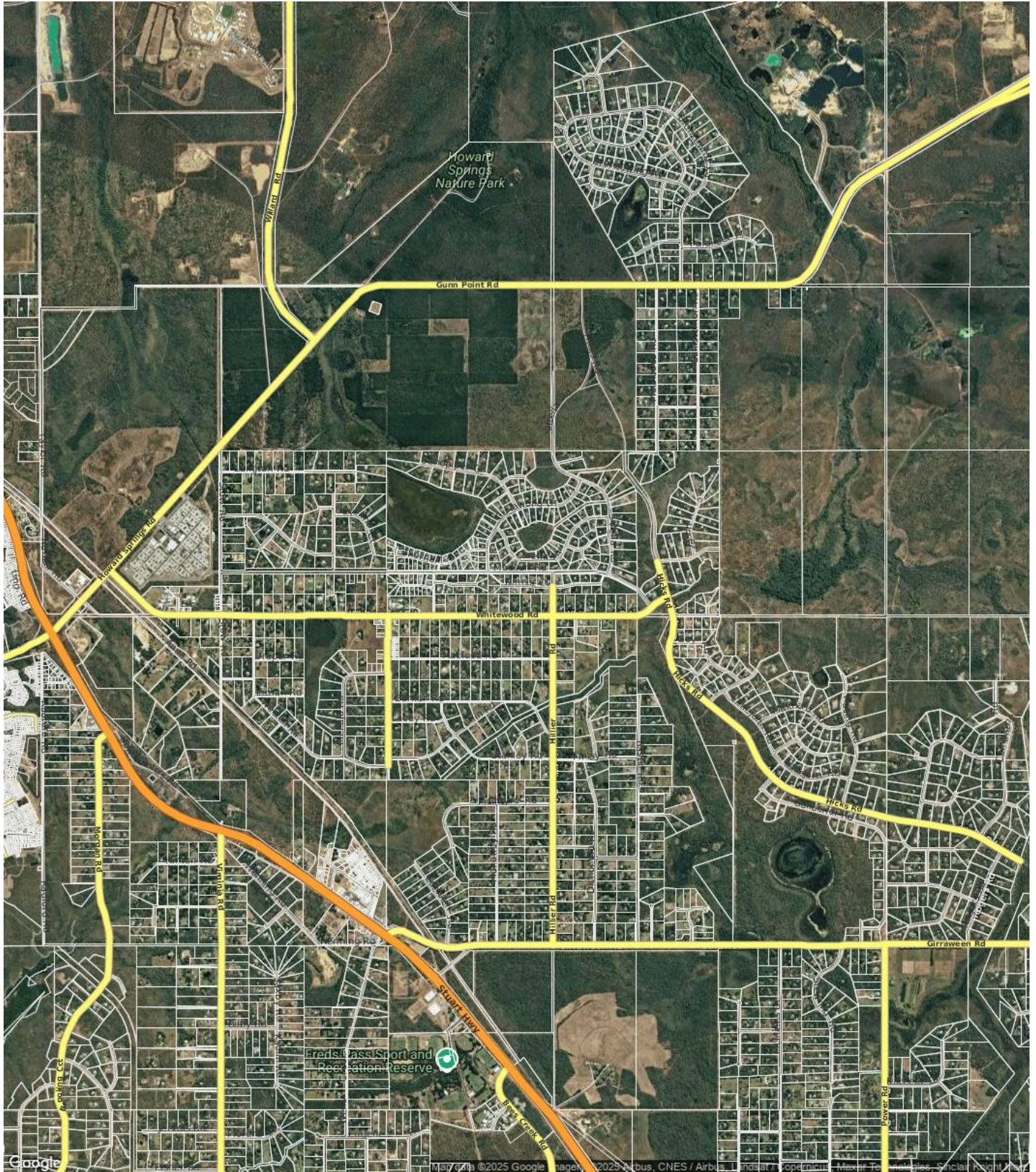


RayWhite.

