

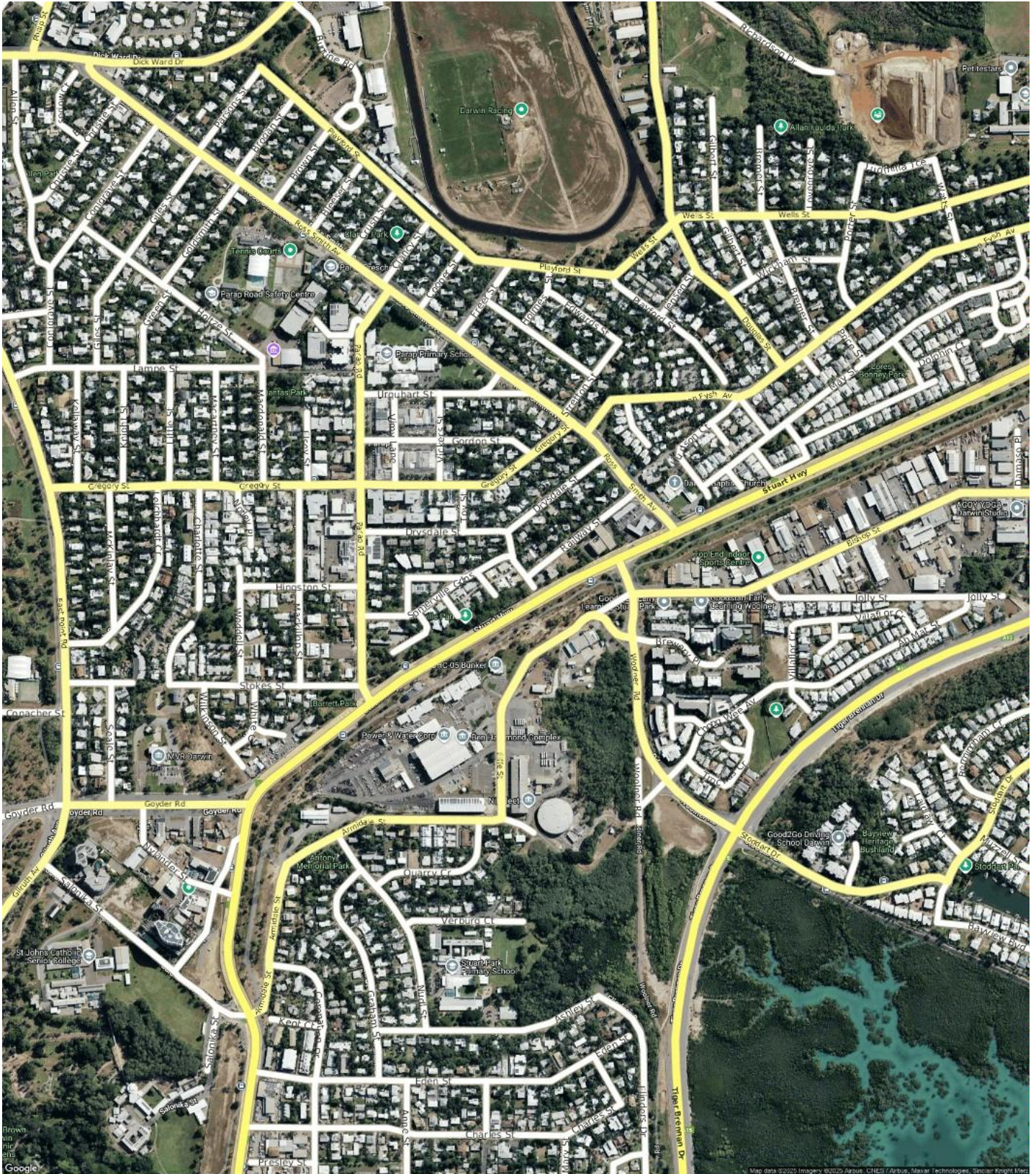
RayWhite.

