



RayWhite.

Suburb
flyover
report

NIGHTCLIFF (HOUSE)

PREPARED BY: DEMI WILLIAMS, RAY WHITE NIGHTCLIFF, PH: 0448951305

NIGHTCLIFF - Suburb Map



NIGHTCLIFF - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	42	\$ 364,500	0.0 %	\$ 96,500	\$ 1,005,000
2006	30	\$ 482,000	32.2 %	\$ 95,600	\$ 1,062,000
2007	28	\$ 532,500	10.5 %	\$ 210,000	\$ 1,020,000
2008	28	\$ 597,500	12.2 %	\$ 230,000	\$ 1,210,000
2009	20	\$ 648,750	8.6 %	\$ 239,000	\$ 939,000
2010	27	\$ 770,000	18.7 %	\$ 290,000	\$ 1,100,000
2011	21	\$ 680,000	-11.7 %	\$ 236,000	\$ 1,600,000
2012	17	\$ 760,000	11.8 %	\$ 246,000	\$ 1,100,000
2013	21	\$ 770,000	1.3 %	\$ 83,750	\$ 2,250,000
2014	24	\$ 943,500	22.5 %	\$ 550,000	\$ 1,750,000
2015	19	\$ 840,000	-11.0 %	\$ 450,000	\$ 1,775,000
2016	18	\$ 745,000	-11.3 %	\$ 500,000	\$ 1,700,000
2017	19	\$ 770,000	3.4 %	\$ 510,000	\$ 1,050,000
2018	22	\$ 687,500	-10.7 %	\$ 450,000	\$ 1,300,000
2019	21	\$ 650,000	-5.5 %	\$ 250,000	\$ 1,650,000
2020	9	\$ 620,000	-4.6 %	\$ 205,000	\$ 1,010,000
2021	0				
2022	29	\$ 1,000,000	0.0 %	\$ 505,000	\$ 1,750,000
2023	26	\$ 851,000	-14.9 %	\$ 442,500	\$ 1,766,000

Median Sale Price
\$855k

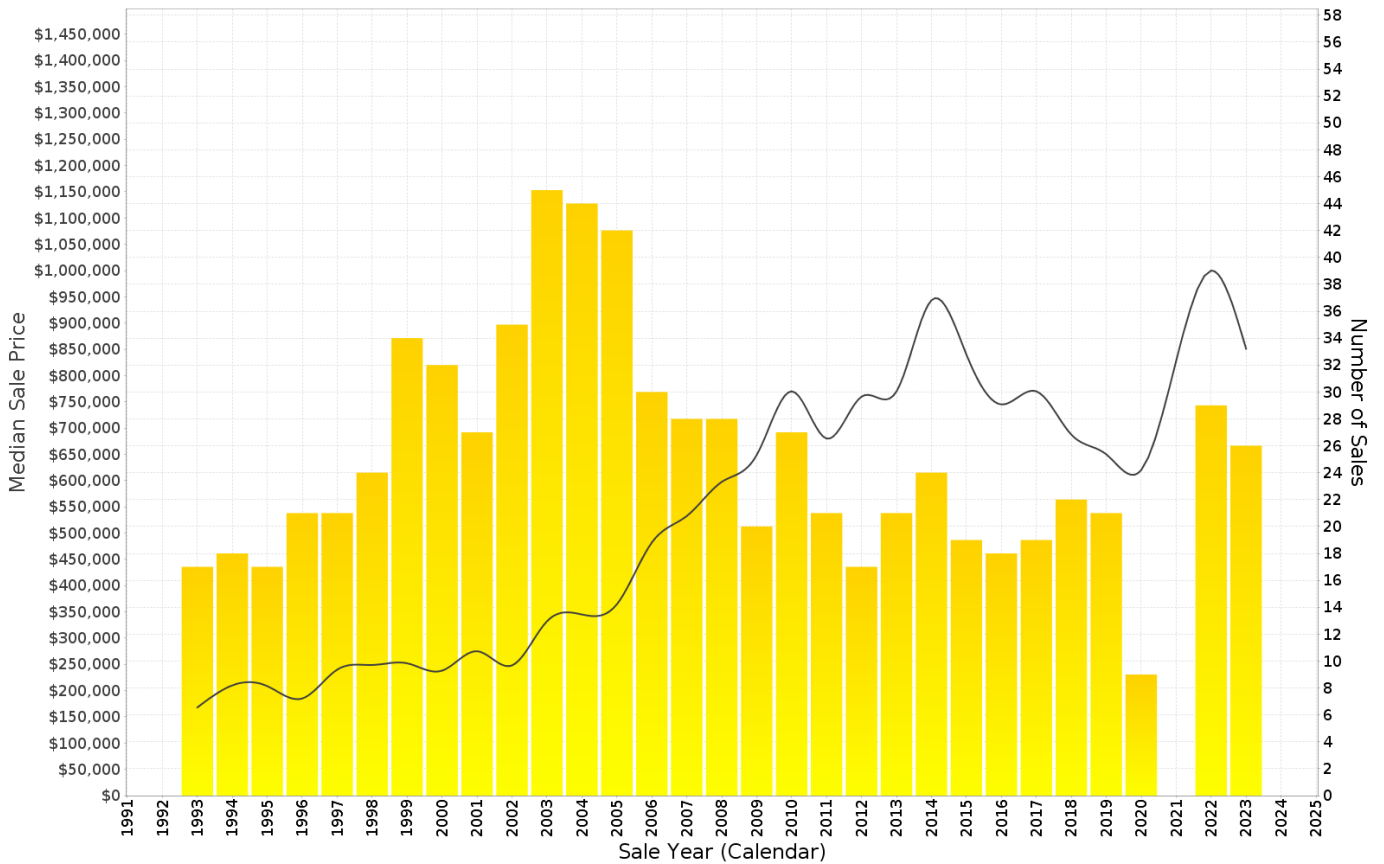
Based on 31 recorded House sales within the last 12 months (Oct '22 - Sep '23)

