

A vibrant yellow bicycle is the central focus, parked on a paved surface. It features a brown leather saddle, chrome handlebars, and a large wicker basket on the front filled with bright pink flowers. The bicycle is positioned in front of a classic white picket fence with decorative posts. The background is softly blurred, showing a residential setting with trees and a building. In the top right corner, there is a bright yellow rectangular box containing the text 'RayWhite.'

RayWhite.

Suburb
flyover
report

NIGHTCLIFF (UNIT)

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

NIGHTCLIFF - Suburb Map



NIGHTCLIFF - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2005	107	\$ 160,000	0.0 %	\$ 50,000	\$ 795,000
2006	79	\$ 265,000	65.6 %	\$ 30,000	\$ 900,000
2007	116	\$ 244,040	-7.9 %	\$ 7,440	\$ 1,140,000
2008	86	\$ 280,000	14.7 %	\$ 37,920	\$ 755,000
2009	94	\$ 310,000	10.7 %	\$ 32,000	\$ 850,000
2010	53	\$ 350,000	12.9 %	\$ 25,260	\$ 2,420,000
2011	39	\$ 385,000	10.0 %	\$ 52,153	\$ 2,000,000
2012	59	\$ 325,000	-15.6 %	\$ 185,000	\$ 1,200,000
2013	62	\$ 367,500	13.1 %	\$ 28,017	\$ 860,000
2014	107	\$ 475,000	29.3 %	\$ 49,855	\$ 2,600,000
2015	53	\$ 525,000	10.5 %	\$ 200,000	\$ 1,050,000
2016	59	\$ 465,000	-11.4 %	\$ 158,000	\$ 1,200,000
2017	52	\$ 364,500	-21.6 %	\$ 14,400	\$ 950,000
2018	43	\$ 335,000	-8.1 %	\$ 116,000	\$ 680,000
2019	38	\$ 308,750	-7.8 %	\$ 26,100	\$ 750,000
2020	27	\$ 300,000	-2.8 %	\$ 82,500	\$ 800,000
2021	50	\$ 398,500	32.8 %	\$ 145,000	\$ 565,000
2022	67	\$ 370,000	-7.2 %	\$ 56,750	\$ 650,000
2023	13	\$ 350,000	-5.4 %	\$ 165,000	\$ 440,000

