

**RayWhite.**

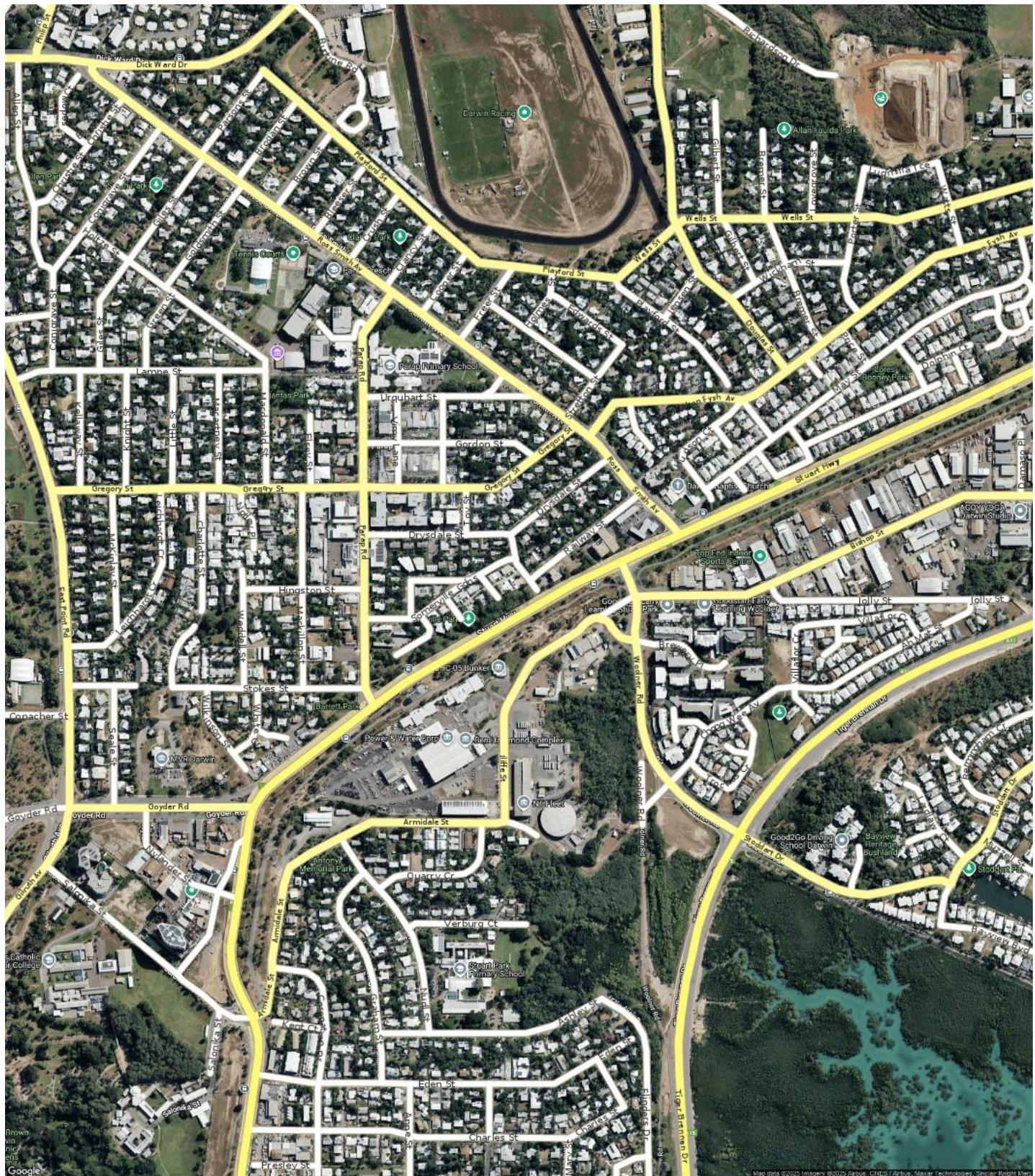


# Suburb flyover report

**PARAP (UNIT)**

PREPARED BY: KRISTINA BILLIAS, RAY WHITE NIGHTCLIFF

# PARAP - Suburb Map



# PARAP - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2007	64	\$ 239,750	0.0 %	\$ 14,160	\$ 685,000
2008	63	\$ 255,000	6.4 %	\$ 65,000	\$ 9,800,000
2009	32	\$ 312,250	22.5 %	\$ 67,200	\$ 745,000
2010	67	\$ 460,000	47.3 %	\$ 17,000	\$ 3,630,000
2011	47	\$ 490,000	6.5 %	\$ 81,650	\$ 713,000
2012	88	\$ 433,750	-11.5 %	\$ 125,000	\$ 1,000,000
2013	78	\$ 575,000	32.6 %	\$ 96,830	\$ 940,000
2014	79	\$ 545,000	-5.2 %	\$ 90,510	\$ 770,000
2015	28	\$ 545,000	0.0 %	\$ 120,000	\$ 2,250,000
2016	19	\$ 385,000	-29.4 %	\$ 105,000	\$ 625,000
2017	16	\$ 379,000	-1.6 %	\$ 48,000	\$ 640,000
2018	20	\$ 332,500	-12.3 %	\$ 58,000	\$ 495,000
2019	27	\$ 250,000	-24.8 %	\$ 35,000	\$ 450,000
2020	15	\$ 320,000	28.0 %	\$ 50,000	\$ 850,000
2021	56	\$ 350,000	9.4 %	\$ 71,000	\$ 860,000
2022	61	\$ 400,000	14.3 %	\$ 105,000	\$ 860,000
2023	46	\$ 365,000	-8.8 %	\$ 97,000	\$ 865,000
2024	36	\$ 344,500	-5.6 %	\$ 102,000	\$ 508,000
2025	56	\$ 332,500	-3.5 %	\$ 97,000	\$ 545,000

## Median Sale Price

**\$342k**

Based on 56 recorded Unit sales within the last 12 months (Oct '24 - Sep '25)

