

RayWhite.



Suburb flyover report

COOLALINGA (HOUSE)

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COOLALINGA - Suburb Map



COOLALINGA - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	0				
2008	0				
2009	0				
2010	0				
2011	0				
2012	19	\$ 210,000		\$ 210,000	\$ 235,000
2013	4	\$ 285,000	0.0 %	\$ 275,000	\$ 295,000
2014	2	\$ 295,000	3.5 %	\$ 290,000	\$ 300,000
2015	1	\$ 745,000	152.5 %	\$ 745,000	\$ 745,000
2016	0				
2017	2	\$ 257,500	0.0 %	\$ 250,000	\$ 265,000
2018	3	\$ 625,000	142.7 %	\$ 525,000	\$ 652,000
2019	2	\$ 372,500	-40.4 %	\$ 250,000	\$ 495,000
2020	1	\$ 620,000	66.4 %	\$ 620,000	\$ 620,000
2021	0				
2022	2	\$ 473,500	0.0 %	\$ 355,000	\$ 592,000
2023	3	\$ 315,000	-33.5 %	\$ 310,000	\$ 630,000
2024	2	\$ 570,000	81.0 %	\$ 400,000	\$ 740,000
2025	4	\$ 584,000	2.5 %	\$ 330,000	\$ 770,000

Median Sale Price

\$760k

Based on 2 recorded House sales within the last 12 months (Oct '24 - Sep '25)

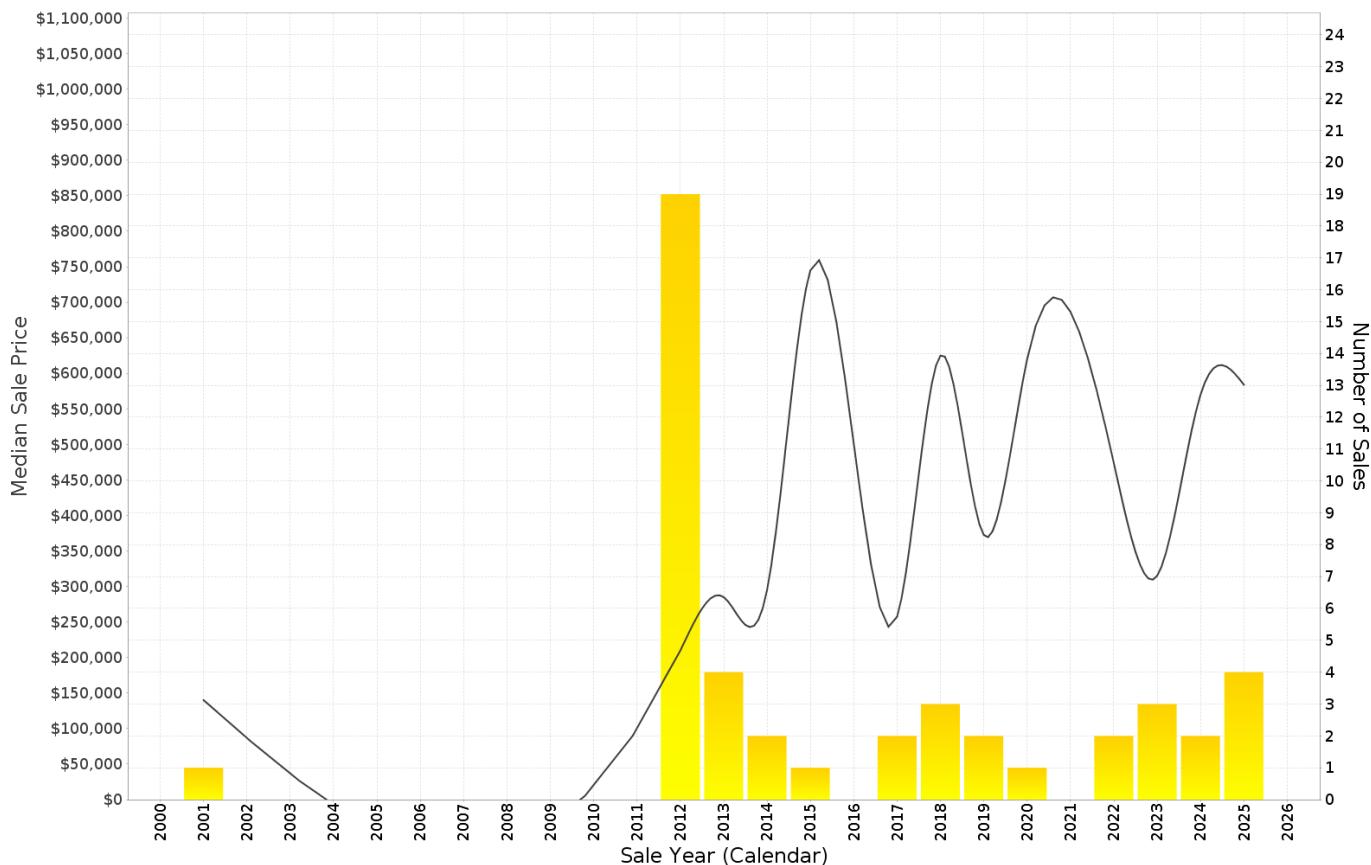
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

