

RayWhite.

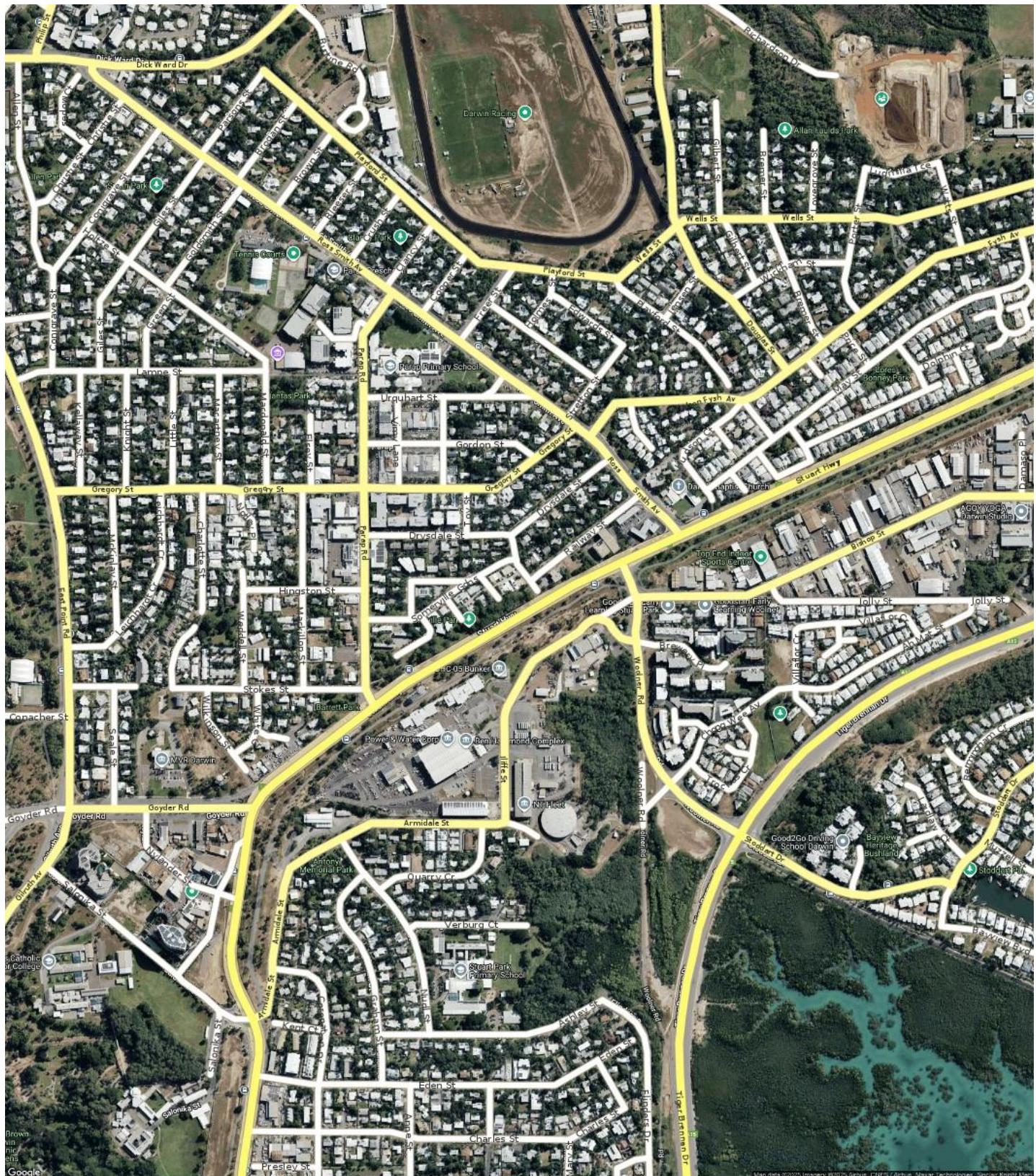


Suburb flyover report

PARAP (HOUSE)

