

**RayWhite.**

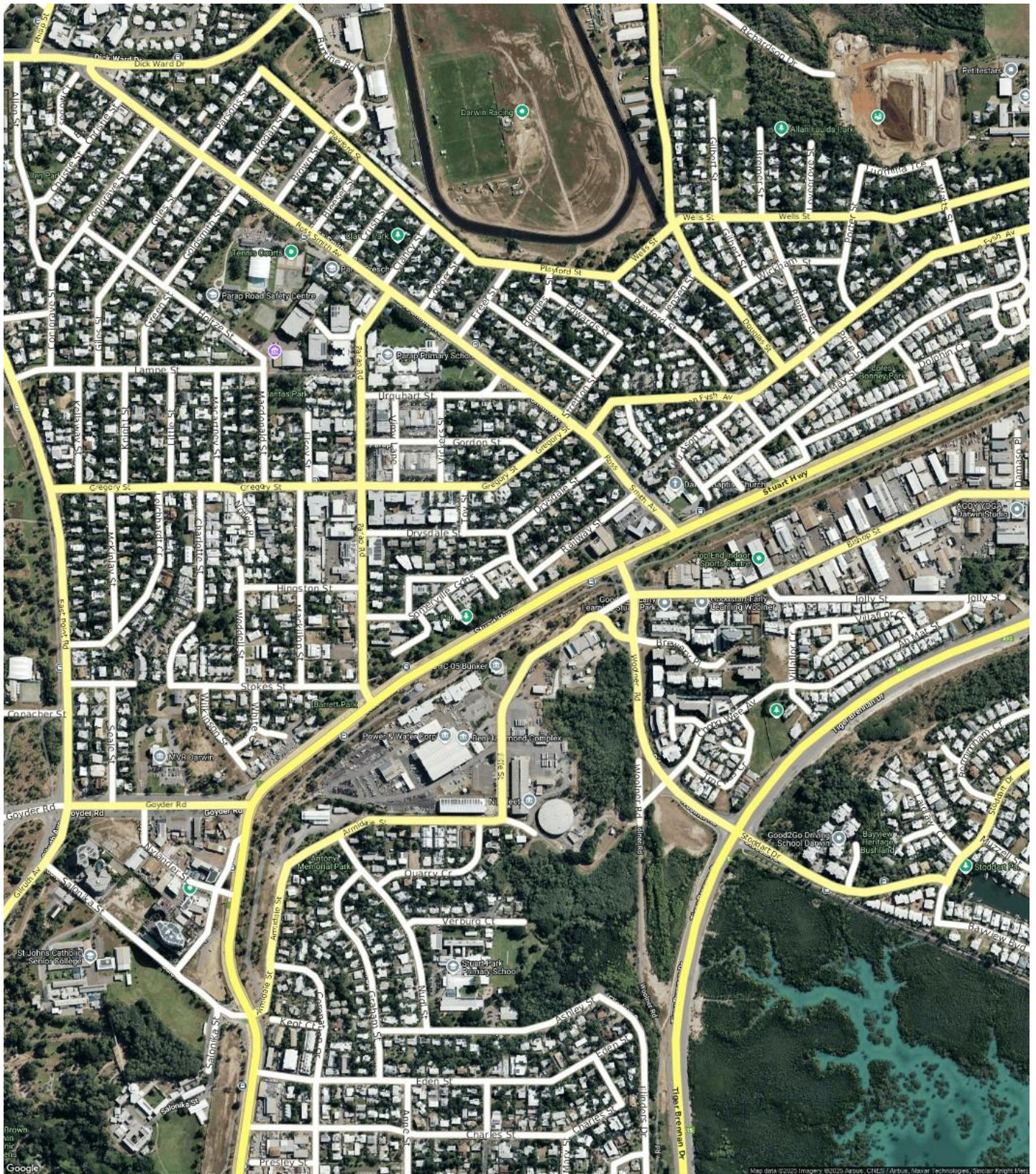
**Suburb**  
flyover  
report

PARAP (UNIT)

