

Suburb flyover report

CHAPMAN (HOUSE)

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RayWhite.



CHAPMAN - Suburb Map



CHAPMAN - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	43	\$ 590,000	0.0 %	\$ 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	35	\$ 1,310,000	7.4 %	\$ 650,000	\$ 3,000,000
2025	23	\$ 1,200,000	-8.4 %	\$ 100,000	\$ 3,100,000

Median Sale Price

\$1.2m

Based on 38 recorded House sales within the last 12 months (Financial Year 2025)

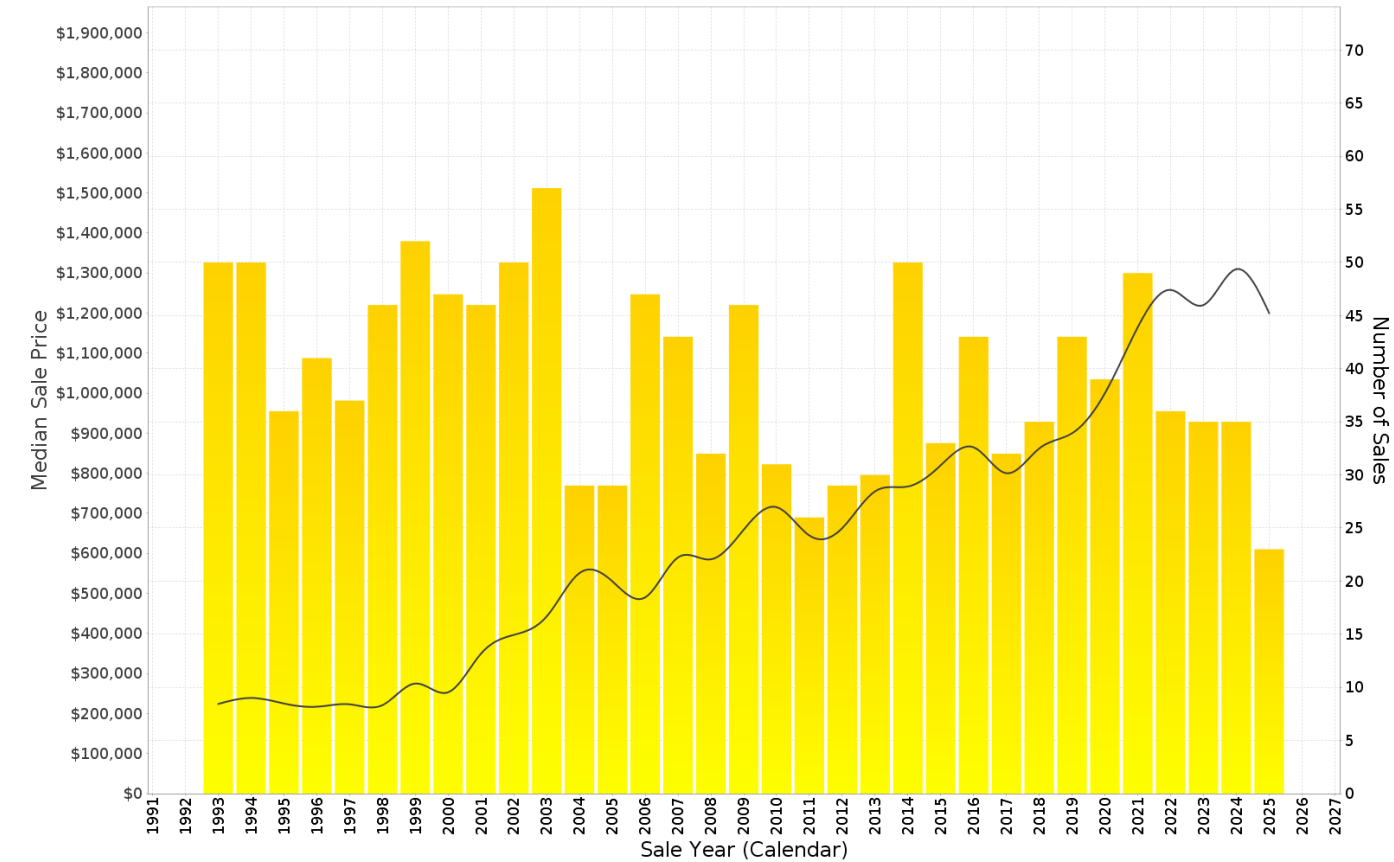
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

