

A bright yellow RayWhite bicycle is parked on a paved surface against a white picket fence. The bicycle features a brown leather saddle, a rear rack, and a front wicker basket filled with pink flowers. The background shows a blurred residential setting with trees and a house. A yellow rectangular box in the top right corner contains the RayWhite logo.

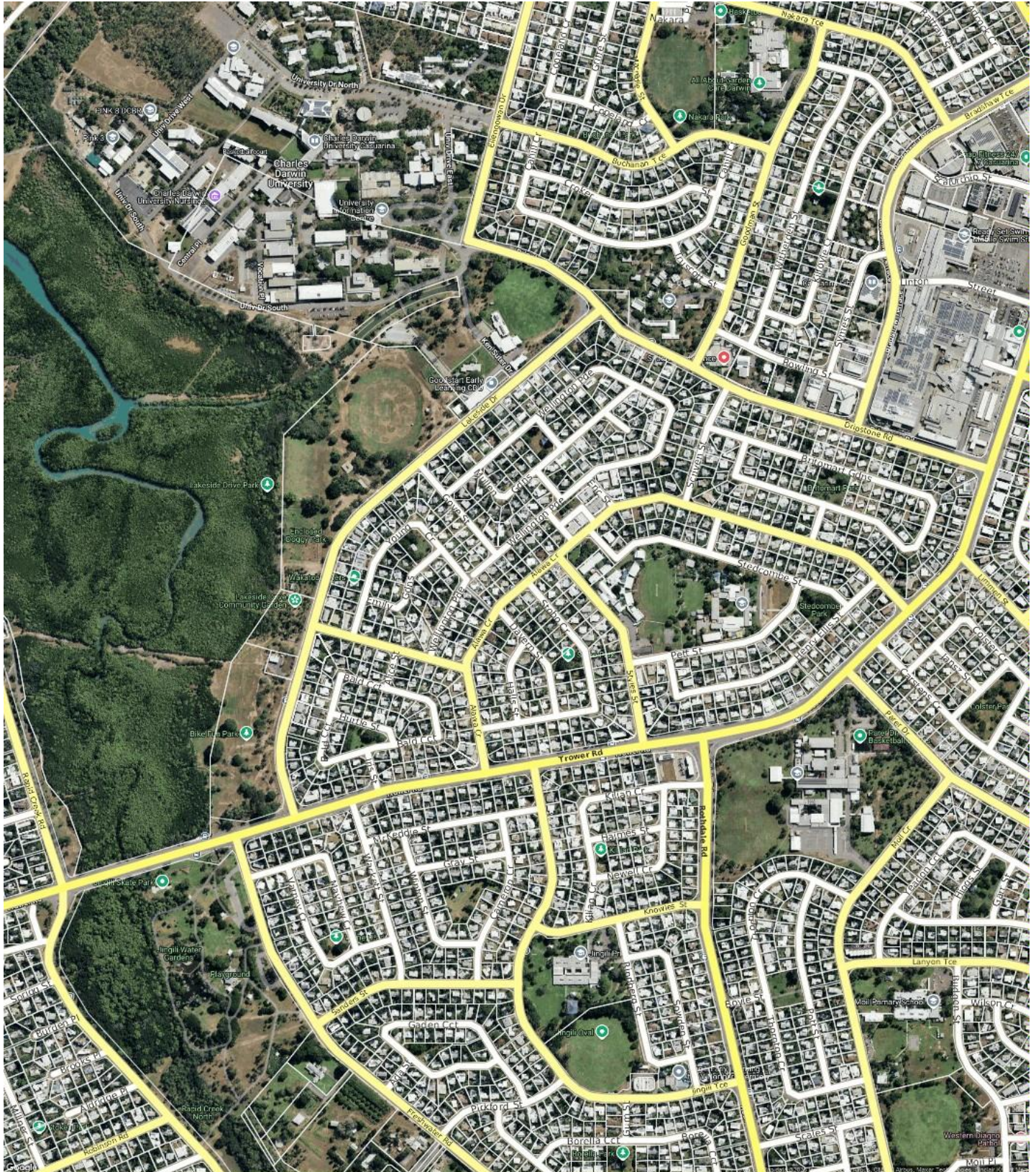
RayWhite.

