



RayWhite

SUBURB REPORT

ARANA HILLS

raywhitealderley.com.au

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	56	\$ 968,725	16.7 %	\$ 714,888	\$ 1,400,000

Median Sale Price

\$965k

Based on 81 recorded House sales within the last 12 months (Oct '23 - Sep '24)

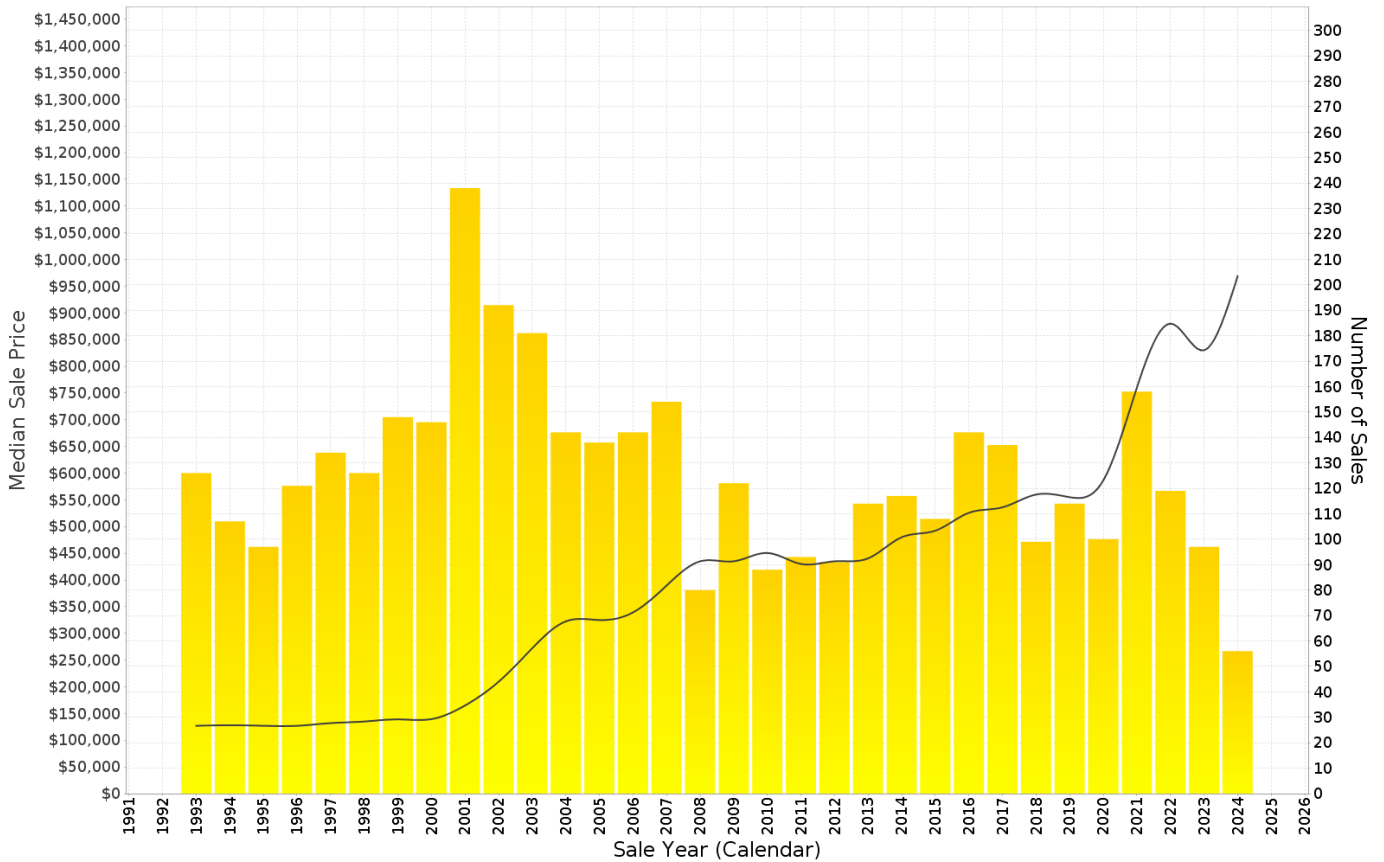
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+22.2%

Current Median Price: \$965,000
Previous Median Price: \$790,000

Based on 183 recorded House sales compared over the last two rolling 12 month periods



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ARANA HILLS - Recently Sold Properties

Median Sale Price

\$965k

Based on 81 recorded House sales within the last 12 months (Oct '23 - Sep '24)

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

Suburb Growth

+22.2%

Current Median Price: \$965,000
Previous Median Price: \$790,000

Based on 183 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

81

Based on recorded House sales within the 12 months (Oct '23 - Sep '24)

