



RayWhite®

SUBURB REPORT

ARANA HILLS

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ARANA HILLS - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	142	\$ 339,250	0.0 %	\$ 242,000	\$ 639,000
2007	154	\$ 389,500	14.8 %	\$ 120,000	\$ 1,050,000
2008	80	\$ 435,000	11.7 %	\$ 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	93	\$ 430,000	-4.6 %	\$ 250,000	\$ 630,000
2012	91	\$ 435,000	1.2 %	\$ 320,000	\$ 800,000
2013	114	\$ 440,500	1.3 %	\$ 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	137	\$ 536,000	1.9 %	\$ 375,000	\$ 5,350,000
2018	99	\$ 560,000	4.5 %	\$ 360,000	\$ 1,100,000
2019	114	\$ 555,000	-0.9 %	\$ 371,000	\$ 929,000
2020	100	\$ 586,250	5.6 %	\$ 48,000	\$ 7,385,000
2021	158	\$ 760,000	29.6 %	\$ 455,000	\$ 4,580,000
2022	119	\$ 880,000	15.8 %	\$ 575,000	\$ 1,553,000
2023	97	\$ 830,000	-5.7 %	\$ 601,000	\$ 1,650,000
2024	25	\$ 975,000	17.5 %	\$ 714,888	\$ 1,400,000

Median Sale Price

\$870k

Based on 98 recorded House sales within the last 12 months (Apr '23 - Mar '24)

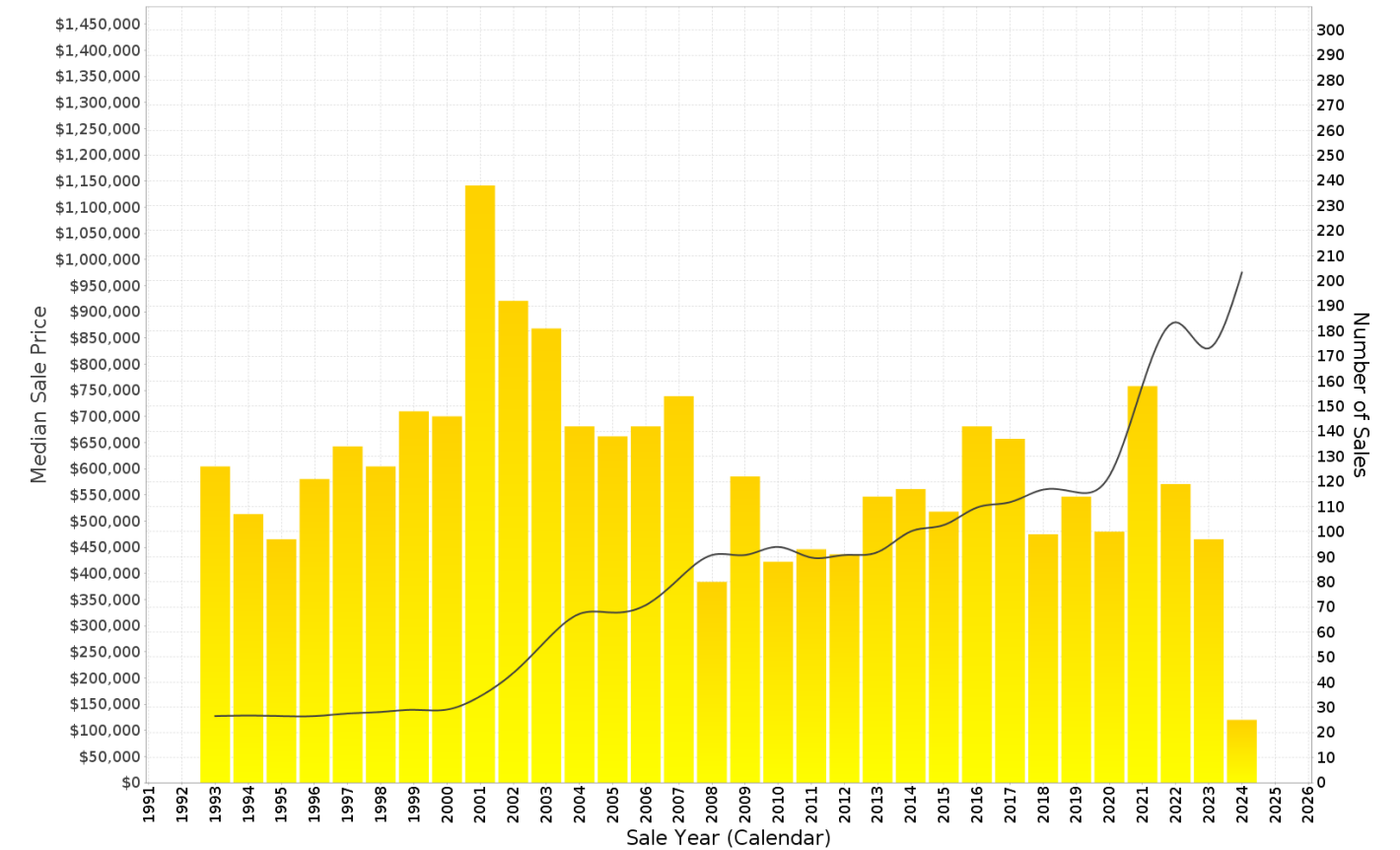
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+4.2%

