

RayWhite.

Suburb flyover report

CRACE (HOUSE)

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CRACE - Suburb Map



CRACE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2009	85	\$ 124,000	0.0 %	\$ 65,000	\$ 636,000
2010	74	\$ 316,500	155.2 %	\$ 65,000	\$ 822,426
2011	109	\$ 410,000	29.5 %	\$ 77,000	\$ 805,000
2012	69	\$ 540,000	31.7 %	\$ 91,000	\$ 783,590
2013	102	\$ 560,250	3.8 %	\$ 267,500	\$ 1,200,000
2014	72	\$ 654,500	16.8 %	\$ 397,000	\$ 920,000
2015	84	\$ 694,500	6.1 %	\$ 350,000	\$ 1,470,000
2016	63	\$ 675,000	-2.8 %	\$ 225,000	\$ 1,220,000
2017	76	\$ 775,000	14.8 %	\$ 95,000	\$ 1,257,000
2018	51	\$ 780,000	0.6 %	\$ 417,000	\$ 1,625,000
2019	50	\$ 772,500	-1.0 %	\$ 420,000	\$ 1,461,000
2020	80	\$ 808,006	4.6 %	\$ 250,000	\$ 1,630,000
2021	80	\$ 935,000	15.7 %	\$ 380,000	\$ 3,125,430
2022	94	\$ 868,000	-7.2 %	\$ 650,000	\$ 2,825,000
2023	51	\$ 1,158,000	33.4 %	\$ 340,000	\$ 1,908,000
2024	24	\$ 1,048,000	-9.5 %	\$ 646,000	\$ 1,952,000

Median Sale Price
\$1.07m

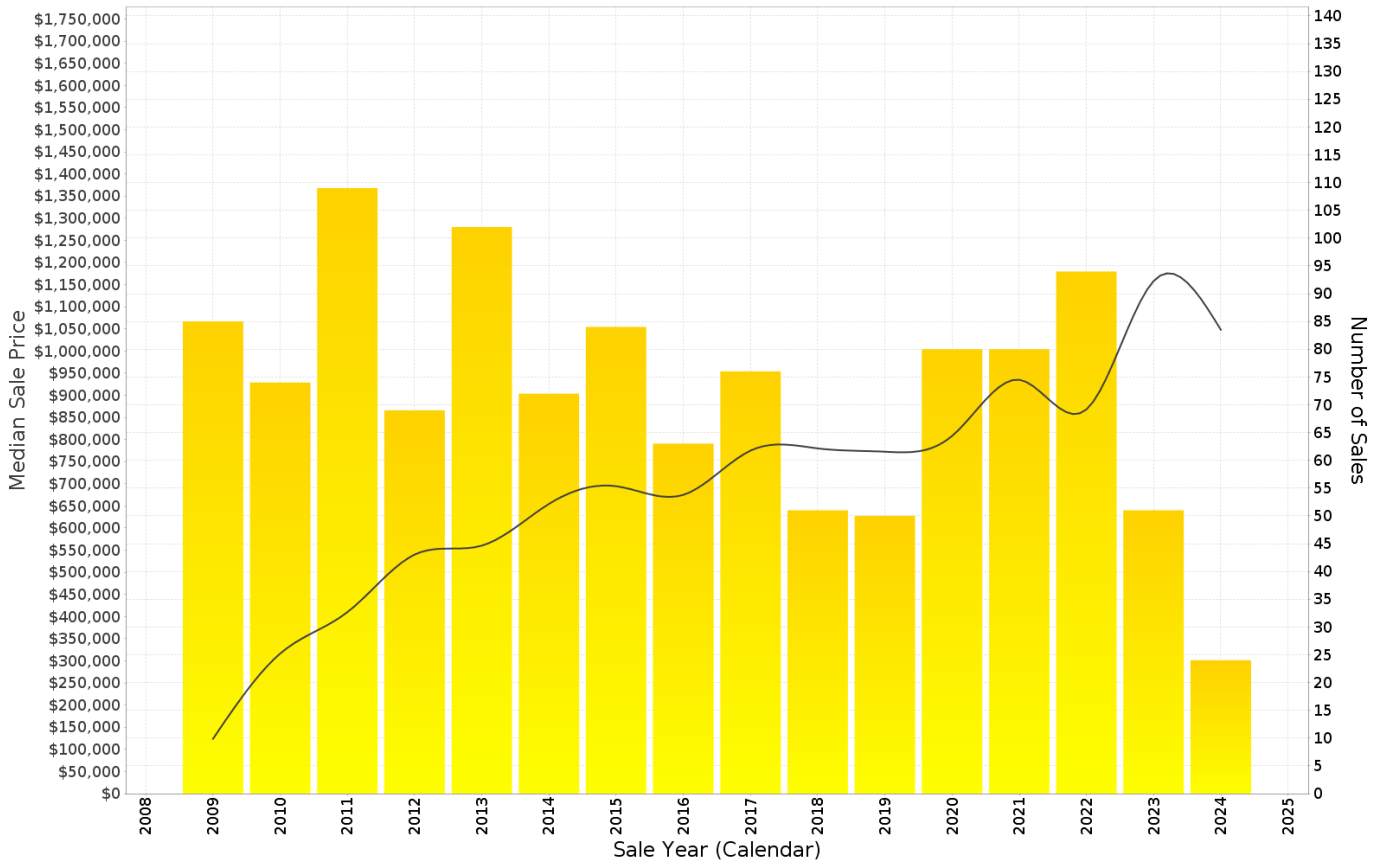
Based on 55 recorded House sales within the last 12 months (Financial Year 2024)

