

A bright yellow bicycle is parked on a paved surface, leaning against a white picket fence. The bicycle has a brown leather saddle, a rear rack, and a front basket filled with pink flowers. The background shows a blurred residential street with trees and a house.

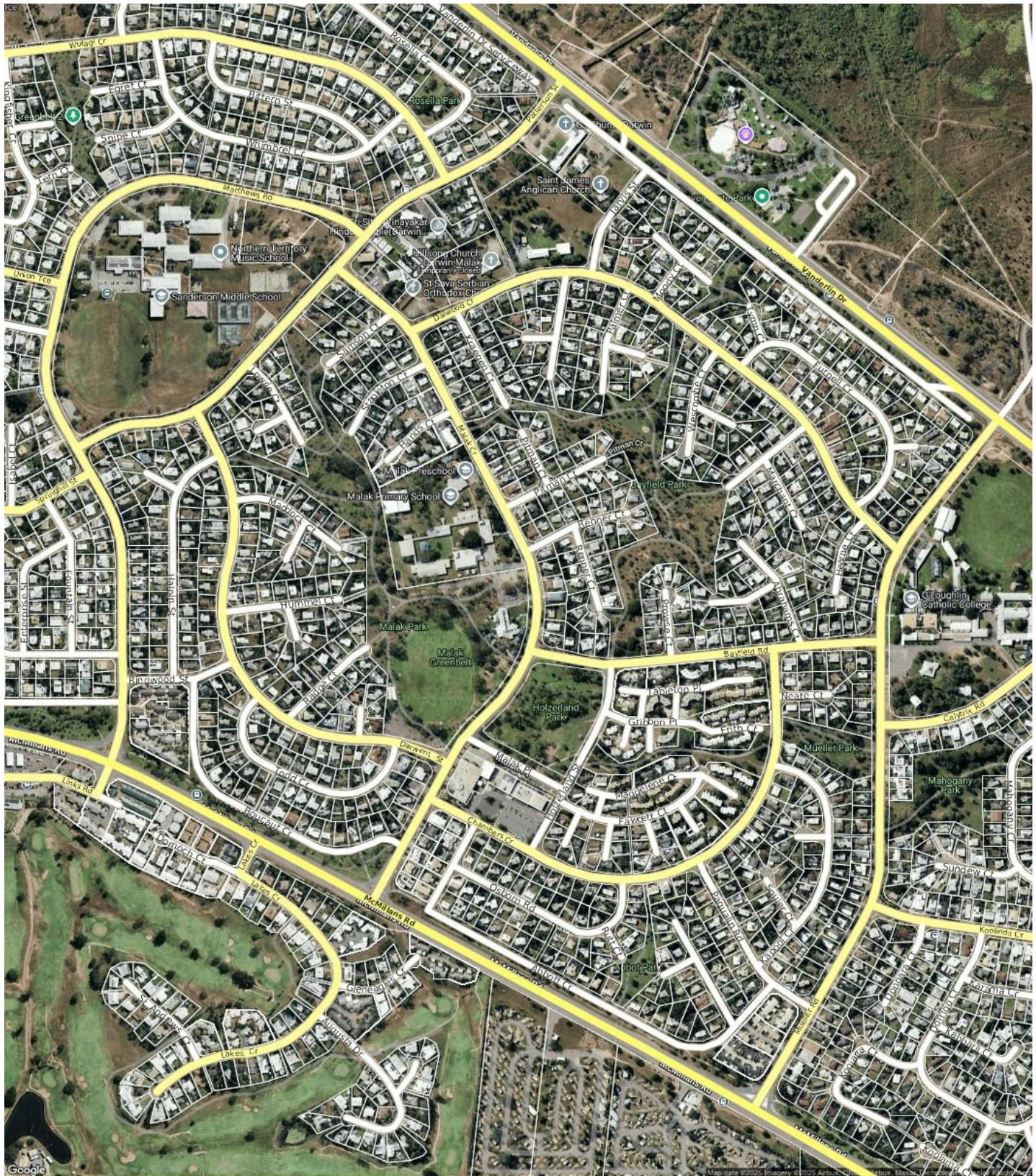
RayWhite.

