

RayWhite.

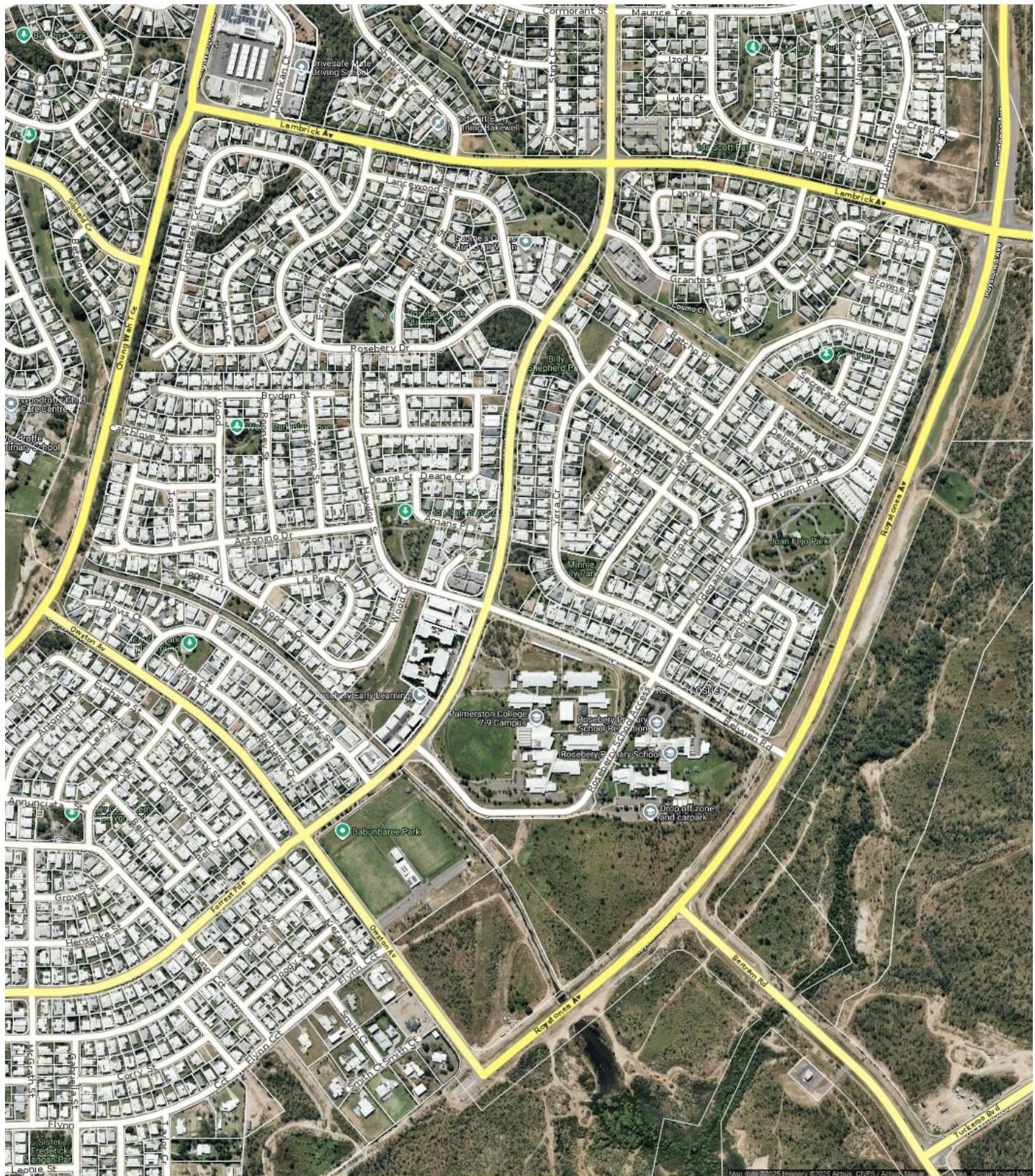


Suburb flyover report

ROSEBERY (HOUSE)