**Suburb
flyover
report**

HOWARD SPRINGS (HOUSE)
PREPARED BY: KRISTINA BILLIAS, RAY WHITE NIGHTCLIFF

HOWARD SPRINGS - Suburb Map



HOWARD SPRINGS - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	46	\$ 522,500	0.0 %	\$ 110,000	\$ 949,000
2008	47	\$ 475,000	-9.1 %	\$ 220,000	\$ 815,000
2009	42	\$ 571,000	20.2 %	\$ 95,000	\$ 1,075,000
2010	40	\$ 618,500	8.3 %	\$ 250,000	\$ 1,389,000
2011	31	\$ 600,000	-3.0 %	\$ 290,000	\$ 1,510,000
2012	34	\$ 610,000	1.7 %	\$ 70,000	\$ 975,000
2013	33	\$ 680,000	11.5 %	\$ 190,000	\$ 1,075,000
2014	36	\$ 662,500	-2.6 %	\$ 226,000	\$ 1,300,000
2015	37	\$ 700,000	5.7 %	\$ 200,700	\$ 1,675,000
2016	39	\$ 727,000	3.9 %	\$ 300,000	\$ 1,600,000
2017	39	\$ 620,000	-14.7 %	\$ 130,000	\$ 1,100,000
2018	49	\$ 600,000	-3.2 %	\$ 305,000	\$ 1,125,000
2019	33	\$ 580,000	-3.3 %	\$ 250,000	\$ 1,100,000
2020	30	\$ 650,000	12.1 %	\$ 63,333	\$ 1,150,000
2021	65	\$ 650,000	0.0 %	\$ 195,000	\$ 1,112,500
2022	63	\$ 713,500	9.8 %	\$ 8,400	\$ 1,300,000
2023	56	\$ 732,500	2.7 %	\$ 77,000	\$ 2,400,000
2024	49	\$ 770,000	5.1 %	\$ 170,000	\$ 1,700,000
2025	40	\$ 750,000	-2.6 %	\$ 300,000	\$ 1,400,000

Median Sale Price

\$750k

Based on 52 recorded House sales within the last 12 months (Financial Year 2025)

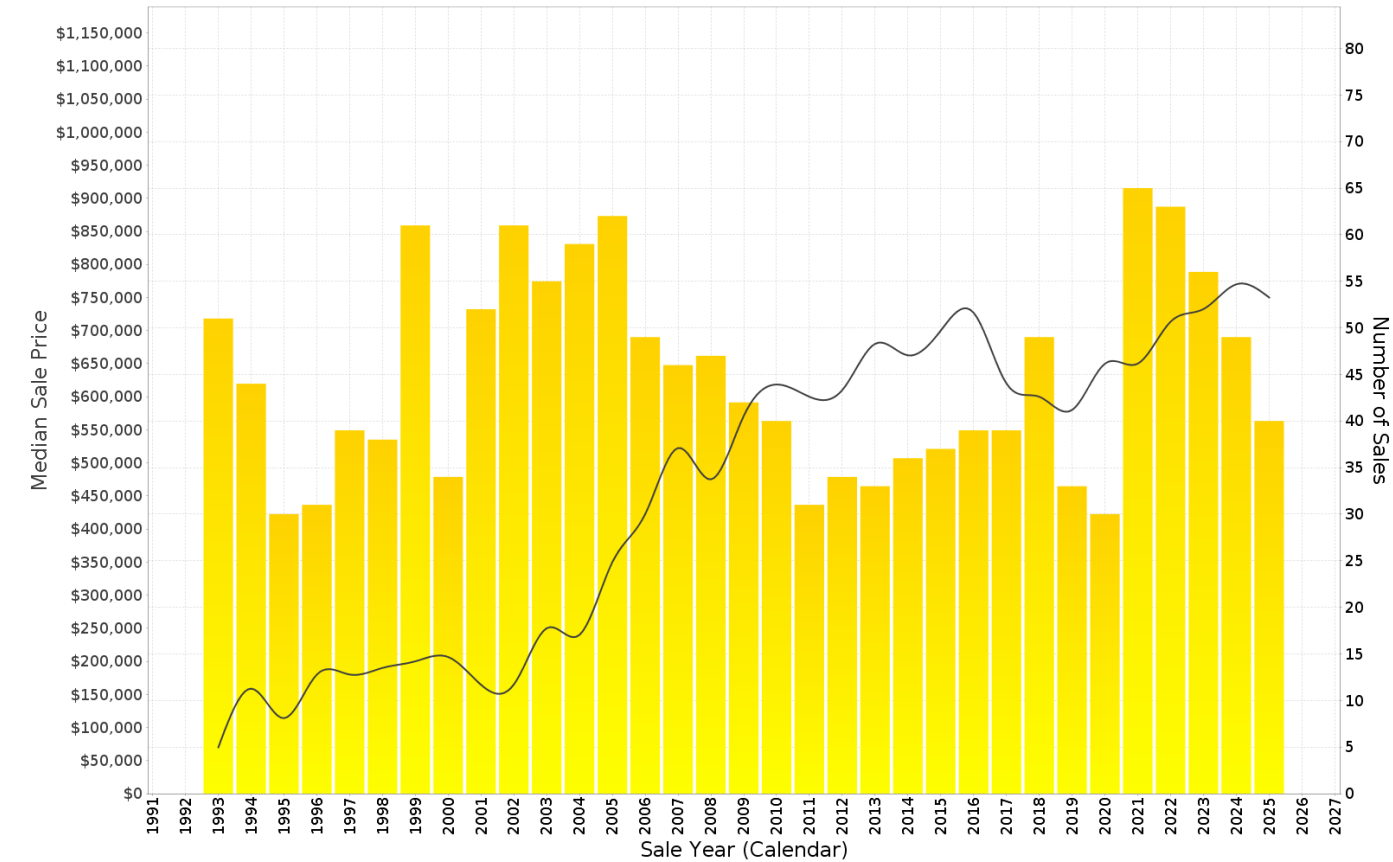
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