PREPARED BY: KRISTINA BILLIAS, RAY WHITE NIGHTCLIFF



## PARAP - Suburb Map





# PARAP - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2007	64	\$ 239,750	0.0 %	\$ 14,160	\$ 685,000
2008	63	\$ 255,000	6.4 %	\$ 65,000	\$ 9,800,000
2009	32	\$ 312,250	22.5 %	\$ 67,200	\$ 745,000
2010	67	\$ 460,000	47.3 %	\$ 17,000	\$ 3,630,000
2011	47	\$ 490,000	6.5 %	\$ 81,650	\$ 713,000
2012	88	\$ 433,750	-11.5 %	\$ 125,000	\$ 1,000,000
2013	78	\$ 575,000	32.6 %	\$ 96,830	\$ 940,000
2014	79	\$ 545,000	-5.2 %	\$ 90,510	\$ 770,000
2015	28	\$ 545,000	0.0 %	\$ 120,000	\$ 2,250,000
2016	19	\$ 385,000	-29.4 %	\$ 105,000	\$ 625,000
2017	16	\$ 379,000	-1.6 %	\$ 48,000	\$ 640,000
2018	20	\$ 332,500	-12.3 %	\$ 58,000	\$ 495,000
2019	27	\$ 250,000	-24.8 %	\$ 35,000	\$ 450,000
2020	15	\$ 320,000	28.0 %	\$ 50,000	\$ 850,000
2021	56	\$ 350,000	9.4 %	\$ 71,000	\$ 860,000
2022	61	\$ 400,000	14.3 %	\$ 105,000	\$ 860,000
2023	46	\$ 365,000	-8.8 %	\$ 97,000	\$ 865,000
2024	36	\$ 344,500	-5.6 %	\$ 102,000	\$ 508,000
2025	40	\$ 330,000	-4.2 %	\$ 97,000	\$ 545,000

Median Sale Price

\$352k

Based on 48 recorded Unit sales within the last 12 months (Financial Year 2025)

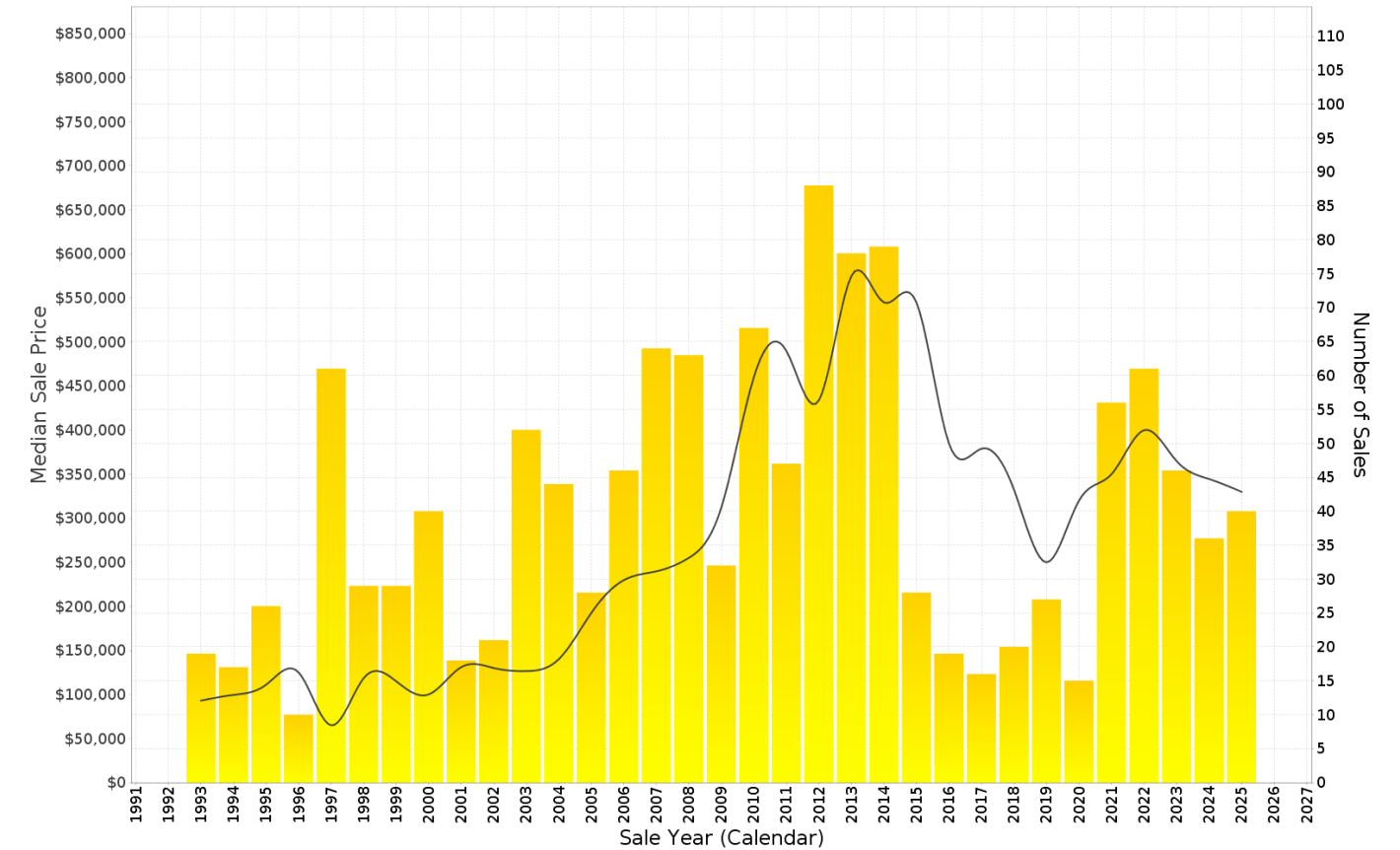
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