PREPARED BY: KRISTINA BILLIAS, RAY WHITE NIGHTCLIFF

ROSEBERY - Suburb Map



ROSEBERY - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	248	\$ 157,150	0.0 %	\$ 55,000	\$ 650,000
2008	235	\$ 190,000	20.9 %	\$ 44,203	\$ 590,000
2009	189	\$ 250,000	31.6 %	\$ 50,367	\$ 720,000
2010	98	\$ 510,000	104.0 %	\$ 56,806	\$ 710,000
2011	58	\$ 545,000	6.9 %	\$ 140,000	\$ 711,000
2012	94	\$ 591,250	8.5 %	\$ 210,000	\$ 751,000
2013	79	\$ 601,000	1.6 %	\$ 200,000	\$ 780,000
2014	73	\$ 615,000	2.3 %	\$ 7,000	\$ 885,000
2015	31	\$ 650,000	5.7 %	\$ 270,000	\$ 750,000
2016	42	\$ 567,500	-12.7 %	\$ 246,000	\$ 701,000
2017	38	\$ 494,000	-13.0 %	\$ 247,500	\$ 625,000
2018	38	\$ 520,000	5.3 %	\$ 213,000	\$ 763,000
2019	51	\$ 470,000	-9.6 %	\$ 295,000	\$ 695,000
2020	11	\$ 480,000	2.1 %	\$ 146,667	\$ 650,000
2021	0				
2022	78	\$ 557,500	0.0 %	\$ 106,000	\$ 861,000
2023	56	\$ 587,500	5.4 %	\$ 240,000	\$ 840,000
2024	83	\$ 570,000	-3.0 %	\$ 380,000	\$ 750,000
2025	141	\$ 650,000	14.0 %	\$ 235,000	\$ 1,090,000

Median Sale Price

\$616k

Based on 142 recorded House sales within the last 12 months (Oct '24 - Sep '25)

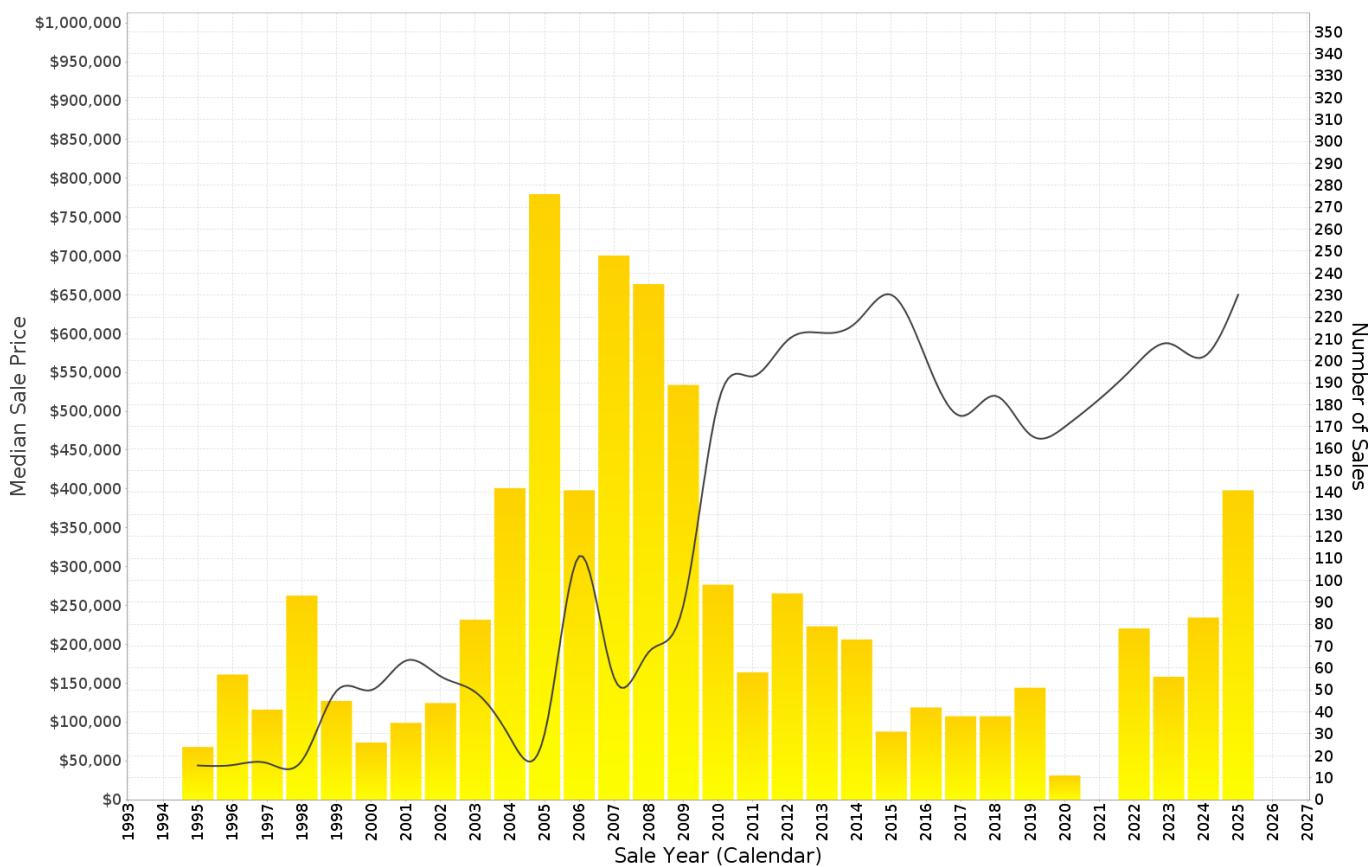
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

