

RayWhite.

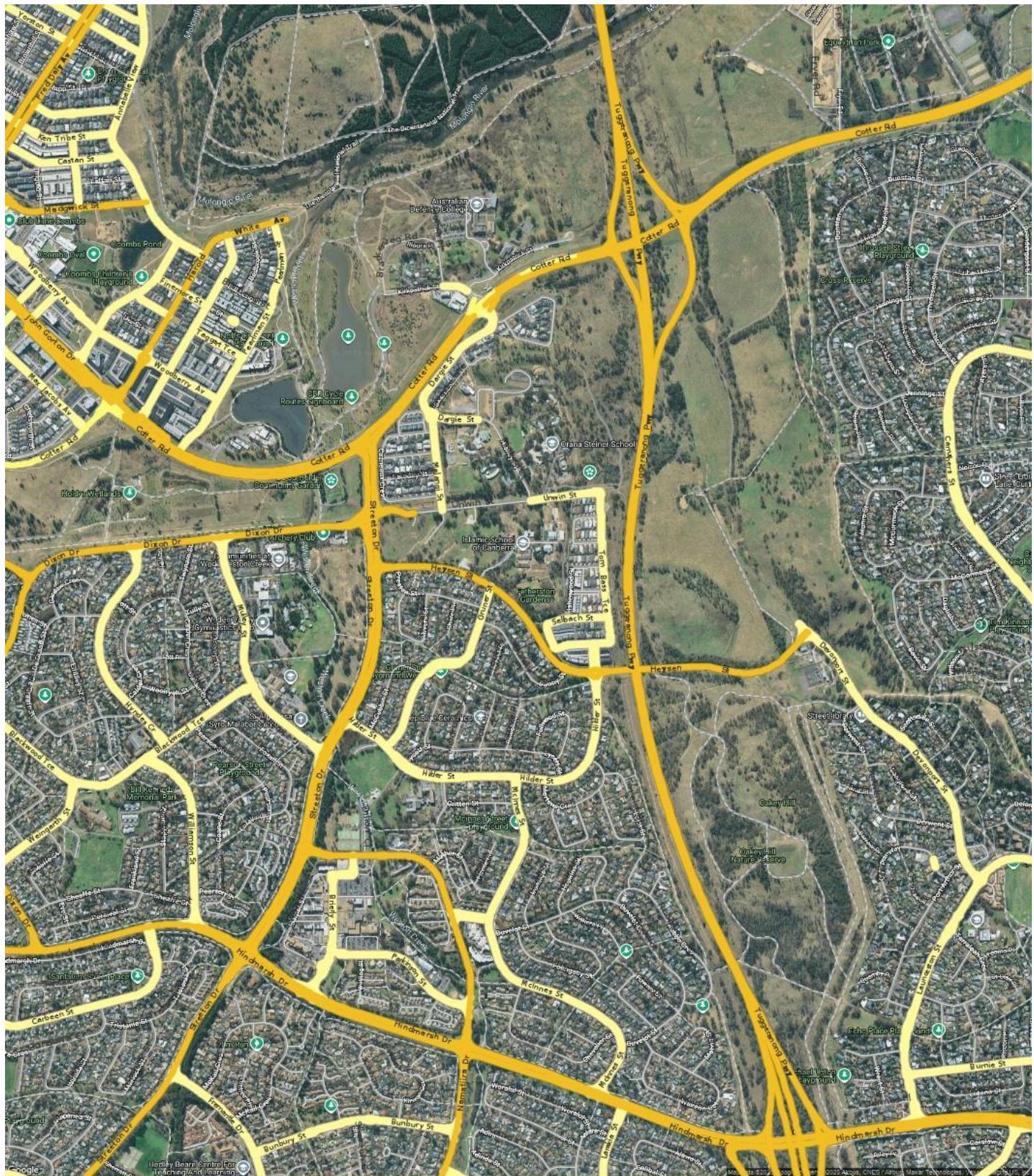
Suburb flyover report

WESTON (HOUSE)