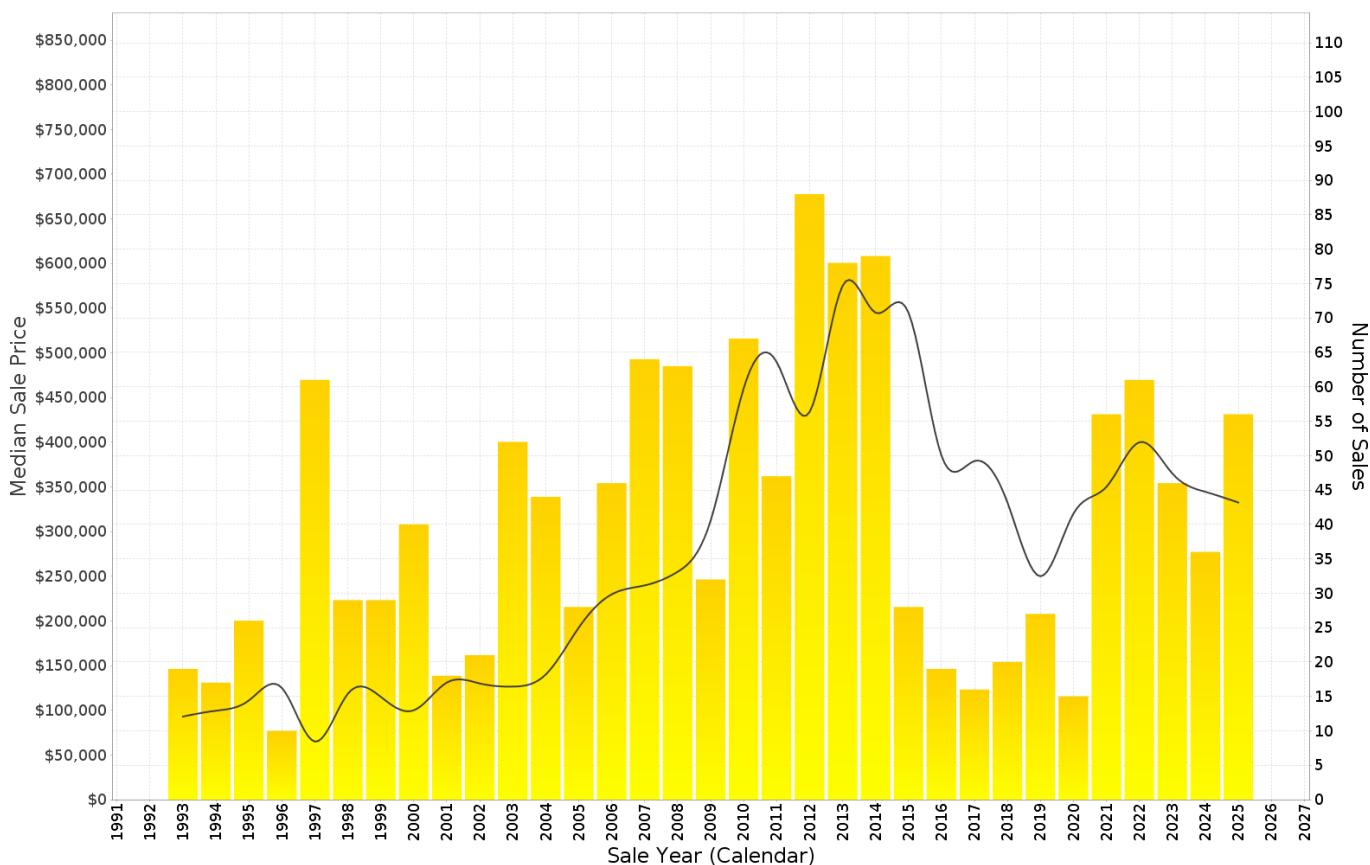
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