PREPARED BY: KRISTINA BILLIAS, RAY WHITE NIGHTCLIFF

PARAP - Suburb Map



PARAP - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	40	\$ 595,000	0.0 %	\$ 210,000	\$ 915,000
2008	19	\$ 620,000	4.2 %	\$ 246,000	\$ 820,000
2009	21	\$ 662,500	6.9 %	\$ 164,000	\$ 940,000
2010	20	\$ 746,374	12.7 %	\$ 15,850	\$ 987,000
2011	17	\$ 850,000	13.9 %	\$ 320,000	\$ 990,000
2012	16	\$ 766,000	-9.9 %	\$ 375,000	\$ 1,040,000
2013	25	\$ 862,000	12.5 %	\$ 253,333	\$ 1,560,000
2014	22	\$ 845,000	-2.0 %	\$ 700,000	\$ 1,850,000
2015	14	\$ 830,000	-1.8 %	\$ 144,000	\$ 1,175,000
2016	16	\$ 780,000	-6.0 %	\$ 569,000	\$ 1,650,000
2017	13	\$ 700,000	-10.3 %	\$ 610,000	\$ 925,000
2018	17	\$ 725,000	3.6 %	\$ 210,000	\$ 900,000
2019	11	\$ 740,000	2.1 %	\$ 625,000	\$ 846,000
2020	4	\$ 660,000	-10.8 %	\$ 500,000	\$ 880,000
2021	0				
2022	20	\$ 852,500	0.0 %	\$ 400,000	\$ 1,720,000
2023	19	\$ 853,000	0.1 %	\$ 662,500	\$ 1,600,000
2024	15	\$ 880,000	3.2 %	\$ 690,000	\$ 1,690,000
2025	21	\$ 865,000	-1.7 %	\$ 300,000	\$ 1,250,000

Median Sale Price

\$872k

Based on 18 recorded House sales within the last 12 months (Oct '24 - Sep '25)

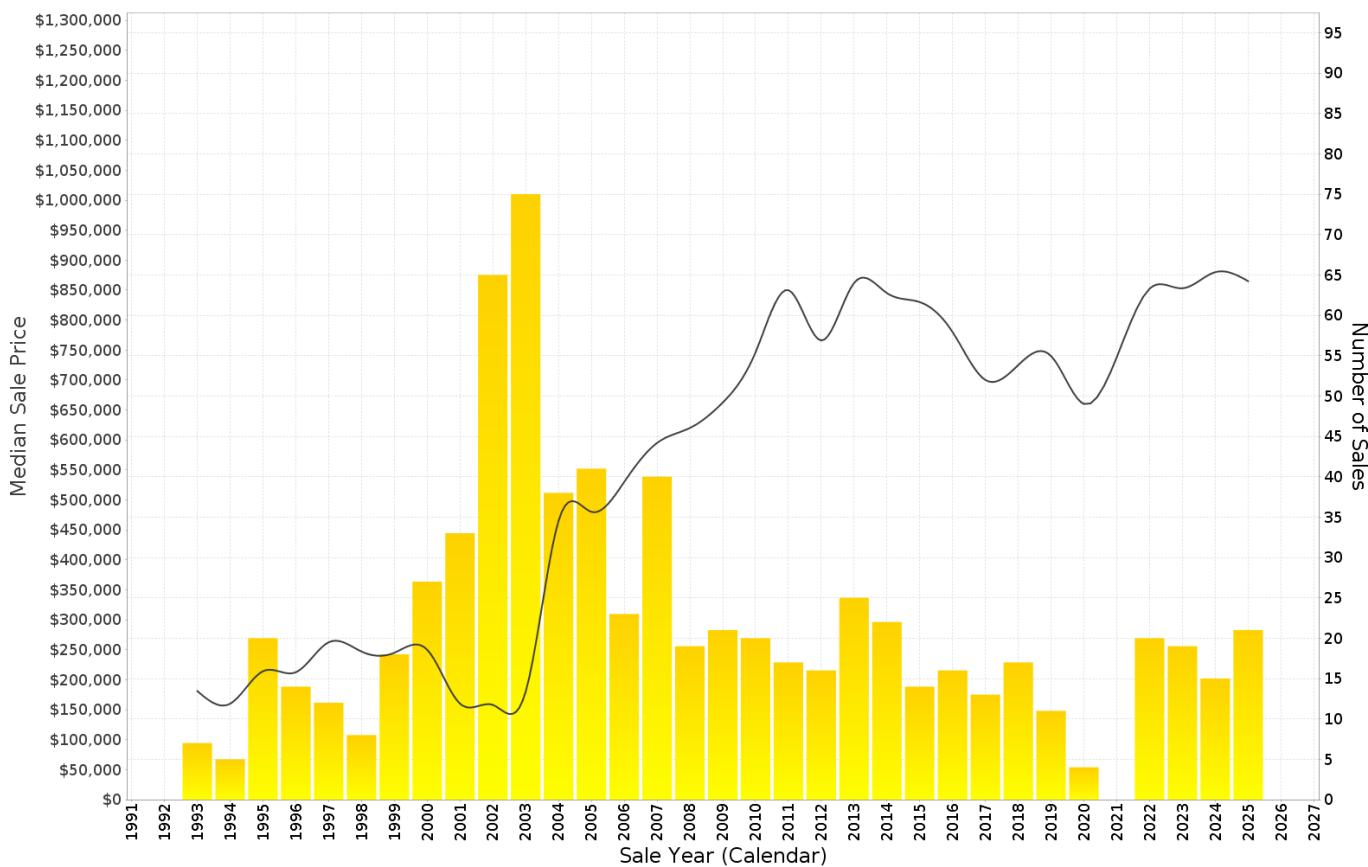
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

