

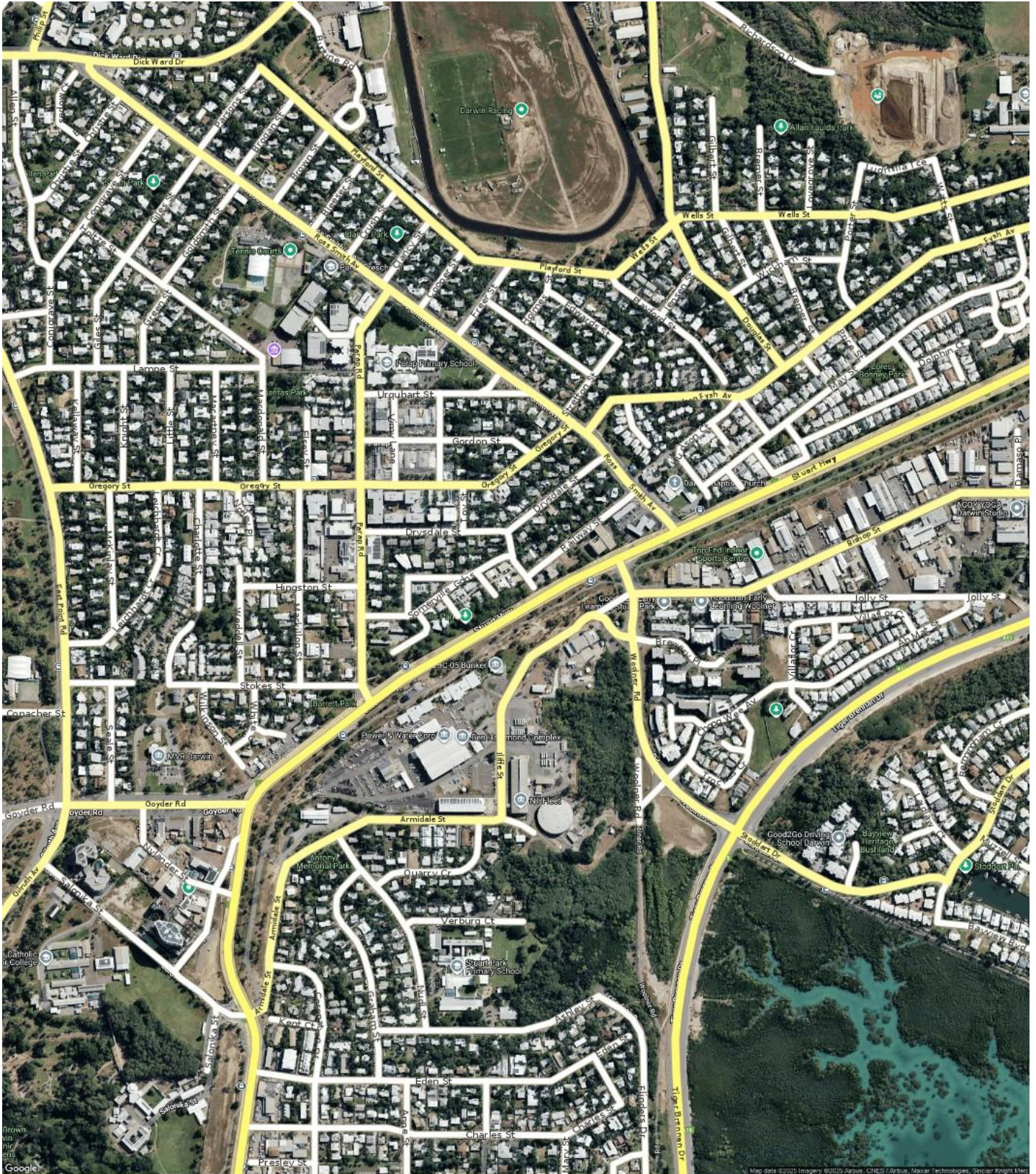
RayWhite.

