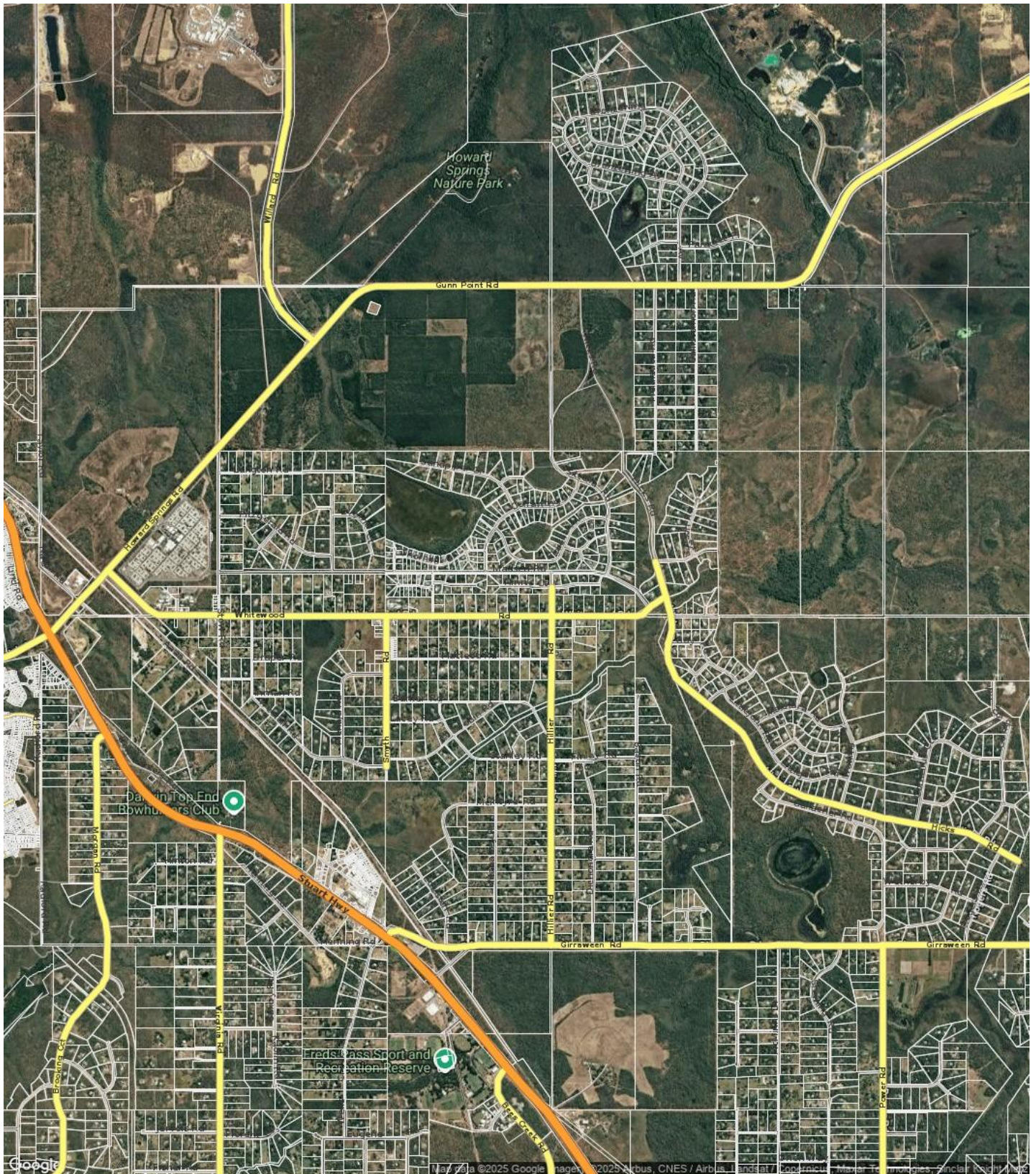


RayWhite.