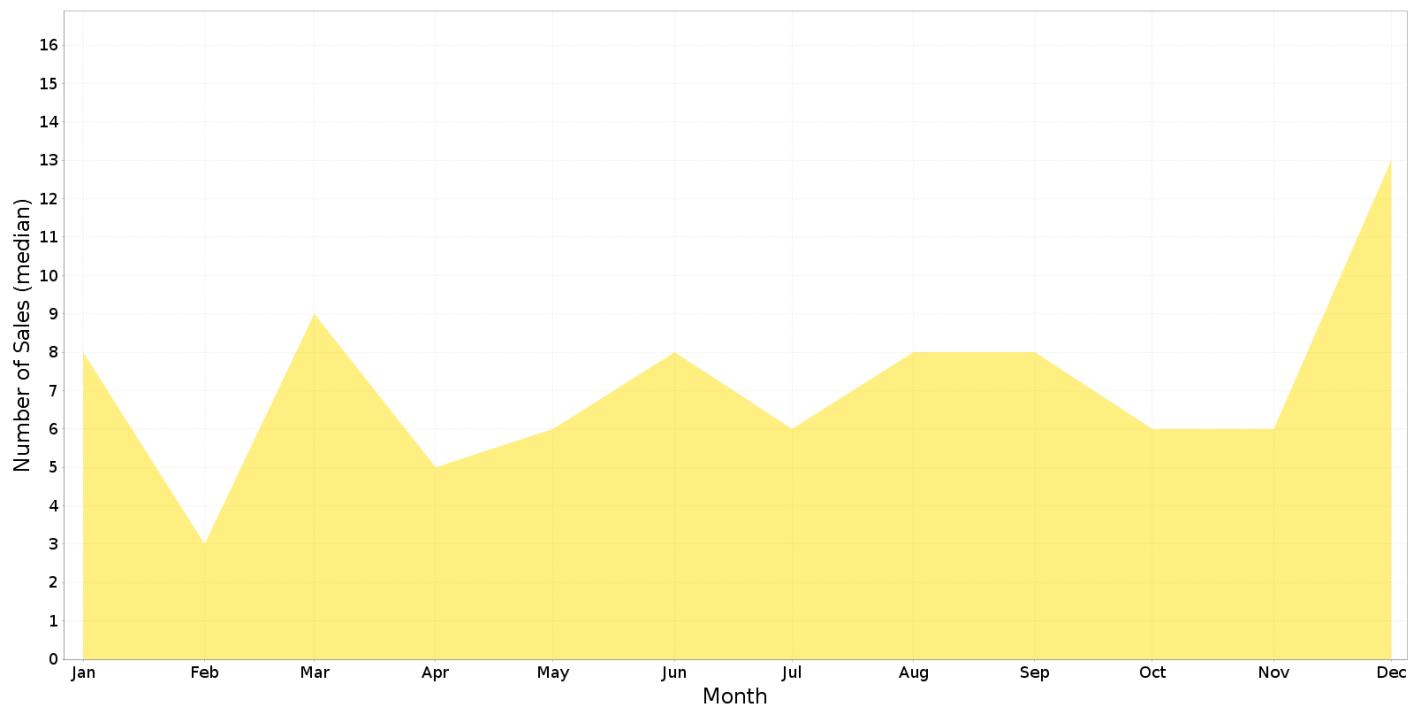
+8.5%

Current Median Price: \$616,000
Previous Median Price: \$567,500

