

**RayWhite.**

**Suburb  
flyover  
report**

**DURACK (HOUSE)**

**PREPARED BY: KRISTINA BILLIAS , RAY WHITE NIGHTCLIFF**

## 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)

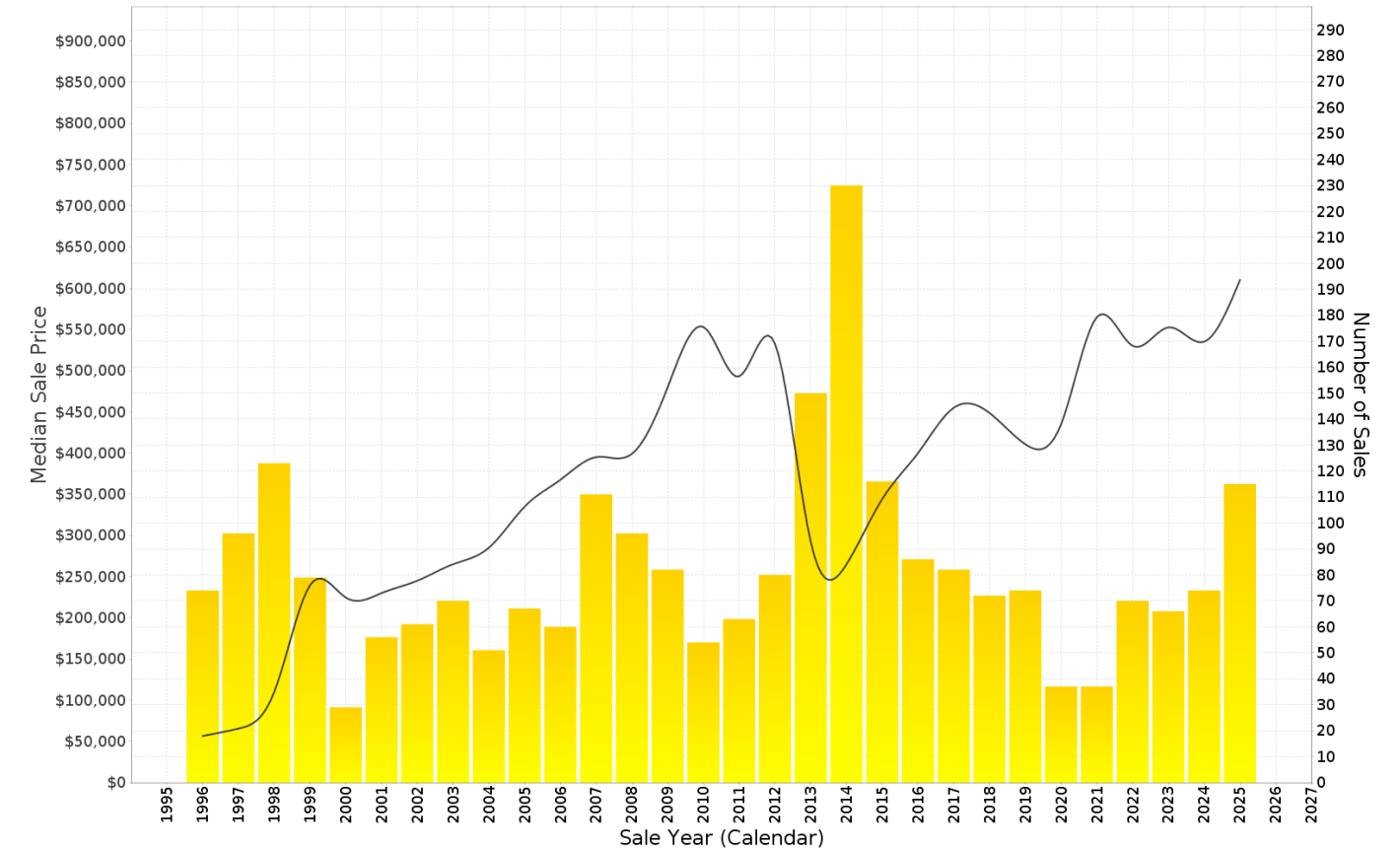
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