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

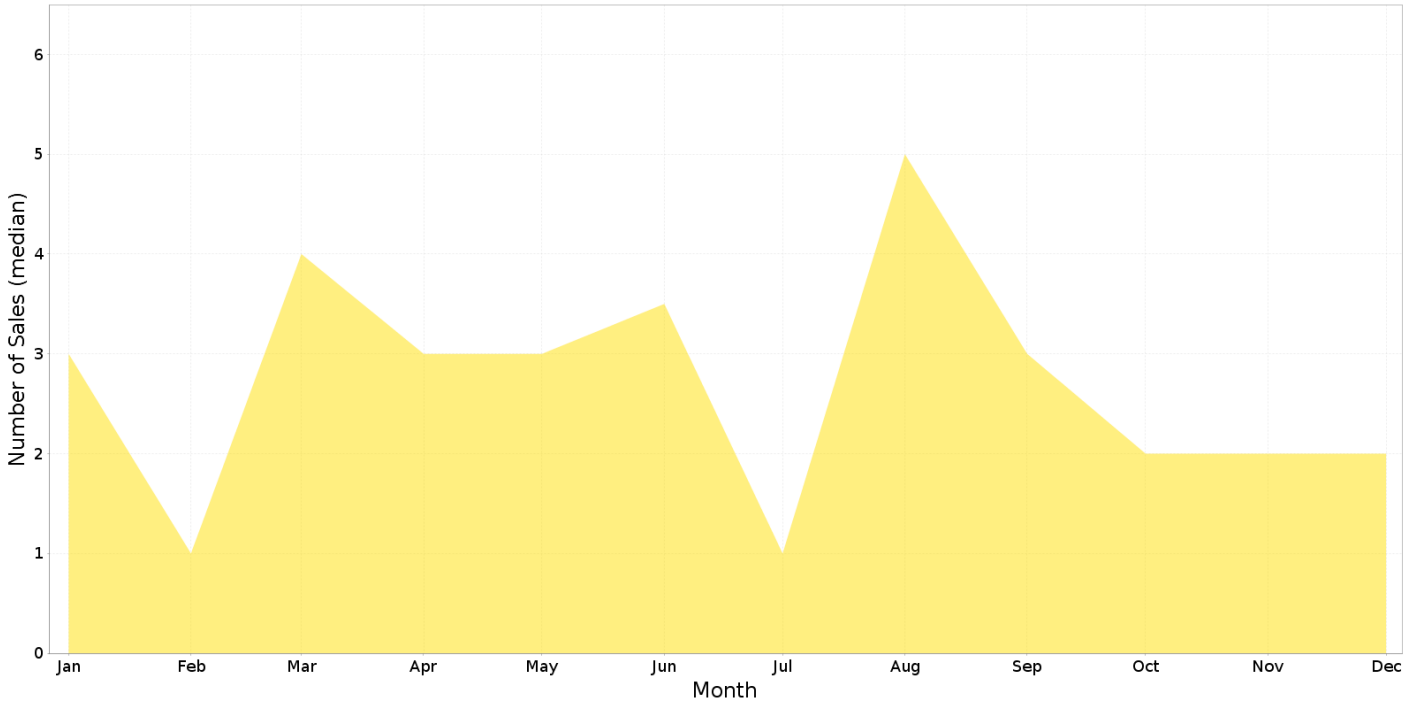
Suburb Growth
-22.3%

Current Median Price: \$855,000
