

RayWhite.

**Suburb
flyover
report**

ROSEBERY (HOUSE)

PREPARED BY: KRISTINA BILLIAS , RAY WHITE NIGHTCLIFF

ROSEBERY - Suburb Map



ROSEBERY - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	248	\$ 157,150	0.0 %	\$ 55,000	\$ 650,000
2008	235	\$ 190,000	20.9 %	\$ 44,203	\$ 590,000
2009	189	\$ 250,000	31.6 %	\$ 50,367	\$ 720,000
2010	98	\$ 510,000	104.0 %	\$ 56,806	\$ 710,000
2011	58	\$ 545,000	6.9 %	\$ 140,000	\$ 711,000
2012	94	\$ 591,250	8.5 %	\$ 210,000	\$ 751,000
2013	79	\$ 601,000	1.6 %	\$ 200,000	\$ 780,000
2014	73	\$ 615,000	2.3 %	\$ 7,000	\$ 885,000
2015	31	\$ 650,000	5.7 %	\$ 270,000	\$ 750,000
2016	42	\$ 567,500	-12.7 %	\$ 246,000	\$ 701,000
2017	38	\$ 494,000	-13.0 %	\$ 247,500	\$ 625,000
2018	38	\$ 520,000	5.3 %	\$ 213,000	\$ 763,000
2019	51	\$ 470,000	-9.6 %	\$ 295,000	\$ 695,000
2020	11	\$ 480,000	2.1 %	\$ 146,667	\$ 650,000
2021	0				
2022	78	\$ 557,500	0.0 %	\$ 106,000	\$ 861,000
2023	56	\$ 587,500	5.4 %	\$ 240,000	\$ 840,000
2024	83	\$ 570,000	-3.0 %	\$ 380,000	\$ 750,000
2025	103	\$ 620,000	8.8 %	\$ 235,000	\$ 850,000

Median Sale Price

\$600k

Based on 131 recorded House sales within the last 12 months (Financial Year 2025)

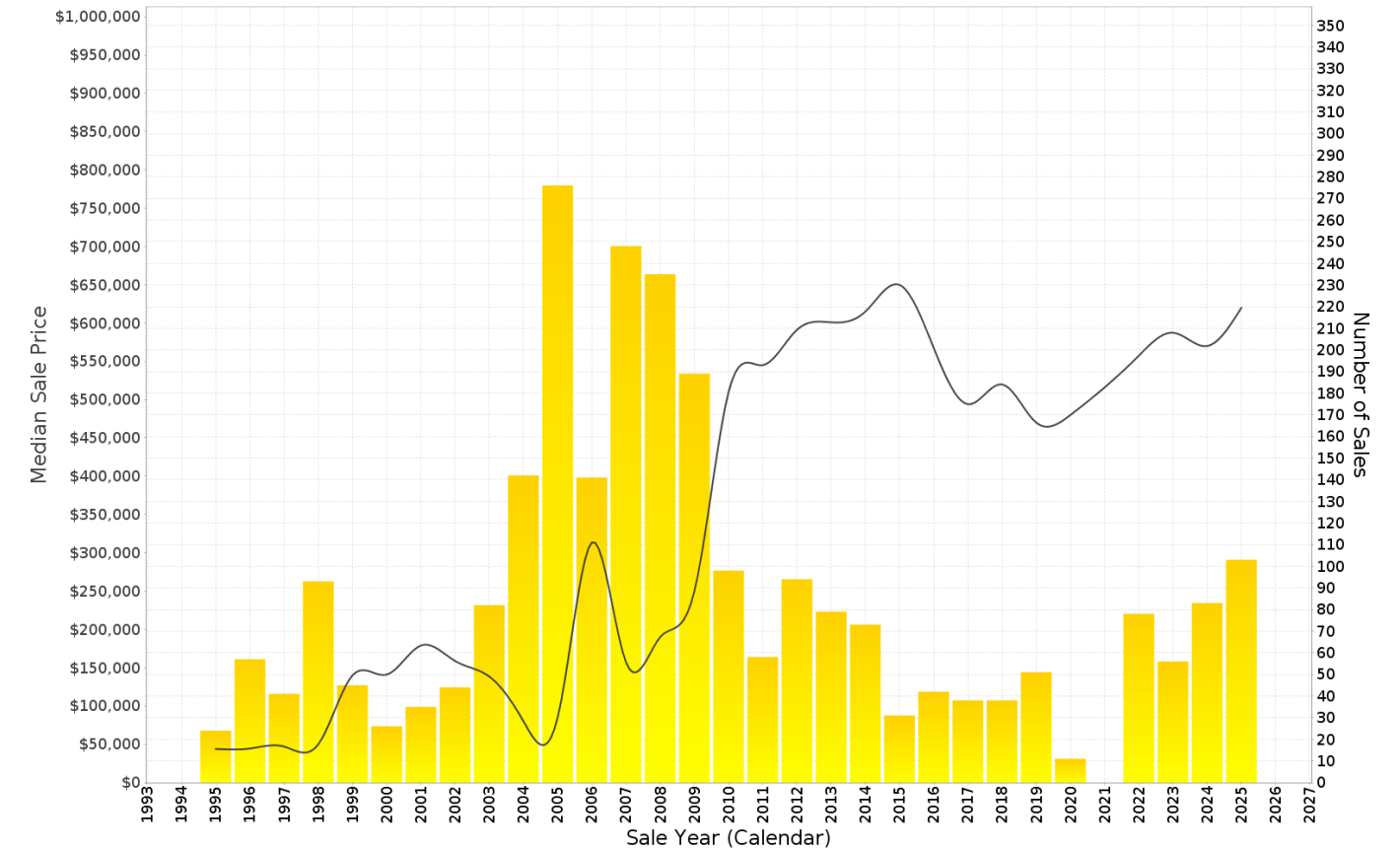
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

