



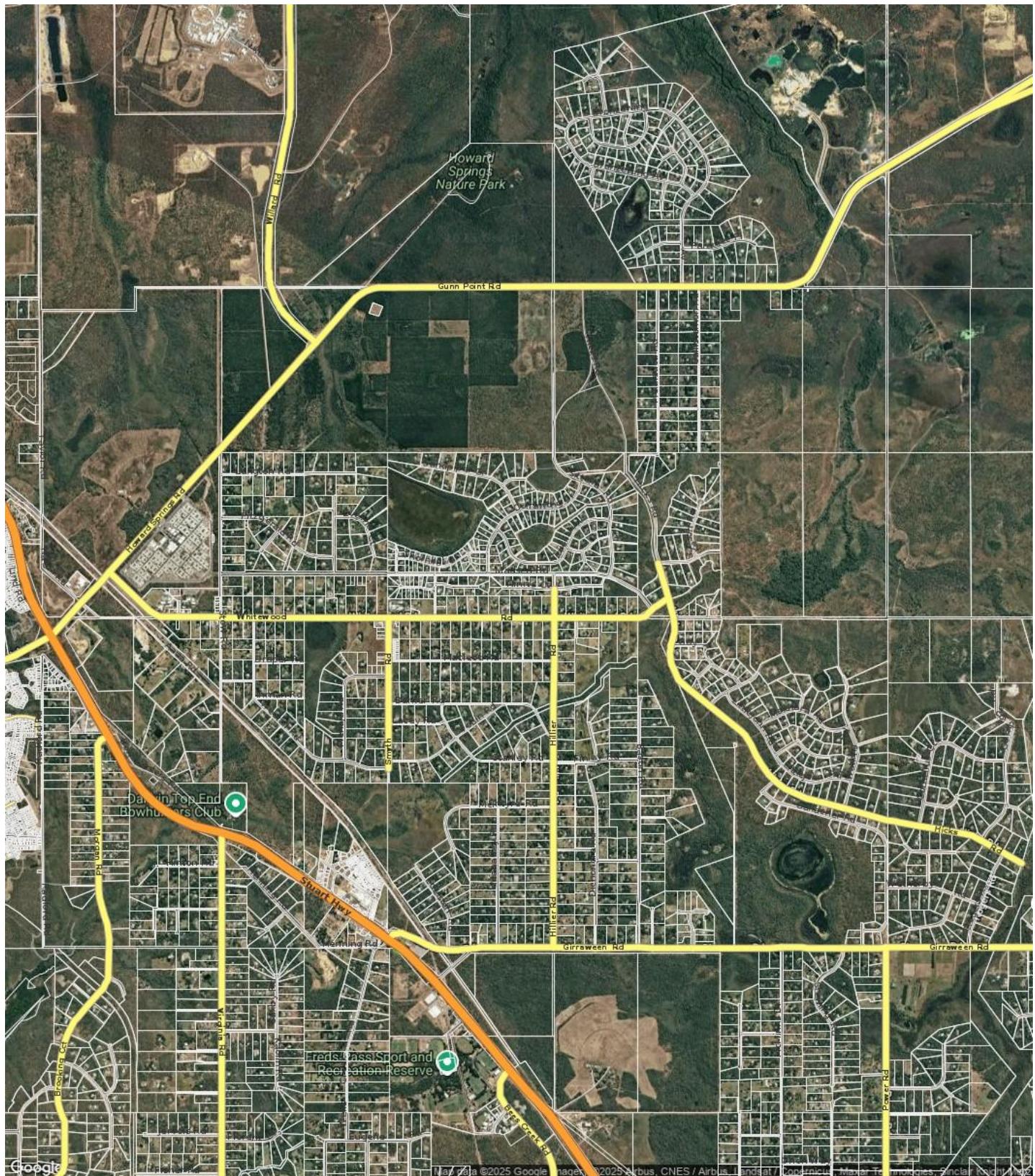
RayWhite.

