

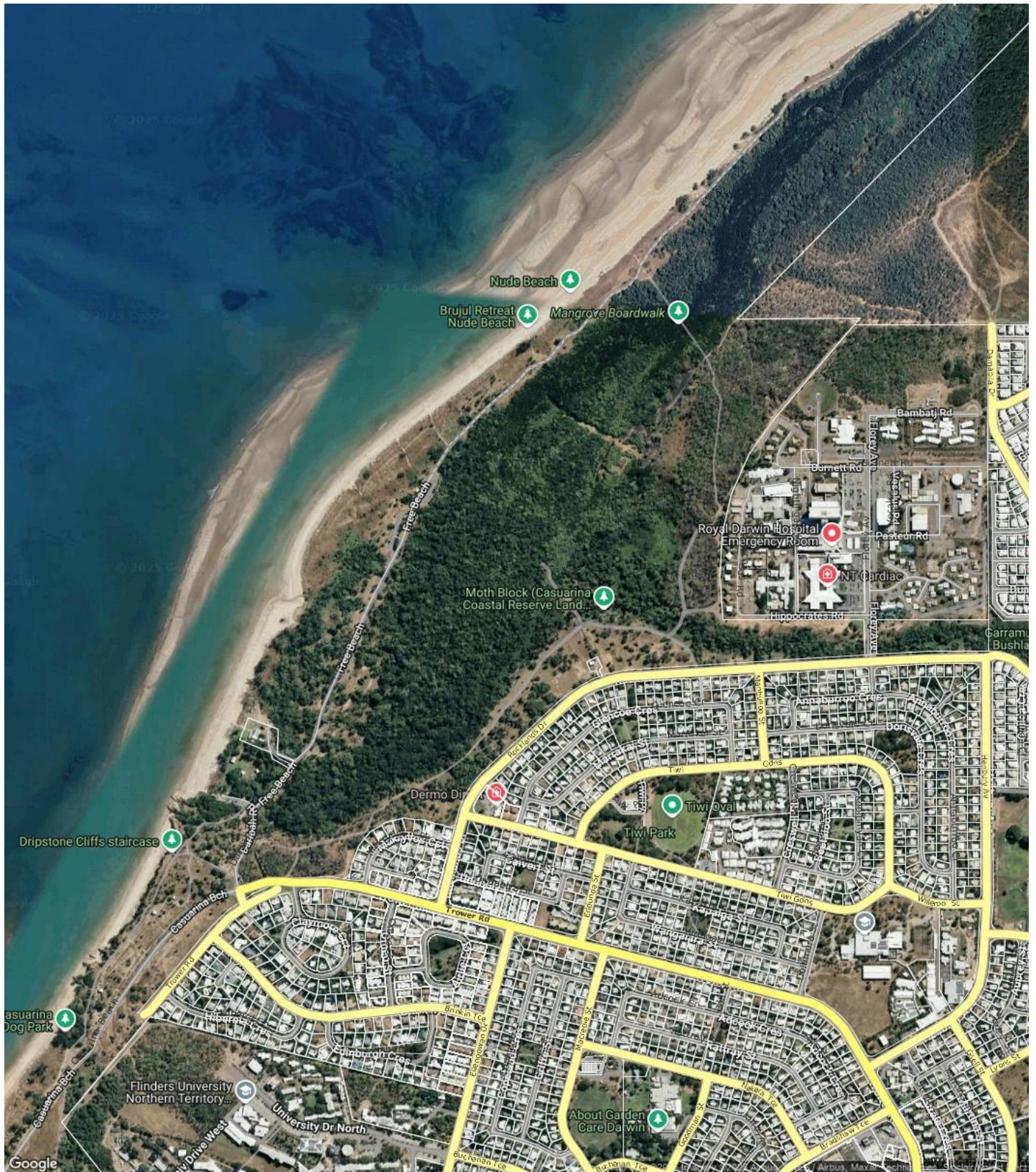
RayWhite.