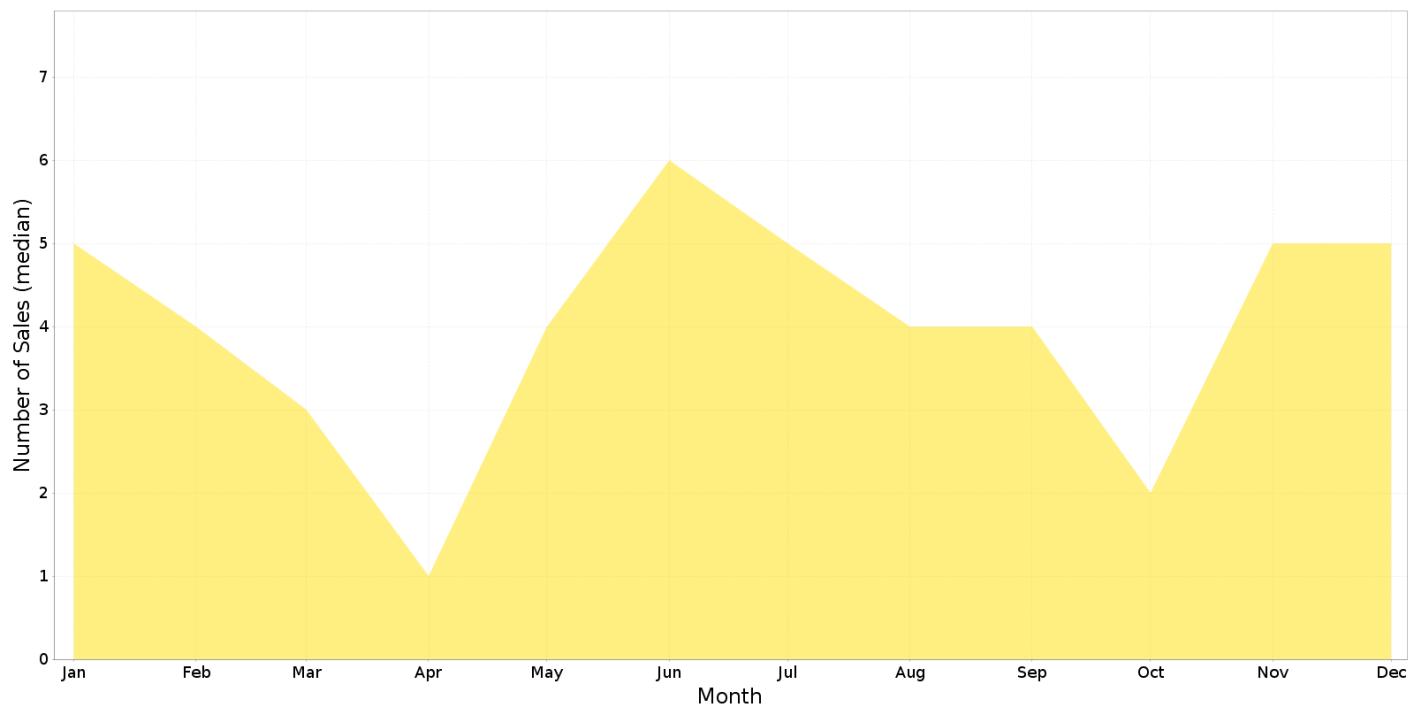
**-1.3%**

Current Median Price: \$342,500  
Previous Median Price: \$347,000

