

RayWhite.



Suburb flyover report

MALAK (HOUSE)

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MALAK - Suburb Map



MALAK - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	54	\$ 376,500	0.0 %	\$ 32,395	\$ 485,000
2008	52	\$ 410,000	8.9 %	\$ 24,157	\$ 565,000
2009	36	\$ 450,000	9.8 %	\$ 72,345	\$ 610,000
2010	37	\$ 500,000	11.1 %	\$ 5,000	\$ 645,000
2011	28	\$ 491,250	-1.8 %	\$ 25,000	\$ 600,000
2012	35	\$ 550,000	12.0 %	\$ 43,150	\$ 700,000
2013	34	\$ 578,500	5.2 %	\$ 28,500	\$ 747,000
2014	45	\$ 570,000	-1.5 %	\$ 65,800	\$ 725,000
2015	34	\$ 538,500	-5.5 %	\$ 225,000	\$ 714,150
2016	31	\$ 540,000	0.3 %	\$ 81,600	\$ 672,500
2017	25	\$ 433,000	-19.8 %	\$ 143,333	\$ 740,000
2018	20	\$ 465,500	7.5 %	\$ 63,000	\$ 700,000
2019	28	\$ 467,500	0.4 %	\$ 276,000	\$ 589,000
2020	6	\$ 467,500	0.0 %	\$ 305,000	\$ 500,000
2021	0				
2022	29	\$ 545,000	0.0 %	\$ 33,500	\$ 730,000
2023	25	\$ 550,000	0.9 %	\$ 66,300	\$ 755,000
2024	36	\$ 490,500	-10.8 %	\$ 155,000	\$ 780,000
2025	46	\$ 582,500	18.8 %	\$ 247,500	\$ 680,000

Median Sale Price

\$550k

Based on 49 recorded House sales within the last 12 months (Oct '24 - Sep '25)

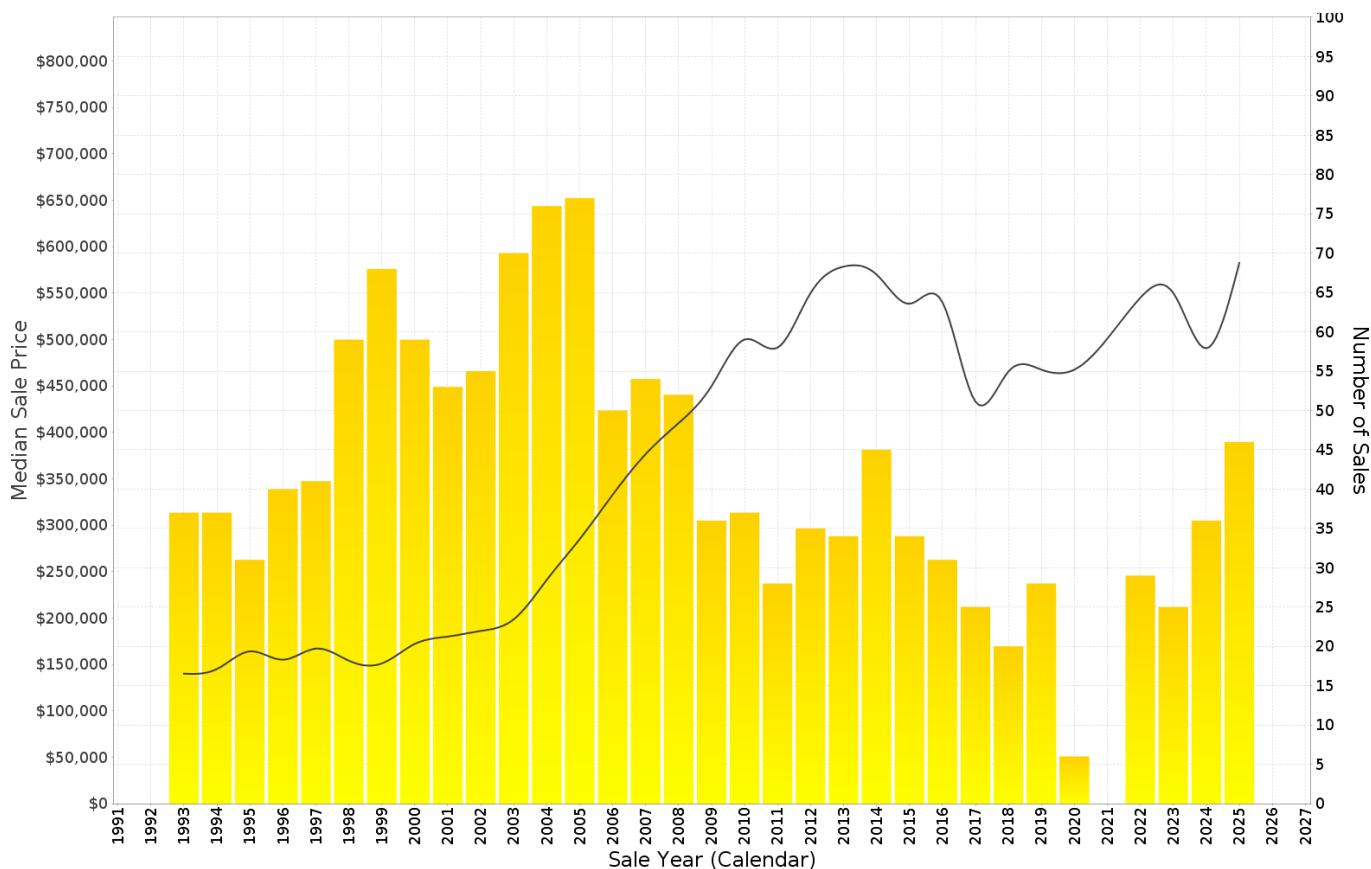
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

