

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)

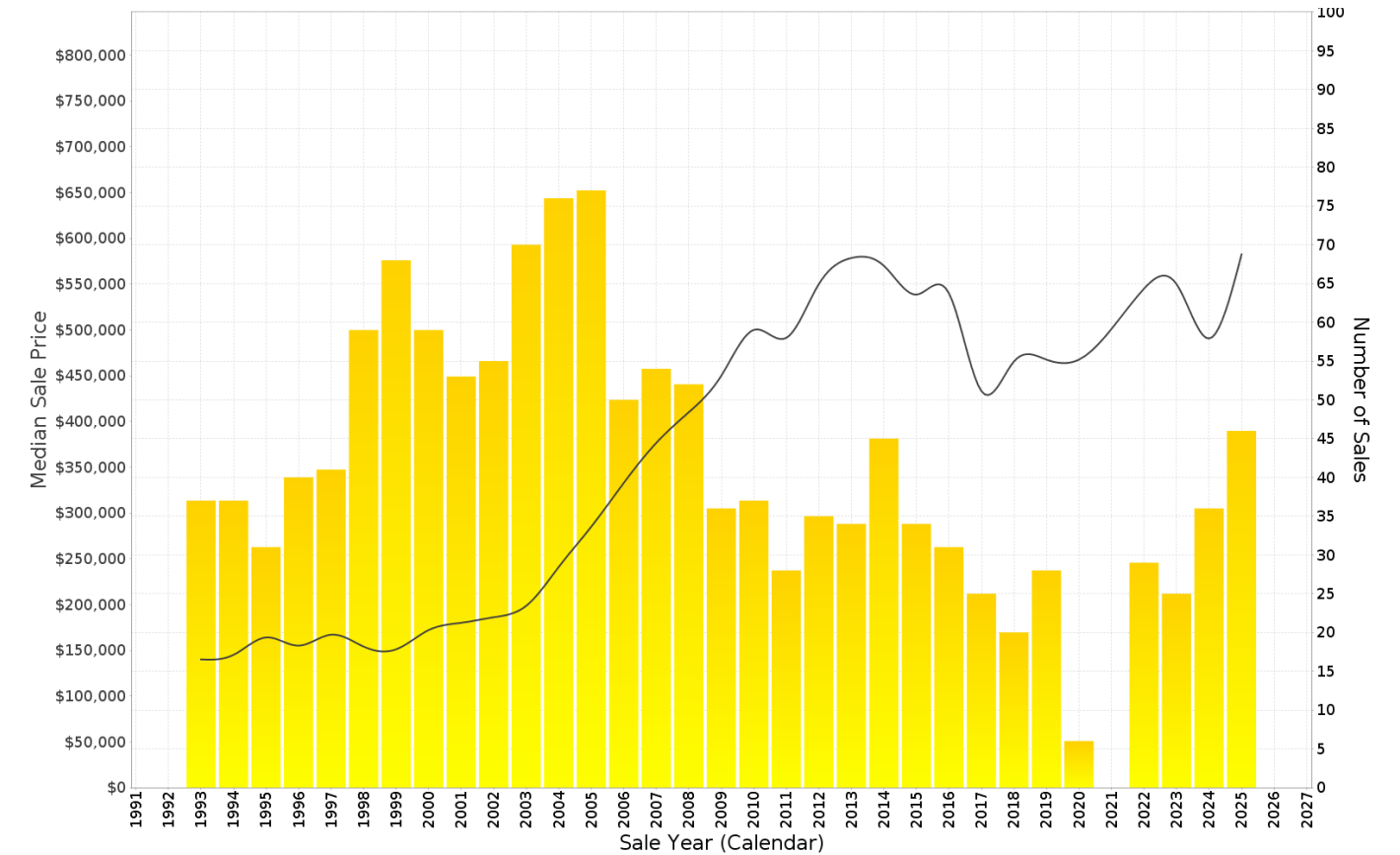
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

