

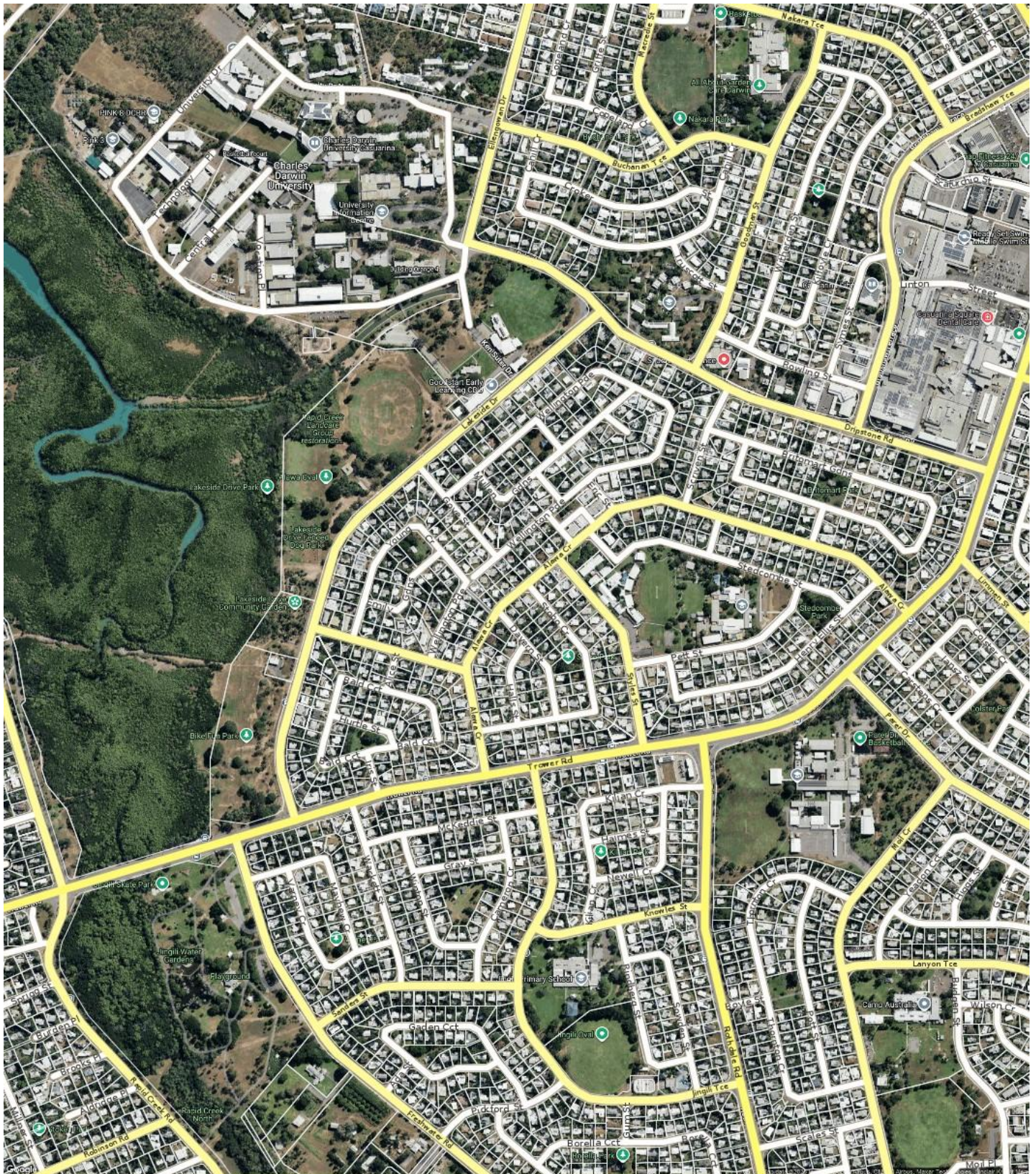
RayWhite.