**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)

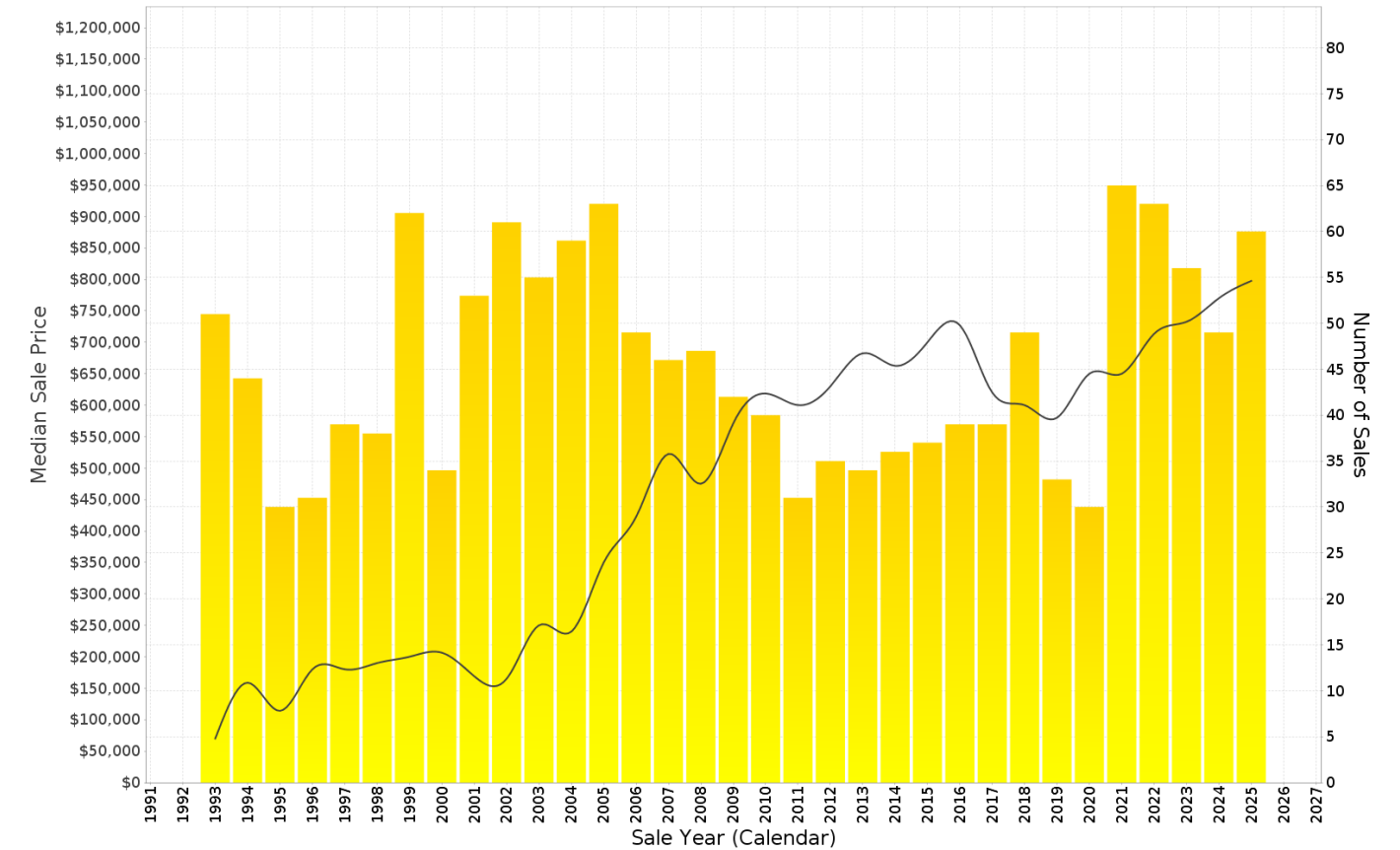
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