**Suburb
flyover
report**

MALAK (UNIT)

PREPARED BY: KRISTINA BILLIAS , RAY WHITE NIGHTCLIFF

MALAK - Suburb Map



MALAK - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2007	29	\$ 245,000	0.0 %	\$ 40,800	\$ 455,000
2008	19	\$ 250,000	2.0 %	\$ 53,340	\$ 321,212
2009	13	\$ 320,000	28.0 %	\$ 64,800	\$ 365,500
2010	15	\$ 335,000	4.7 %	\$ 40,865	\$ 395,000
2011	9	\$ 340,000	1.5 %	\$ 75,306	\$ 379,429
2012	16	\$ 375,000	10.3 %	\$ 310,000	\$ 401,000
2013	20	\$ 386,000	2.9 %	\$ 56,100	\$ 420,000
2014	12	\$ 381,500	-1.2 %	\$ 75,000	\$ 430,000
2015	7	\$ 380,000	-0.4 %	\$ 310,000	\$ 425,000
2016	5	\$ 298,500	-21.4 %	\$ 65,100	\$ 350,000
2017	4	\$ 273,000	-8.5 %	\$ 247,000	\$ 340,000
2018	4	\$ 295,000	8.1 %	\$ 61,750	\$ 340,000
2019	8	\$ 182,500	-38.1 %	\$ 17,600	\$ 253,000
2020	2	\$ 205,000	12.3 %	\$ 180,000	\$ 230,000
2021	1	\$ 225,000	9.8 %	\$ 225,000	\$ 225,000
2022	3	\$ 315,000	40.0 %	\$ 296,000	\$ 330,000
2023	6	\$ 289,500	-8.1 %	\$ 230,000	\$ 345,000
2024	14	\$ 272,500	-5.9 %	\$ 180,000	\$ 349,000
2025	12	\$ 292,500	7.3 %	\$ 205,000	\$ 335,000

Median Sale Price

\$281k

Based on 15 recorded Unit sales within the last 12 months (Financial Year 2025)

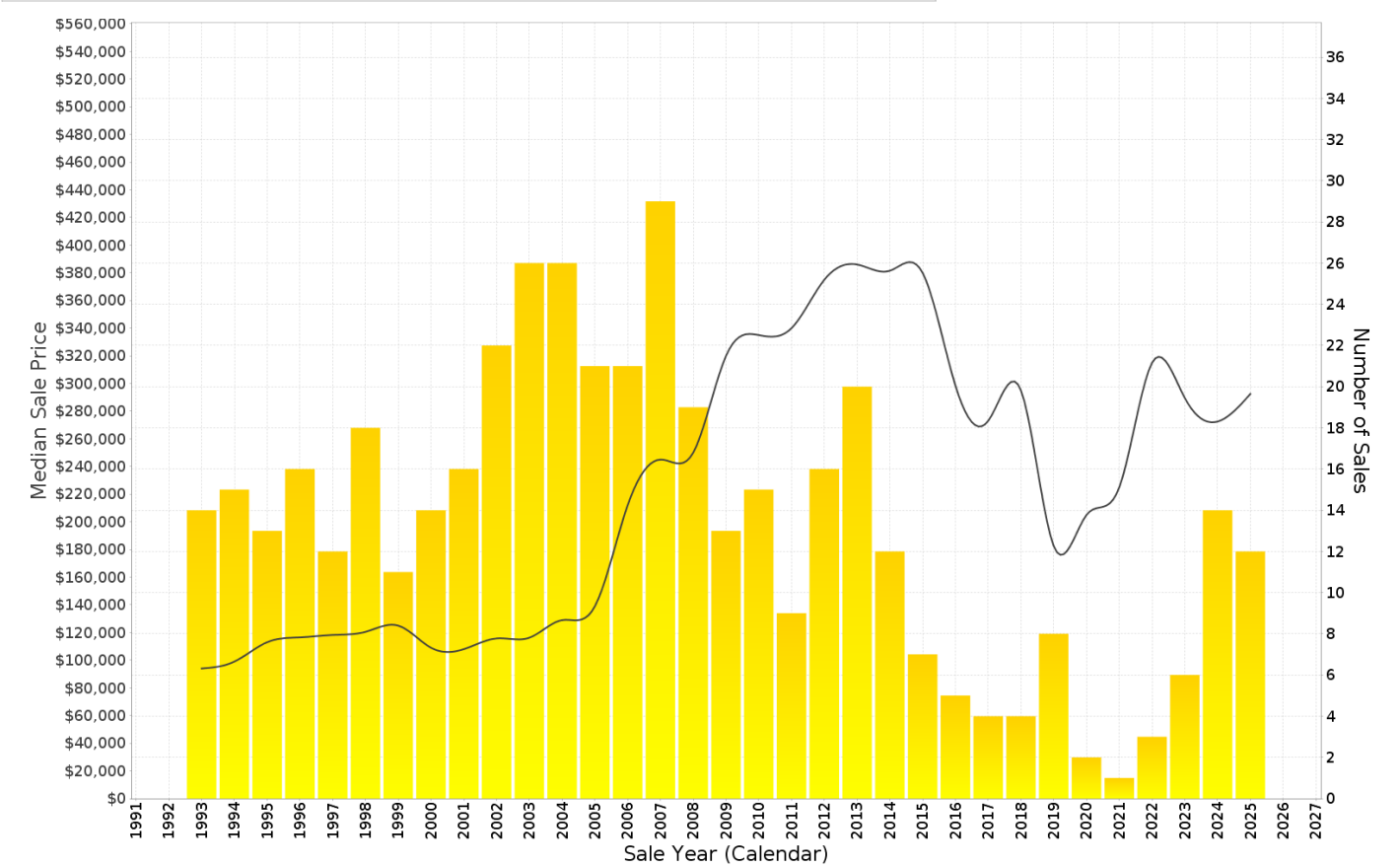
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