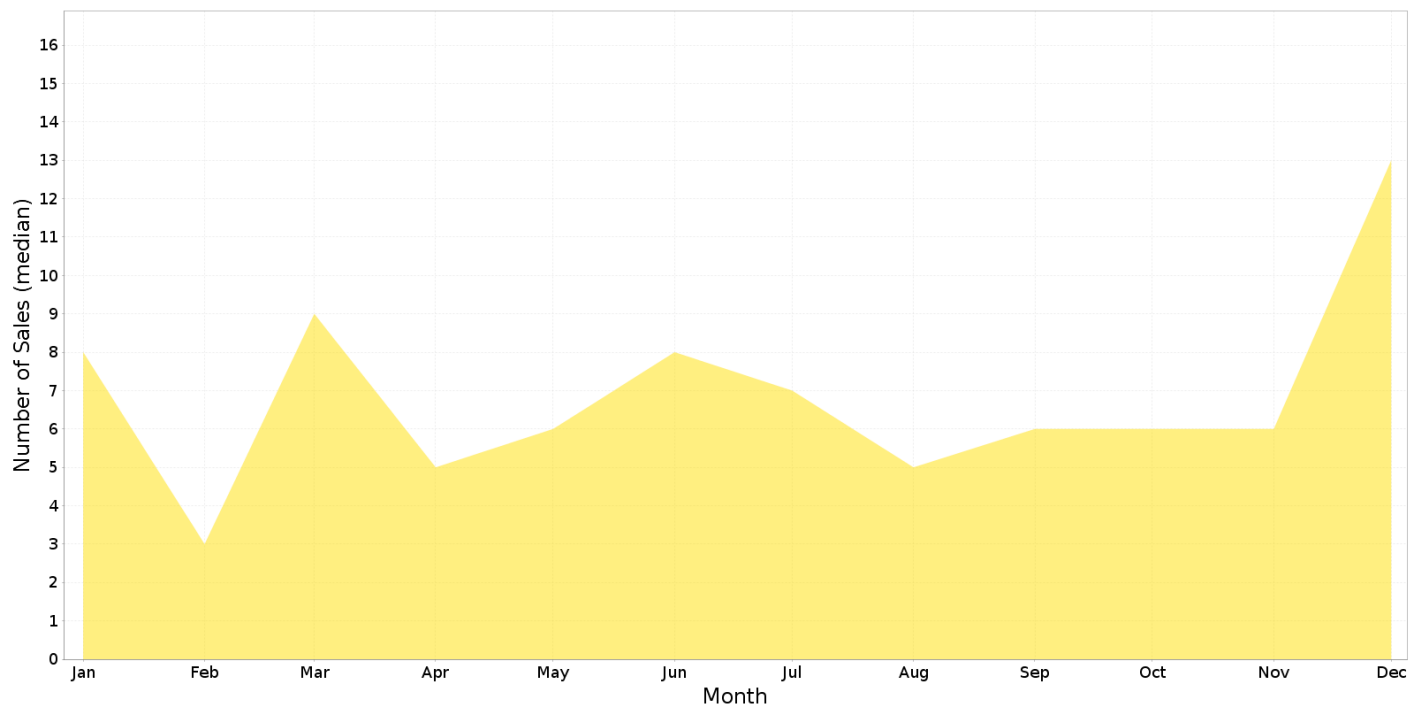
+3.4%

Current Median Price: \$600,000
Previous Median Price: \$580,000