Suburb
flyover
report

TIWI (HOUSE)

PREPARED BY: KRISTINA BILLIAS, RAY WHITE NIGHTCLIFF

TIWI - Suburb Map



TIWI - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	46	\$ 371,250	0.0 %	\$ 63,210	\$ 1,385,000
2008	45	\$ 410,000	10.4 %	\$ 111,667	\$ 970,000
2009	33	\$ 450,000	9.8 %	\$ 101,250	\$ 600,000
2010	24	\$ 498,012	10.7 %	\$ 50,000	\$ 700,000
2011	36	\$ 499,000	0.2 %	\$ 196,000	\$ 640,000
2012	31	\$ 520,000	4.2 %	\$ 116,000	\$ 715,000
2013	33	\$ 550,000	5.8 %	\$ 4,900	\$ 750,000
2014	25	\$ 570,000	3.6 %	\$ 280,000	\$ 1,100,000
2015	22	\$ 565,000	-0.9 %	\$ 5,800	\$ 1,160,000
2016	19	\$ 500,000	-11.5 %	\$ 105,600	\$ 950,000
2017	22	\$ 487,500	-2.5 %	\$ 330,000	\$ 1,100,000
2018	28	\$ 492,500	1.0 %	\$ 340,000	\$ 970,000
2019	23	\$ 425,000	-13.7 %	\$ 230,000	\$ 770,000
2020	9	\$ 450,000	5.9 %	\$ 297,500	\$ 640,000
2021	0				
2022	27	\$ 570,000	0.0 %	\$ 320,000	\$ 770,000
2023	29	\$ 520,000	-8.8 %	\$ 4,800	\$ 829,000
2024	26	\$ 570,250	9.7 %	\$ 275,000	\$ 1,001,000
2025	35	\$ 575,000	0.8 %	\$ 400,000	\$ 845,000

Median Sale Price

\$570k

Based on 47 recorded House sales within the last 12 months (Financial Year 2025)

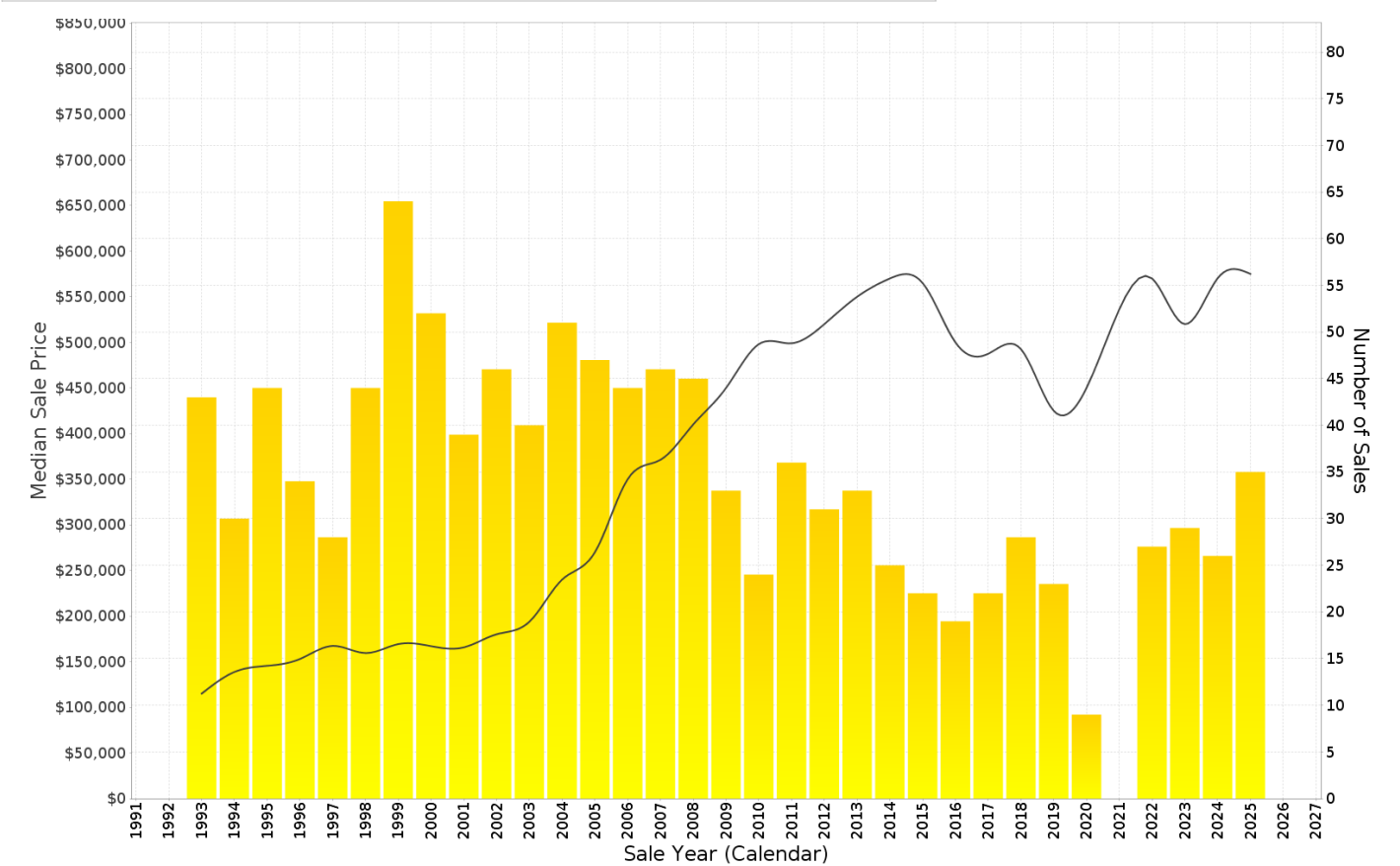
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

