

**RayWhite.**

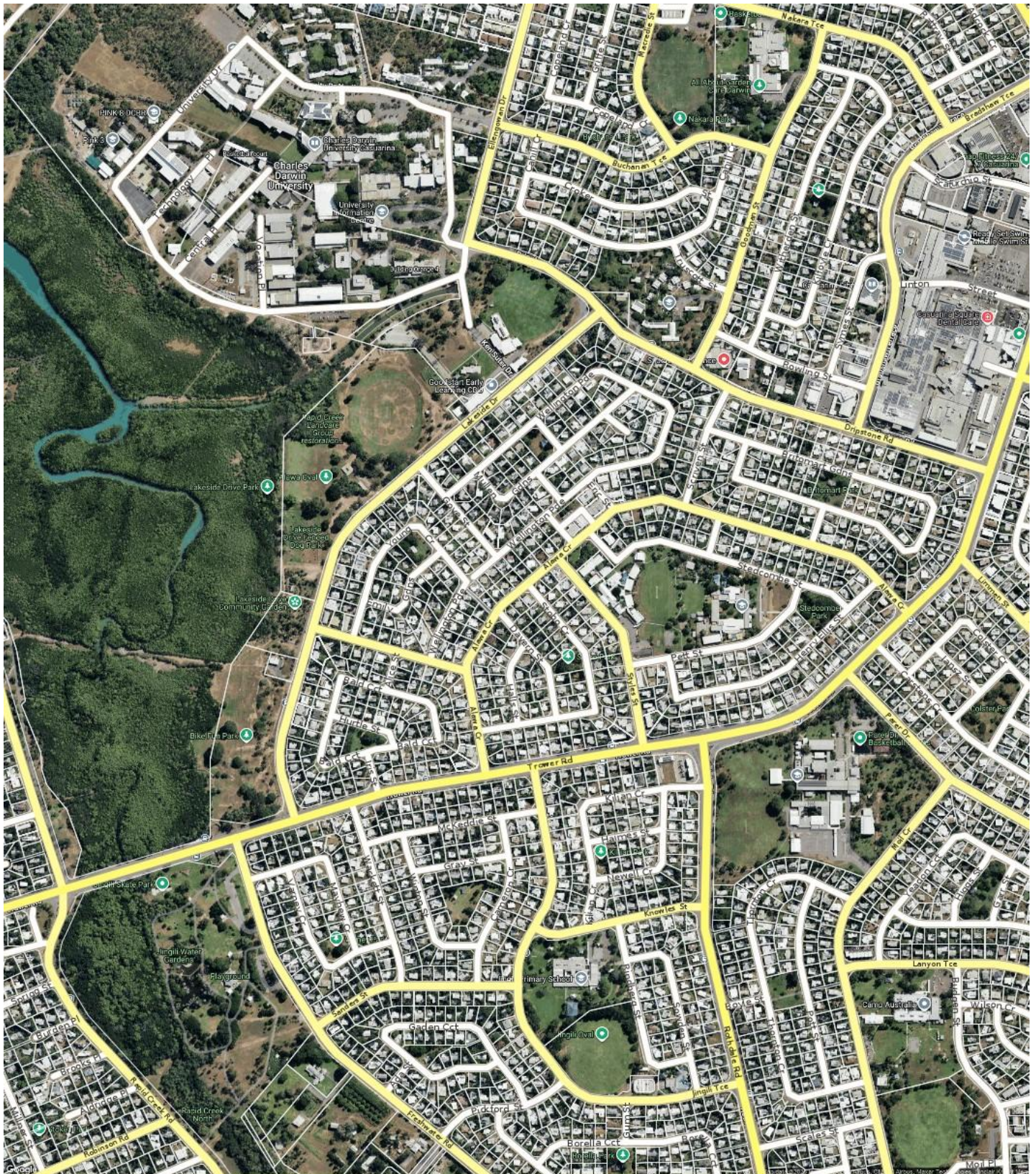
**Suburb**  
flyover  
report

ALAWA (UNIT)