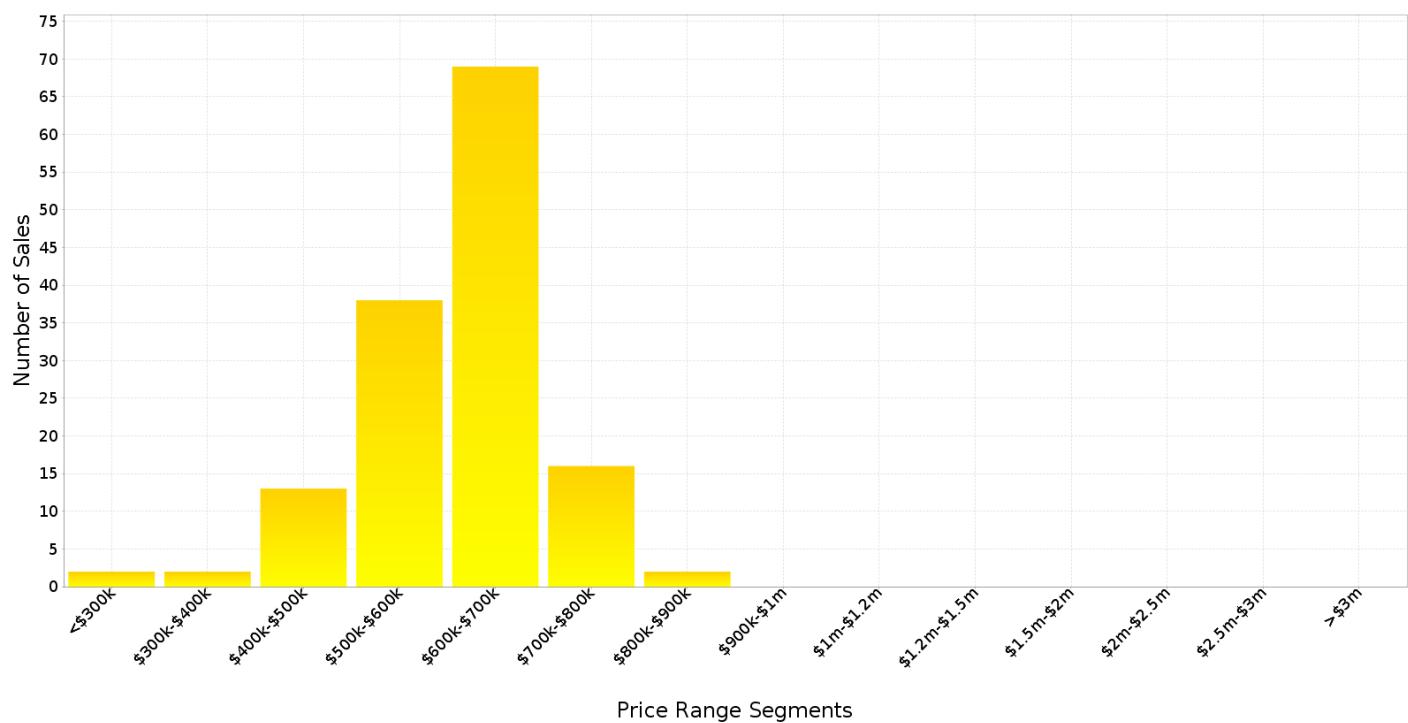
Based on 210 recorded House sales compared over the last two rolling 12 month periods