Suburb flyover report

HOWARD SPRINGS (HOUSE)

PREPARED BY: KRISTINA BILLIAS, RAY WHITE NIGHTCLIFF

HOWARD SPRINGS - Suburb Map



HOWARD SPRINGS - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	46	\$ 522,500	0.0 %	\$ 110,000	\$ 949,000
2008	47	\$ 475,000	-9.1 %	\$ 220,000	\$ 815,000
2009	42	\$ 571,000	20.2 %	\$ 95,000	\$ 1,075,000
2010	40	\$ 618,500	8.3 %	\$ 250,000	\$ 1,389,000
2011	31	\$ 600,000	-3.0 %	\$ 290,000	\$ 1,510,000
2012	35	\$ 630,000	5.0 %	\$ 70,000	\$ 975,000
2013	34	\$ 682,500	8.3 %	\$ 190,000	\$ 1,075,000
2014	36	\$ 662,500	-2.9 %	\$ 226,000	\$ 1,300,000
2015	37	\$ 700,000	5.7 %	\$ 200,700	\$ 1,675,000
2016	39	\$ 727,000	3.9 %	\$ 300,000	\$ 1,600,000
2017	39	\$ 620,000	-14.7 %	\$ 130,000	\$ 1,100,000
2018	49	\$ 600,000	-3.2 %	\$ 305,000	\$ 1,125,000
2019	33	\$ 580,000	-3.3 %	\$ 250,000	\$ 1,100,000
2020	30	\$ 650,000	12.1 %	\$ 63,333	\$ 1,150,000
2021	65	\$ 650,000	0.0 %	\$ 195,000	\$ 1,112,500
2022	63	\$ 713,500	9.8 %	\$ 8,400	\$ 1,300,000
2023	56	\$ 732,500	2.7 %	\$ 77,000	\$ 2,400,000
2024	49	\$ 770,000	5.1 %	\$ 170,000	\$ 1,700,000
2025	60	\$ 797,500	3.6 %	\$ 77,190	\$ 1,750,000

Median Sale Price

\$750k

Based on 51 recorded House sales within the last 12 months (Oct '24 - Sep '25)

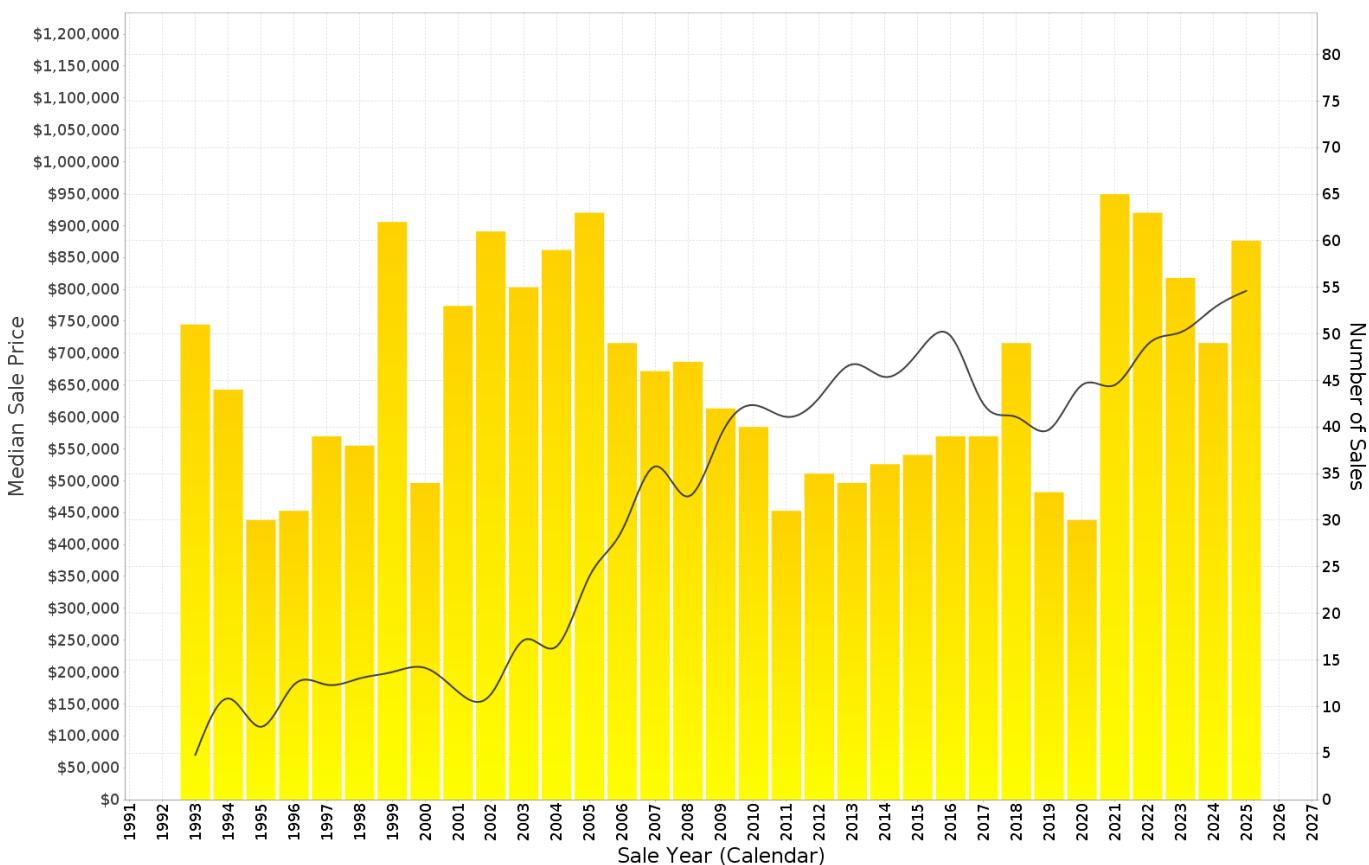
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