Previous Median Price: \$1,100,000

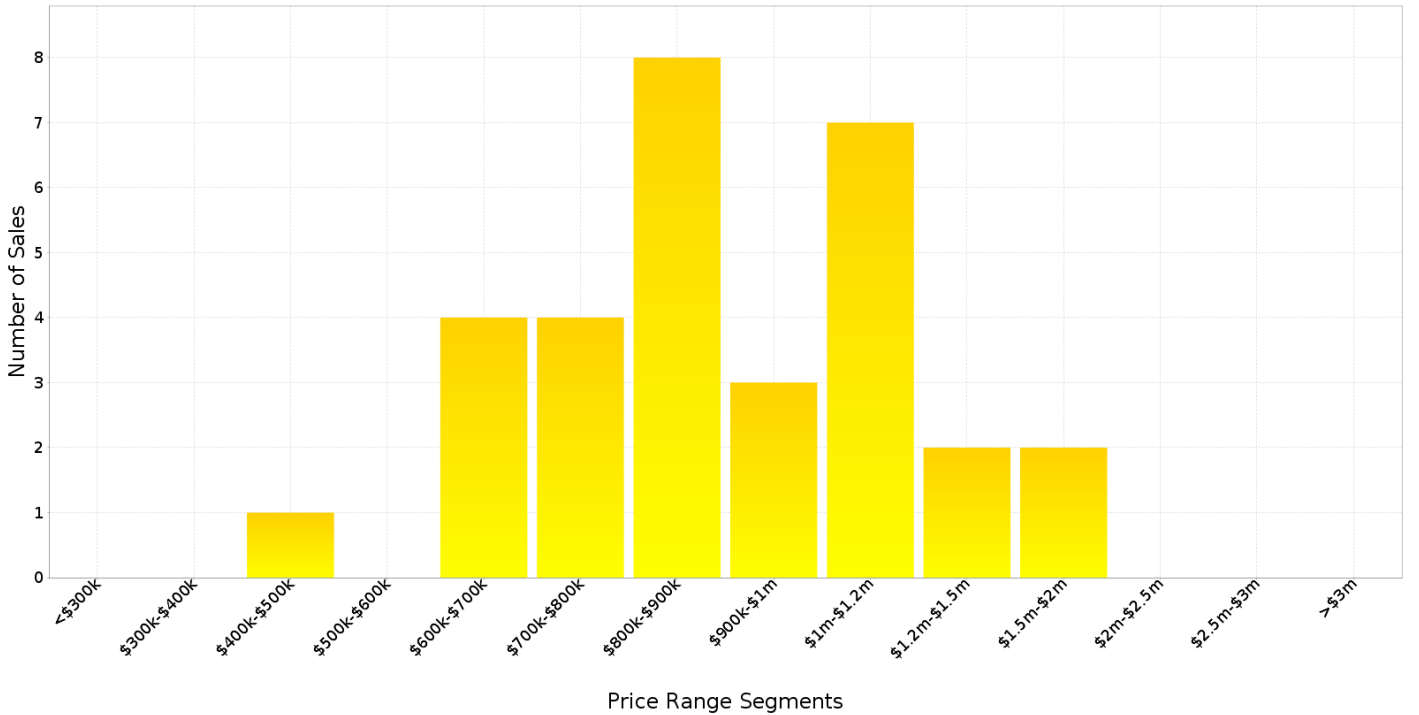
Based on 54 recorded House sales compared over the last two rolling 12 month periods