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)

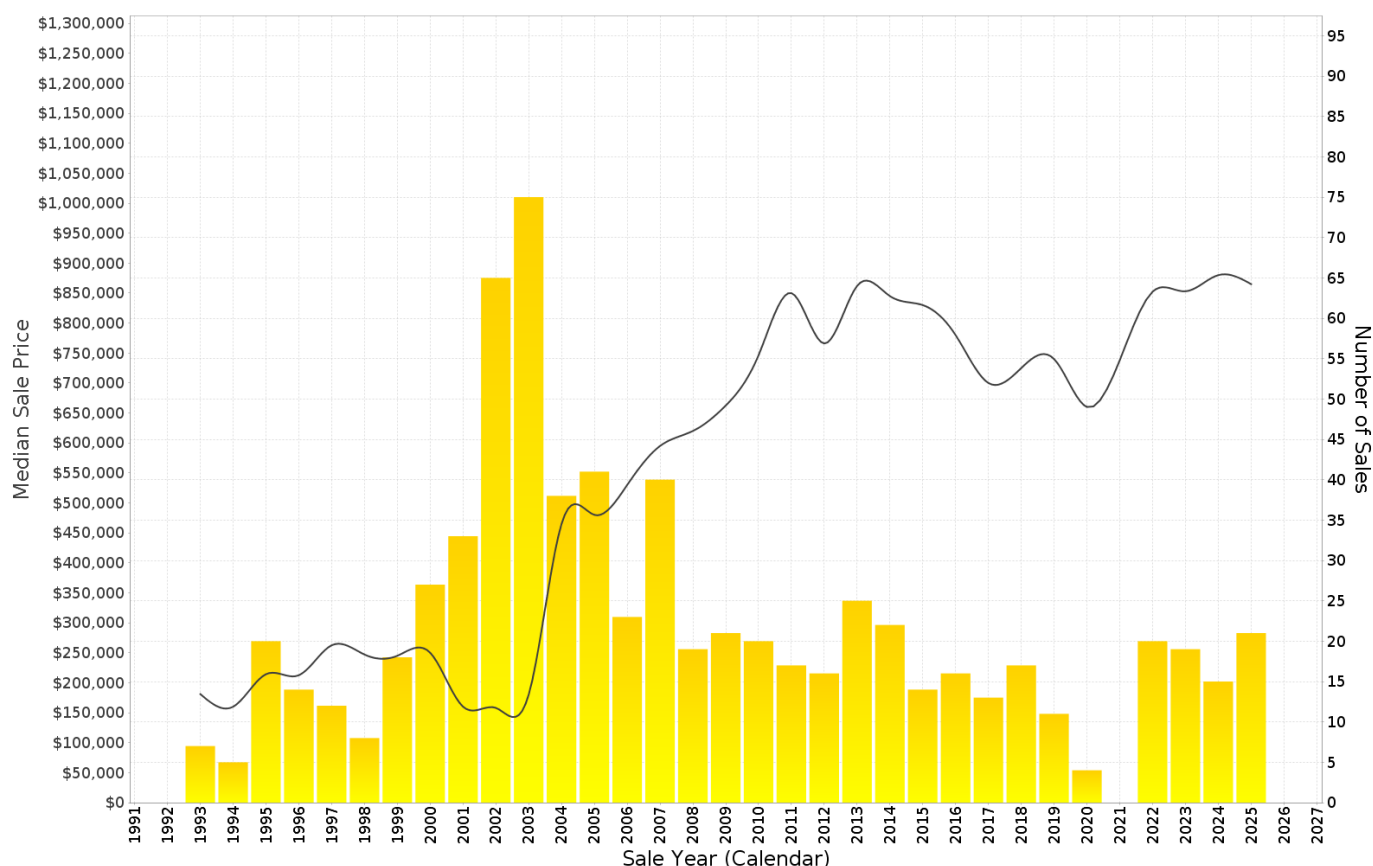
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

