

A yellow bicycle with a brown leather saddle and handlebars is leaning against a white picket fence. A wicker basket filled with pink flowers is attached to the front handlebars. The background shows a blurred street scene with trees and buildings.

RayWhite.

**Suburb
flyover
report**

JOHNSTON (UNIT)

PREPARED BY: KRISTINA BILLIAS , RAY WHITE NIGHTCLIFF

JOHNSTON - Suburb Map



JOHNSTON - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2011	1	\$ 3,000,000	0.0 %	\$ 3,000,000	\$ 3,000,000
2012	34	\$ 372,500	-87.6 %	\$ 260,000	\$ 1,440,000
2013	78	\$ 408,500	9.7 %	\$ 48,300	\$ 1,075,000
2014	81	\$ 439,000	7.5 %	\$ 212,500	\$ 1,800,000
2015	111	\$ 470,000	7.1 %	\$ 71,400	\$ 2,260,000
2016	19	\$ 505,000	7.4 %	\$ 320,000	\$ 1,030,000
2017	11	\$ 410,000	-18.8 %	\$ 65,700	\$ 1,350,000
2018	7	\$ 325,000	-20.7 %	\$ 280,000	\$ 2,150,000
2019	7	\$ 299,000	-8.0 %	\$ 230,000	\$ 390,000
2020	11	\$ 250,000	-16.4 %	\$ 230,000	\$ 375,000
2021	6	\$ 273,500	9.4 %	\$ 197,864	\$ 415,000
2022	23	\$ 385,000	40.8 %	\$ 275,000	\$ 515,000
2023	26	\$ 356,000	-7.5 %	\$ 61,750	\$ 470,000
2024	33	\$ 345,000	-3.1 %	\$ 60,000	\$ 485,000
2025	75	\$ 440,000	27.5 %	\$ 310,000	\$ 690,000

Median Sale Price

\$435k

Based on 61 recorded Unit sales within the last 12 months (Oct '24 - Sep '25)

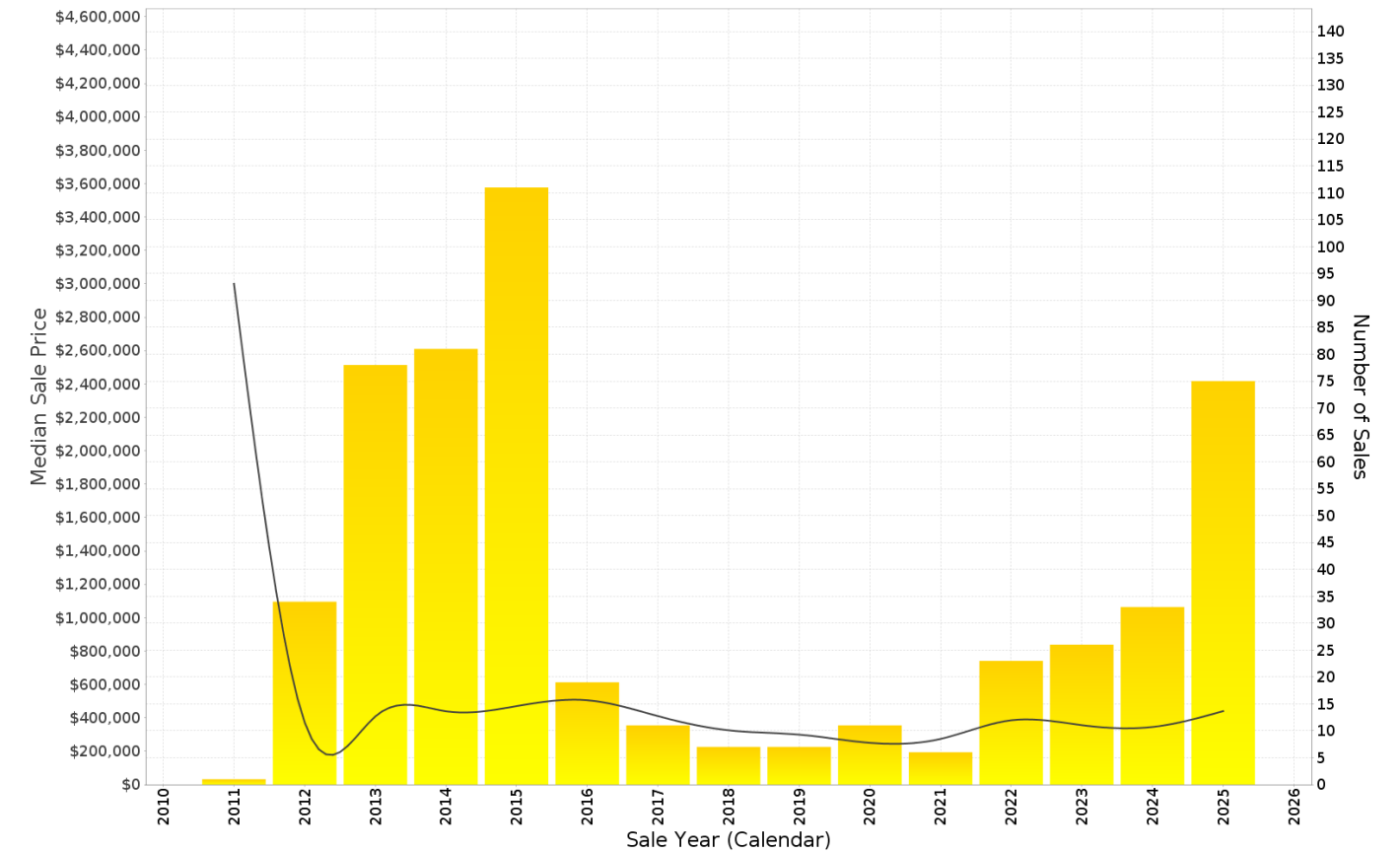
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

