

RayWhite.

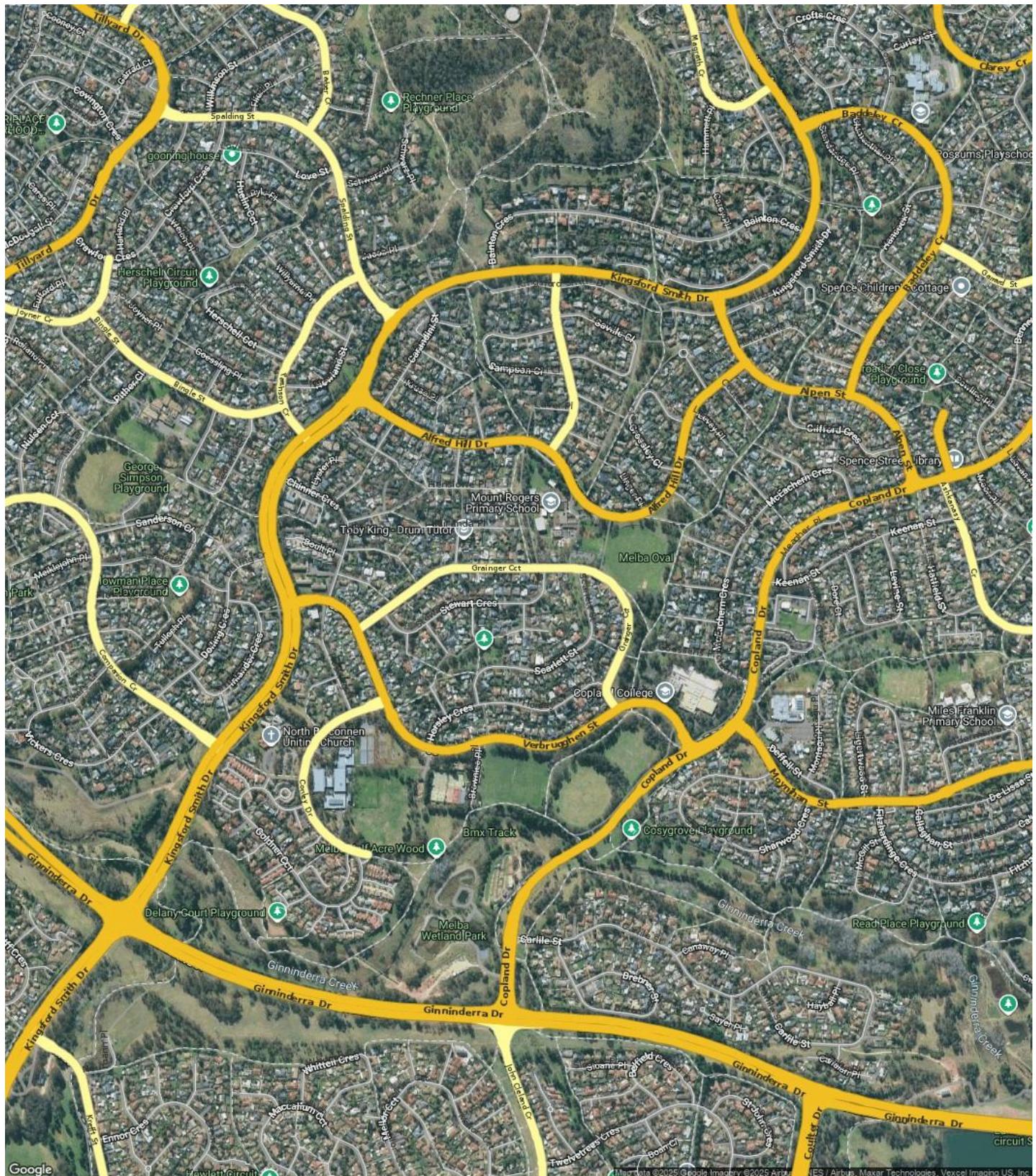
Suburb flyover report

MELBA (HOUSE)

