

RayWhite.

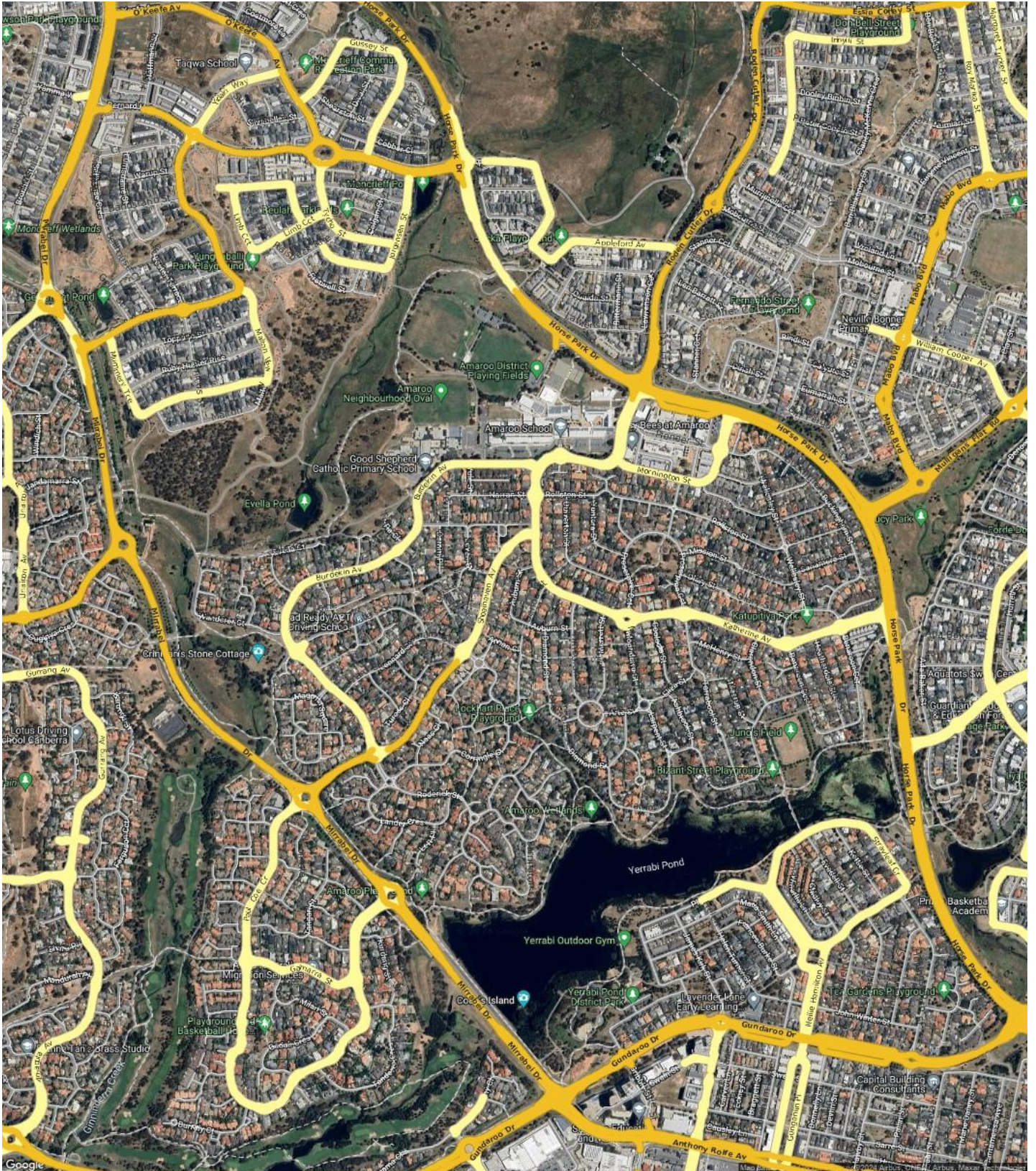
Suburb flyover report

AMAROO (HOUSE)