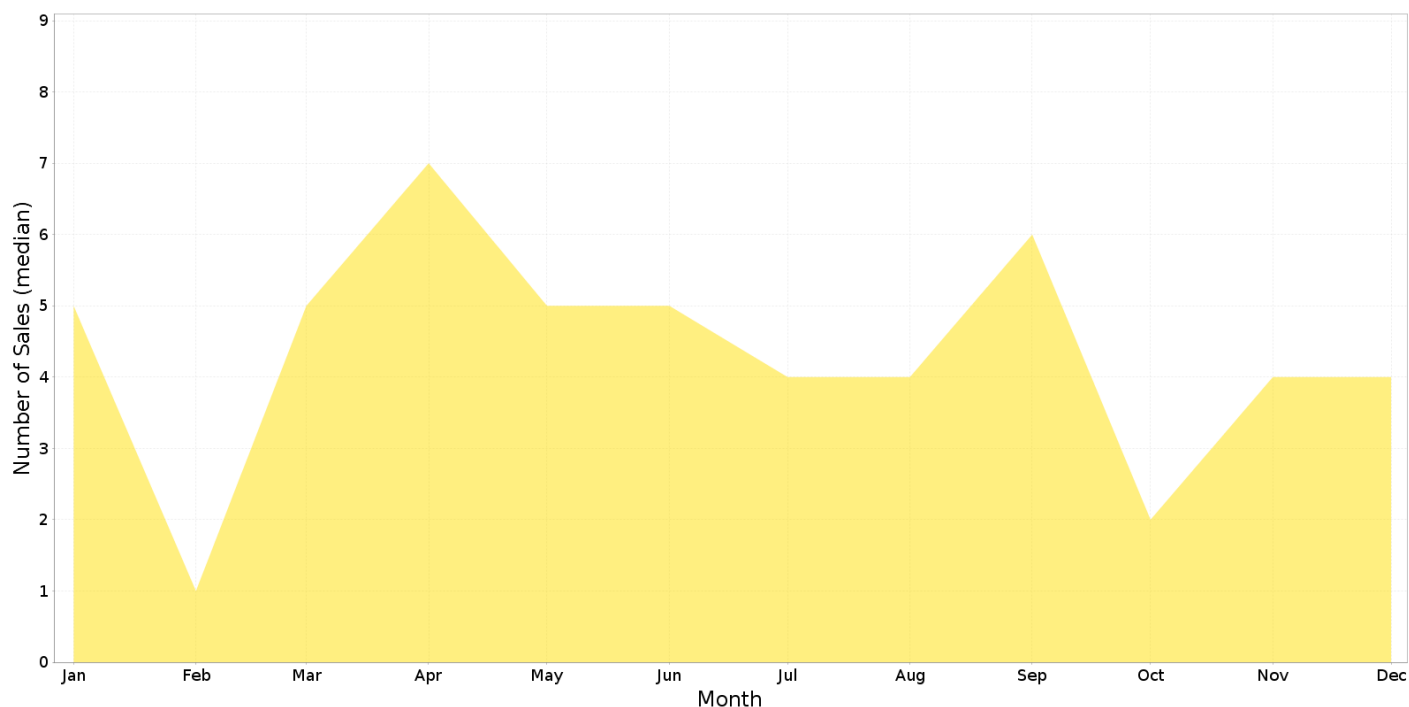
-1.6%

Current Median Price: \$750,000
Previous Median Price: \$762,500