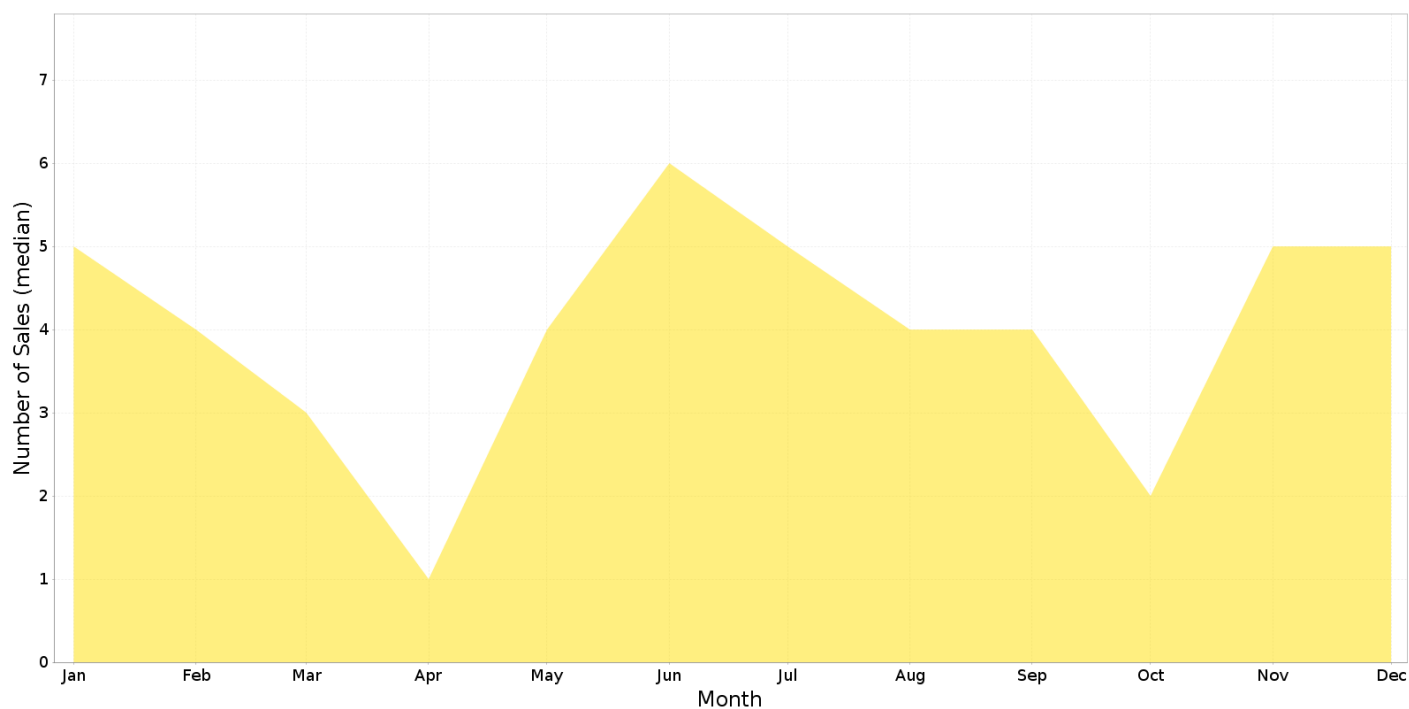
-2.1%

Current Median Price: \$352,500  
Previous Median Price: \$360,000

