

A yellow bicycle with a basket of flowers is parked in front of a white picket fence. The bicycle has a brown leather seat and a white wire basket filled with pink flowers. The background shows a white building and a tree. The image is framed by a yellow border on the right side.

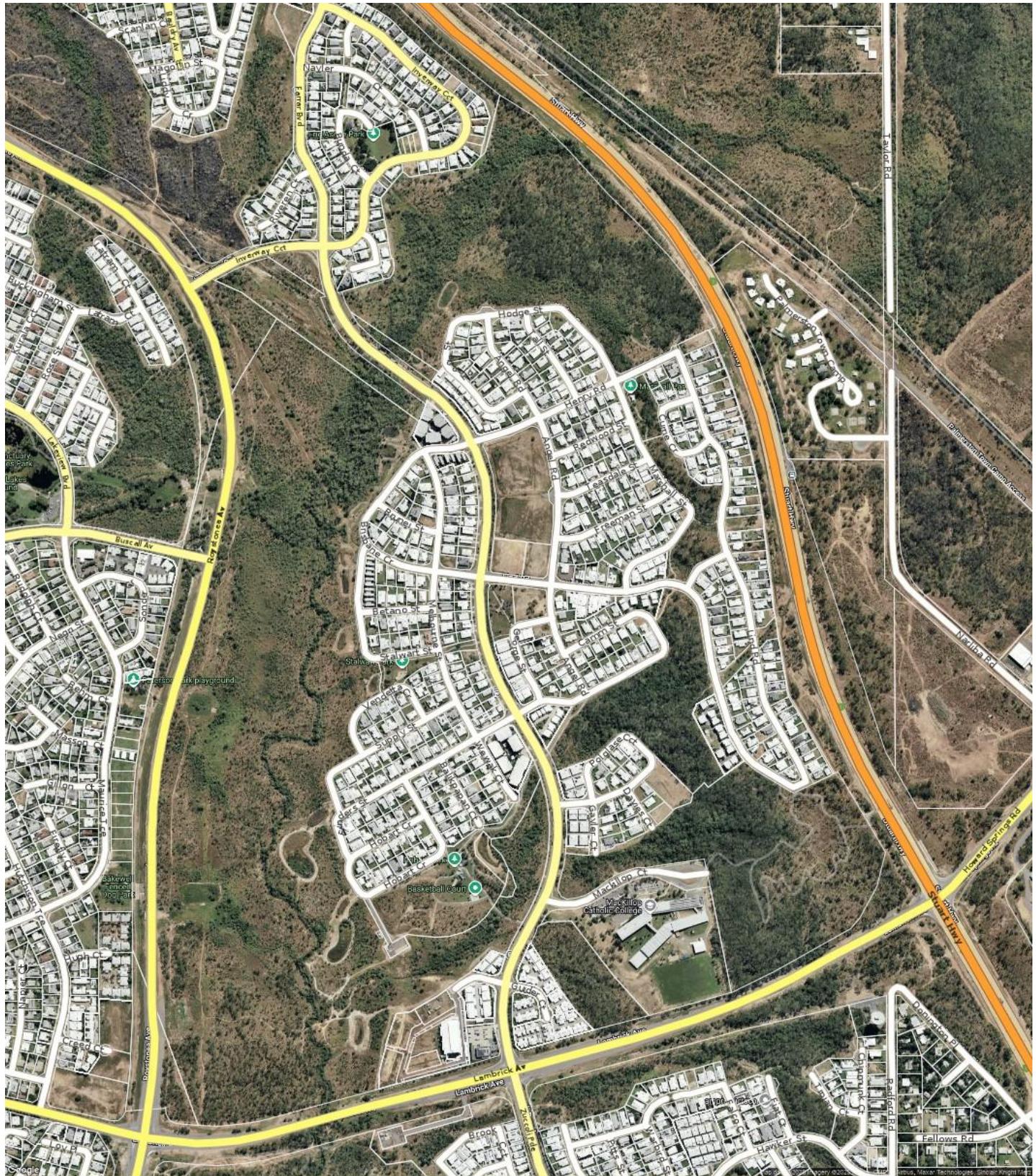
**RayWhite.**

# Suburb flyover report

**JOHNSTON (HOUSE)**

PREPARED BY: KRISTINA BILLIAS, RAY WHITE NIGHTCLIFF

# JOHNSTON - Suburb Map



# JOHNSTON - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2011	189	\$ 225,000	0.0 %	\$ 67,500	\$ 305,000
2012	64	\$ 270,000	20.0 %	\$ 40,553	\$ 620,000
2013	108	\$ 245,000	-9.3 %	\$ 6,700	\$ 845,000
2014	171	\$ 280,000	14.3 %	\$ 100,164	\$ 720,000