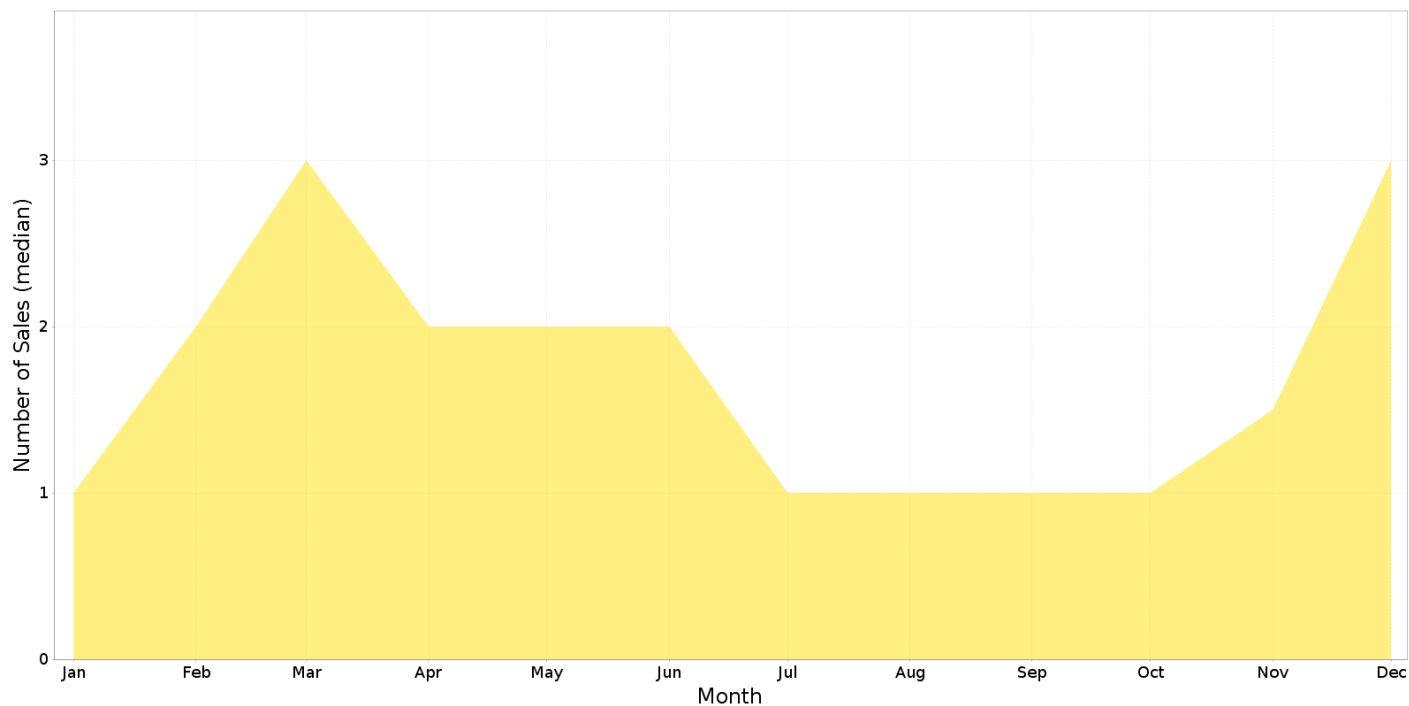
+1.4%

Current Median Price: \$281,000
Previous Median Price: \$277,000