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

199 BUNYA RD

\$950,000

Sold Sep 2024, 17 Days

798 m² 3 1 2

14 JANE ST

\$930,000

Sold Sep 2024, 6 Days

640 m² 3 2 1

41 PLUCKS ROAD OF

\$1,100,000

Sold Sep 2024, 36 Days

857 m² 4 2 2

223 BUNYA RD

\$1,100,000

Sold Aug 2024, 40 Days

660 m² 3 2 2

37 YINGALLY DR

\$925,000

Sold Aug 2024, 18 Days

740 m² 3 1 2

3 LEATHERWOOD DR

\$940,000

Sold Aug 2024, 4 Days

685 m² 4 2 2

43 HILLENVALE AVENUE OF

\$1,030,000

Sold Aug 2024, 7 Days

700 m² 5 2 2

33 MITCHELL ST

\$986,000

Sold Aug 2024, 34 Days

1,249 m² 3 1 4

31 YATHONG CT

\$855,000

Sold Aug 2024, 36 Days

822 m² 3 1 1

31 LESLIE ST

\$1,050,000

SOLD 2024
Aug
55 Days

235 m² 4 2 2

5 GLENLEE ST

\$932,000

SOLD 2024
Aug
17 Days

607 m² 3 2 2

16 COLO ST

\$749,999

SOLD 2024
Jul
N/A

607 m² 3 1 1

9 BRINGELLY ST

\$772,000

SOLD 2024
Jul
51 Days

630 m² 3 1 2

12 BORDER CT

\$1,051,000

SOLD 2024
Jul
7 Days

853 m² 4 2 2

203 BUNYA RD

\$970,000

SOLD 2024
Jul
7 Days

660 m² 3 1 3

2 COLES ST

\$1,050,000

SOLD 2024
Jul
51 Days

597 m² 3 1 2

74 PATRICKS RD

\$875,000

SOLD 2024
Jul
9 Days

607 m² 3 1 1

93 PLUCKS ROAD OF

\$915,000

SOLD 2024
Jun
9 Days

878 m² 3 1 2

34 EVELEIGH ST

\$1,100,000

SOLD 2024
Jun
98 Days

908 m² 4 2 2

7 COLO ST

\$935,000

SOLD 2024
Jun
8 Days

607 m² 3 2 4

4 PARK RD

\$960,000

SOLD 2024
Jun
5 Days

723 m² 5 2 2

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	82	\$ 765,000	32.1 %	\$ 485,000	\$ 930,000
2024	29	\$ 781,760	2.2 %	\$ 550,000	\$ 1,000,000

Median Sale Price

\$782k

Based on 37 recorded Unit sales within the last 12 months (Oct '23 - Sep '24)