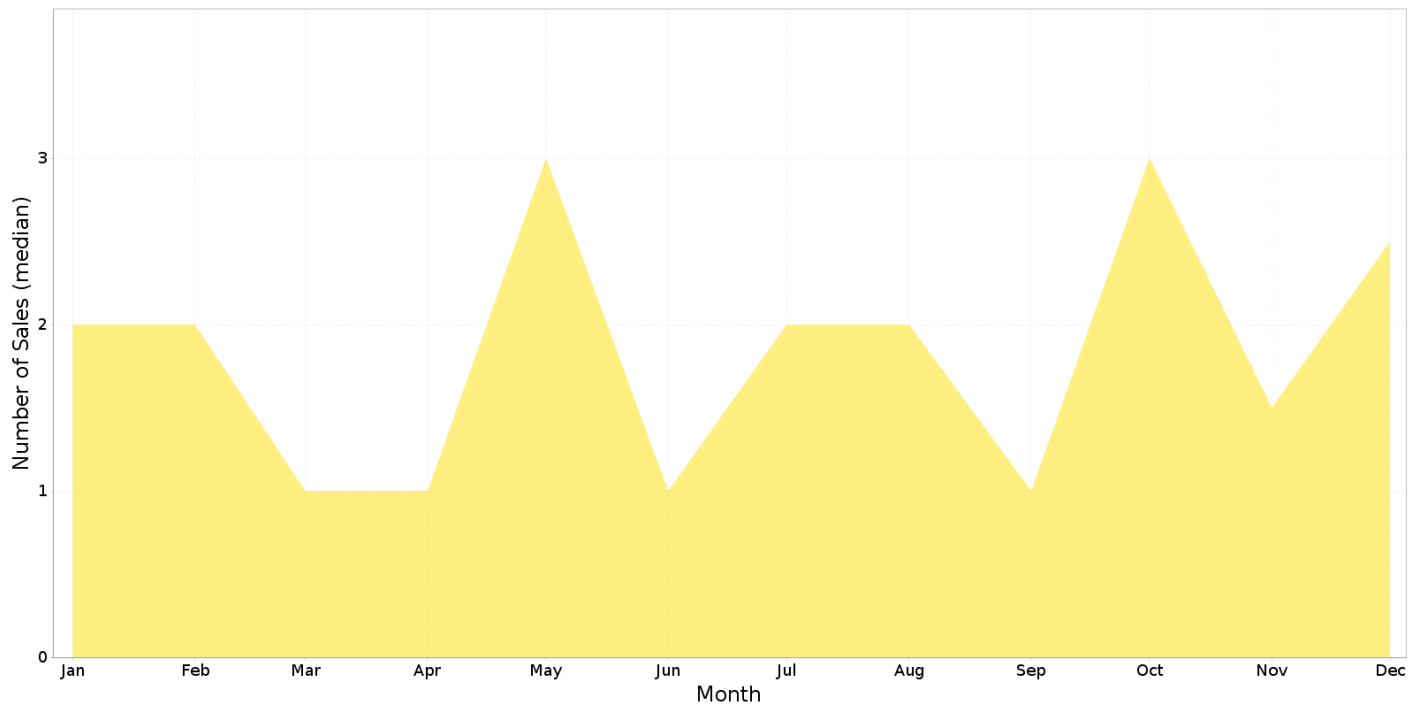
-7.2%

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

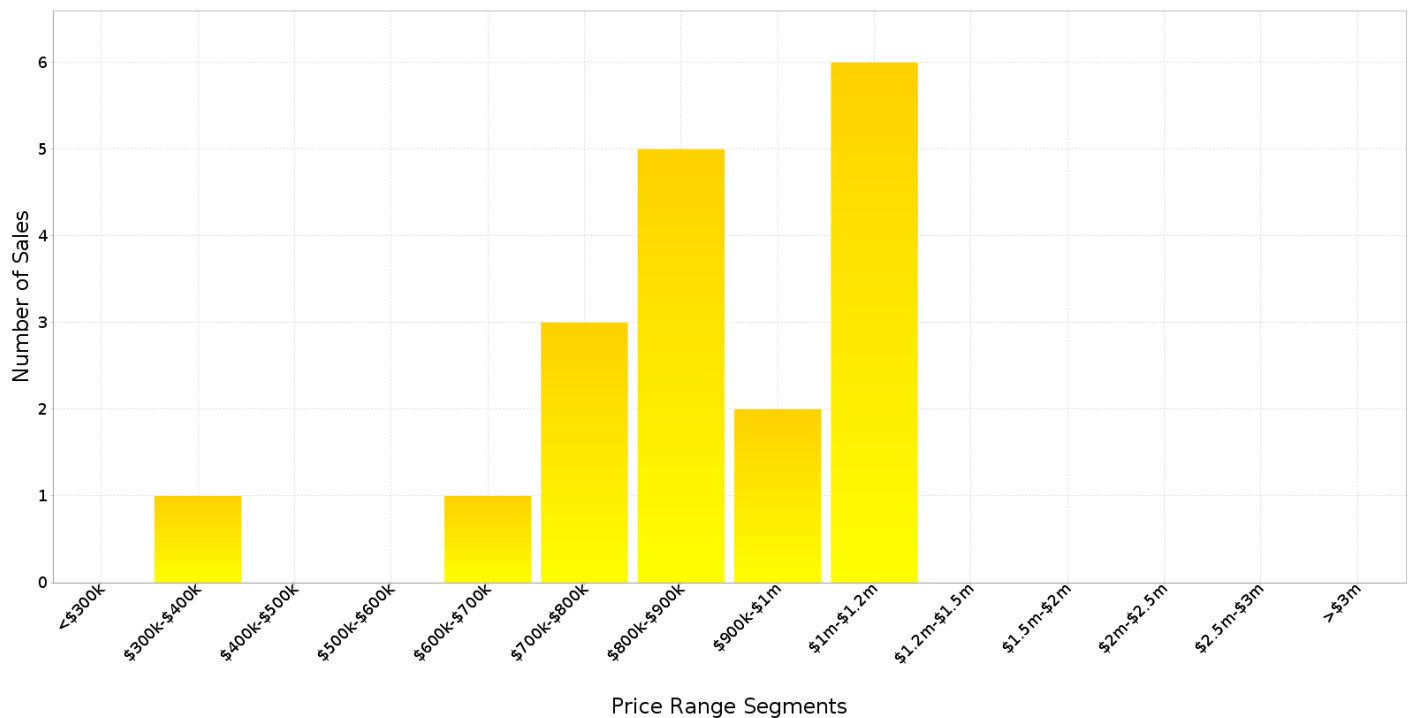
Based on 34 recorded House sales compared over the last two rolling 12 month periods



