

**RayWhite.**

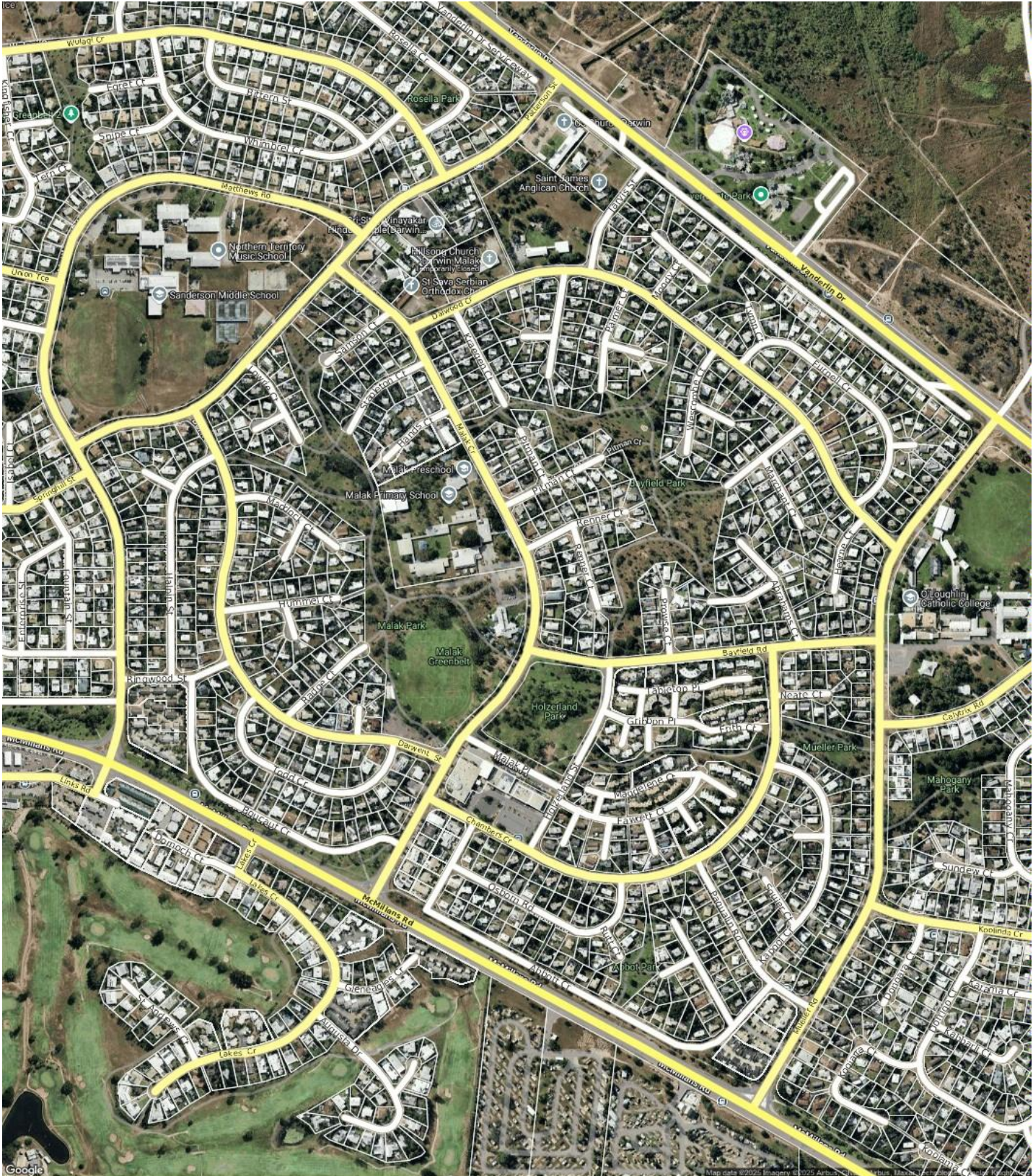
**Suburb**  
flyover  
report

MALAK (HOUSE)