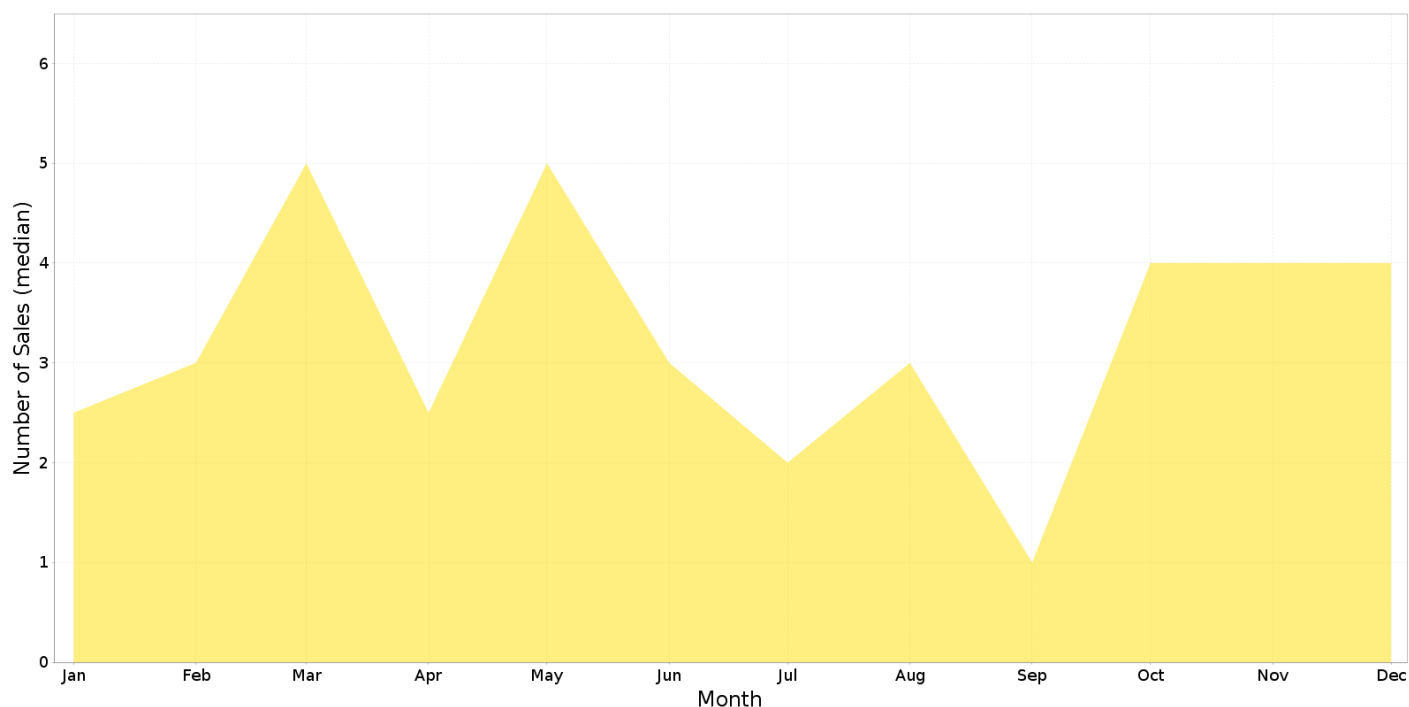
-8.4%

Current Median Price: \$1,200,000
Previous Median Price: \$1,310,000