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MELBA - Suburb Map



MELBA - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	31	\$ 415,000	0.0 %	\$ 190,000	\$ 605,000
2009	33	\$ 421,500	1.6 %	\$ 348,000	\$ 636,000
2010	35	\$ 467,000	10.8 %	\$ 40,000	\$ 941,000
2011	37	\$ 487,000	4.3 %	\$ 365,000	\$ 1,125,000
2012	45	\$ 500,000	2.7 %	\$ 250,000	\$ 950,000
2013	32	\$ 482,500	-3.5 %	\$ 370,000	\$ 1,230,000
2014	41	\$ 505,500	4.8 %	\$ 369,000	\$ 850,000
2015	35	\$ 507,000	0.3 %	\$ 376,000	\$ 810,000
2016	44	\$ 572,500	12.9 %	\$ 390,000	\$ 1,100,000
2017	33	\$ 605,000	5.7 %	\$ 302,500	\$ 980,000
2018	57	\$ 602,000	-0.5 %	\$ 396,000	\$ 1,225,000
2019	39	\$ 615,500	2.2 %	\$ 455,000	\$ 1,475,000
2020	54	\$ 702,500	14.1 %	\$ 365,000	\$ 1,373,000
2021	45	\$ 850,000	21.0 %	\$ 539,800	\$ 1,330,000
2022	40	\$ 1,022,500	20.3 %	\$ 270,000	\$ 1,270,000
2023	30	\$ 950,000	-7.1 %	\$ 690,000	\$ 1,700,000
2024	29	\$ 900,000	-5.3 %	\$ 675,000	\$ 1,400,000
2025	29	\$ 916,000	1.8 %	\$ 750,000	\$ 1,670,000
2026	0				

Median Sale Price

\$916k

Based on 29 recorded House sales within the last 12 months (2025)

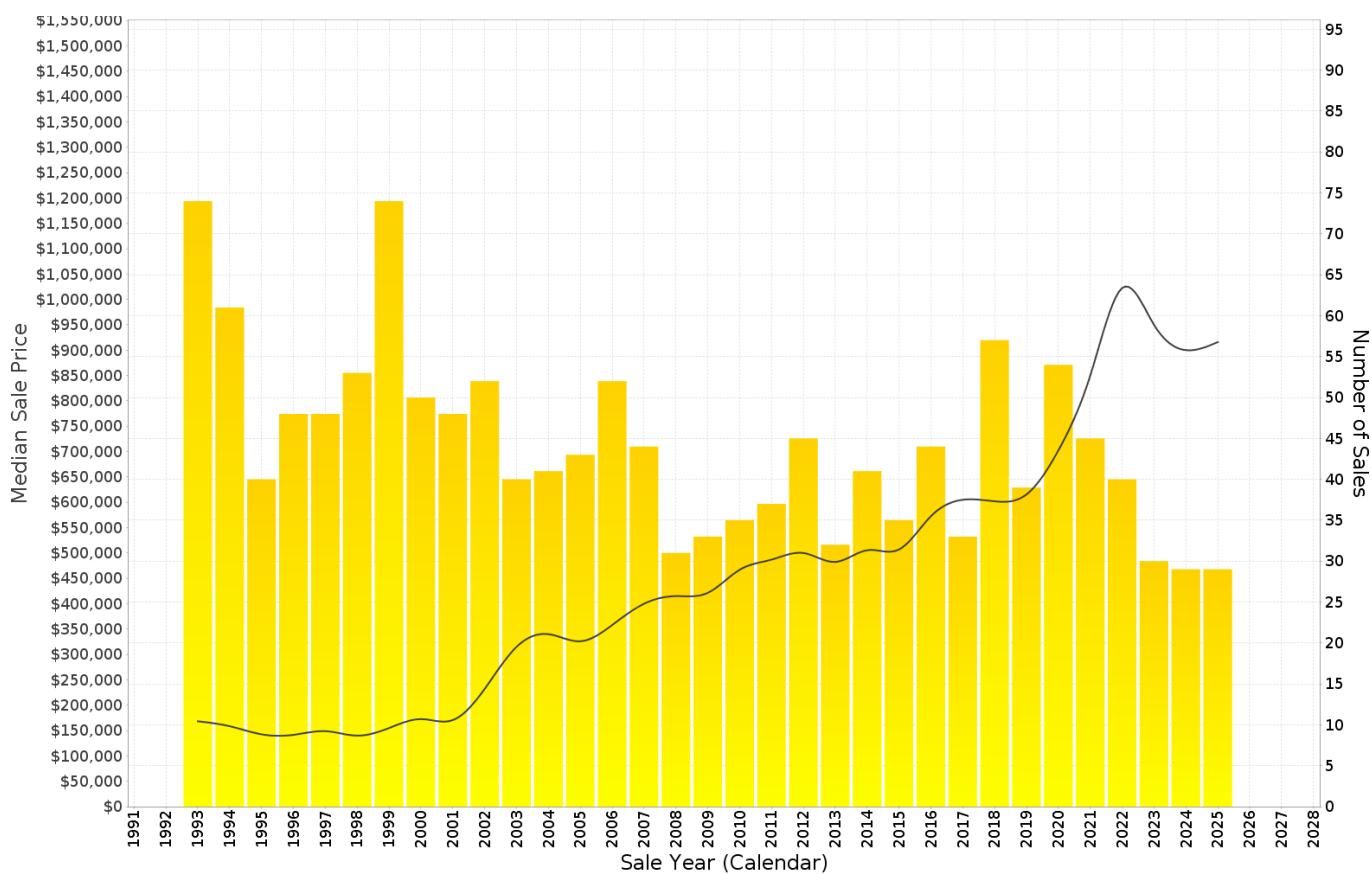
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