Suburb
flyover
report

PARAP (HOUSE)

PREPARED BY: KRISTINA BILLIAS, RAY WHITE NIGHTCLIFF

PARAP - Suburb Map



PARAP - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	40	\$ 595,000	0.0 %	\$ 210,000	\$ 915,000
2008	19	\$ 620,000	4.2 %	\$ 246,000	\$ 820,000
2009	21	\$ 662,500	6.9 %	\$ 164,000	\$ 940,000
2010	20	\$ 746,374	12.7 %	\$ 15,850	\$ 987,000
2011	17	\$ 850,000	13.9 %	\$ 320,000	\$ 990,000
2012	16	\$ 766,000	-9.9 %	\$ 375,000	\$ 1,040,000
2013	25	\$ 862,000	12.5 %	\$ 253,333	\$ 1,560,000
2014	22	\$ 845,000	-2.0 %	\$ 700,000	\$ 1,850,000
2015	14	\$ 830,000	-1.8 %	\$ 144,000	\$ 1,175,000
2016	16	\$ 780,000	-6.0 %	\$ 569,000	\$ 1,650,000
2017	13	\$ 700,000	-10.3 %	\$ 610,000	\$ 925,000
2018	17	\$ 725,000	3.6 %	\$ 210,000	\$ 900,000
2019	11	\$ 740,000	2.1 %	\$ 625,000	\$ 846,000
2020	4	\$ 660,000	-10.8 %	\$ 500,000	\$ 880,000
2021	0				
2022	20	\$ 852,500	0.0 %	\$ 400,000	\$ 1,720,000
2023	19	\$ 853,000	0.1 %	\$ 662,500	\$ 1,600,000
2024	15	\$ 880,000	3.2 %	\$ 690,000	\$ 1,690,000
2025	13	\$ 900,000	2.3 %	\$ 375,000	\$ 1,135,000

Median Sale Price

\$806k

Based on 16 recorded House sales within the last 12 months (Financial Year 2025)

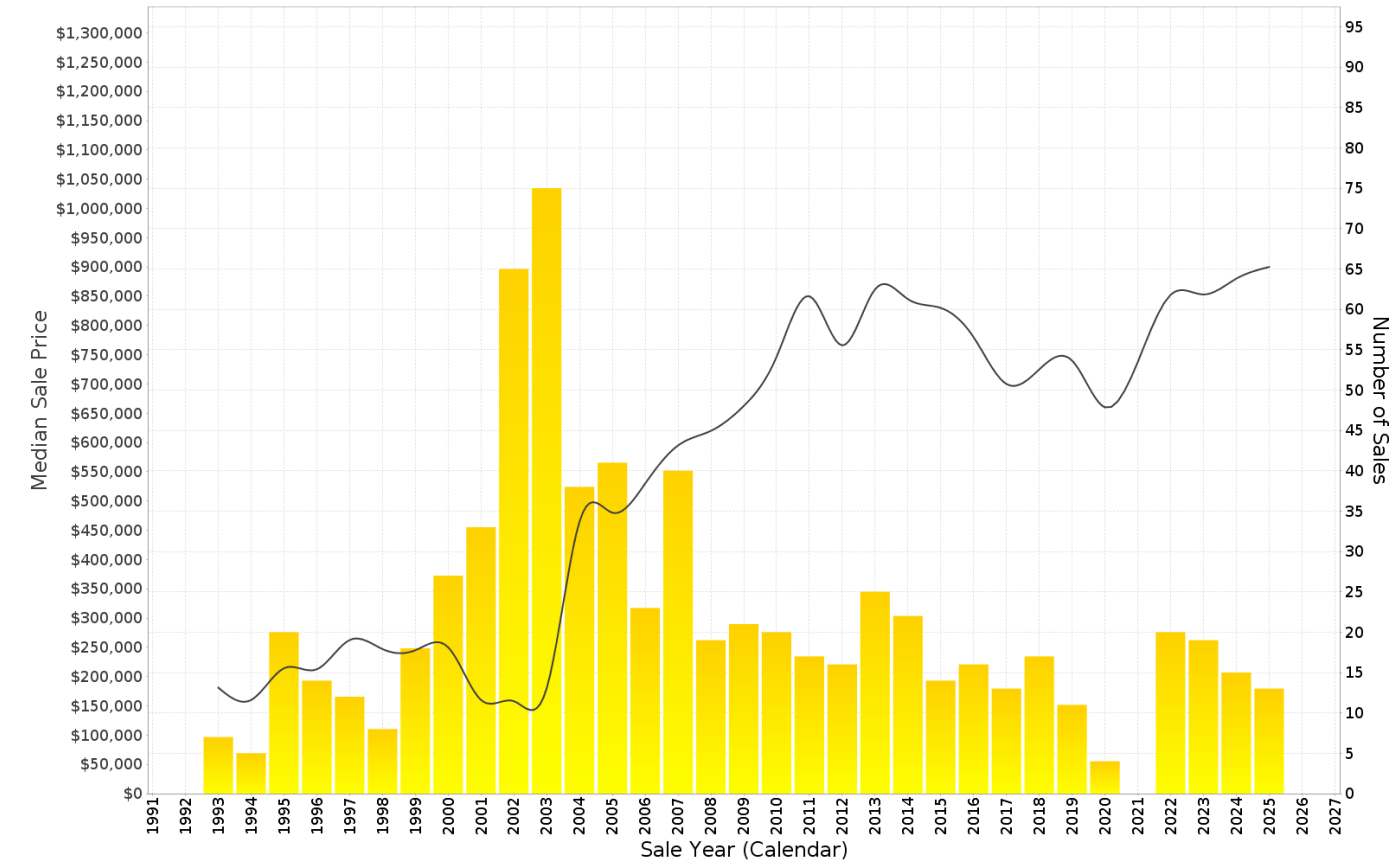
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