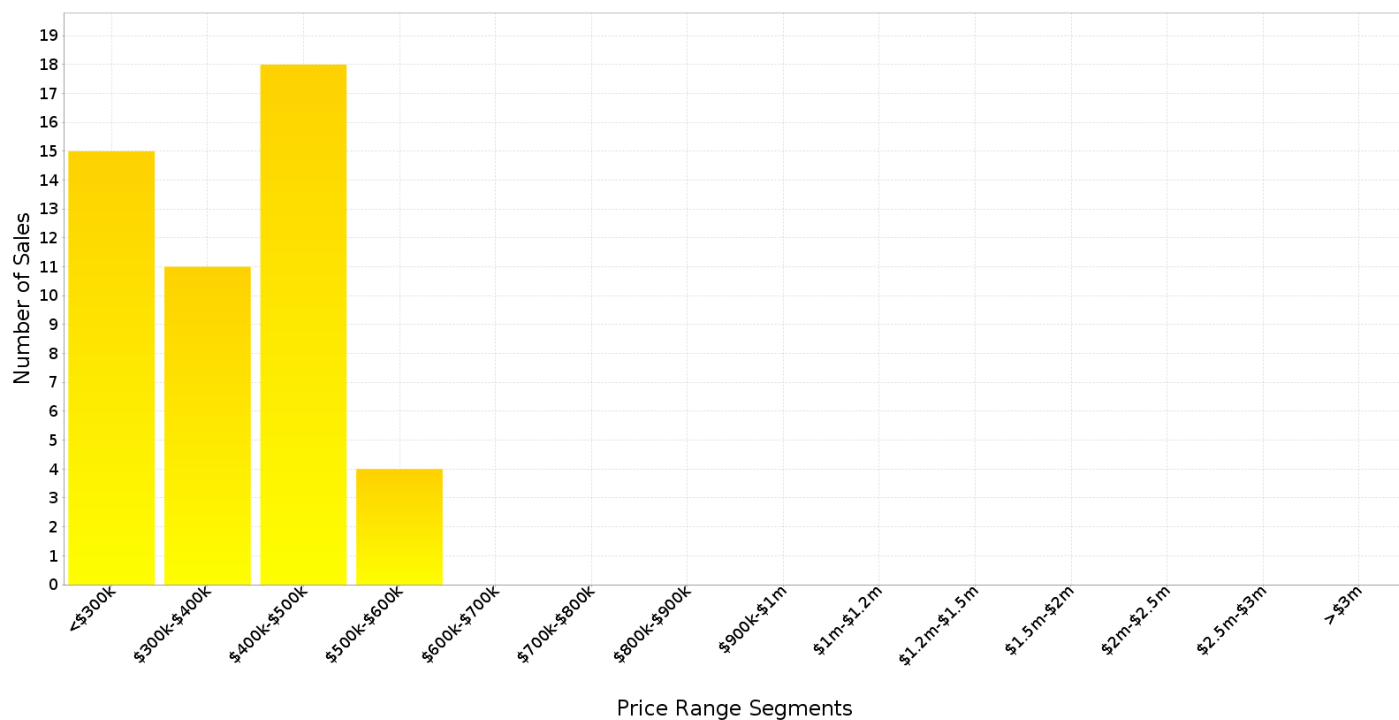
Based on 91 recorded Unit sales compared over the last two rolling 12 month periods