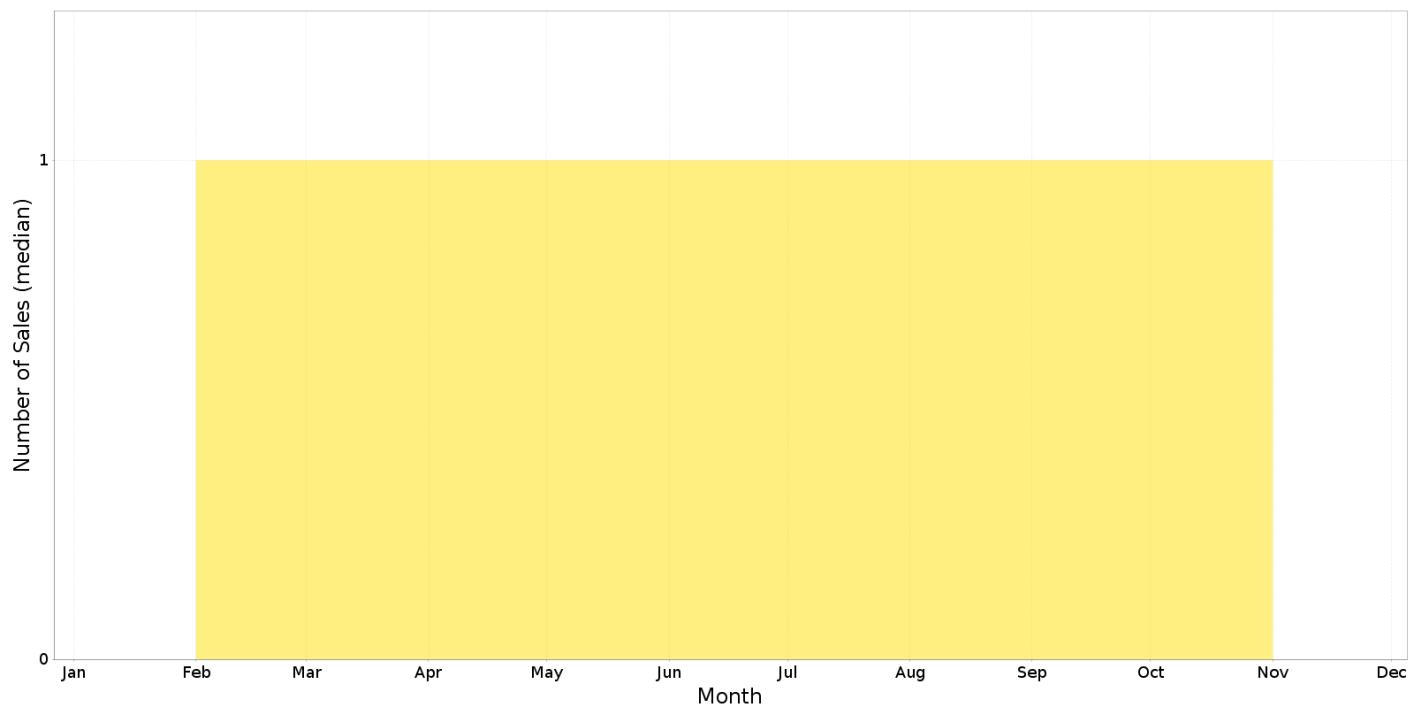
+90.0%

Current Median Price: \$760,000
Previous Median Price: \$400,000

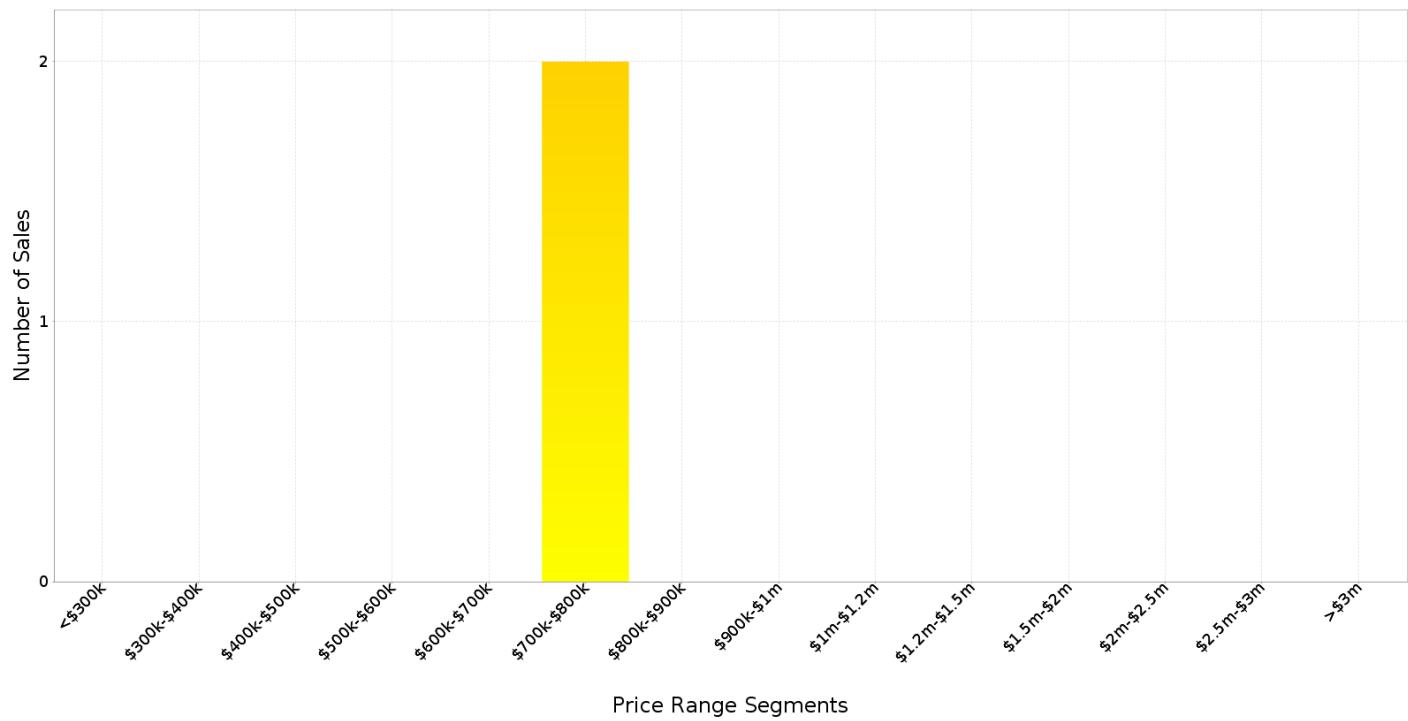
