



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	39	\$ 965,000	16.3 %	\$ 714,888	\$ 1,400,000

Median Sale Price
\$875k

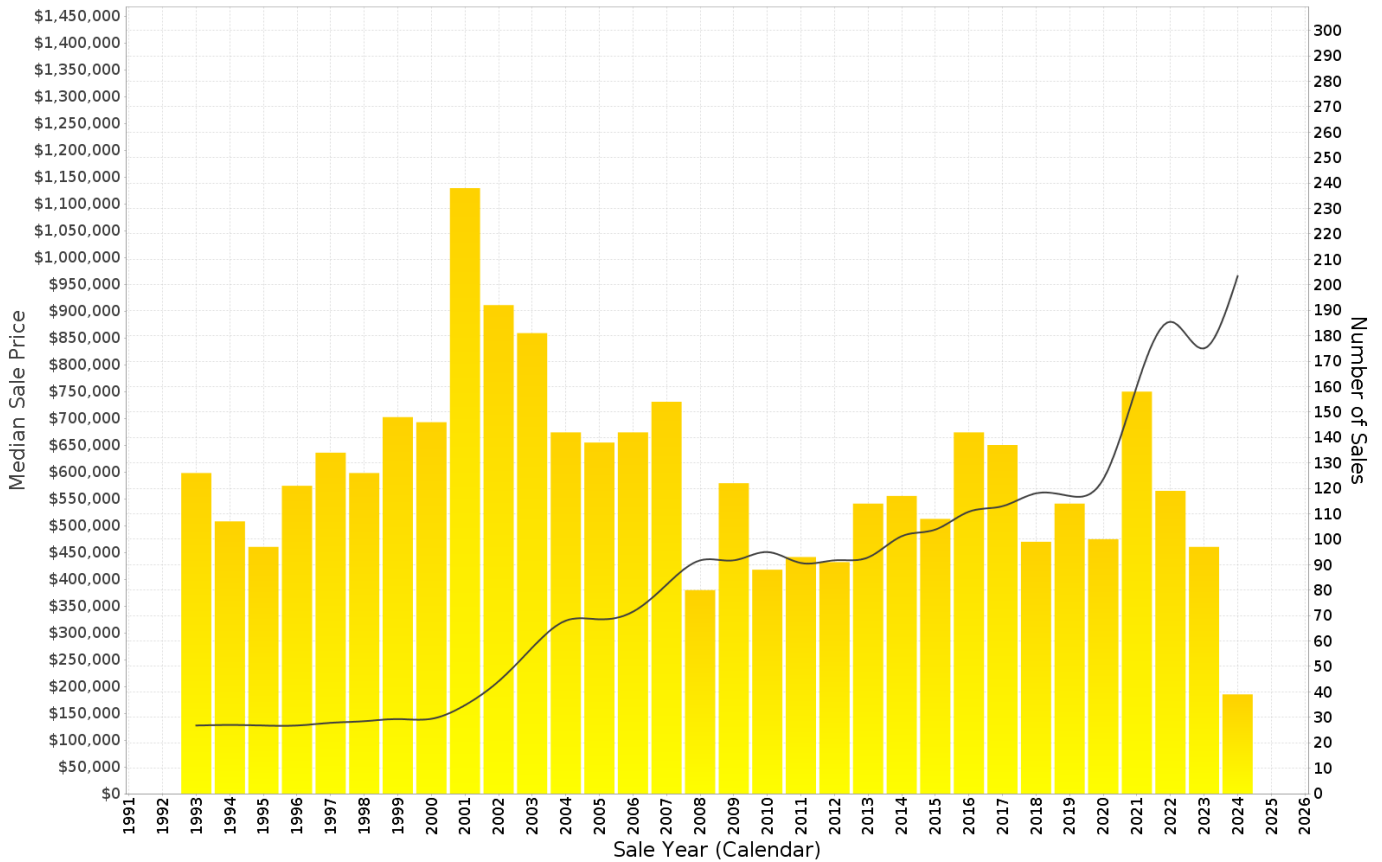
Based on 105 recorded House sales within the last 12 months (Apr '23 - Mar '24)

