

**RayWhite.**

# Suburb flyover report

**AMAROO (HOUSE)**

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# AMAROO - Suburb Map



# AMAROO - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	85	\$ 462,500	0.0 %	\$ 315,000	\$ 1,095,000
2009	91	\$ 464,000	0.3 %	\$ 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	66	\$ 957,500	1.3 %	\$ 457,500	\$ 1,785,000
2025	61	\$ 975,000	1.8 %	\$ 390,000	\$ 1,485,000
2026	0				

## Median Sale Price

**\$975k**

Based on 61 recorded House sales within the last 12 months (2025)

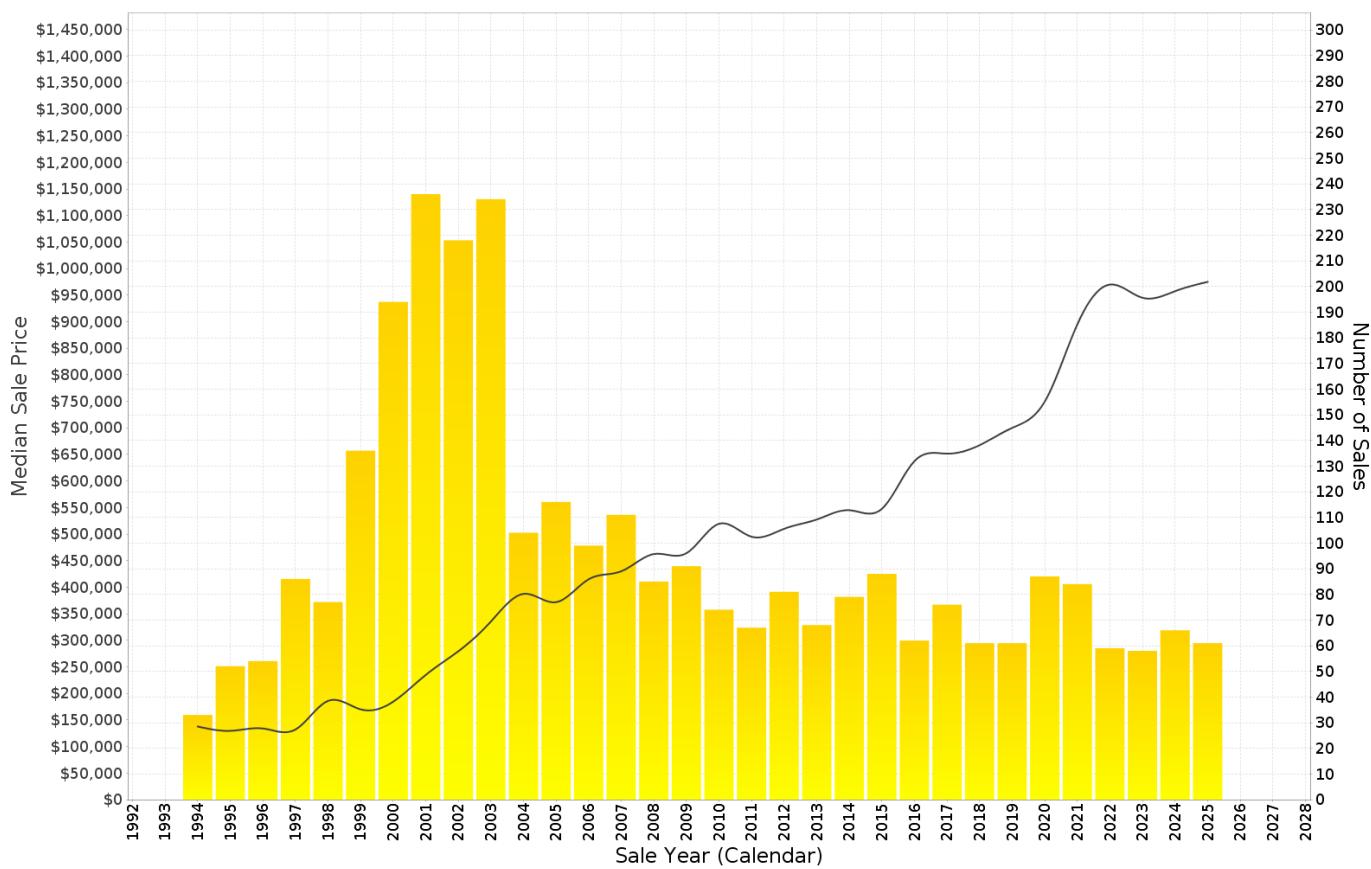
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

