

RayWhite.



Suburb flyover report

DURACK (HOUSE)

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DURACK - Suburb Map



DURACK - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	111	\$ 395,000	0.0 %	\$ 109,000	\$ 680,000
2008	96	\$ 399,000	1.0 %	\$ 193,000	\$ 840,000
2009	82	\$ 480,000	20.3 %	\$ 175,000	\$ 840,000
2010	54	\$ 553,000	15.2 %	\$ 200,000	\$ 1,160,000
2011	63	\$ 493,000	-10.8 %	\$ 235,000	\$ 1,100,000
2012	80	\$ 532,500	8.0 %	\$ 34,500	\$ 900,000
2013	150	\$ 292,000	-45.2 %	\$ 130,000	\$ 1,125,000
2014	230	\$ 265,000	-9.2 %	\$ 136,500	\$ 4,510,000
2015	116	\$ 344,175	29.9 %	\$ 154,000	\$ 960,000
2016	86	\$ 400,000	16.2 %	\$ 152,000	\$ 910,000
2017	82	\$ 455,000	13.8 %	\$ 180,000	\$ 4,510,000
2018	72	\$ 448,500	-1.4 %	\$ 235,000	\$ 700,000
2019	74	\$ 410,585	-8.5 %	\$ 145,000	\$ 762,000
2020	37	\$ 435,000	5.9 %	\$ 189,000	\$ 733,333
2021	37	\$ 565,000	29.9 %	\$ 187,000	\$ 685,000
2022	70	\$ 530,000	-6.2 %	\$ 380,000	\$ 980,000
2023	66	\$ 552,500	4.2 %	\$ 350,000	\$ 1,100,000
2024	74	\$ 535,000	-3.2 %	\$ 400,000	\$ 880,000
2025	115	\$ 610,000	14.0 %	\$ 260,000	\$ 920,000

Median Sale Price

\$580k

Based on 110 recorded House sales within the last 12 months (Oct '24 - Sep '25)

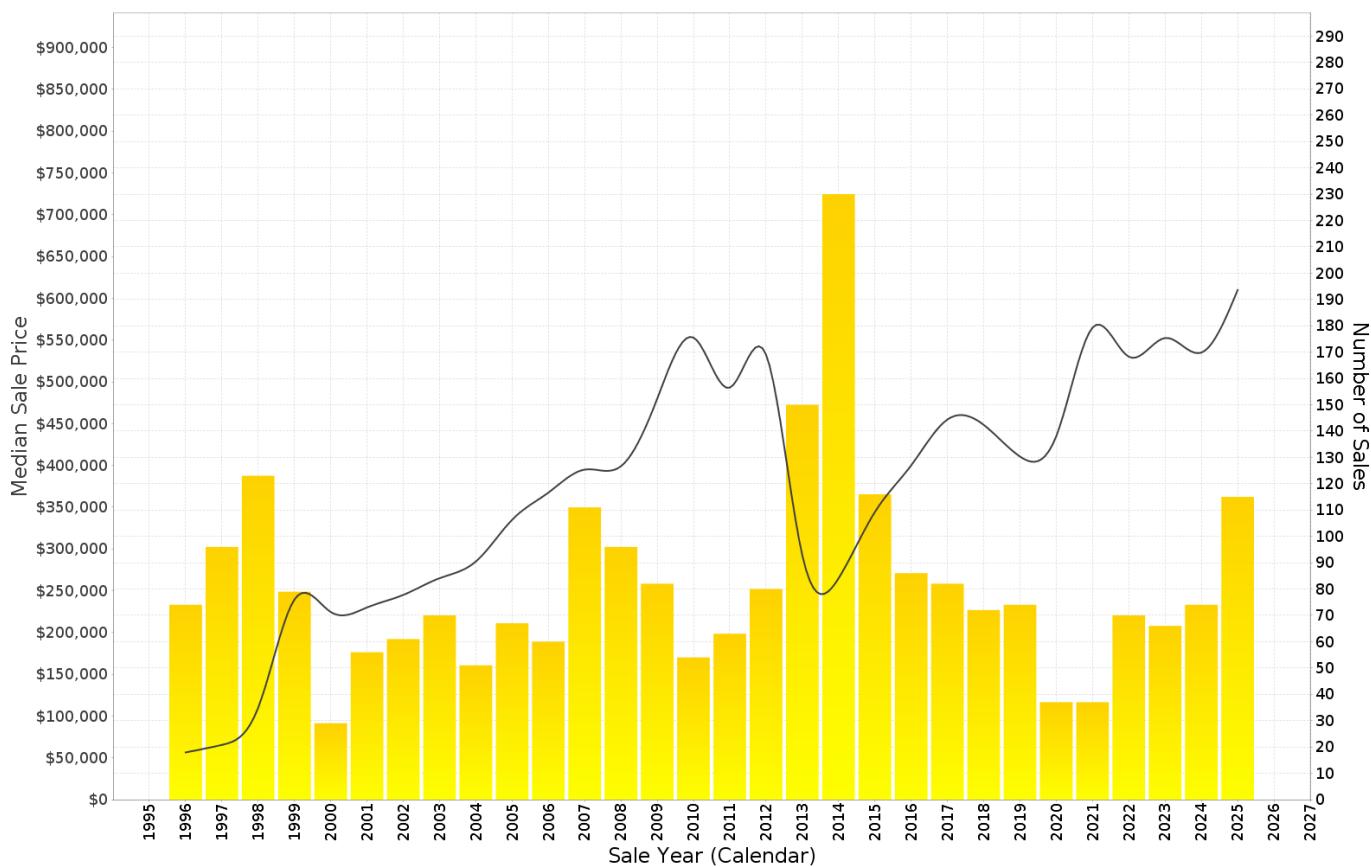
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

