

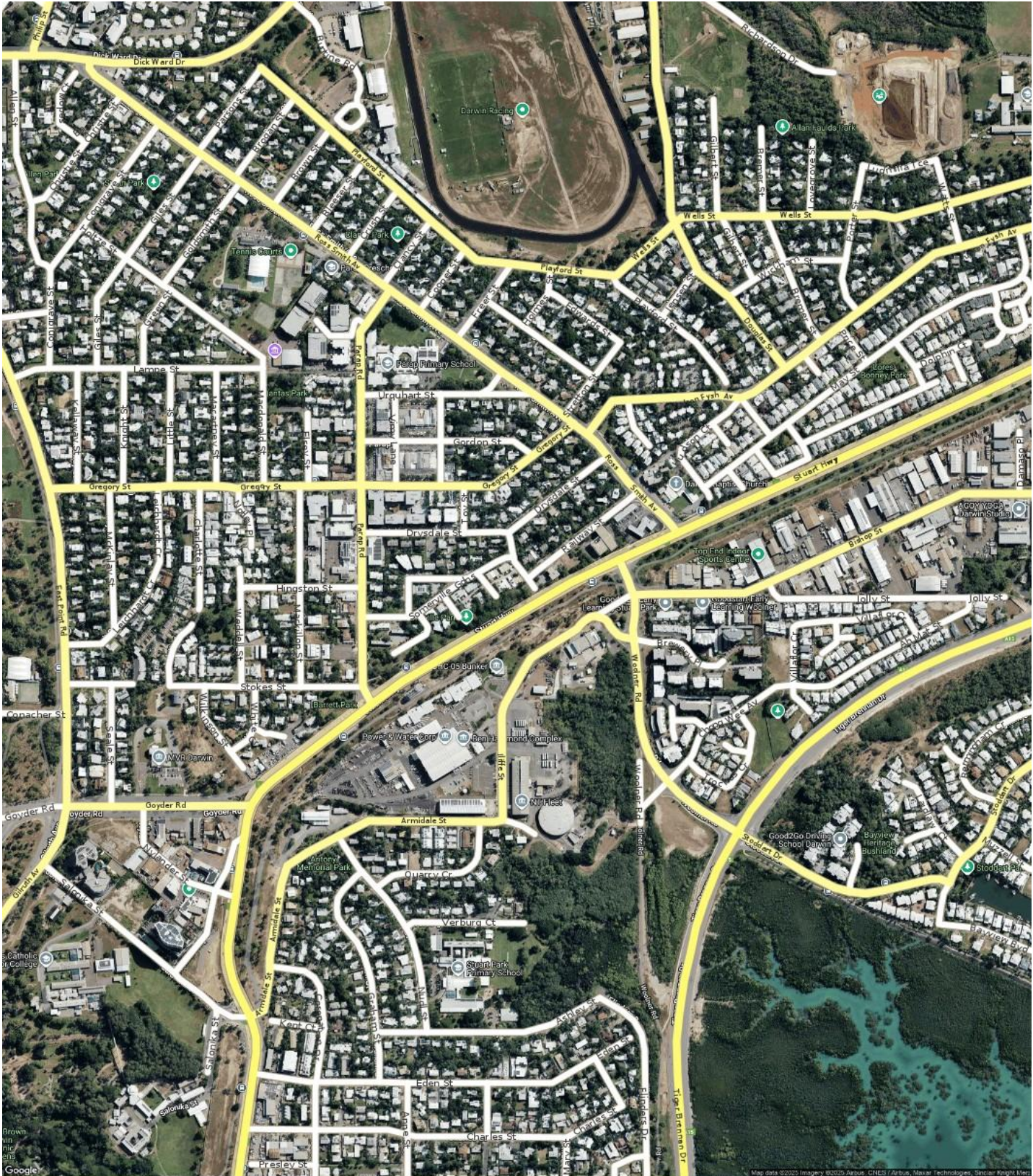
RayWhite.