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

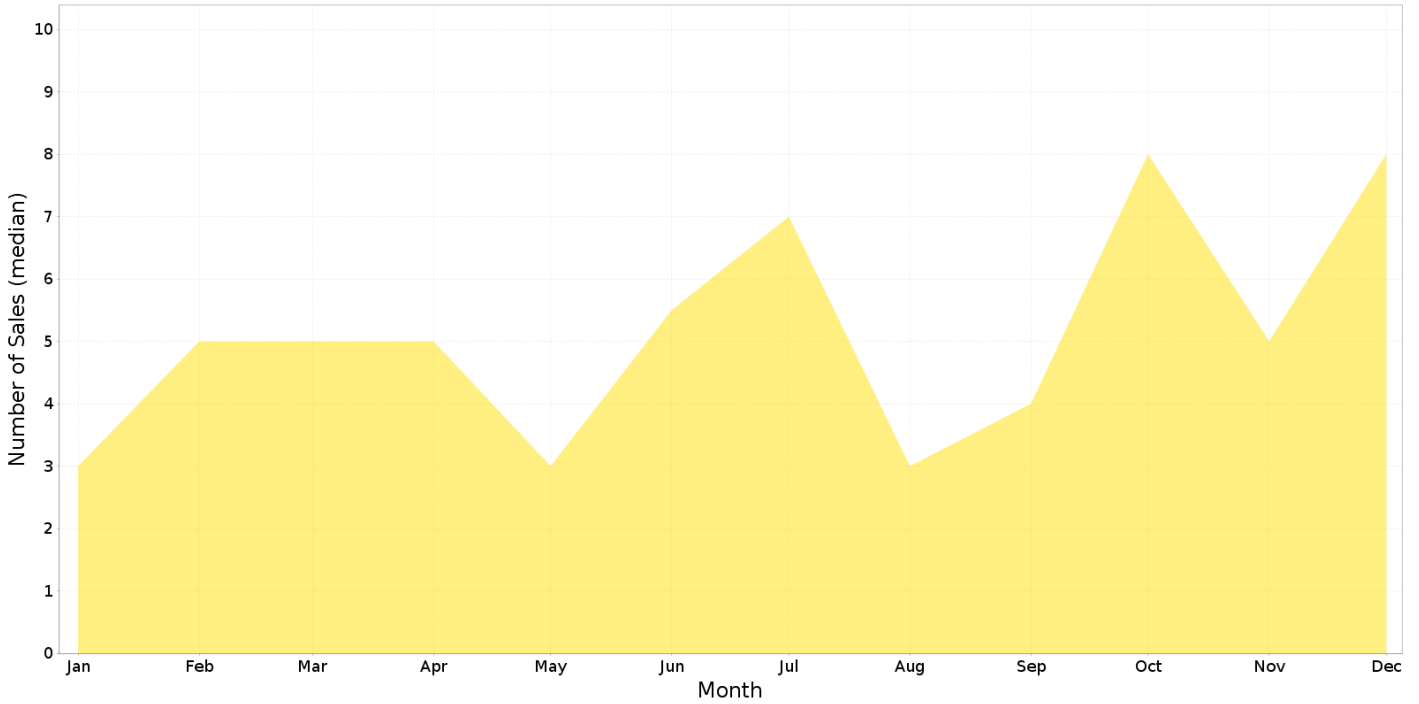
Suburb Growth
+25.4%

Current Median Price: \$1,070,000