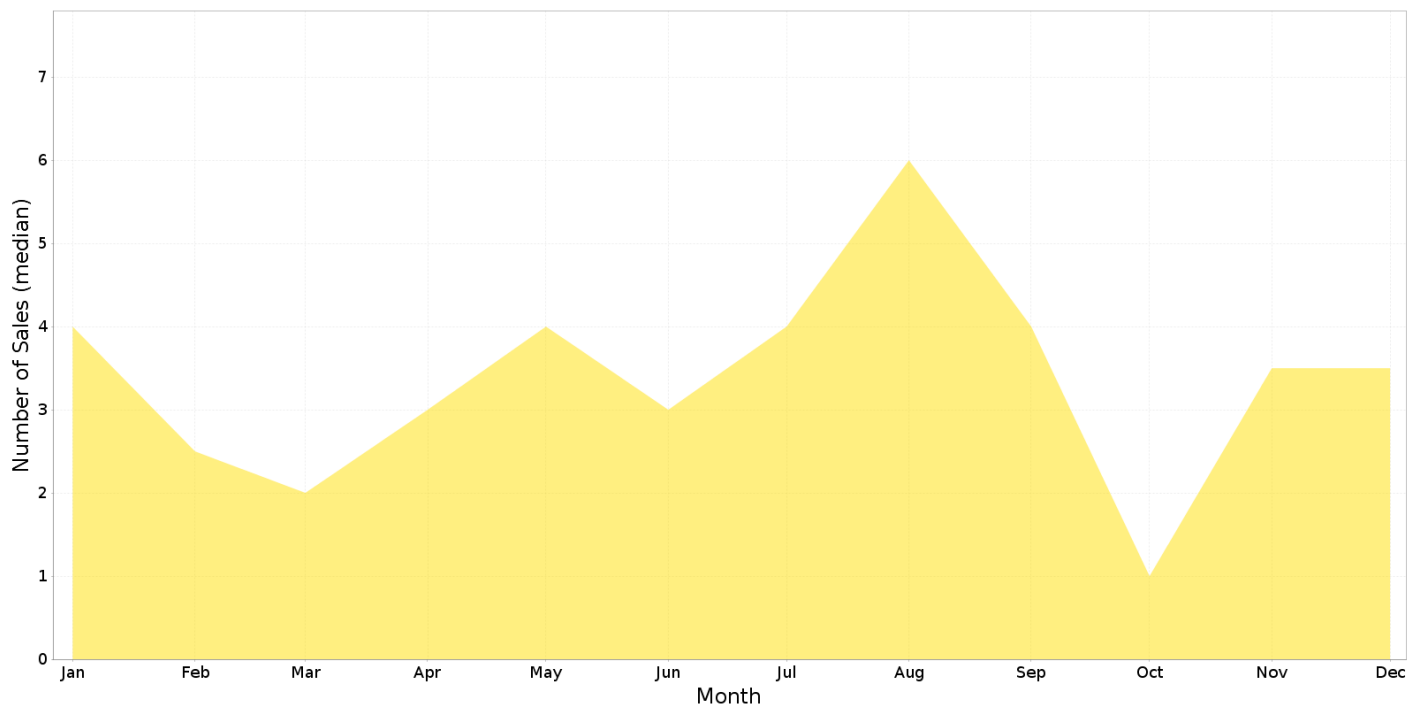
+25.9%

Current Median Price: \$435,000
Previous Median Price: \$345,500