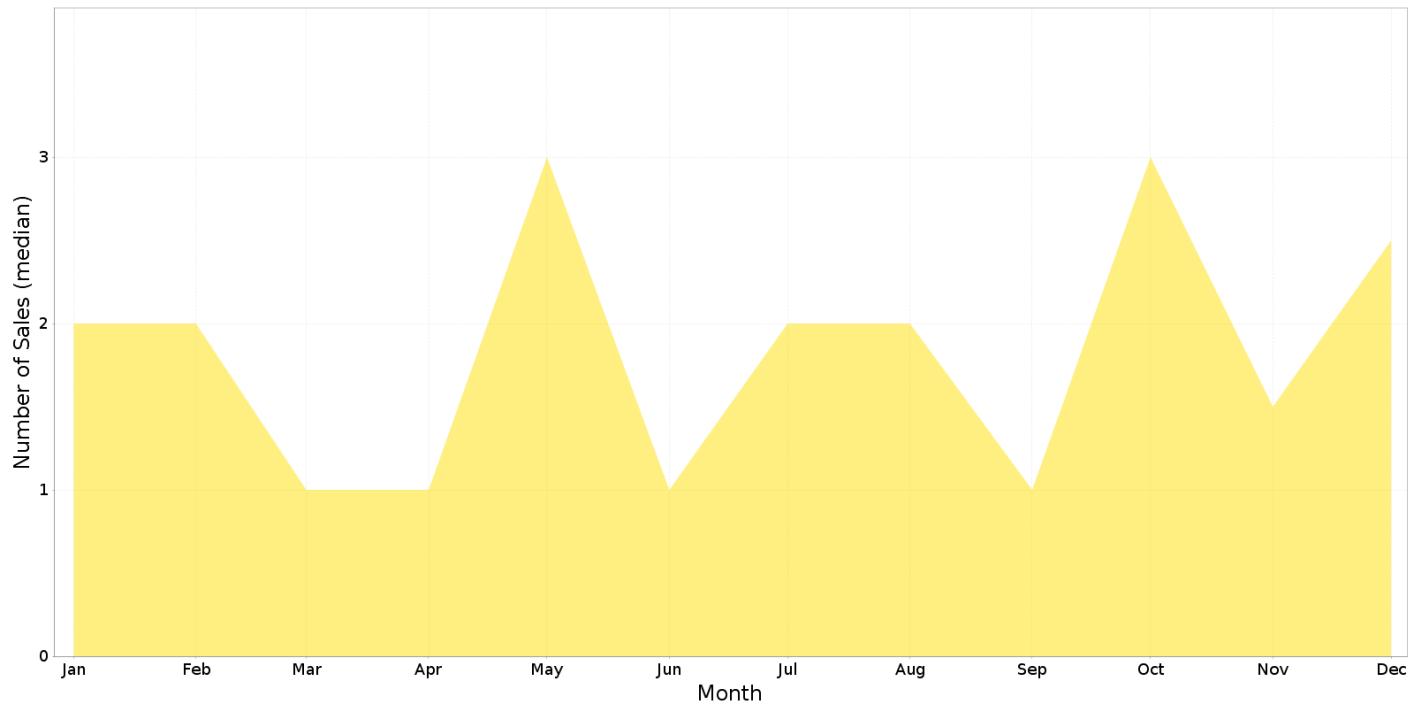
-7.2%

Current Median Price: \$872,500
Previous Median Price: \$940,000

