

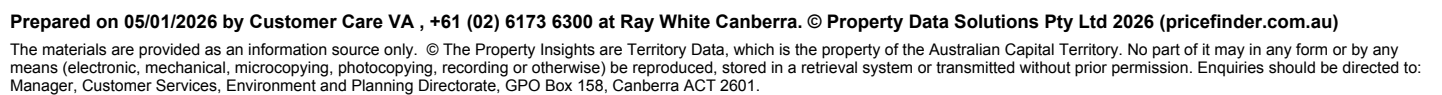
Suburb flyover report

CHAPMAN (HOUSE)

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RayWhite.





CHAPMAN - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	32	\$ 585,000	0.0 %	\$ 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	36	\$ 1,305,000	7.0 %	\$ 650,000	\$ 3,000,000
2025	32	\$ 1,225,000	-6.1 %	\$ 100,000	\$ 3,100,000
2026	0				

Median Sale Price

\$1.23m

Based on 32 recorded House sales within the last 12 months (2025)

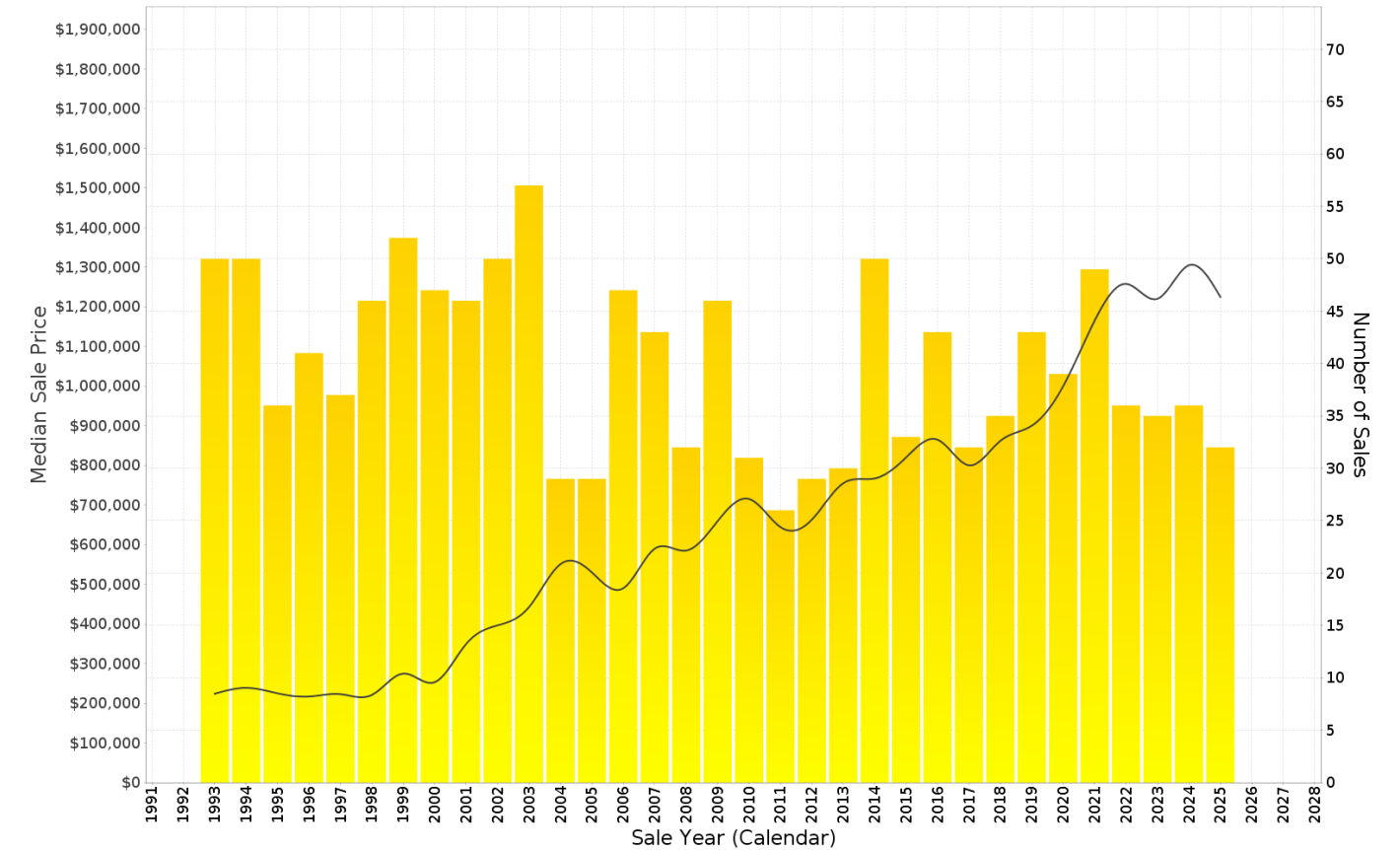
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