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AMAROO - Suburb Map



AMAROO - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	101	\$ 415,000	0.0 %	\$ 15,000	\$ 940,000
2007	111	\$ 430,000	3.6 %	\$ 182,500	\$ 821,000
2008	86	\$ 463,750	7.8 %	\$ 315,000	\$ 1,095,000
2009	91	\$ 464,000	0.1 %	\$ 180,000	\$ 890,000
2010	74	\$ 519,500	12.0 %	\$ 293,334	\$ 950,000
2011	67	\$ 495,000	-4.7 %	\$ 197,500	\$ 806,000
2012	81	\$ 510,000	3.0 %	\$ 280,000	\$ 852,000
2013	68	\$ 527,495	3.4 %	\$ 22,750	\$ 797,500
2014	79	\$ 545,000	3.3 %	\$ 227,500	\$ 1,155,000
2015	88	\$ 547,500	0.5 %	\$ 300,000	\$ 875,000
2016	62	\$ 637,500	16.4 %	\$ 132,000	\$ 1,135,000
2017	76	\$ 651,500	2.2 %	\$ 340,000	\$ 1,400,000
2018	61	\$ 667,500	2.5 %	\$ 269,500	\$ 1,025,000
2019	61	\$ 700,000	4.9 %	\$ 460,000	\$ 1,025,000
2020	87	\$ 749,500	7.1 %	\$ 213,333	\$ 1,350,000
2021	84	\$ 895,000	19.4 %	\$ 150,000	\$ 1,670,000
2022	59	\$ 970,000	8.4 %	\$ 11,000	\$ 1,565,000
2023	58	\$ 945,000	-2.6 %	\$ 655,000	\$ 1,700,000
2024	24	\$ 965,000	2.1 %	\$ 490,000	\$ 1,525,000

Median Sale Price
\$950k

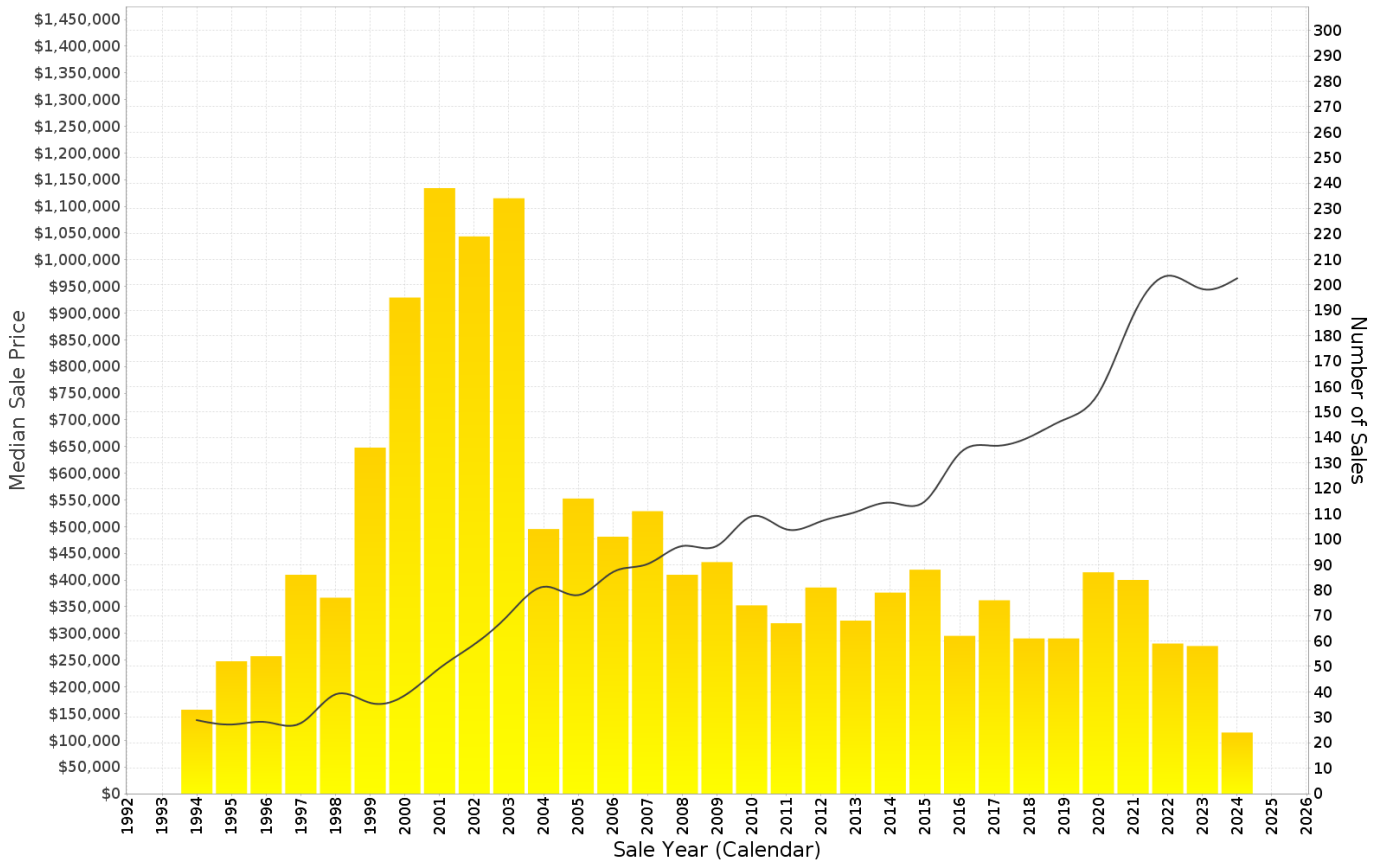
Based on 47 recorded House sales within the last 12 months (Financial Year 2024)

