

RayWhite.

**Suburb
flyover
report**

MUIRHEAD (HOUSE)

PREPARED BY: KRISTINA BILLIAS , RAY WHITE NIGHTCLIFF

MUIRHEAD - Suburb Map



MUIRHEAD - Sales Statistics (Houses)

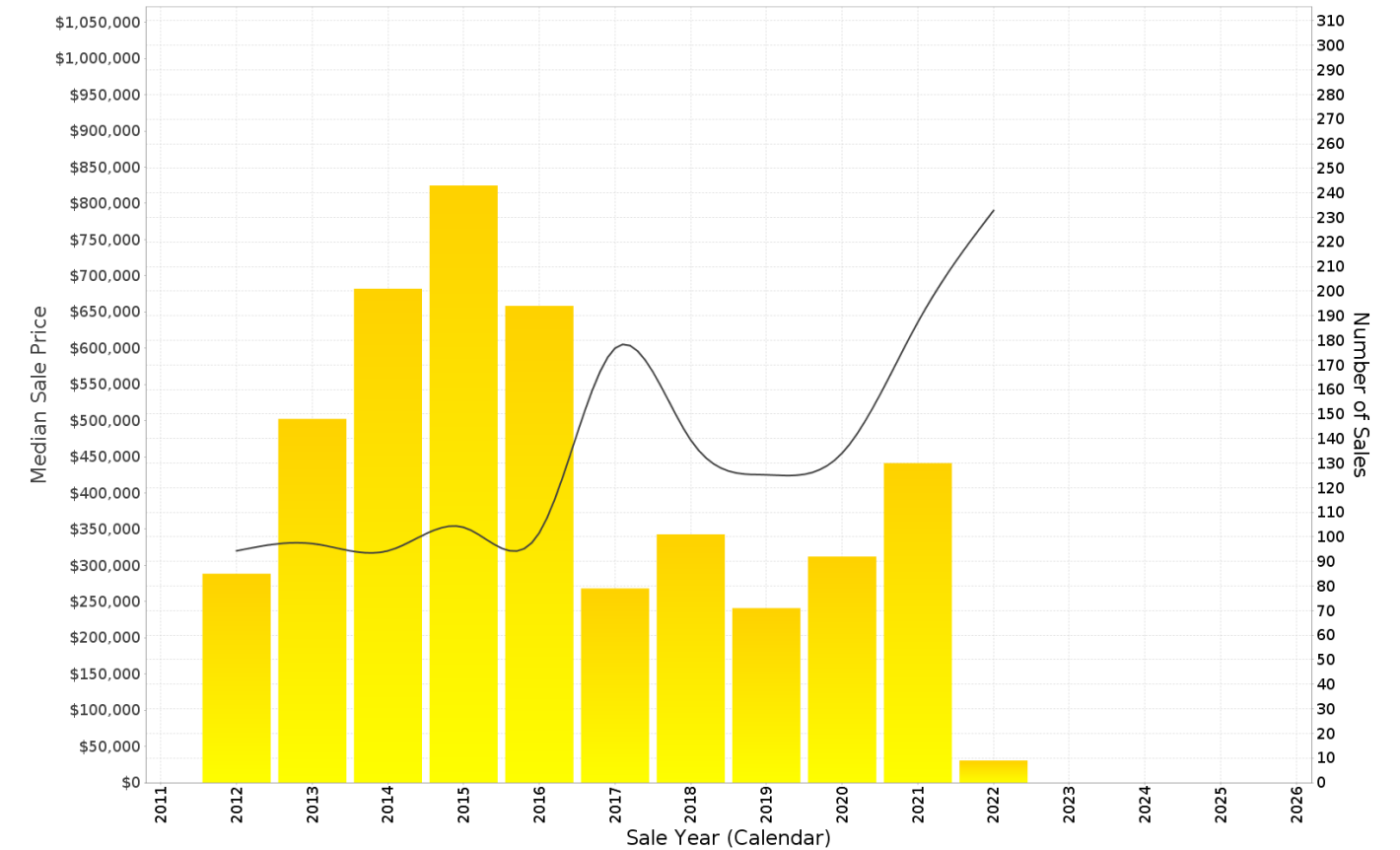
Year	# Sales	Median	Growth	Low	High
2012	85	\$ 320,000	0.0 %	\$ 270,000	\$ 530,000
2013	148	\$ 330,000	3.1 %	\$ 270,000	\$ 877,100
2014	201	\$ 320,000	-3.0 %	\$ 170,000	\$ 837,500
2015	243	\$ 352,500	10.2 %	\$ 160,000	\$ 835,000
2016	194	\$ 345,000	-2.1 %	\$ 290,000	\$ 3,770,524
2017	79	\$ 600,000	73.9 %	\$ 290,000	\$ 820,000
2018	101	\$ 473,000	-21.2 %	\$ 11,000	\$ 985,000
2019	71	\$ 425,000	-10.1 %	\$ 180,250	\$ 910,000
2020	92	\$ 455,000	7.1 %	\$ 275,000	\$ 1,091,000
2021	130	\$ 636,000	39.8 %	\$ 295,000	\$ 5,830,000
2022	9	\$ 790,000	24.2 %	\$ 590,000	\$ 821,500
2023	0				
2024	0				
2025	0				