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

Suburb Growth
+4.7%

Current Median Price: \$875,000
Previous Median Price: \$835,750

Based on 217 recorded House sales compared over the last two rolling 12 month periods



ARANA HILLS - Recently Sold Properties

Median Sale Price

\$875k

Based on 105 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

+4.7%

Current Median Price: \$875,000
Previous Median Price: \$835,750

Based on 217 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

105

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

26 FAIRWAY OTLK




\$1,050,000

Jun 2024
20 Days

602 m² 4 2 2

1138 SOUTH PINE RD

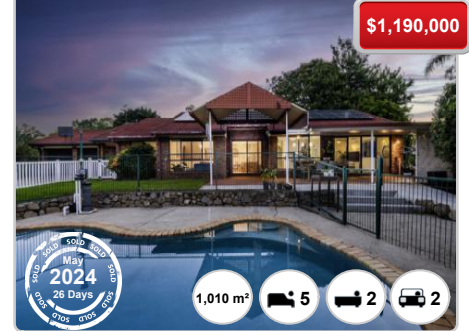


\$1,110,000

Jul 2024
24 Days

811 m² 5 2 2

6 KURANYA CT




\$1,190,000

May 2024
26 Days

1,010 m² 5 2 2

116 PLUCKS ROAD OF



\$805,000

May 2024
N/A

918 m² 3 1 1

6 YERA CT



\$967,450

Apr 2024
5 Days

781 m² 4 1 2

7 KEPERRA CT



\$1,086,500

Apr 2024
4 Days

893 m² 4 2 2

57 MINTO CRES



\$931,500

Apr 2024
18 Days

615 m² 5 2 1

69 VIEW CRES



\$940,000

Apr 2024
31 Days

622 m² 4 2 2

10 COBBITY CRES




\$1,270,000

Apr 2024
22 Days

999 m² 4 2 2

68 NARELLAN ST