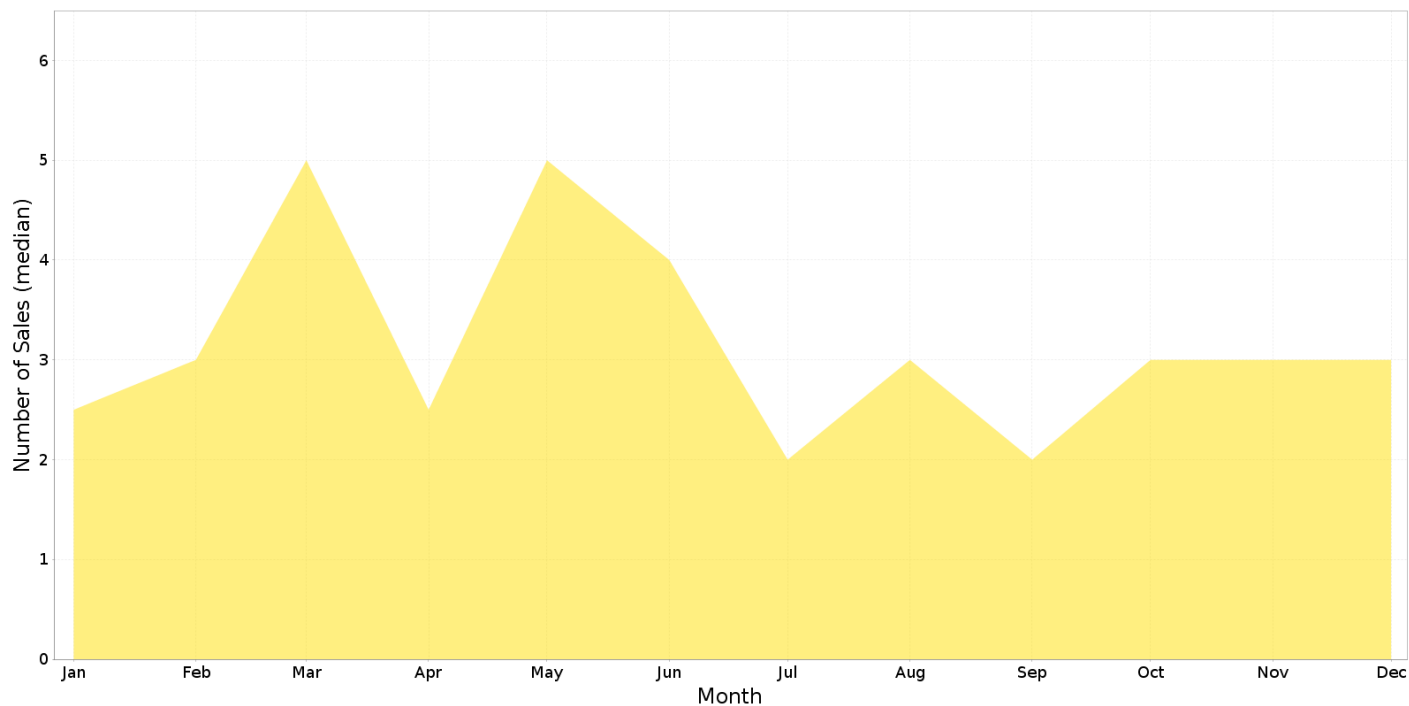
-6.1%

Current Median Price: \$1,225,000
Previous Median Price: \$1,305,000