PREPARED BY: KRISTINA BILLIAS, RAY WHITE NIGHTCLIFF



# MALAK - Suburb Map





# MALAK - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	54	\$ 376,500	0.0 %	\$ 32,395	\$ 485,000
2008	52	\$ 410,000	8.9 %	\$ 24,157	\$ 565,000
2009	36	\$ 450,000	9.8 %	\$ 72,345	\$ 610,000
2010	37	\$ 500,000	11.1 %	\$ 5,000	\$ 645,000
2011	28	\$ 491,250	-1.8 %	\$ 25,000	\$ 600,000
2012	35	\$ 550,000	12.0 %	\$ 43,150	\$ 700,000
2013	34	\$ 578,500	5.2 %	\$ 28,500	\$ 747,000
2014	45	\$ 570,000	-1.5 %	\$ 65,800	\$ 725,000
2015	34	\$ 538,500	-5.5 %	\$ 225,000	\$ 714,150
2016	31	\$ 540,000	0.3 %	\$ 81,600	\$ 672,500
2017	25	\$ 433,000	-19.8 %	\$ 143,333	\$ 740,000
2018	20	\$ 465,500	7.5 %	\$ 63,000	\$ 700,000
2019	28	\$ 467,500	0.4 %	\$ 276,000	\$ 589,000
2020	6	\$ 467,500	0.0 %	\$ 305,000	\$ 500,000
2021	0				
2022	29	\$ 545,000	0.0 %	\$ 33,500	\$ 730,000
2023	25	\$ 550,000	0.9 %	\$ 66,300	\$ 755,000
2024	36	\$ 490,500	-10.8 %	\$ 155,000	\$ 780,000
2025	34	\$ 552,500	12.6 %	\$ 247,500	\$ 680,000

Median Sale Price

\$495k

Based on 37 recorded House sales within the last 12 months (Financial Year 2025)

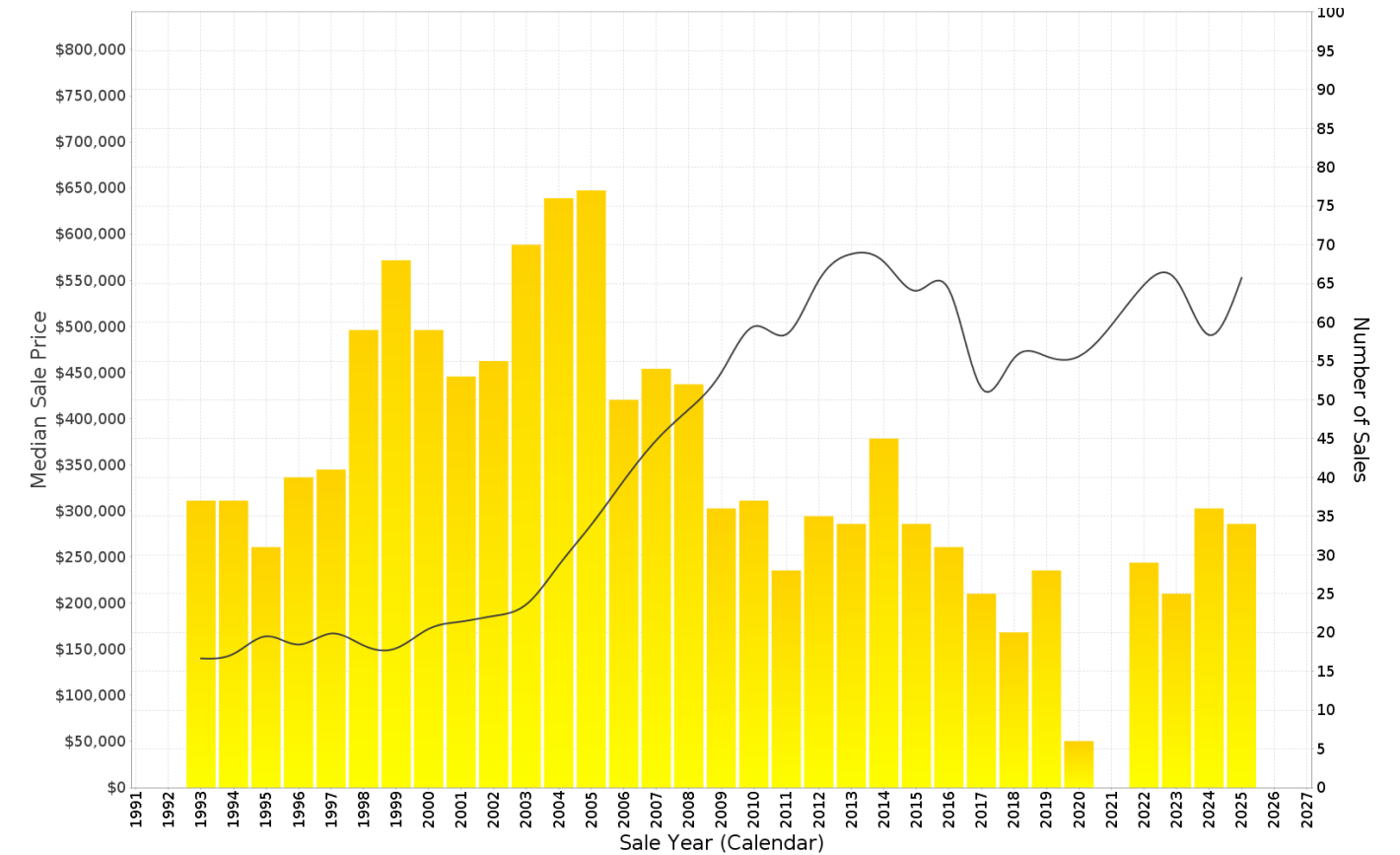
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