Median Sale Price
\$352k

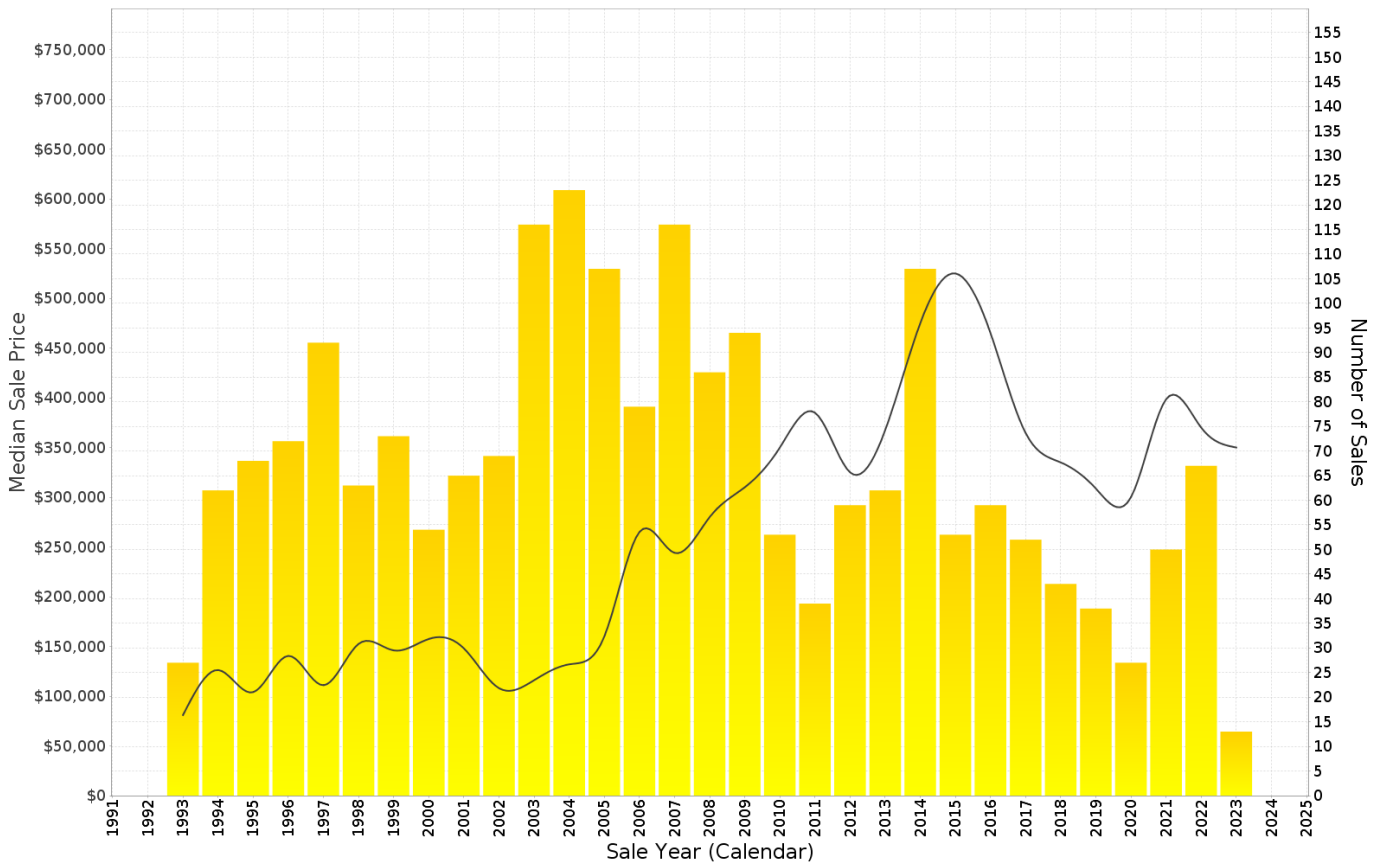
Based on 24 recorded Unit sales within the last 12 months (Oct '22 - Sep '23)

