

**RayWhite.**

# Suburb flyover report

CHAPMAN (HOUSE)

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# CHAPMAN - Suburb Map



# CHAPMAN - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	47	\$ 490,000	0.0 %	\$ 327,000	\$ 790,000
2007	43	\$ 590,000	20.4 %	\$ 325,000	\$ 1,500,000
2008	32	\$ 585,000	-0.8 %	\$ 100,000	\$ 1,070,000
2009	46	\$ 659,275	12.7 %	\$ 182,500	\$ 1,781,000
2010	31	\$ 715,500	8.5 %	\$ 250,000	\$ 1,180,000
2011	26	\$ 644,500	-9.9 %	\$ 420,000	\$ 1,235,000
2012	29	\$ 663,000	2.9 %	\$ 125,000	\$ 1,040,000
2013	30	\$ 755,000	13.9 %	\$ 408,000	\$ 1,670,000
2014	50	\$ 767,000	1.6 %	\$ 125,000	\$ 1,650,000
2015	33	\$ 820,000	6.9 %	\$ 410,000	\$ 1,560,000
2016	43	\$ 865,000	5.5 %	\$ 440,000	\$ 2,500,000
2017	32	\$ 800,000	-7.5 %	\$ 455,000	\$ 2,200,000
2018	35	\$ 862,000	7.8 %	\$ 483,500	\$ 1,450,000
2019	43	\$ 900,000	4.4 %	\$ 460,000	\$ 2,450,000
2020	39	\$ 1,000,000	11.1 %	\$ 95,500	\$ 1,580,000
2021	49	\$ 1,165,000	16.5 %	\$ 505,000	\$ 3,100,000
2022	36	\$ 1,258,000	8.0 %	\$ 770,000	\$ 3,281,684
2023	35	\$ 1,220,000	-3.0 %	\$ 550,000	\$ 2,000,000
2024	5	\$ 1,442,500	18.2 %	\$ 998,000	\$ 3,000,000

Median Sale Price  
**\$1.22m**

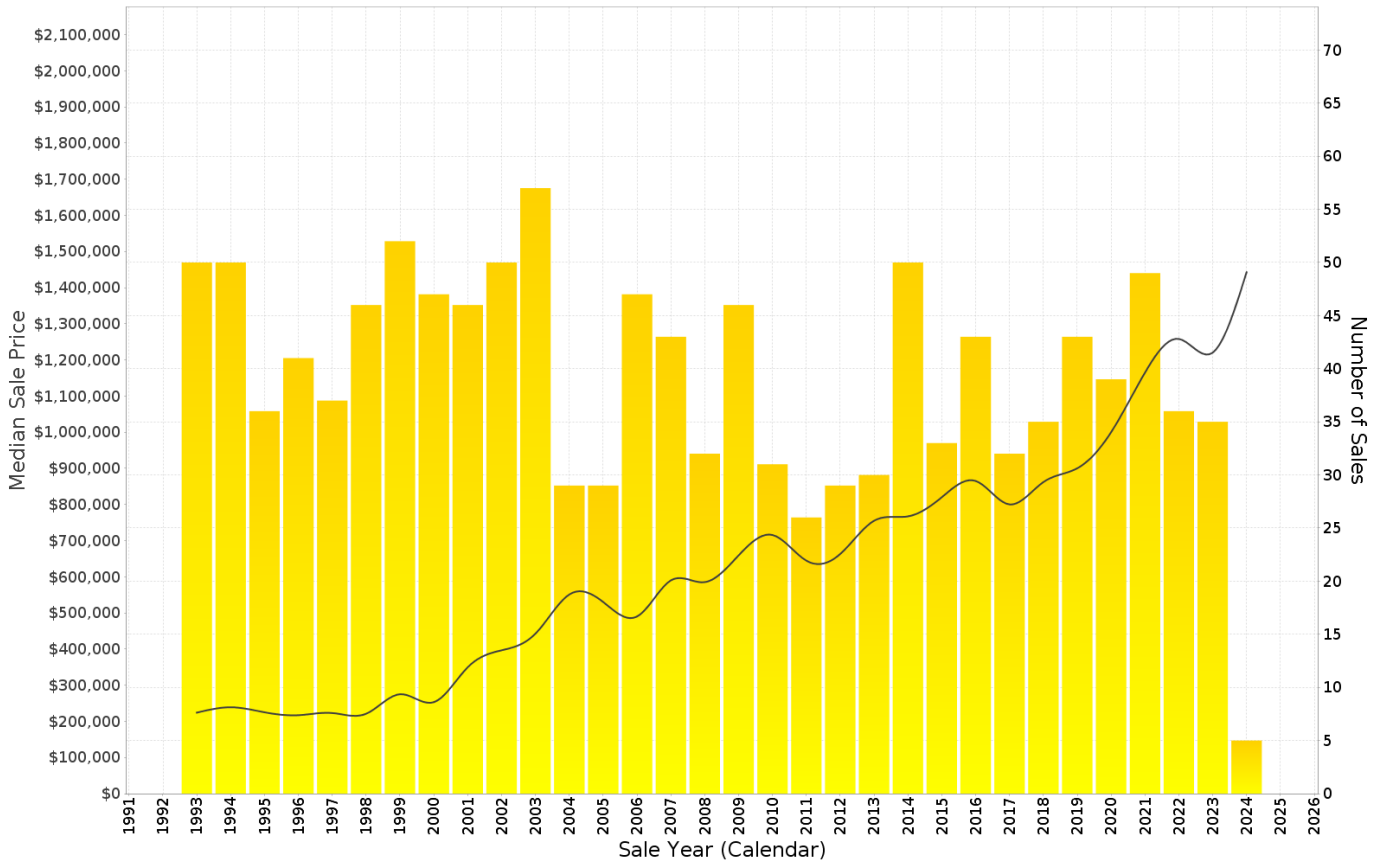
Based on 19 recorded House sales within the last 12 months (Financial Year 2024)