2015	23	\$ 375,000	33.9 %	\$ 180,160	\$ 837,500
2016	19	\$ 645,000	72.0 %	\$ 250,000	\$ 735,000
2017	15	\$ 537,000	-16.7 %	\$ 78,000	\$ 665,000
2018	16	\$ 571,250	6.4 %	\$ 240,000	\$ 685,000
2019	20	\$ 551,000	-3.5 %	\$ 242,000	\$ 691,500
2020	7	\$ 590,000	7.1 %	\$ 103,400	\$ 639,000
2021	0				
2022	32	\$ 620,500	0.0 %	\$ 385,000	\$ 1,020,000
2023	28	\$ 620,000	-0.1 %	\$ 270,000	\$ 980,000
2024	36	\$ 600,000	-3.2 %	\$ 436,000	\$ 770,000
2025	59	\$ 680,000	13.3 %	\$ 120,000	\$ 940,000

Median Sale Price

**\$680k**

Based on 60 recorded House sales within the last 12 months (Oct '24 - Sep '25)

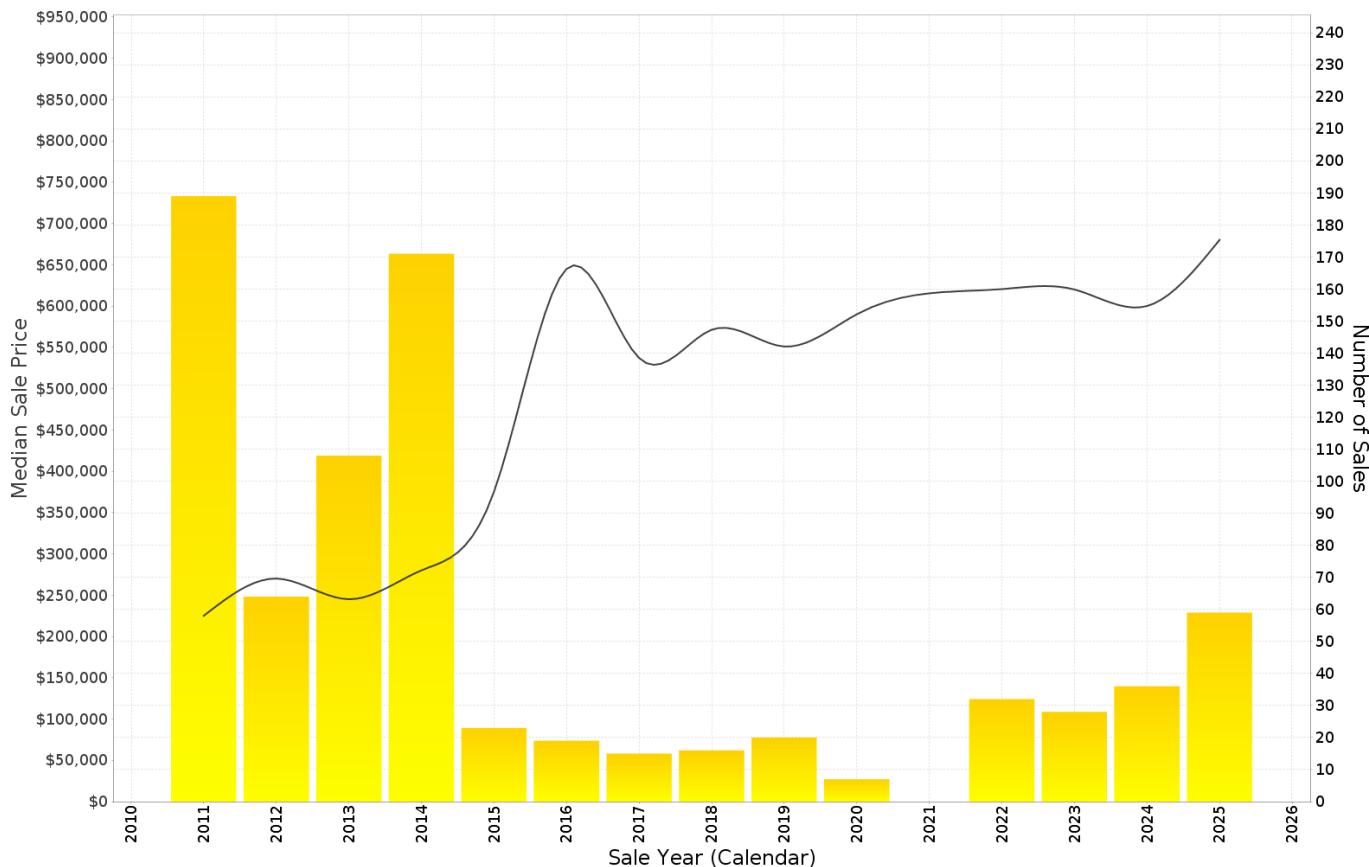
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