\$963,000

Apr 2024
10 Days

733 m² 3 2 2

12 BLACKWOOD DR



\$1,000,000

Mar 2024
N/A

800 m² 4 2 2

25 BLACKWOOD DR



\$1,225,000

Mar 2024
19 Days

887 m² 6 4 4

20 CASULA ST



\$915,000

Mar 2024
5 Days

607 m² 3 1 1

2 ARDISIA ST



\$954,000

Mar 2024
8 Days

597 m² 3 1 2

17 MINTO CRES

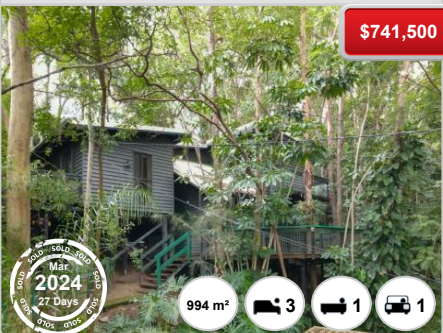


\$965,000

Mar 2024
5 Days

607 m² 4 2 3

13 KEPERRA CT



\$741,500

Mar 2024
27 Days

994 m² 3 1 1

6 ALSTONIA ST




\$1,040,000

Mar 2024
5 Days

630 m² 4 2 2

14 EVELEIGH ST



\$935,000

Mar 2024
N/A

827 m² 3 1 2

7 LOFTUS PL

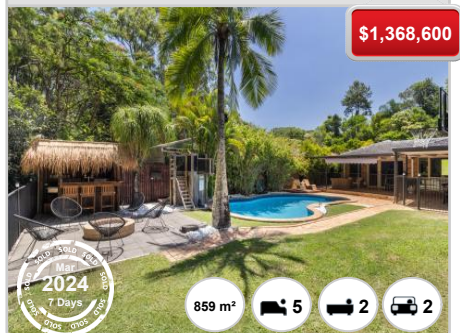


\$1,020,000

Mar 2024
9 Days

1,050 m² 5 2 2

76 VIEW CRES

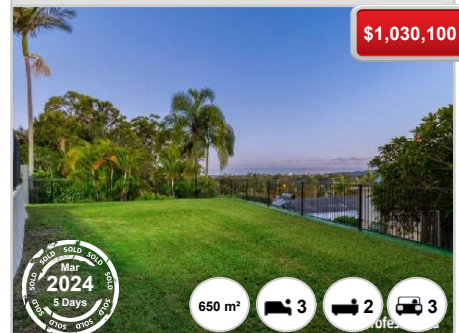


\$1,368,600

Mar 2024
7 Days

859 m² 5 2 2

91 NARELLAN ST



\$1,030,100

Mar 2024
5 Days

650 m² 3 2 3

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	76	\$ 770,560	33.1 %	\$ 485,000	\$ 930,000
2024	20	\$ 776,500	0.8 %	\$ 550,000	\$ 1,000,000

Median Sale Price

\$771k

Based on 83 recorded Unit sales within the last 12 months (Apr '23 - Mar '24)

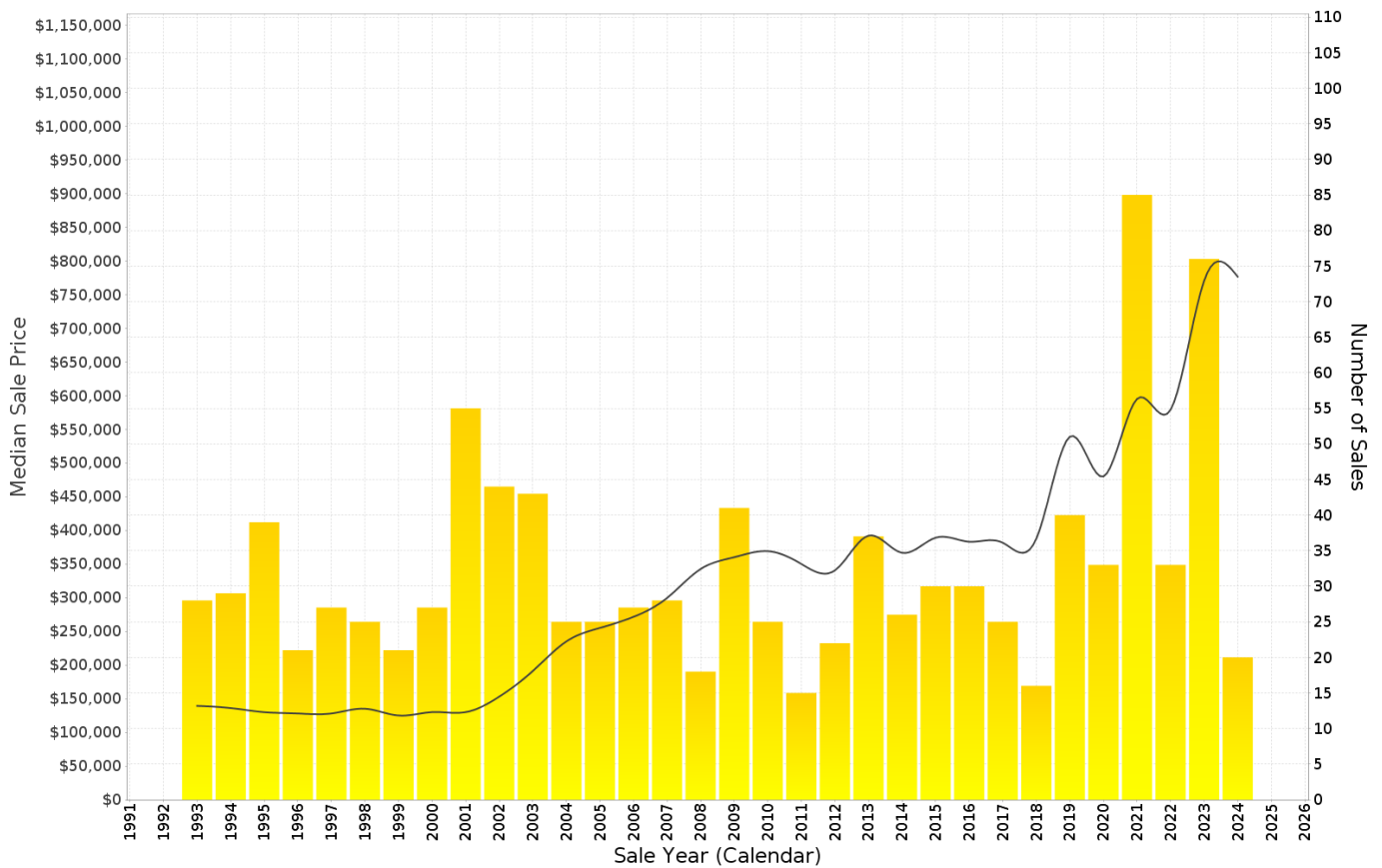
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+27.9%