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

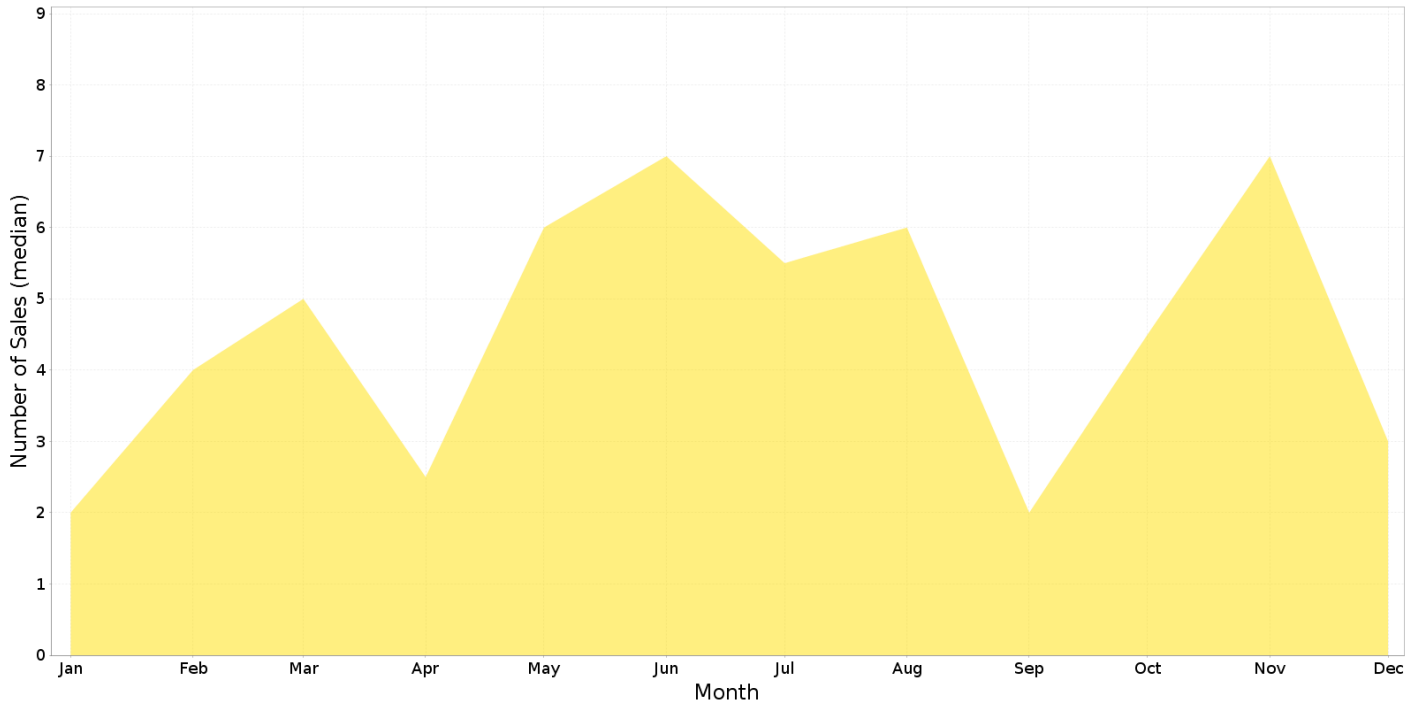
Suburb Growth
-13.2%

Current Median Price: \$352,500
Previous Median Price: \$406,000

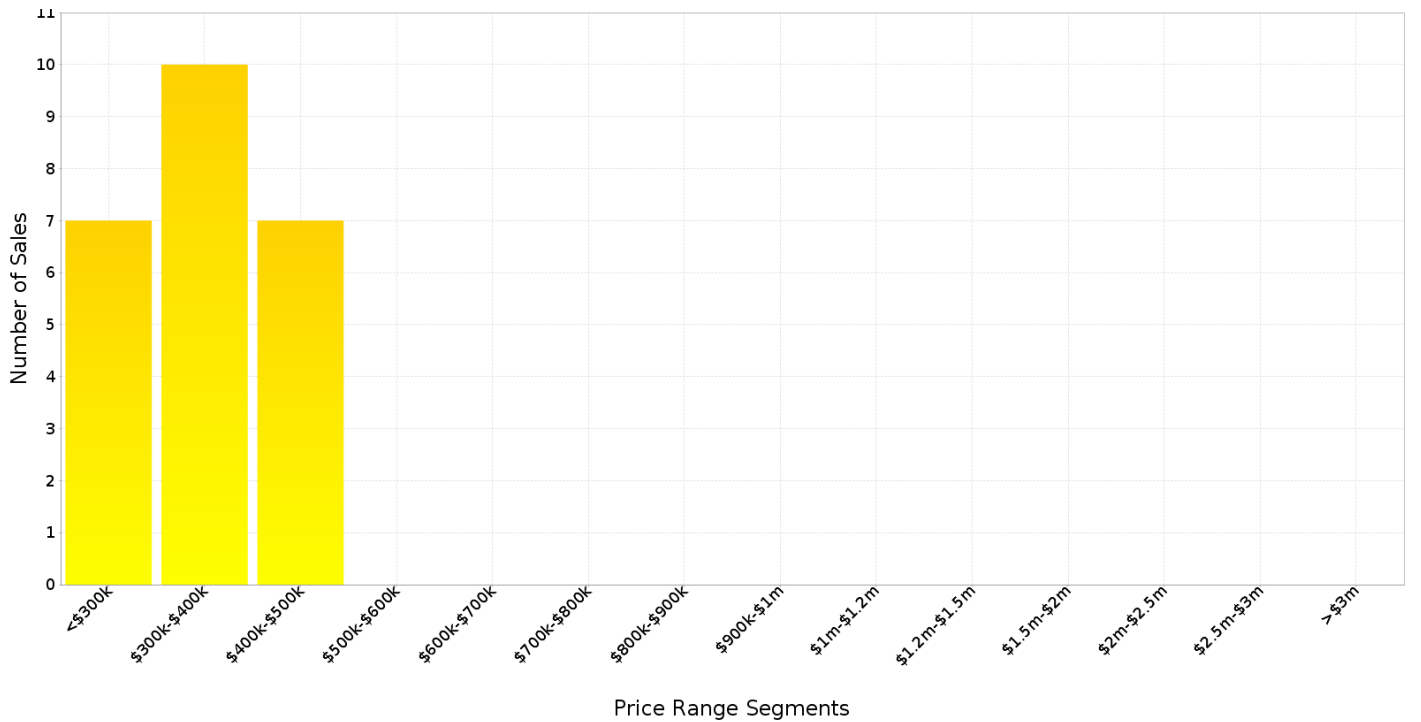
Based on 100 recorded Unit sales compared over the last two rolling 12 month periods