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)

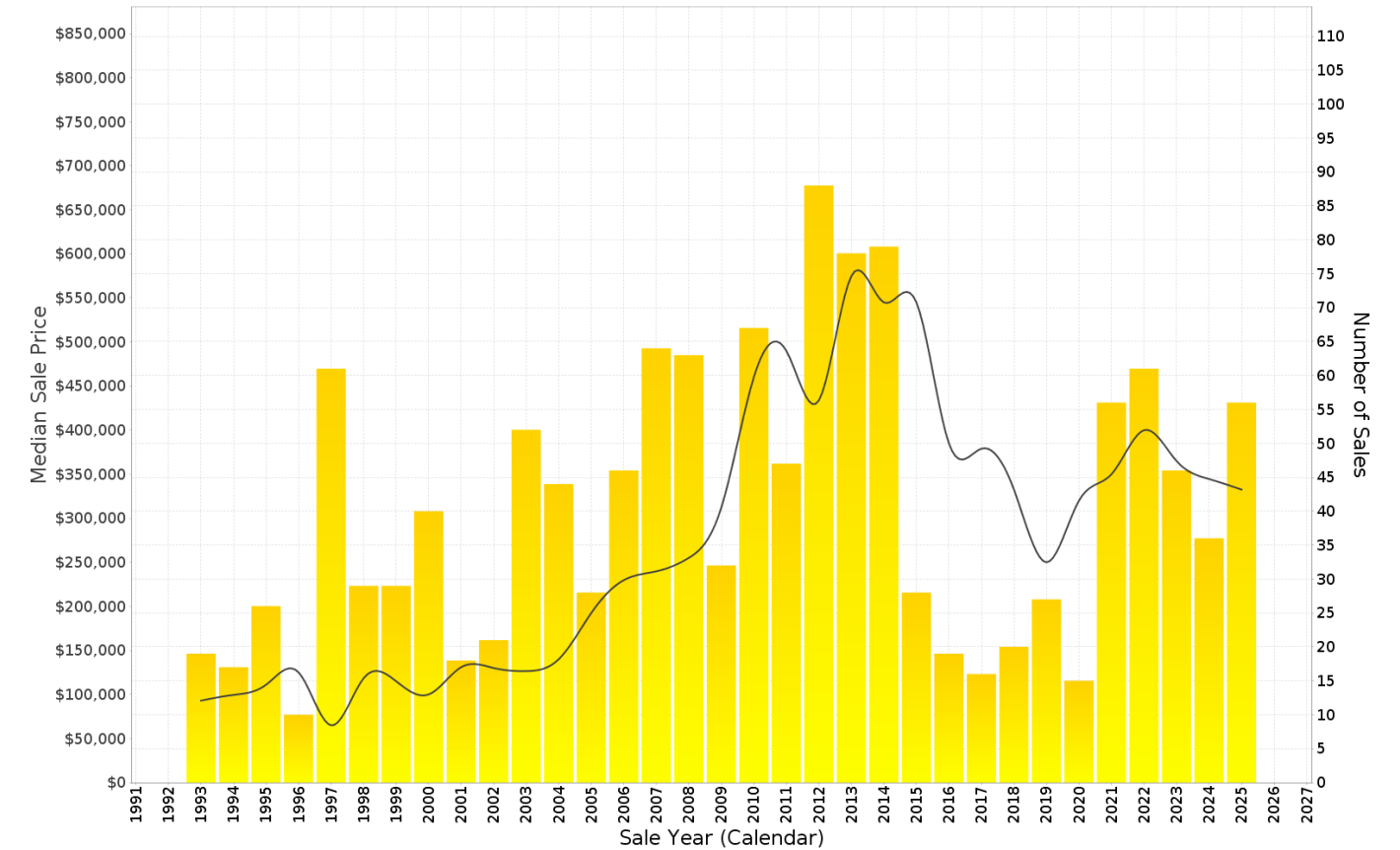
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