Suburb
flyover
report

ALAWA (UNIT)

PREPARED BY: KRISTINA BILLIAS , RAY WHITE NIGHTCLIFF

ALAWA - Suburb Map



ALAWA - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2007	9	\$ 195,000	0.0 %	\$ 74,360	\$ 265,000
2008	3	\$ 270,000	38.5 %	\$ 212,500	\$ 358,000
2009	0				
2010	3	\$ 410,000	0.0 %	\$ 380,000	\$ 1,360,000
2011	0				
2012	0				
2013	3	\$ 140,000		\$ 3,600	\$ 305,000
2014	3	\$ 325,000	0.0 %	\$ 82,050	\$ 350,000
2015	1	\$ 428,000	31.7 %	\$ 428,000	\$ 428,000
2016	1	\$ 275,000	-35.7 %	\$ 275,000	\$ 275,000
2017	0				
2018	1	\$ 220,000	0.0 %	\$ 220,000	\$ 220,000
2019	0				
2020	0				
2021	0				
2022	2	\$ 287,500	0.0 %	\$ 200,000	\$ 375,000
2023	6	\$ 240,000	-16.5 %	\$ 125,000	\$ 400,000
2024	3	\$ 272,000	13.3 %	\$ 262,000	\$ 285,000
2025	6	\$ 301,500	10.8 %	\$ 225,000	\$ 375,000

Median Sale Price

\$274k

Based on 6 recorded Unit sales within the last 12 months (Financial Year 2025)

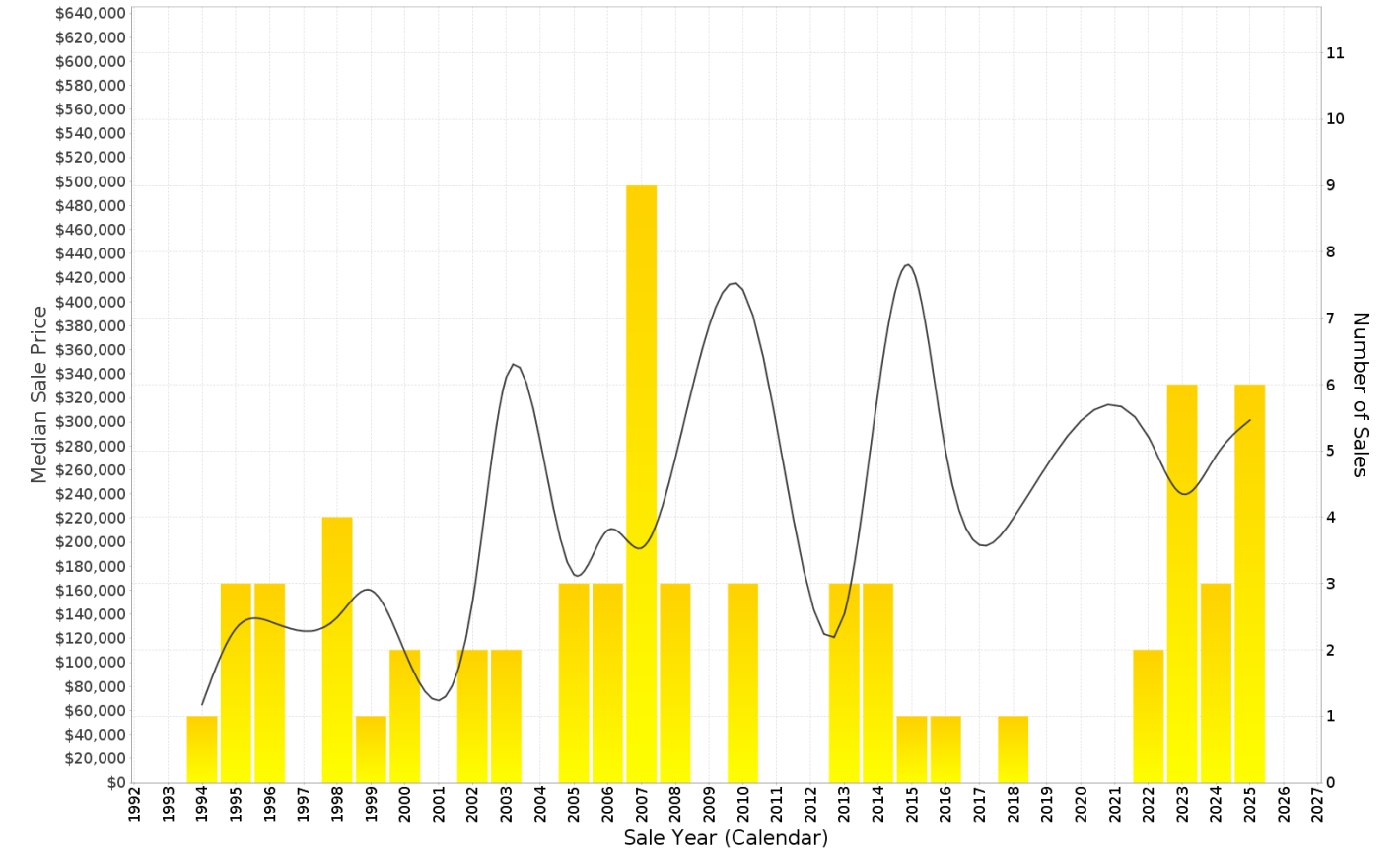
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