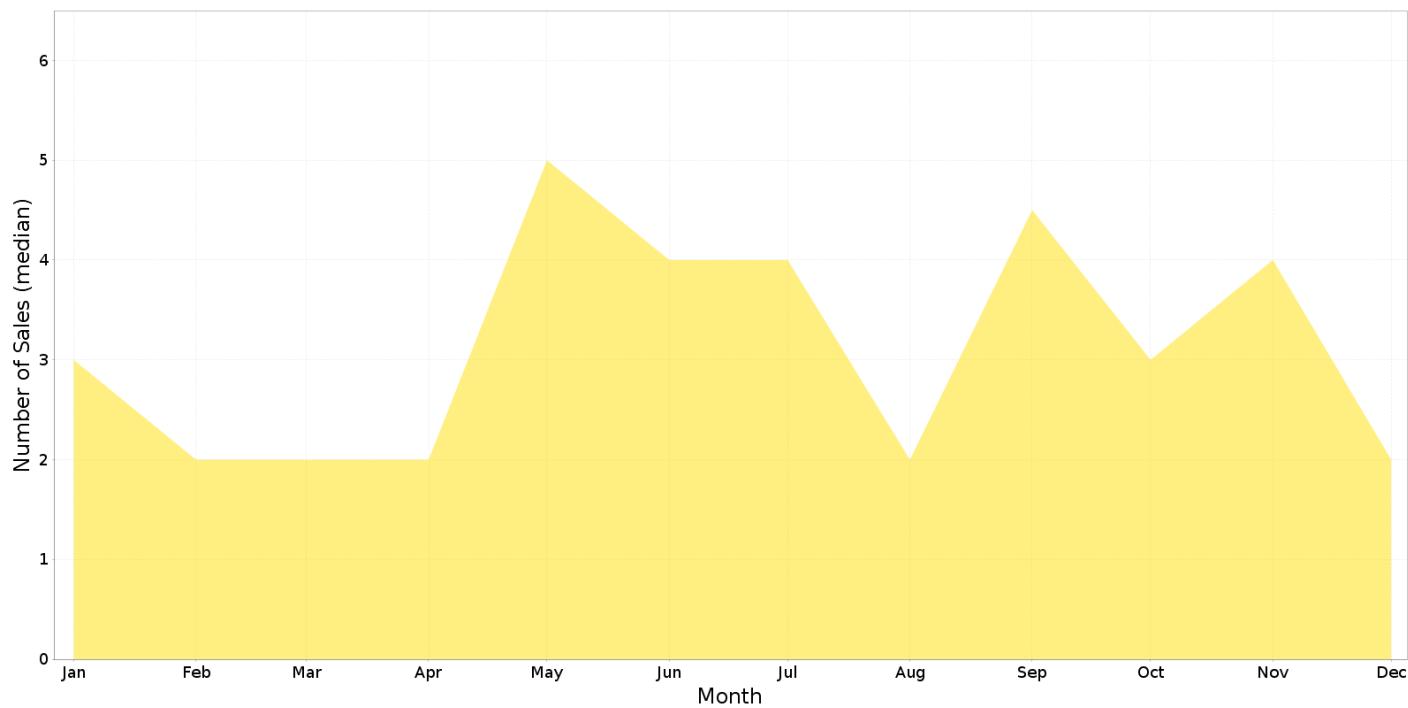
**+11.5%**

Current Median Price: \$680,000  
Previous Median Price: \$610,000

