



RayWhite

SUBURB REPORT

ARANA HILLS

raywhitealderley.com.au

ARANA HILLS - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	141	\$ 339,500	0.0 %	\$ 242,000	\$ 639,000
2007	152	\$ 389,000	14.6 %	\$ 120,000	\$ 1,050,000
2008	80	\$ 435,000	11.8 %	\$ 245,000	\$ 630,000
2009	122	\$ 435,000	0.0 %	\$ 213,322	\$ 1,030,000
2010	88	\$ 450,500	3.6 %	\$ 330,000	\$ 790,000
2011	92	\$ 430,000	-4.6 %	\$ 250,000	\$ 630,000
2012	92	\$ 436,500	1.5 %	\$ 320,000	\$ 800,000
2013	114	\$ 440,500	0.9 %	\$ 345,000	\$ 1,075,000
2014	117	\$ 480,000	9.0 %	\$ 330,000	\$ 799,500
2015	108	\$ 492,280	2.6 %	\$ 377,000	\$ 790,000
2016	142	\$ 525,750	6.8 %	\$ 280,000	\$ 806,000
2017	136	\$ 535,500	1.9 %	\$ 375,000	\$ 5,350,000
2018	99	\$ 560,000	4.6 %	\$ 360,000	\$ 1,100,000
2019	113	\$ 555,000	-0.9 %	\$ 371,000	\$ 929,000
2020	98	\$ 588,750	6.1 %	\$ 48,000	\$ 7,385,000
2021	155	\$ 760,000	29.1 %	\$ 500,000	\$ 4,580,000
2022	121	\$ 880,000	15.8 %	\$ 575,000	\$ 1,800,000
2023	95	\$ 835,500	-5.1 %	\$ 601,000	\$ 1,650,000
2024	7	\$ 875,000	4.7 %	\$ 745,000	\$ 1,400,000

Median Sale Price

\$836k

Based on 95 recorded House sales within the last 12 months (2023)

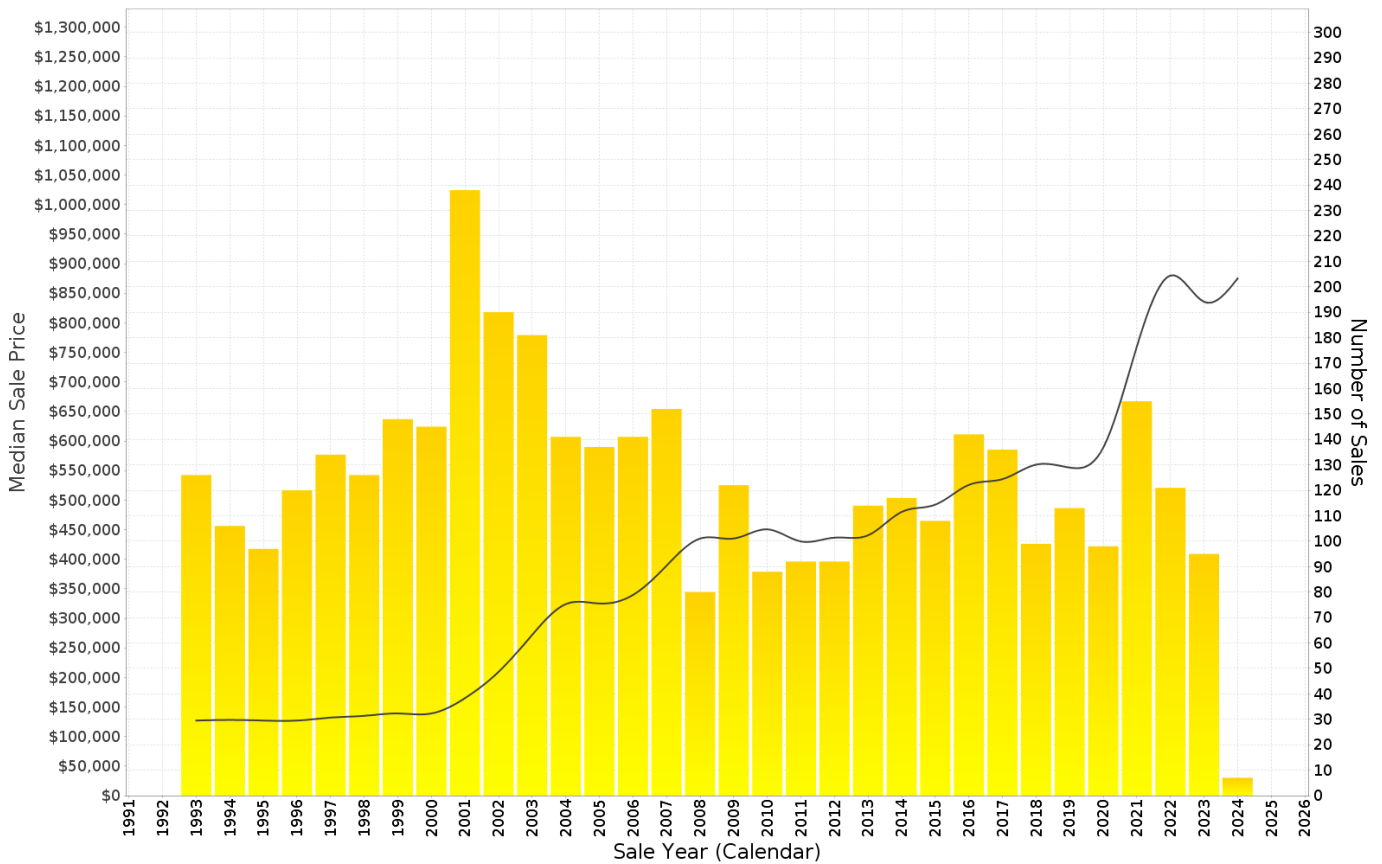
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