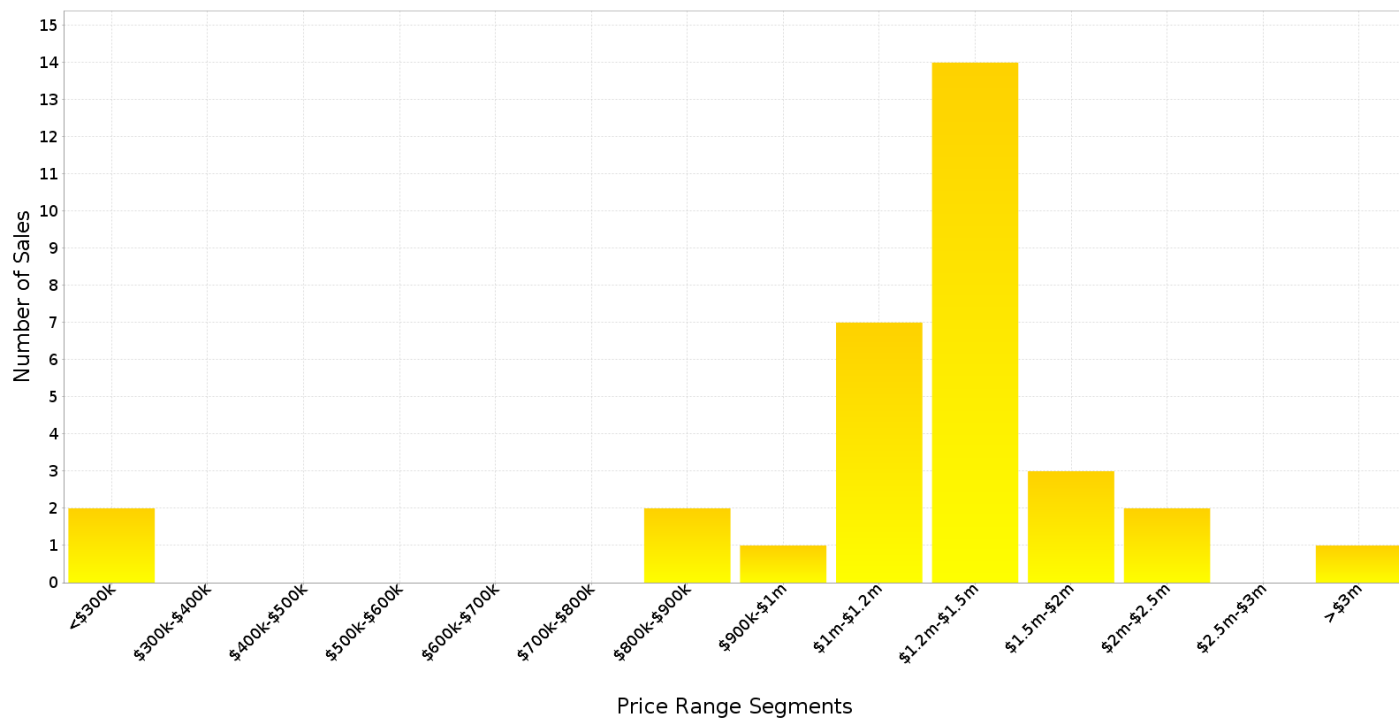
Based on 68 recorded House sales compared over the last two rolling 12 month periods