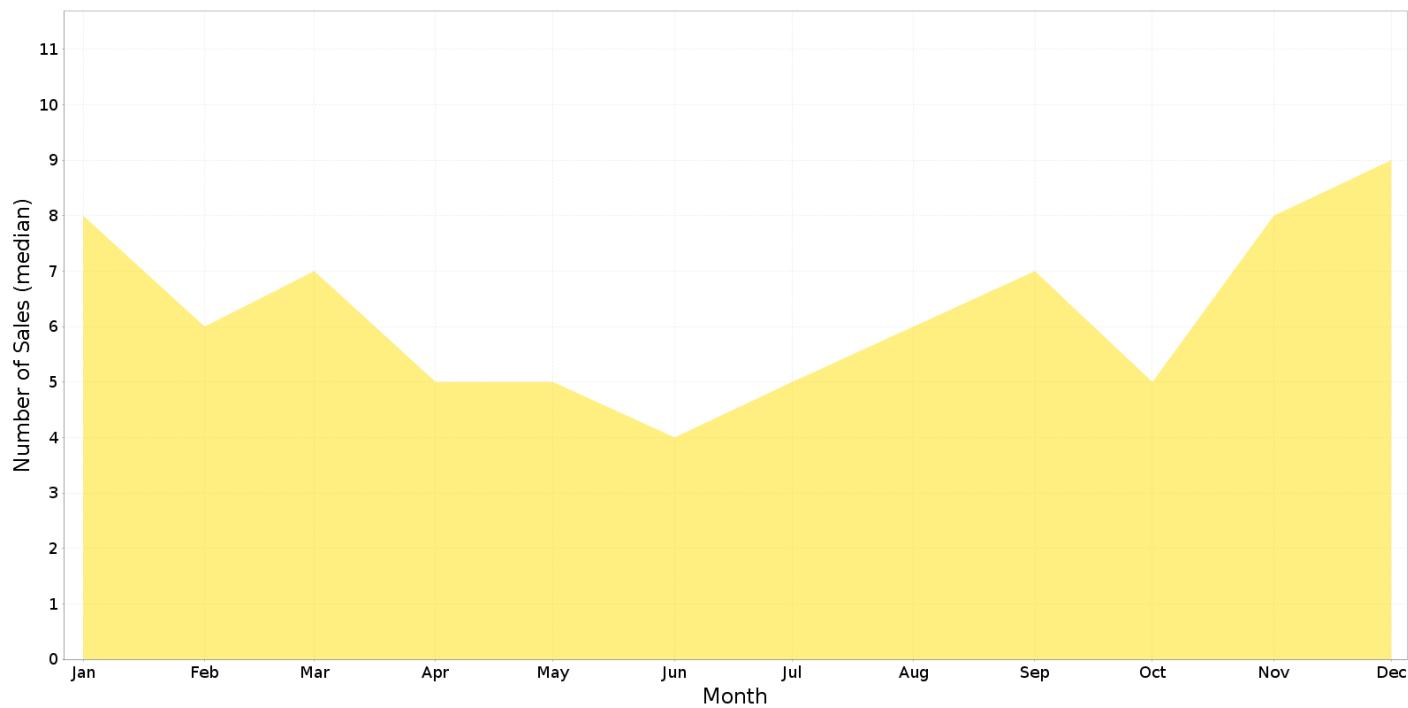
+8.4%

Current Median Price: \$580,000
Previous Median Price: \$535,000