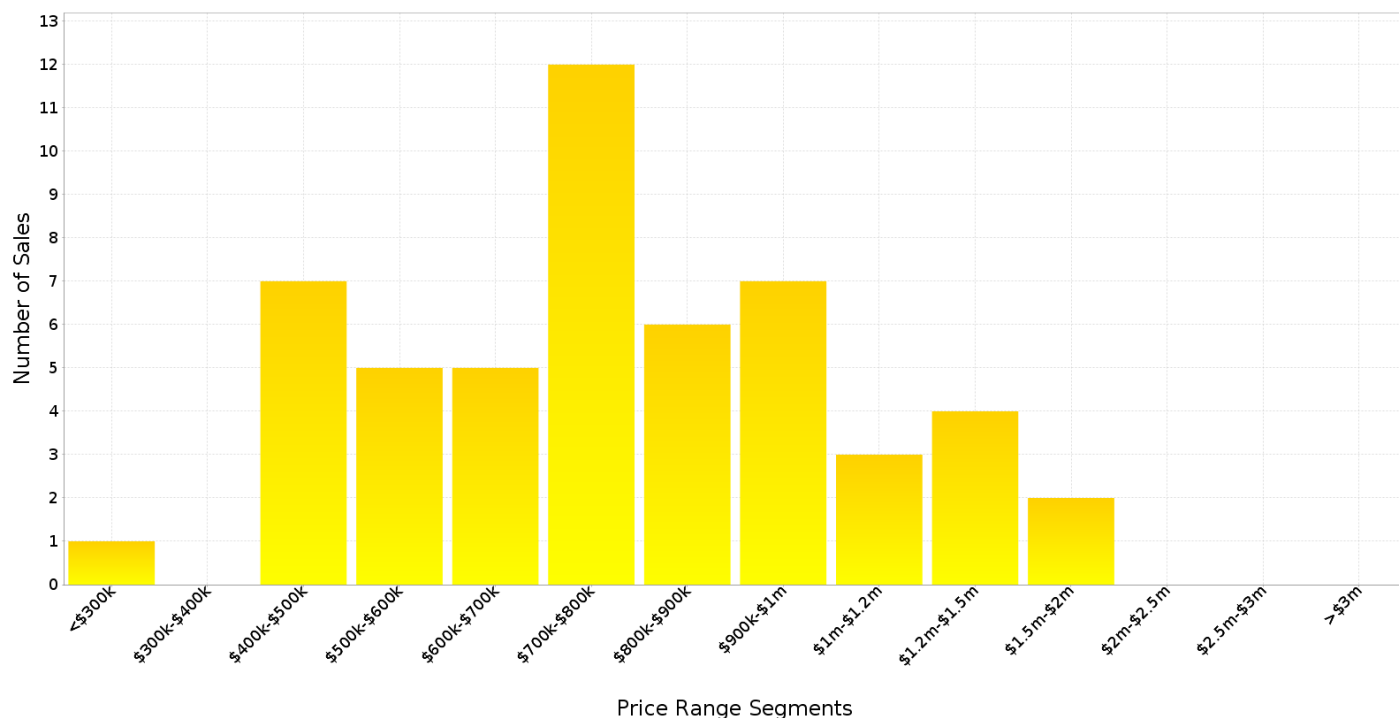
Based on 106 recorded House sales compared over the last two rolling 12 month periods