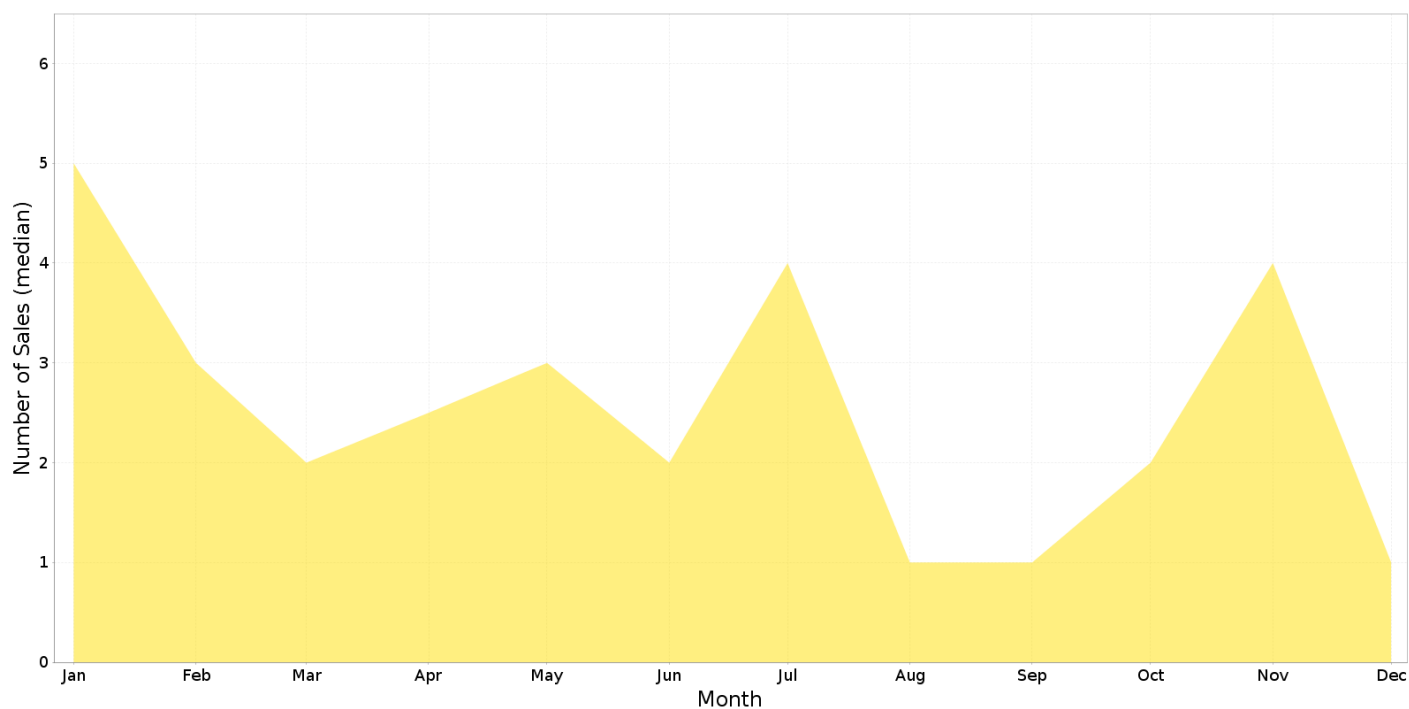
+12.0%

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

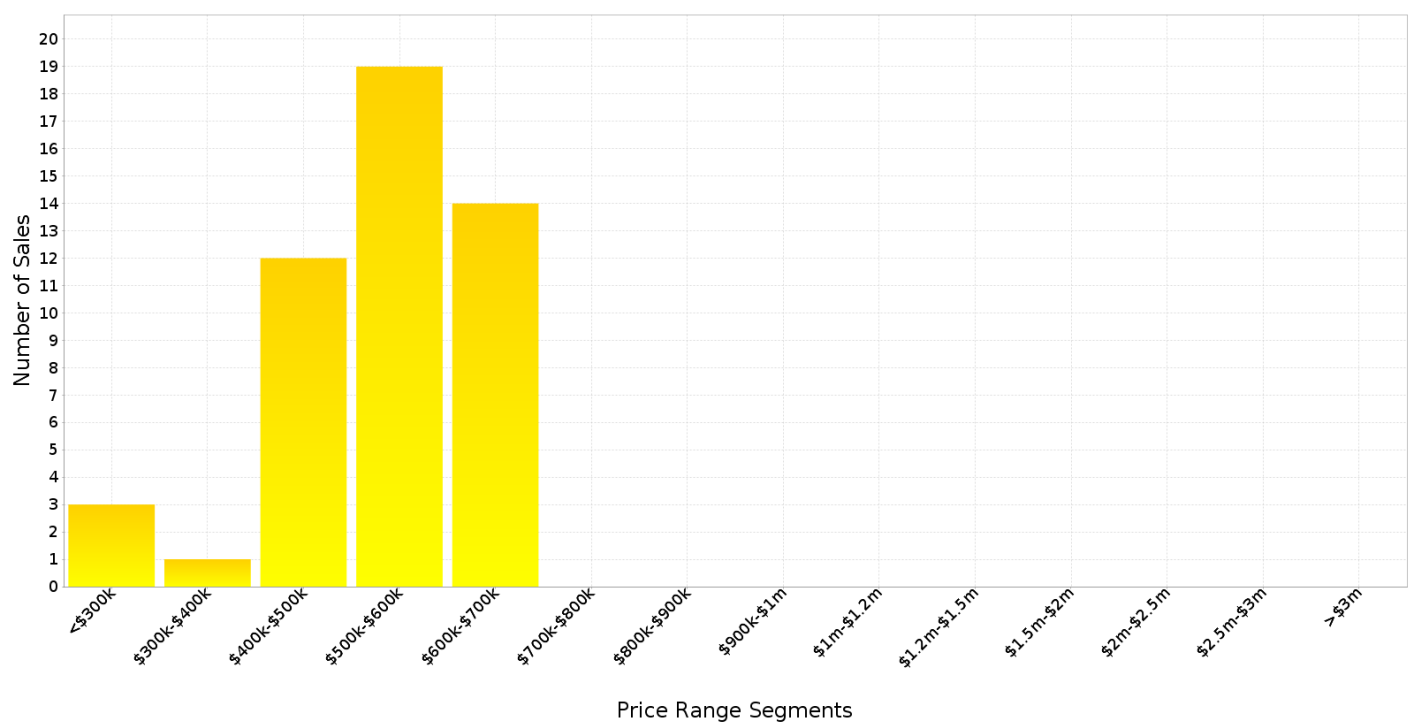