Suburb
flyover
report

ALAWA (HOUSE)

PREPARED BY: KRISTINA BILLIAS, RAY WHITE NIGHTCLIFF

ALAWA - Suburb Map



ALAWA - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	39	\$ 400,000	0.0 %	\$ 16,400	\$ 670,000
2008	48	\$ 401,500	0.4 %	\$ 170,000	\$ 1,075,000
2009	36	\$ 459,000	14.3 %	\$ 99,320	\$ 698,000
2010	23	\$ 532,000	15.9 %	\$ 122,590	\$ 700,000
2011	40	\$ 465,239	-12.5 %	\$ 44,495	\$ 865,000
2012	37	\$ 555,000	19.3 %	\$ 180,000	\$ 655,232
2013	29	\$ 575,000	3.6 %	\$ 60,000	\$ 780,000
2014	49	\$ 600,000	4.3 %	\$ 73,000	\$ 1,900,000
2015	29	\$ 575,000	-4.2 %	\$ 225,000	\$ 1,650,000
2016	20	\$ 535,000	-7.0 %	\$ 4,600	\$ 800,000
2017	27	\$ 468,000	-12.5 %	\$ 210,000	\$ 725,000
2018	20	\$ 443,000	-5.3 %	\$ 290,000	\$ 850,000
2019	33	\$ 420,000	-5.2 %	\$ 84,500	\$ 730,000
2020	3	\$ 550,000	31.0 %	\$ 200,000	\$ 605,000
2021	0				
2022	25	\$ 510,500	0.0 %	\$ 43,350	\$ 890,000
2023	27	\$ 565,000	10.7 %	\$ 6,750	\$ 710,000
2024	21	\$ 525,000	-7.1 %	\$ 300,000	\$ 860,000
2025	47	\$ 597,000	13.7 %	\$ 295,000	\$ 1,105,000

Median Sale Price

\$575k

Based on 41 recorded House sales within the last 12 months (Oct '24 - Sep '25)