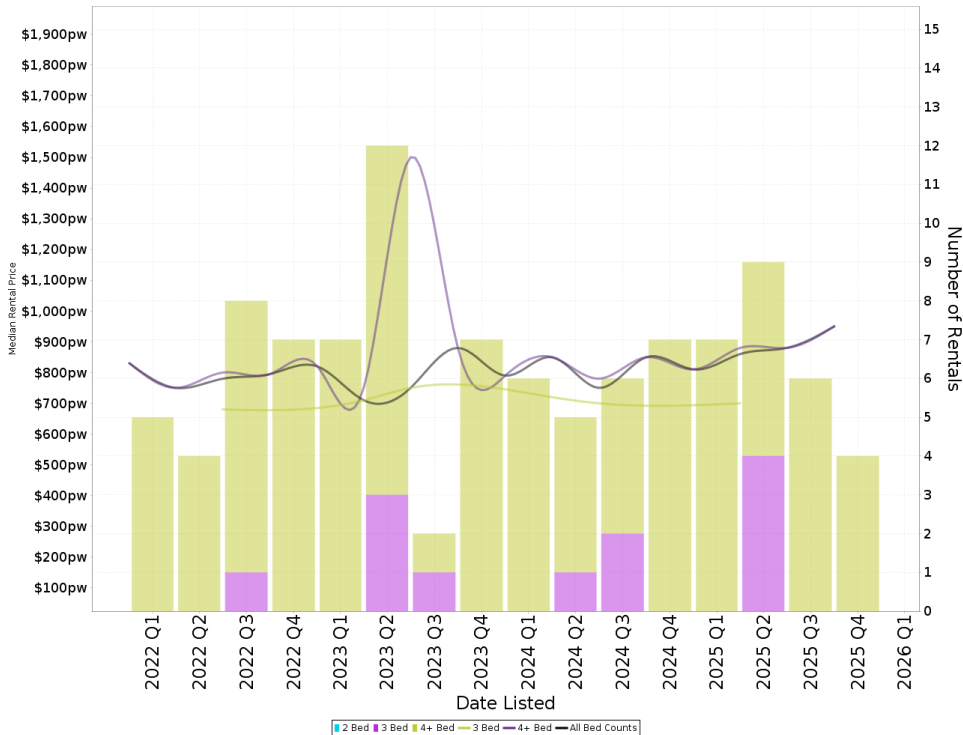
CHAPMAN - Peak Selling Periods (3 years)



CHAPMAN - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-6.1%

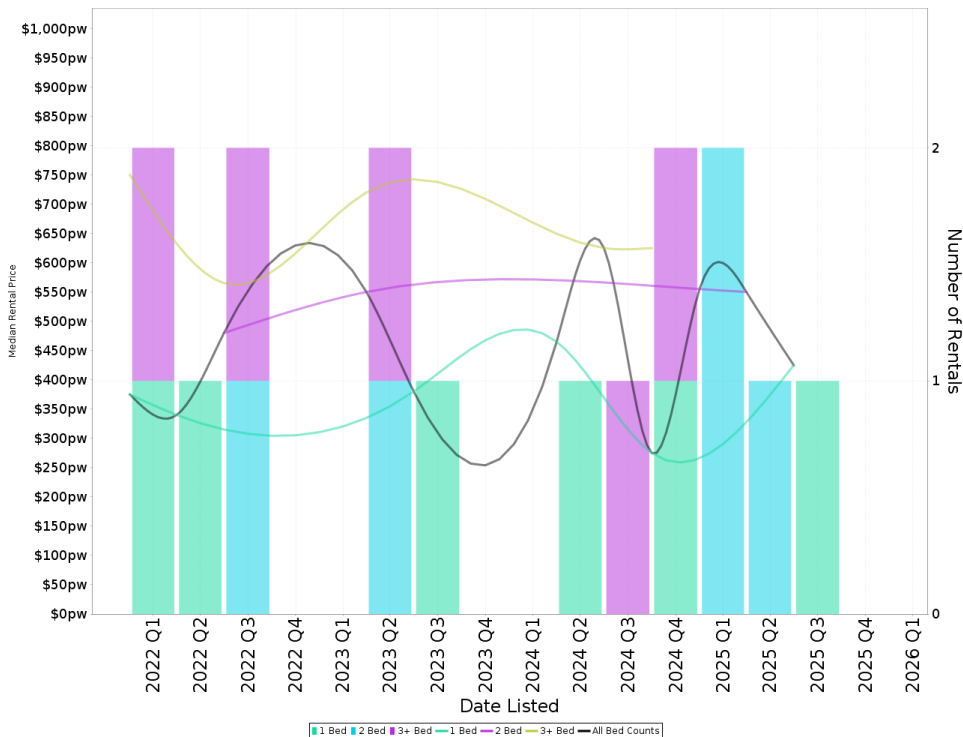
Current Median Price: \$1,225,000
Previous Median Price: \$1,305,000
 Based on 68 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.7%