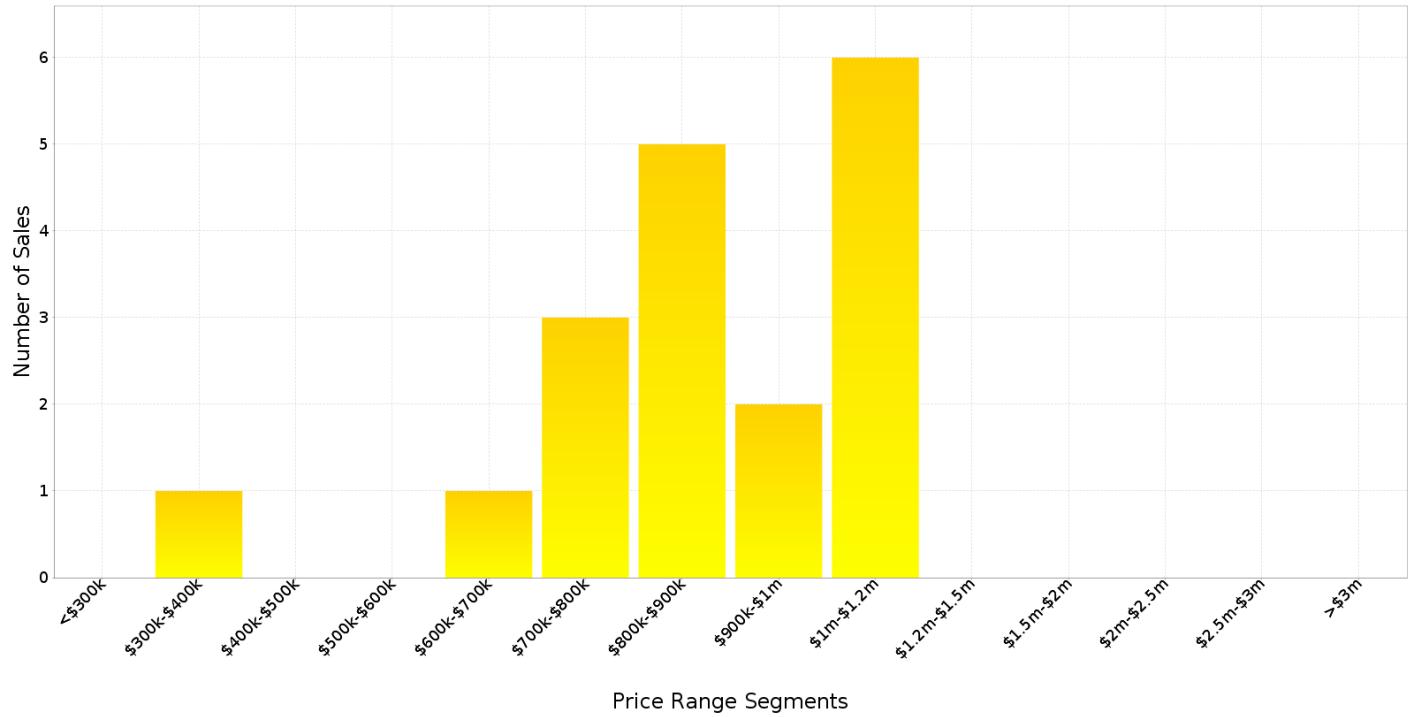
Based on 34 recorded House sales compared over the last two rolling 12 month periods