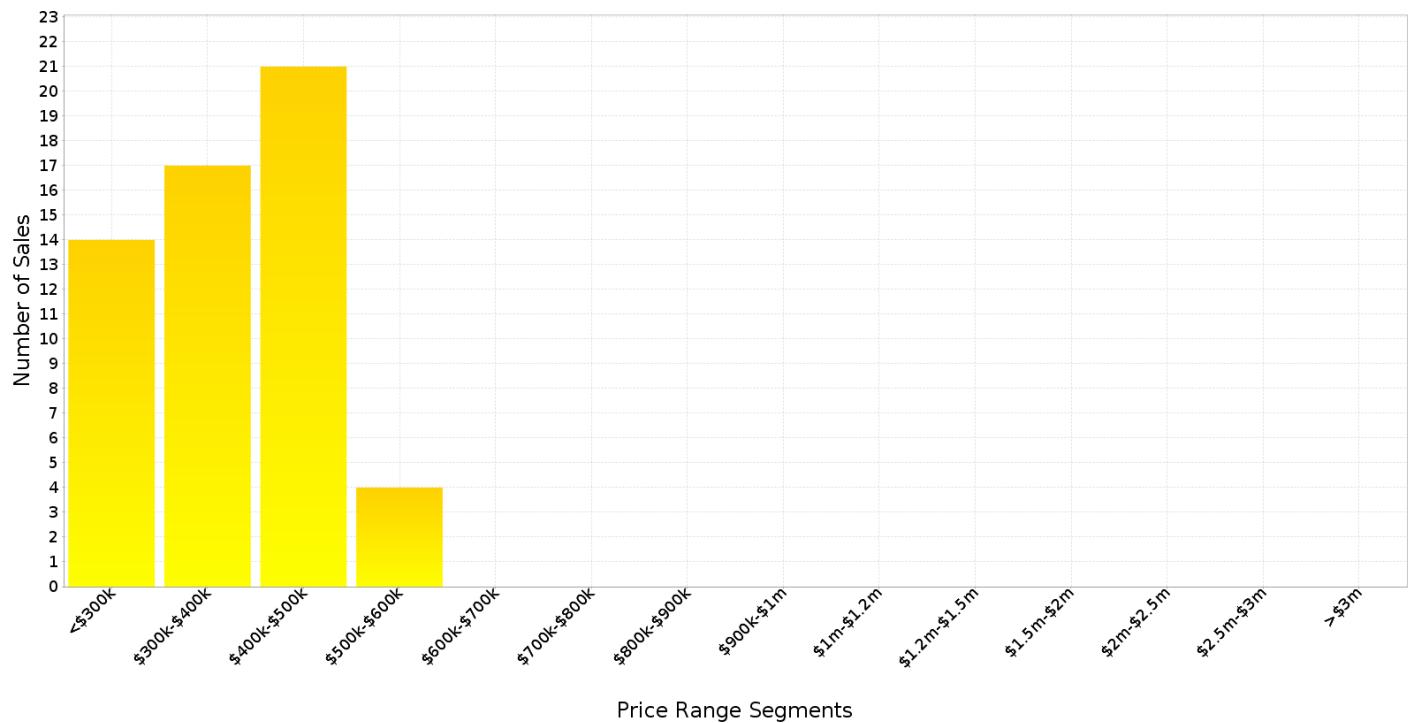
Based on 92 recorded Unit sales compared over the last two rolling 12 month periods