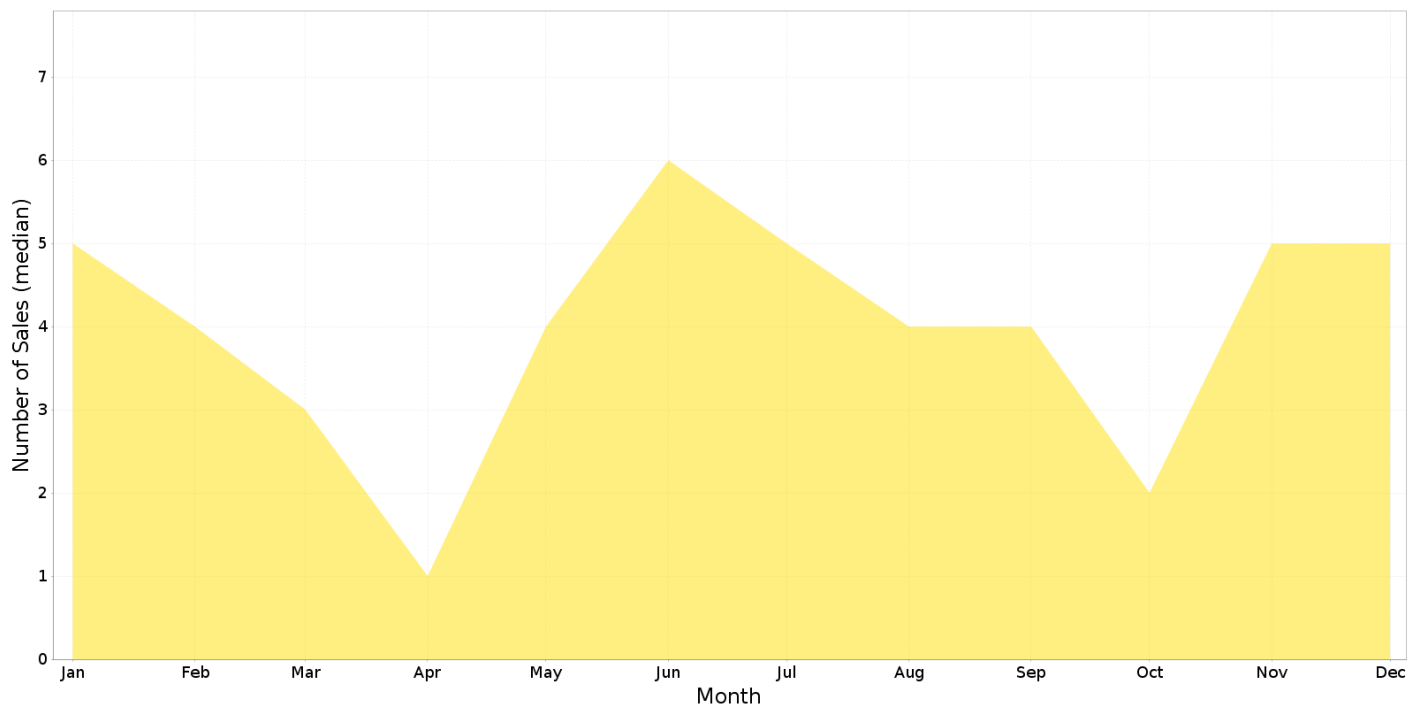
-1.3%

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

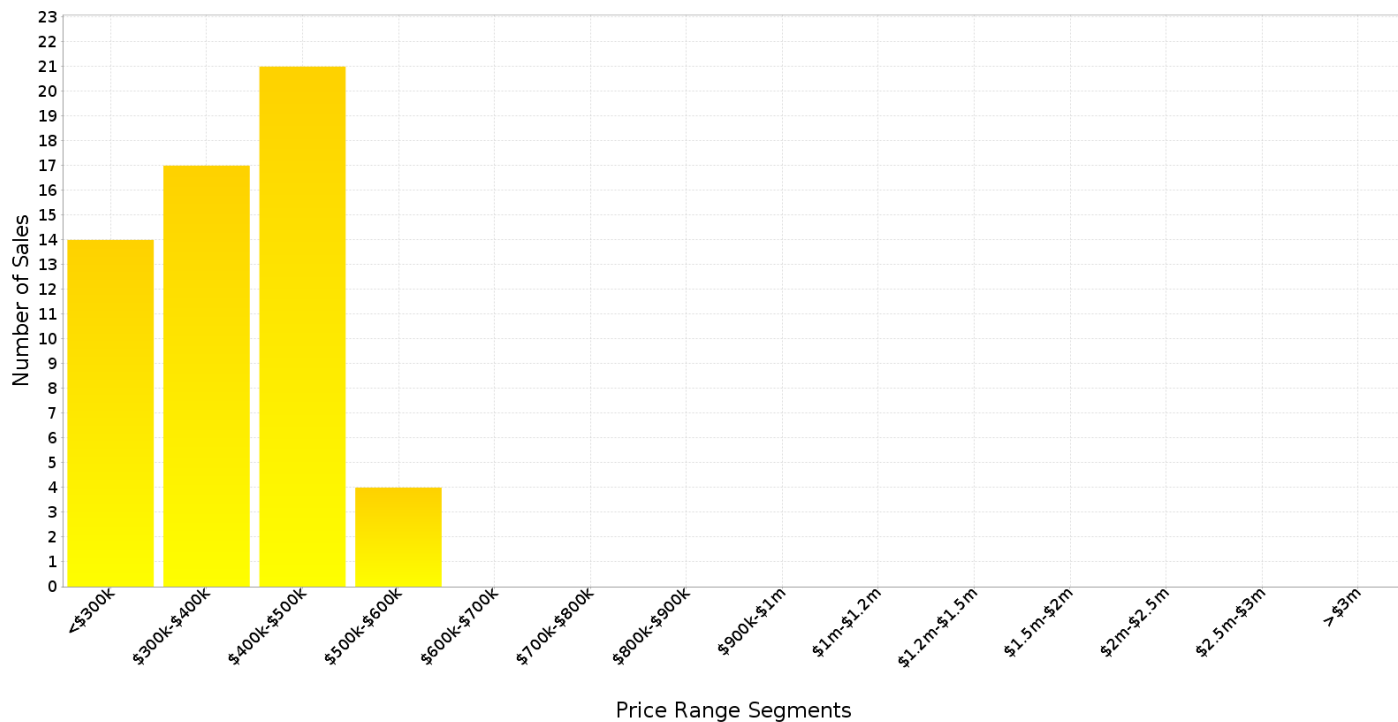