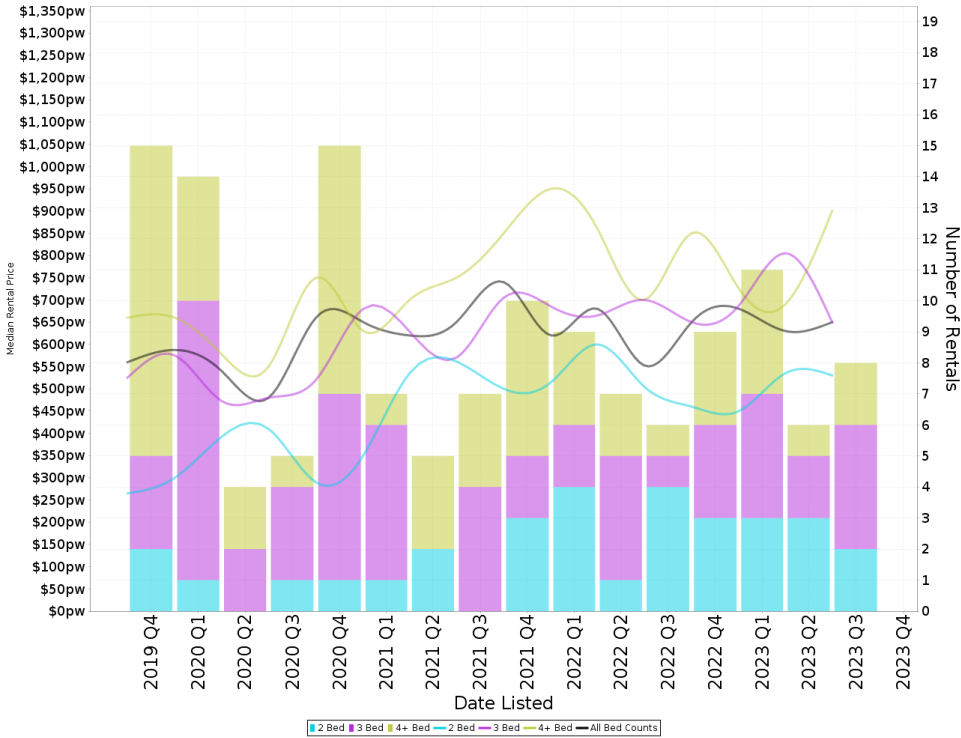
NIGHTCLIFF - Peak Selling Periods (3 years)



NIGHTCLIFF - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-22.3%

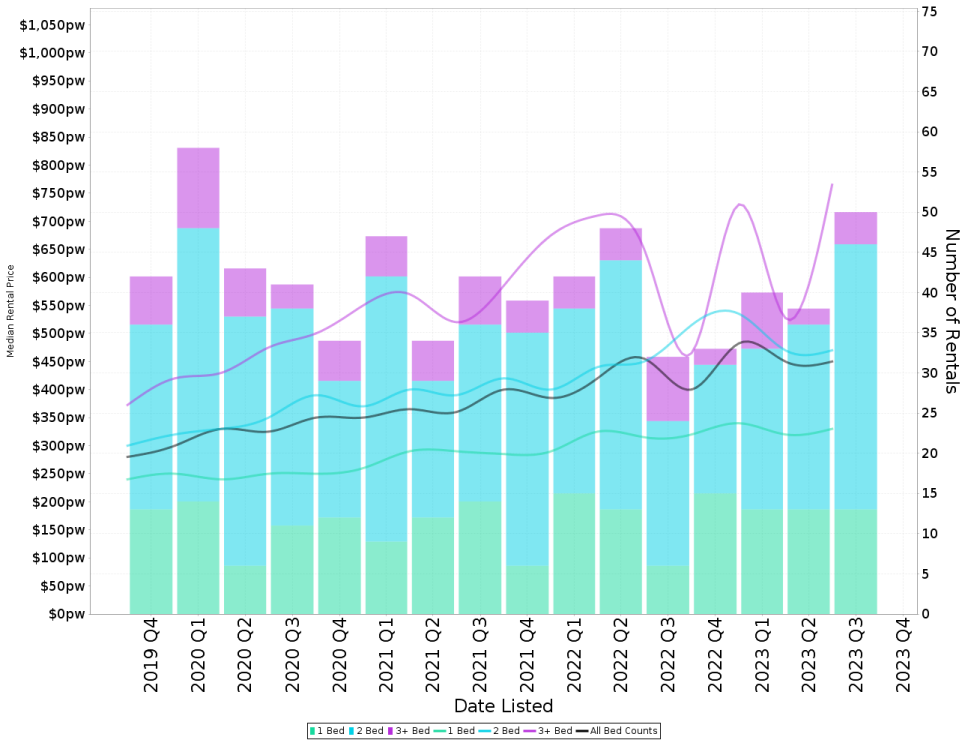
Current Median Price: \$855,000
 Previous Median Price: \$1,100,000
 Based on 54 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.0%

Current Median Price: \$855,000
 Current Median Rent: \$650
 Based on 34 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-13.2%

Current Median Price: \$352,500
 Previous Median Price: \$406,000
 Based on 100 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+6.6%

Current Median Price: \$352,500
 Current Median Rent: \$450
 Based on 161 registered Unit rentals compared over the last 12 months.