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

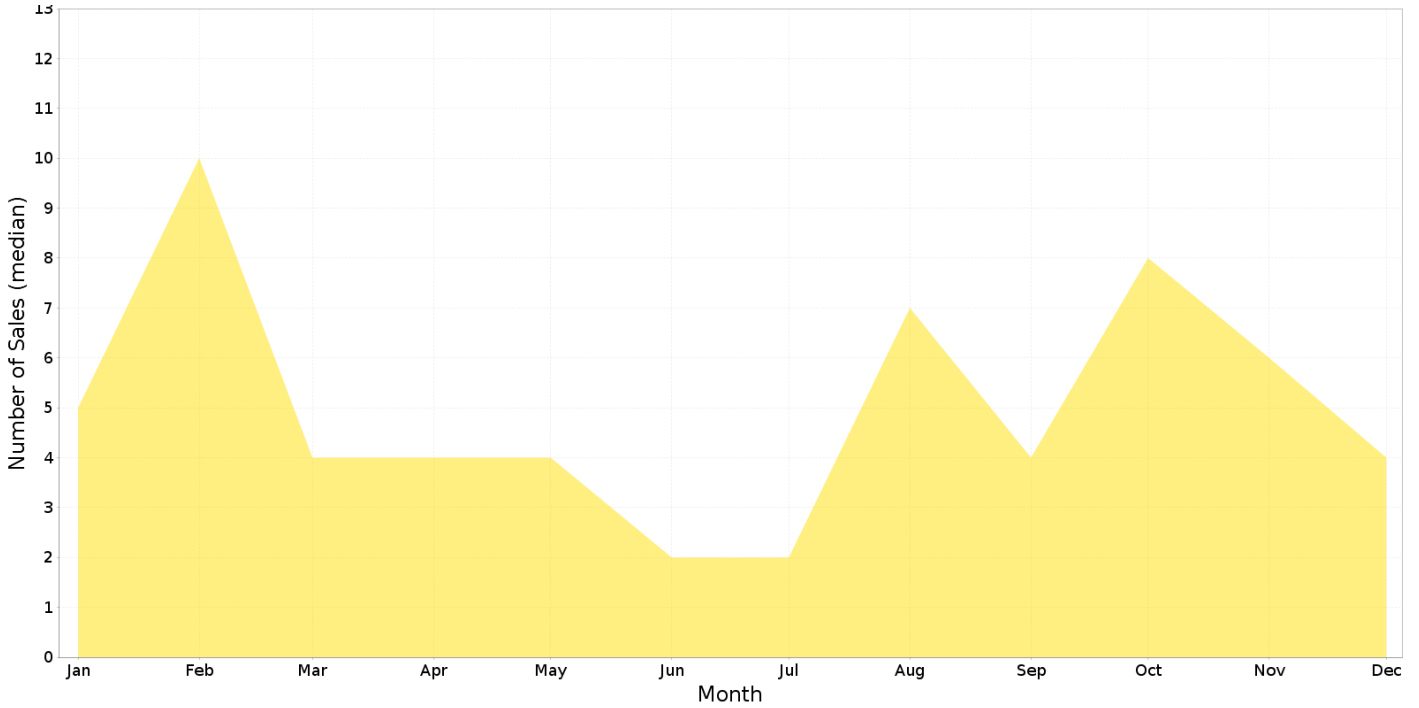
Suburb Growth
+0.8%

Current Median Price: \$950,000