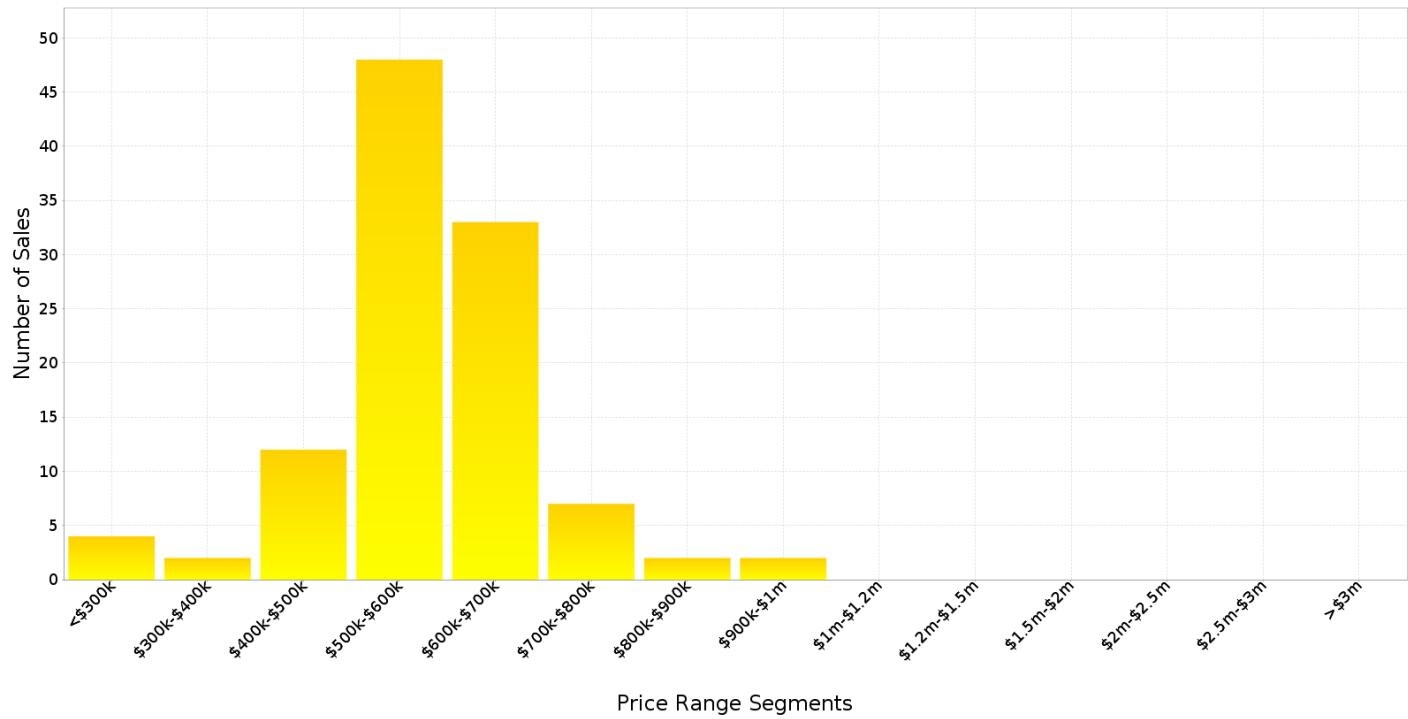
Based on 179 recorded House sales compared over the last two rolling 12 month periods