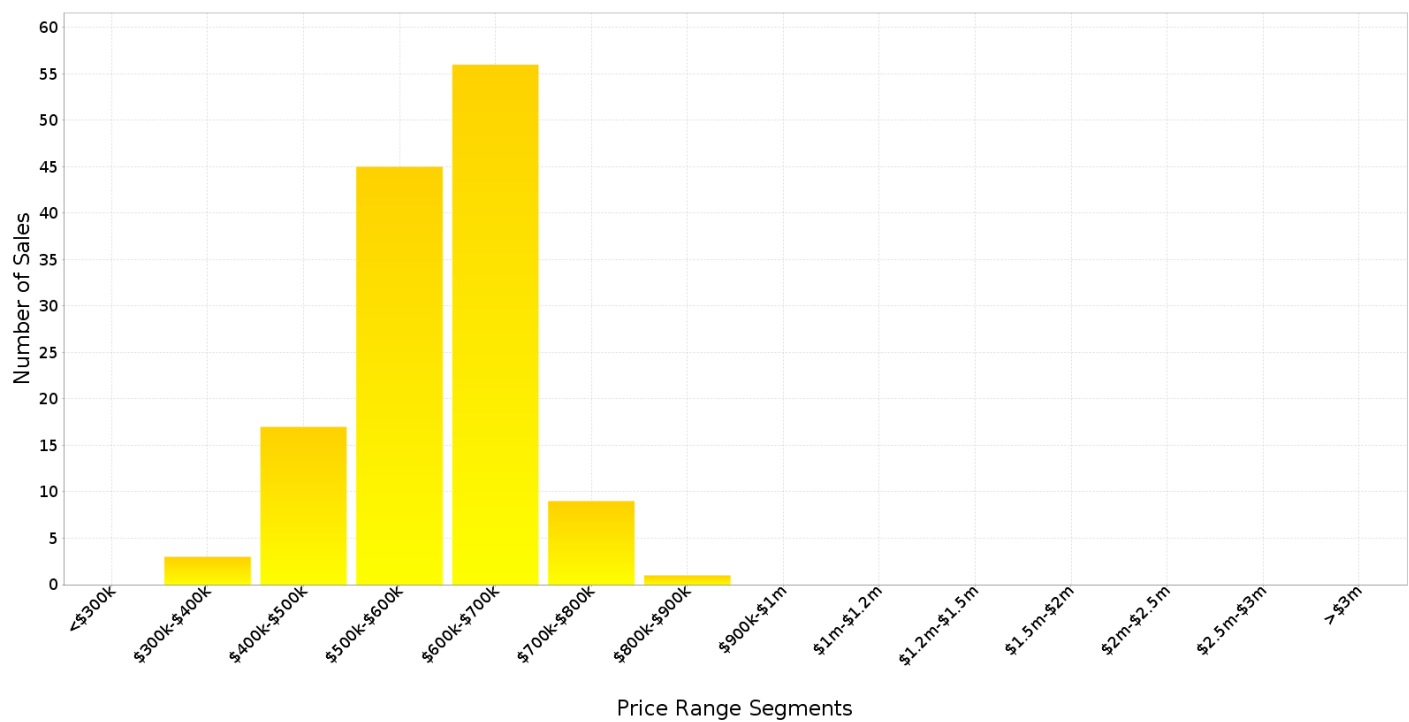
Based on 195 recorded House sales compared over the last two rolling 12 month periods