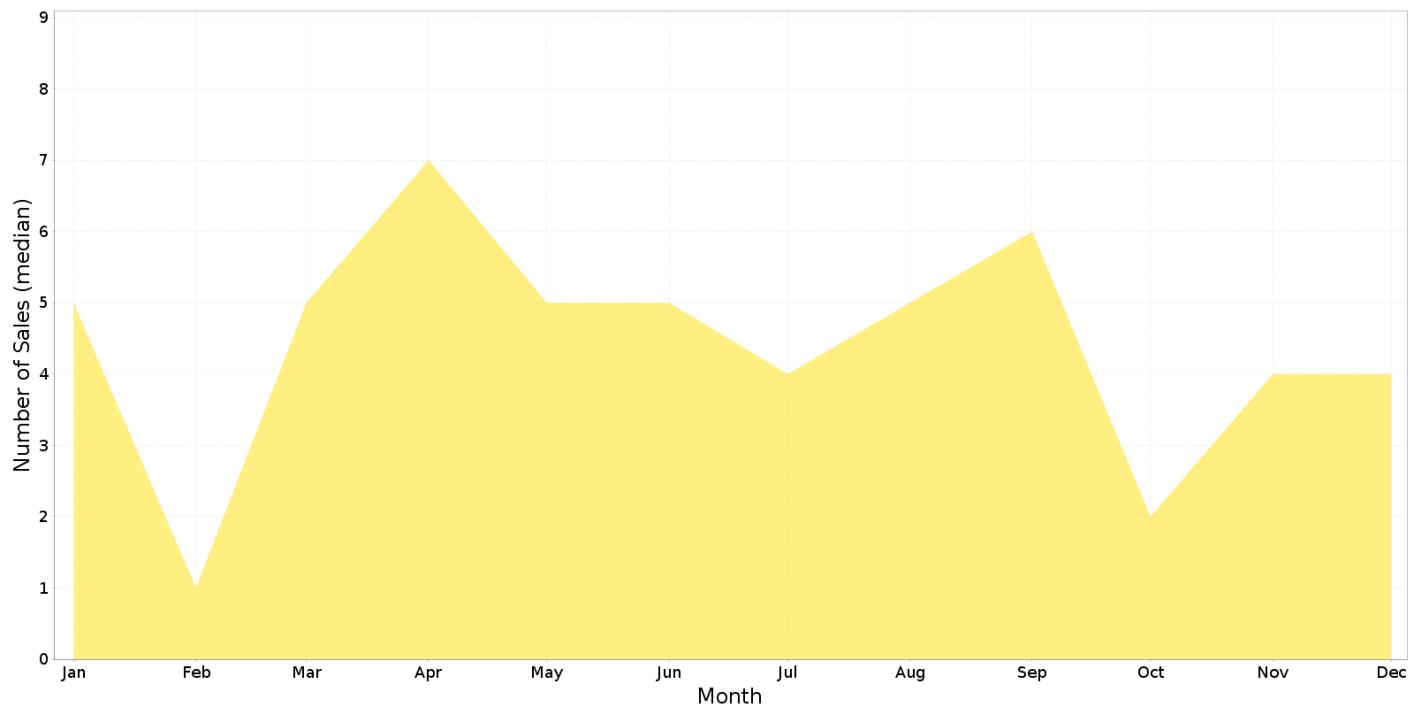
-2.0%

Current Median Price: \$750,000
Previous Median Price: \$765,000