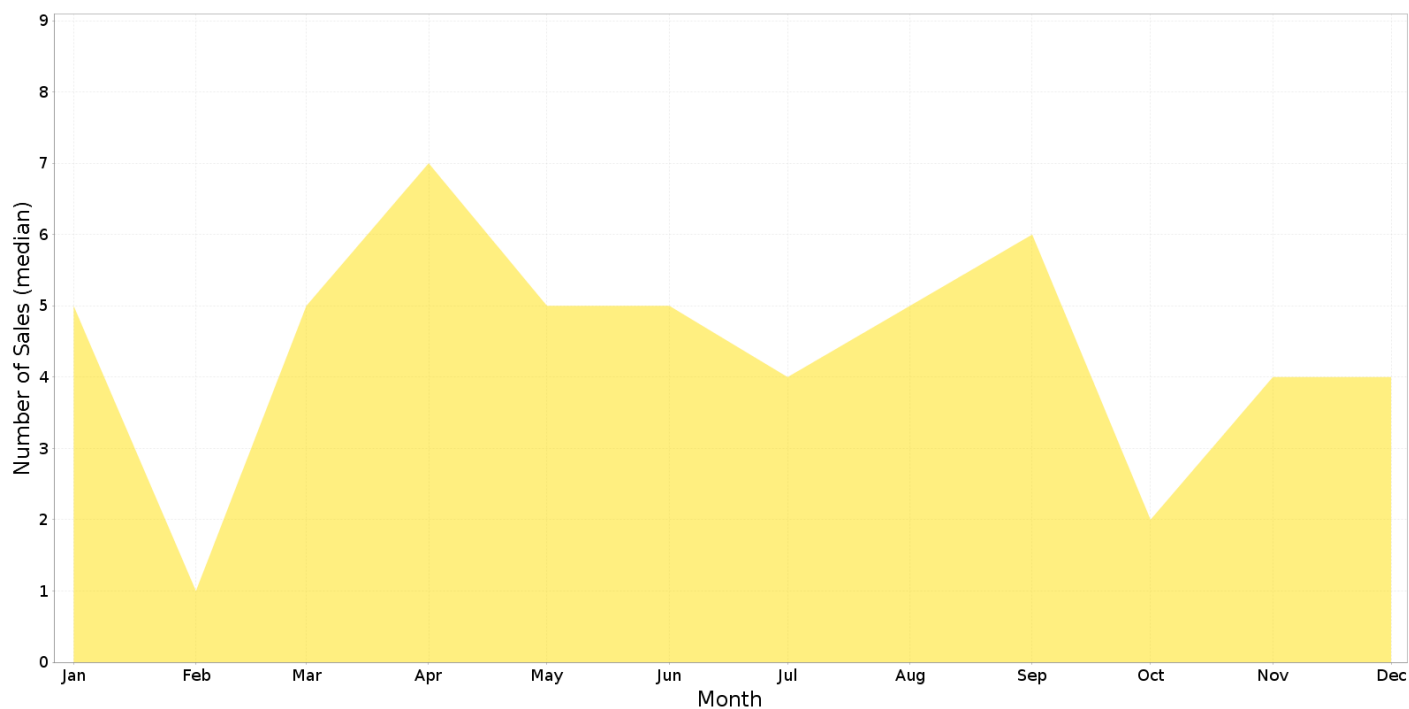
-2.0%

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

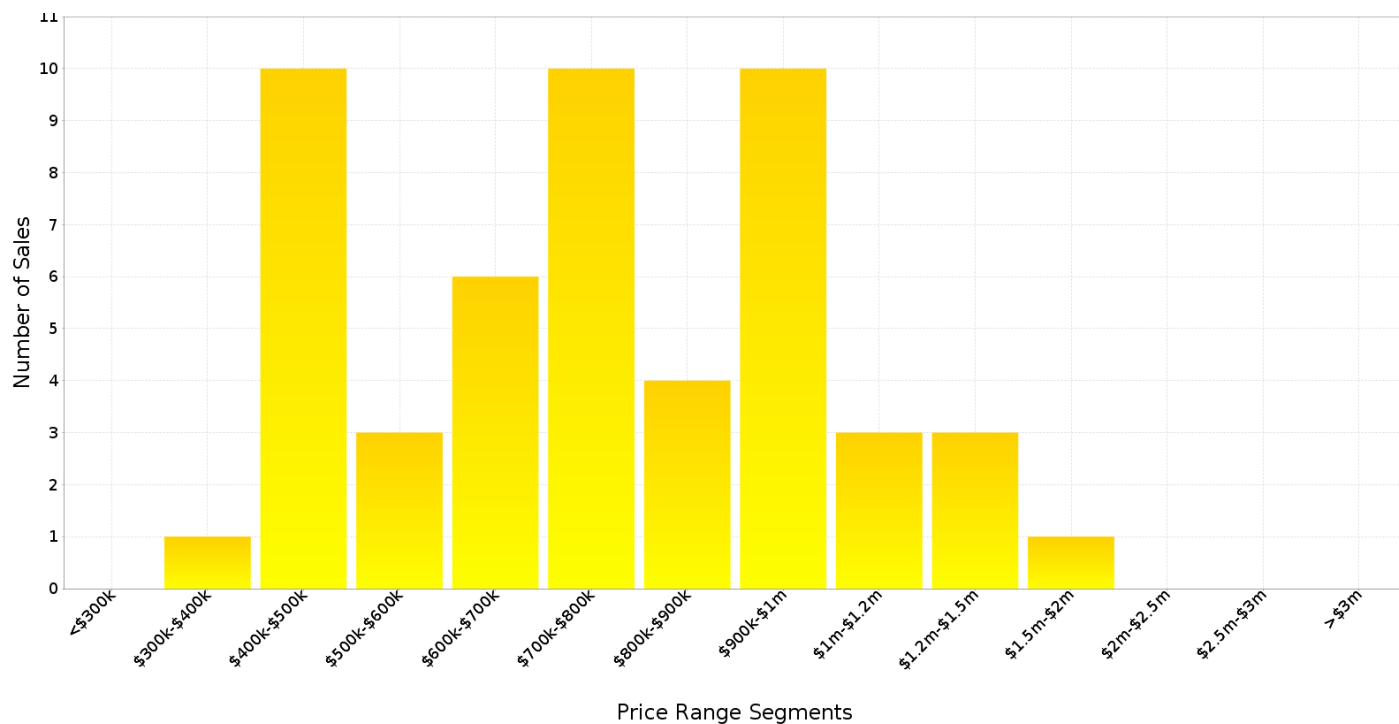
Based on 110 recorded House sales compared over the last two rolling 12 month periods