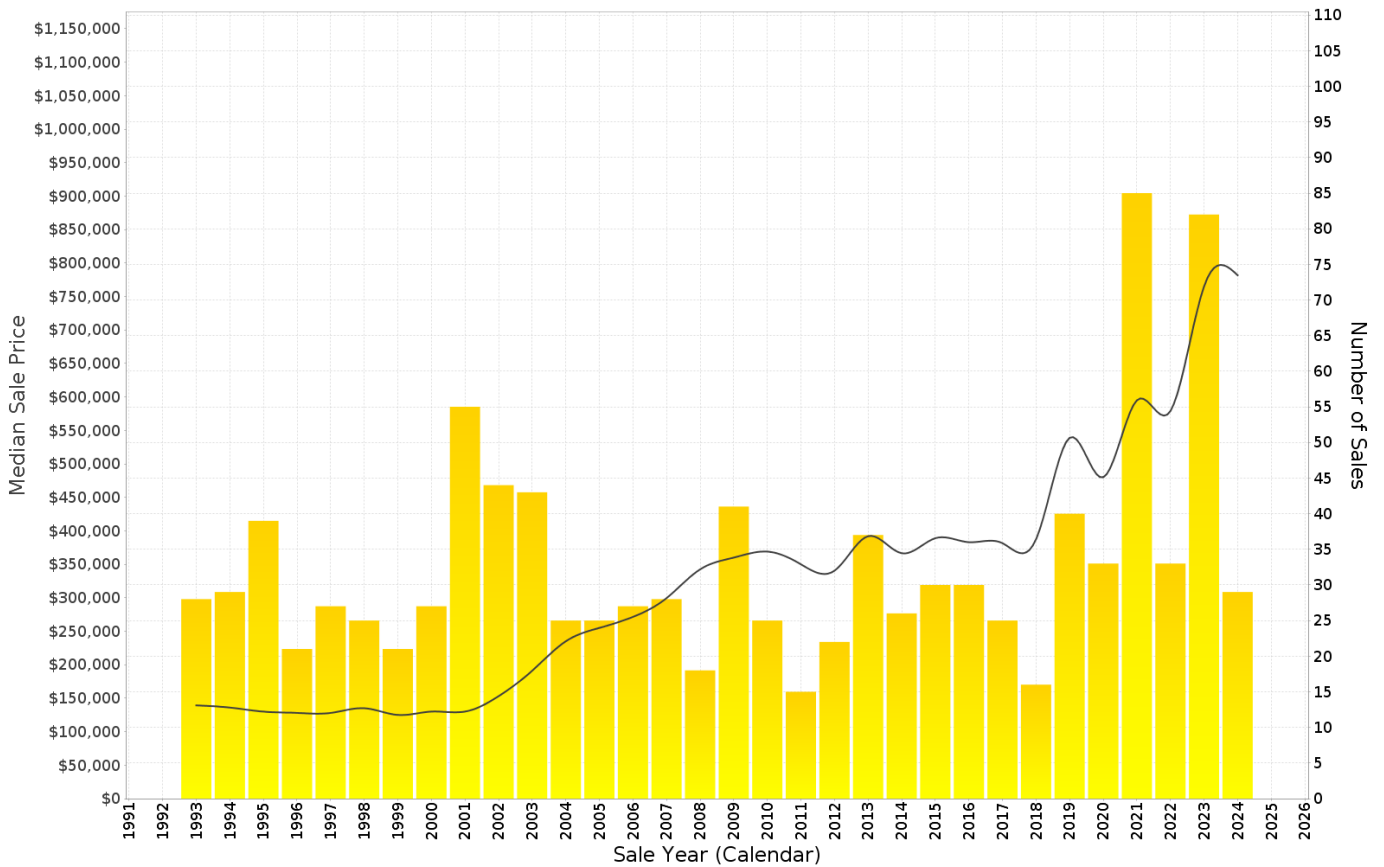
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+3.0%

Current Median Price: \$782,000
Previous Median Price: \$759,360

Based on 114 recorded Unit sales compared over the last two rolling 12 month periods



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ARANA HILLS - Recently Sold Properties

Median Sale Price

\$782k

Based on 37 recorded Unit sales within the last 12 months (Oct '23 - Sep '24)

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

Suburb Growth

+3.0%

Current Median Price: \$782,000
Previous Median Price: \$759,360

Based on 114 recorded Unit sales compared over the last two rolling 12 month periods

Sold Properties

37

Based on recorded Unit sales within the 12 months (Oct '23 - Sep '24)

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

34/142 BUNYA RD

\$790,000

Sep 2024
72 Days

1.42 ha | 3 | 2 | 2

22/1141 SOUTH PINE RD

\$845,000

Aug 2024
19 Days

196 m² | 3 | 3 | 2

14/85 VIEW CRES

\$755,000

Jul 2024
27 Days

274 m² | 3 | 2 | 1

39/142 BUNYA RD

\$782,000

11.4m | 14.9m | 18.4m | 5.0m

213.0 m²

213 m² | - | - | -

23 TO 33 LESLIE ST

\$920,000

7.2 | 18.1m | 19.1m

147.0 m²

147 m² | - | - | -

20/142 BUNYA RD

\$745,000

198 m² | 3 | 2 | 1

12/48 LEATHERWOOD DR

\$700,000

Jun 2024
N/A

3 | 2 | 2

10/52 PLUCKS RD

\$960,000

May 2024
5 Days

250 m² | 3 | 2 | 2

28/52 PLUCKS ROAD OF

\$955,000

May 2024
45 Days

335 m² | 3 | 2 | 4

62 PLUCKS RD

\$880,000

May 2024
3 Days

180 m² 4 2 2

12/48 LEATHERWOOD DR

\$700,000

2024 N/A

241 m² 3 2 2

18/142 BUNYA RD

\$783,000

May 2024
N/A

3 2 1

9/1147 SOUTH PINE RD

\$550,000

May 2024
33 Days

109 m² - - 2

80 PLUCKS RD

\$918,000

2024 N/A

176 m² - - -

12/142 BUNYA RD

\$730,000

May 2024
7 Days

134 m² 3 2 1

66/38 GROVE AVE

\$633,000

Apr 2024
5 Days

140 m² 2 1 1

5/9 LESLIE ST

\$581,000

Whitehead & Crump
Harcourts Solutions

Apr 2024
N/A

159 m² 2 1 1

9/21 JANE ST

\$773,000

Apr 2024
5 Days

98 m² 3 2 2

80 PLUCKS RD RD

\$897,000

Apr 2024
N/A

190 m² - - -

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