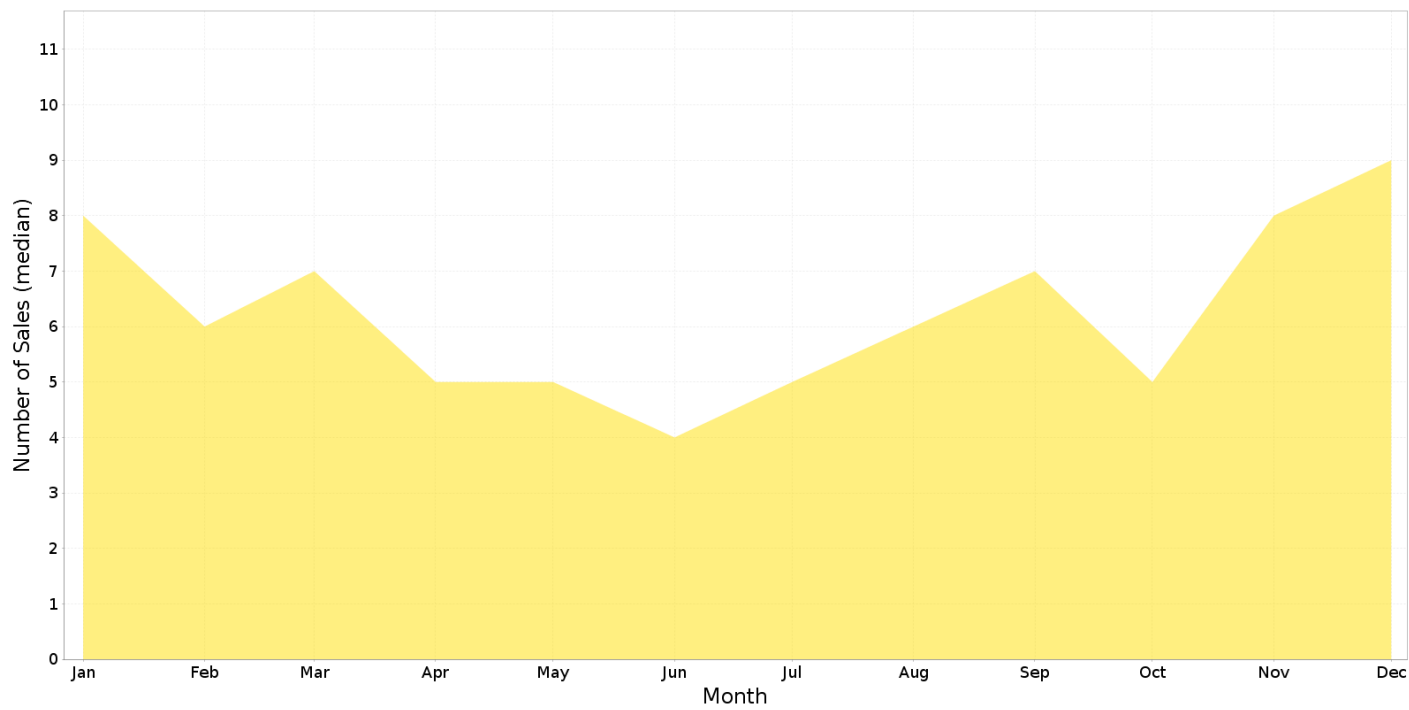
+8.4%

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

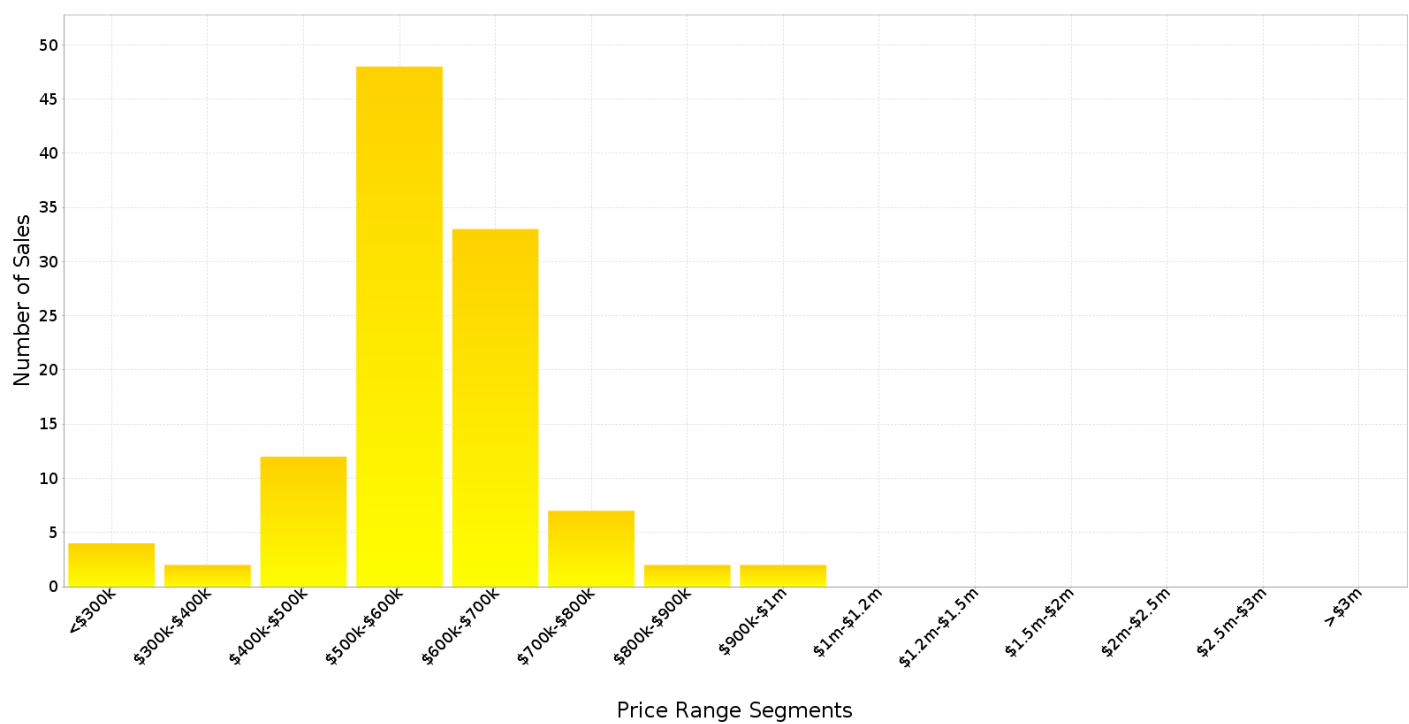