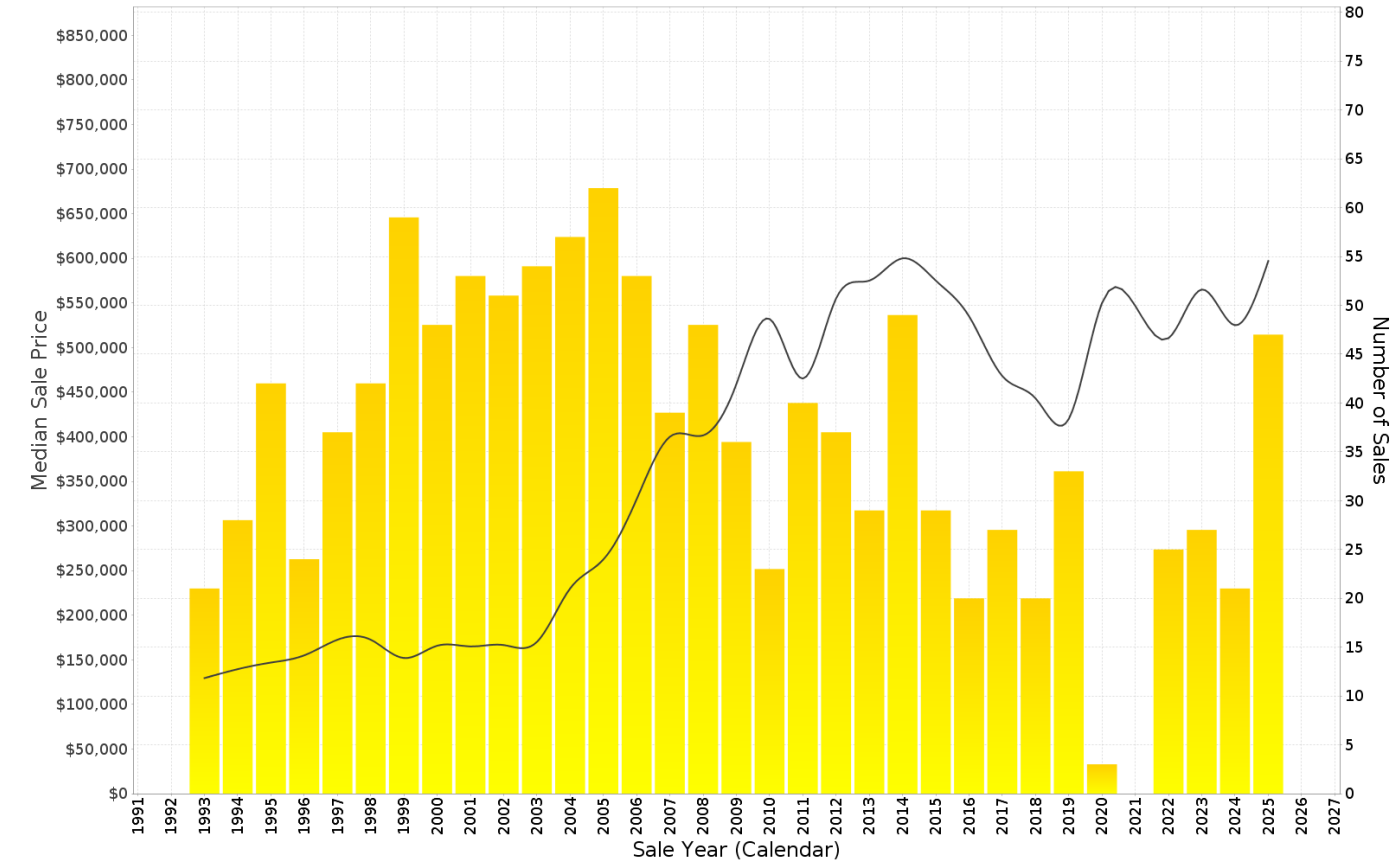
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