Based on 92 recorded Unit sales compared over the last two rolling 12 month periods



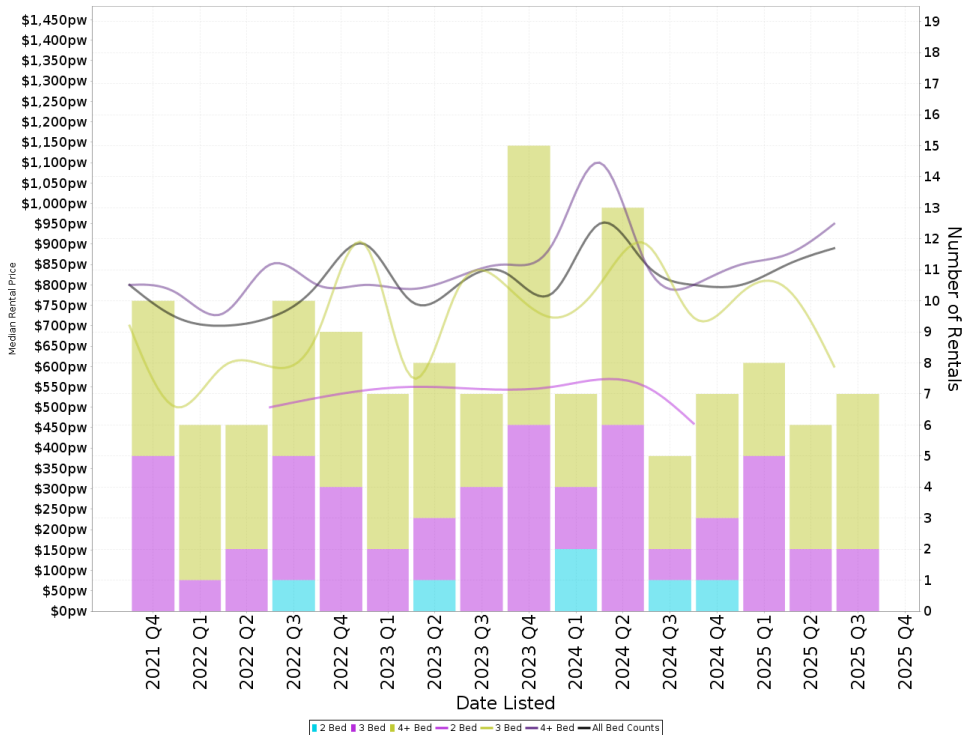
PARAP - Peak Selling Periods (3 years)