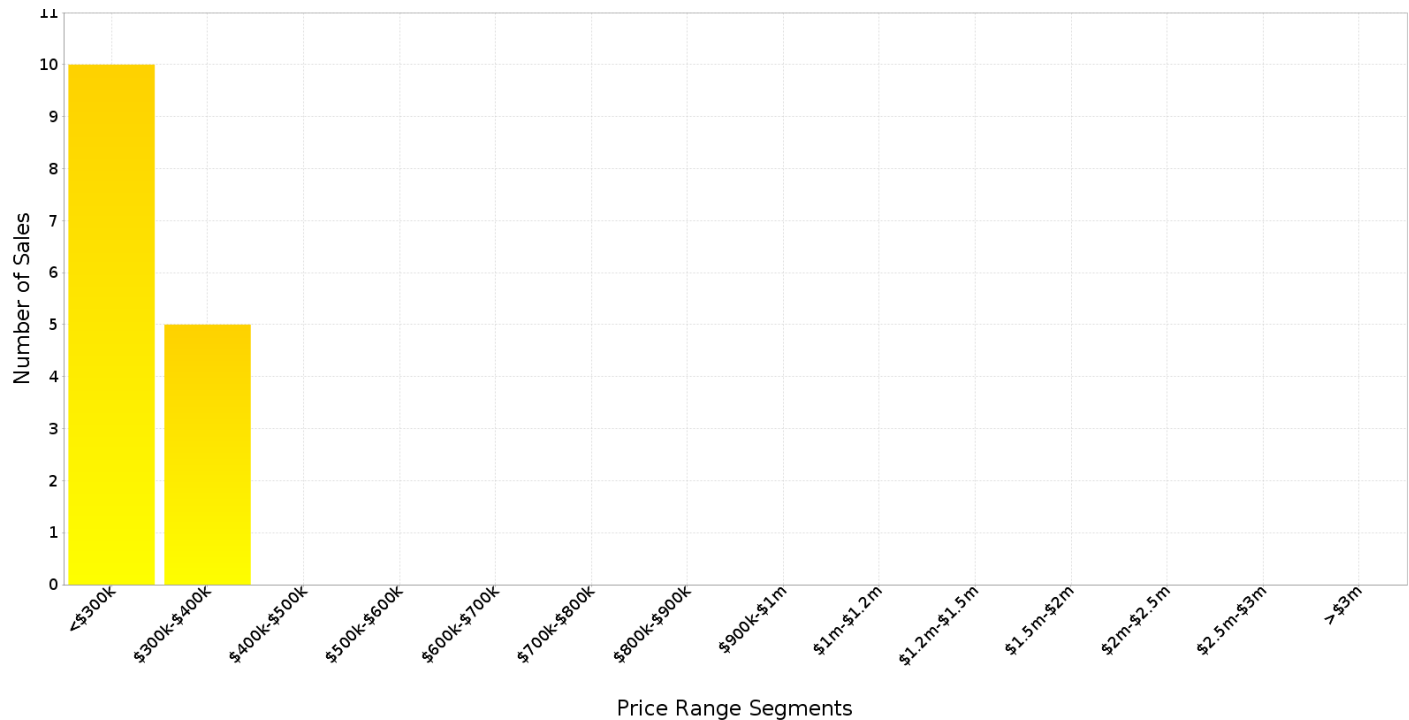
Based on 27 recorded Unit sales compared over the last two rolling 12 month periods