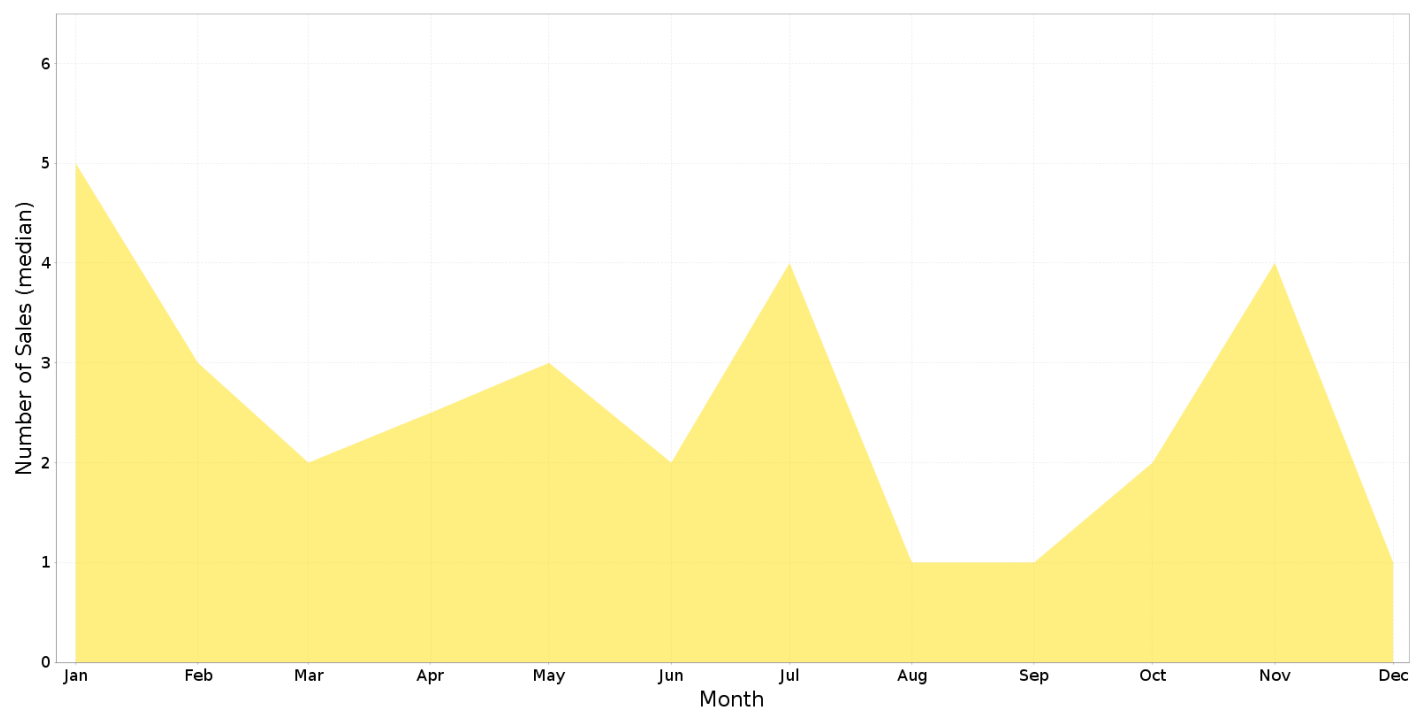
-6.6%

Current Median Price: \$495,000  
Previous Median Price: \$530,000