Previous Median Price: \$942,500

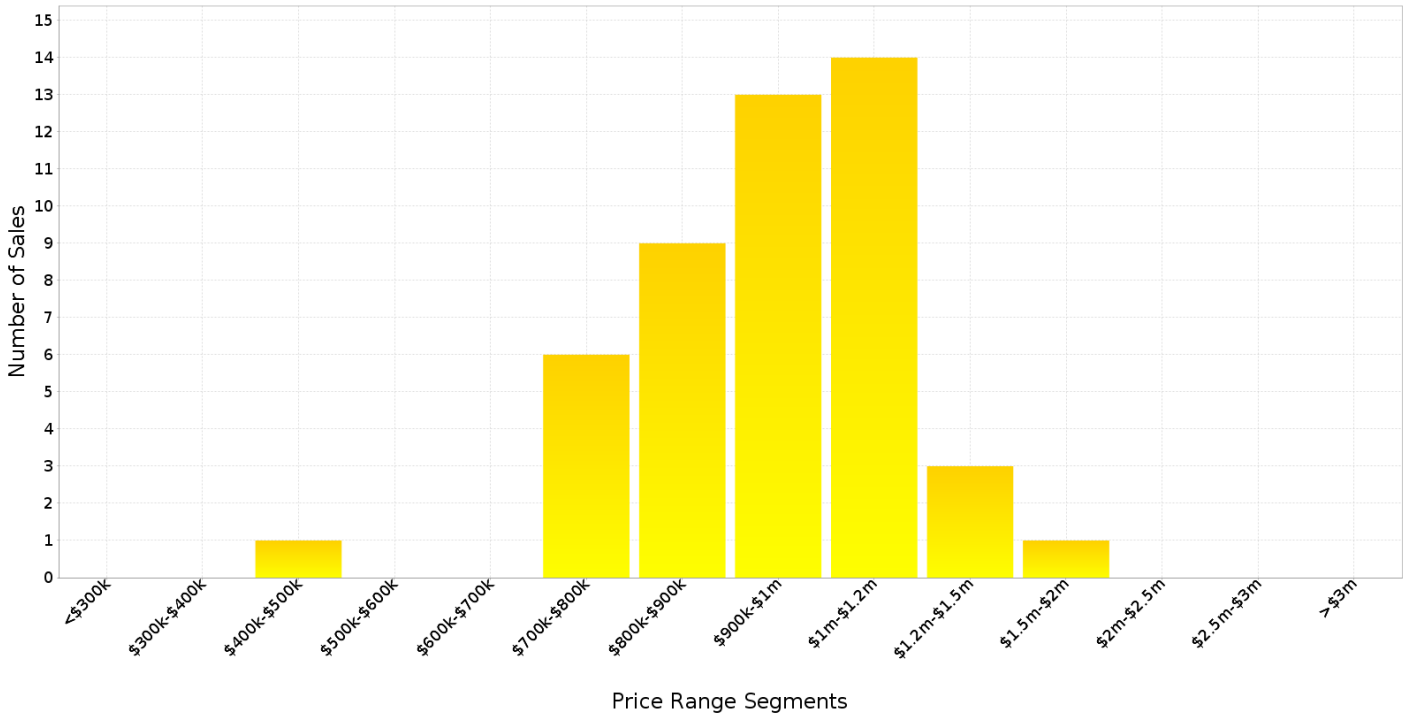
Based on 113 recorded House sales compared over the last two rolling 12 month periods