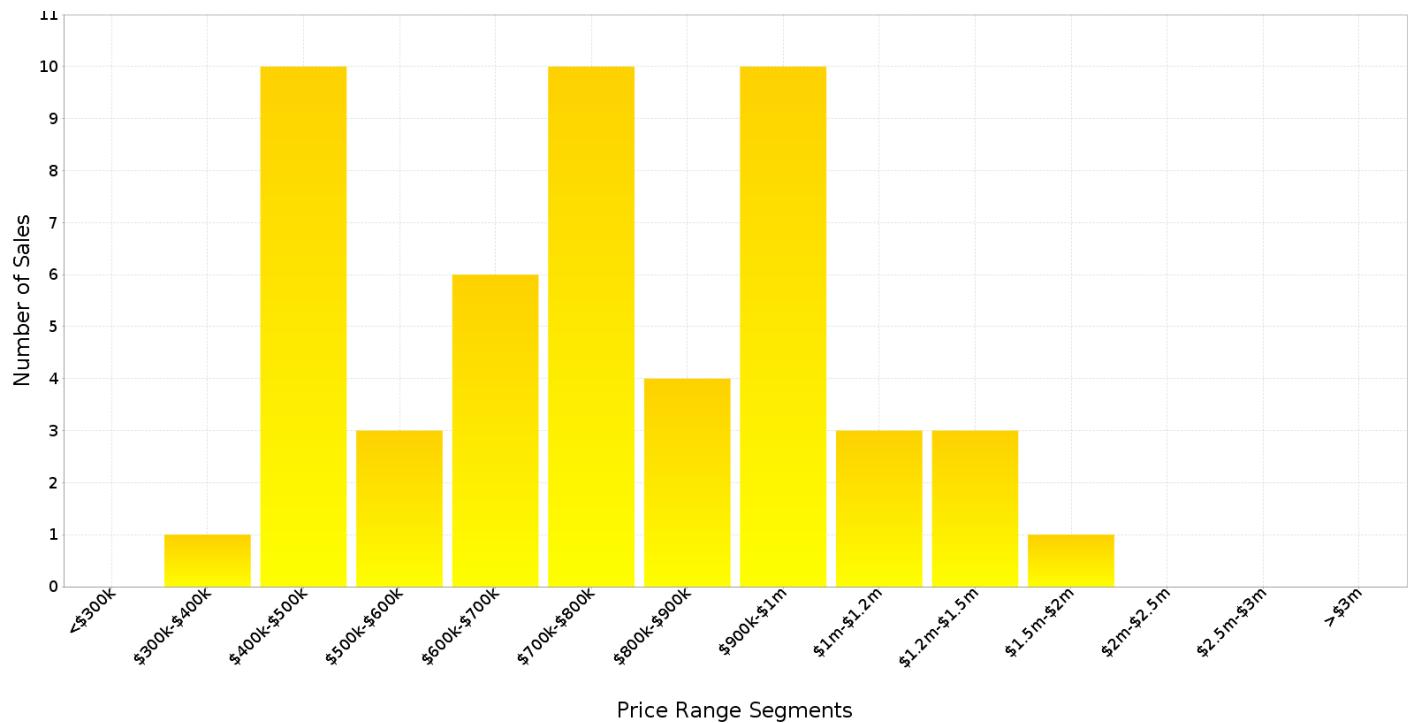
Based on 110 recorded House sales compared over the last two rolling 12 month periods