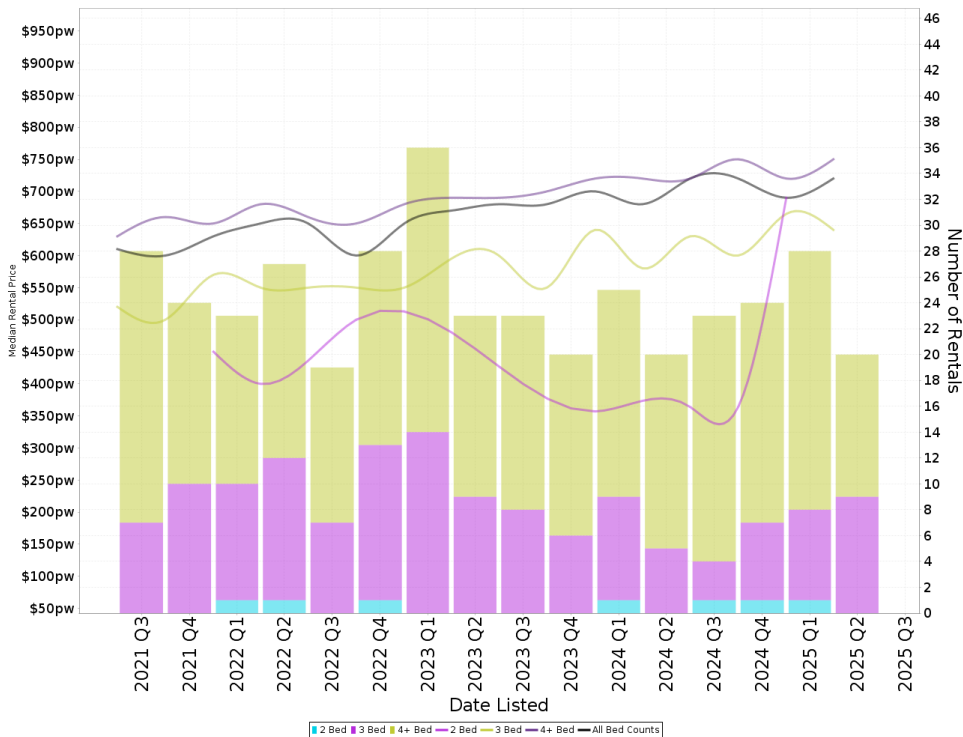
ROSEBERY - Peak Selling Periods (3 years)



ROSEBERY - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+3.4%

Current Median Price: \$600,000
Previous Median Price: \$580,000

Based on 195 registered House sales compared over the last two rolling 12 month periods.