Current Median Price: \$870,500
Previous Median Price: \$835,750

Based on 210 recorded House sales compared over the last two rolling 12 month periods



ARANA HILLS - Recently Sold Properties

Median Sale Price

\$870k

Based on 98 recorded House sales within the last 12 months (Apr '23 - Mar '24)

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

Suburb Growth

+4.2%

Current Median Price: \$870,500
Previous Median Price: \$835,750

Based on 210 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

98

Based on recorded House sales within the 12 months (Apr '23 - Mar '24)

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

69 VIEW CRES



\$940,000



622 m²

4

2

2

25 BLACKWOOD DR



\$1,225,000



887 m²

6

4

4

57 MINTO CRES



\$931,500



615 m²

5

2

1

2 ARDISIA ST



\$954,000



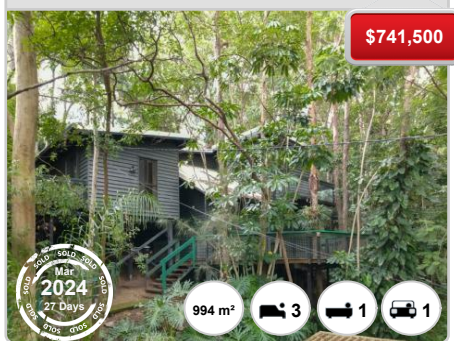
597 m²

3

1

2

13 KEPERRA CT



\$741,500



994 m²

3

1

1

6 ALSTONIA ST



\$1,040,000



630 m²

4

2

2

7 LOFTUS PL



\$1,020,000



1,050 m²

5

2

2

76 VIEW CRES



\$1,368,600



859 m²

5

2

2

91 NARELLAN ST



\$1,030,100



650 m²

3

2

3

30 HILLENVALE AVE



6 CROSBY AVE



4 EVELEIGH ST



44 PLUCKS RD



44 VIEW CRES



6 WIDEVIEW TCE



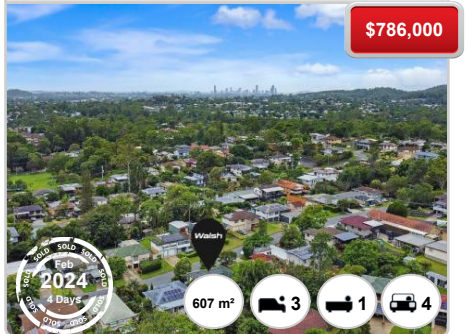
28 HAWKES AVE



4 MELWOOD CT



10 CARISSA ST



12 MENANGLE AVE



27 YEERINBOOL CT



30 YEERINBOOL CT



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	85	\$ 595,000	24.0 %	\$ 269,500	\$ 1,255,000
2022	33	\$ 579,000	-2.7 %	\$ 396,000	\$ 870,000
2023	63	\$ 759,360	31.2 %	\$ 485,000	\$ 930,000
2024	5	\$ 781,760	2.9 %	\$ 665,000	\$ 1,000,000

Median Sale Price

\$757k

Based on 64 recorded Unit sales within the last 12 months (Apr '23 - Mar '24)