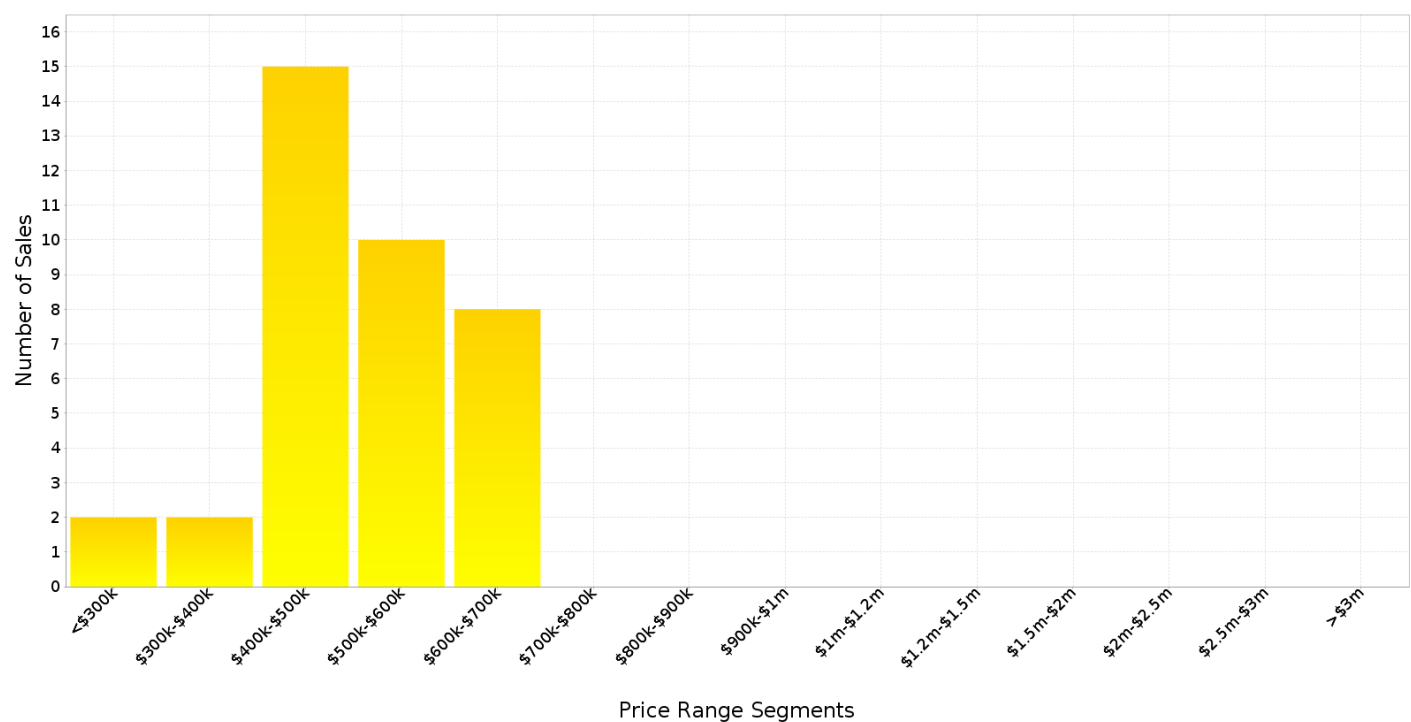
Based on 66 recorded House sales compared over the last two rolling 12 month periods