NIGHTCLIFF - Recently Sold Properties

Median Sale Price

\$855k

Based on 31 recorded House sales within the last 12 months (Oct '22 - Sep '23)

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

Suburb Growth

-22.3%

Current Median Price: \$855,000
Previous Median Price: \$1,100,000

Based on 54 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

31

Based on recorded House sales within the 12 months (Oct '22 - Sep '23)

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

18 EUGENIA ST

\$1,080,000

26.5m
40.0m
1,050 m²
39.9m

1,050 m² 0 0 0

SOLD 2023 N/A

4 COOLIBAH ST

\$1,000,000

897 m² 4 2 2

SOLD 2023 N/A

18 EUGENIA ST

\$1,080,000

1,050 m² 4 2 3

SOLD 2023 N/A

10 HIBISCUS ST

\$821,000

1,110 m² 4 2 4

SOLD 2023 76 Days

19 CUNJEVOI CRES

\$1,766,000

1,570 m² 6 5 6

SOLD 2023 52 Days

8 COOLIBAH ST

\$1,510,000

897 m² 4 3 2

SOLD 2023 76 Days

15 GREVILLEA CCT

\$820,000

817 m² 3 2 3

SOLD 2023 N/A

7 BAMBOO ST

\$1,032,000

1,400 m² 3 1 2

SOLD 2023 43 Days

9 KURRAJONG CRES

\$700,000

730 m² - - -

SOLD 2023 N/A

13 LANTANA CRT

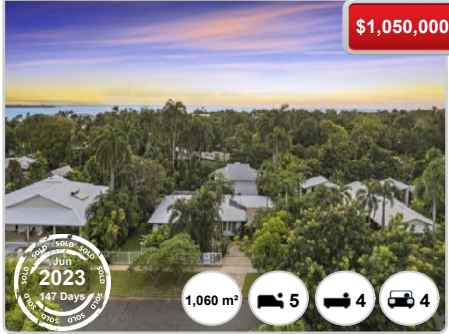


\$880,000

Sold Jun 2023
66 Days

1,087 m² 5 3 2

7 PHOENIX ST



\$1,050,000

Sold Jun 2023
147 Days

1,060 m² 5 4 4

11 KURRAJONG CRES

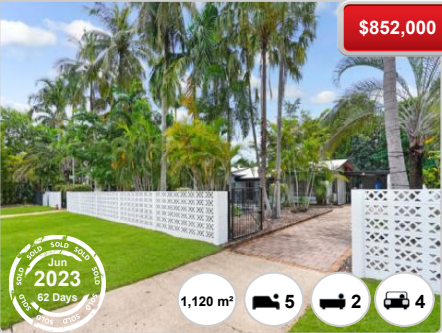


\$610,000

Sold Jan 2023
258 Days

761 m² 2 1 2

15 VERBENA ST



\$852,000

Sold Jun 2023
62 Days

1,120 m² 5 2 4

NIGHTCLIFF - Properties For Rent

Median Rental Price

\$650 /w

Based on 34 recorded House rentals within the last 12 months (Oct '22 - Sep '23)

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

Rental Yield

+4.0%

Current Median Price: \$855,000
Current Median Rent: \$650

Based on 31 recorded House sales and 34 House rentals compared over the last 12 months

Number of Rentals

34

Based on recorded House rentals within the last 12 months (Oct '22 - Sep '23)

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

2 VERBENA STREET

\$750 per week

Nov 2023
13 Days

1,370 m² 3 2 2

6 BOUGAINVILIA STREET

\$720 per week

Nov 2023
13 Days

1,000 m² 4 2 2

31 NIGHTCLIFF ROAD

\$1,100 per

Nov 2023
13 Days

881 m² 4 2 4

45 GREVILLEA CIRCUIT

\$950 per week

Nov 2023
18 Days

820 m² 3 2 3

8 COOLIBAH STREET

\$1,300 per

Nov 2023
24 Days

897 m² 4 3 2

45 ARALIA STREET

\$1,300

Nov 2023
27 Days

884 m² 5 3 4

45 ARALIA STREET

\$1,300 per

Oct 2023
30 Days

884 m² 5 3 4

54 PROGRESS DRIVE

\$750pw -

Oct 2023
32 Days

1,000 m² 3 2 4

10 ALSTONIA STREET

\$600 PER

Oct 2023
35 Days

650 m² 3 1 1

10A ALSTONIA STREET

\$600 PER



11 QUANDONG CRESCENT

\$770 per week