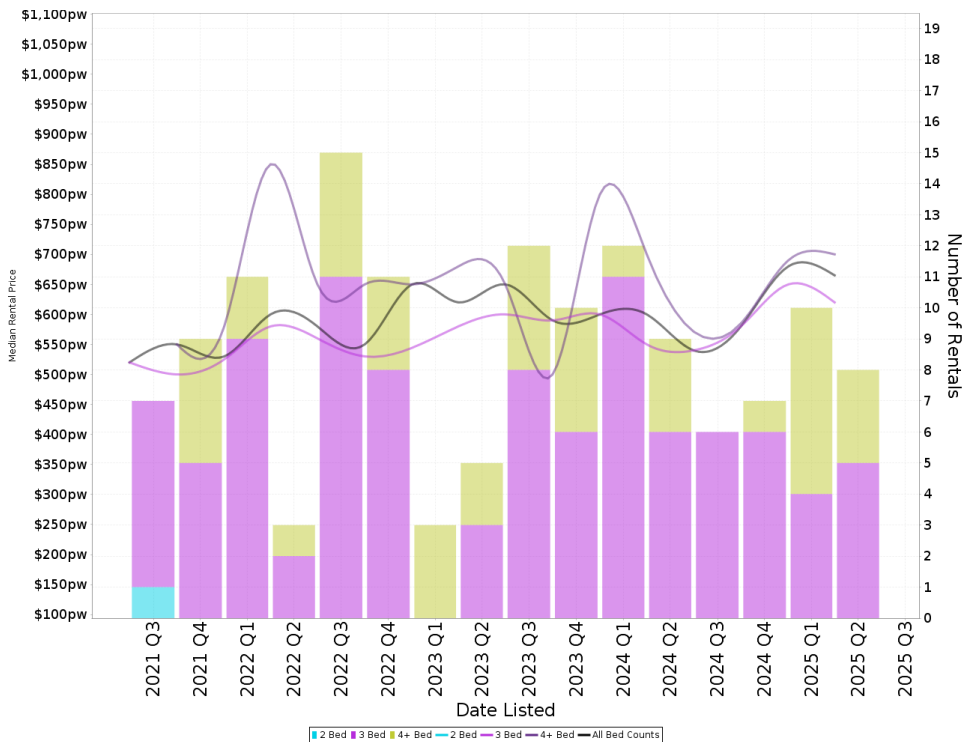
MALAK - Peak Selling Periods (3 years)



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.