PREPARED BY: KRISTINA BILLIAS , RAY WHITE NIGHTCLIFF



# ALAWA - Suburb Map





# ALAWA - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2007	9	\$ 195,000	0.0 %	\$ 74,360	\$ 265,000
2008	3	\$ 270,000	38.5 %	\$ 212,500	\$ 358,000
2009	0				
2010	3	\$ 410,000	0.0 %	\$ 380,000	\$ 1,360,000
2011	0				
2012	0				
2013	3	\$ 140,000		\$ 3,600	\$ 305,000
2014	3	\$ 325,000	0.0 %	\$ 82,050	\$ 350,000
2015	1	\$ 428,000	31.7 %	\$ 428,000	\$ 428,000
2016	1	\$ 275,000	-35.7 %	\$ 275,000	\$ 275,000
2017	0				
2018	1	\$ 220,000	0.0 %	\$ 220,000	\$ 220,000
2019	0				
2020	0				
2021	0				
2022	2	\$ 287,500	0.0 %	\$ 200,000	\$ 375,000
2023	6	\$ 240,000	-16.5 %	\$ 125,000	\$ 400,000
2024	3	\$ 272,000	13.3 %	\$ 262,000	\$ 285,000
2025	6	\$ 301,500	10.8 %	\$ 225,000	\$ 375,000

Median Sale Price

\$302k

Based on 6 recorded Unit sales within the last 12 months (Oct '24 - Sep '25)

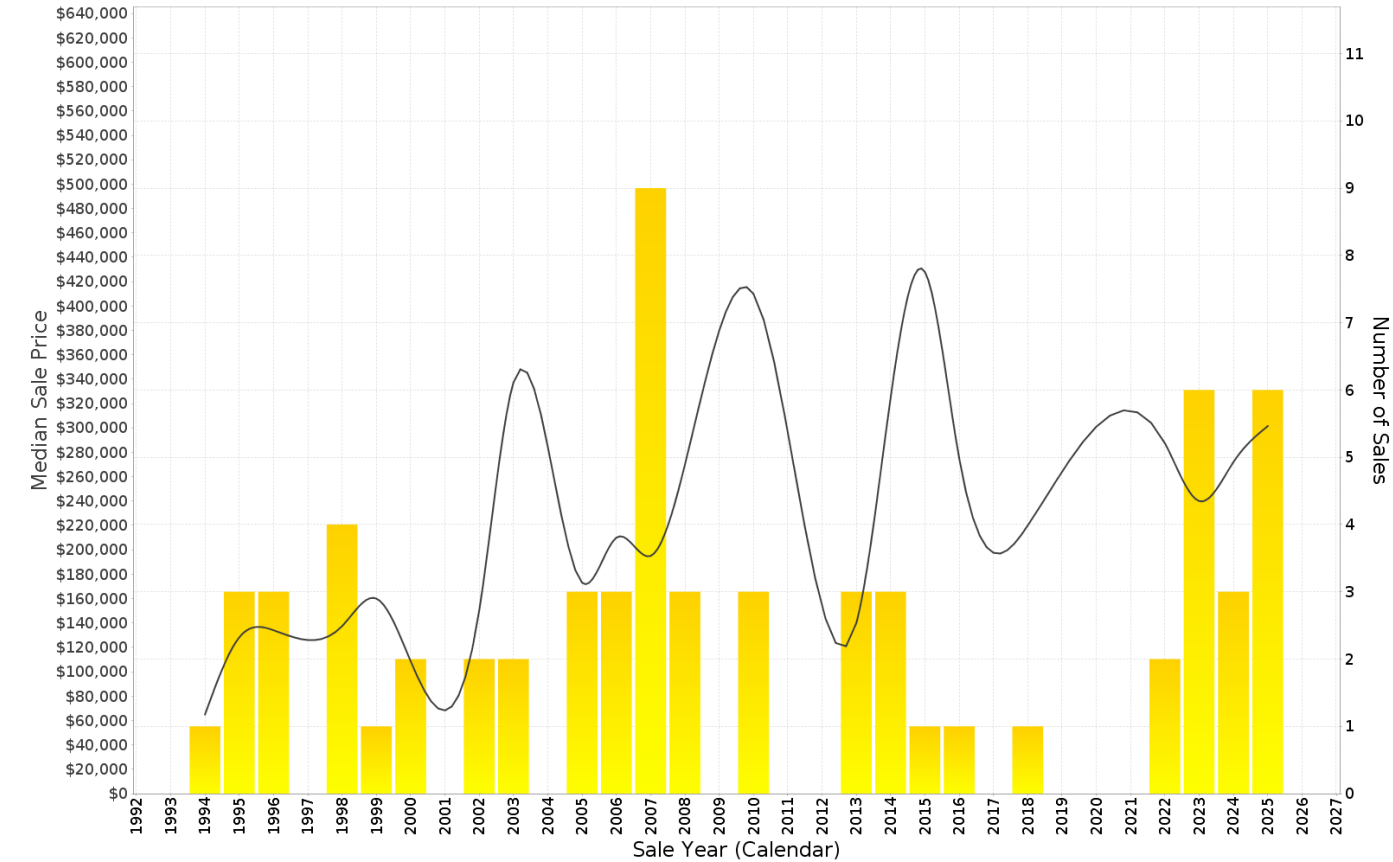
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