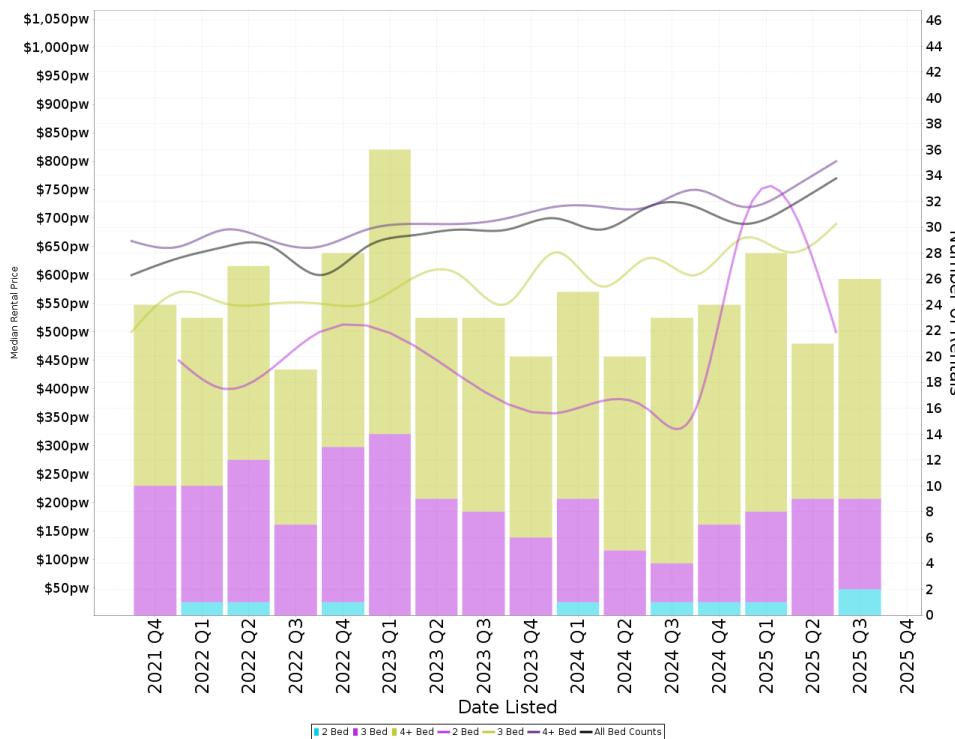
ROSEBERY - Peak Selling Periods (3 years)



ROSEBERY - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+8.5%

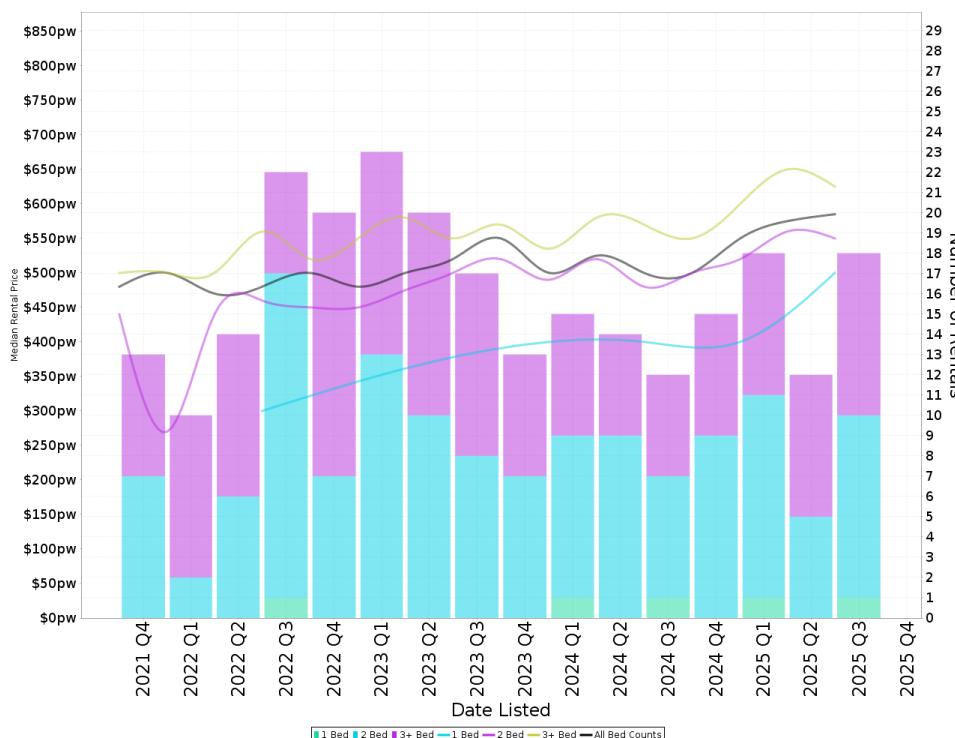
Current Median Price: \$616,000
Previous Median Price: \$567,500
Based on 210 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+6.1%

Current Median Price: \$616,000
Current Median Rent: \$720
Based on 99 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+30.4%

Current Median Price: \$450,000
Previous Median Price: \$345,000
Based on 80 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+6.4%

Current Median Price: \$450,000
Current Median Rent: \$550
Based on 63 registered Unit rentals compared over the last 12 months.