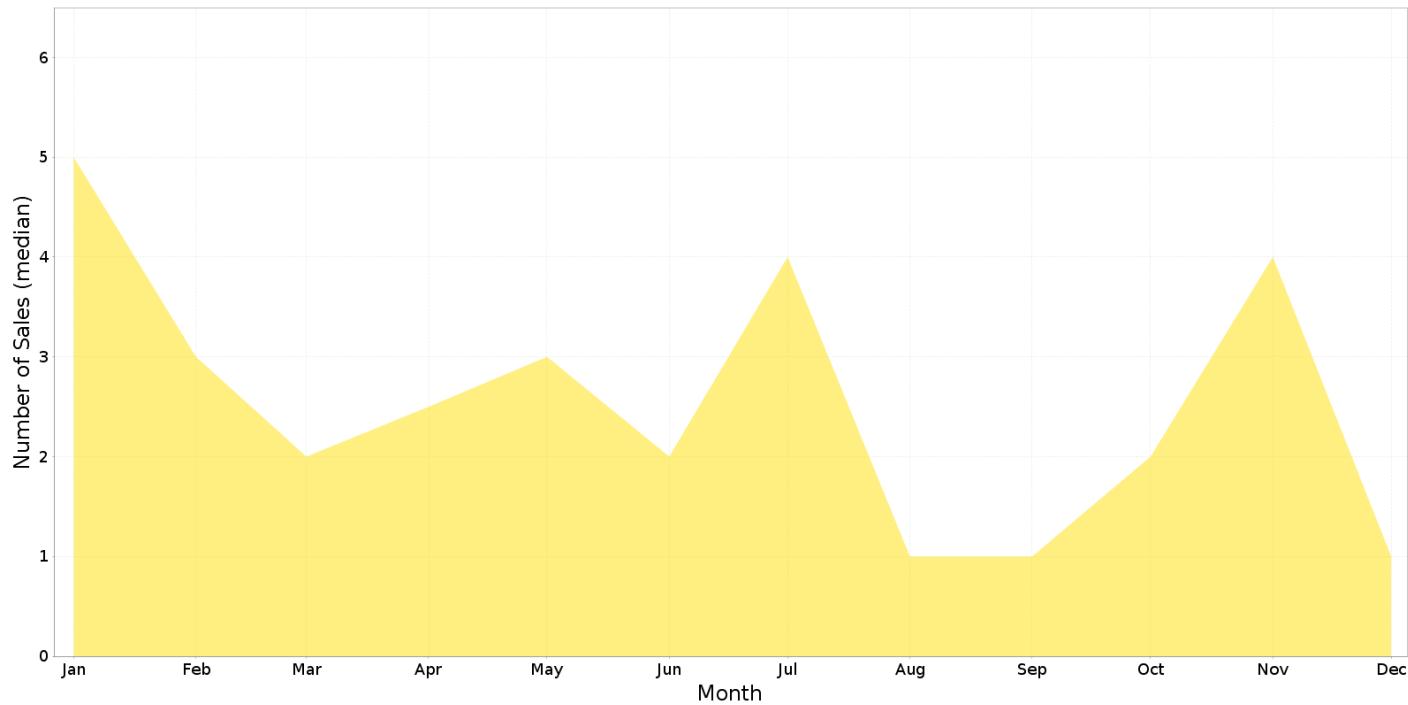
+12.0%

Current Median Price: \$550,000
Previous Median Price: \$491,000