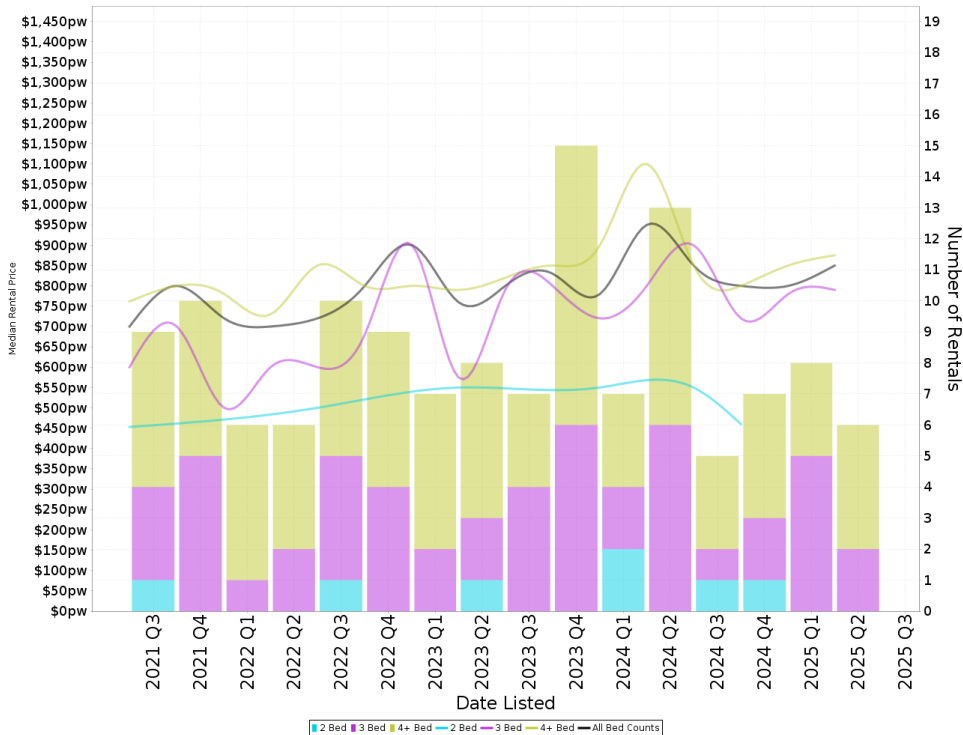
## PARAP - Peak Selling Periods (3 years)



## PARAP - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-15.1%**

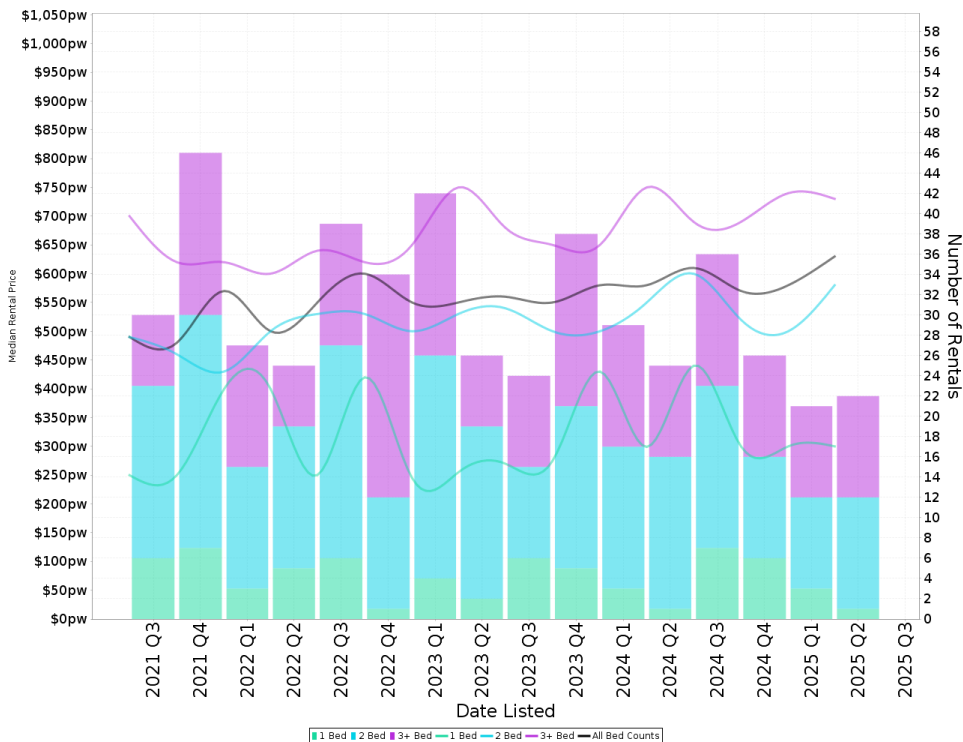
**Current Median Price: \$806,500**  
**Previous Median Price: \$950,000**  
 Based on 33 registered House sales compared over the last two rolling 12 month periods.