Current Median Price: \$1,225,000
Current Median Rent: \$860
 Based on 26 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+113.8%

Current Median Price: \$2,010,000
Previous Median Price: \$940,000
 Based on 6 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+1.4%

Current Median Price: \$2,010,000
Current Median Rent: \$550
 Based on 4 registered Unit rentals compared over the last 12 months.

CHAPMAN - Recently Sold Properties

Median Sale Price

\$1.23m

Based on 32 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

-6.1%

Current Median Price: \$1,225,000
Previous Median Price: \$1,305,000

Based on 68 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

32

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

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

150 NAMATJIRA DR

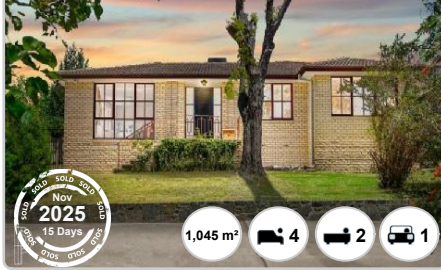
\$1,285,000



1,008 m² 4 2 2

110 DARWINIA TCE

\$1,100,000



1,045 m² 4 2 1

20 BEAUMONT CL

\$1,575,000



1,339 m² 4 2 2

26 DOYLE TCE

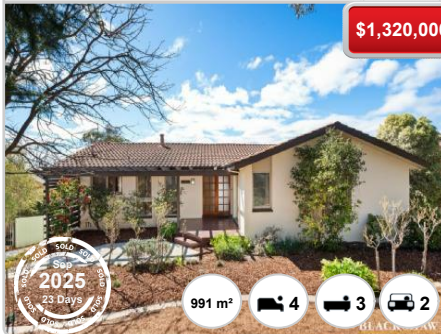
\$1,175,000



958 m² 4 2 2

16 RAFFERTY ST

\$1,320,000



991 m² 4 3 2

134 NAMATJIRA DR

\$1,195,000



1,376 m² 4 2 2

15 RENE ST

\$900,000



773 m² 4 2 2

10 REDGRAVE PL

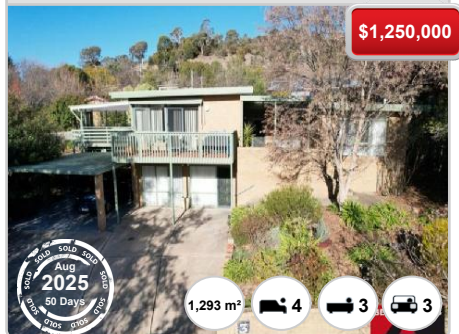
\$1,340,000



850 m² 5 3 2

3 PERIER PL

\$1,250,000



1,293 m² 4 3 3

8 MAPLESTONE PL



16 BEAUMONT CL



10 A - EMERY ST



11 TAUCHERT ST



7 REDGRAVE PL



3 THRING PL



CHAPMAN - Properties For Rent

Median Rental Price

\$860 /w

Based on 26 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

+3.7%

Current Median Price: \$1,225,000
Current Median Rent: \$860

Based on 32 recorded House sales and 26 House rentals compared over the last 12 months

Number of Rentals

26

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