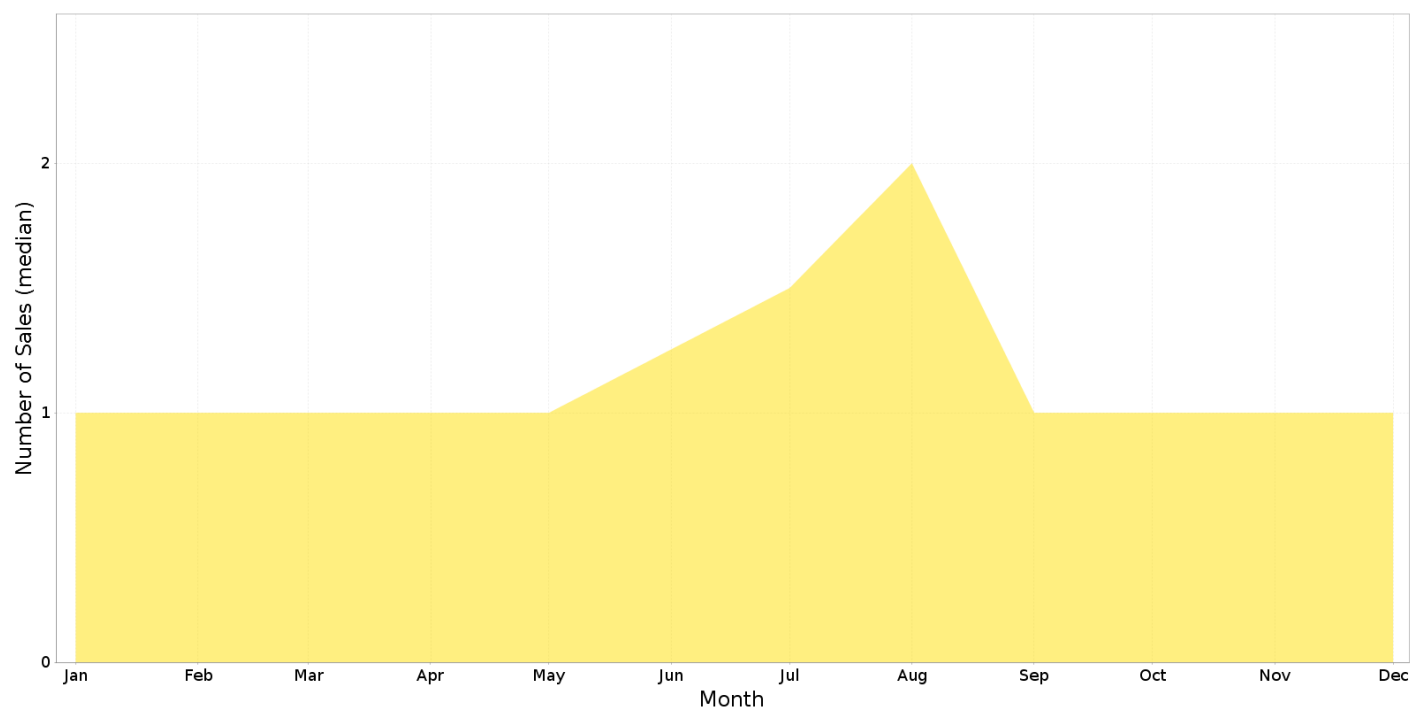
+12.9%

Current Median Price: \$301,500  
Previous Median Price: \$267,000

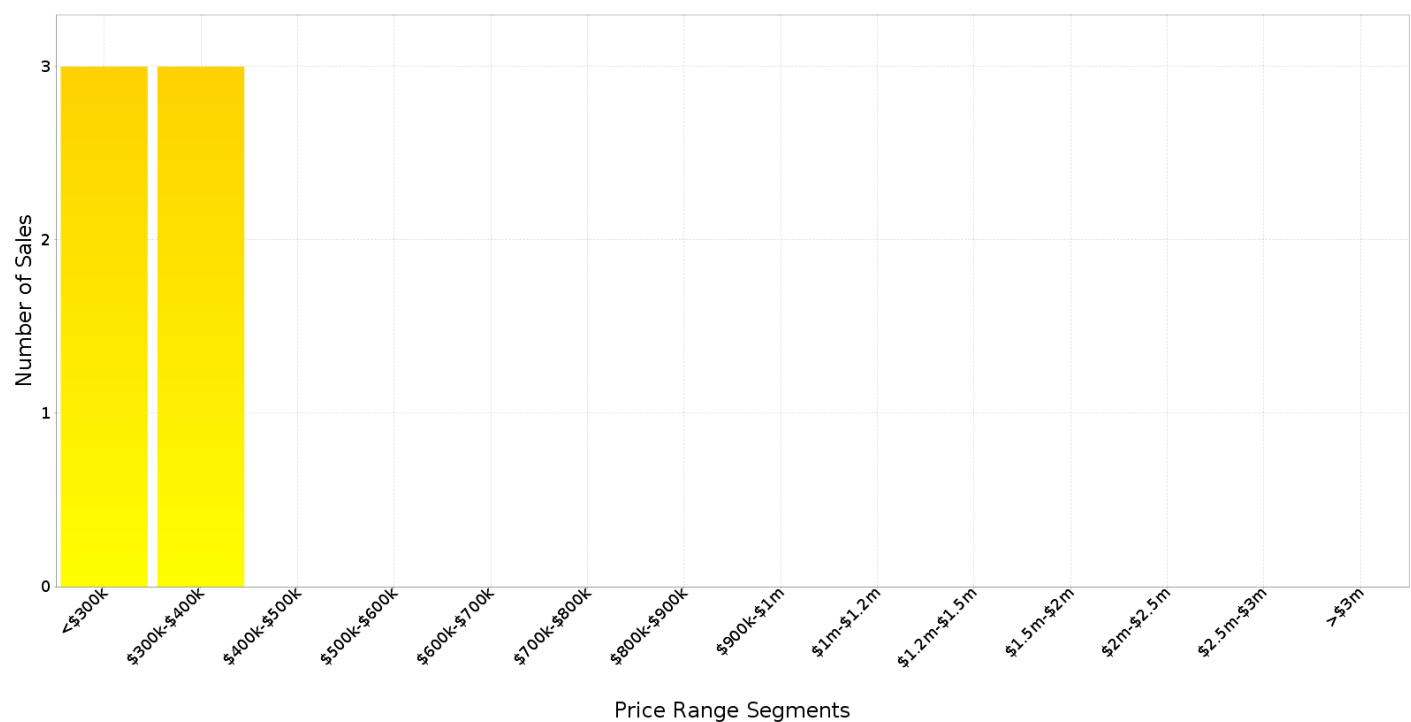