### 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

**\$352k**

Based on 48 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

**-2.1%**

Current Median Price: \$352,500  
Previous Median Price: \$360,000

Based on 91 recorded Unit sales compared over the last two rolling 12 month periods

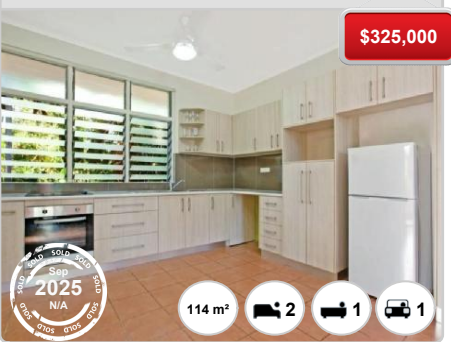
# Sold Properties

**48**

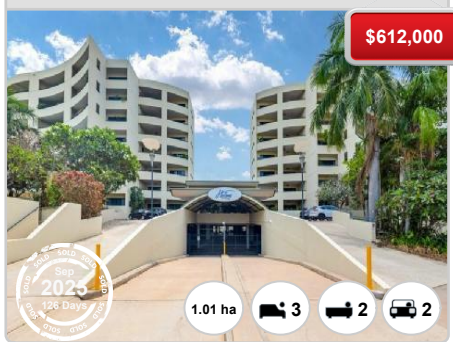
Based on recorded Unit sales within the 12 months (Financial Year 2025)