Based on 78 recorded House sales compared over the last two rolling 12 month periods



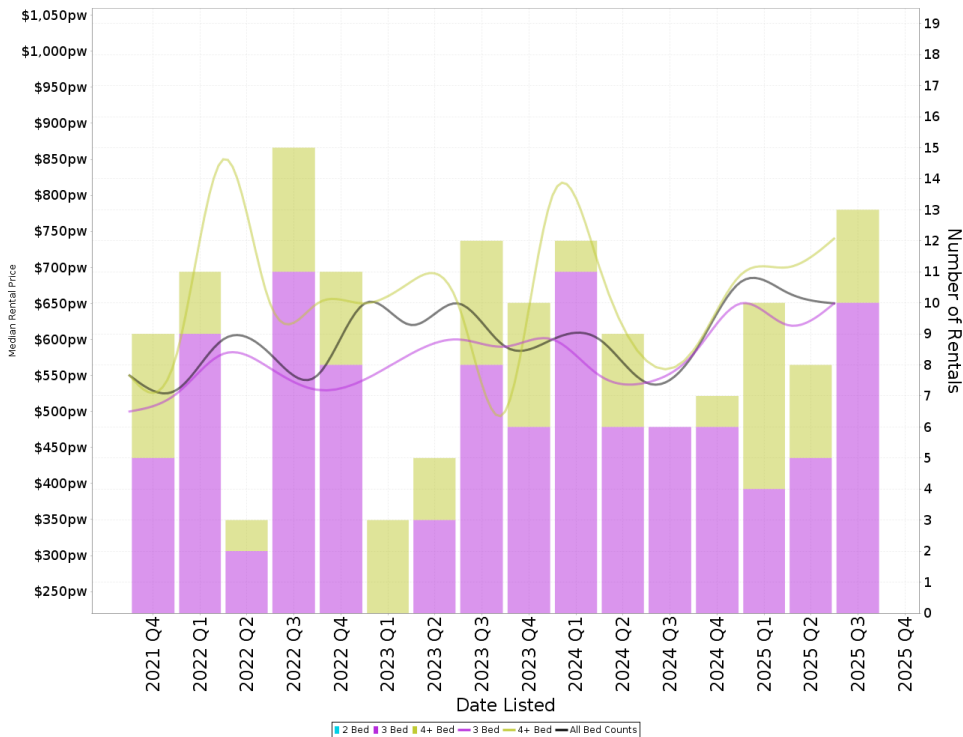
MALAK - Peak Selling Periods (3 years)