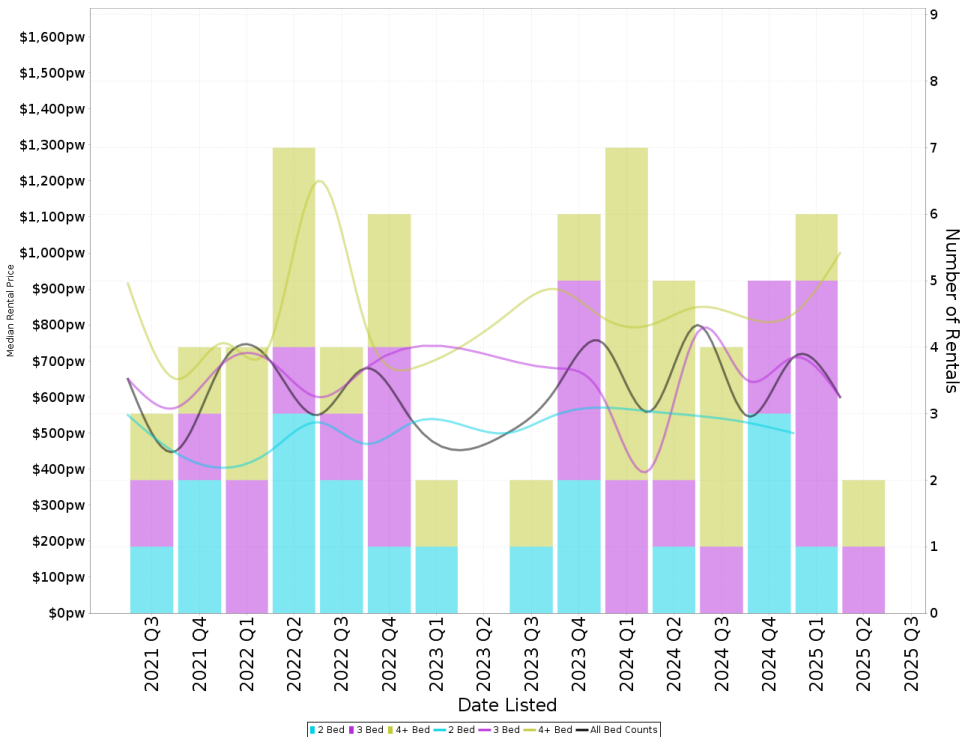
HOWARD SPRINGS - Peak Selling Periods (3 years)



HOWARD SPRINGS - Price Range Segments (12)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-1.6%

Current Median Price: \$750,000
Previous Median Price: \$762,500

Based on 106 registered House sales compared over the last two rolling 12 month periods.