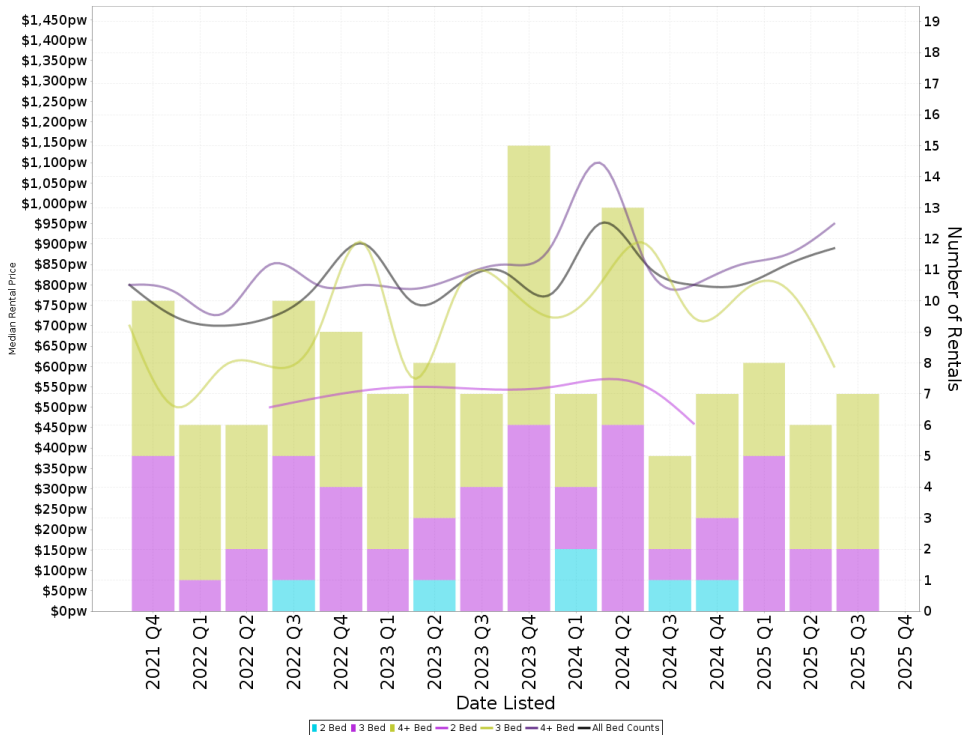
PARAP - Peak Selling Periods (3 years)