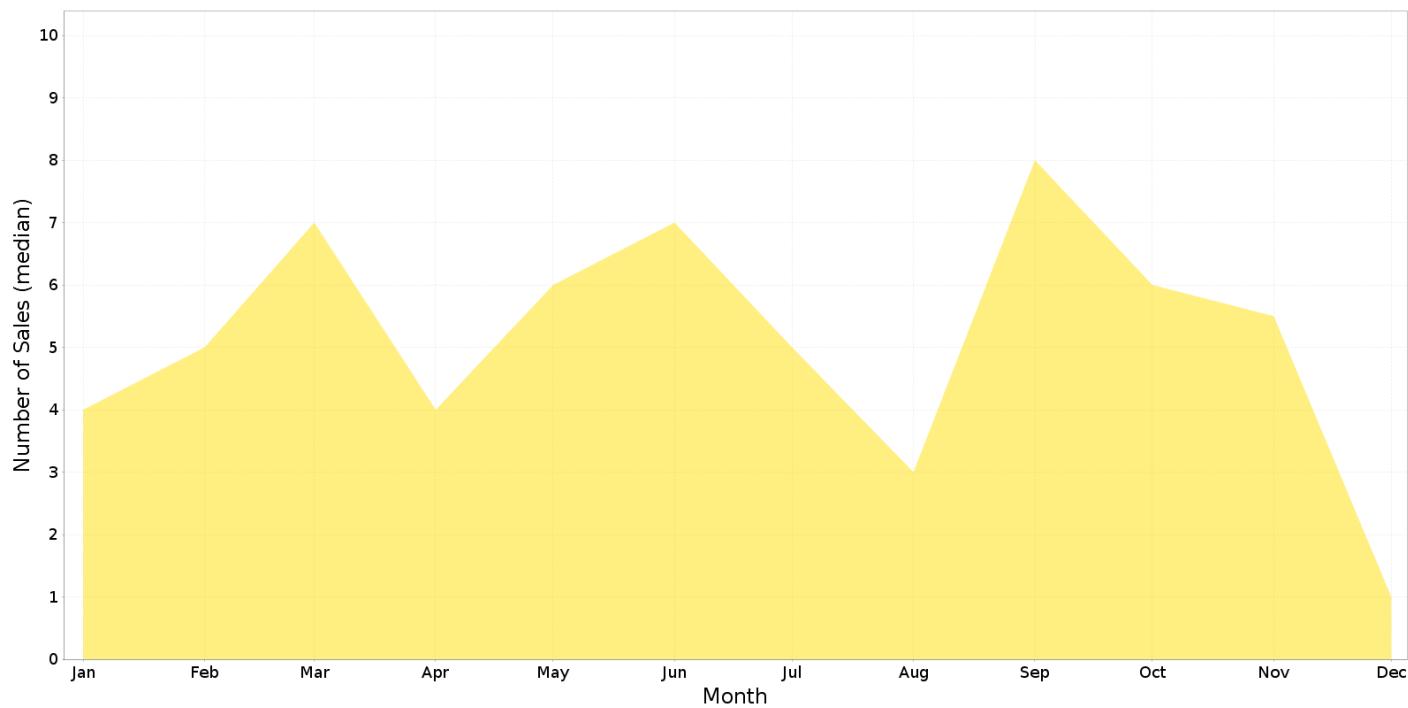
**+1.8%**

Current Median Price: \$975,000  
Previous Median Price: \$957,500