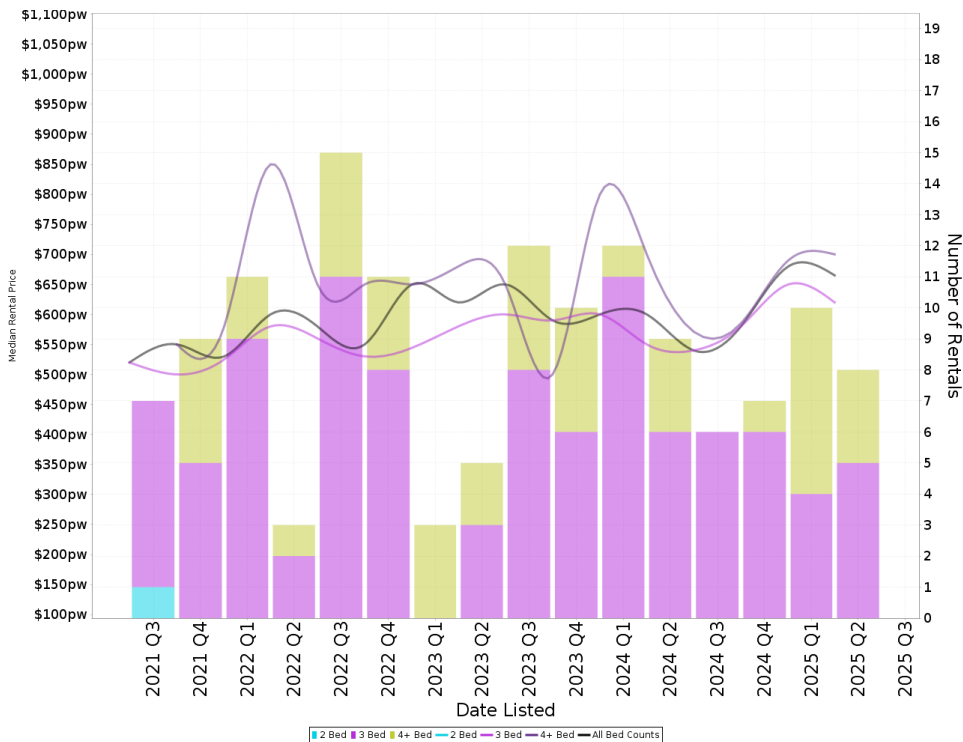
## MALAK - Peak Selling Periods (3 years)