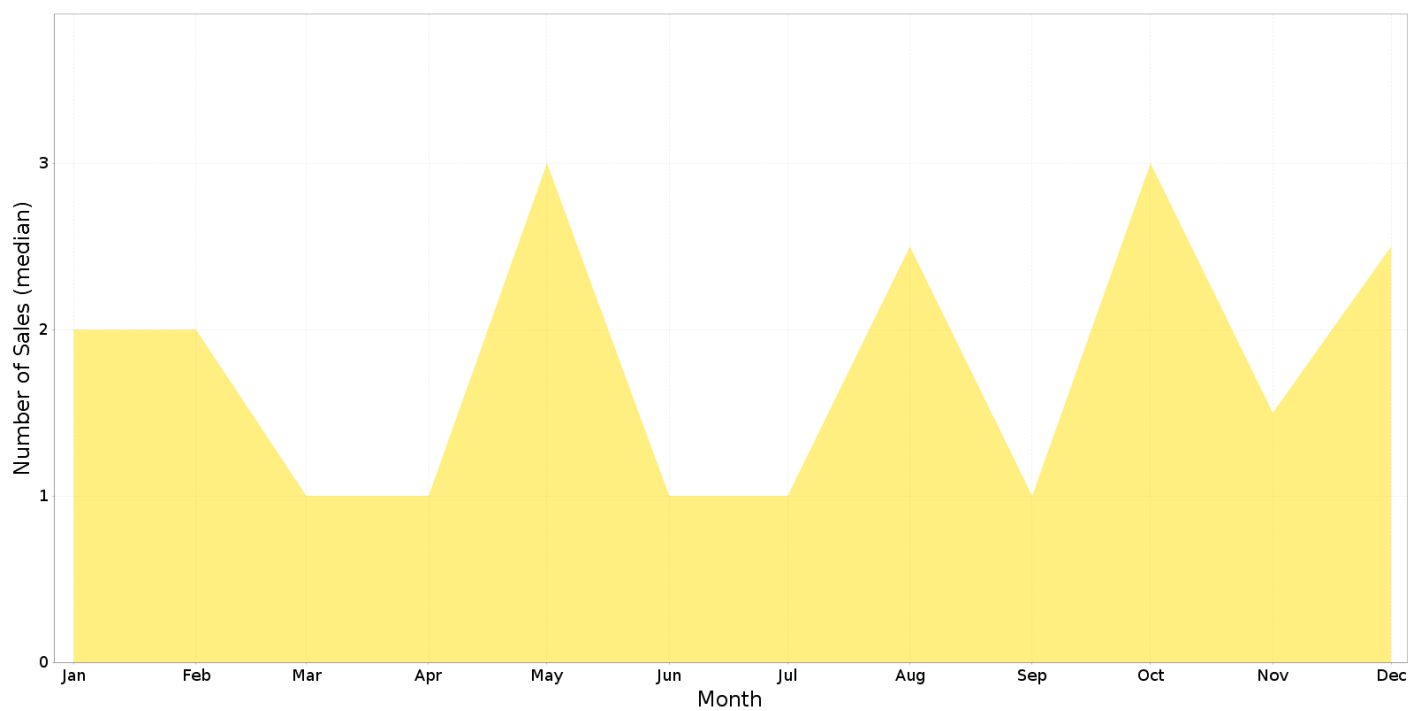
-15.1%

Current Median Price: \$806,500
Previous Median Price: \$950,000