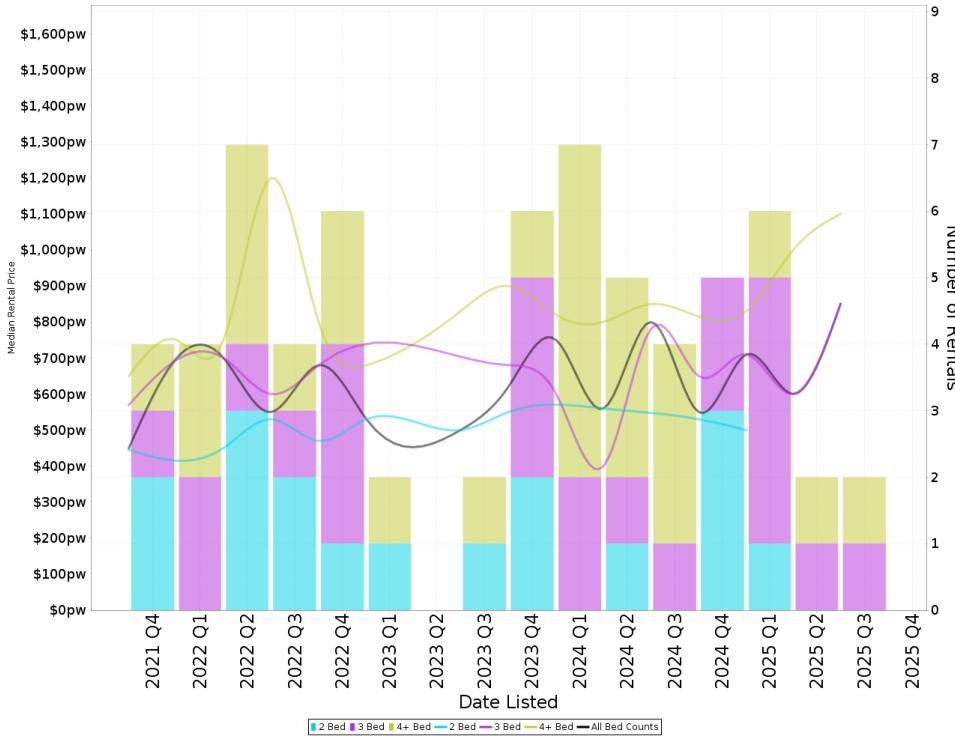
HOWARD SPRINGS - Peak Selling Periods (3 years)



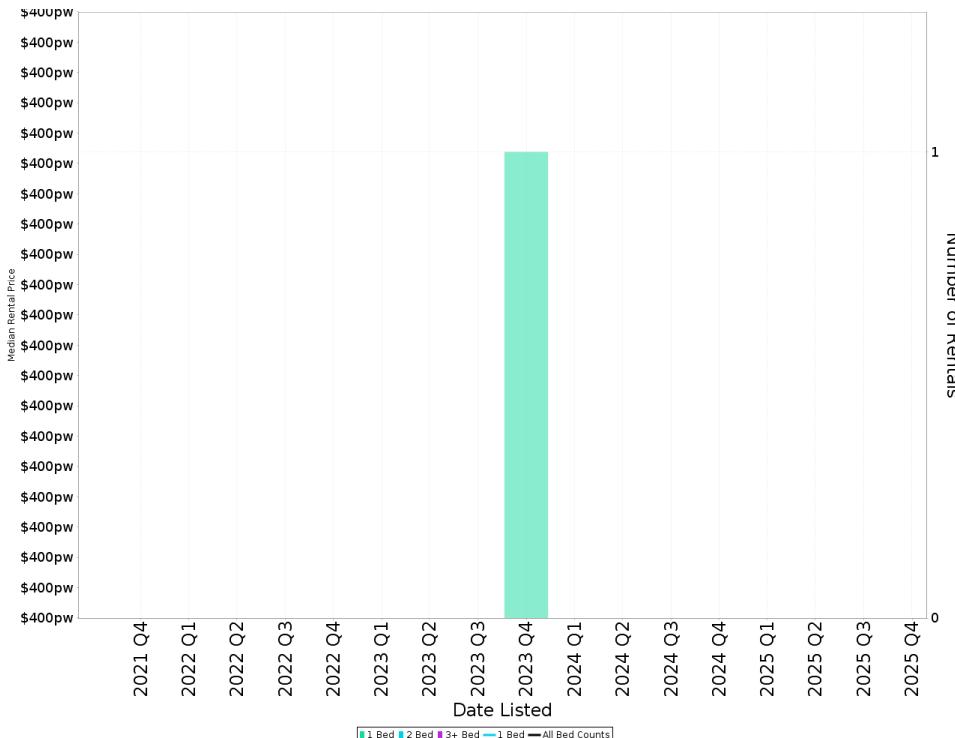
HOWARD SPRINGS - Price Range Segments (12)