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

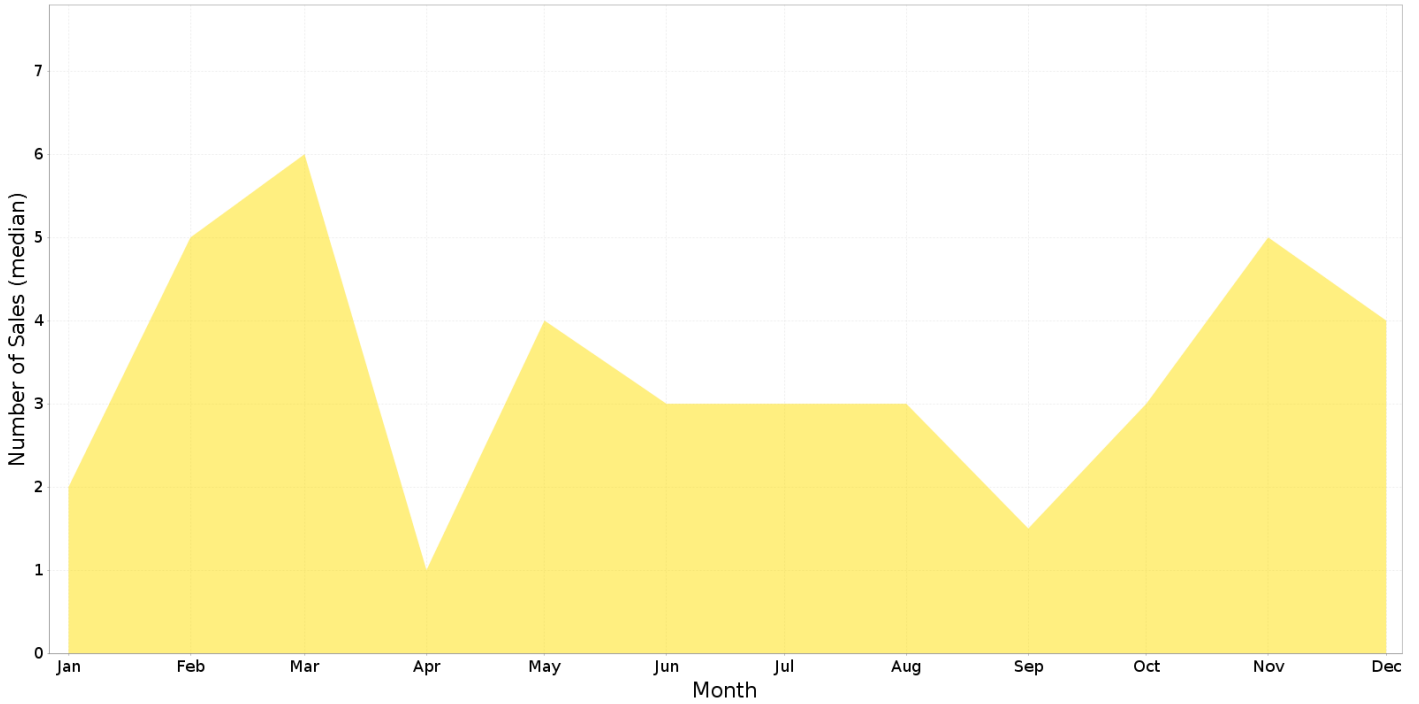
Suburb Growth  
**-1.7%**

Current Median Price: \$1,215,000  