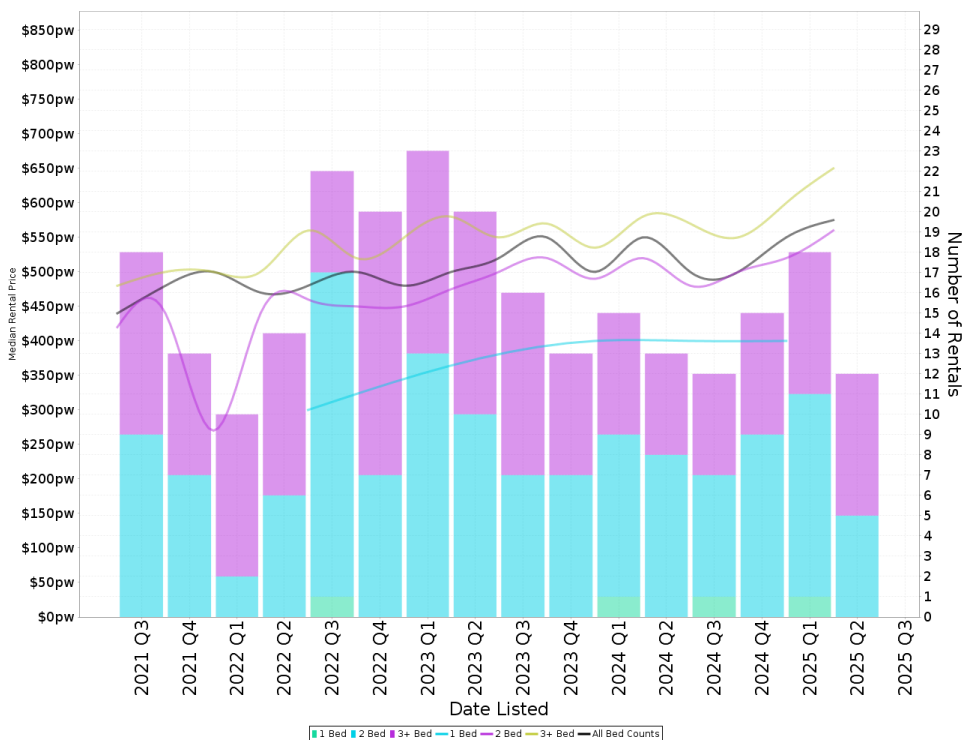
Suburb Rental Yield

+6.2%

Current Median Price: \$600,000
Current Median Rent: \$720

Based on 95 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+13.7%

Current Median Price: \$435,000
Previous Median Price: \$382,500

Based on 66 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+6.6%

Current Median Price: \$435,000
Current Median Rent: \$550

Based on 57 registered Unit rentals compared over the last 12 months.

ROSEBERY - Recently Sold Properties

Median Sale Price

\$600k

Based on 131 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

+3.4%

Current Median Price: \$600,000
Previous Median Price: \$580,000

Based on 195 recorded House sales compared over the last two rolling 12 month periods