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.

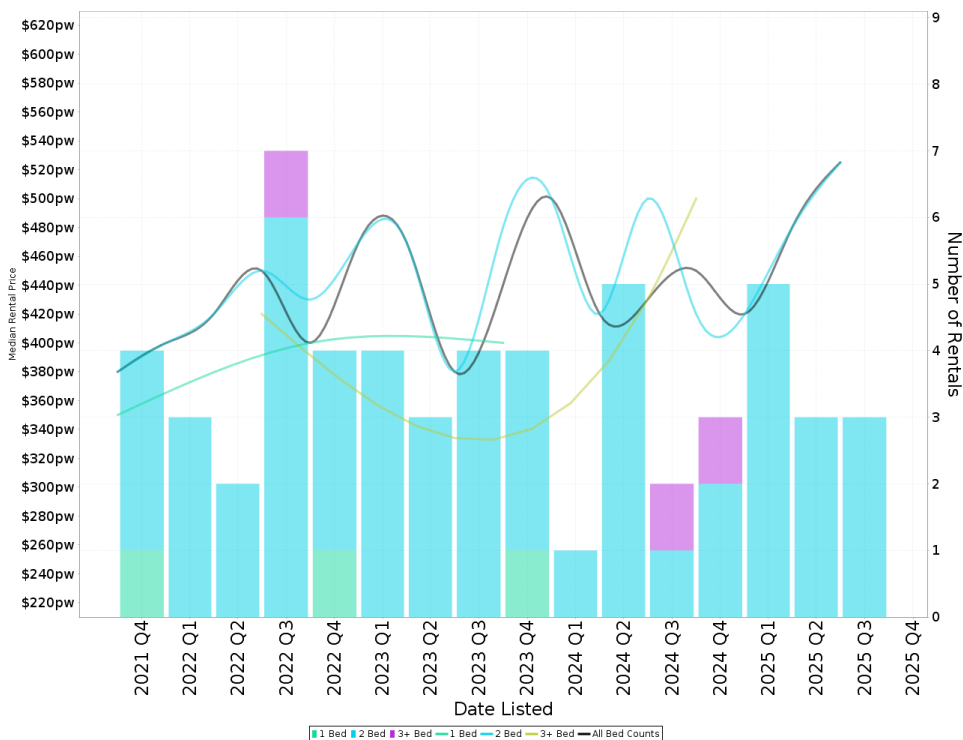
Suburb Rental Yield

+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

24 MATTHEWS RD

\$625,000

Nov 2025
42 Days

846 m² 3 1 4

30 HALPIN ST

\$775,000

Nov 2025
22 Days

863 m² 4 2 3

42 DARWENT ST

\$651,500

Nov 2025
42 Days

733 m² 3 1 3

40 MALAK CRES

\$550,000

Nov 2025
N/A

1,000 m² 3 1 2

11 WESCOMBE CRT

\$605,000

Nov 2025
25 Days

790 m² 3 1 1

12 MOODY CRT

\$565,000

Nov 2025
N/A

821 m² 3 1 -

5 HACK CRT

\$790,000

Nov 2025
11 Days

964 m² 4 2 2

66 MALAK CRES

\$656,000

Nov 2025
56 Days

804 m² 3 1 1

8 PITMAN CRT

\$645,000

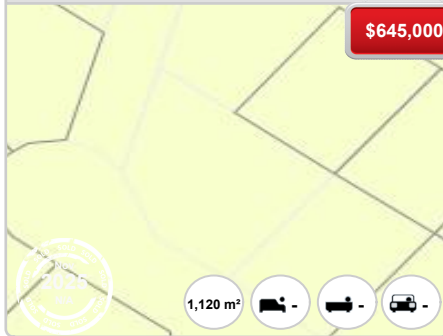