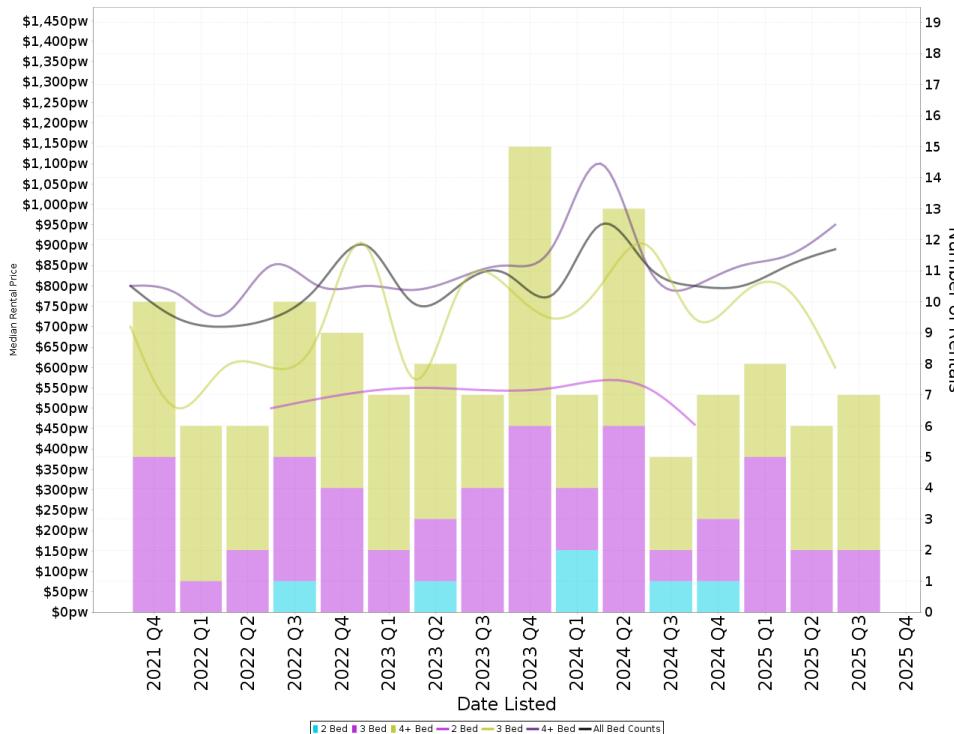
## PARAP - Peak Selling Periods (3 years)