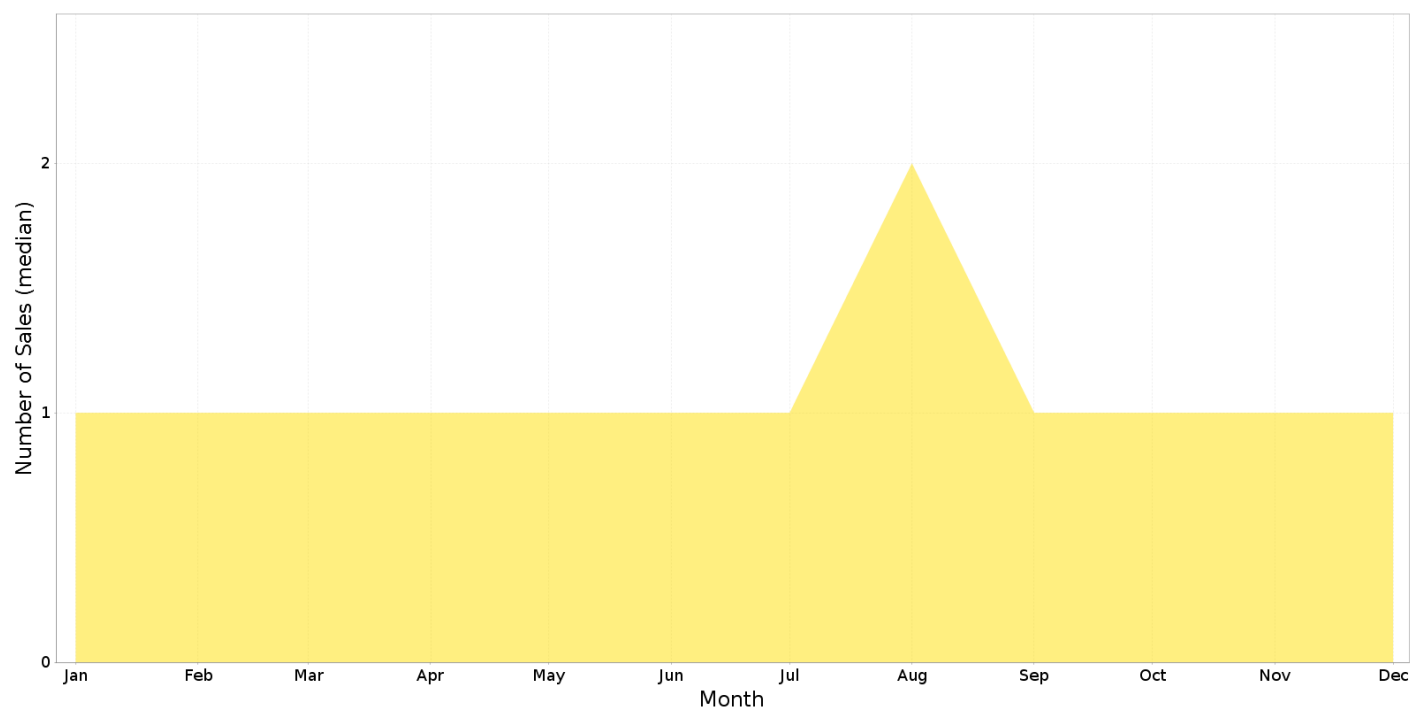
+14.0%

Current Median Price: \$273,500
Previous Median Price: \$240,000