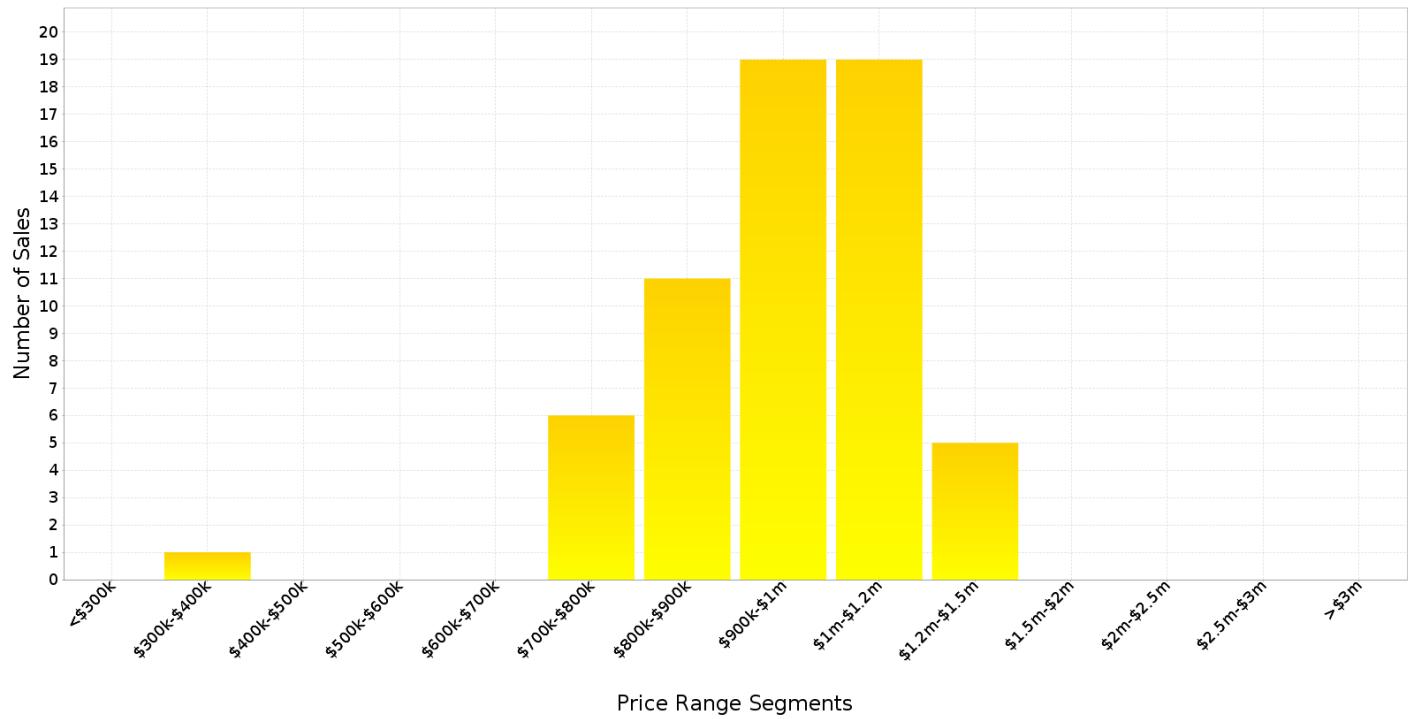
Based on 127 recorded House sales compared over the last two rolling 12 month periods



