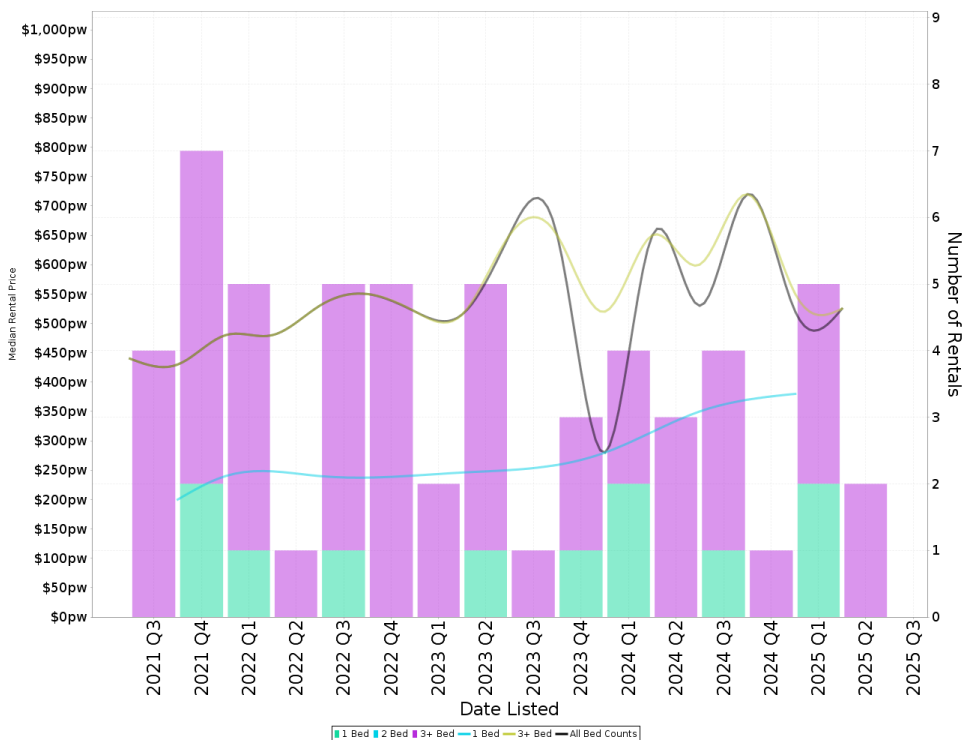
Suburb Rental Yield

+6.4%

Current Median Price: \$565,000
Current Median Rent: \$700

Based on 149 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+5.2%

Current Median Price: \$405,000
Previous Median Price: \$385,000

Based on 11 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+6.8%

Current Median Price: \$405,000
Current Median Rent: \$530

Based on 12 registered Unit rentals compared over the last 12 months.

DURACK - Recently Sold Properties

Median Sale Price

\$565k

Based on 118 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

+7.1%

Current Median Price: \$565,000
Previous Median Price: \$527,500

Based on 168 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

118

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

8 PINANGA CRT



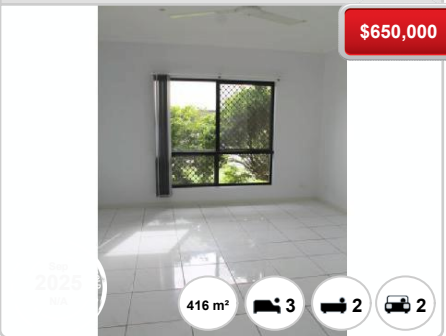
13 MAXIMILIA CRT



41 CORYPHA CCT



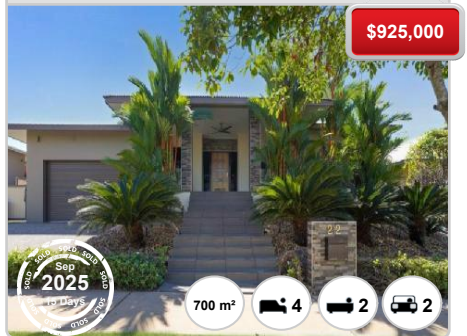
11 MINTO LANE



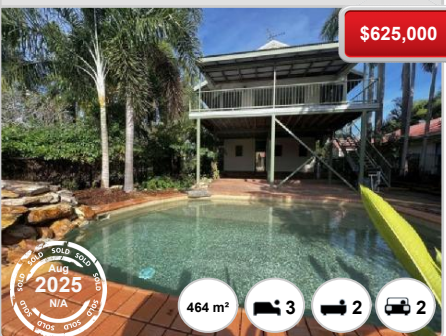
13 HARVARD GR



22 HAULTAIN CRES



10 HELICONIA CRT



13 CROWN CRT



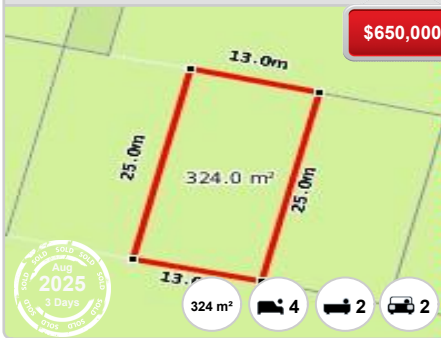
2 LUXMORE CRT



14 PICCABEEN GR



35 HEDLEY PL



10 BEDFORD CRT



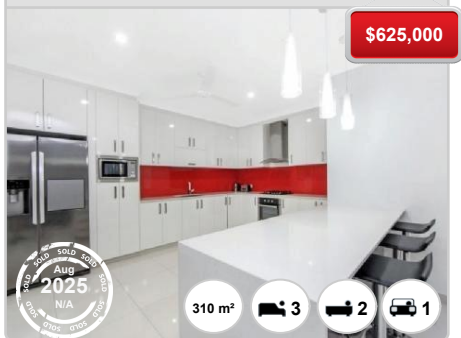
18 COCOS GR



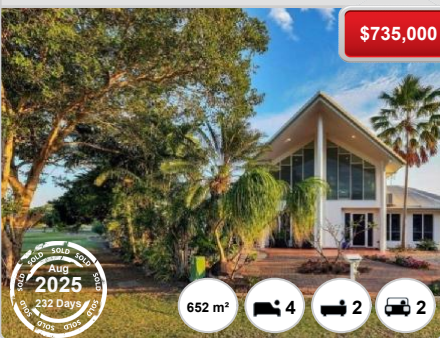
2 MONASH CRT



2 MORTON ST



20 MAJESTIC DR



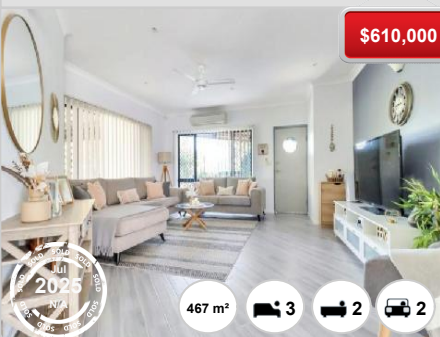
9 HAYWARD PL



83 WOODLAKE BVD



1 ALEXANDRA CRT



7 YALE PDE



1 FOXTAIL GR



DURACK - Properties For Rent

Median Rental Price

\$700 /w

Based on 149 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

+6.4%

Current Median Price: \$565,000
Current Median Rent: \$700

Based on 118 recorded House sales and 149 House rentals compared over the last 12 months

Number of Rentals

149

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

11 BEDFORD COURT

\$780 per week



Sep 2025
4 Days

606 m²

4

2

2

21 SHERRINGHAM CRESCENT

\$720 per week



Sep 2025
21 Days

975 m²

4

2

2