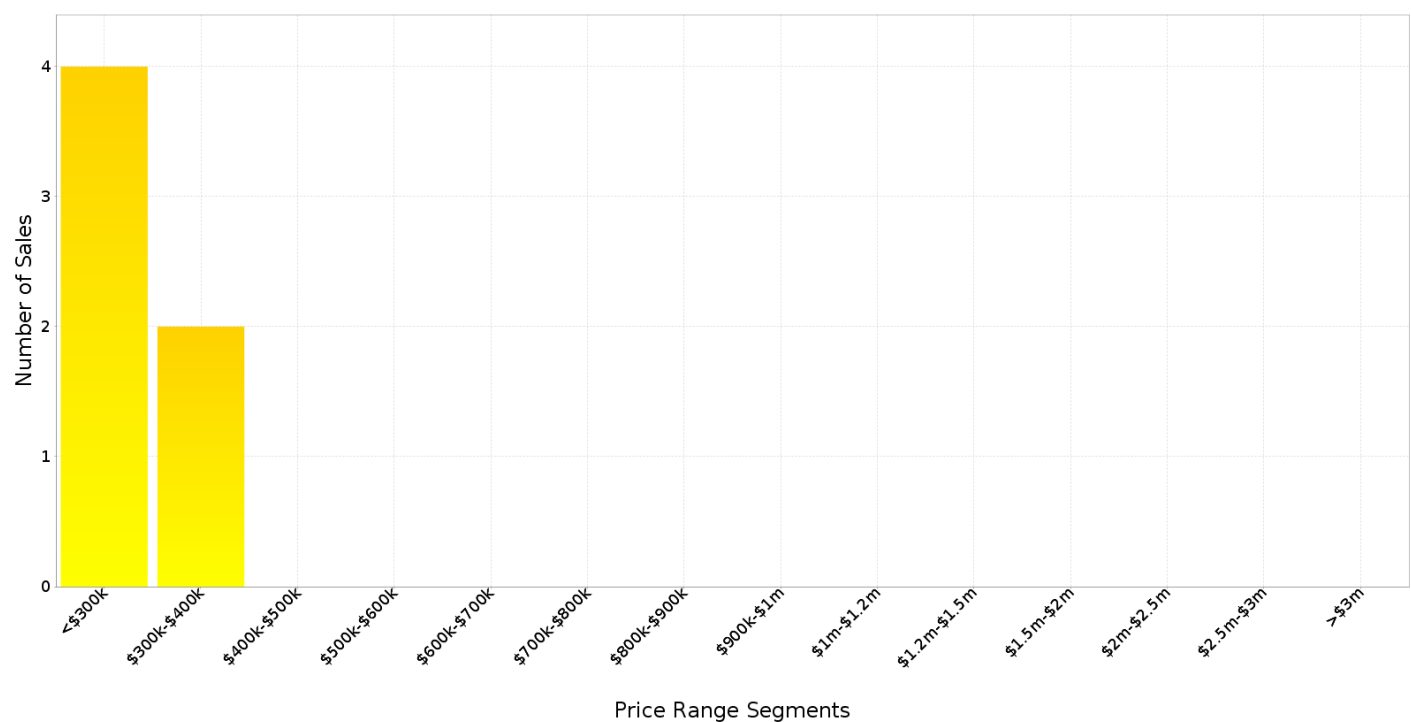
Based on 11 recorded Unit sales compared over the last two rolling 12 month periods