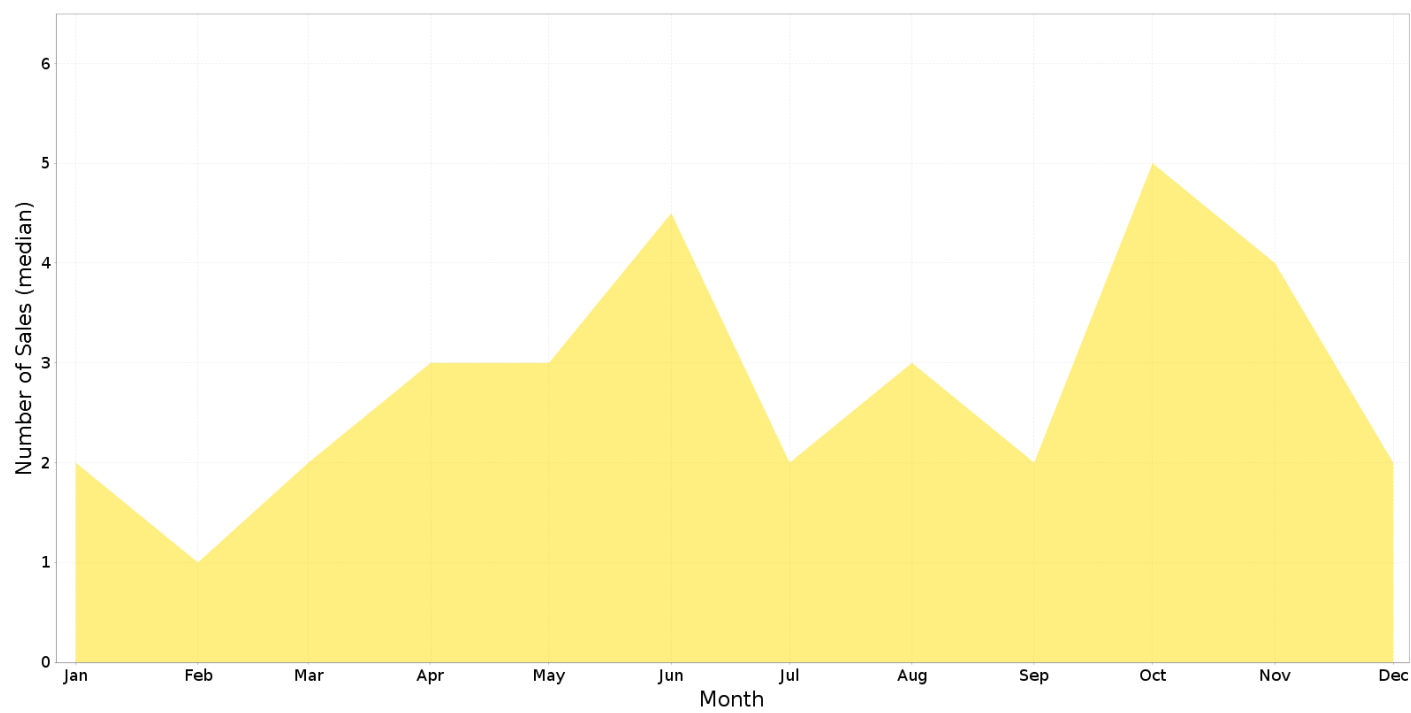
+14.0%

Current Median Price: \$570,000
Previous Median Price: \$500,000