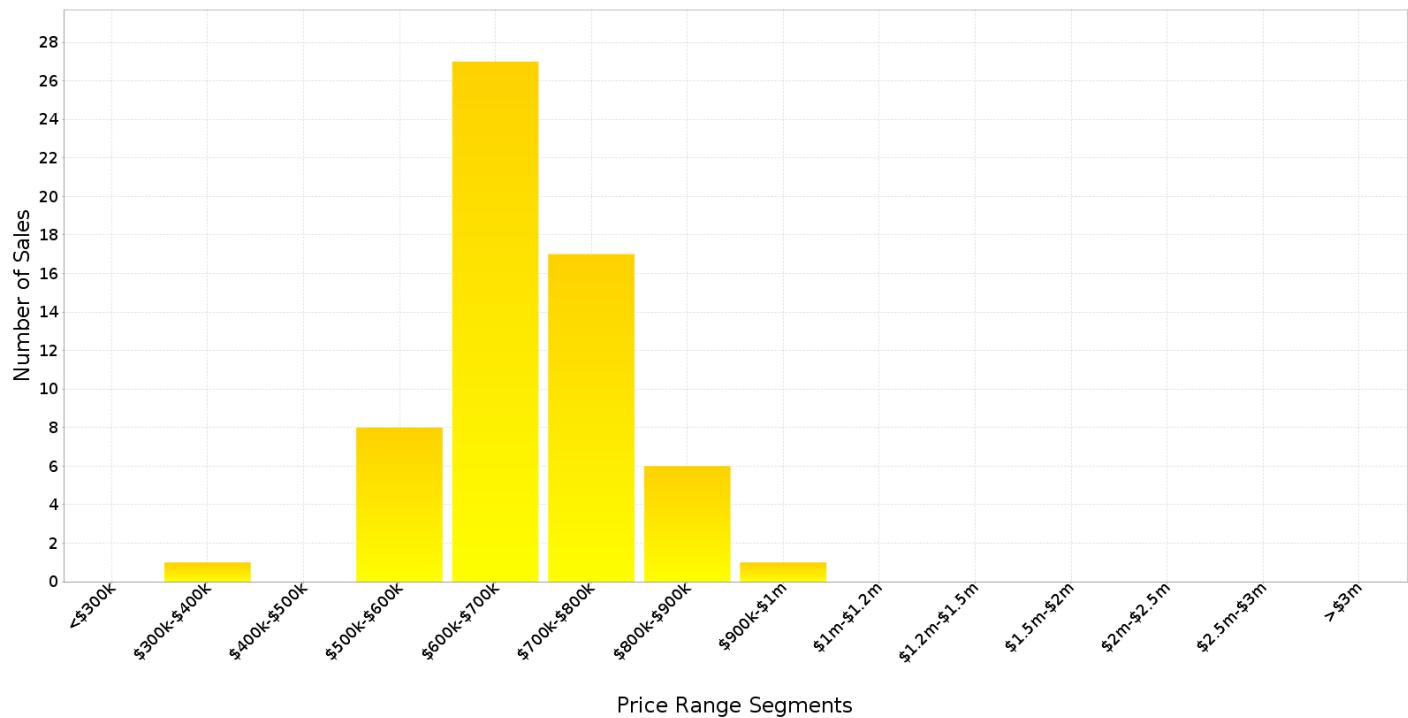
Based on 91 recorded House sales compared over the last two rolling 12 month periods