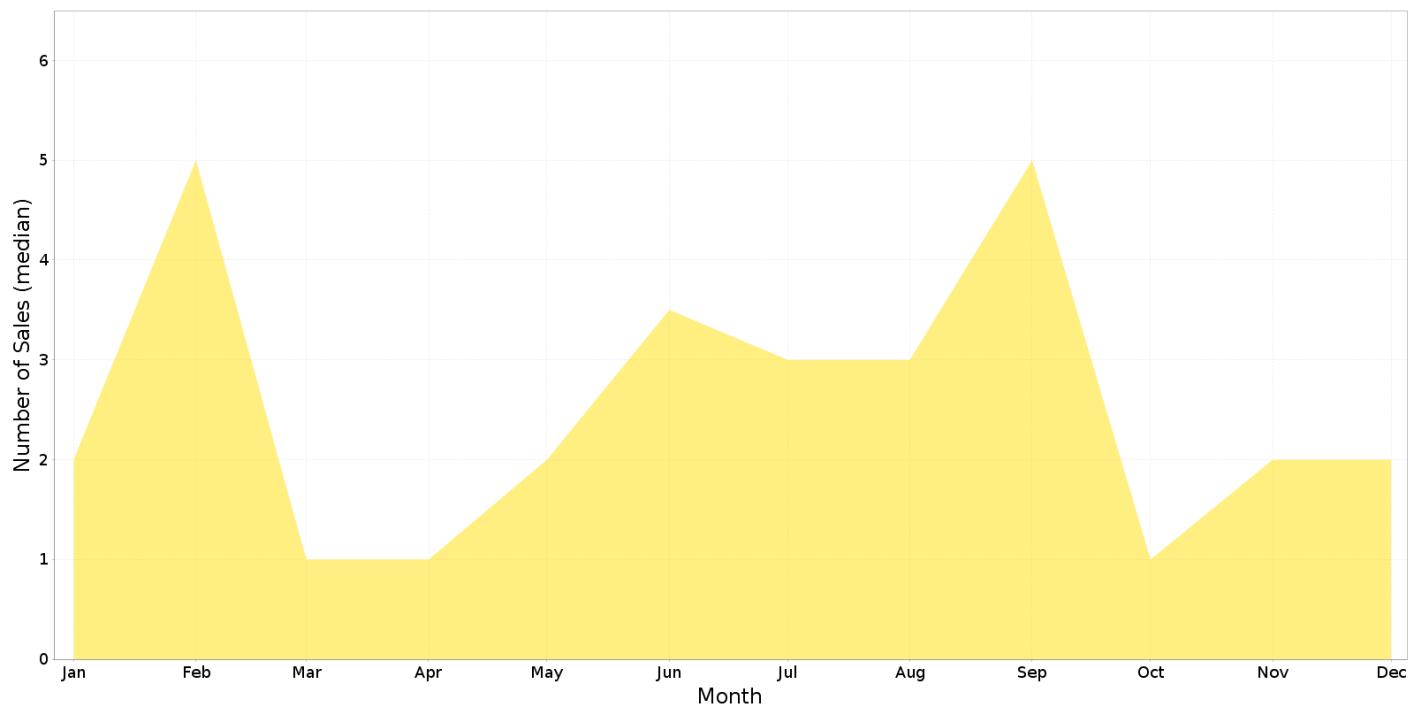
+1.8%

Current Median Price: \$916,000
Previous Median Price: \$900,000

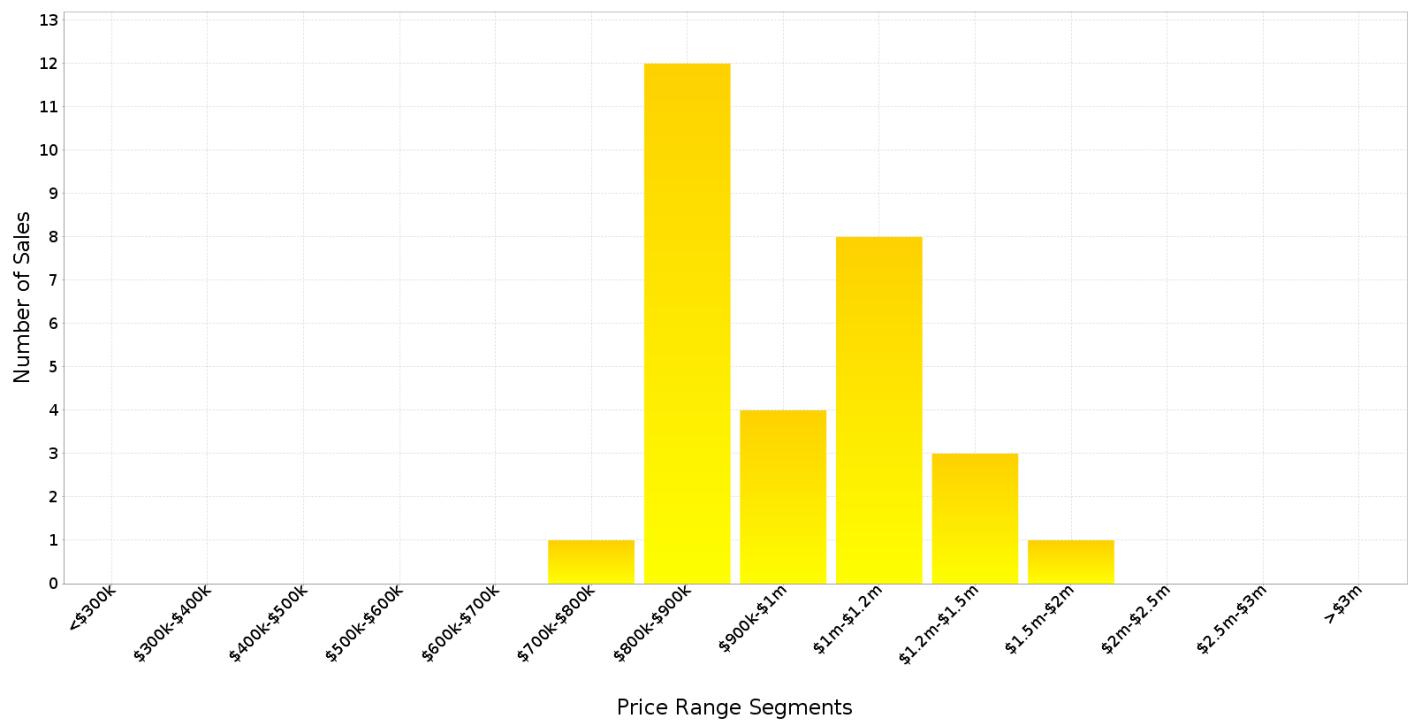