ROSEBERY - Recently Sold Properties

Median Sale Price

\$616k

Based on 142 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

+8.5%

Current Median Price: \$616,000
Previous Median Price: \$567,500

Based on 210 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

142

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

15 DAVIS CRT



\$684,000

16 JUMA PL



\$837,500

6 BATCHO PL



\$670,000

18 ROSEBERY DR



\$650,000

6 BIRRIPA CRT



\$750,000

16 YIRRA CRES



\$635,000

19 WOOD CRES



\$810,000

3 JUMA PL



\$820,000

1 ANTONINO DR



\$755,000

28 FLAMETREE CCT



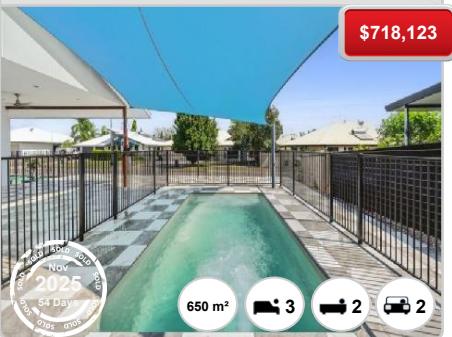
\$1,090,000

2025
Nov 2025
14 Days

863 m² | 27.5m | 18.0m | 39.3m | 21.0m | 15.4m

863 m² | 2 | 2 | 2

60 DEANE CRES



\$718,123

2025
Nov 2025
54 Days

650 m² | 3 | 2 | 2

56 DEANE CRES



\$720,000

2025
Nov 2025
60 Days

627 m² | 4 | 2 | 2

22 KENBI PL



\$730,000

2025
Nov 2025
14 Days

785 m² | 4 | 2 | 2

12 HAYDON ST



\$685,000

2025
Nov 2025
N/A

618 m² | 4 | 2 | 2

36 WOOD CRES



\$680,000

2025
Nov 2025
N/A

726 m² | 4 | 2 | 4

7 DELISSAVILLE PL

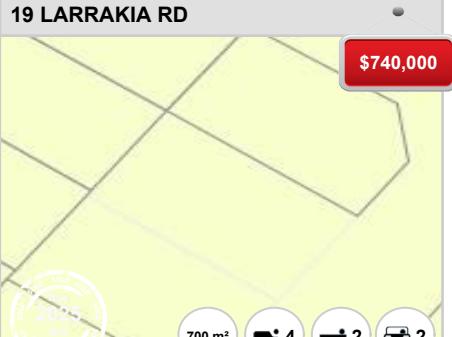


\$785,000

2025
Nov 2025
64 Days

781 m² | 4 | 2 | 2

19 LARRAKIA RD



\$740,000

2025
Nov 2025
N/A

700 m² | 4 | 2 | 2

16 PROTEA CRES



\$715,000

2025
Nov 2025
N/A

789 m² | 4 | 2 | 2

23 LA PIRA CCT

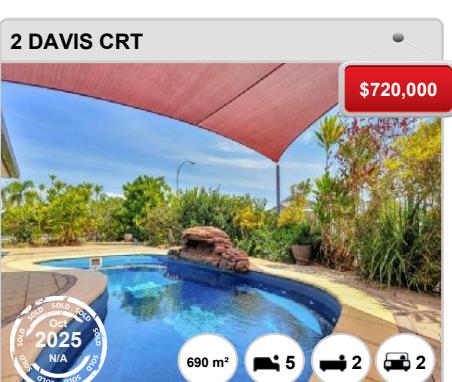


\$845,000

2025
Nov 2025
11 Days

826 m² | 5 | 2 | 2

2 DAVIS CRT



\$720,000

2025
Oct 2025
N/A

690 m² | 5 | 2 | 2

6 RICHARDS CRES



\$775,000

2025
Oct 2025
60 Days

480 m² | 5 | 3 | 2

ROSEBERY - Properties For Rent

Median Rental Price

\$720 /w

Based on 99 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: \$616,000
Current Median Rent: \$720

Based on 142 recorded House sales and 99 House rentals compared over the last 12 months

Number of Rentals

99

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

18 ROSEBERY DRIVE



\$720 per week

22 BRYDEN STREET



\$790

21 HAYDON STREET



\$790