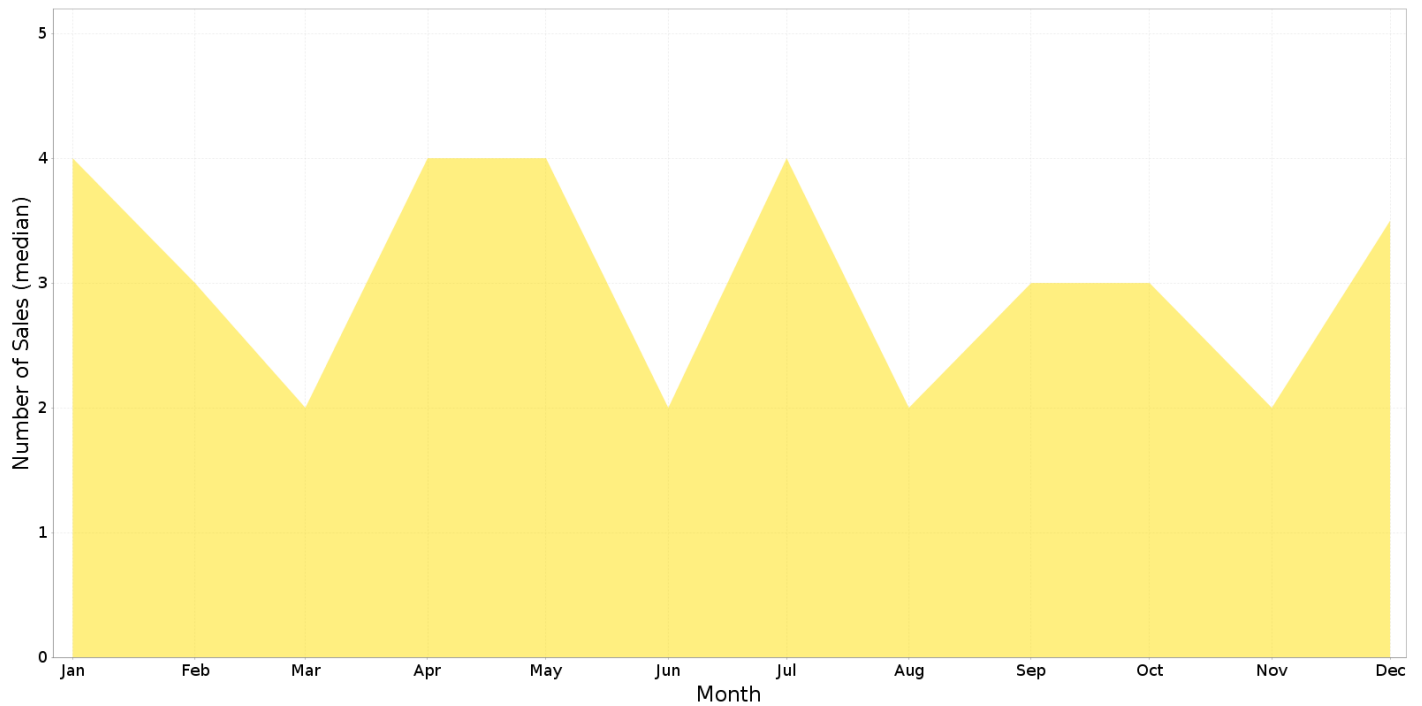
+4.5%

Current Median Price: \$575,000
Previous Median Price: \$550,000

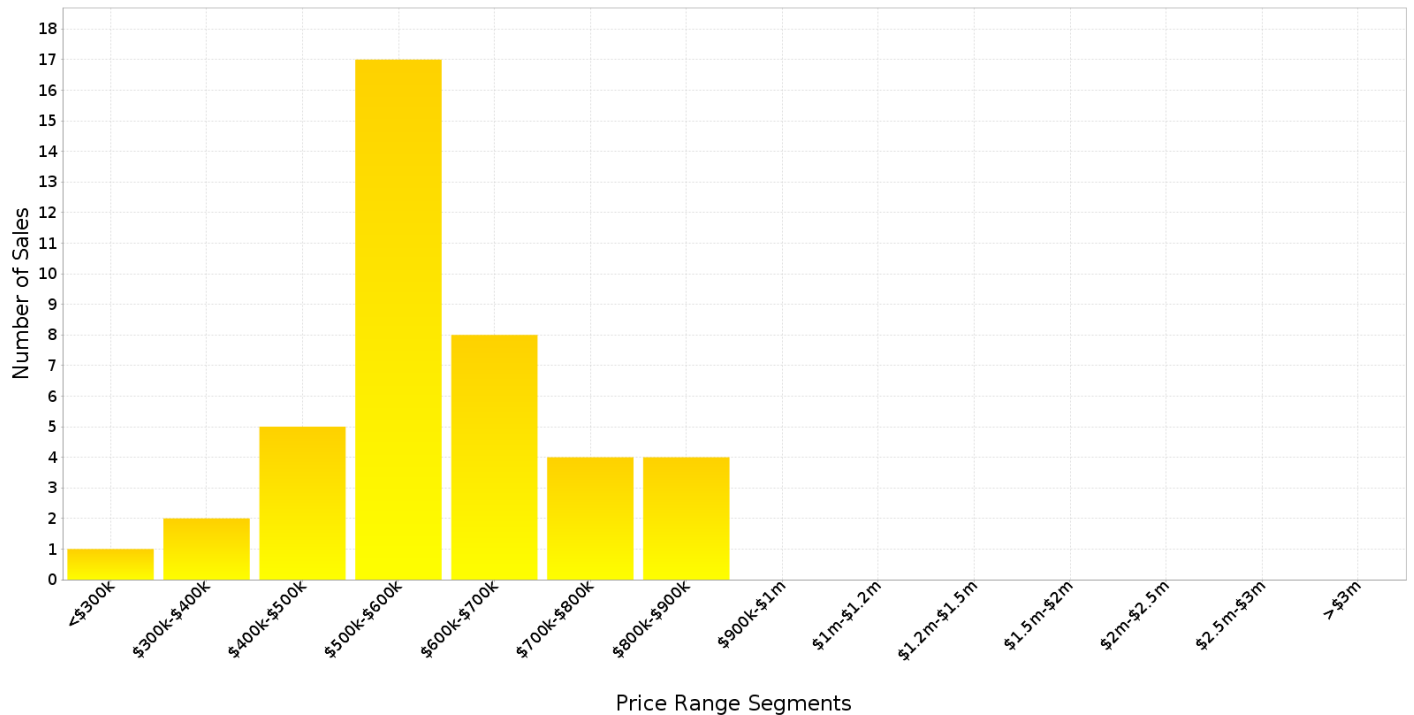
Based on 63 recorded House sales compared over the last two rolling 12 month periods