PARAP - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-7.2%

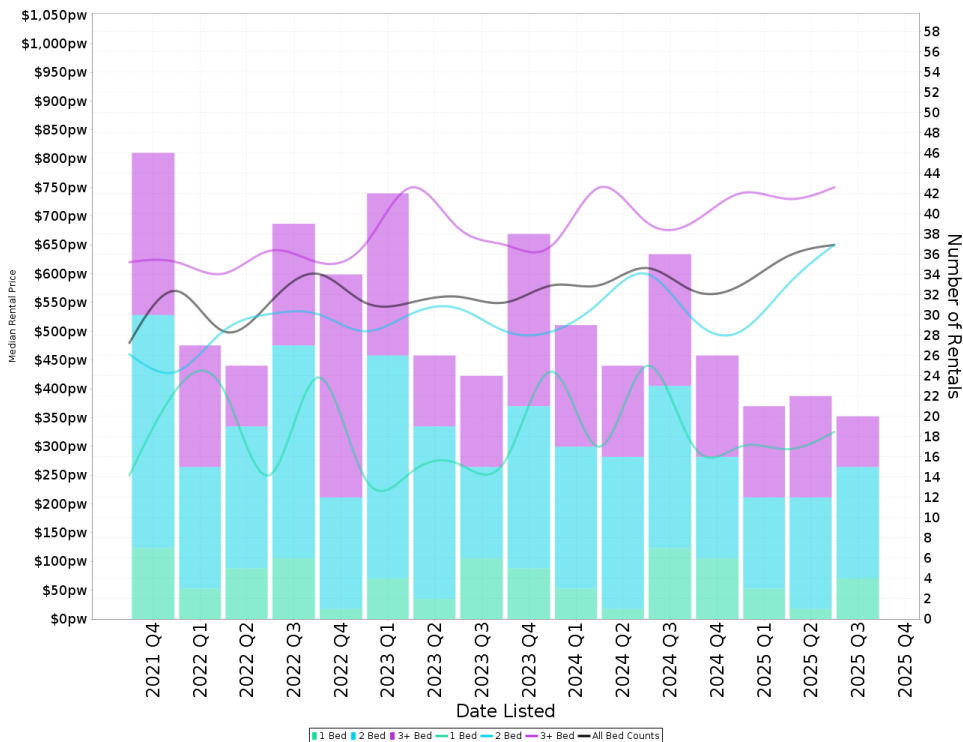
Current Median Price: \$872,500
Previous Median Price: \$940,000
 Based on 34 registered House sales compared over the last two rolling 12 month periods.

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

\$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

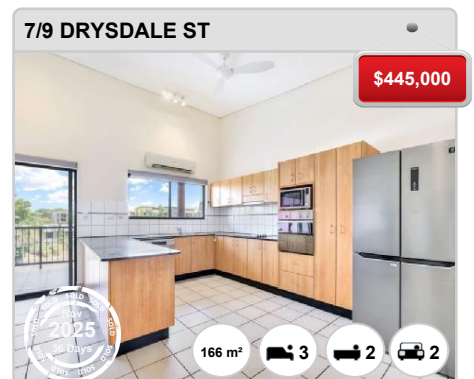
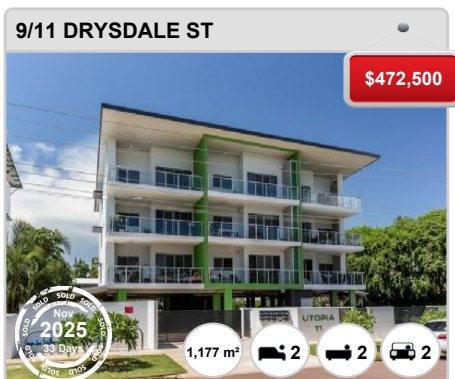
Based on 92 recorded Unit sales compared over the last two rolling 12 month periods