Previous Median Price: \$853,500

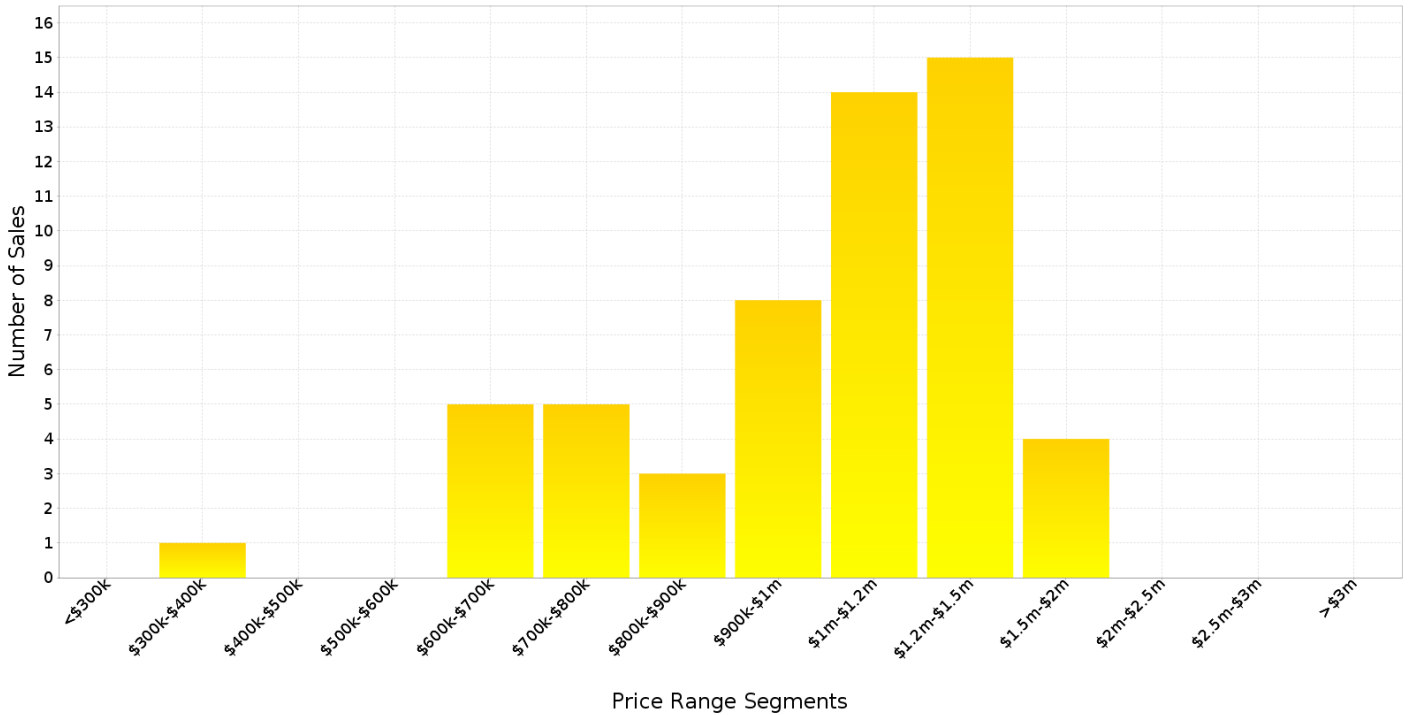
Based on 133 recorded House sales compared over the last two rolling 12 month periods