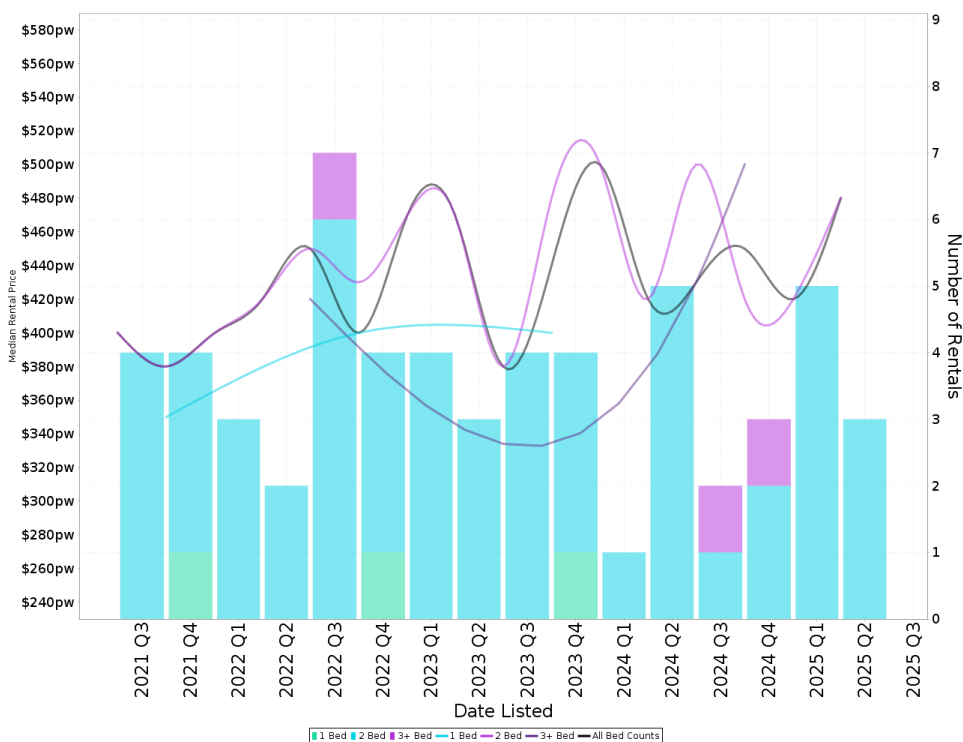
Suburb Rental Yield

+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

\$281k

Based on 15 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

+1.4%

Current Median Price: \$281,000
Previous Median Price: \$277,000

Based on 27 recorded Unit sales compared over the last two rolling 12 month periods

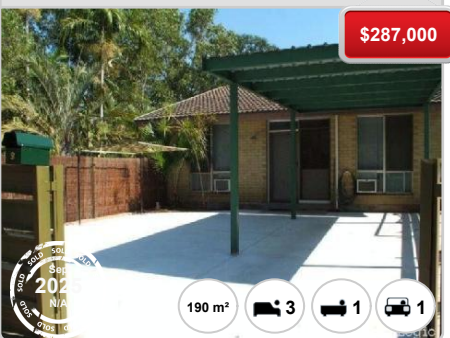
Sold Properties

15

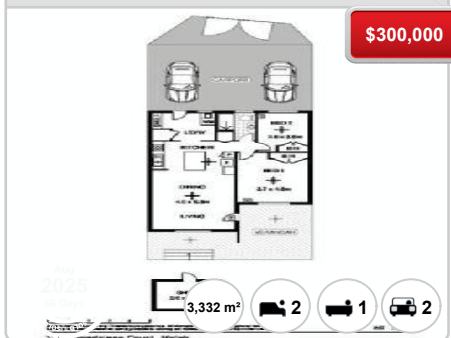
Based on recorded Unit sales within the 12 months (Financial Year 2025)

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

9/13 MAGDELENE CRT



7/13 MAGDELENE CRT



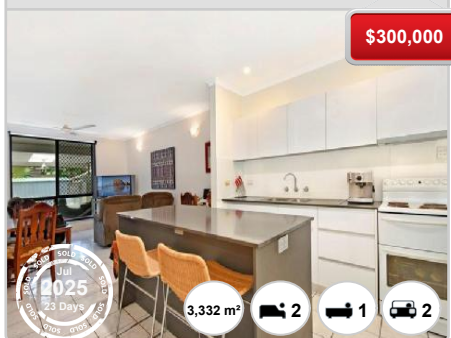
13/1 TABLETOP PL



12/1 FRITH CRT



1/13 MAGDELENE CRT



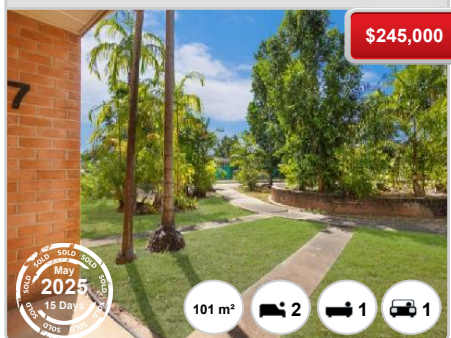
1/2 TABLETOP PL



7/10 BOUCAUT CRES



7/3 TABLETOP PL



11/1 FRITH CRT



MALAK - Properties For Rent

Median Rental Price

\$430 /w

Based on 13 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

+8.0%

Current Median Price: \$281,000
Current Median Rent: \$430

Based on 15 recorded Unit sales and 13 Unit rentals compared over the last 12 months

Number of Rentals

13

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