Based on 179 recorded House sales compared over the last two rolling 12 month periods



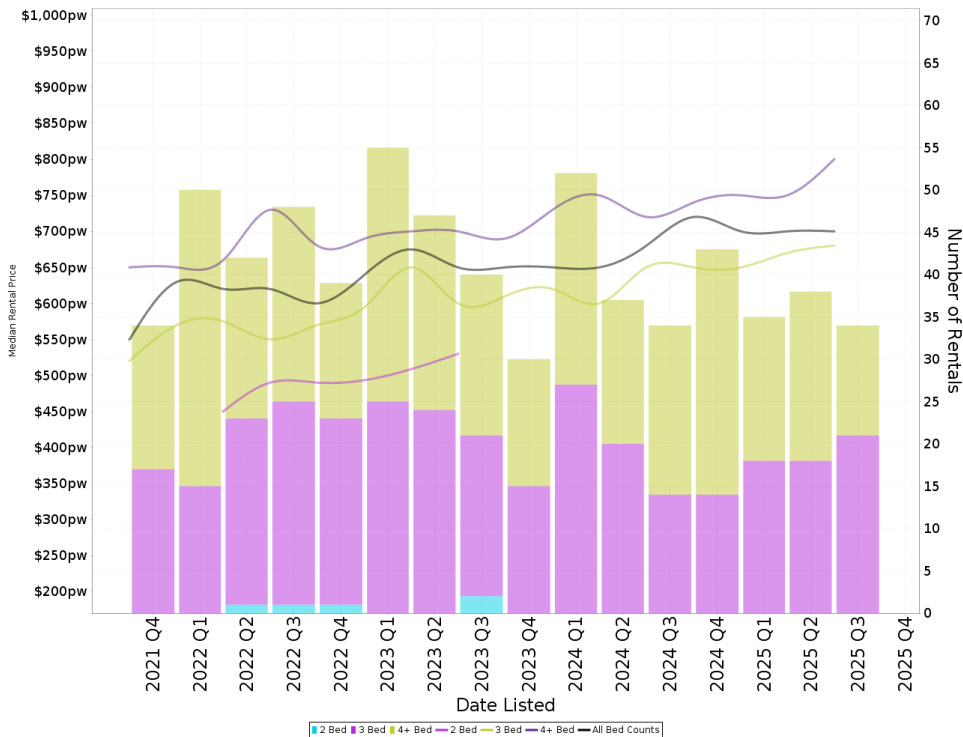
## DURACK - Peak Selling Periods (3 years)