Current Median Price: \$770,560
Previous Median Price: \$602,500

Based on 107 recorded Unit sales compared over the last two rolling 12 month periods



ARANA HILLS - Recently Sold Properties

Median Sale Price

\$771k

Based on 83 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

+27.9%

Current Median Price: \$770,560
Previous Median Price: \$602,500

Based on 107 recorded Unit sales compared over the last two rolling 12 month periods

Sold Properties

83

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

12/48 LEATHERWOOD DR

\$700,000

Sold Jun 2024
N/A

3 2 2

28/52 PLUCKS ROAD OF

\$955,000

Sold May 2024
45 Days

335 m² 3 2 4

8/62 PLUCKS RD

\$880,000

Sold May 2024
3 Days

180 m² 4 2 2

12/48 LEATHERWOOD DR

\$700,000

7.3 14.0m
7.2 25.0m
10.4m
241.0 m²

Sold Jun 2024
N/A

241 m² 3 2 2

18/142 BUNYA RD

\$783,000

Sold May 2024
N/A

3 2 1

9/1147 SOUTH PINE RD

\$550,000

Sold May 2024
33 Days

109 m² - - 2

80 PLUCKS RD

\$918,000

7.2 9.4
5.9 16.6m
5.1
176.0 m²

Sold Apr 2024
N/A

176 m² - - -

12/142 BUNYA RD

\$730,000

Sold Apr 2024
7 Days

134 m² 3 2 1

66/38 GROVE AVE

\$633,000

Sold Apr 2024
5 Days

140 m² 2 1 1

9/21 JANE ST

\$773,000

Apr 2024
5 Days

98 m² 3 2 2

12/52 PLUCKS RD

\$1,000,000

Apr 2024
7 Days

299 m² 3 2 4

10/85 VIEW CRES

\$710,000

Apr 2024
N/A

242 m² 3 2 2

40/80 PLUCKS RD

\$855,000

Apr 2024
32 Days

2.23 ha 3 2 2

31/85 VIEW CRES

\$780,000

Mar 2024
179 Days

350 m² 3 2 2

80 PLUCKS RD

\$855,000

Mar 2024
N/A

173 m² - - -

5/1147 SOUTH PINE RD

\$748,000

Apr 2024
41 Days

207 m² - - 2

80 PLUCKS RD RD

\$698,000

Mar 2024
N/A

209 m² - - -

3/48 LEATHERWOOD DR

\$735,000

Feb 2024
15 Days

170 m² 3 3 2

2/21 JANE ST

\$665,000

Feb 2024
N/A

78 m² 3 1 1

80 PLUCKS RD

\$960,000

Feb 2024
N/A

209 m² - - -

1141 SOUTH PINE RD

\$800,000

Feb 2024
52 Days

206 m² 4 2 2