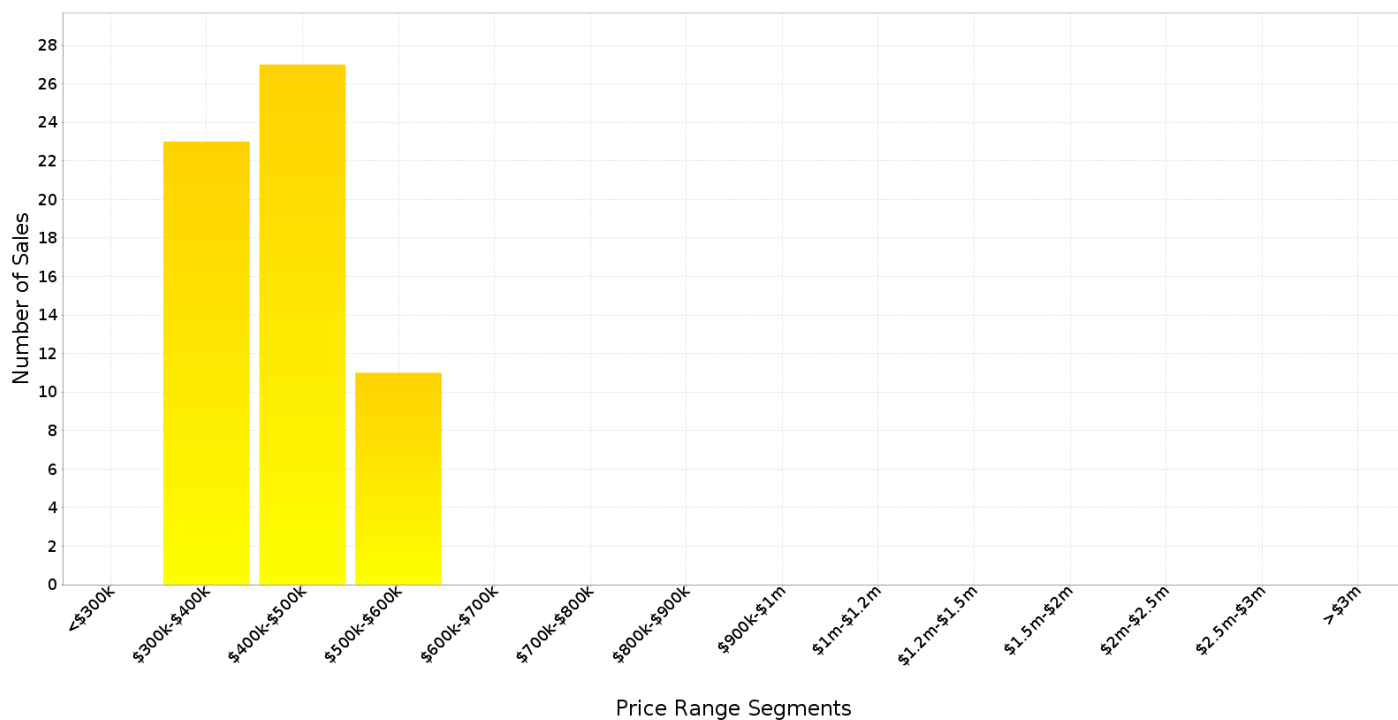
Based on 101 recorded Unit sales compared over the last two rolling 12 month periods