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



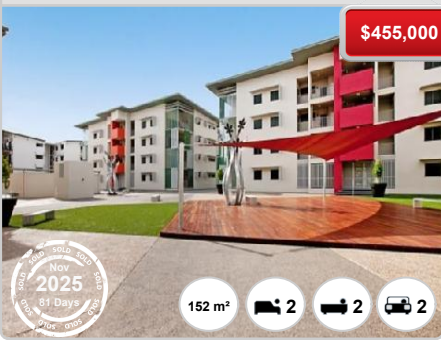
361/12 SALONIKA ST

\$800,000



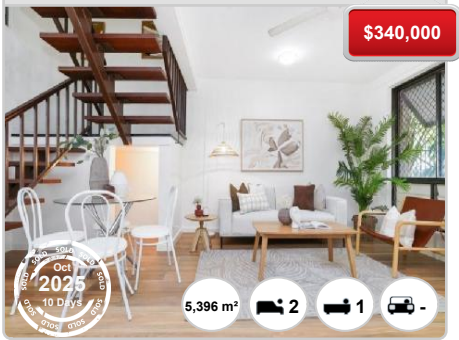
62/30 PARAP RD

\$455,000



3/6 DRYSDALE ST

\$340,000



70/23 HUDSON FYSH AVE

\$350,000



1/16 HUDSON FYSH AVE

\$375,000



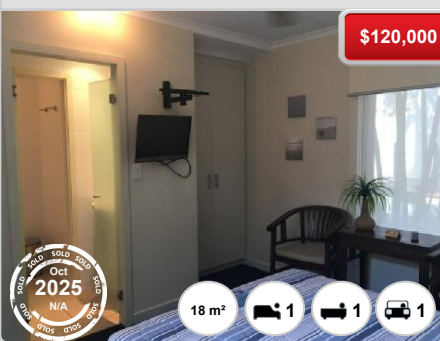
17/52 GREGORY ST

\$125,000



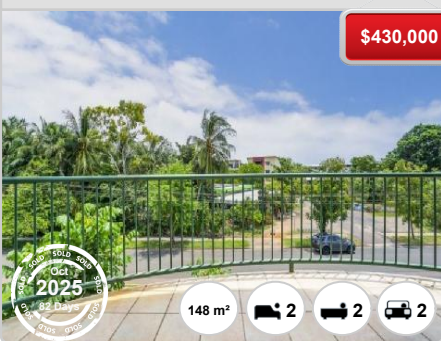
21/52 GREGORY ST

\$120,000



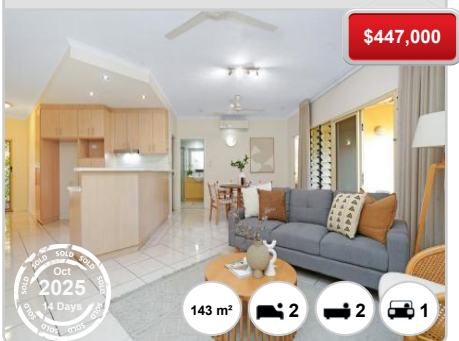
5/12 SOMERVILLE GDNS

\$430,000



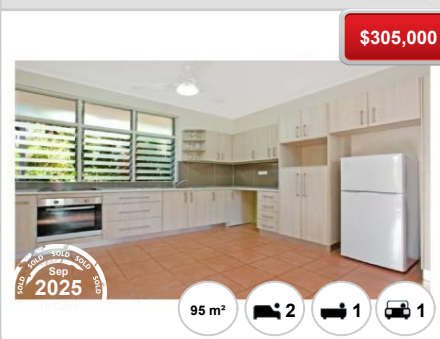
7/12 MACKILLOP ST

\$447,000



6/4 WELLS ST

\$305,000



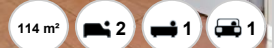
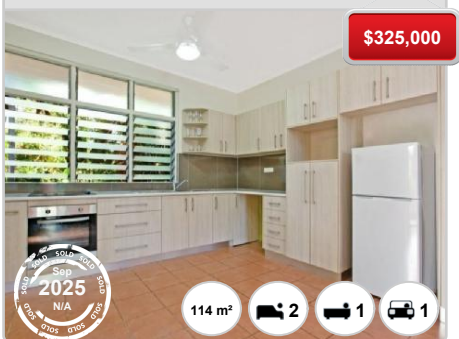
3/2 MITAROS PL