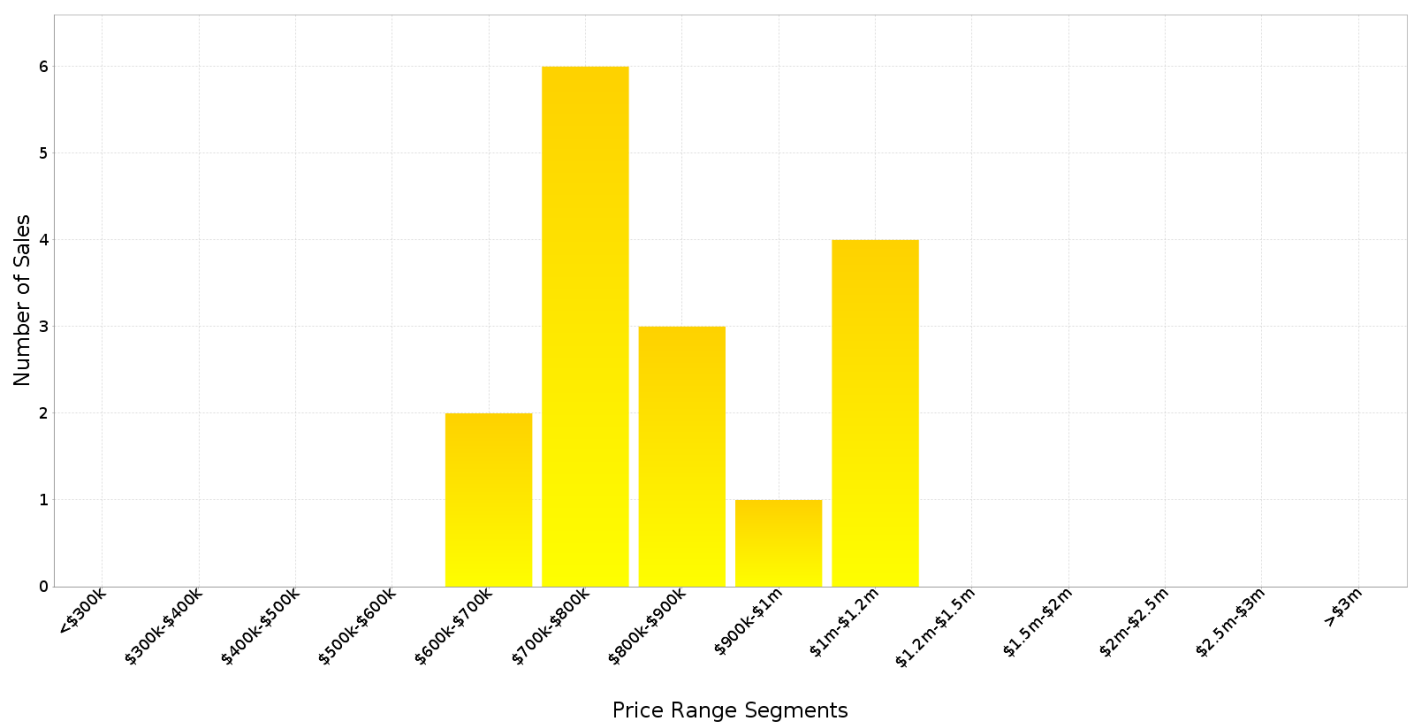
Based on 33 recorded House sales compared over the last two rolling 12 month periods