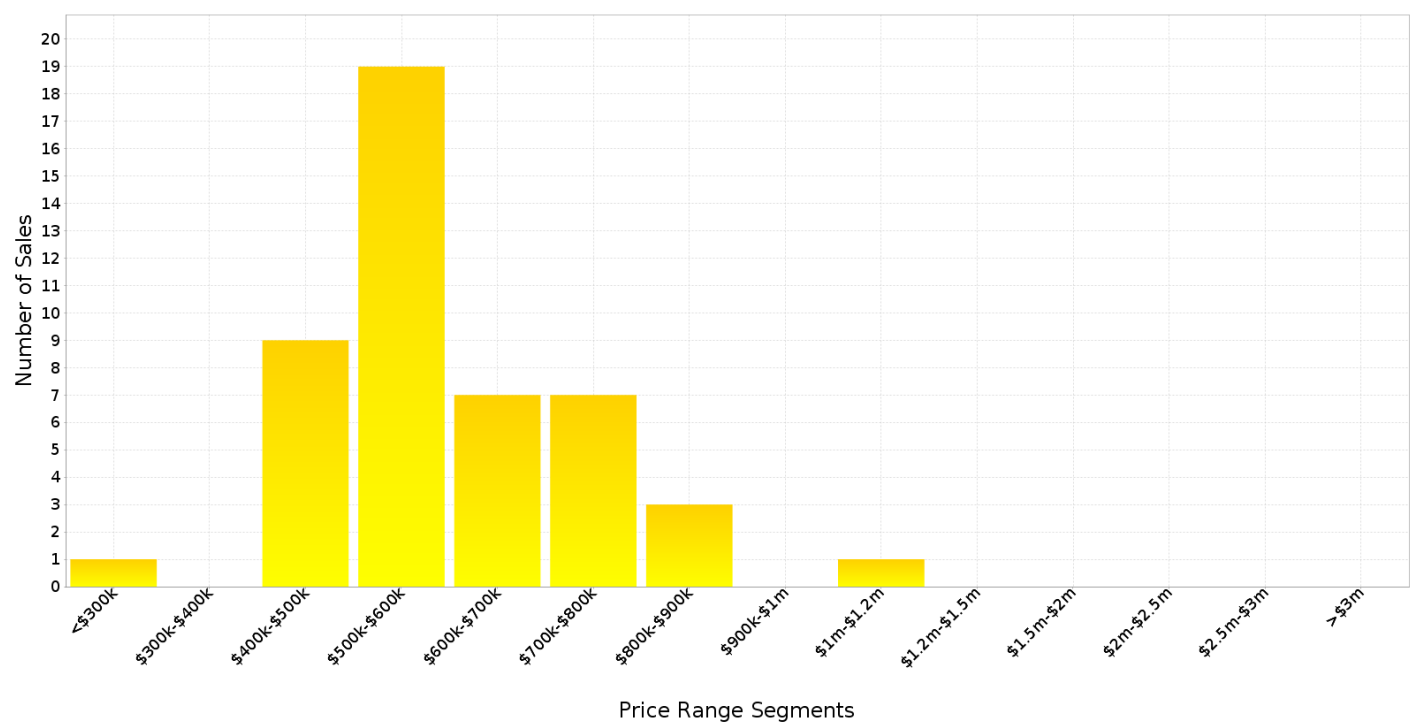
Based on 77 recorded House sales compared over the last two rolling 12 month periods