Previous Median Price: \$1,236,000

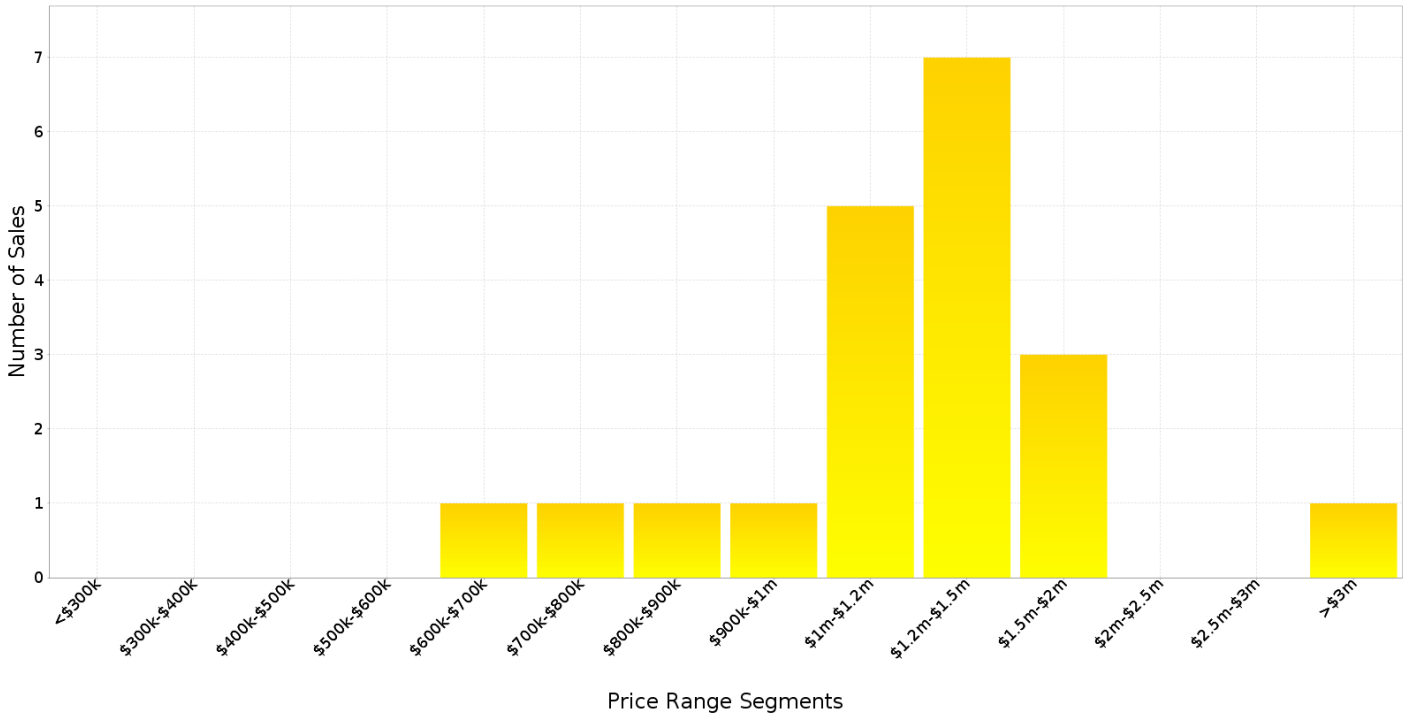
Based on 60 recorded House sales compared over the last two rolling 12 month periods