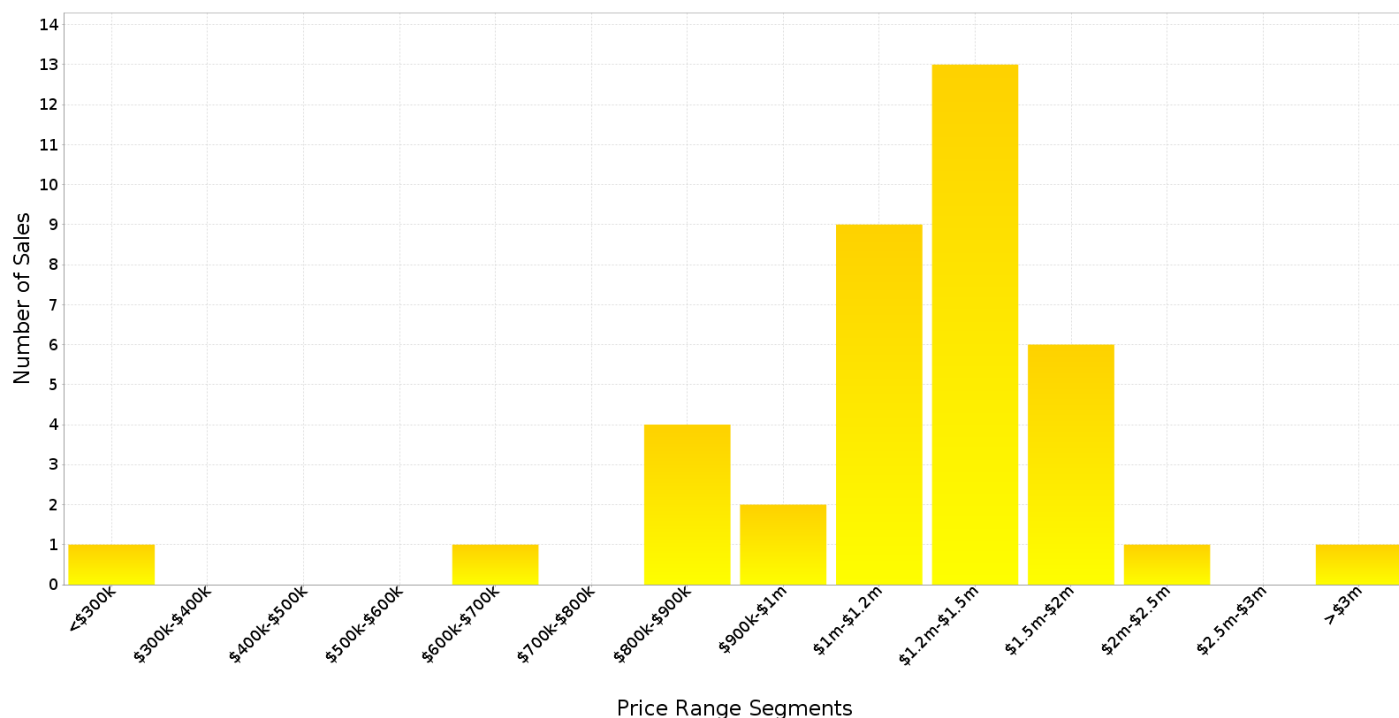
Based on 69 recorded House sales compared over the last two rolling 12 month periods