## 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.

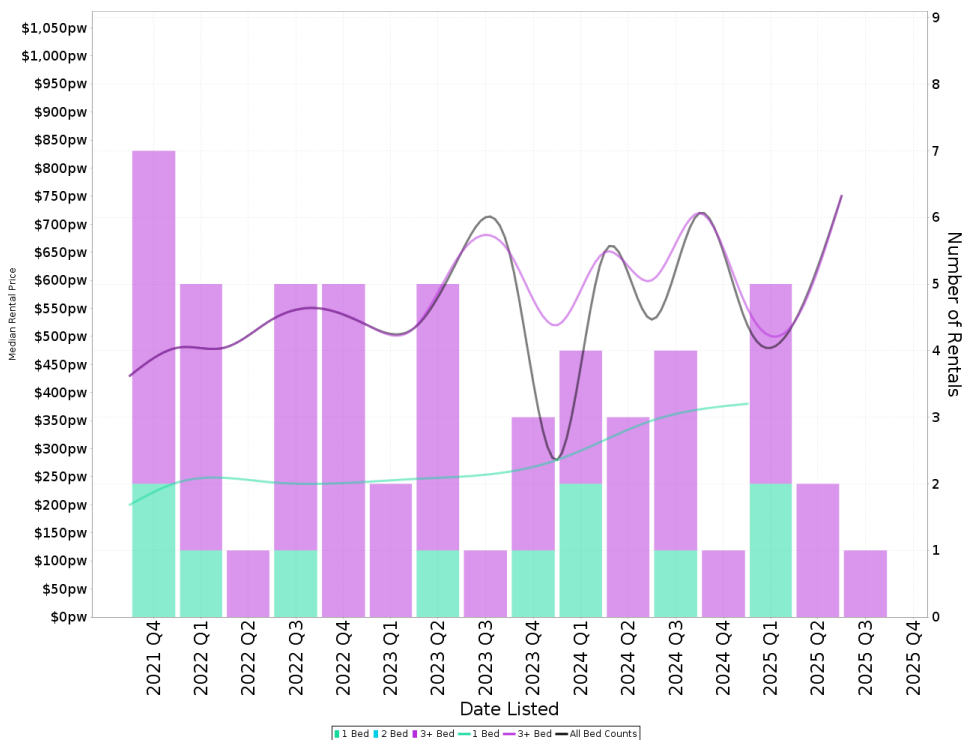
### Suburb Rental Yield

**+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  
13.0m

Sold Dec 2025  
19 Days

455 m² 3 2 2

**13 THOMSON ST**

**\$750,000**

Sold Dec 2025  
37 Days

343 m² 4 2 2

**3 MYOLA CRT**

**\$742,000**

Sold Dec 2025  
52 Days

464 m² 4 2 2

**17 CROWN CRT**

**\$860,000**

20.0m  
37.0m  
734.0 m²  
37.0m  
20.0m

Sold Dec 2025  
19 Days

734 m² 4 2 2

**5 LUXMORE CRT**

**\$665,000**

Sold Dec 2025  
11 Days

536 m² 3 2 2

**57 ROYAL CCT**

**\$780,000**

Sold Dec 2025  
63 Days

659 m² 5 2 2

**43 THE PDE**

**\$757,000**

Sold Nov 2025  
N/A

503 m² 3 2 2

**10 PINANGA CRT**

**\$760,000**

Sold Nov 2025  
64 Days

711 m² 4 2 2

**20 YALE PDE**

**\$670,000**

Sold Nov 2025  
N/A

604 m² 3 2 2

4 PIPER CRT



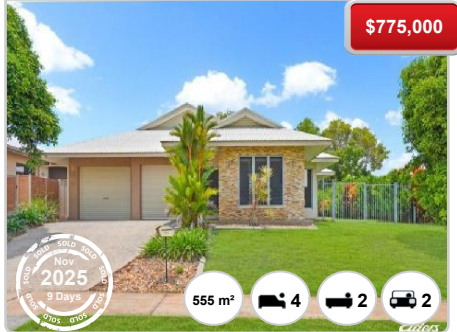
\$620,000

3 RAYNEY ST