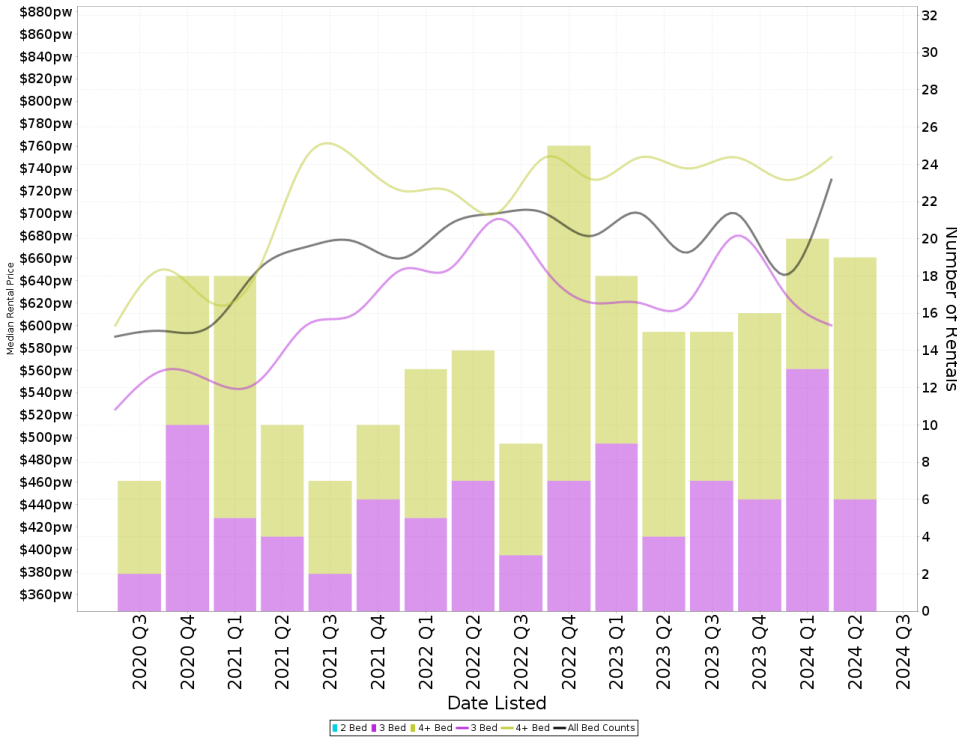
AMAROO - Peak Selling Periods (3 years)



AMAROO - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+0.8%

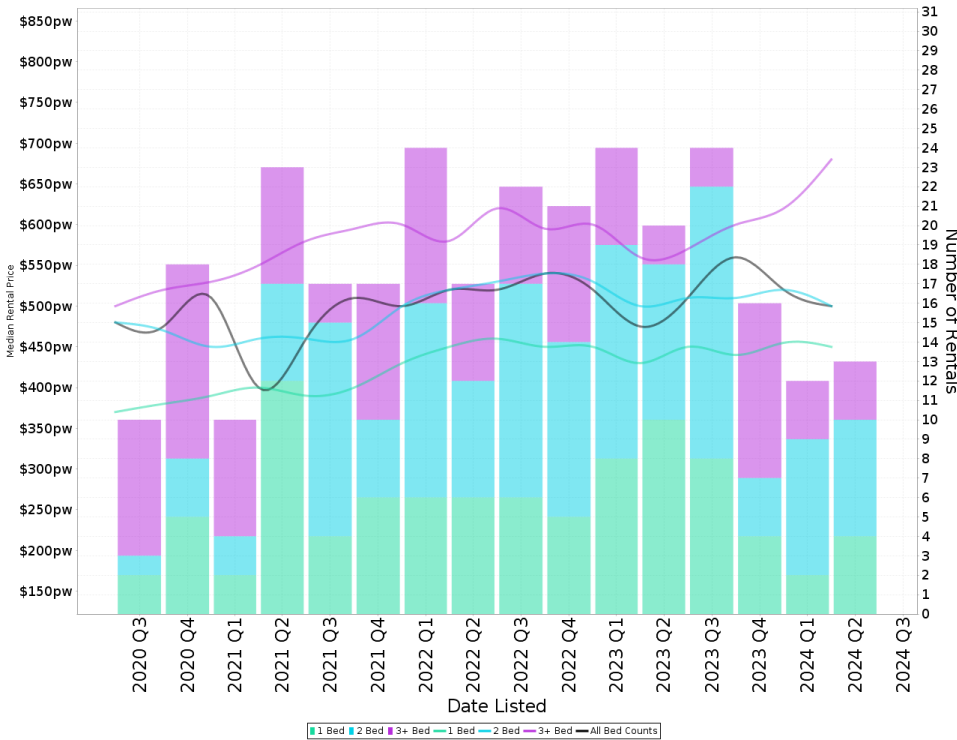
Current Median Price: \$950,000
 Previous Median Price: \$942,500
 Based on 113 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.8%