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WESTON - Suburb Map



WESTON - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	42	\$ 475,500	0.0 %	\$ 350,000	\$ 685,000
2009	30	\$ 475,000	-0.1 %	\$ 150,000	\$ 715,000
2010	28	\$ 572,500	20.5 %	\$ 275,000	\$ 745,000
2011	40	\$ 525,000	-8.3 %	\$ 337,000	\$ 735,000
2012	35	\$ 535,000	1.9 %	\$ 432,000	\$ 880,000
2013	36	\$ 512,500	-4.2 %	\$ 435,000	\$ 1,100,000
2014	39	\$ 630,000	22.9 %	\$ 450,000	\$ 1,010,000
2015	62	\$ 725,000	15.1 %	\$ 196,667	\$ 982,500
2016	54	\$ 714,500	-1.4 %	\$ 227,000	\$ 1,175,000
2017	41	\$ 740,000	3.6 %	\$ 215,000	\$ 1,550,000
2018	38	\$ 719,634	-2.8 %	\$ 450,000	\$ 1,330,000
2019	59	\$ 730,000	1.4 %	\$ 90,000	\$ 2,010,000
2020	51	\$ 739,000	1.2 %	\$ 425,000	\$ 1,657,000
2021	51	\$ 1,003,000	35.7 %	\$ 315,000	\$ 2,000,000
2022	53	\$ 1,090,000	8.7 %	\$ 510,000	\$ 1,925,000
2023	44	\$ 957,500	-12.2 %	\$ 750,000	\$ 2,060,000
2024	47	\$ 990,000	3.4 %	\$ 740,000	\$ 2,220,000
2025	37	\$ 945,000	-4.5 %	\$ 440,000	\$ 3,000,000
2026	0				

Median Sale Price

\$945k

Based on 37 recorded House sales within the last 12 months (2025)

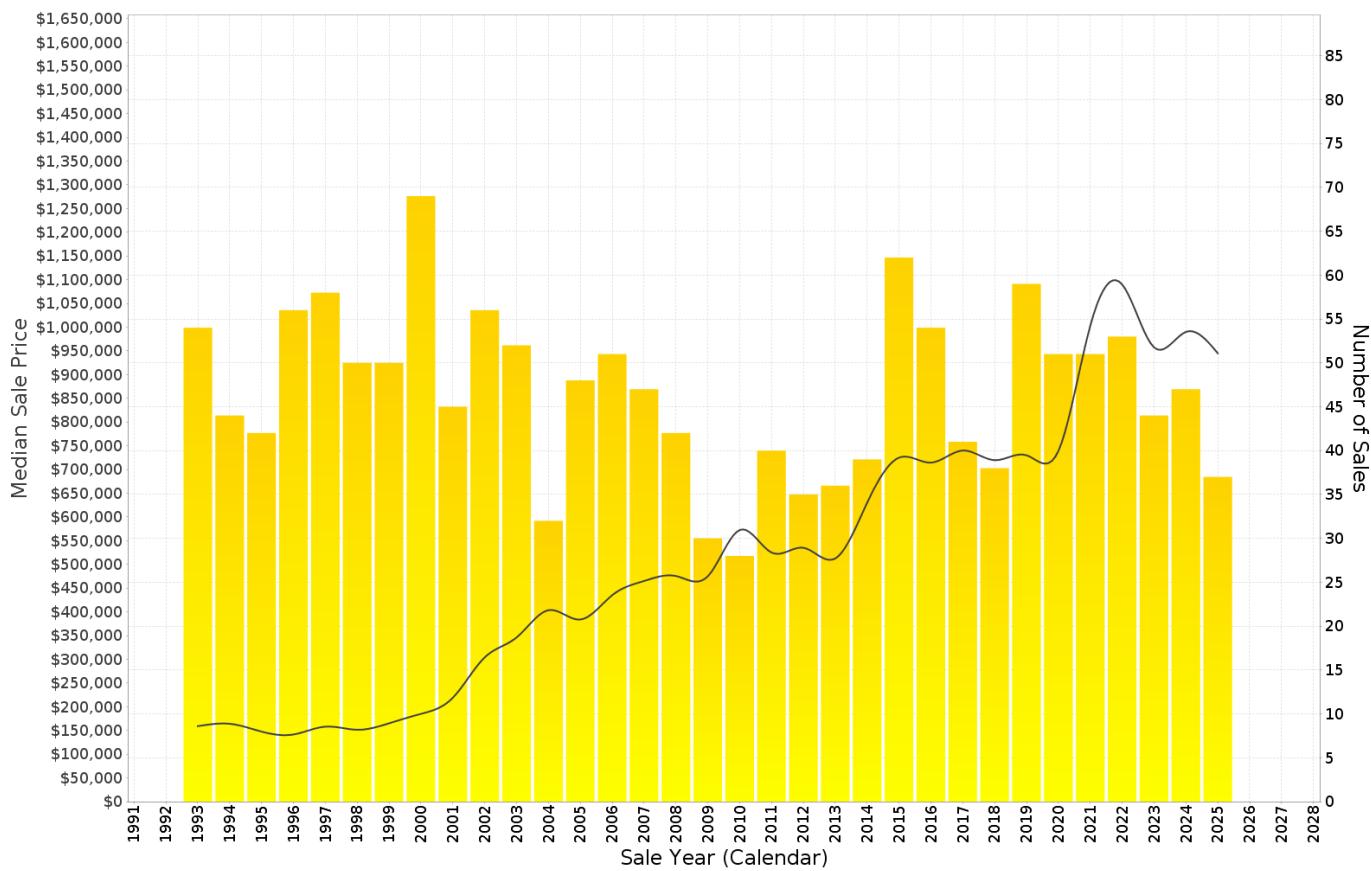
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