PARAP - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-7.2%

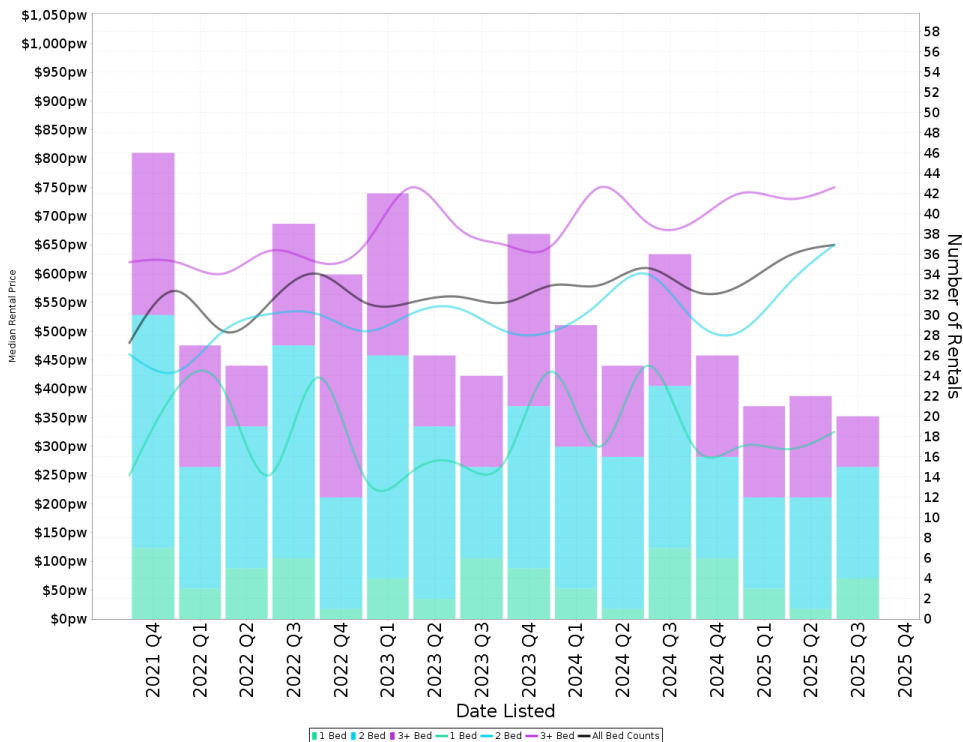
Current Median Price: \$872,500
Previous Median Price: \$940,000
 Based on 34 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.9%

Current Median Price: \$872,500
Current Median Rent: \$820
 Based on 28 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-1.3%

Current Median Price: \$342,500
Previous Median Price: \$347,000
 Based on 92 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+9.1%

Current Median Price: \$342,500
Current Median Rent: \$600
 Based on 89 registered Unit rentals compared over the last 12 months.

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

LEASED by Habitat

2025
N/A

1,370 m² 4 3 3

31 DRYSDALE ST

\$300,000

2025
N/A

956 m² 5 3 1

20 MAY ST

\$1,250,000

2025
498 Days

795 m² 4 2 2

22 BROADBENT ST

\$775,000

2025
N/A

488 m² 3 2 1

42 BROADBENT ST

\$790,000

2025
N/A

478 m² 3 2 2

52 MAY ST

\$795,000

2025
26 Days

502 m² 3 2 1

22 CHARLOTTE ST

\$1,250,000

2025
96 Days

758 m² 8 4 4

24 BROADBENT ST

\$835,000

2025
37 Days

488 m² 4 2 4

20 DRYSDALE ST

\$810,000

2025
29 Days

711 m² 3 2 2

17 DOUGLAS ST



24 MAY ST



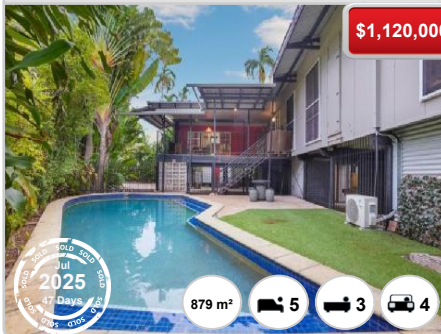
49 MAY ST



16 BROADBENT ST



51 GREGORY ST



9 MCMASTER CRES



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

\$500 per week



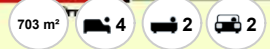
17 STOKES STREET

\$790 per week



3B HINGSTON STREET

\$900 per week



44 HUDSON FYSH STREET

\$1000 per week



17 STOKES STREET

\$790 per week