Current Median Price: \$950,000
 Current Median Rent: \$690
 Based on 70 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-10.7%

Current Median Price: \$665,000
 Previous Median Price: \$745,000
 Based on 37 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.0%

Current Median Price: \$665,000
 Current Median Rent: \$510
 Based on 65 registered Unit rentals compared over the last 12 months.

AMAROO - Recently Sold Properties

Median Sale Price

\$950k

Based on 47 recorded House sales within the last 12 months (Financial Year 2024)

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

Suburb Growth

+0.8%

Current Median Price: \$950,000
Previous Median Price: \$942,500

Based on 113 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

47

Based on recorded House sales within the 12 months (Financial Year 2024)

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

3 LOCKHART PL



\$850,000

449 m² 3 2 2

Sold Jul 2024 24 Days

47 PROSERPINE CCT



\$1,001,000

508 m² 4 2 2

Sold Jul 2024 16 Days

1/84 BUCKINGHAM ST



\$895,000

450 m² 4 2 2

Sold Jun 2024 22 Days

70 MORNINGTON ST



\$845,000

238 m² 3 2 1

Sold Jun 2024 19 Days

13 SAXBY CL




\$765,000

424 m² 3 1 1

Sold Jun 2024 34 Days

1 PROSERPINE CCT



\$1,125,000

872 m² 4 2 2

Sold May 2024 21 Days

13 MEERUP ST




\$1,015,000

580 m² 4 2 2

Sold May 2024 23 Days

8 CANE PL

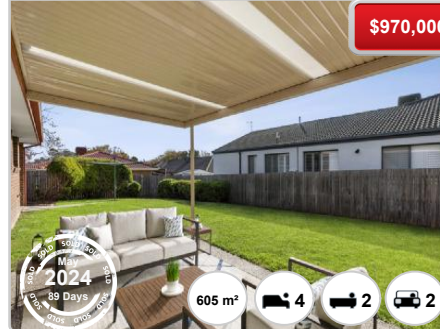


\$1,050,000

732 m² - - -

Sold May 2024 19 Days

18 TIMBORAM ST



\$970,000

605 m² 4 2 2

Sold May 2024 89 Days

37 CORRINGLE CL

\$765,000

393 m² 3 1 2

9 LENNARD ST

\$960,000

712 m² 3 2 2

49 BYWATERS ST

\$1,150,000

755 m² 4 2 2

39 MAGENTA SQ

\$861,000

468 m² 3 2 2

24 AUBURN ST

\$907,000

440 m² 3 2 2

3 LARPENT ST

\$853,000

439 m² 3 2 2

16 CORRINGLE CL

\$910,000

461 m² 3 2 2

21 AUBURN ST

\$1,015,000

632 m² 5 2 2

4 MCHENRY ST

\$1,359,000

660 m² 4 3 3

3 ALICE ST

\$890,000

445 m² 4 2 2

5 EVELLA CRT

\$1,000,000

842 m² 4 2 2

38 BARRINGTON CRES

\$1,525,000

1,023 m² 5 2 3

AMAROO - Properties For Rent

Median Rental Price

\$690 /w

Based on 70 recorded House rentals within the last 12 months (Financial Year 2024)

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

Rental Yield

+3.8%

Current Median Price: \$950,000
Current Median Rent: \$690

Based on 47 recorded House sales and 70 House rentals compared over the last 12 months

Number of Rentals

70

Based on recorded House rentals within the last 12 months (Financial Year 2024)

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

6 SANAMERE STREET

\$670 Per Week




480 m² 3 2 2

Jul 2024 10 Days

18 Olary Street

\$795




432 m² 4 1 2

Jun 2024 18 Days

42 DIAMOND STREET

\$625 per week




264 m² 3 2 1

May 2024 50 Days

42 Diamond St

\$625 per week



264 m² 3 2 1

May 2024 50 Days

13 Alice Street

\$820



493 m² 4 1 2

Feb 2024 136 Days