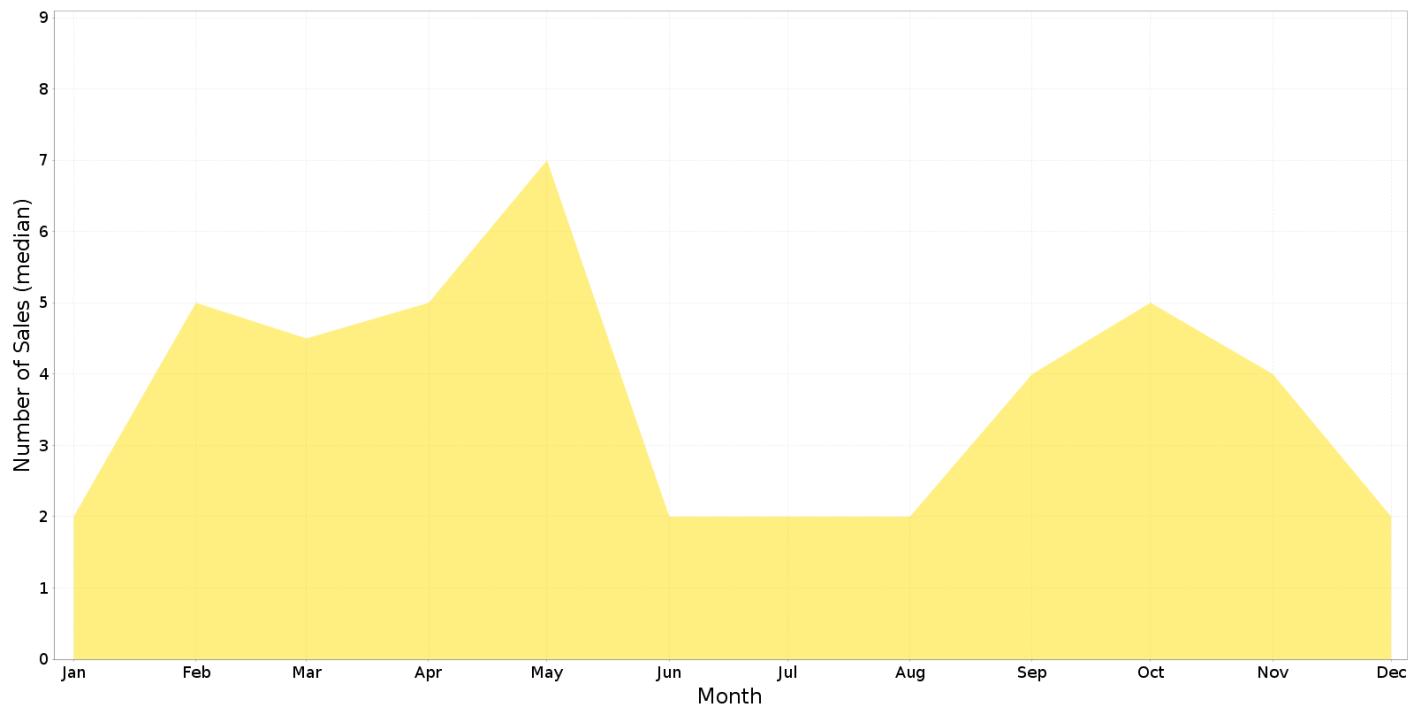
-4.5%

Current Median Price: \$945,000
Previous Median Price: \$990,000