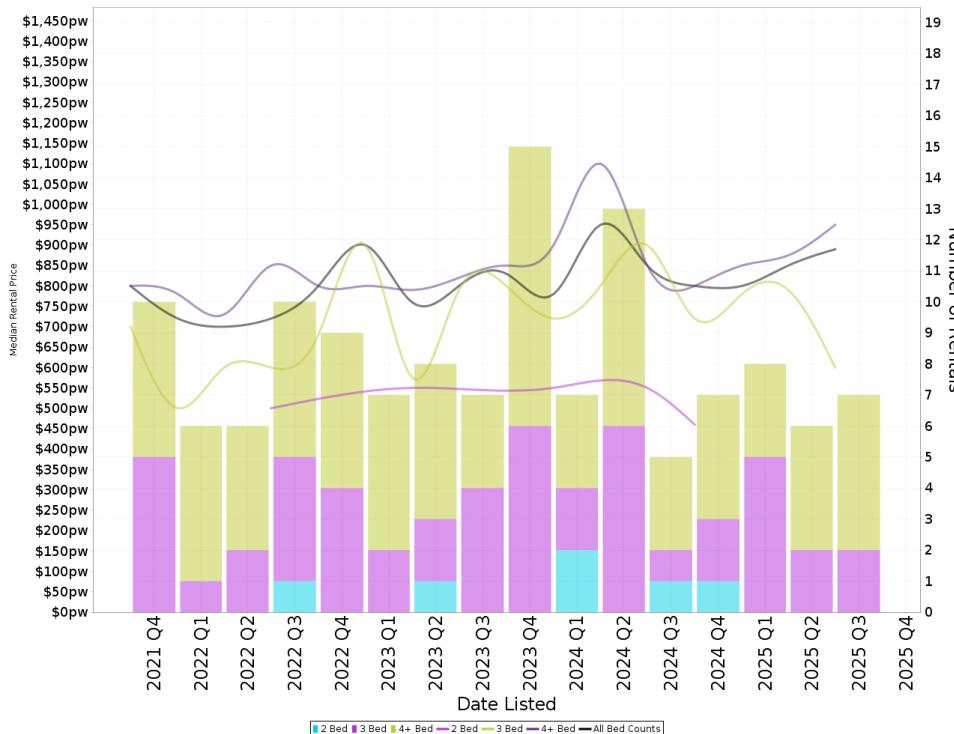
PARAP - Peak Selling Periods (3 years)