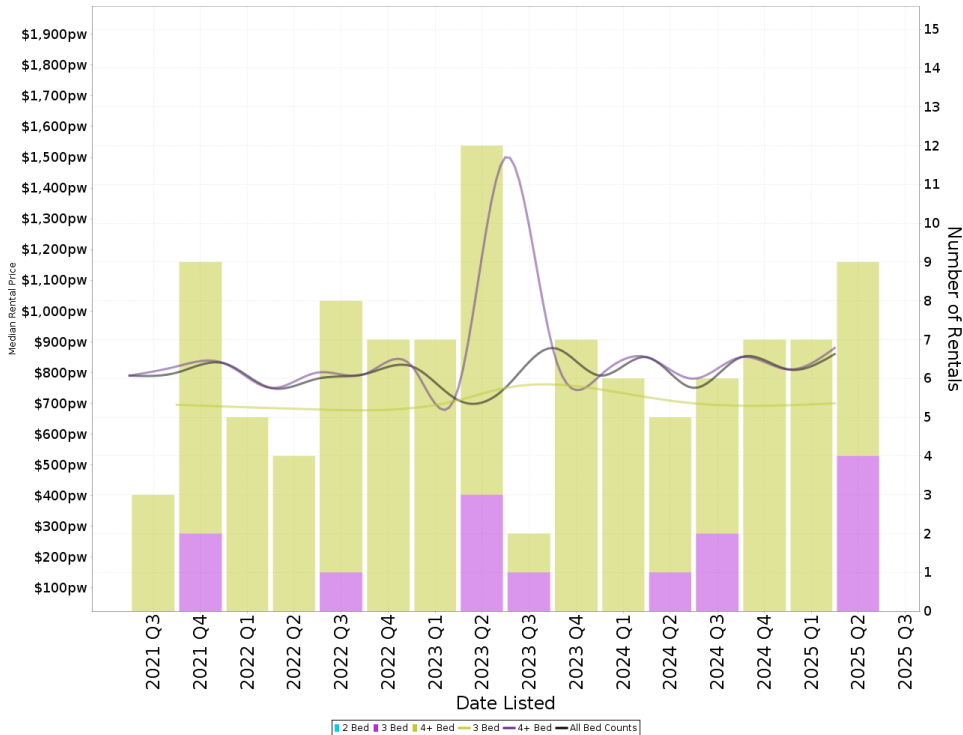
CHAPMAN - Peak Selling Periods (3 years)



CHAPMAN - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-8.4%

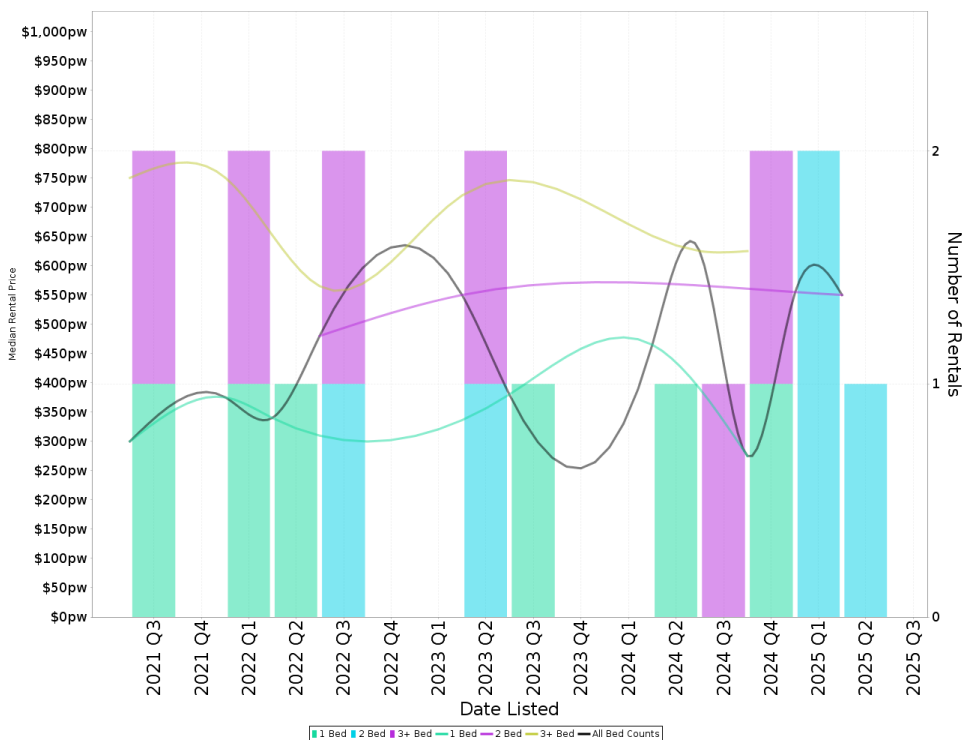
Current Median Price: \$1,200,000
Previous Median Price: \$1,310,000
 Based on 69 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.5%

Current Median Price: \$1,200,000
Current Median Rent: \$810
 Based on 29 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-26.3%

Current Median Price: \$785,000
Previous Median Price: \$1,065,000
 Based on 4 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.7%

Current Median Price: \$785,000
Current Median Rent: \$555
 Based on 6 registered Unit rentals compared over the last 12 months.