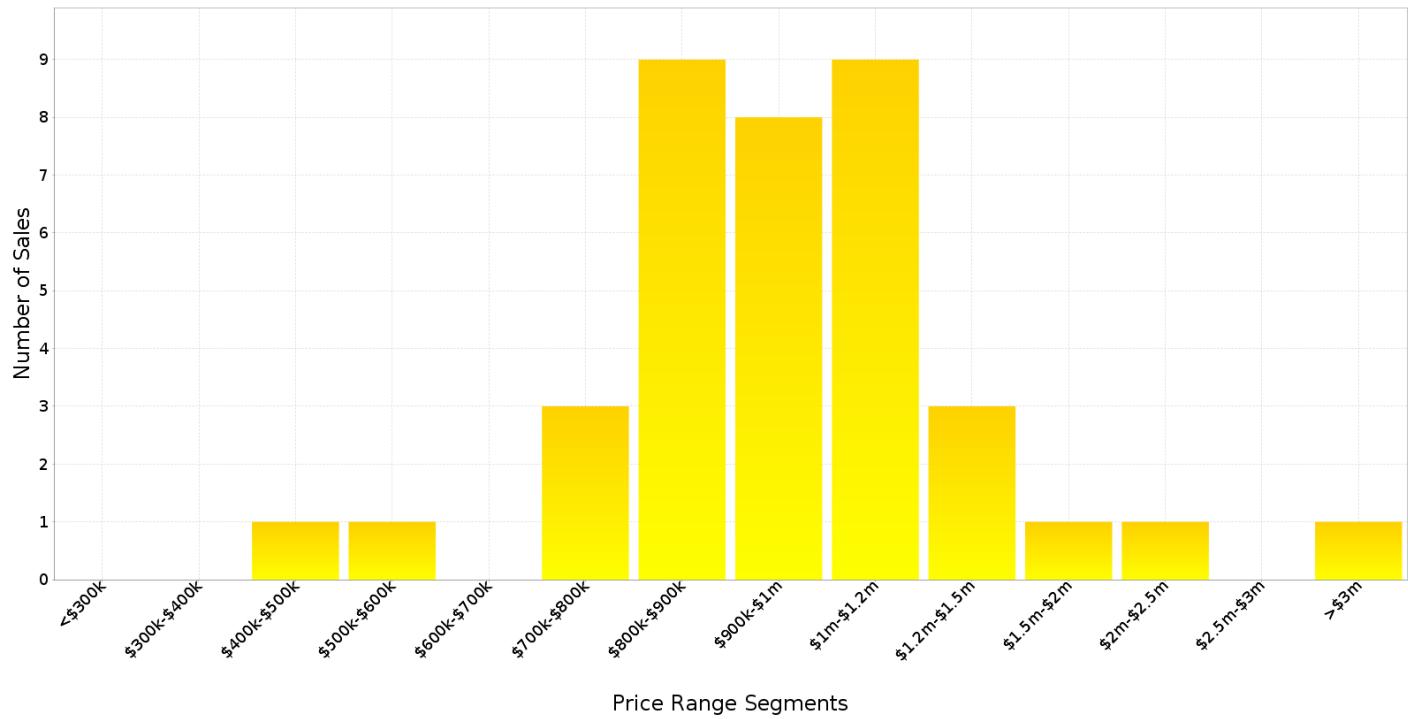
Based on 84 recorded House sales compared over the last two rolling 12 month periods