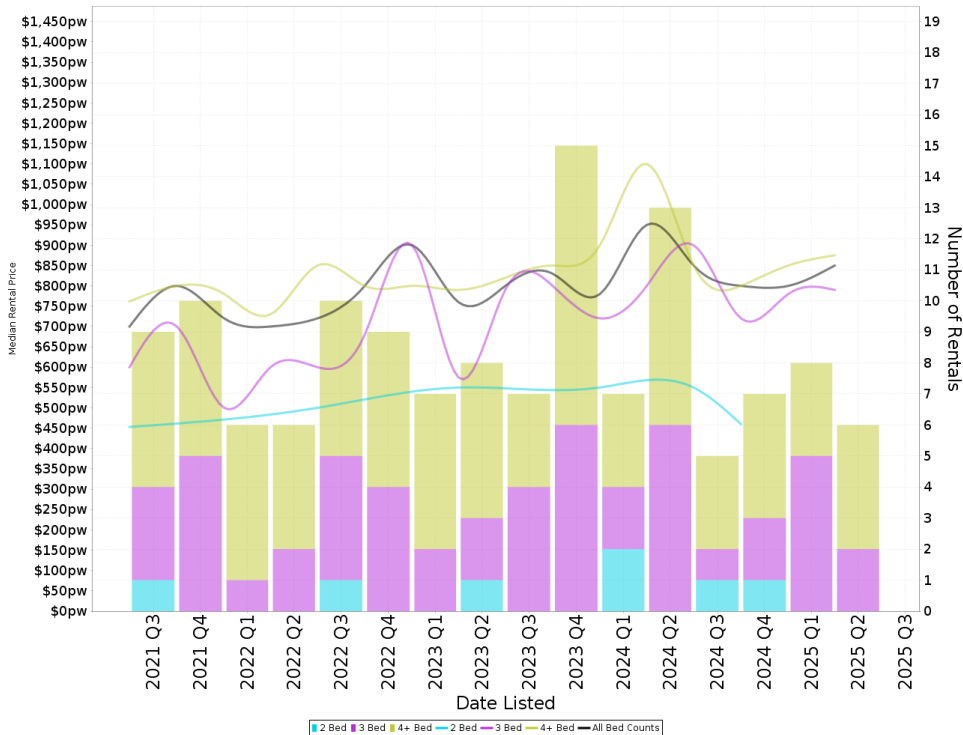
PARAP - Peak Selling Periods (3 years)