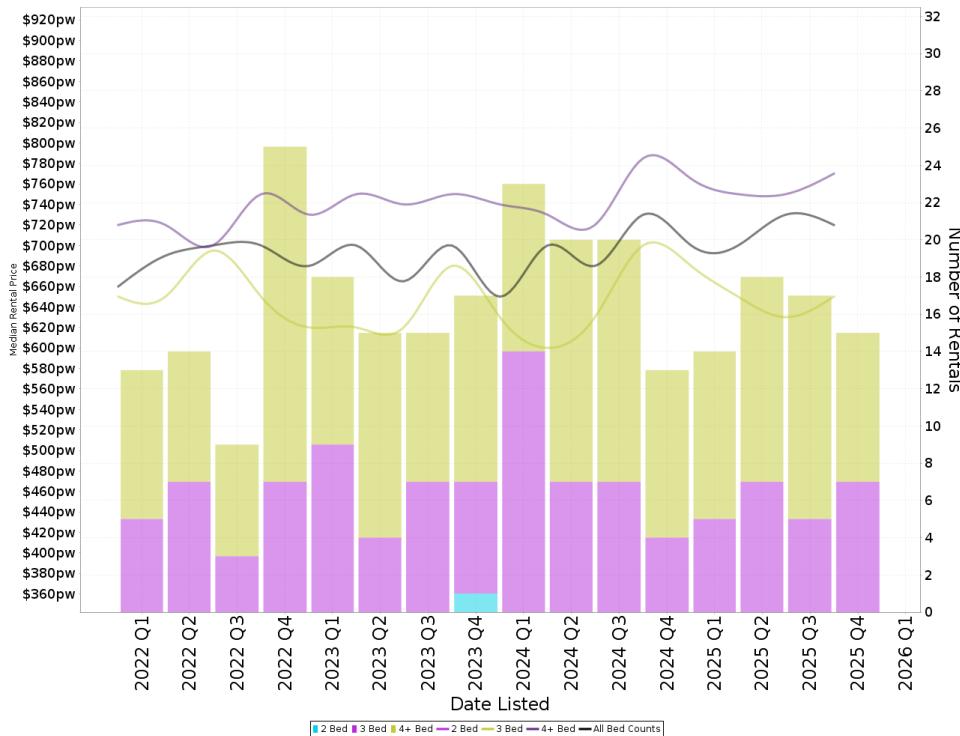
## AMAROO - Peak Selling Periods (3 years)



## AMAROO - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+1.8%**

Current Median Price: \$975,000  
Previous Median Price: \$957,500

Based on 127 registered House sales compared over the last two rolling 12 month periods.

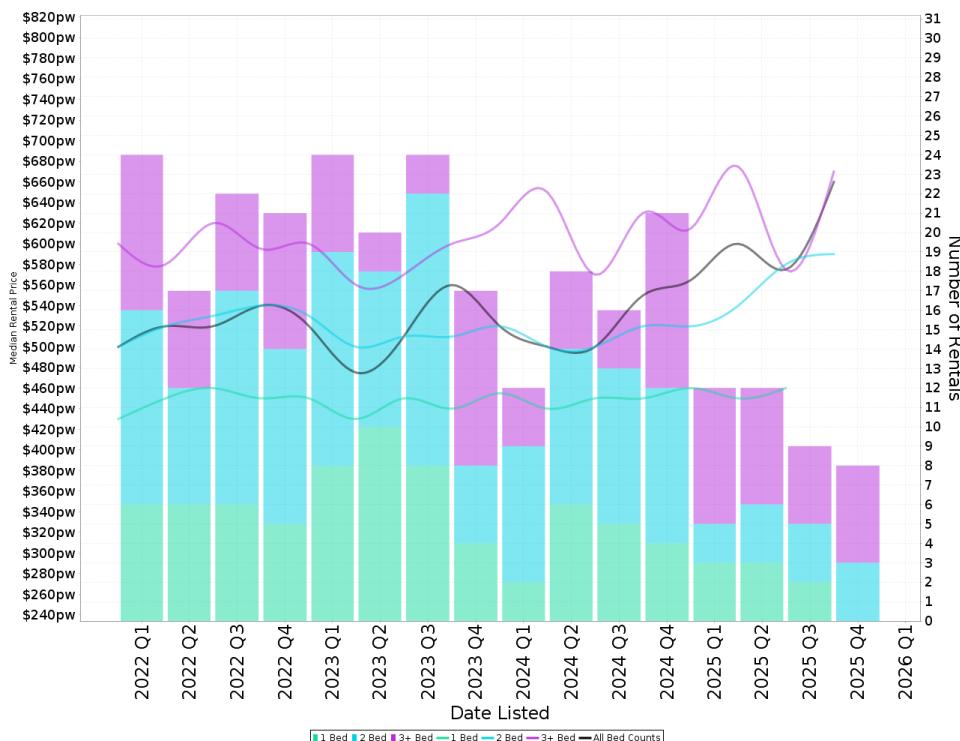
### Suburb Rental Yield

**+3.8%**

Current Median Price: \$975,000  
Current Median Rent: \$720

Based on 64 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+8.2%**

Current Median Price: \$735,000  
Previous Median Price: \$679,000

Based on 36 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.2%**

Current Median Price: \$735,000  
Current Median Rent: \$590

Based on 41 registered Unit rentals compared over the last 12 months.