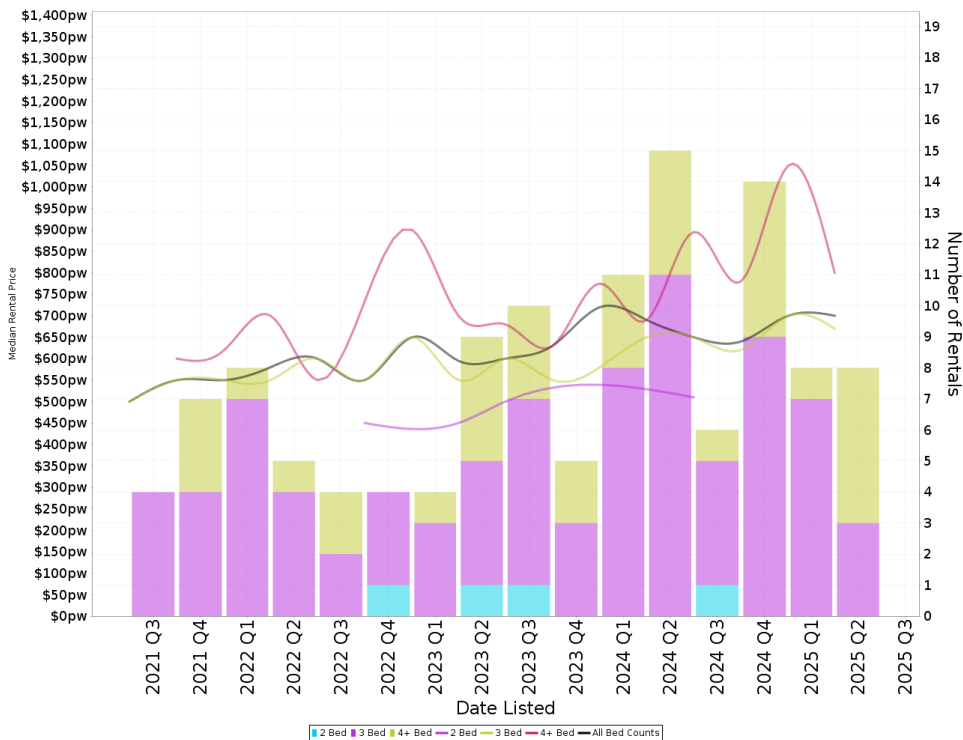
TIWI - Peak Selling Periods (3 years)



TIWI - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+14.0%

Current Median Price: \$570,000
Previous Median Price: \$500,000

Based on 77 registered House sales compared over the last two rolling 12 month periods.