Based on 10 recorded Unit sales compared over the last two rolling 12 month periods



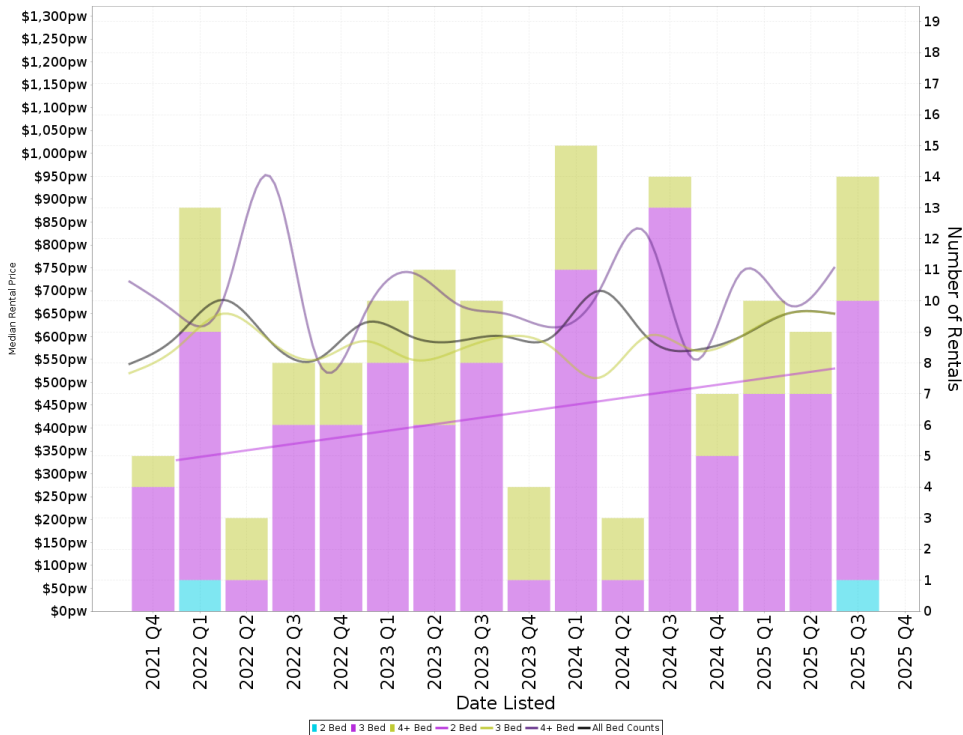
## ALAWA - Peak Selling Periods (3 years)