Based on 58 recorded House sales compared over the last two rolling 12 month periods



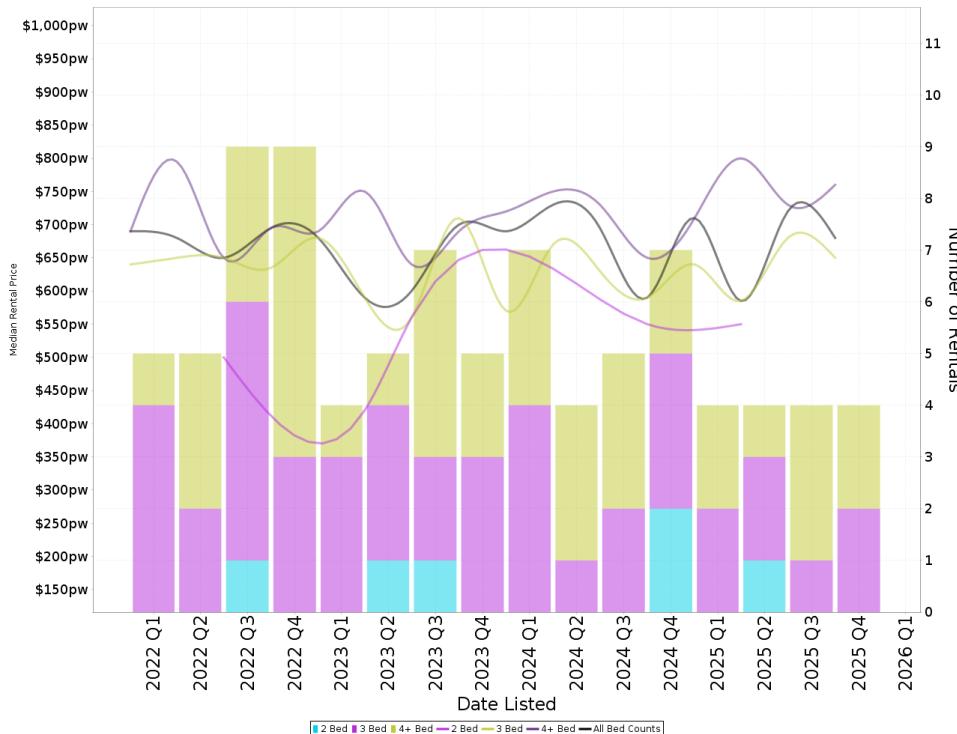
MELBA - Peak Selling Periods (3 years)