## MALAK - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-6.6%**

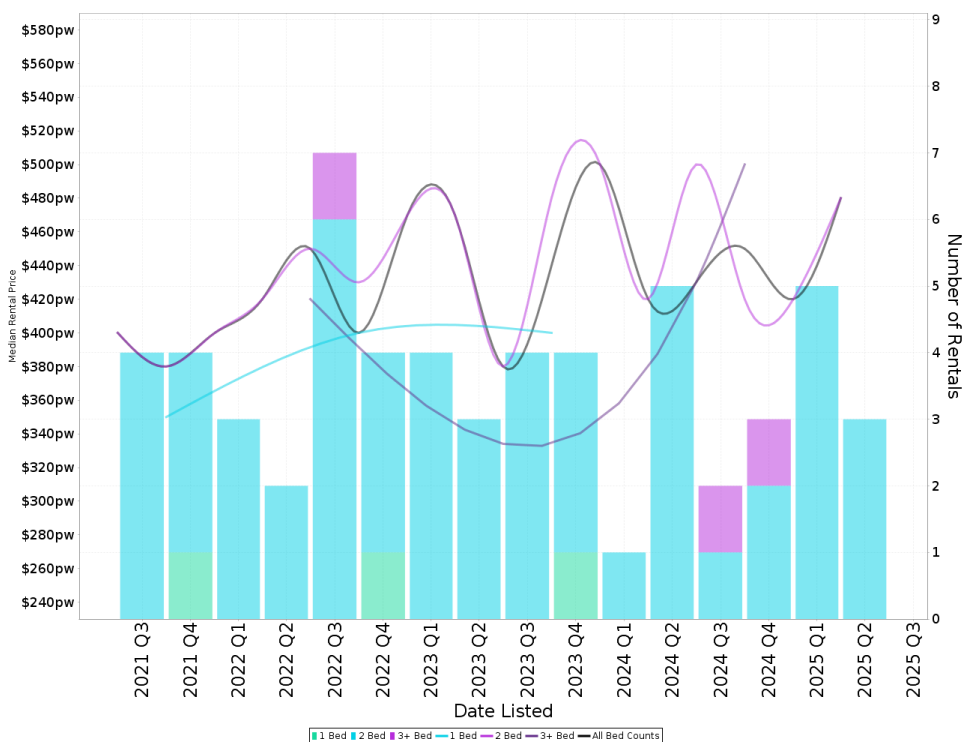
Current Median Price: \$495,000  
Previous Median Price: \$530,000  
Based on 66 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+6.3%**

Current Median Price: \$495,000  
Current Median Rent: \$600  
Based on 31 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+1.4%**

Current Median Price: \$281,000  
Previous Median Price: \$277,000  
Based on 27 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+8.0%**

Current Median Price: \$281,000  
Current Median Rent: \$430  
Based on 13 registered Unit rentals compared over the last 12 months.