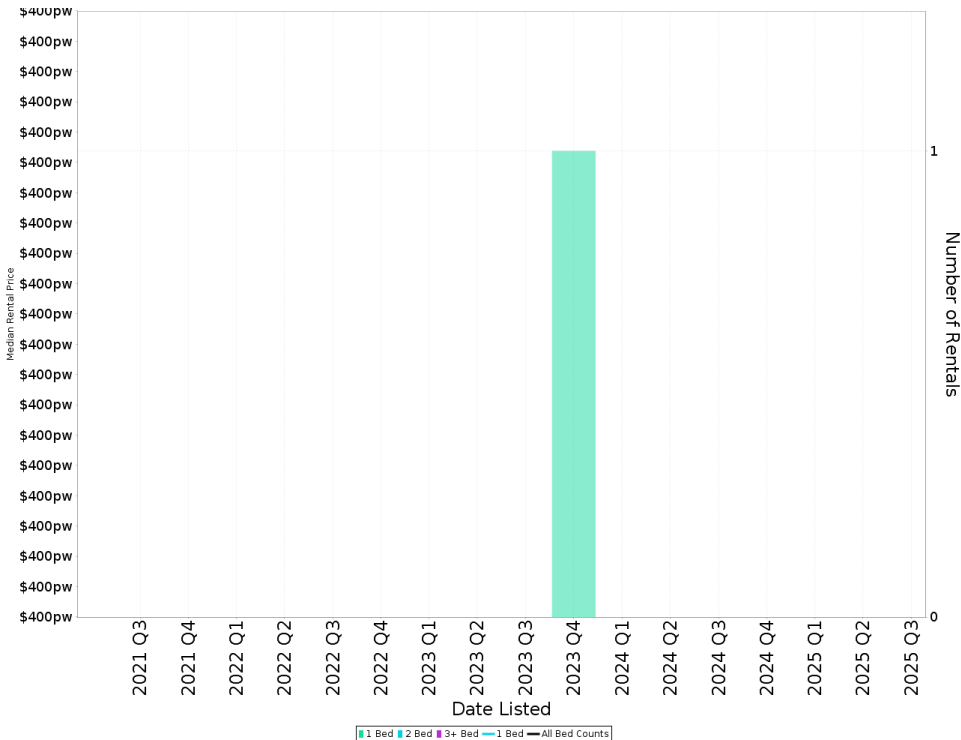
Suburb Rental Yield

+5.2%

Current Median Price: \$750,000
Current Median Rent: \$750

Based on 17 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

N/A

Suburb Rental Yield

N/A

HOWARD SPRINGS - Recently Sold Properties

Median Sale Price

\$750k

Based on 52 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

-1.6%

Current Median Price: \$750,000
Previous Median Price: \$762,500

Based on 106 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

52

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

55 MENAJA RD

\$720,000

233.1m
2.25 ha
246.4m
94.9m
93.5m

2.25 ha

2025
N/A

2.25 ha

2025
N/A

20 DRAPER RD

\$1,400,000

2.02 ha

2025
N/A

2.02 ha

2025
N/A

35 PARAKEET PL

\$980,000

2.04 ha

2025
60 Days

2.04 ha

2025
60 Days

36 DEBORAH RD

\$470,000

2 ha

2025
272 Days

2 ha

2025
272 Days

65 MENAJA RD

\$970,000

2.13 ha

2025
107 Days

2.13 ha

2025
107 Days

20 BOWERBIRD PL

\$440,000

1 ha

2025
N/A

1 ha

2025
N/A

80 MACLEOD RD

\$800,000

197.9m
1.99 ha
201.2m

1.99 ha

2025
N/A

1.99 ha

2025
N/A

150 MACLEOD RD

\$625,500

1.99 ha

2025
43 Days

1.99 ha

2025
43 Days

53 JASON RD

\$1,590,000

2.43 ha

2025
211 Days

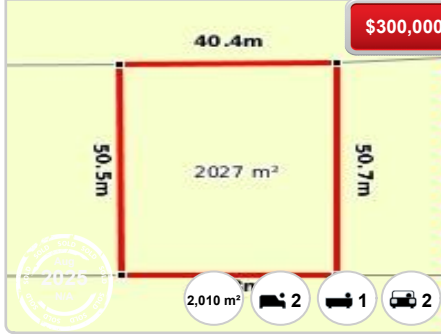
2.43 ha

2025
211 Days

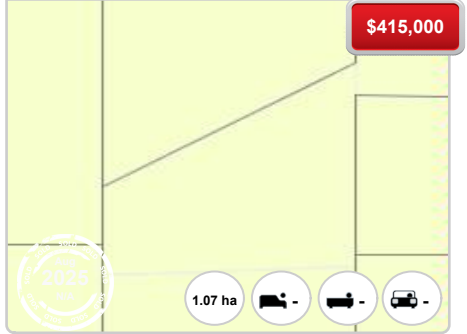
425 WHITEWOOD RD



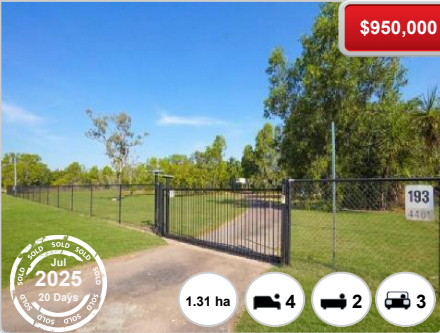
7 FELLOWS RD



9 TAWNY CT



193 BRONZEWING AVE



49 THORNBILL CRES



288 BRONZEWING AVE



35 SITTELLA RD



115 FITZGERALD RD



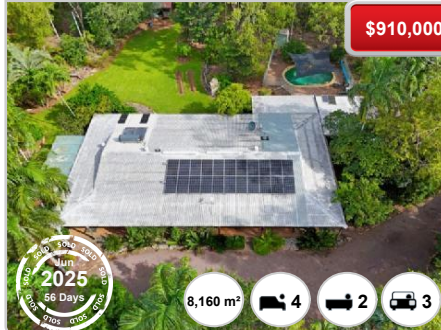
246 MADSEN RD



80 TOBIN RD



5 HERON CRT



40 DOUGALL CT



HOWARD SPRINGS - Properties For Rent

Median Rental Price

\$750 /w

Based on 17 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

+5.2%

Current Median Price: \$750,000
Current Median Rent: \$750

Based on 52 recorded House sales and 17 House rentals compared over the last 12 months

Number of Rentals

17

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

15 BARKER ROAD



\$850 per week

Sep 2025
14 Days

2.02 ha

3

1

3