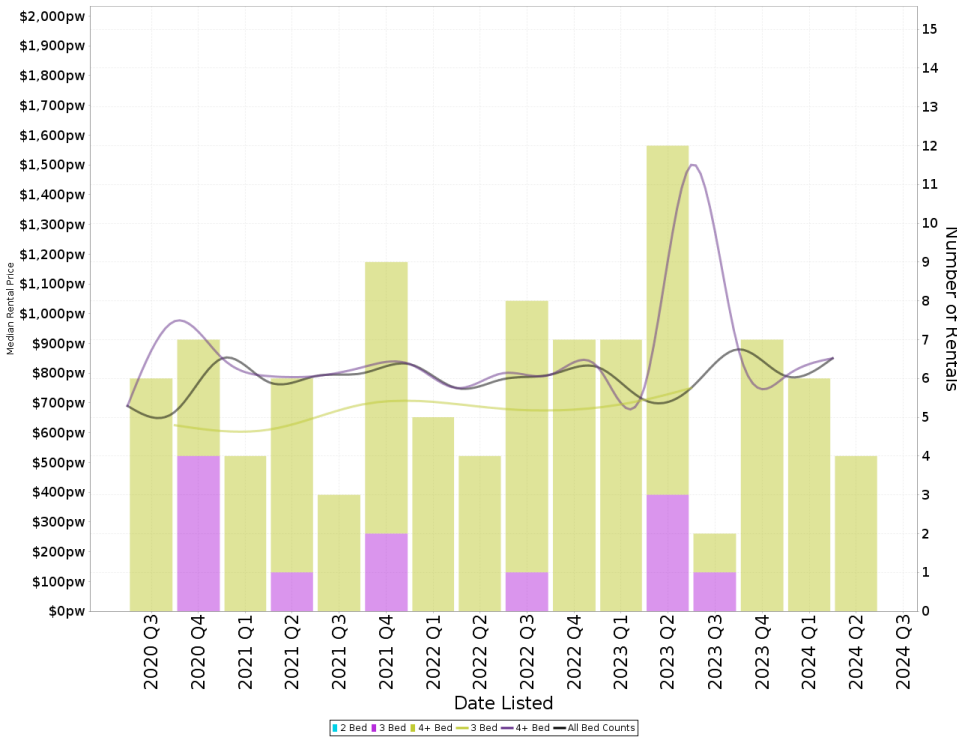
## CHAPMAN - Peak Selling Periods (3 years)



## CHAPMAN - Price Range Segments (12 months)



# Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-1.7%**

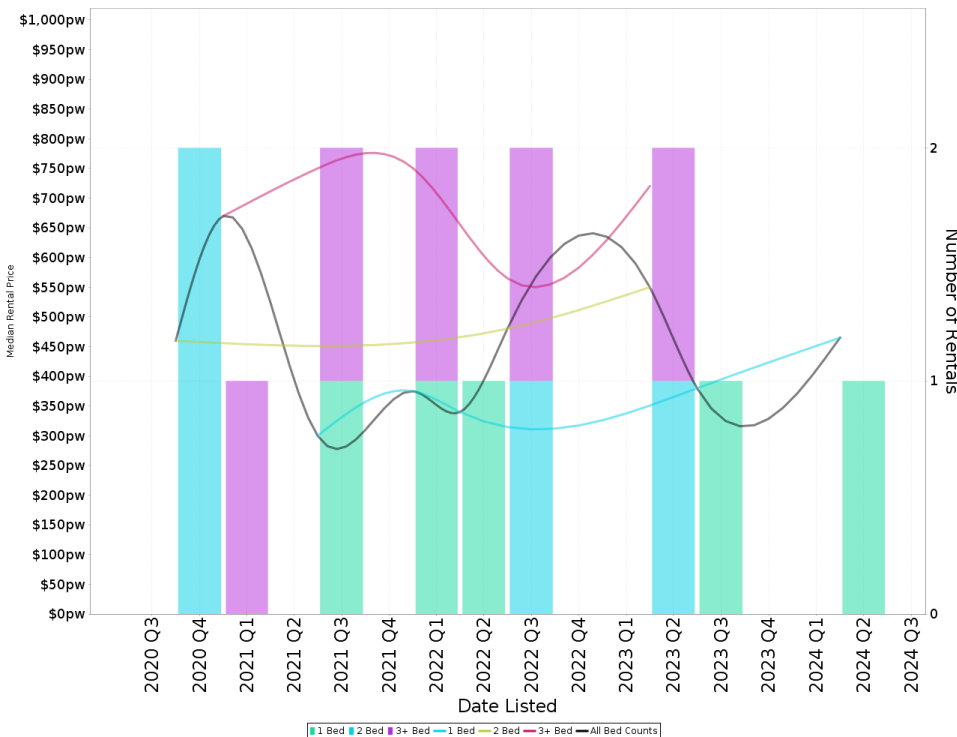
Current Median Price: \$1,215,000  
 Previous Median Price: \$1,236,000  
 Based on 60 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.6%**

Current Median Price: \$1,215,000  
 Current Median Rent: \$850  
 Based on 19 registered House rentals compared over the last 12 months.

# Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+3.3%**

Current Median Price: \$1,050,000  
 Previous Median Price: \$1,016,000  
 Based on 6 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+1.9%**

Current Median Price: \$1,050,000  
 Current Median Rent: \$380  
 Based on 2 registered Unit rentals compared over the last 12 months.