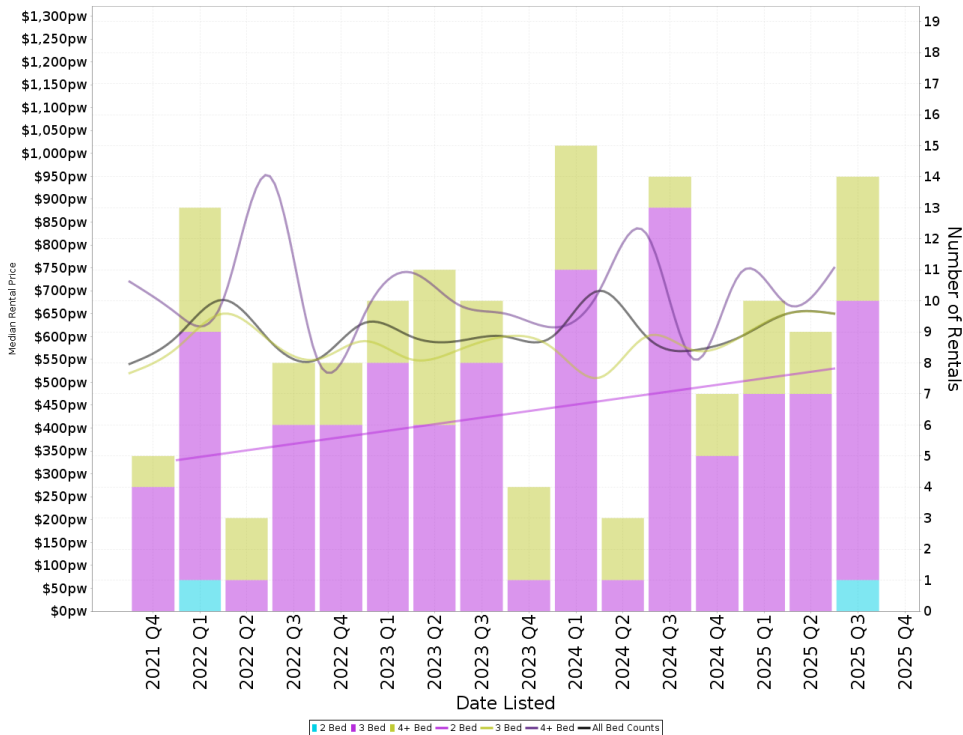
ALAWA - Peak Selling Periods (3 years)