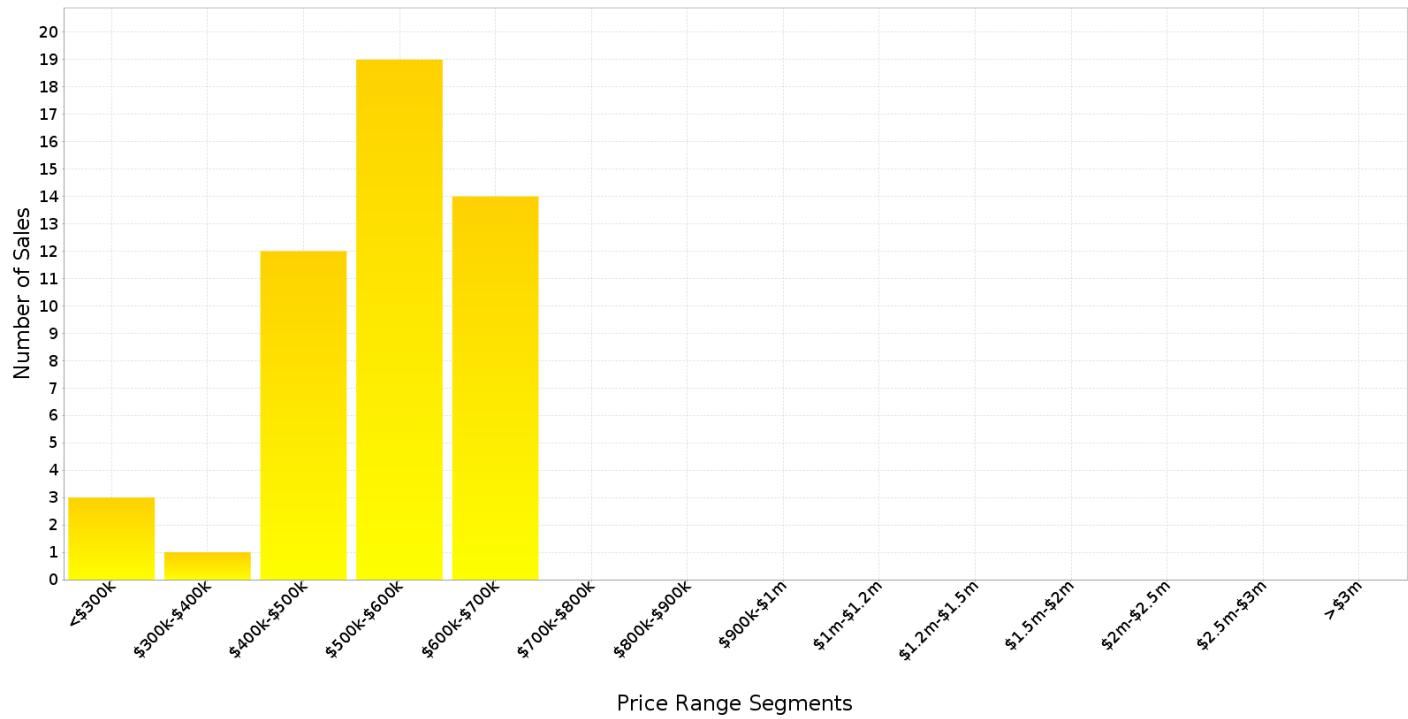
Based on 78 recorded House sales compared over the last two rolling 12 month periods