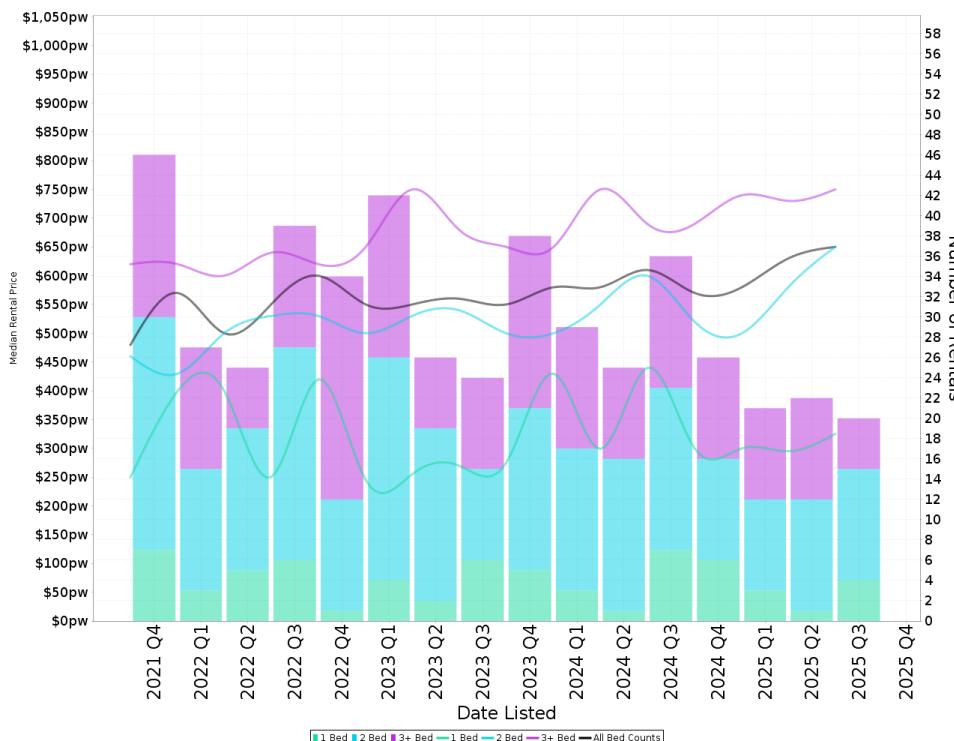
## PARAP - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



## Median Weekly Rents (Units)



# PARAP - Recently Sold Properties

## Median Sale Price

# \$342k

Based on 56 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

# -1.3%

Current Median Price: \$342,500  
Previous Median Price: \$347,000

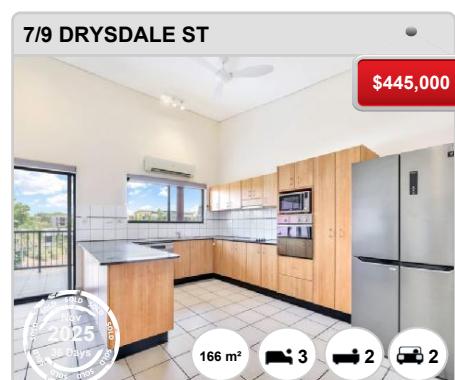
Based on 92 recorded Unit sales compared over the last two rolling 12 month periods