Median Sale Price

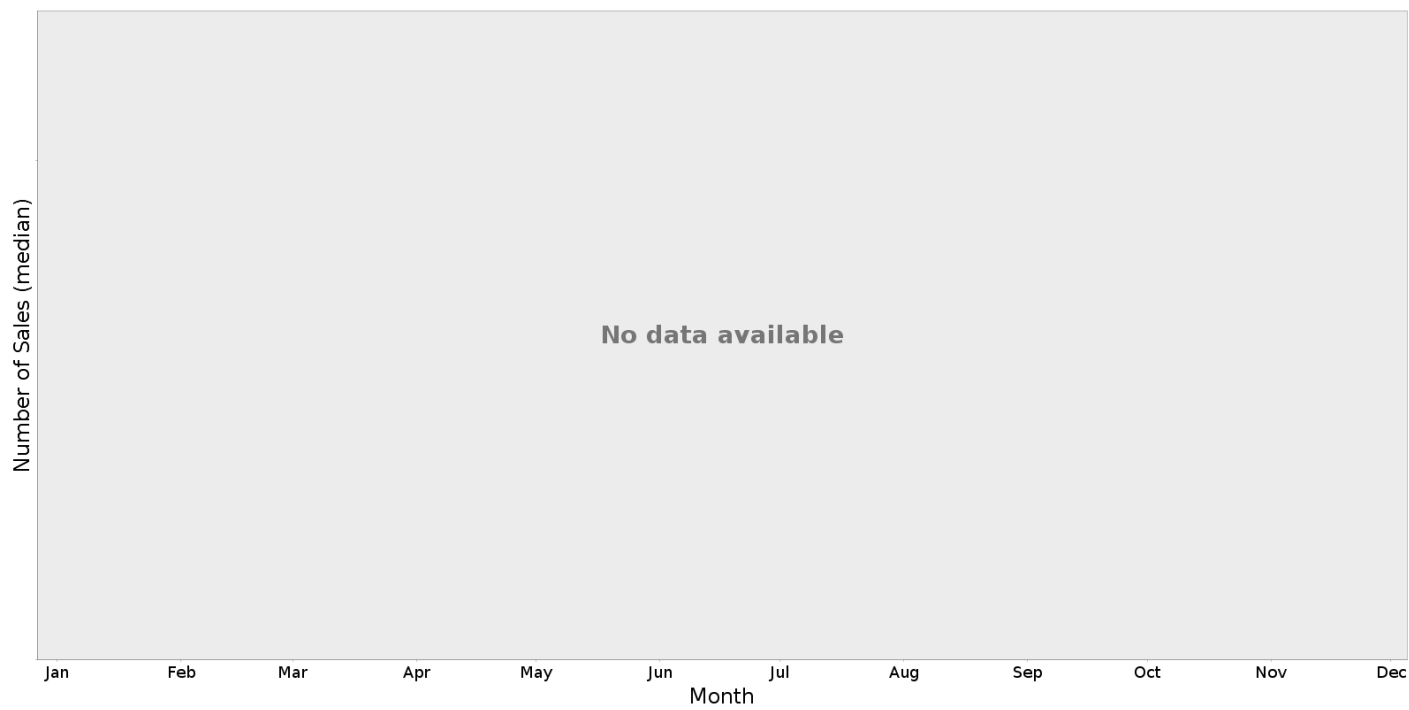
N/A

Suburb Growth

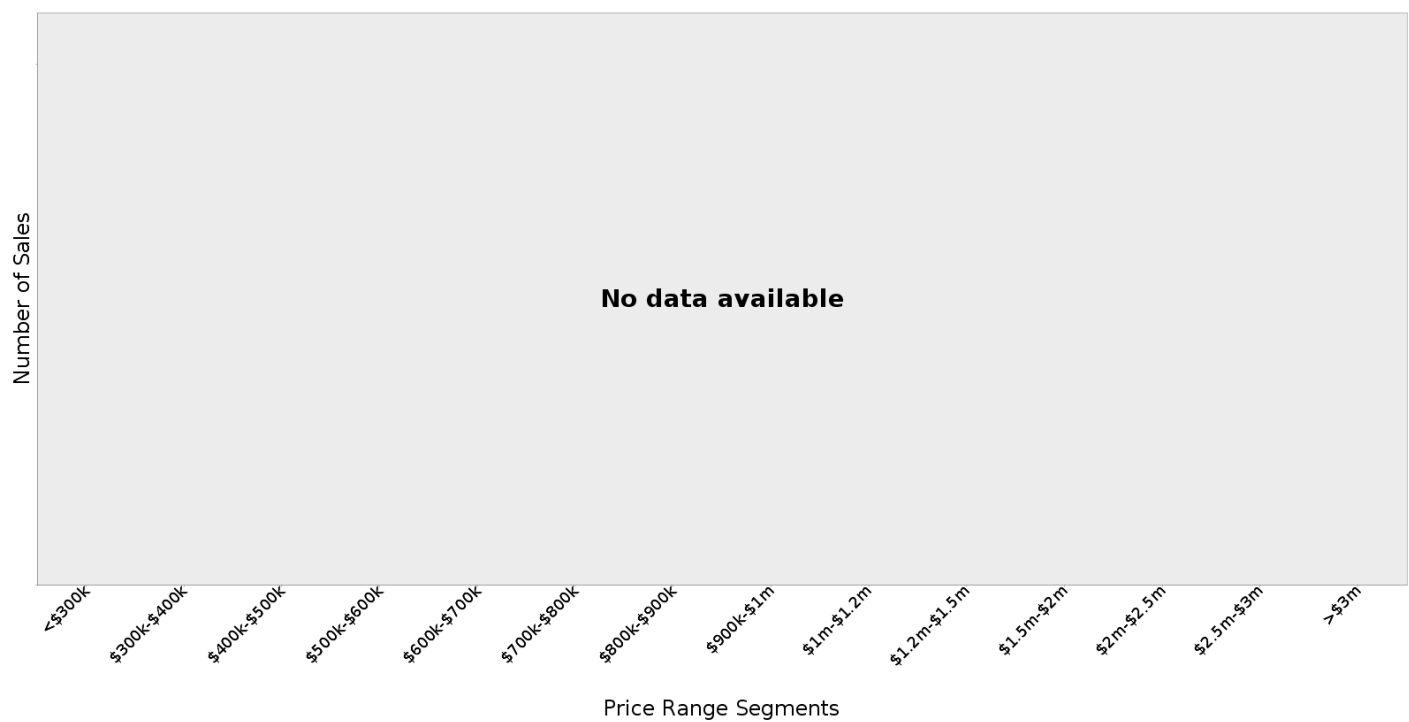