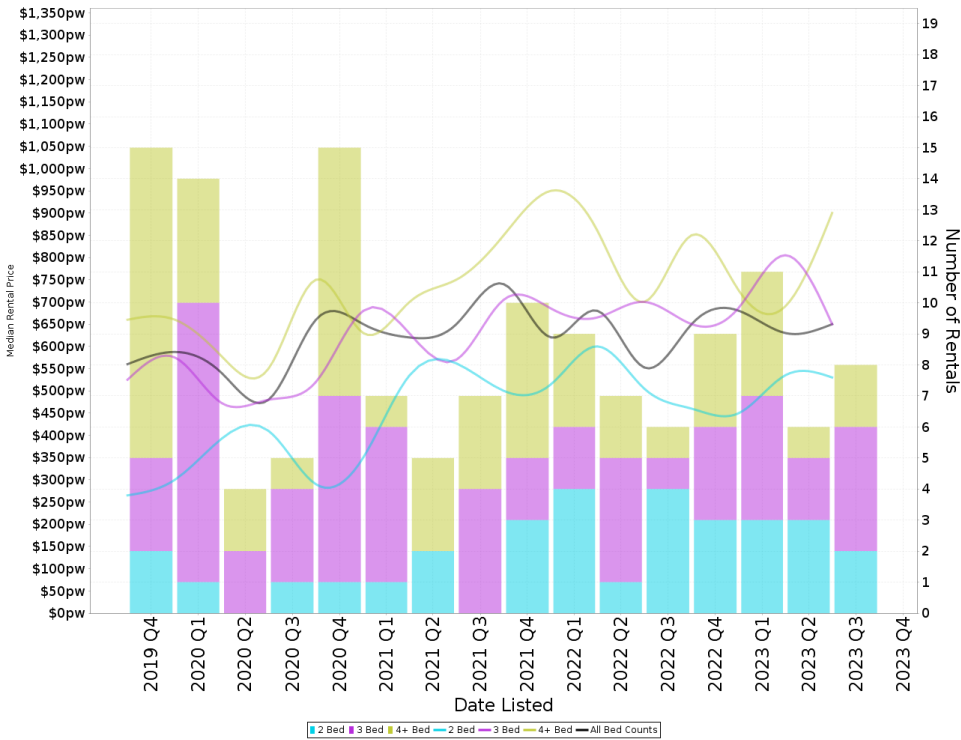
NIGHTCLIFF - Peak Selling Periods (3 years)