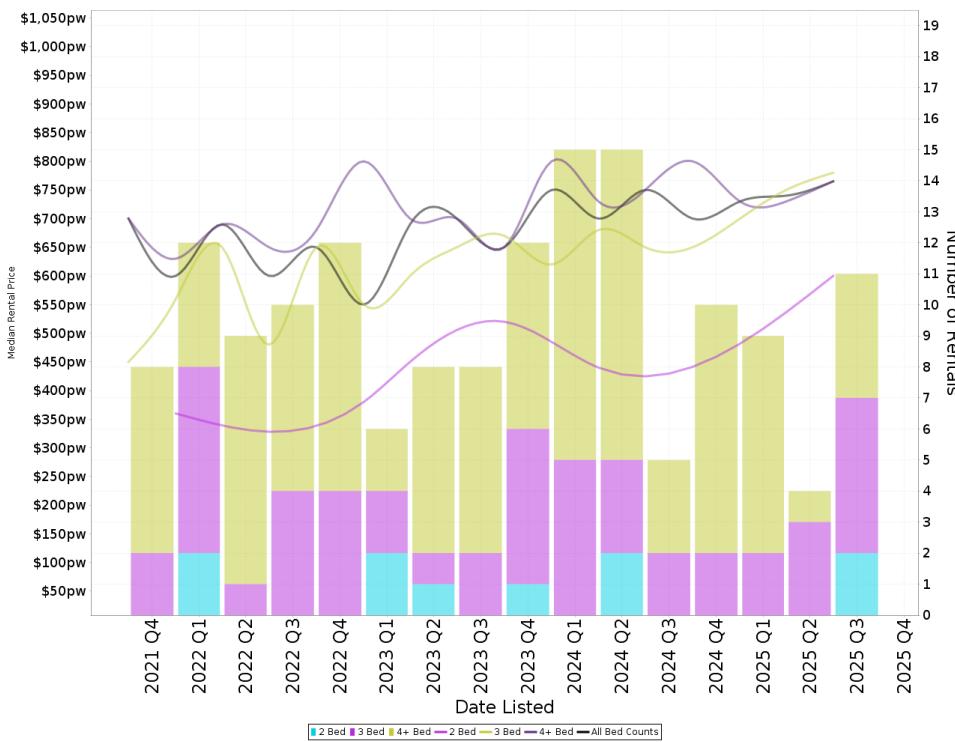
## JOHNSTON - Peak Selling Periods (3 years)



## JOHNSTON - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



Suburb Sale Price Growth

**+11.5%**

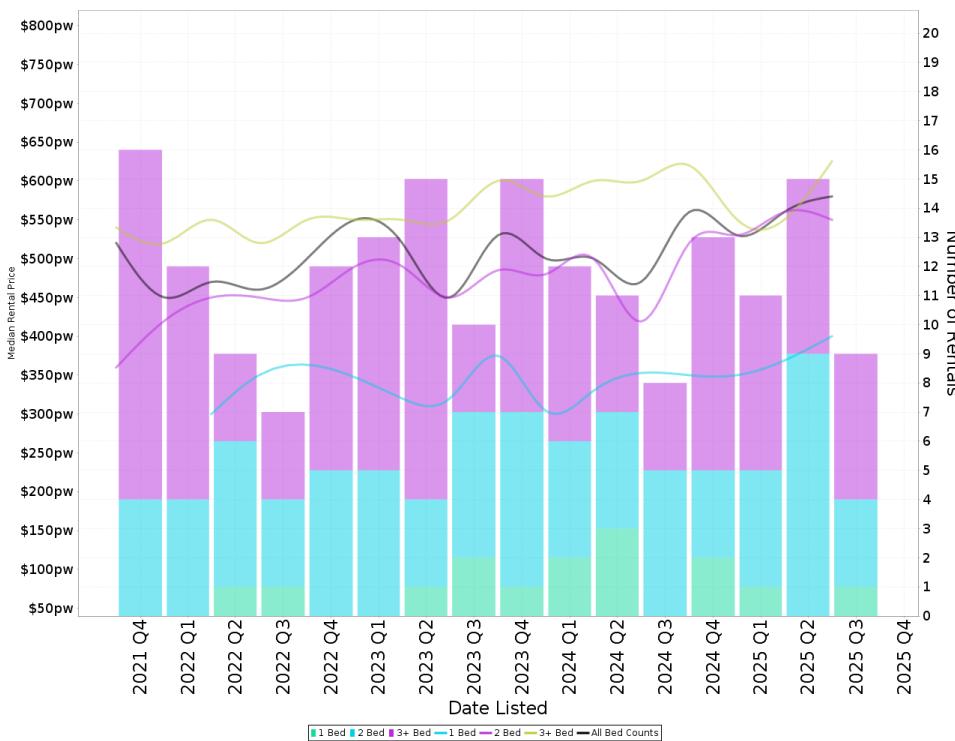
Current Median Price: \$680,000  
Previous Median Price: \$610,000  
Based on 91 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