CHAPMAN - Recently Sold Properties

Median Sale Price

\$1.2m

Based on 38 recorded House sales within the last 12 months (Financial Year 2025)

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

Suburb Growth

-8.4%

Current Median Price: \$1,200,000
Previous Median Price: \$1,310,000

Based on 69 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

38

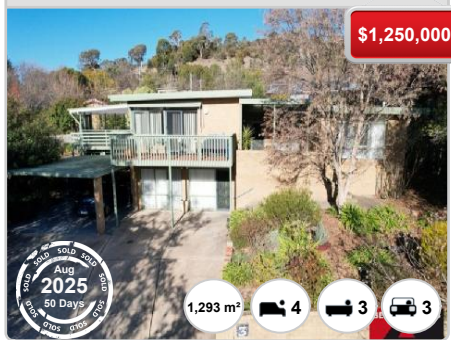
Based on recorded House sales within the 12 months (Financial Year 2025)

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

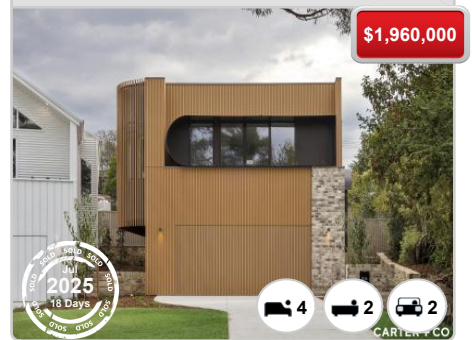
10 REDGRAVE PL



3 PERIER PL



10 A - EMERY ST



11 TAUCHERT ST



3 THRING PL



6 SULLY PL



7 MONKMAN ST



99 DOYLE TCE



123 PERRY DR



22 PERCY CRES

\$1,650,000

1106 m²

2025
N/A

1,106 m² 4 3 2

66 DOYLE TCE

\$1,300,000

887 m² 4 2 1

2025
May 23 Days

14 RAFFERTY ST

\$1,350,000

1,044 m² 4 2 4

2025
May 37 Days

29 TAUCHERT ST

\$1,200,000

918.5 m²

2025
N/A

918 m² 5 2 2

22 BERTEL CRES

\$1,200,000

1,113 m² 5 3 2

2025
N/A

51 SIDAWAY ST

\$1,270,000

962 m² 4 2 2

2025
Apr 15 Days

120 PERRY DR

\$1,030,000

751 m² 4 2 1

2025
Apr 181 Days

20 SIDAWAY ST

\$1,200,000

913 m² 4 2 2

2025
Mar 18 Days

32 MONKMAN ST

\$3,200,000

2,210 m² 6 4 3

2025
N/A

38 DOYLE TCE

\$1,300,000

993 m² 4 3 2

2025
N/A

1 GAVIN PL

\$840,000

331 m² 3 1 2

2025
Mar 49 Days

33 RENE ST

\$1,088,000

810 m² 4 3 4

2025
N/A

CHAPMAN - Properties For Rent

Median Rental Price

\$810 /w

Based on 29 recorded House rentals within the last 12 months (Financial Year 2025)

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

Rental Yield

+3.5%

Current Median Price: \$1,200,000
Current Median Rent: \$810

Based on 38 recorded House sales and 29 House rentals compared over the last 12 months

Number of Rentals

29

Based on recorded House rentals within the last 12 months (Financial Year 2025)

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