NIGHTCLIFF - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-22.3%

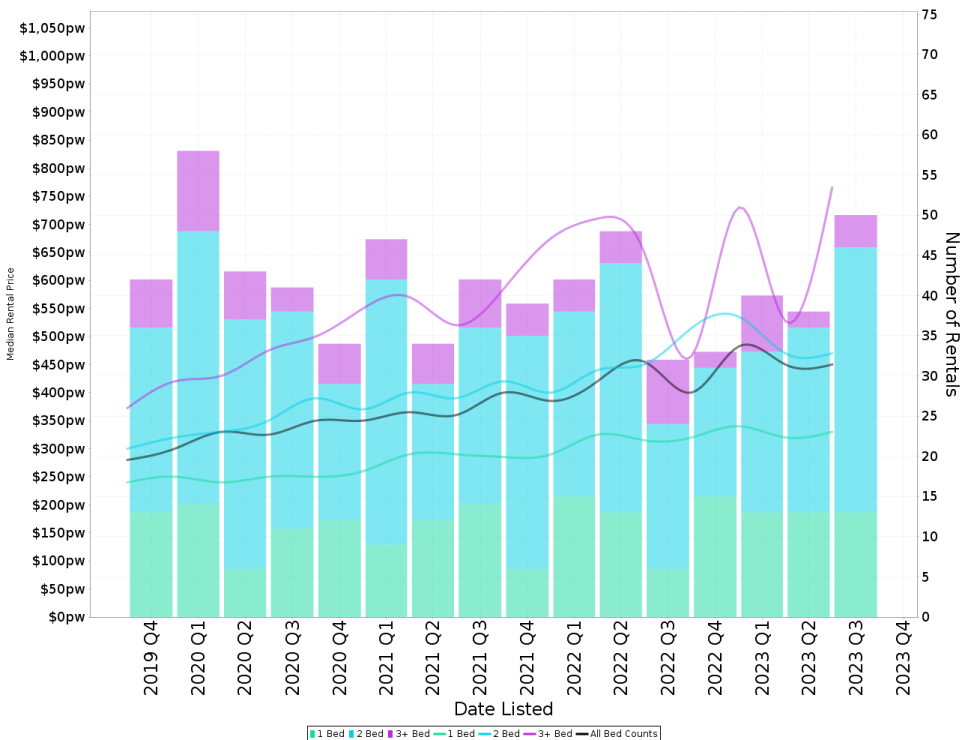
Current Median Price: \$855,000
Previous Median Price: \$1,100,000
Based on 54 registered House sales compared over the last two rolling 12 month periods.

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

\$352k

Based on 24 recorded Unit 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

-13.2%

Current Median Price: \$352,500
Previous Median Price: \$406,000

Based on 100 recorded Unit sales compared over the last two rolling 12 month periods