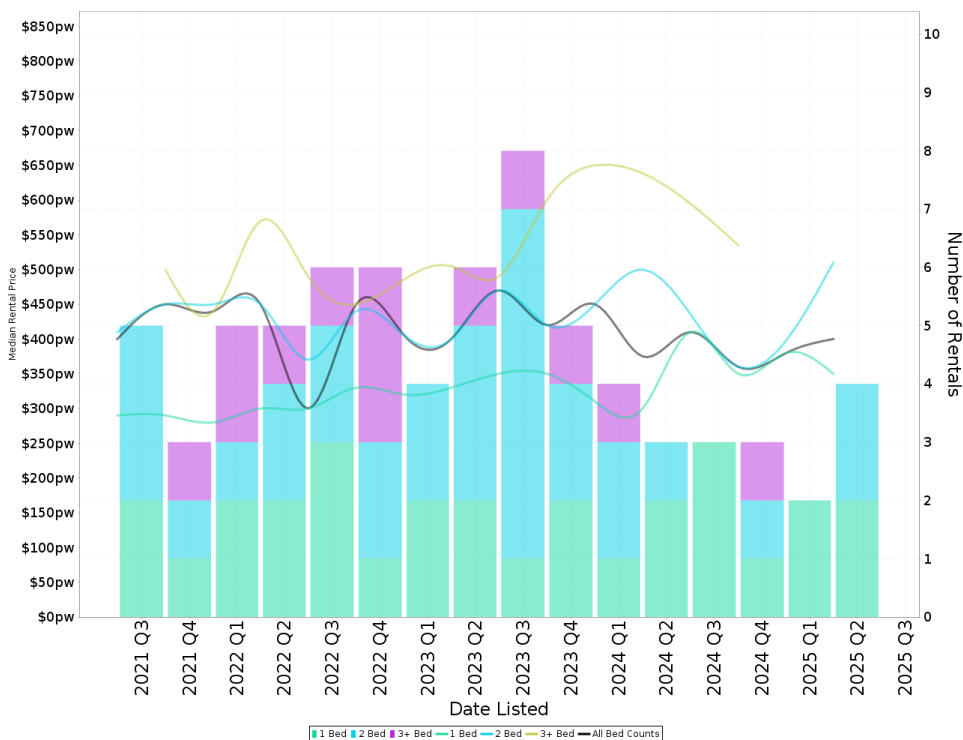
Suburb Rental Yield

+6.0%

Current Median Price: \$570,000
Current Median Rent: \$660

Based on 36 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-28.2%

Current Median Price: \$280,000
Previous Median Price: \$390,000

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

Suburb Rental Yield

+7.4%

Current Median Price: \$280,000
Current Median Rent: \$400

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

TIWI - Recently Sold Properties

Median Sale Price

\$570k

Based on 47 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

+14.0%

Current Median Price: \$570,000
Previous Median Price: \$500,000

Based on 77 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

47

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

31 WANGALARA ST

\$565,000

817.0 m²

2025 N/A

817 m², 3 beds, 1 bathroom, 1 car space

34 KOOLPINYAH CRES

\$575,000

816 m²

2025 N/A

816 m², 3 beds, 1 bathroom, 2 car spaces

100 TIWI GDNS

\$600,000

841 m²

2025 N/A

841 m², 3 beds, 1 bathroom, 1 car space

52 GLENCOE CRES

\$625,000

828.3 m²

2025 N/A

828 m², 3 beds, 1 bathroom, 1 car space

74 ANNABURROO CRES

\$600,000

744 m²

2025 21 Days

744 m², 4 beds, 1 bathroom, 4 car spaces

35 MARRAKAI ST

\$735,000

817 m²

2025 49 Days