**+5.7%**

Current Median Price: \$680,000  
Current Median Rent: \$740  
Based on 34 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



Suburb Sale Price Growth

**+25.9%**

Current Median Price: \$435,000  
Previous Median Price: \$345,500  
Based on 101 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

**+6.6%**

Current Median Price: \$435,000  
Current Median Rent: \$550  
Based on 48 registered Unit rentals compared over the last 12 months.

## JOHNSTON - Recently Sold Properties

## Median Sale Price

**\$680k**

Based on 60 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

**+11.5%**

Based on 91 recorded House sales compared over the last two  
rolling 12 month periods

## # Sold Properties

60

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



**100 LIND RD**

**\$860,000**

Nov 2025

96 Days

860 m<sup>2</sup>

4

2

3

11 ANGEL RD

\$752,500

812.0 m<sup>2</sup>

2025

3 2 2

A wide-angle photograph of a modern, open-plan living space. The room features light-colored walls and ceiling, a large white sofa with yellow and blue pillows, a round coffee table, and a dining area with a white table and chairs. A large framed painting hangs on the wall to the right. A circular badge in the bottom left corner contains the text 'SOLD', 'SOLD TO', 'Nov 2025', '11 Days', and '100% sold'.

9 TEASDALE ST

\$680,000

24.4m

33.0m

804.0 m<sup>2</sup>

2025

804 m<sup>2</sup>

3

2

**\$810,000**

**15 VENDETTA CRES**

**SELLER SOLD SOLD**  
Nov 2025  
6 Days

**953 m<sup>2</sup>** **3** **2** **2**

**7 ANGEL RD**

**\$680,000**

2025 37 Days

806 m² 3 2 2

**3 SUPPLY ST**

**\$120,000**

2025 151 Days

700 m² 3 2 1

**16 FLINDERS ST**

**\$745,000**

2025 37 Days

700 m² 4 2 3

**13 VENDETTA CRES**

**\$820,000**

2025 84 Days

774 m² 4 2 2

**5 LIND RD**

**\$900,000**

2025 151 Days

3,430 m² 3 2 2

**164 LIND RD**

**\$810,000**

2025 37 Days

985 m² 4 2 2

**10 REDWOOD ST**

**\$670,000**

2025 107 Days

816 m² - -

**204 FARRAR BVD**

**\$670,000**

2025 107 Days

765 m² 3 2 2

**49 CAMM ST**

**\$750,000**

2025 N/A

800 m² 1 1 2

**24 BRISBANE CRES**

**\$810,000**

2025 69 Days

816 m² 4 2 4

**55 LIND RD**

**\$690,000**

2025 N/A

918 m² 834 m² 802 m² 800 m² 808 m²

**6 BETANO ST**

**\$521,000**

2025 N/A

784 m² 3 2 2

# JOHNSTON - Properties For Rent

## Median Rental Price

**\$740 /w**

Based on 34 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

**+5.7%**

Current Median Price: \$680,000  
Current Median Rent: \$740

Based on 60 recorded House sales and 34 House rentals compared over the last 12 months

## Number of Rentals

**34**

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

### 2/8 CAMM STREET



4,218 m<sup>2</sup>

\$620 per week

2 2 2

### 65 LIND ROAD



644 m<sup>2</sup>

\$850 per week

4 2 3

### 4/18 LIND ROAD



2,100 m<sup>2</sup>

\$700 per week

3 2 2