# AMAROO - Recently Sold Properties

## Median Sale Price

# \$975k

Based on 61 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: \$975,000  
Previous Median Price: \$957,500

Based on 127 recorded House sales compared over the last two rolling 12 month periods

## # Sold Properties

# 61

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

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

40 CORRINGLE CL



3 TRAINE CRT



21 TYENNA CL



65 ROLLSTON ST



12 MORNINGTON ST



19 DIAMOND ST



3 BEMM PL



31 MAGENTA SQ



23 BUCKINGHAM ST



**5 EVELLA CRT**



**\$1,060,000**

Oct 2025  
43 Days

842 m<sup>2</sup> 4 2 2

**19 OLARY ST**



**\$1,000,000**

Oct 2025  
47 Days

527 m<sup>2</sup> 4 2 2

**44 KATHERINE AVE**



**\$1,075,000**

Oct 2025  
24 Days

660 m<sup>2</sup> 4 2 2

**2 GENOA ST**



**\$1,130,000**

Oct 2025  
21 Days

839 m<sup>2</sup> 4 2 2

**18 COOLOOLA ST**



**\$1,070,000**

Oct 2025  
91 Days

711 m<sup>2</sup> 4 2 2

**10 BENAROON CCT**



**\$986,300**

Oct 2025  
9 Days

460 m<sup>2</sup> 4 2 2

**18 MISSION ST**



**\$925,000**

Sep 2025  
N/A

544 m<sup>2</sup> 4 1 2

**13 MCHENRY ST**



**\$1,031,000**

Sep 2025  
16 Days

600 m<sup>2</sup> 4 2 2

**10 AUBURN ST**



**\$950,000**

Sep 2025  
15 Days

400 m<sup>2</sup> 3 2 2

**4 GENOA ST**



**\$1,050,000**

Sep 2025  
28 Days

539 m<sup>2</sup> 3 2 2

**1 INKERMAN ST**

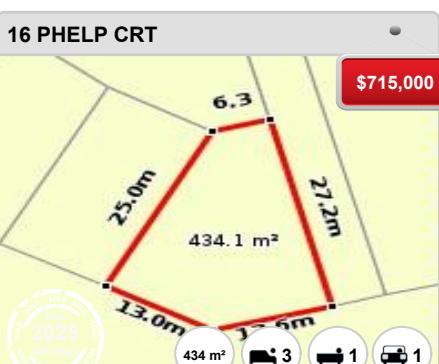


**\$1,077,000**

Sep 2025  
13 Days

534 m<sup>2</sup> 4 2 2

**16 PHELP CRT**



**\$715,000**

Oct 2025  
12 Days

434.1 m<sup>2</sup> 3 1 1

# AMAROO - Properties For Rent

## Median Rental Price

**\$720 /w**

Based on 64 recorded House rentals within the last 12 months (2025)

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

## Rental Yield

**+3.8%**

Current Median Price: \$975,000  
Current Median Rent: \$720

Based on 61 recorded House sales and 64 House rentals compared over the last 12 months

## Number of Rentals

**64**

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

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

7 Saxby Close

**\$650**



376 m<sup>2</sup> 3 1 1

13 OLARY STREET

**\$800 per week**



677 m<sup>2</sup> 4 2 2

13 Alice Street

**\$770**



493 m<sup>2</sup> 4 1 2

11 MAGENTA SQUARE

**\$650 per week**



361 m<sup>2</sup> 3 2 1

119 KATHERINE AVENUE

**1500 per week**



4 2 4