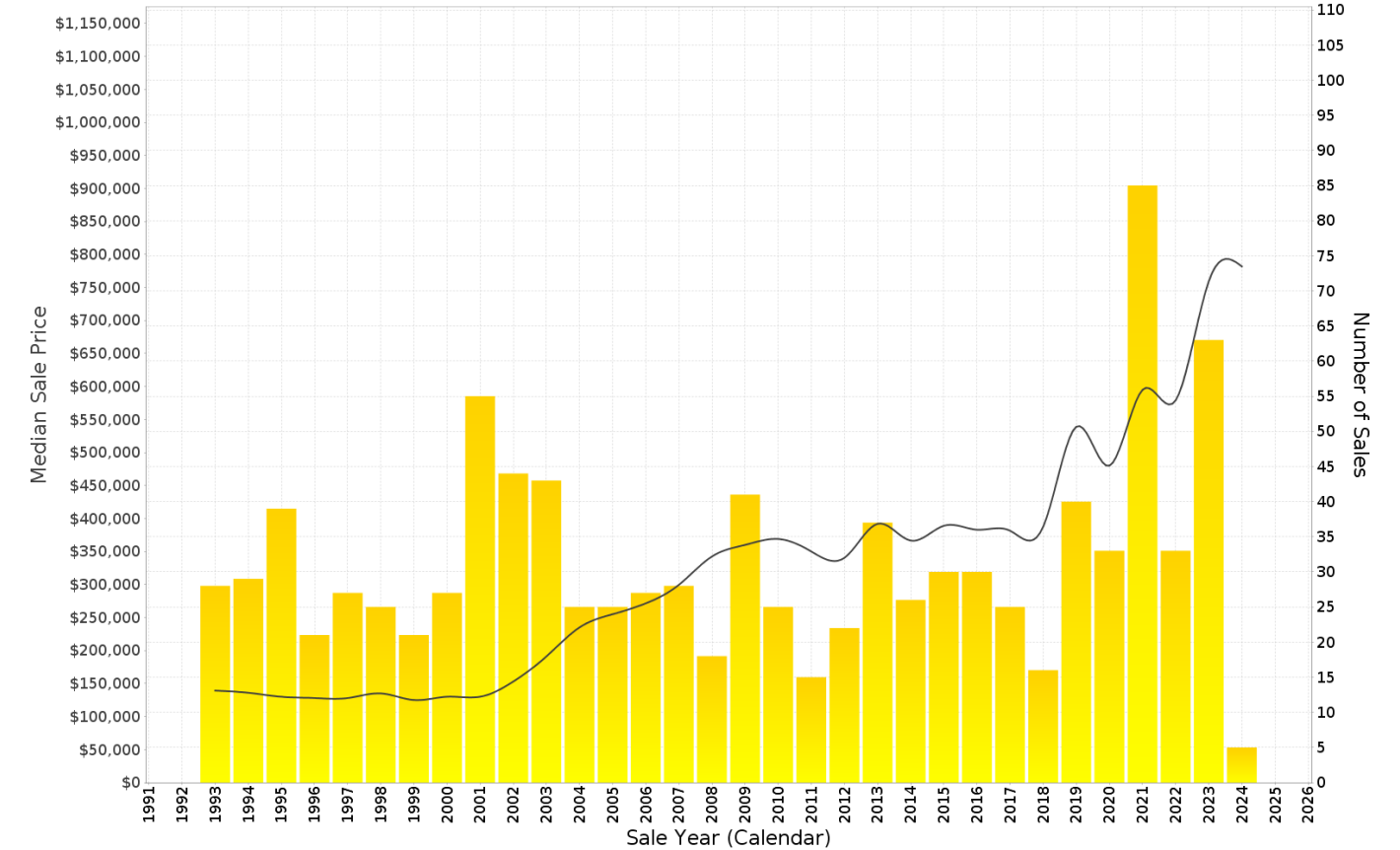
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+25.6%

Current Median Price: \$756,560
Previous Median Price: \$602,500

Based on 88 recorded Unit sales compared over the last two rolling 12 month periods



ARANA HILLS - Recently Sold Properties

Median Sale Price

\$757k

Based on 64 recorded Unit sales within the last 12 months (Apr '23 - Mar '24)

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

Suburb Growth

+25.6%

Current Median Price: \$756,560
Previous Median Price: \$602,500

Based on 88 recorded Unit sales compared over the last two rolling 12 month periods

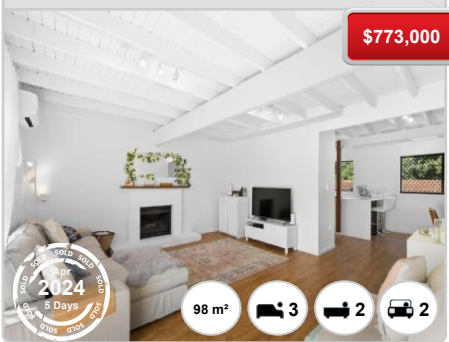
Sold Properties

64

Based on recorded Unit sales within the 12 months (Apr '23 - Mar '24)