ALAWA - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+4.5%

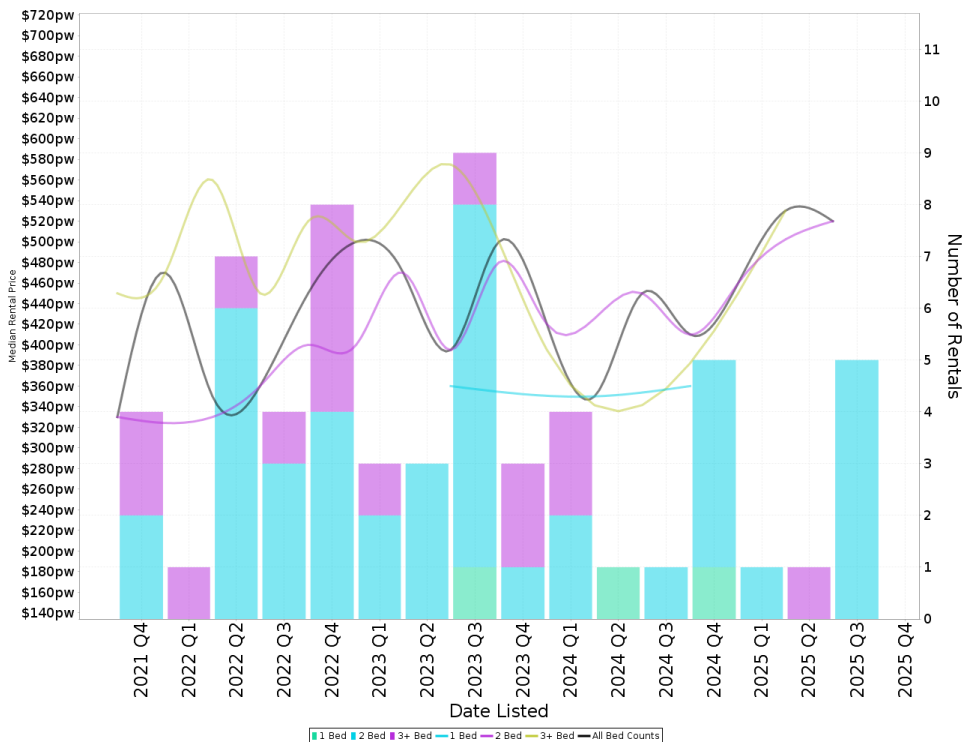
Current Median Price: \$575,000
Previous Median Price: \$550,000
 Based on 63 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.9%

Current Median Price: \$575,000
Current Median Rent: \$650
 Based on 40 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+12.9%

Current Median Price: \$301,500
Previous Median Price: \$267,000
 Based on 10 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+8.1%

Current Median Price: \$301,500
Current Median Rent: \$470
 Based on 12 registered Unit rentals compared over the last 12 months.

ALAWA - Recently Sold Properties

Median Sale Price

\$575k

Based on 41 recorded House sales within the last 12 months (Oct '24 - Sep '25)

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

Suburb Growth

+4.5%

Current Median Price: \$575,000
Previous Median Price: \$550,000

Based on 63 recorded House sales compared over the last two rolling 12 month periods

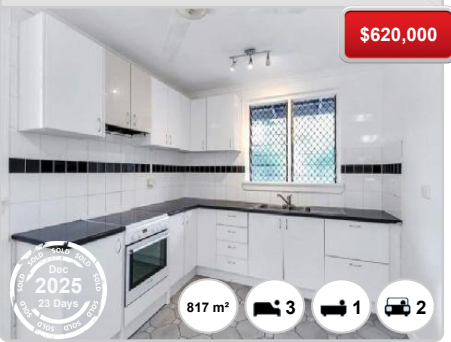
Sold Properties

41

Based on recorded House sales within the 12 months (Oct '24 - Sep '25)