Nov 2025
28 Days

829 m² 4 3 2

10 PROWSE CT



9 MOODY CT



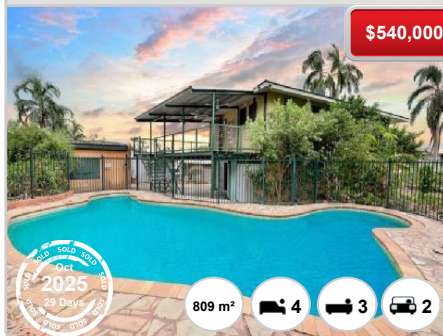
12 KAPOOL CRES



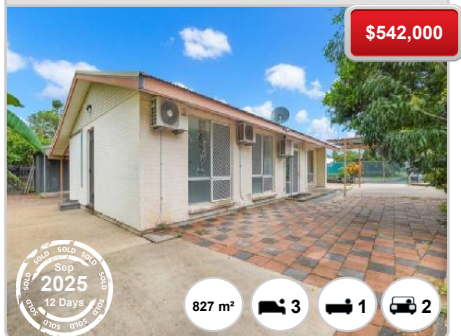
30 OSBORNE RD



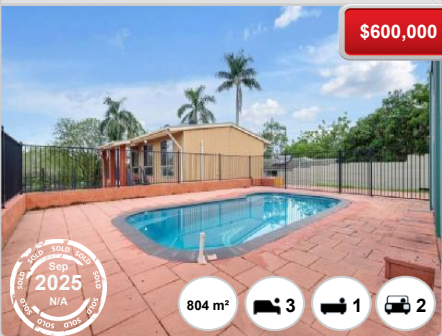
14 MARCHANT CRT



18 PALMER CRT



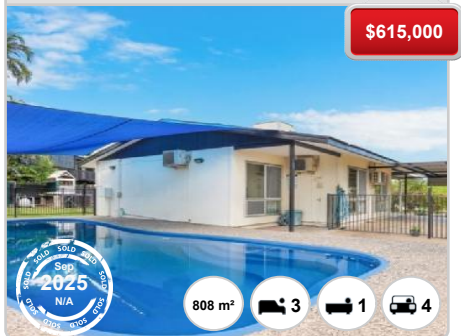
57 MUELLER RD



2 RADGE CRT



3 MOODY CRT



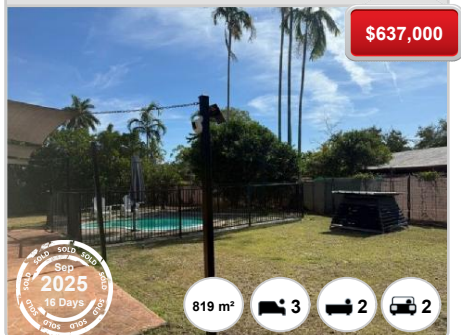
32 BAYFIELD RD



37 DALWOOD CRES



4 RENNER CRT



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

\$770 per week



FOR RENT
Dec
2025
7 Days

804 m²


4

2

4

30 PATTERSON STREET

\$610 per week



FOR RENT
Oct
2025
68 Days

1,080 m²

3

1

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