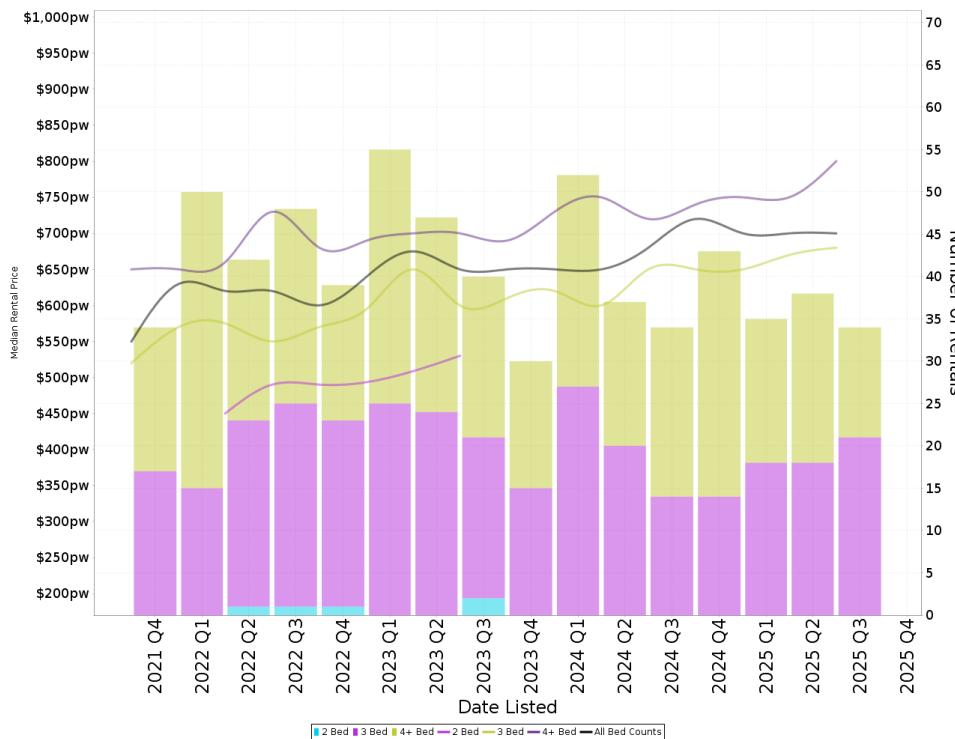
DURACK - Peak Selling Periods (3 years)



DURACK - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+8.4%

Current Median Price: \$580,000
Previous Median Price: \$535,000

Based on 179 registered House sales compared over the last two rolling 12 month periods.