\$482,500



5/4 WELLS ST

\$325,000



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

\$550 per week

69 m² 2 1 1

For Rent For Sale For Lease For Buy
2025
7 Days

6/7 MACKILLOP STREET

\$625 per week

1,530 m² 2 2 2

For Rent For Sale For Lease For Buy
2025
11 Days

56/30 PARAP ROAD

\$464 per week

9,055 m² 3 2 2

For Rent For Sale For Lease For Buy
2025
15 Days

84/30 PARAP ROAD

\$434 per week

9,055 m² 2 1 2

For Rent For Sale For Lease For Buy
2025
25 Days

11/52 GREGORY STREET

\$325 per week

2,297 m² 1 1 1

For Rent For Sale For Lease For Buy
2025
14 Days

41/52 GREGORY STREET

\$300 per week

16 m² 1 1 2

For Rent For Sale For Lease For Buy
2025
20 Days

29/2 MITAROS PLACE

\$700 per week

3,247 m² 2 2 2

For Rent For Sale For Lease For Buy
2025
35 Days

6/52 GREGORY STREET

\$400 per week

2,297 m² 1 1 1

For Rent For Sale For Lease For Buy
2025
40 Days

7/52 GREGORY STREET

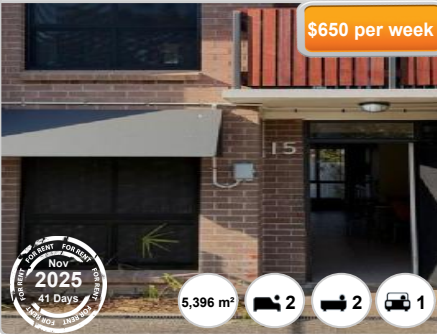
\$400 per week

2,297 m² 1 1 -

For Rent For Sale For Lease For Buy
2025
40 Days

15/6 DRYSDALE STREET

\$650 per week

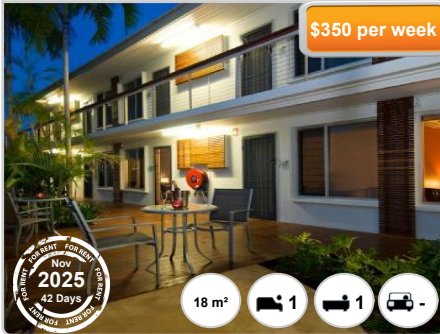


5,396 m²



20/52 GREGORY STREET

\$350 per week

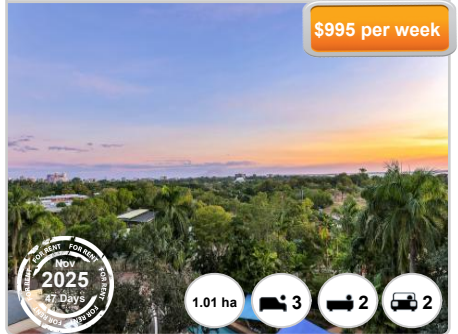


18 m²



21/14 SALONIKA STREET

\$995 per week



1.01 ha



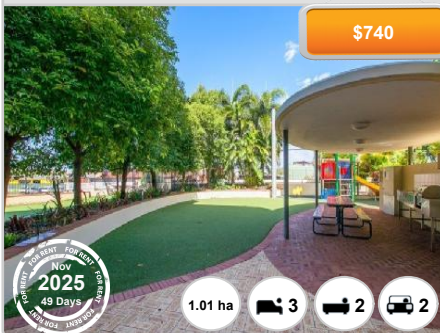
45 PARAP ROAD

\$580 per week



18/14 SALONIKA STREET

\$740



1.01 ha



353/12 SALONIKA STREET

\$665 per week

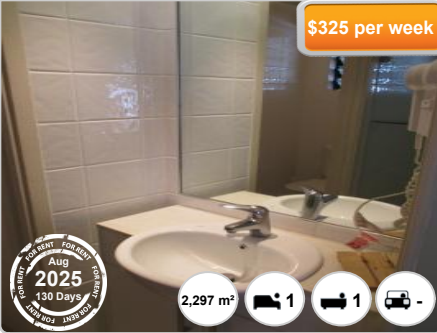


238 m²



33/52 GREGORY STREET

\$325 per week



2,297 m²