Median Weekly Rents (Houses)



Median Weekly Rents (Units)



HOWARD SPRINGS - Recently Sold Properties

Median Sale Price

\$750k

Based on 51 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

-2.0%

Current Median Price: \$750,000
Previous Median Price: \$765,000

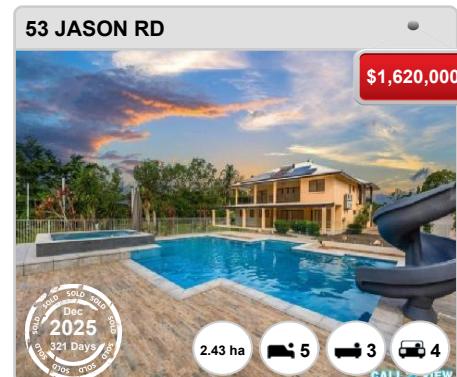
Based on 110 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

51

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



75 BRONZEWING AVE

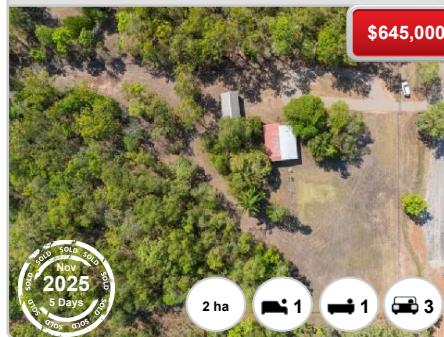


\$1,050,000

63 Days
Nov 2025
Photo

1.08 ha  3  3  1 

110 EDELSTEN RD



\$645,000

5 Days
Nov 2025
Photo

2 ha  1  1  3 

100 SMYTH RD



\$615,000

Photo

2 ha  -  -  - 

80 MACLEOD RD



\$800,000

34 Days
Oct 2025
Photo

1.99 ha  3  2  5 

40 KOEL WAY



\$930,000

100 Days
Oct 2025
Photo

1.02 ha  4  2  6 

100 SMYTH RD



\$615,000

Photo

2 ha  3  1  2 

70 LANGTON RD



\$1,030,000

102 Days
Oct 2025
Photo

2.02 ha  4  3  2 

40 STUCKEY CRT



\$1,300,000

5 Days
Oct 2025
Photo not available

4  2  10 

45 TOBIN RD

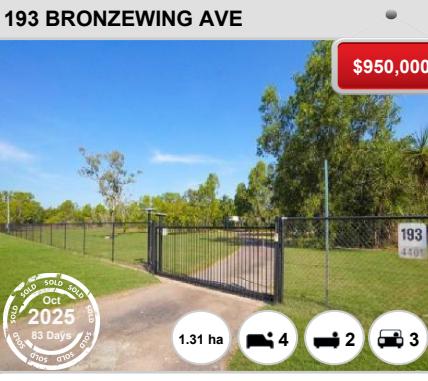


\$780,000

264 Days
Oct 2025
Photo

8 Acres  3.35 ha  2  1  2 

193 BRONZEWING AVE



\$950,000

83 Days
Oct 2025
Photo

1.31 ha  4  2  3 

65 MENAJA RD



\$970,000

140 Days
Oct 2025
Photo

2.13 ha  3  2  6 

288 BRONZEWING AVE



\$1,000,000

152 Days
Sep 2025
Photo

2.44 ha  3  2  5 

HOWARD SPRINGS - Properties For Rent

Median Rental Price

\$710 /w

Based on 15 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

+4.9%

Current Median Price: \$750,000

Based on 51 recorded House sales and 15 House rentals compared over the last 12 months

Number of Rentals

15

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

130 AAAA ROAD

\$700 per week

photo not a drawing

FOR RENT FOR RENT
May 2025
233 Days
1000 SQ FT
2 BDR 1 BA
1 Car Garage
1000 SQ FT
2 BDR 1 BA
1 Car Garage

3 2 3