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

35 STOBO CRES



817 m² 3 1 2

78 WELLINGTON PDE



961 m² - - -

14 BALD CCT



673 m² - - -

2 STASINOWSKY ST



1,360 m² 4 2 4

62 ALAWA CRES



673 m² 3 2 2

17 BALD CCT



766 m² 3 1 3

38 LAKESIDE DR



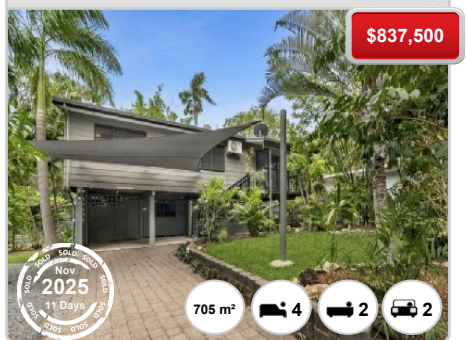
883 m² 3 1 2

82 WELLINGTON PDE



817 m² 4 3 4

31 BALD CCT



705 m² 4 2 2

97 ALAWA CRES



\$735,000

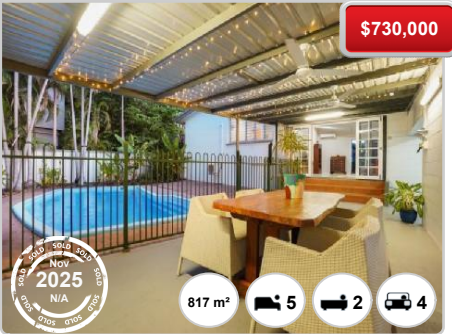
817 m²

3

1

2

33 BALD CCT



\$730,000

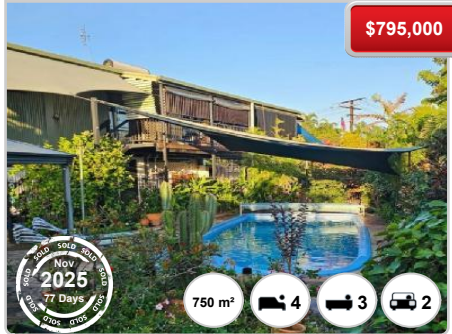
817 m²

5

2

4

41 BRITOMART GDNS



\$795,000

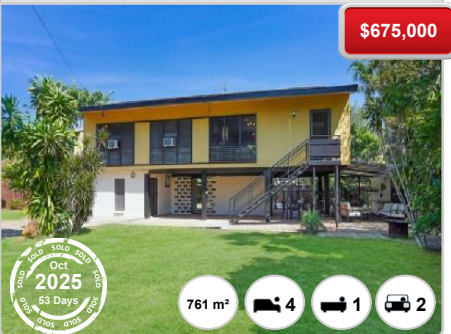
750 m²

4

3

2

80 ALAWA CRES



\$675,000

761 m²

4

1

2

85 ALAWA CRES



\$720,000

1,310 m²

4

2

2

20 LAKESIDE DR



\$1,105,000

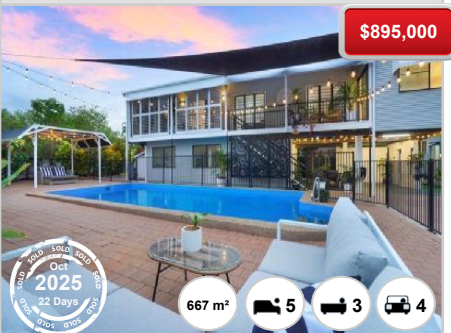
766 m²

6

4

6

86 ALAWA CRES



\$895,000

667 m²

5

3

4

31 STOBO CRES



\$635,000

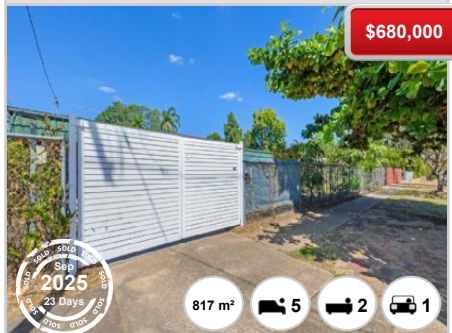
817 m²

3

1

2

74 LAKESIDE DR



\$680,000

817 m²

5

2

1

68 LAKESIDE DR



\$490,000

817 m²

4

1

1

105 ALAWA CRES



\$635,000

817 m²

-

-

-

11 BALD CCT



\$650,000

764 m²

3

2

2