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

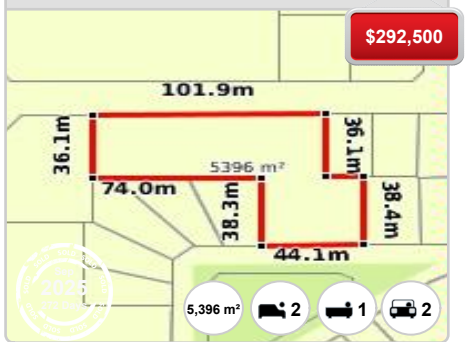
5/4 WELLS ST



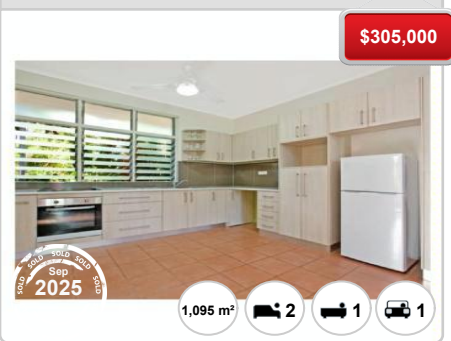
60/14 SALONIKA ST



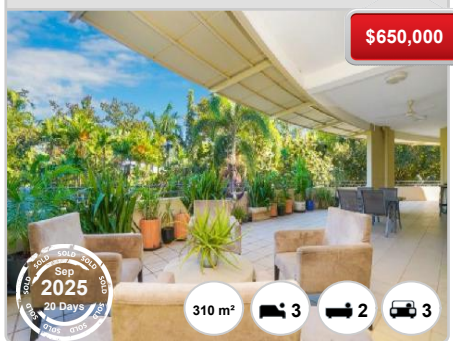
15/6 DRYSDALE ST



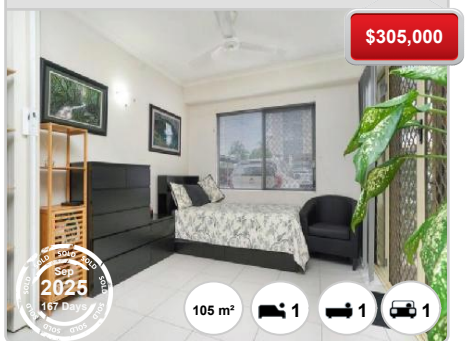
6/4 WELLS ST



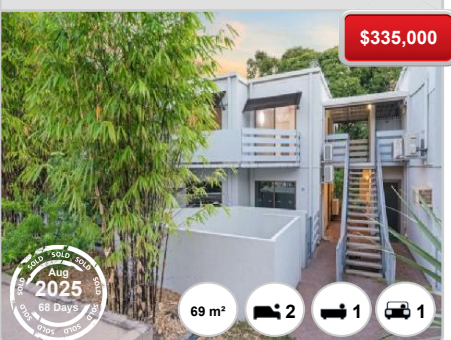
3/14 SALONIKA ST



1/16 MACKILLOP ST



32/23 HUDSON FYSH AVE



442/12 SALONIKA ST



13/4 MITAROS PL





**7/12 MACKILLOP ST**

**\$447,000**

Aug 2025  
N/A

96 m<sup>2</sup> 2 2 1

**3/2 MITAROS PL**

**\$482,500**

Aug 2025  
N/A

3,247 m<sup>2</sup> 2 2 2

**343/12 SALONIKA ST**

**\$627,000**

Aug 2025  
182 Days

photo not available

3 3 2

**19/5 MITAROS PL**

**\$445,000**

Aug 2025  
N/A

159 m<sup>2</sup> 2 2 2

**6/12 SOMERVILLE GDNS**

**\$470,000**

Aug 2025  
69 Days

297 m<sup>2</sup> 2 2 2

**24/2 MITAROS PL**

**\$492,000**

Jul 2025  
61 Days

156 m<sup>2</sup> 2 2 2

**62/30 PARAP RD**

**\$455,000**

Jul 2025  
N/A

9,055 m<sup>2</sup> 2 2 2

**3/6 FOSTER CRT**

**\$420,000**

Aug 2025  
98 Days

144 m<sup>2</sup> 2 2 2

**11/12 MACKILLOP ST**

**\$322,500**

Jul 2025  
72 Days

80 m<sup>2</sup> 1 1 1

**57/23 HUDSON FYSH AVE**

**\$320,000**

Jul 2025  
21 Days

69 m<sup>2</sup> 2 1 1

**19/52 GREGORY ST**

**\$130,000**

Jul 2025  
N/A

18 m<sup>2</sup> 1 1 -

**37/23 HUDSON FYSH AVE**

**\$315,000**

Jun 2025  
87 Days

69 m<sup>2</sup> 2 1 1

# PARAP - Properties For Rent

## Median Rental Price

# \$600 /w

Based on 105 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

# +8.9%

Current Median Price: \$352,500  
Current Median Rent: \$600

Based on 48 recorded Unit sales and 105 Unit rentals compared over the last 12 months