-5.1%

Current Median Price: \$835,500
Previous Median Price: \$880,000

Based on 216 recorded House sales compared over the last two rolling 12 month periods



ARANA HILLS - Recently Sold Properties

Median Sale Price

\$836k

Based on 95 recorded House sales within the last 12 months (2023)

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

Suburb Growth

-5.1%

Current Median Price: \$835,500
Previous Median Price: \$880,000

Based on 216 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

95

Based on recorded House sales within the 12 months (2023)

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

4 MELWOOD CRT




\$1,360,000

819 m² 4 2 2

Sold Mar 2024 48 Days

6 CROSBY AVE




\$901,000

620 m² 3 1 3

Sold Mar 2024 18 Days

44 VIEW CRES



\$985,000

1,712 m² 3 1 2

Sold Mar 2024 49 Days

27 YEERINBOOL CRT




\$862,500

835 m² 3 1 2

Sold Feb 2024 11 Days

30 YEERINBOOL CT




\$812,000

931 m² 3 1 1

Sold Feb 2024 29 Days

3 VIEW CRES




\$940,000

1,920 m² 3 2 1

Sold Jan 2024 19 Days

33 REGINALD AVE




\$1,095,000

788 m² 4 2 2

Sold Jan 2024 21 Days

102 PLUCKS ROAD OF




\$981,250

1,166 m² 4 3 2

Sold Jan 2024 19 Days

140 PLUCKS ROAD OF



\$805,000

647 m² 3 1 1

Sold Jan 2024 20 Days

17 BARGO ST

\$820,000

SOLD Jan 2024
N/A
19 Days

688 m² 3 1 2

302 DAWSON PARADE OF

\$745,000

SOLD Jan 2024
19 Days

620 m² 3 1 2

4 BUNYAVILLE CL

HUDSON

\$875,000

SOLD Jan 2024
158 Days

645 m² 4 2 2

33 JANE ST

\$1,050,000

SOLD Jan 2024
32 Days

2,023 m² 4 2 3

8 COOLGARDIE CT

\$1,400,000

SOLD Jan 2024
4 Days

1,002 m² 5 2 2

42 PATRICKS ROAD OF

\$915,000

SOLD Jan 2024
12 Days

607 m² 3 3 3

56 REGINALD AVE

\$1,285,000

SOLD Dec 2023
51 Days

945 m² 5 3 2

26 BRINGELLY ST

\$785,500

SOLD Dec 2023
N/A
5 Days

607 m² 3 1 1

8 CASULA ST

\$830,000

SOLD Dec 2023
N/A

607 m² 3 1 1

52 HILLENVALE AVENUE OF

\$895,000

SOLD Dec 2023
14 Days

700 m² 5 3 1

19 YARRAMAN ST

\$960,000

SOLD Dec 2023
5 Days

633 m² 5 3 2

13 CAWDOR ST

\$815,000

SOLD Dec 2023
N/A

607 m² 3 1 2

EXTERNAL AREA: 98 sqm

ARANA HILLS - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2006	27	\$ 271,500	0.0 %	\$ 217,000	\$ 339,000
2007	28	\$ 299,500	10.3 %	\$ 236,000	\$ 950,000
2008	18	\$ 342,500	14.4 %	\$ 305,000	\$ 499,000
2009	41	\$ 360,000	5.1 %	\$ 181,500	\$ 577,500
2010	25	\$ 369,000	2.5 %	\$ 155,000	\$ 500,000
2011	15	\$ 350,000	-5.1 %	\$ 282,000	\$ 910,000
2012	22	\$ 340,500	-2.7 %	\$ 185,000	\$ 521,750
2013	37	\$ 392,000	15.1 %	\$ 275,000	\$ 550,000
2014	26	\$ 366,500	-6.5 %	\$ 285,000	\$ 560,000
2015	30	\$ 389,000	6.1 %	\$ 289,500	\$ 590,000
2016	30	\$ 383,000	-1.5 %	\$ 310,000	\$ 2,666,000
2017	25	\$ 381,500	-0.4 %	\$ 332,000	\$ 480,000
2018	16	\$ 387,500	1.6 %	\$ 307,000	\$ 480,000
2019	40	\$ 539,000	39.1 %	\$ 292,000	\$ 566,500
2020	33	\$ 480,000	-10.9 %	\$ 321,000	\$ 589,500
2021	84	\$ 592,500	23.4 %	\$ 269,500	\$ 1,255,000
2022	33	\$ 579,000	-2.3 %	\$ 396,000	\$ 870,000
2023	18	\$ 732,500	26.5 %	\$ 485,000	\$ 865,000
2024	1	\$ 800,000	9.2 %	\$ 800,000	\$ 800,000

Median Sale Price

\$732k

Based on 18 recorded Unit sales within the last 12 months (2023)