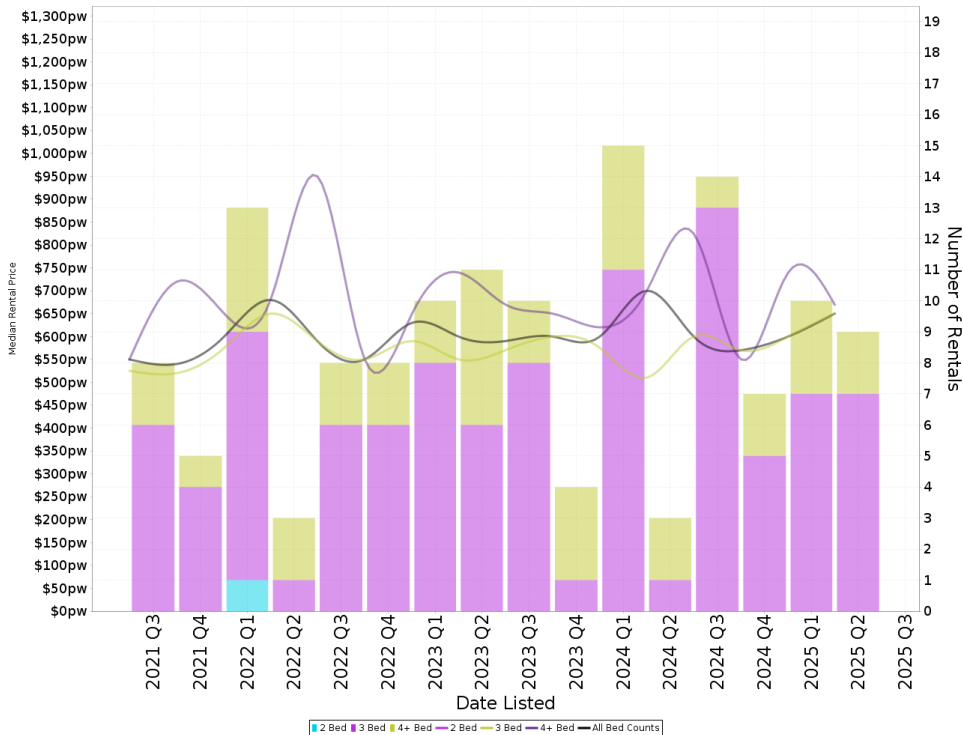
ALAWA - Peak Selling Periods (3 years)