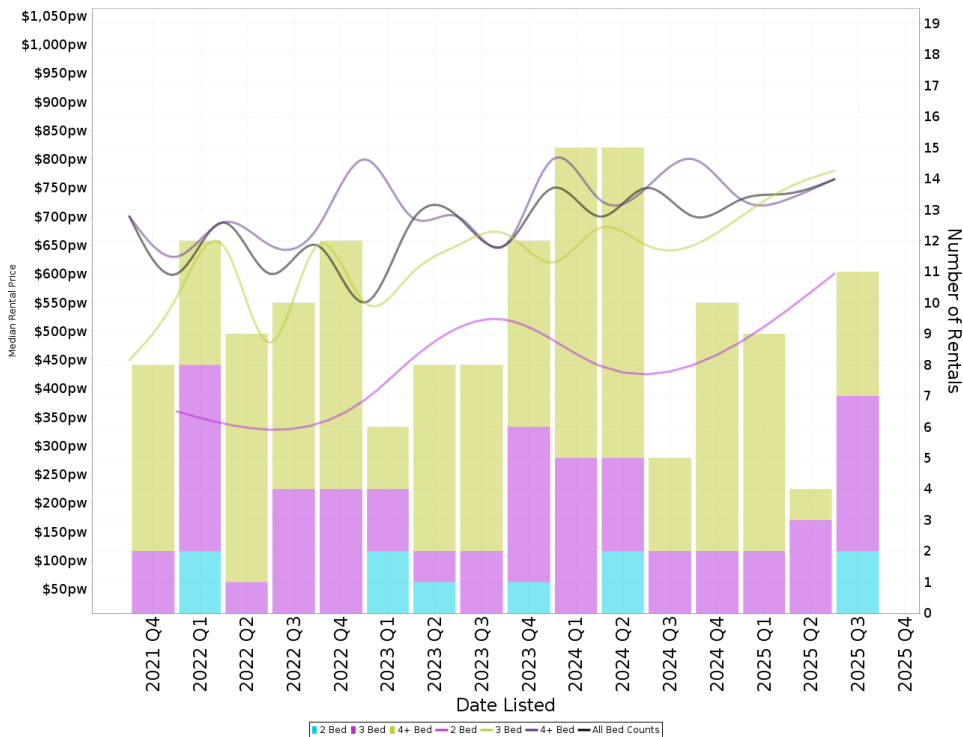
JOHNSTON - Peak Selling Periods (3 years)



JOHNSTON - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+11.5%

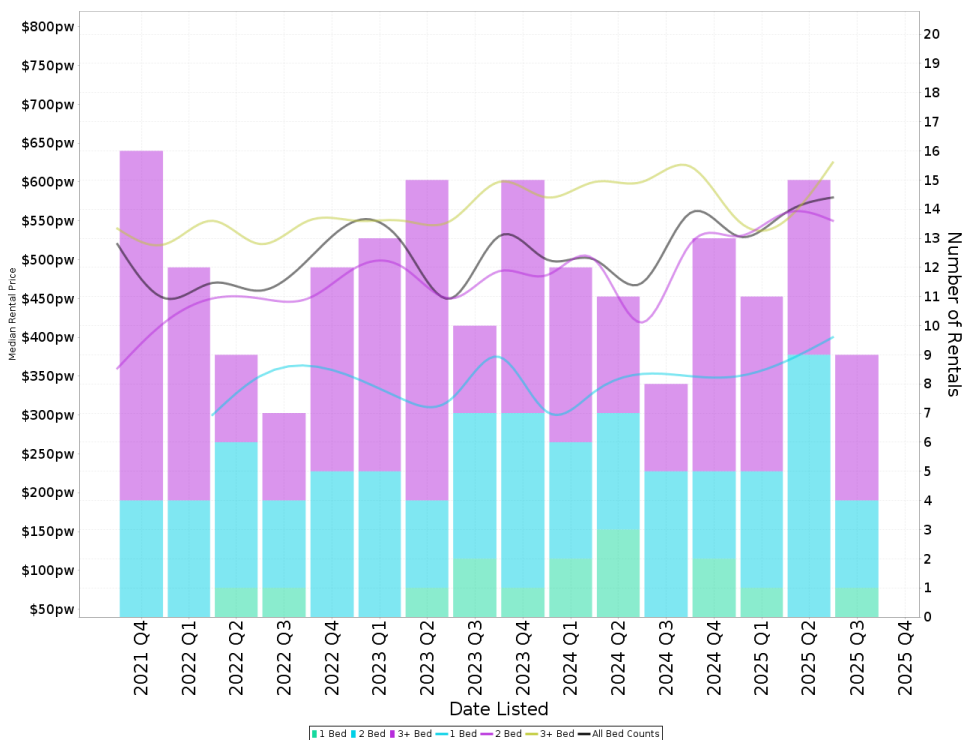
Current Median Price: \$680,000
Previous Median Price: \$610,000
 Based on 91 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.7%