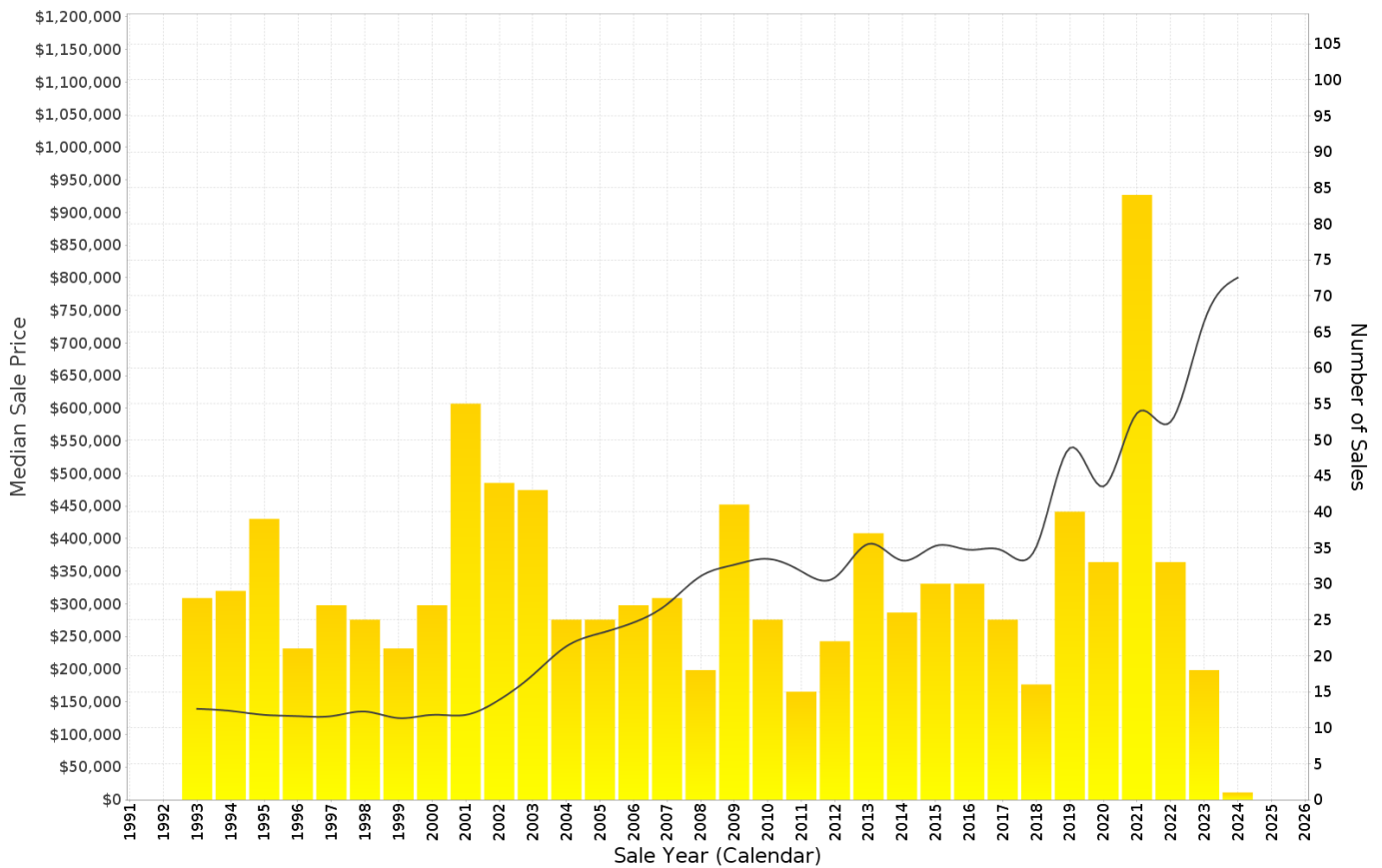
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+26.5%

Current Median Price: \$732,500
Previous Median Price: \$579,000

Based on 51 recorded Unit sales compared over the last two rolling 12 month periods



Prepared on 28/03/2024 by Ray White Alderley. © Property Data Solutions Pty Ltd 2024 (pricfinder.com.au)

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ARANA HILLS - Recently Sold Properties

Median Sale Price

\$732k

Based on 18 recorded Unit sales within the last 12 months (2023)

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

Suburb Growth

+26.5%

Current Median Price: \$732,500
Previous Median Price: \$579,000

Based on 51 recorded Unit sales compared over the last two rolling 12 month periods

Sold Properties

18

Based on recorded Unit sales within the 12 months (2023)

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

3/48 LEATHERWOOD DR

\$735,000

Sold Mar 2024
16 Days

170 m² 3 3 2

1141 SOUTH PINE RD

\$800,000

Sold Feb 2024
52 Days

206 m² 4 2 2

62 PLUCKS RD

\$725,000

Sold Dec 2023
181 Days

188 m² 4 2 2

1141 SOUTH PINE RD

\$740,000

Sold Dec 2023
181 Days

195 m² 4 2 2

4/1141 SOUTH PINE ROAD OF

\$750,000

Sold Dec 2023
181 Days

206 m² 4 2 2