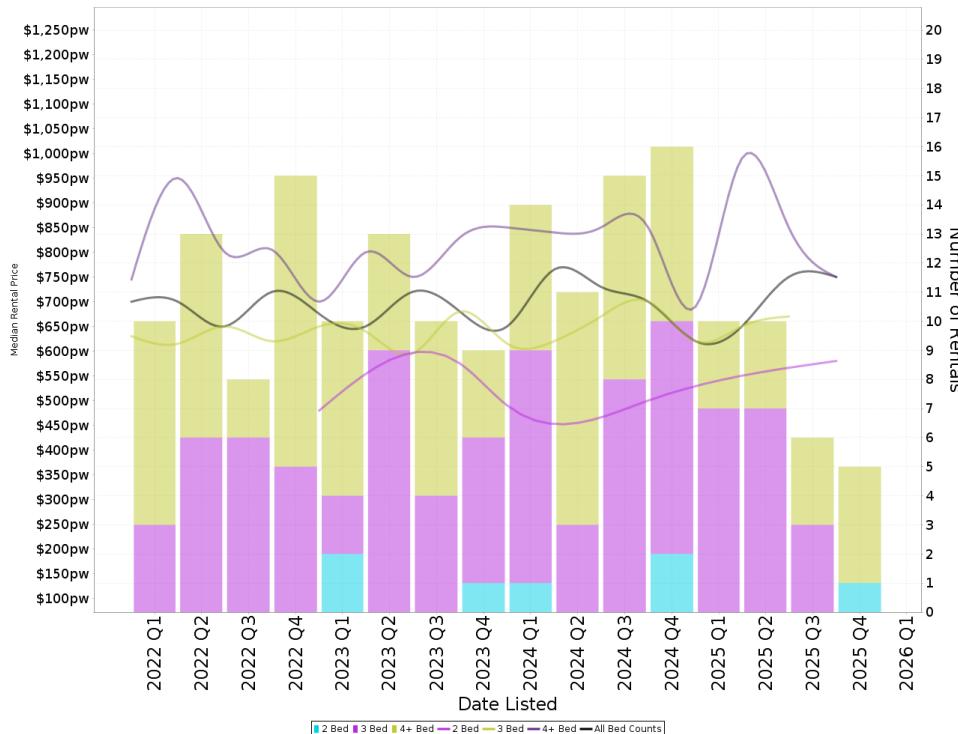
WESTON - Peak Selling Periods (3 years)