# MALAK - Recently Sold Properties

Median Sale Price

**\$495k**

Based on 37 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

**-6.6%**

Current Median Price: \$495,000  
Previous Median Price: \$530,000

Based on 66 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**37**

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

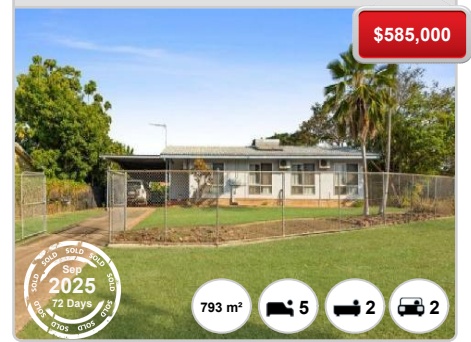
3 MOODY CRT



14 MARCHANT CRT



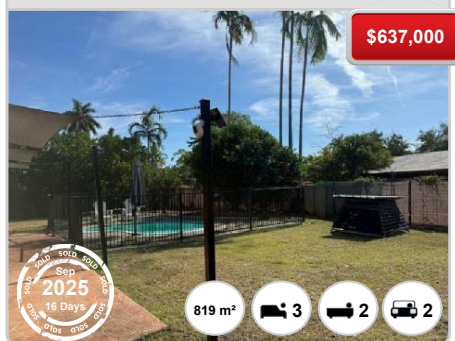
32 BAYFIELD RD



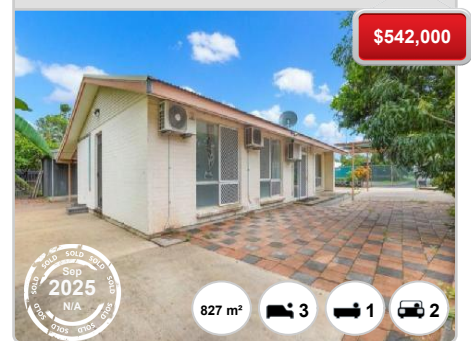
37 DALWOOD CRES



4 RENNER CRT



18 PALMER CRT



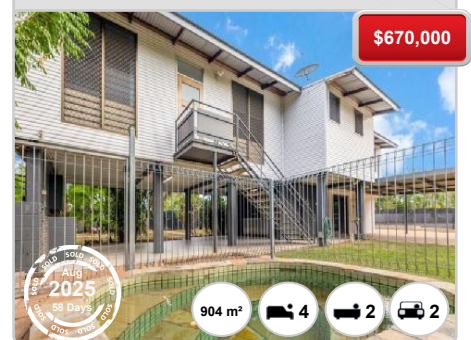
42 DALWOOD CRES



8 NEATE CRT



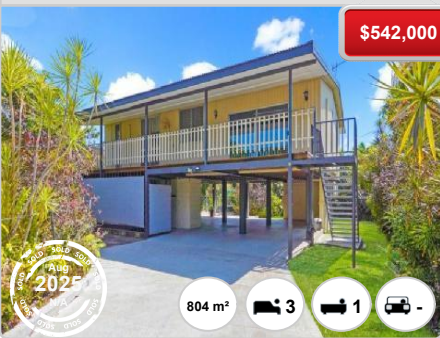
20 DARWENT ST





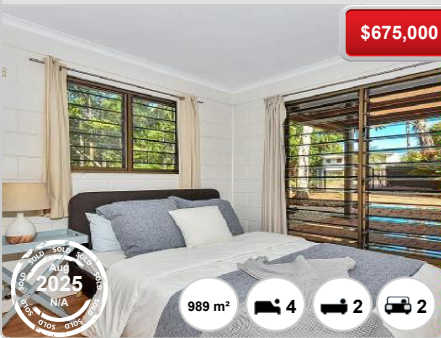
29 BAYFIELD RD

\$542,000



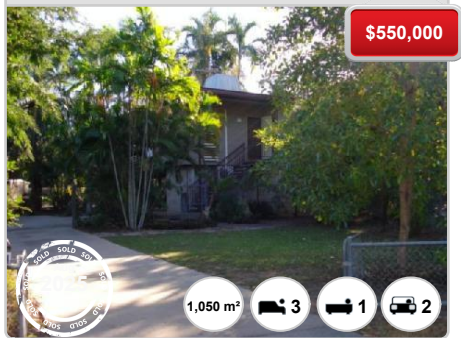
2 RADGE CRT

\$675,000



4 BEE CRT

\$550,000



6 RIX CRT

\$247,500



10 WESCOMBE CRT

\$665,000



17 PAQUALIN RD

\$530,000



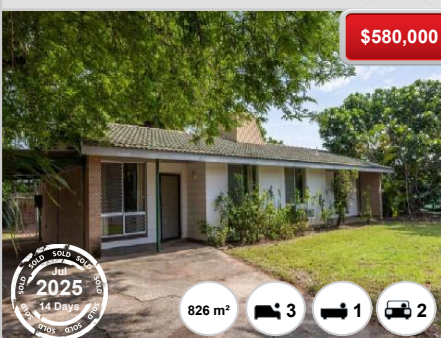
5 SAMSON CRT

\$490,000



5 RINGWOOD ST

\$580,000



71 MUELLER RD

\$550,000



218 VANDERLIN DR

\$530,000



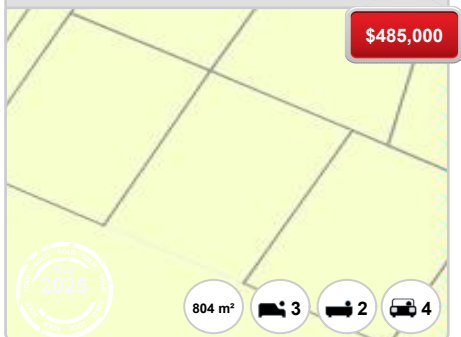
8 FURNELL CRES

\$490,000



25 ABBOTT CRES

\$485,000



# MALAK - Properties For Rent

## Median Rental Price

**\$600 /w**

Based on 31 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

**+6.3%**

Current Median Price: \$495,000  
Current Median Rent: \$600

Based on 37 recorded House sales and 31 House rentals compared over the last 12 months

## Number of Rentals

**31**

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