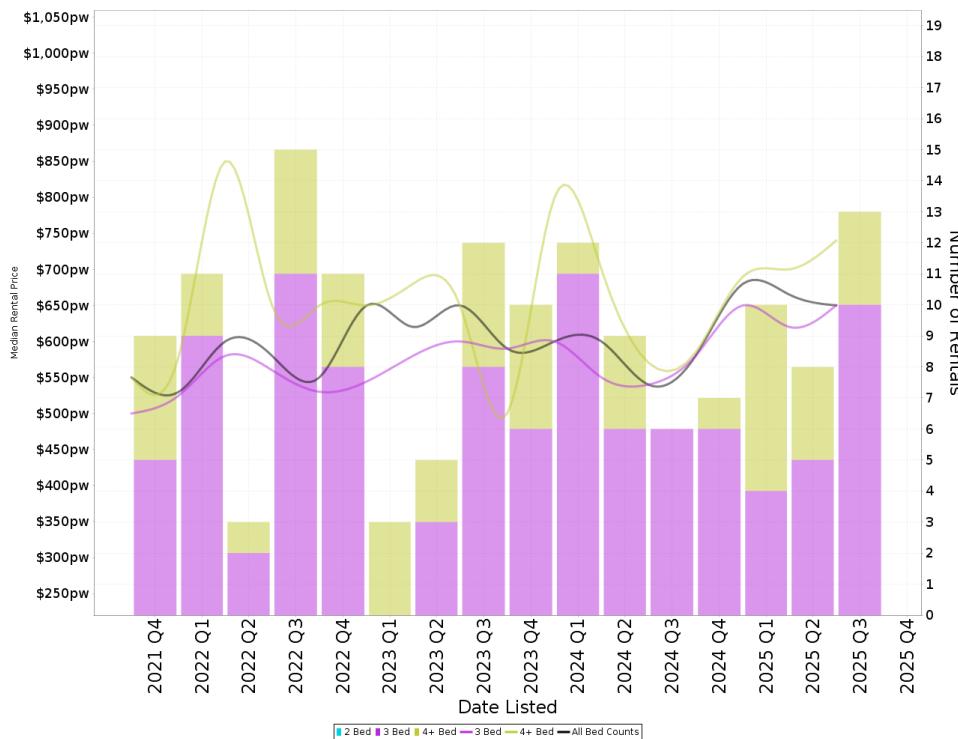
MALAK - Peak Selling Periods (3 years)