N/A



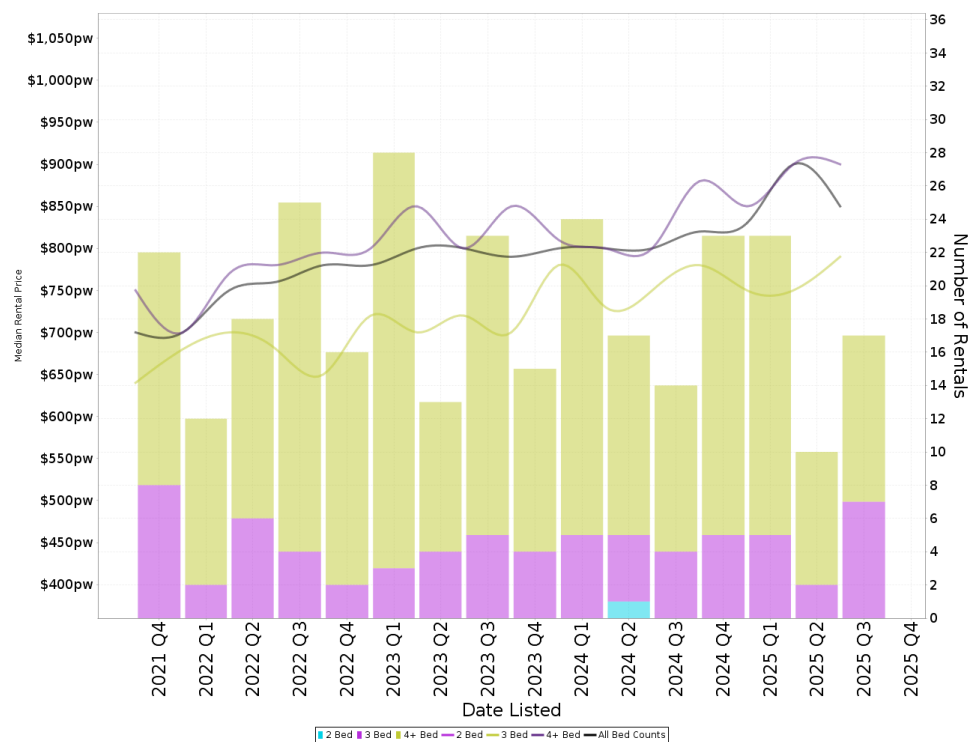
MUIRHEAD - Peak Selling Periods (3 years)