Sold Properties

24

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

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

8/3 QUANGONG CRES

\$268,000

Oct 2023
54 Days

2,003 m² 2 1 1

19/55 ARALIA ST

\$275,000

Oct 2023
90 Days

2,023 m² 2 1 1

14/14 HICKORY ST

\$248,500

Oct 2023
51 Days

2,096 m² 2 1 1

306/65 PROGRESS DR

\$432,000

Oct 2023
64 Days

1,902 m² 2 2 4

13/256 CASUARINA DR

\$197,000

Oct 2023
141 Days

35 m² 1 1 1

4/63 ARALIA ST

\$305,000

Oct 2023
104 Days

77 m² 2 1 1

10/57 ARALIA ST

\$150,000

Oct 2023
31 Days

1,038 m² 1 1 1

1/13 POINCIANA ST

\$425,000

Oct 2023
29 Days

2 1 1

16/256 CASUARINA DR

\$193,000

Oct 2023
34 Days

818 m² 1 1 1

7/6 POINCIANA ST

\$228,000

Oct 2023
5 Days

1,030 m² 1 1 1

16/6 POINCIANA ST

\$228,000

Oct 2023
5 Days

1,030 m² 1 1 1

3/12 POINCIANA ST

\$358,000

Oct 2023
30 Days

1,071 m² 2 1 2

16/260 CASUARINA DR

\$475,000

Sep 2023
331 Days

1,694 m² 2 1 1

3/2 BAMBOO ST

\$205,000

Sep 2023
31 Days

996 m² 1 1 1

18/152 CASUARINA DR

\$307,500

Sep 2023
N/A

301 m² - - -

3/140 CASUARINA DR

\$360,000

Sep 2023
50 Days

1.13 ha 2 1 2

8/8 HICKORY ST

\$316,000

Sep 2023
28 Days

2,054 m² 2 1 1

2/78 KURRAJONG CRES

\$422,500

Aug 2023
6 Days

144 m² 2 1 1

3/17 HICKORY ST

\$280,000

Aug 2023
134 Days

811 m² 2 1 1

5/16 GREVILLEA CCT

\$350,000

Aug 2023
15 Days

1,692 m² 2 1 2

102A/65 PROGRESS DR

\$4,000,000

Jul 2023
668 Days

1.08 ha 2 2 2

NIGHTCLIFF - Properties For Rent

Median Rental Price

\$450 /w

Based on 161 recorded Unit 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

+6.6%

Current Median Price: \$352,500
Current Median Rent: \$450

Based on 24 recorded Unit sales and 161 Unit rentals compared over the last 12 months

Number of Rentals

161

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

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

3/61 ARALIA STREET

\$440 per week

Nov 2023 2 Days

1,020 m² 2 1 1

606/65 PROGRESS DRIVE

\$630 per week

Nov 2023 2 Days

1,902 m² 2 2 2

1/68 KURRAJONG CRESCENT

\$460

Nov 2023 6 Days

1,119 m² 2 1 1

14/14 HICKORY STREET

\$425

Nov 2023 7 Days

2,096 m² 2 1 1

12/262 CASUARINA DRIVE

\$580

Nov 2023 7 Days

1,679 m² 2 1 1

502/65 PROGRESS DRIVE

\$650 per week

Nov 2023 8 Days

1,902 m² 2 2 2

2/167 DICK WARD DRIVE

\$400 per week

Nov 2023 8 Days

1,303 m² 2 1 1

1/2 BAMBOO STREET

\$350 Per Week

Nov 2023 14 Days

996 m² 1 1 1

16/152 CASUARINA DRIVE

\$480.00

Nov 2023 20 Days

206 m² 2 1 1

2/39 KURRAJONG CRESCENT

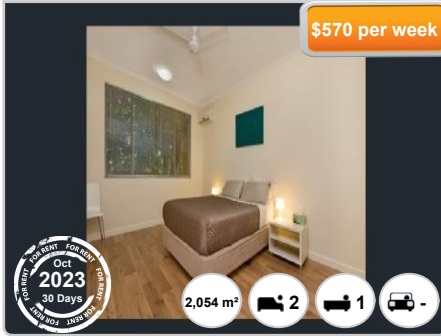


\$430

1,080 m² 2 1 1

Nov 2023 25 Days

6/8 HICKORY STREET



\$570 per week

2,054 m² 2 1 -

Oct 2023 30 Days

107/71 PROGRESS DRIVE



\$790 per week

7,246 m² 3 2 2

Oct 2023 33 Days

29/138 CASUARINA DRIVE



\$580

9,922 m² 2 1 1

Oct 2023 40 Days

3/25 KURRAJONG CRESCENT



\$490 per week

1,073 m² 2 1 1

Oct 2023 40 Days

3/10 JACARANDA AVENUE

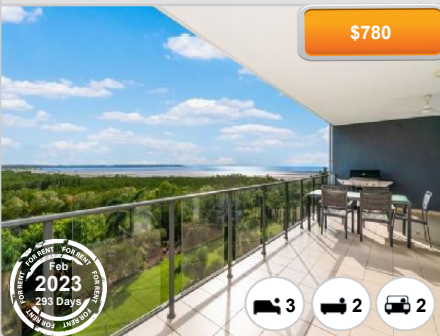


\$500.00 per

2,904 m² 2 1 1

Jun 2023 163 Days

311/71C PROGRESS DRIVE



\$780

3 2 2

Feb 2023 250 Days