## # Sold Properties

# 56

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



**361/12 SALONIKA ST**



**\$800,000**


  
3 Days


  
81 Days


  
3 Days


  
3 Days


  
3 Days

**62/30 PARAP RD**



**\$455,000**


  
152 m<sup>2</sup>


  
2


  
2


  
2

**3/6 DRYSDALE ST**



**\$340,000**


  
10 Days


  
10 Days


  
10 Days


  
10 Days


  
10 Days

**70/23 HUDSON FYSH AVE**



**\$350,000**


  
N/A


  
69 m<sup>2</sup>


  
2


  
1


  
2

**1/16 HUDSON FYSH AVE**



**\$375,000**


  
N/A


  
69 m<sup>2</sup>


  
-


  
-


  
-

**17/52 GREGORY ST**



**\$125,000**


  
N/A


  
18 m<sup>2</sup>


  
1


  
1


  
-

**21/52 GREGORY ST**



**\$120,000**


  
N/A


  
18 m<sup>2</sup>


  
1


  
1


  
1

**5/12 SOMERVILLE GDNS**



**\$430,000**


  
82 Days


  
148 m<sup>2</sup>


  
2


  
2


  
2

**7/12 MACKILLOP ST**



**\$447,000**


  
14 Days

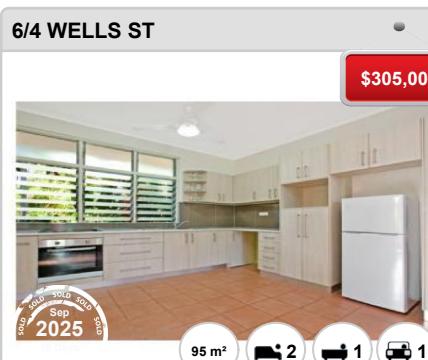

  
143 m<sup>2</sup>


  
2


  
2


  
1

**6/4 WELLS ST**



**\$305,000**


  
N/A


  
95 m<sup>2</sup>


  
2


  
1


  
1

**3/2 MITAROS PL**



**\$482,500**


  
195 Days


  
194 m<sup>2</sup>


  
2


  
2


  
2

**5/4 WELLS ST**



**\$325,000**


  
N/A


  
114 m<sup>2</sup>


  
2


  
1


  
1

Prepared on 29/12/2025 by Kristina Billias, +61 405191295 at Ray White Nightcliff. © Property Data Solutions Pty Ltd 2025 (pricefinder.com.au)

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# PARAP - Properties For Rent

## Median Rental Price

**\$600 /w**

Based on 89 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

**+9.1%**

Current Median Price: \$342,500  
Current Median Rent: \$600

Based on 56 recorded Unit sales and 89 Unit rentals compared over the last 12 months

## Number of Rentals

**89**

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

### 42/23 HUDSON FYSH AVENUE



### 6/7 MACKILLOP STREET



### 56/30 PARAP ROAD



### 84/30 PARAP ROAD



### 11/52 GREGORY STREET



### 41/52 GREGORY STREET



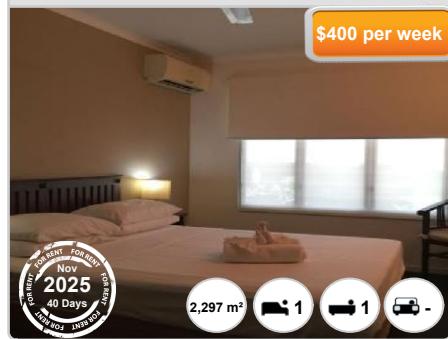
### 29/2 MITAROS PLACE



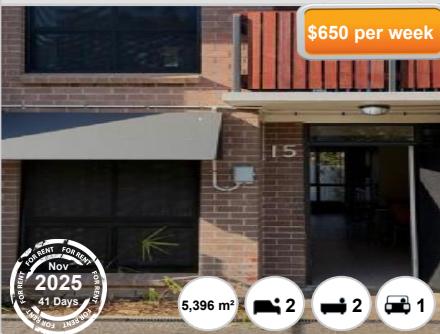
### 6/52 GREGORY STREET



### 7/52 GREGORY STREET



15/6 DRYSDALE STREET



\$650 per week

FOR RENT  
2025  
Nov  
41 Days

5,396 m<sup>2</sup> 2 2 1

20/52 GREGORY STREET



\$350 per week

FOR RENT  
2025  
Nov  
42 Days

18 m<sup>2</sup> 1 1 1

21/14 SALONIKA STREET



\$995 per week

FOR RENT  
2025  
Nov  
47 Days

1.01 ha 3 2 2

45 PARAP ROAD



\$580 per week

FOR RENT  
2025  
Nov  
48 Days

2 1 1

18/14 SALONIKA STREET



\$740

FOR RENT  
2025  
Nov  
49 Days

1.01 ha 3 2 2

353/12 SALONIKA STREET



\$665 per week

FOR RENT  
2025  
Sep  
101 Days

238 m<sup>2</sup> 2 2 1

33/52 GREGORY STREET



\$325 per week

FOR RENT  
2025  
Aug  
130 Days

2,297 m<sup>2</sup> 1 1 -