MUIRHEAD - Price Range Segments (12 months)



Median Weekly Rents (Houses)



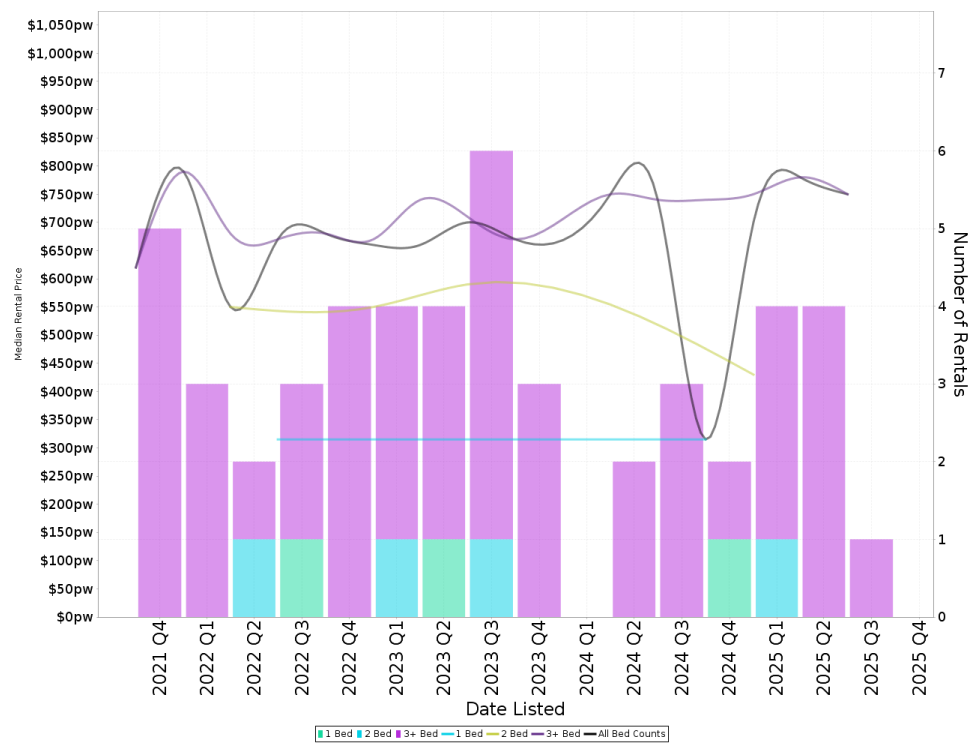
Suburb Sale Price Growth

N/A

Suburb Rental Yield

N/A

Median Weekly Rents (Units)



Suburb Sale Price Growth

N/A

Suburb Rental Yield

N/A

MUIRHEAD - Recently Sold Properties

Median Sale Price

N/A

Suburb Growth

N/A

Sold Properties

0

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

21 COLEMAN ST

\$982,500

Oct 2025

4

3

2

15 COLEMAN ST

\$1,200,000

Jul 2025

1,000 m²

5

3

2

MUIRHEAD - Properties For Rent

Median Rental Price

\$850 /w

Based on 73 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

N/A

Number of Rentals

73

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

6 MOORE STREET

\$800 per week

Dec 2025
14 Days

566 m² 4 2 2

16 PHILPOTT STREET

\$870 per week

Dec 2025
14 Days

584 m² 4 2 2

13 LEITCH STREET

\$1,300 Per

Dec 2025
26 Days

657 m² 4 2 2

8 OGDEN STREET

\$925 per week

Dec 2025
27 Days

586 m² 5 2 2

15 COLEMAN STREET

\$1300 per week

Nov 2025
49 Days

1,000 m² 5 3 2

3 WITHNALL CIRCUIT

\$880 per week

Nov 2025
56 Days

539 m² 4 2 2