817 m², 3 beds, 2 bathrooms, 2 car spaces

25 KOOLPINYAH CRES

\$625,000

859 m²

2025 41 Days

859 m², 3 beds, 1 bathroom, 1 car space

26 KOOLPINYAH CRES

\$814,500

817 m²

2025 33 Days

817 m², 4 beds, 2 bathrooms, 2 car spaces

36 WANGALARA ST

\$630,000

817 m²

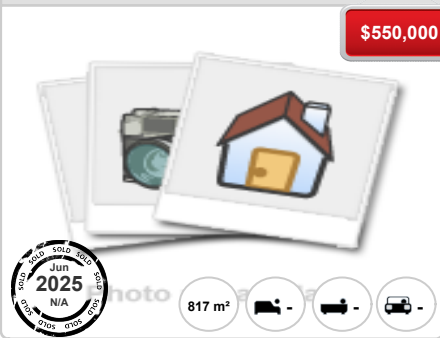
2025 76 Days

817 m², 4 beds, 2 bathrooms, 2 car spaces

32 MARRAKAI ST



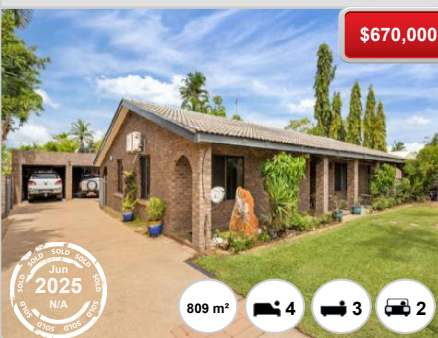
12 TIWI GDNS



10 GLENCOE CRES



23 KOOLPINYAH CRES



61 HENBURY AVE



97 TIWI GDNS



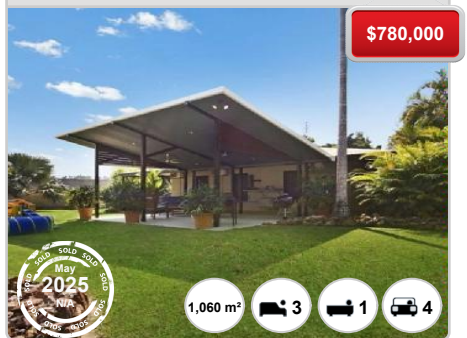
105 TIWI GDNS



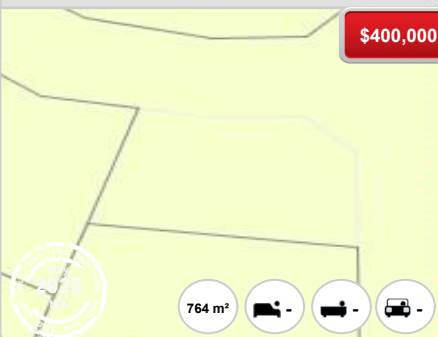
99 TIWI GDNS



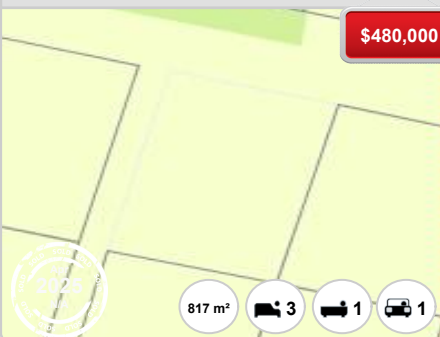
7 BEETALOO ST



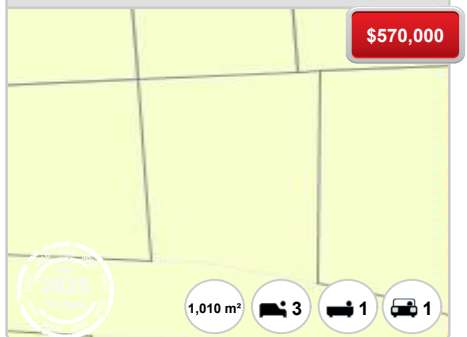
1 DORISVALE CRES



21 WANGALARA ST



50 ANNABURROO CRES



TIWI - Properties For Rent

Median Rental Price

\$660 /w

Based on 36 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

+6.0%

Current Median Price: \$570,000
Current Median Rent: \$660

Based on 47 recorded House sales and 36 House rentals compared over the last 12 months


Number of Rentals

36


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


152 TIWI GARDENS





\$780 per week



814 m²







46 GLENCOE CRESCENT



Application



817 m²







8 WANGALARA STREET



\$630 per week



841 m²