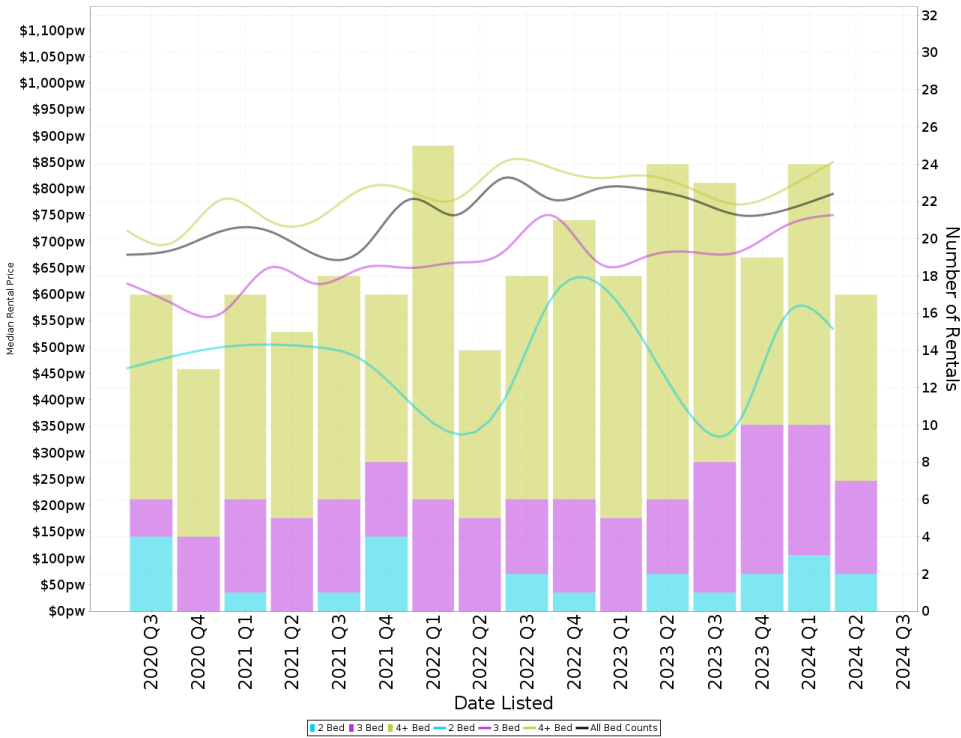
CRACE - Peak Selling Periods (3 years)



CRACE - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+25.4%

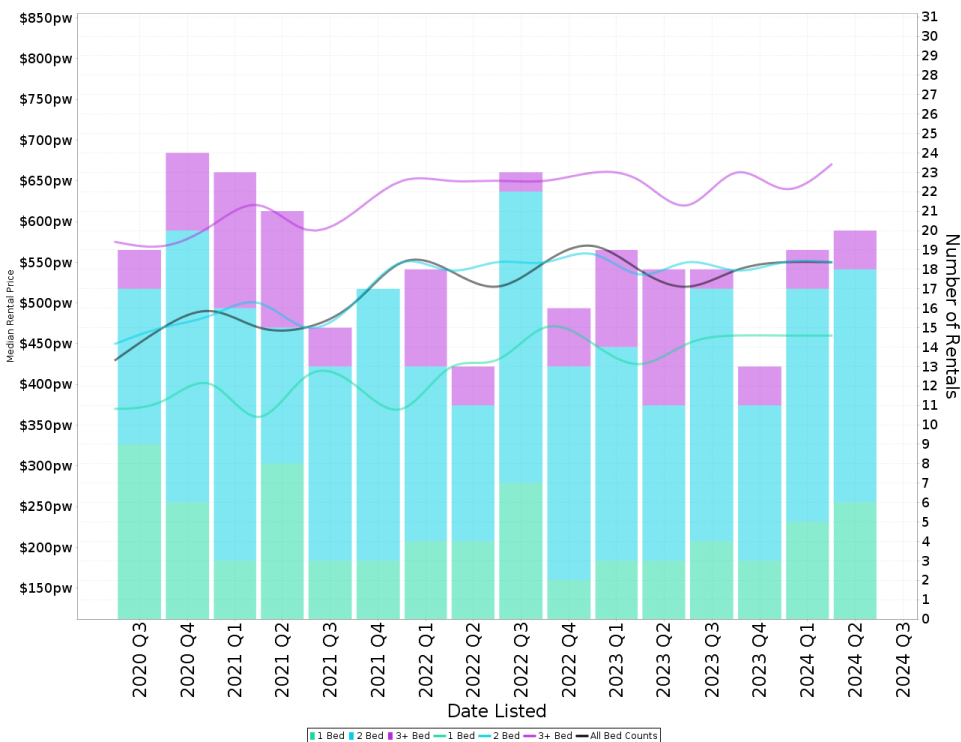
Current Median Price: \$1,070,000
Previous Median Price: \$853,500
Based on 133 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.6%

Current Median Price: \$1,070,000
Current Median Rent: \$750
Based on 83 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-12.3%

Current Median Price: \$410,000
Previous Median Price: \$467,253
Based on 37 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+6.8%

Current Median Price: \$410,000
Current Median Rent: \$540
Based on 70 registered Unit rentals compared over the last 12 months.