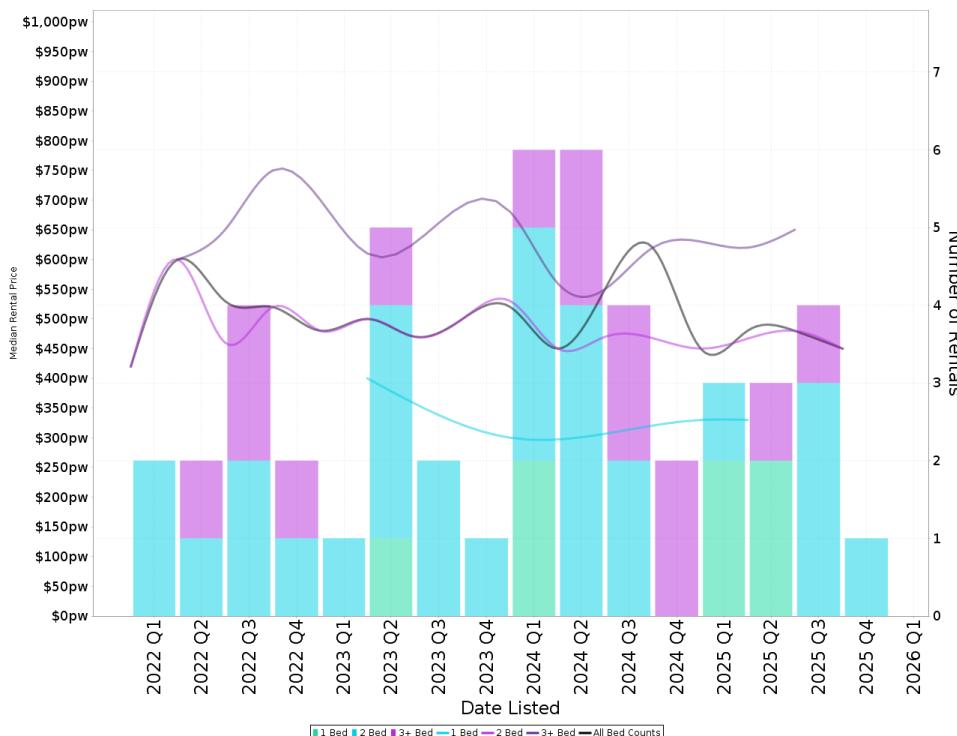
MELBA - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Median Weekly Rents (Units)



MELBA - Recently Sold Properties

Median Sale Price

\$916k

Based on 29 recorded House sales within the last 12 months (2025)

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

Suburb Growth

+1.8%

Current Median Price: \$916,000
Previous Median Price: \$900,000

Based on 58 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

29

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

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

134 KINGSFORD SMITH DR



\$870,000

49 ALFRED HILL DR



\$841,000

7 BRAHE PL



\$1,020,000

6 CONLEY DR



\$799,000

8 AMADIO PL



\$916,000

70 ALFRED HILL DR



\$858,000

156 KINGSFORD SMITH DR



\$1,000,000

13 GOLDNER CCT



\$1,085,000

26 VERBRUGGHEN ST

\$852,000

858 m²

3

1

1

4 CONLEY DR

\$865,000

739 m²

3

2

2

92 ALFRED HILL DR

\$850,000

669 m²

4

1

1

33 SAMPSON CL

\$1,370,000

1,360 m²

4

3

3

87 COPLAND DR

\$917,000

914 m²

4

2

2

51 VERBRUGGHEN ST

\$750,000

688 m²

3

1

2

148 KINGSFORD SMITH DR

\$889,000

868 m²

4

2

1

53 MCEACHERN CRES

\$995,000

802 m²

4

2

3

7 FLOWER PL

\$1,050,000

1,183 m²

4

2

4