ALAWA - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-8.2%

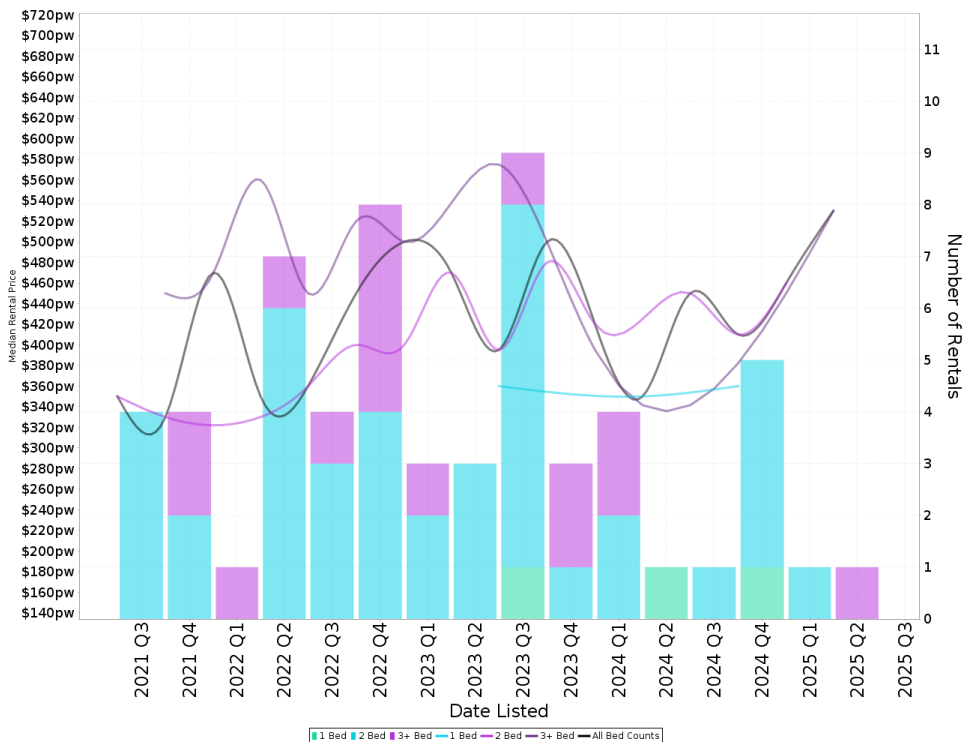
Current Median Price: \$527,750
Previous Median Price: \$575,000
Based on 60 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+6.1%

Current Median Price: \$527,750
Current Median Rent: \$620
Based on 40 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+14.0%

Current Median Price: \$273,500
Previous Median Price: \$240,000
Based on 11 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+8.4%

Current Median Price: \$273,500
Current Median Rent: \$440
Based on 8 registered Unit rentals compared over the last 12 months.

ALAWA - Recently Sold Properties

Median Sale Price

\$274k

Based on 6 recorded Unit 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: \$273,500
Previous Median Price: \$240,000

Based on 11 recorded Unit sales compared over the last two rolling 12 month periods

Sold Properties

6

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

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

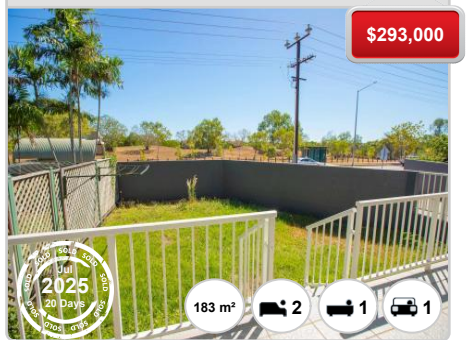
20 LAKESIDE DR



1/14 LAKESIDE DR



2/14 LAKESIDE DR



2/26 LAKESIDE DR



ALAWA - Properties For Rent

Median Rental Price

\$440 /w

Based on 8 recorded Unit 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

+8.4%

Current Median Price: \$273,500
Current Median Rent: \$440

Based on 6 recorded Unit sales and 8 Unit rentals compared over the last 12 months

Number of Rentals


8

Based on recorded Unit rentals within the last 12 months (Financial Year 2025)

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

6/14 LAKESIDE DRIVE

\$540 PW



Sep 2025
24 Days

2,888 m²

2

1

1