Based on 5 recorded House sales compared over the last two rolling 12 month periods



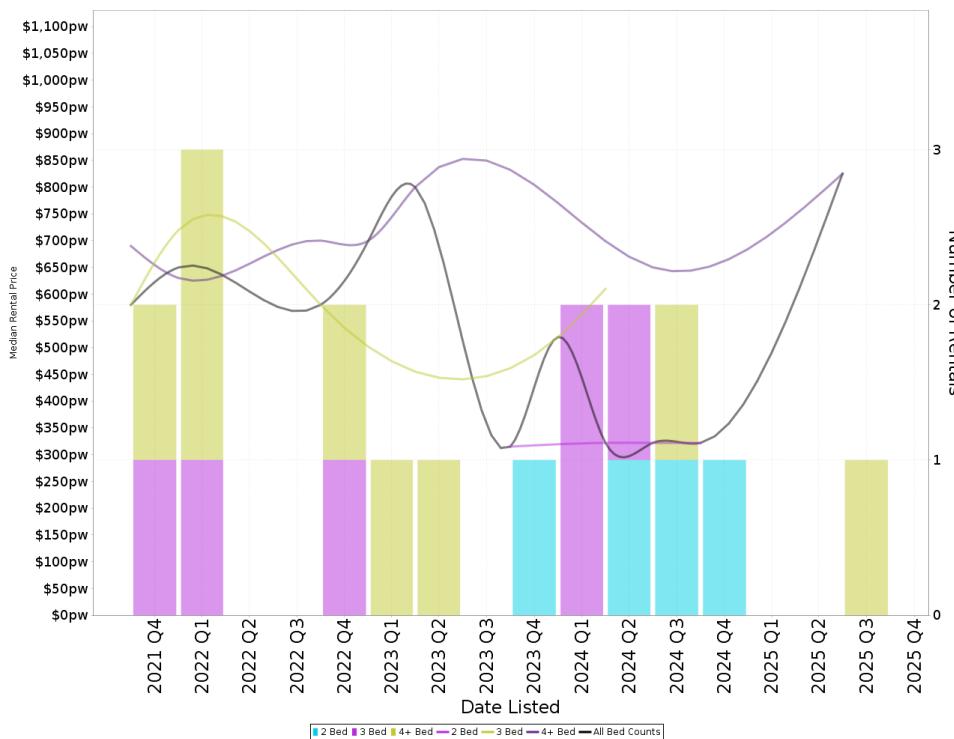
COOLALINGA - Peak Selling Periods (3 years)