## ALAWA - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+4.5%**

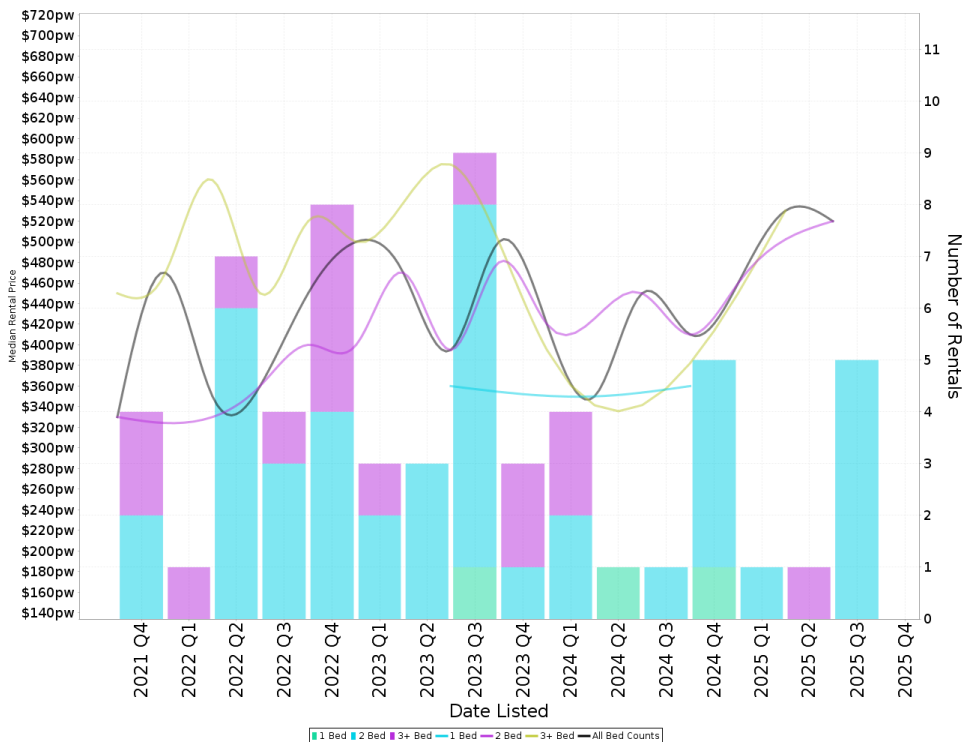
Current Median Price: \$575,000  
Previous Median Price: \$550,000  
Based on 63 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+5.9%**

Current Median Price: \$575,000  
Current Median Rent: \$650  
Based on 40 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+12.9%**

Current Median Price: \$301,500  
Previous Median Price: \$267,000  
Based on 10 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+8.1%**

Current Median Price: \$301,500  
Current Median Rent: \$470  
Based on 12 registered Unit rentals compared over the last 12 months.

# ALAWA - Recently Sold Properties

## Median Sale Price

# \$302k

Based on 6 recorded Unit 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

# +12.9%

Current Median Price: \$301,500  
Previous Median Price: \$267,000

Based on 10 recorded Unit sales compared over the last two rolling 12 month periods

## # Sold Properties

# 6

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

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