MALAK - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+12.0%

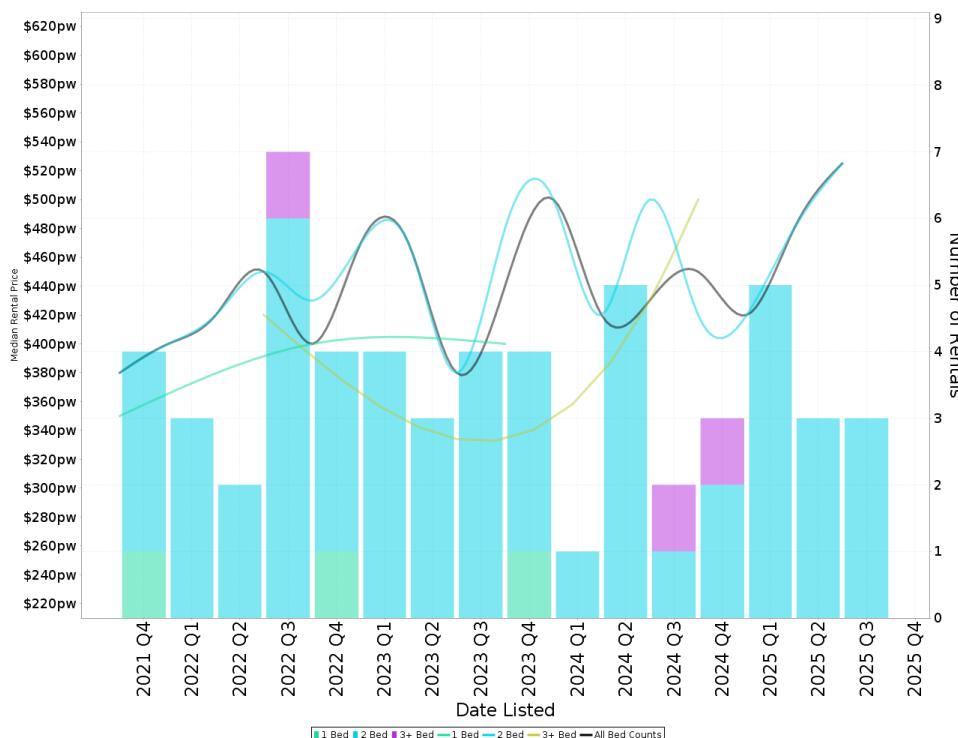
Current Median Price: \$550,000
Previous Median Price: \$491,000
Based on 78 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+6.1%

Current Median Price: \$550,000
Current Median Rent: \$650
Based on 38 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+10.4%

Current Median Price: \$292,500
Previous Median Price: \$265,000
Based on 29 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+8.0%

Current Median Price: \$292,500
Current Median Rent: \$450
Based on 14 registered Unit rentals compared over the last 12 months.

MALAK - Recently Sold Properties

Median Sale Price

\$550k

Based on 49 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

+12.0%

Current Median Price: \$550,000
Previous Median Price: \$491,000

Based on 78 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

49

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 PROWSE CT



\$620,000



804 m² • 4 • 1 • 2

9 MOODY CT



\$645,000



1,120 m² • - • - • -

12 KAPOOL CRES

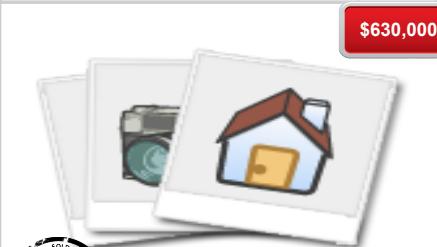


\$600,000



818 m² • 3 • 2 • 1

30 OSBORNE RD



\$630,000



photo not available

804 m² • 4 • 1 • 2

14 MARCHANT CRT



\$540,000



809 m² • 4 • 3 • 2

18 PALMER CRT



\$542,000



827 m² • 3 • 1 • 2

57 MUELLER RD



\$600,000



804 m² • 3 • 1 • 2

2 RADGE CRT



\$675,000



989 m² • 4 • 2 • 2

3 MOODY CRT



\$615,000



808 m² • 3 • 1 • 4

32 BAYFIELD RD



\$585,000



793 m² • 5 • 2 • 2

37 DALWOOD CRES



\$555,000



804 m² • 3 • 1 • 2

4 RENNER CRT



\$637,000



819 m² • 3 • 2 • 2

MALAK - Properties For Rent

Median Rental Price

\$650 /w

Based on 38 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

+6.1%

Current Median Price: \$550,000
Current Median Rent: \$650

Based on 49 recorded House sales and 38 House rentals compared over the last 12 months

Number of Rentals

38

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

11 PAQUALIN ROAD



30 PATTERSON STREET