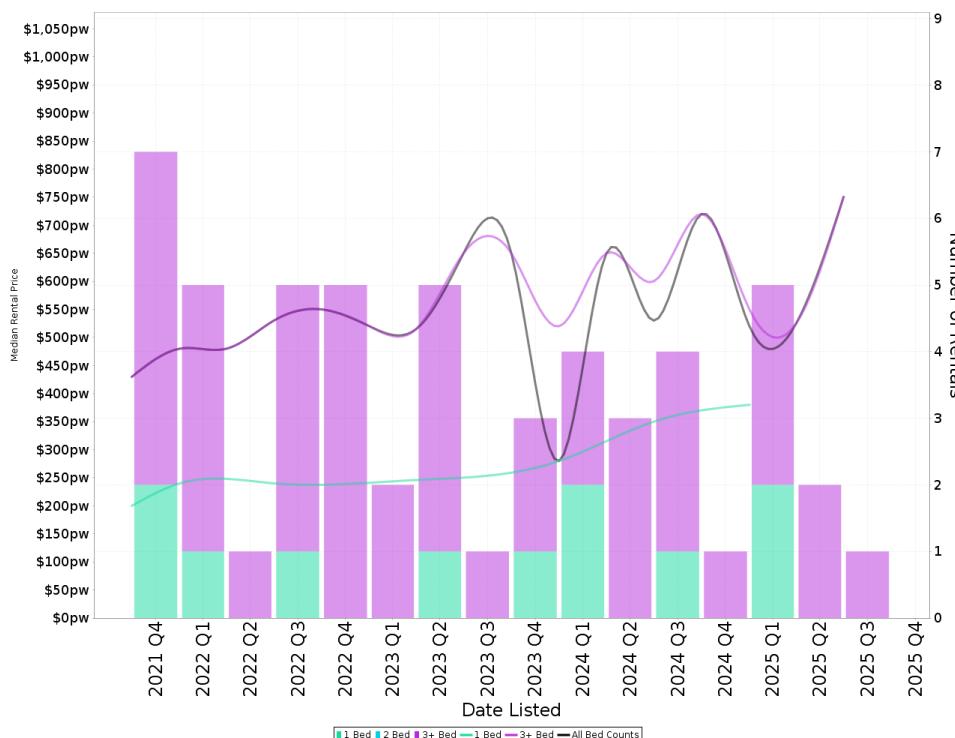
Suburb Rental Yield

+6.3%

Current Median Price: \$580,000
Current Median Rent: \$700

Based on 150 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+38.1%

Current Median Price: \$515,000
Previous Median Price: \$373,000

Based on 8 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.6%

Current Median Price: \$515,000
Current Median Rent: \$550

Based on 9 registered Unit rentals compared over the last 12 months.

DURACK - Recently Sold Properties

Median Sale Price

\$580k

Based on 110 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

+8.4%

Current Median Price: \$580,000
Previous Median Price: \$535,000

Based on 179 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

110

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

14 SABAL PL

\$685,000

35.0m
13.0m
455.0 m²
35.0m

455 m² 3 2 2

Dec 2025 37 Days

13 THOMSON ST

\$750,000

343 m² 4 2 2

Dec 2025 52 Days

3 MYOLA CRT

\$742,000

464 m² 4 2 2

Dec 2025 52 Days

17 CROWN CRT

\$860,000

20.0m
11.7m
734.0 m²
11.7m

734 m² 4 2 2

Dec 2025 18 Days

5 LUXMORE CRT

\$665,000

536 m² 3 2 2

Dec 2025 11 Days

57 ROYAL CCT

\$780,000

659 m² 5 2 2

Dec 2025 53 Days

43 THE PDE

\$757,000

503 m² 3 2 2

Nov 2025 N/A

10 PINANGA CRT

\$760,000

711 m² 4 2 2

Nov 2025 58 Days

20 YALE PDE

\$670,000

604 m² 3 2 2

Nov 2025 N/A

4 PIPER CRT



\$620,000

Nov 2025
17 Days

513 m² 3 2 2

3 RAYNEY ST



\$777,500

Nov 2025
17 Days

412 m² 3 2 2

70 PACKARD AVE



\$775,000

Nov 2025
9 Days

555 m² 4 2 2

5 EMERALD PL



\$920,000

Nov 2025
70 Days

889 m² 5 3 2

10 BORASSUS CRT



\$600,000

Nov 2025
18 Days

479 m² 3 2 2

10 STANFORD WAY



\$650,000

Nov 2025
N/A

490 m² 4 4 2

19 MURDOCH GDNS



\$705,000

Nov 2025
25 Days

695 m² 3 2 2

5 SAGO CRT



\$580,000

Nov 2025
N/A

451 m² 3 1 1

14 MURDOCH GDNS



\$595,000

Nov 2025
25 Days

503 m² 3 1 2

2 HUNTINGDALE CRT



\$625,000

Nov 2025
N/A

830 m² 3 2 2

21 CROWSON CL



\$710,000

Nov 2025
N/A

417 m² 4 2 2

18 ALEXANDRA CRT



\$830,000

Oct 2025
218 Days

640 m² 4 2 3

DURACK - Properties For Rent

Median Rental Price

\$700 /w

Based on 150 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

+6.3%

Current Median Price: \$580,000
Current Median Rent: \$700

Based on 110 recorded House sales and 150 House rentals compared over the last 12 months

Number of Rentals

150

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

5 LUXMORE



2 DON CIRCUIT



13 HARVARD GROVE



22 HEIR STREET



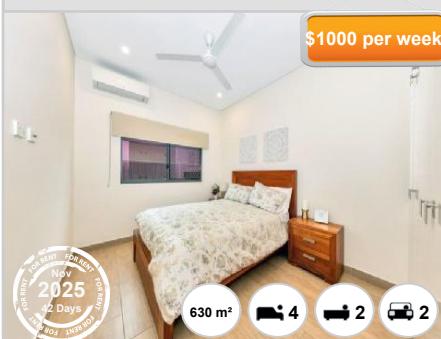
9 KOONYONGA PARADE



18 HARVARD GROVE



12 ASHBURNER STREET



4 DELACRUZ STREET