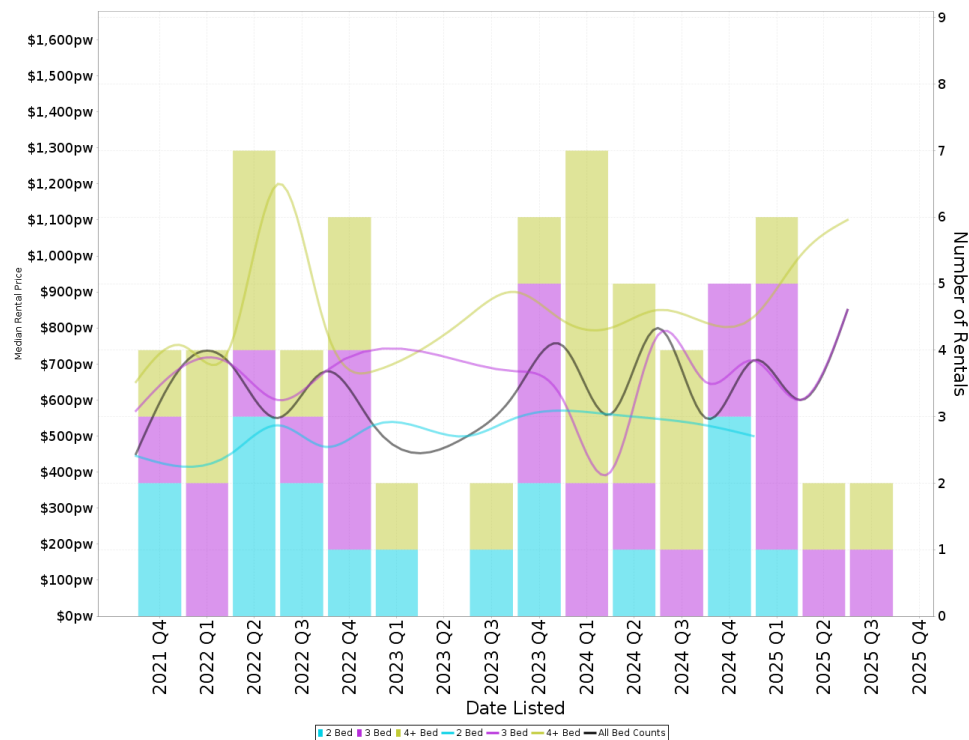
HOWARD SPRINGS - Peak Selling Periods (3 years)



HOWARD SPRINGS - Price Range Segments (12)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-2.0%