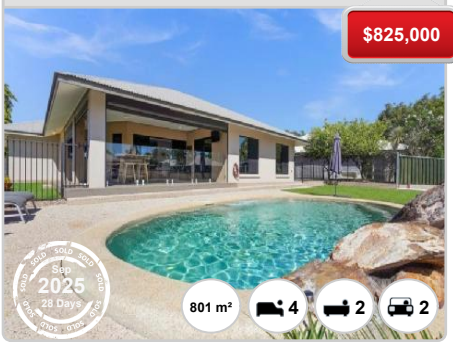
Sold Properties

131

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

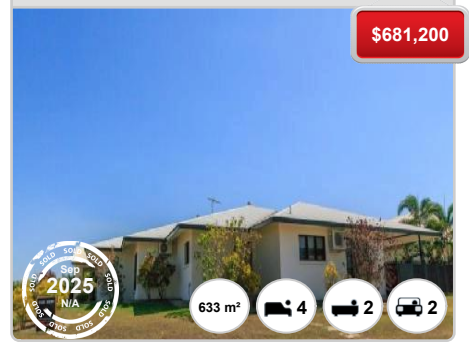
12 DAVIS CRT



21 FLAMETREE CCT



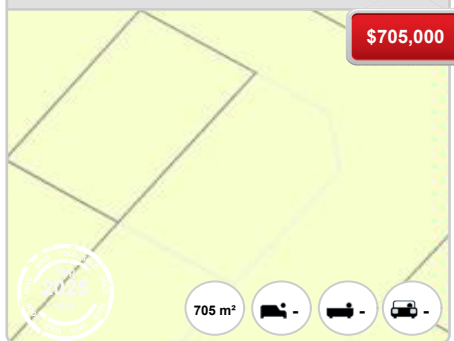
18 WOOD CRES



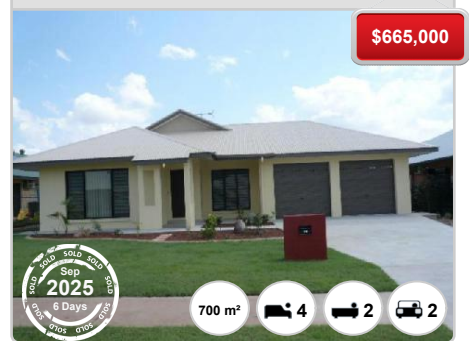
21 DEANE CRES



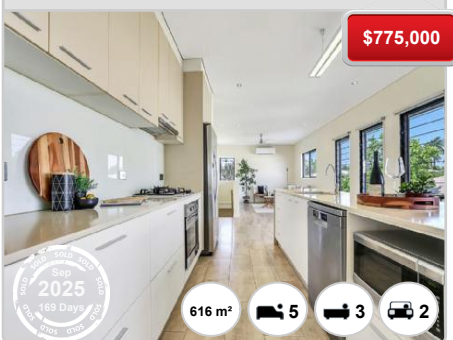
29 LARRAKIA RD



49 YIRRA CRES



21 BRYDEN ST



46 BELYUEN RD



13 YIRRA CRES



8 SALTWATER ST



4 CALLIE CRT



29 LARRAKIA RD



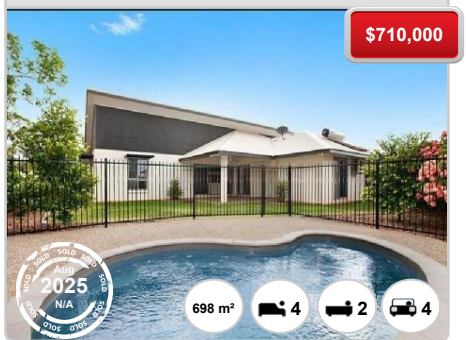
40 RICHARDS CRES



23 TANAMI CRT



54 DUWUN RD



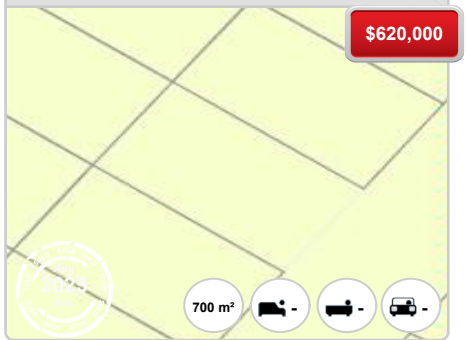
2 TOZER ST



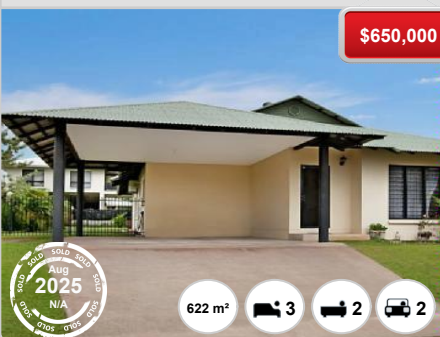
6 GRANITES DR



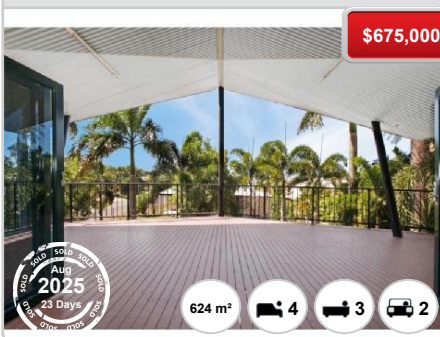
60 ODEGAARD DR



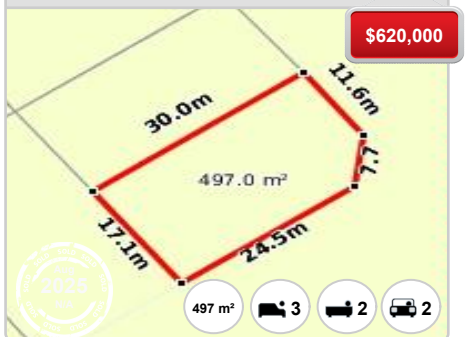
7 CATCHLOVE ST



1 WOOD CRES



48 MCAULAY ST



ROSEBERY - Properties For Rent

Median Rental Price

\$720 /w

Based on 95 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

+6.2%

Current Median Price: \$600,000
Current Median Rent: \$720

Based on 131 recorded House sales and 95 House rentals compared over the last 12 months

Number of Rentals

95

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

50 YIRRA CRESCENT

\$800 per week




774 m² **4** **2** **2**

FOR RENT - ON BEST - FOR RENT
Sep 2025
11 Days

5 BROWNE PLACE

\$770 per week



704 m² **4** **2** **2**

FOR RENT - ON BEST - FOR RENT
Sep 2025
29 Days