Current Median Price: \$680,000
Current Median Rent: \$740
 Based on 34 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+25.9%

Current Median Price: \$435,000
Previous Median Price: \$345,500
 Based on 101 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+6.6%

Current Median Price: \$435,000
Current Median Rent: \$550
 Based on 48 registered Unit rentals compared over the last 12 months.

JOHNSTON - Recently Sold Properties

Median Sale Price

\$435k

Based on 61 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

+25.9%

Current Median Price: \$435,000
Previous Median Price: \$345,500

Based on 101 recorded Unit sales compared over the last two rolling 12 month periods

Sold Properties

61

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

502/250 FARRAR BVD



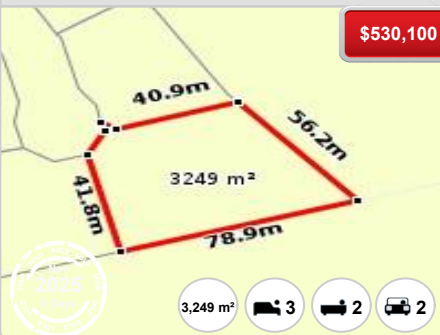
8/62 LIND RD



2/8 CAMM ST



9/9 GUIDER CRT



9/8 CAMM ST



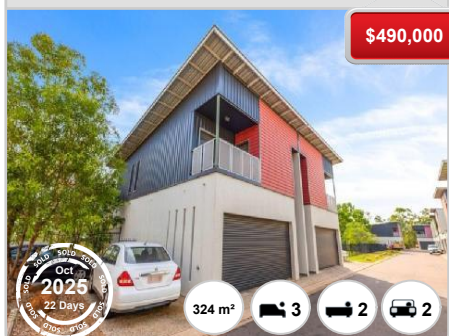
2/23 POLGLASE CCT



7/4 GAYLER CT



5/62 LIND RD



17/15 HODGE ST



9/3 TARAKAN CRT \$360,000 213 m ² 3 1 2	10/29 LIND RD \$545,000 265 m ² 3 2 2	8/8 CAMM ST \$440,000 461 m ² 2 2 2
1/8 ANGEL RD \$690,000 293 m ² 4 3 2	4/8 GUIDER CRT \$415,000 226 m ² 2 1 2	6/4 GAYLER CT \$530,000 219 m ² 3 2 2
1201/2 BRISBANE CRES \$355,000 146 m ² 2 2 2	2/1 GUIDER CT \$460,000 225 m ² - - -	3/16 TEASDALE ST \$490,000 266 m ² 3 2 -
6/5 GUIDER CT \$520,000 304 m ² - - -	2/5 GUIDER CRT \$520,000 192 m ² 3 2 2	4/5 GUIDER CRT \$530,000 252 m ² 3 2 2

JOHNSTON - Properties For Rent

Median Rental Price

\$550 /w

Based on 48 recorded Unit 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

+6.6%

Current Median Price: \$435,000
Current Median Rent: \$550

Based on 61 recorded Unit sales and 48 Unit rentals compared over the last 12 months

Number of Rentals

48

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

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

1/2 GUIDER COURT

\$680 per week



198 m²

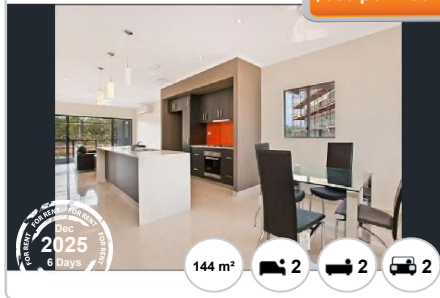
3

2

2

505/250 FARRAR BOULEVARD

\$580 per week



144 m²

2

2

2

6/1 GUIDER COURT

\$620 per week



4,420 m²

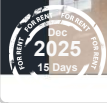
3

2

2

203/250 FARRAR BOULEVARD

\$580 per week



144 m²

2

2

2

14/3 TARAKAN COURT

\$472 per week



4,505 m²

4

1

2