WESTON - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-4.5%

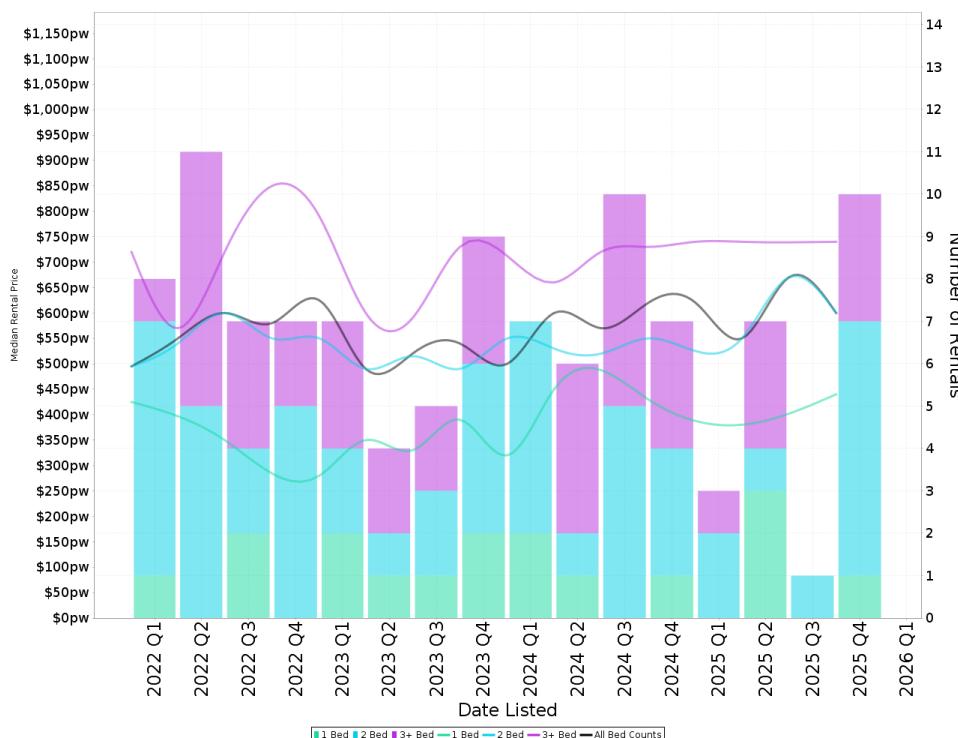
Current Median Price: \$945,000
Previous Median Price: \$990,000
Based on 84 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.8%

Current Median Price: \$945,000
Current Median Rent: \$685
Based on 31 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+15.8%

Current Median Price: \$756,000
Previous Median Price: \$653,000
Based on 25 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.3%

Current Median Price: \$756,000
Current Median Rent: \$620
Based on 21 registered Unit rentals compared over the last 12 months.

WESTON - Recently Sold Properties

Median Sale Price

\$945k

Based on 37 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

-4.5%

Current Median Price: \$945,000
Previous Median Price: \$990,000

Based on 84 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

37

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

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

1 STURGESS PL



11 GRUNER ST



15 MARTENS CRES



41 FOWLES ST



45 CHEVALIER ST



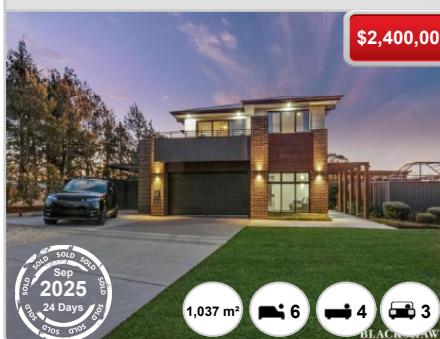
79 BUVELOT ST



17 FOWLES ST



1 ROWELL PL



5 COATES PL



5 FIZELLE PL



\$999,000

23 Days

2025

708 m² 3 1 2

32 WAKELIN CCT



\$850,000

N/A

2025

836 m² 3 1 2

4 RIVERS ST



\$853,000

2025

877.1 m² 3 1 1

43 LEIST ST



\$1,150,000

23 Days

2025

780 m² 4 2 2

23 LEIST ST



\$1,304,000

22 Days

2025

838 m² 6 3 2

8 MC CONCHIE CCT



\$1,531,000

47 Days

2025

632 m² 5 3 2

WESTON - Properties For Rent

Median Rental Price

\$685 /w

Based on 31 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: \$945,000
Current Median Rent: \$685

Based on 37 recorded House sales and 31 House rentals compared over the last 12 months

Number of Rentals

31

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