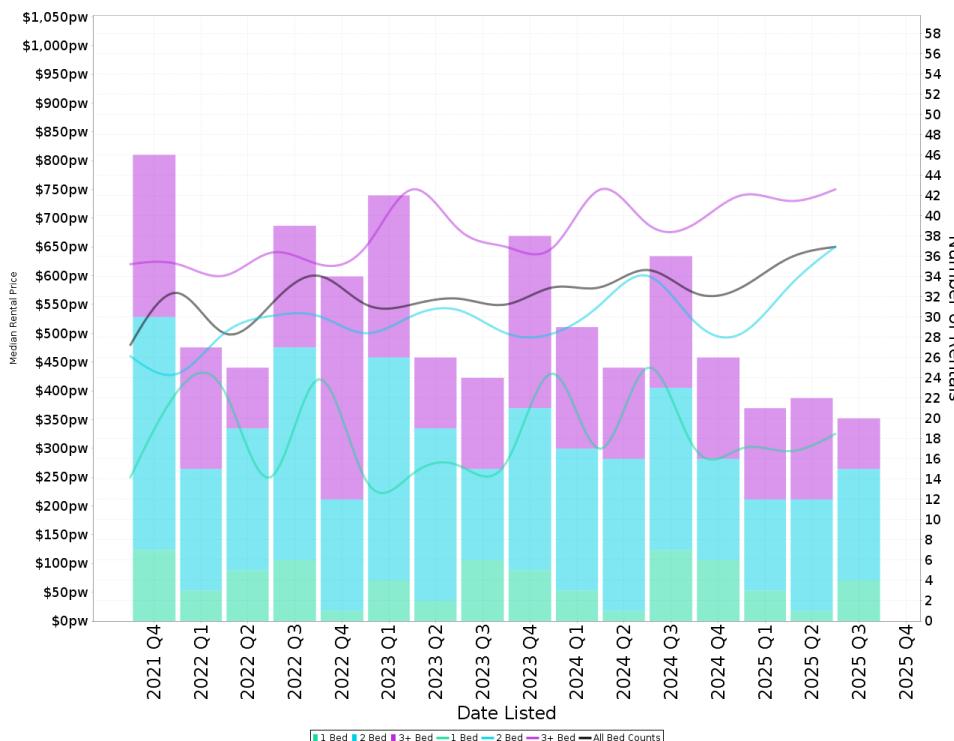
PARAP - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Median Weekly Rents (Units)



PARAP - Recently Sold Properties

Median Sale Price

\$872k

Based on 18 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

-7.2%

Current Median Price: \$872,500
Previous Median Price: \$940,000

Based on 34 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

18

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

3 WHITE CRES



\$402,500

22 BROADBENT ST



\$775,000

22 CHARLOTTE ST



\$1,250,000

31 DRYSDALE ST



\$300,000

42 BROADBENT ST



\$790,000

24 BROADBENT ST



\$835,000

20 MAY ST



\$1,250,000

52 MAY ST



\$795,000

20 DRYSDALE ST



\$810,000

17 DOUGLAS ST



\$880,000

971 m²

1

1

2

24 MAY ST



\$900,000

689 m²

3

2

2

49 MAY ST



\$1,050,000

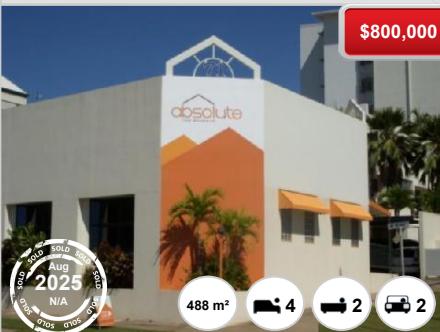
640 m²

5

2

2

16 BROADBENT ST



\$800,000

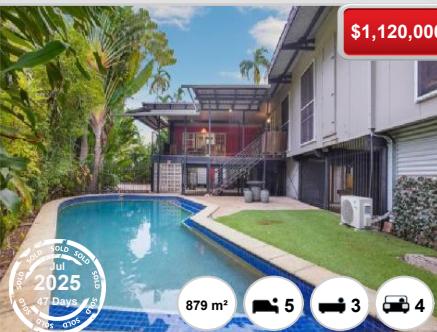
488 m²

4

2

2

51 GREGORY ST



\$1,120,000

879 m²

5

3

4

9 MCMASTER CRES



\$375,000

473 m²

3

2

2

PARAP - Properties For Rent

Median Rental Price

\$820 /w

Based on 28 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: \$872,500
Current Median Rent: \$820

Based on 18 recorded House sales and 28 House rentals compared over the last 12 months

Number of Rentals

28

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

60/ PLAYFORD STREET



17 STOKES STREET



3B HINGSTON STREET



44 HUDSON FYSH STREET



17 STOKES STREET