# CHAPMAN - Recently Sold Properties

Median Sale Price  
**\$1.22m**

Based on 19 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  
**-1.7%**



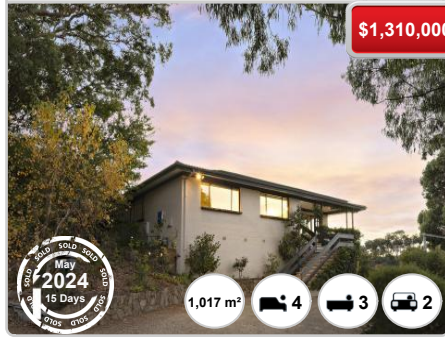
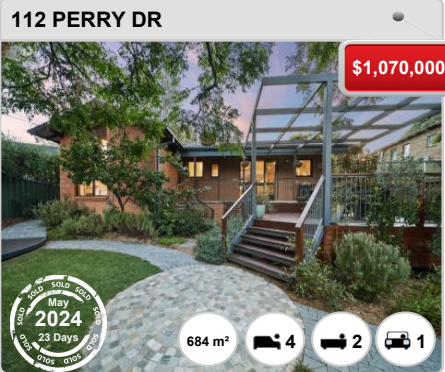

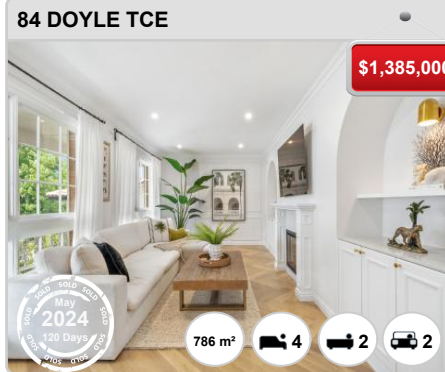



Current Median Price: \$1,215,000  
Previous Median Price: \$1,236,000

Based on 60 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties  
**19**

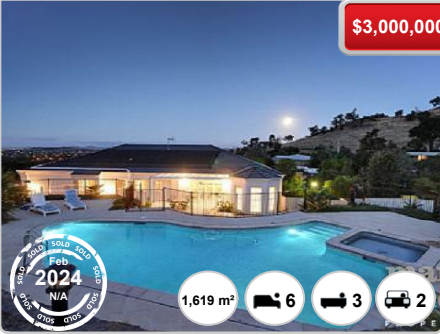
Based on recorded House sales within the 12 months (Financial Year 2024)

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

<p><b>125 PERRY DR</b></p>  <p><b>\$1,422,000</b></p> <p>Jun 2024 51 Days</p> <p>1,597 m<sup>2</sup> 5 3 4</p>	<p><b>41 DOYLE TCE</b></p>  <p><b>\$1,330,000</b></p> <p>May 2024 21 Days</p> <p>1,148 m<sup>2</sup> 5 3 2</p>	<p><b>8 SORLIE PL</b></p>  <p><b>\$1,310,000</b></p> <p>May 2024 15 Days</p> <p>1,017 m<sup>2</sup> 4 3 2</p>
<p><b>112 PERRY DR</b></p>  <p><b>\$1,070,000</b></p> <p>May 2024 23 Days</p> <p>684 m<sup>2</sup> 4 2 1</p>	<p><b>3 MAPLESTONE PL</b></p>  <p><b>\$1,325,000</b></p> <p>May 2024 24 Days</p> <p>820 m<sup>2</sup> 3 2 2</p>	<p><b>84 DOYLE TCE</b></p>  <p><b>\$1,385,000</b></p> <p>May 2024 420 Days</p> <p>786 m<sup>2</sup> 4 2 2</p>
<p><b>7 GUINNESS PL</b></p>  <p><b>\$2,000,020</b></p> <p>May 2024 15 Days</p> <p>1,389 m<sup>2</sup> 5 3 2</p>	<p><b>57 PERCY CRES</b></p>  <p><b>\$1,442,500</b></p> <p>Mar 2024 24 Days</p> <p>1,204 m<sup>2</sup> 4 2 2</p>	<p><b>15 WINSTANLEY ST</b></p>  <p><b>\$1,460,000</b></p> <p>Feb 2024 34 Days</p> <p>956 m<sup>2</sup> 4 3 2</p>

2 LINCOLN PL

\$3,000,000



2024  
N/A  
1,619 m<sup>2</sup>
6
3
2

8 SIDAWAY ST

\$1,195,000



2024  
N/A  
909 m<sup>2</sup>
4
2
-

90 DARWINIA TCE

\$998,000



Jan  
2024  
98 Days  
815 m<sup>2</sup>
4
2
2