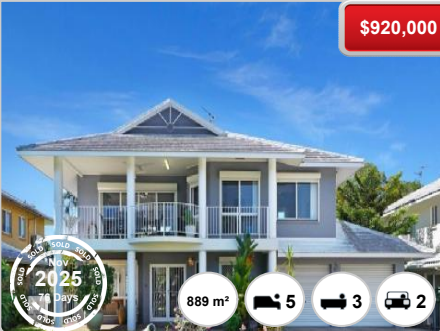
\$777,500

70 PACKARD AVE



\$775,000

5 EMERALD PL



\$920,000

10 BORASSUS CRT



\$600,000

10 STANFORD WAY



\$650,000

19 MURDOCH GDNS



\$705,000

5 SAGO CRT



\$580,000

14 MURDOCH GDNS



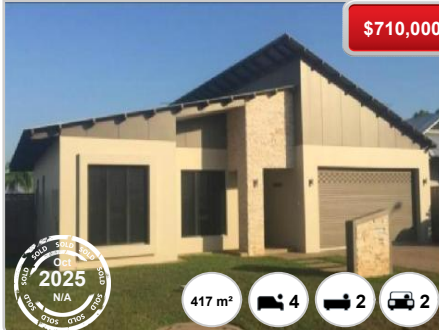
\$595,000

2 HUNTINGDALE CRT



\$625,000

21 CROWSON CL



\$710,000

18 ALEXANDRA CRT



\$830,000

# 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

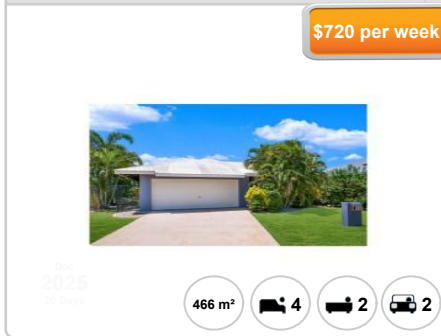
Based on recorded House rentals within the last 12 months (Oct '24 - Sep '25)

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

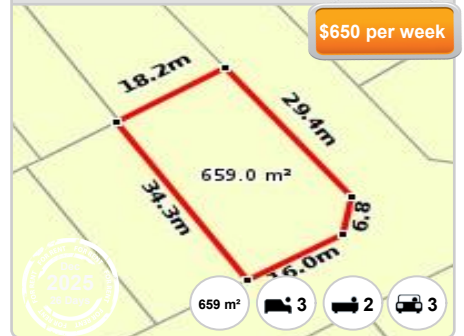
### 5 LUXMORE



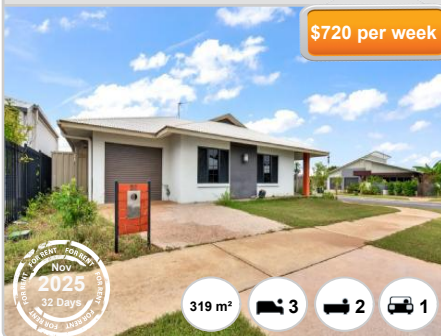
### 2 DON CIRCUIT



### 13 HARVARD GROVE



### 22 HEIR STREET



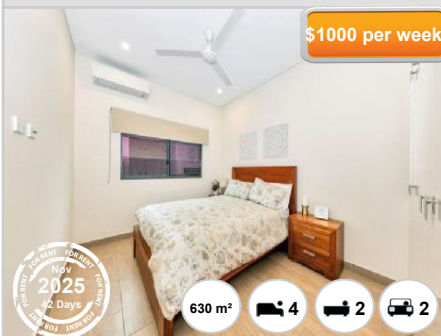
### 9 KOOYONGA PARADE



### 18 HARVARD GROVE



### 12 ASHBURNER STREET



### 4 DELACRUZ STREET