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

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

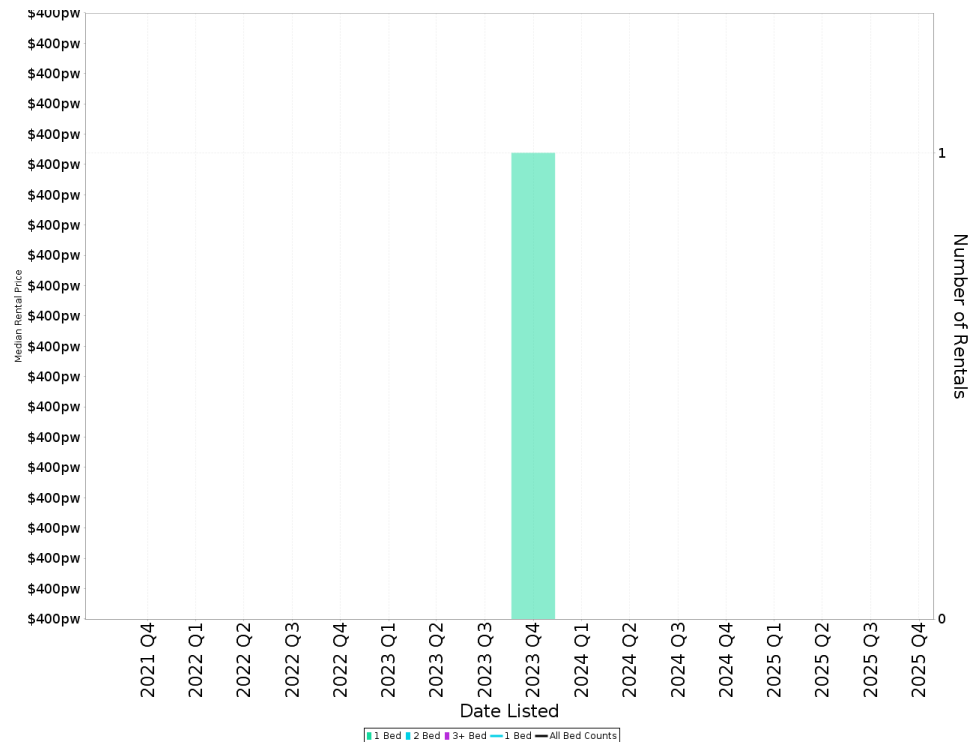
Suburb Rental Yield

+4.9%

Current Median Price: \$750,000
Current Median Rent: \$710

Based on 15 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

N/A

Suburb Rental Yield

N/A

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

10 CURRAWONG DR

\$77,190

9,760 m²

2025 N/A

2.11 ha

3

1

5

120 MAHAFFEY RD

\$715,000

2.11 ha

3

1

5

40 STUCKEY CT

\$1,300,000

8,320 m²

3

1

5

110 EDELSTEN RD

\$645,000

2 ha

3

1

5

15 NINNIS CRT

\$1,025,000

9,810 m²

3

1

5

53 JASON RD

\$1,620,000

2.43 ha

5

3

4

CALL TO VIEW

270 HILLIER RD

\$1,151,000

2.02 ha

3

2

5

35 EDELSTEN RD

\$550,000

2 ha

3

1

5

101 MAHAFFEY RD

\$1,100,000

2.12 ha

4

3

7

75 BRONZEWING AVE

\$1,050,000

Nov 2025
63 Days

1.08 ha 3 3 1

110 EDELSTEN RD

\$645,000

Nov 2025
5 Days

2 ha 1 1 3

100 SMYTH RD

\$615,000

Nov 2025
N/A

2 ha - - -

80 MACLEOD RD

\$800,000

Oct 2025
34 Days

1.99 ha 3 2 5

40 KOEL WAY

\$930,000

Oct 2025
100 Days

1.02 ha 4 2 6

100 SMYTH RD

\$615,000

Oct 2025
N/A

2 ha 3 1 2

70 LANGTON RD

\$1,030,000

Oct 2025
102 Days

2.02 ha 4 3 2

40 STUCKEY CRT

\$1,300,000

Oct 2025
5 Days

4 2 10

45 TOBIN RD

\$780,000

8 Acres

Oct 2025
264 Days

3.35 ha 2 1 2

193 BRONZEWING AVE

\$950,000

Oct 2025
83 Days

1.31 ha 4 2 3

65 MENAJA RD

\$970,000

Oct 2025
140 Days

2.13 ha 3 2 6

288 BRONZEWING AVE

\$1,000,000

Sep 2025
152 Days

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
Current Median Rent: \$710

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

115 DICHONDRA ROAD

\$600 per week



Dec 2025

24 Days

1.84 ha

2

1

2

130 AAAA ROAD

\$700 per week



May 2025

233 Days

3

2

3