PARAP - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-15.1%

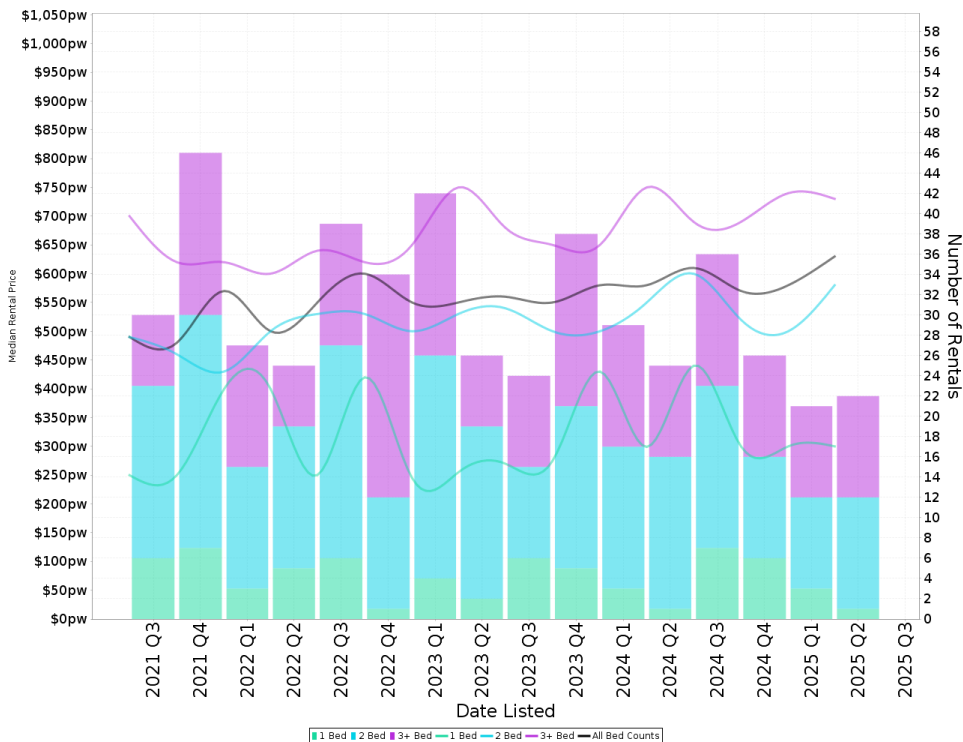
Current Median Price: \$806,500
Previous Median Price: \$950,000
 Based on 33 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.3%

Current Median Price: \$806,500
Current Median Rent: \$820
 Based on 26 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-2.1%

Current Median Price: \$352,500
Previous Median Price: \$360,000
 Based on 91 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+8.9%

Current Median Price: \$352,500
Current Median Rent: \$600
 Based on 105 registered Unit rentals compared over the last 12 months.

PARAP - Recently Sold Properties

Median Sale Price

\$806k

Based on 16 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

-15.1%

Current Median Price: \$806,500
Previous Median Price: \$950,000

Based on 33 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

16

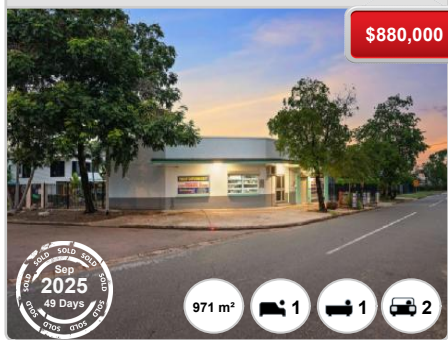
Based on recorded House sales within the 12 months (Financial Year 2025)

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

20 DRYSDALE ST



17 DOUGLAS ST



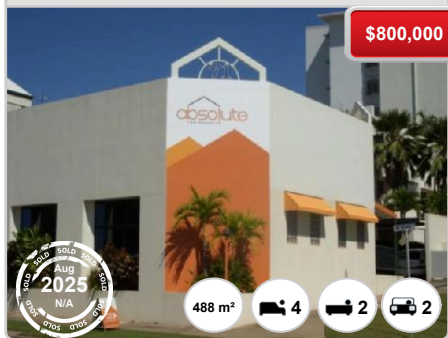
24 MAY ST



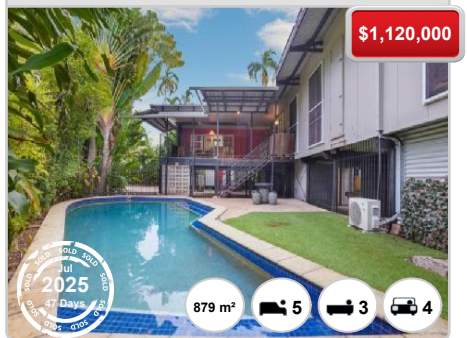
49 MAY ST



16 BROADBENT ST



51 GREGORY ST



9 MCMASTER CRES



50 HUDSON FYSH AVE