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

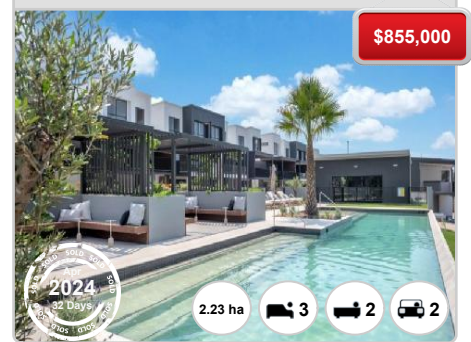
9/21 JANE ST



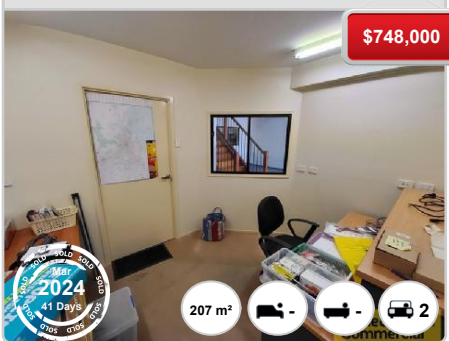
12/52 PLUCKS RD



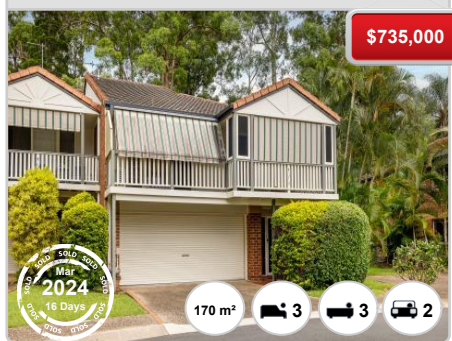
40/80 PLUCKS RD



5/1147 SOUTH PINE RD



3/48 LEATHERWOOD DR



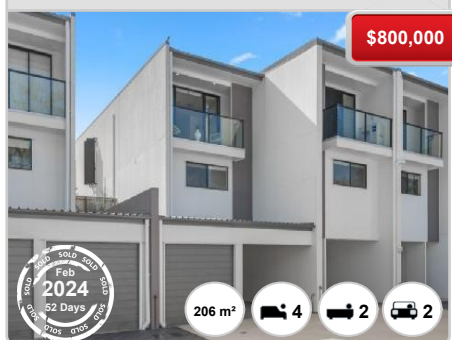
2/21 JANE ST



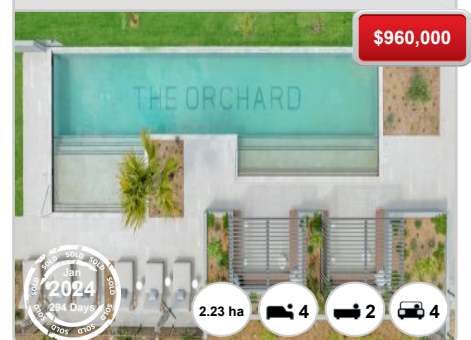
80 PLUCKS RD



1141 SOUTH PINE RD

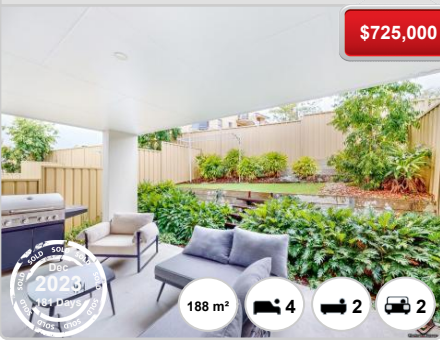


47/80 PLUCKS RD



62 PLUCKS RD

\$725,000



188 m²

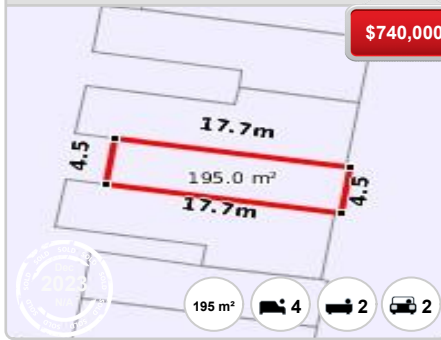
4

2

2

1141 SOUTH PINE RD

\$740,000



195 m²

4

2

2

80 PLUCKS RD

\$855,000



173 m²

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-