## Number of Rentals

# 105

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

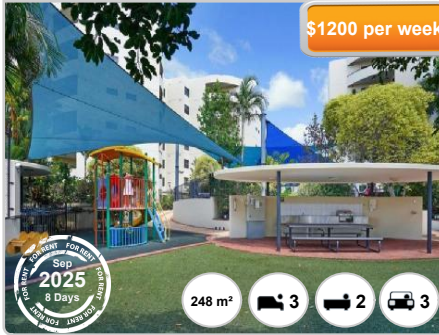
### 106/2 ELSEY STREET

\$650 per week



### 83/14 SALONIKA STREET

\$1200 per week



### 19/5 MITAROS PLACE

\$660 per week



### 353/12 SALONIKA STREET

\$665 per week



### 390/12 SALONIKA STREET

\$600 per week



### 65/30 PARAP ROAD

\$337 per week



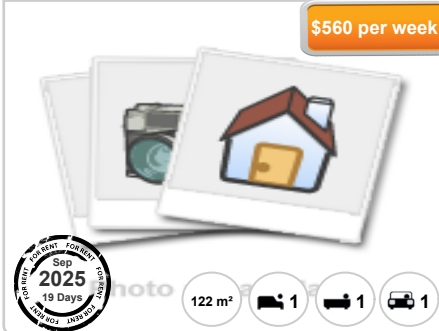
### 373/12 SALONIKA STREET

\$680 per week



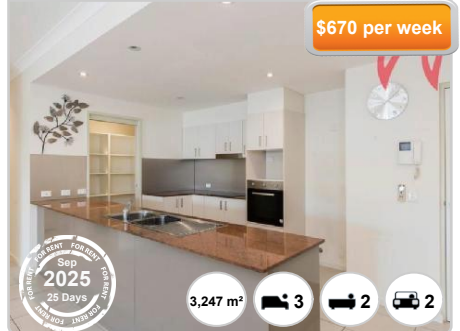
### 413/12 SALONIKA STREET

\$560 per week



### 8/2 MITAROS PLACE

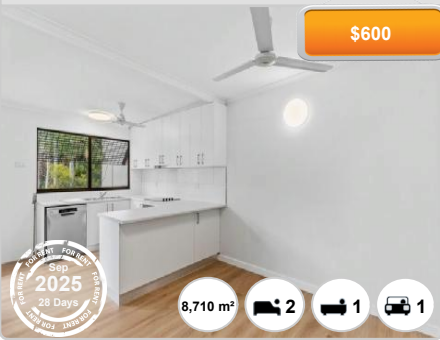
\$670 per week





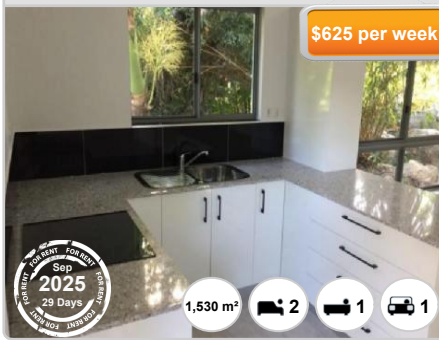
80/16 HUDSON FYSH AVENUE

\$600



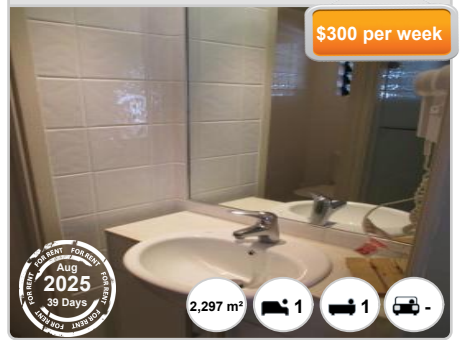
3/7 MACKILLOP STREET

\$625 per week



33/52 GREGORY STREET

\$300 per week



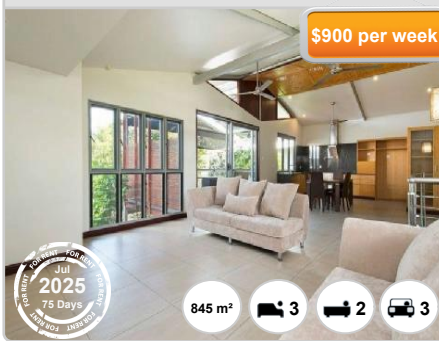
315/12 SALONIKA STREET

\$540



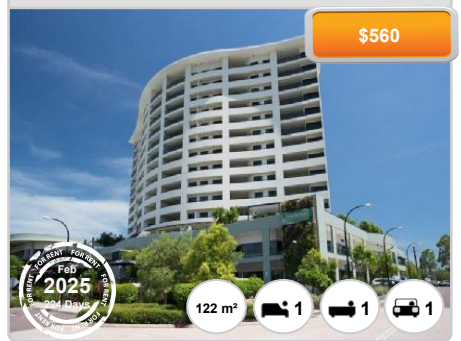
2/6 D'AMBROSIO COURT

\$900 per week



413/12 SALONIKA STREET

\$560



1/14 SALONIKA STREET

\$875