COOLALINGA - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+90.0%Current Median Price: \$760,000
Previous Median Price: \$400,000

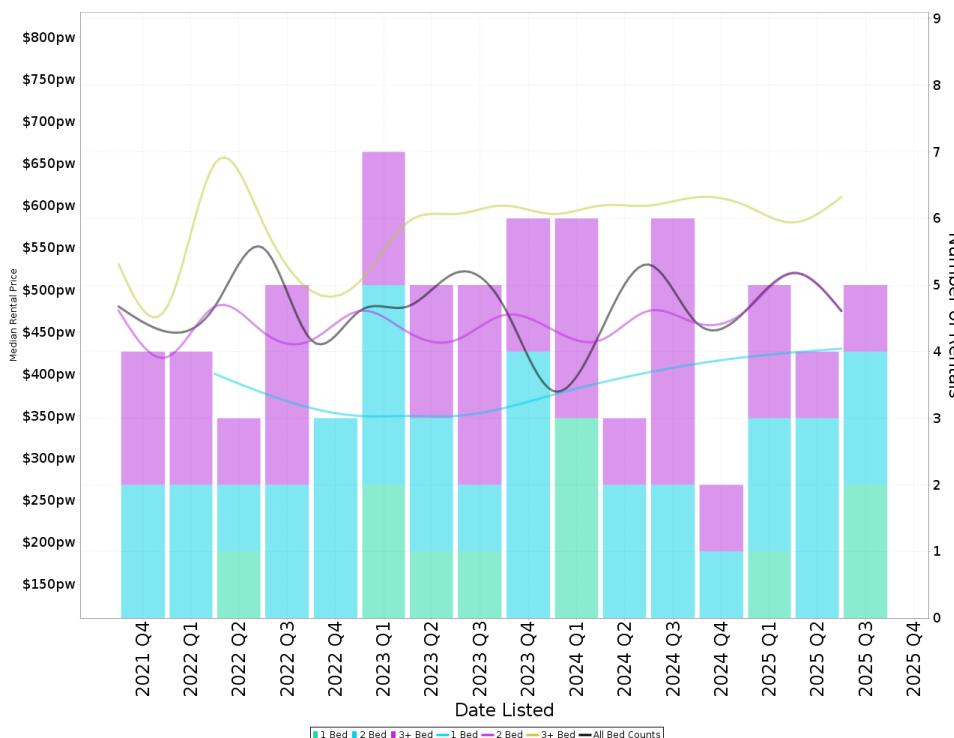
Based on 5 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.2%Current Median Price: \$760,000
Current Median Rent: \$322

Based on 2 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-0.7%Current Median Price: \$305,000
Previous Median Price: \$307,000

Based on 61 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+8.5%Current Median Price: \$305,000
Current Median Rent: \$500

Based on 16 registered Unit rentals compared over the last 12 months.

COOLALINGA - Recently Sold Properties

Median Sale Price

\$760k

Based on 2 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

+90.0%

Current Median Price: \$760,000
Previous Median Price: \$400,000

Based on 5 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

2

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

1 HAVELOCK ST



37 GRICE CRES



39 GRICE CRES



COOLALINGA - Properties For Rent

Median Rental Price

\$322 /w

Based on 2 recorded House rentals within the last 12 months (Oct '24 - Sep '25)

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

Rental Yield

+2.2%

Current Median Price: \$760,000
Current Median Rent: \$322

Based on 2 recorded House sales and 2 House rentals compared over the last 12 months

Number of Rentals

2

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

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