CRACE - Recently Sold Properties

Median Sale Price
\$1.07m

Based on 55 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
+25.4%

Current Median Price: \$1,070,000
Previous Median Price: \$853,500

Based on 133 recorded House sales compared over the last two rolling 12 month periods

Sold Properties
55

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

19 STOWPORT AVE

\$924,000

Jul 2024
27 Days

370 m² 3 2 1

9 FAIRFIELD ST

\$880,000

Jul 2024
40 Days

255 m² 3 2 2

21 CHANCE ST

\$908,000

May 2024
42 Days

240 m² 3 2 2

5 STOWPORT AVE

\$650,000

May 2024
N/A

135 m² 2 1 1

23 PUNYIBAH ST

\$1,036,000

May 2024
23 Days

372 m² 3 2 2

62 NARDEN ST

\$1,382,000

May 2024
N/A

450 m² 4 2 2

35 MARANUNGA CRES

\$1,200,000

May 2024
30 Days

450 m² 4 2 2

192 LANGTREE CRES

\$1,060,000

Apr 2024
181 Days

498 m² 4 2 2

13 STOWPORT AVE

\$885,000

Apr 2024
51 Days

375 m² 3 2 1

3 YINNAR ST

\$951,000

41 Days

450 m² 3 2 2

16 CARRAWA ST

\$1,495,000

25 Days

604 m² 4 2 2

46 RYLSTONE CRES

\$1,067,500

16 Days

450 m² 3 2 2

40 IVORY ST

\$1,450,000

169 Days

542 m² 4 3 2

11 HILLCREST ST

\$1,090,000

125 Days

465 m² 4 3 2

6 DOBIKIN ST

\$941,000

19 Days

270 m² 3 2 2

6 ZANCI ST

\$710,000

29 Days

180 m² 2 1 2

17 LANABA ST

\$1,180,000

136 Days

458 m² 4 2 2

13 MEDA CL

\$1,120,000

93 Days

522 m² 4 2 2

6 MEDHURST CRES

\$1,220,000

30 Days

554 m² 3 2 2

79 NARDEN ST

\$700,000

231 m² 3 2 1

7 KAPPAKOOLA ST

\$761,500

245 Days

240 m² 3 2 1

CRACE - Properties For Rent

Median Rental Price

\$750 /w

Based on 83 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

+3.6%

Current Median Price: \$1,070,000
Current Median Rent: \$750

Based on 55 recorded House sales and 83 House rentals compared over the last 12 months

Number of Rentals

83

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

64 NARDEN STREET

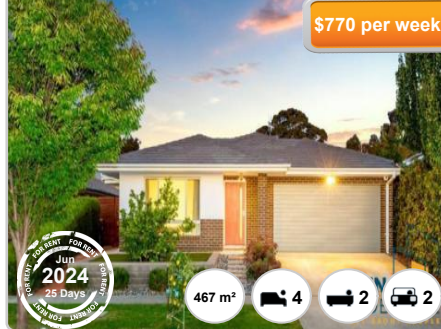


\$870 per week

Jul 2024
4 Days

540 m² 4 2 2

5 Benalla Street

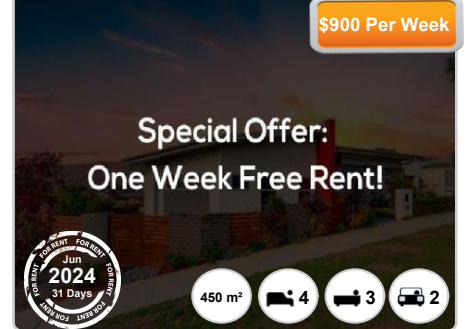


\$770 per week

Jun 2024
25 Days

467 m² 4 2 2

63 LANGTREE CRESCENT



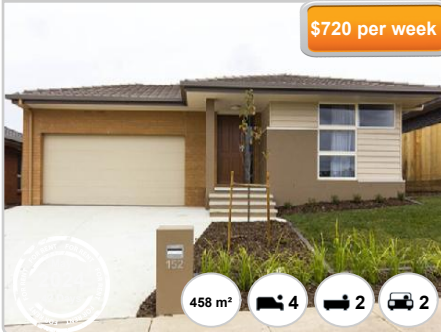
\$900 Per Week

Special Offer:
One Week Free Rent!

Jun 2024
31 Days

450 m² 4 3 2

152 Langtree Crescent



\$720 per week

458 m² 4 2 2