

A vibrant yellow bicycle is parked on a paved surface in front of a white picket fence. The bicycle features a brown leather saddle, a rear rack, and a front basket filled with pink flowers. The background shows a blurred residential setting with trees and a building. A yellow rectangular box in the top right corner contains the text 'RayWhite.'

**RayWhite.**

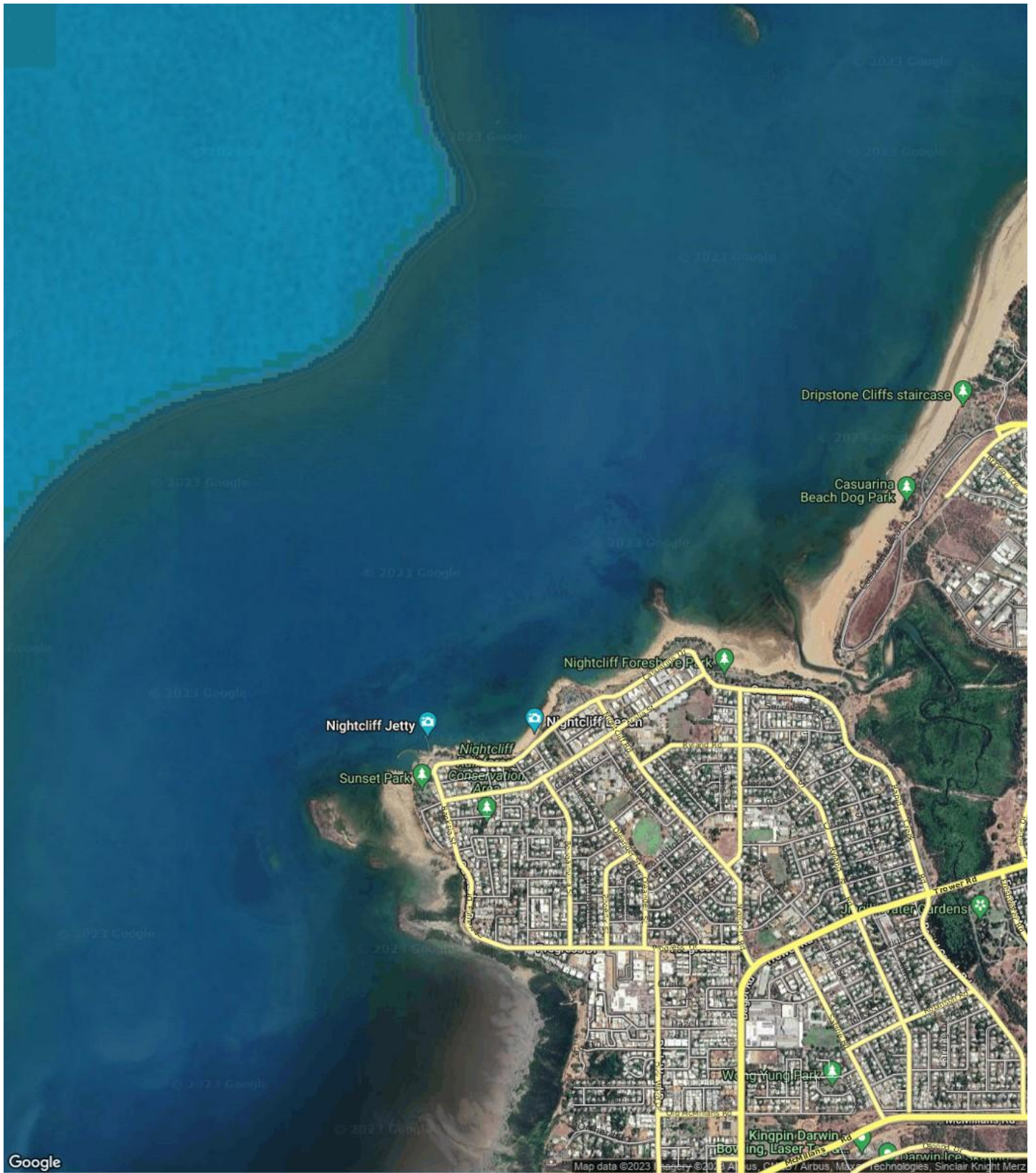
**Suburb**  
flyover  
report

RAPID CREEK (UNIT)

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



# RAPID CREEK - Suburb Map



# RAPID CREEK - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2005	90	\$ 250,000	0.0 %	\$ 26,300	\$ 805,000
2006	69	\$ 252,000	0.8 %	\$ 42,840	\$ 710,000
2007	60	\$ 275,250	9.2 %	\$ 52,630	\$ 870,000
2008	66	\$ 325,000	18.1 %	\$ 44,175	\$ 640,000
2009	46	\$ 335,086	3.1 %	\$ 74,140	\$ 1,450,000
2010	51	\$ 386,000	15.2 %	\$ 17,000	\$ 1,550,000
2011	38	\$ 390,000	1.0 %	\$ 182,000	\$ 800,000
2012	38	\$ 413,750	6.1 %	\$ 145,000	\$ 700,000
2013	39	\$ 445,000	7.6 %	\$ 49,200	\$ 890,000
2014	60	\$ 484,000	8.8 %	\$ 230,000	\$ 802,000
2015	23	\$ 426,500	-11.9 %	\$ 173,000	\$ 1,180,000
2016	38	\$ 280,000	-34.3 %	\$ 100,000	\$ 592,000
2017	31	\$ 396,000	41.4 %	\$ 160,000	\$ 1,150,000
2018	27	\$ 412,000	4.0 %	\$ 141,183	\$ 1,130,000
2019	30	\$ 343,000	-16.7 %	\$ 105,000	\$ 1,150,000
2020	23	\$ 290,000	-15.5 %	\$ 47,040	\$ 550,000
2021	38	\$ 350,000	20.7 %	\$ 135,000	\$ 935,000
2022	58	\$ 400,000	14.3 %	\$ 131,000	\$ 1,650,000
2023	12	\$ 410,000	2.5 %	\$ 135,000	\$ 600,000

Median Sale Price  
**\$405k**

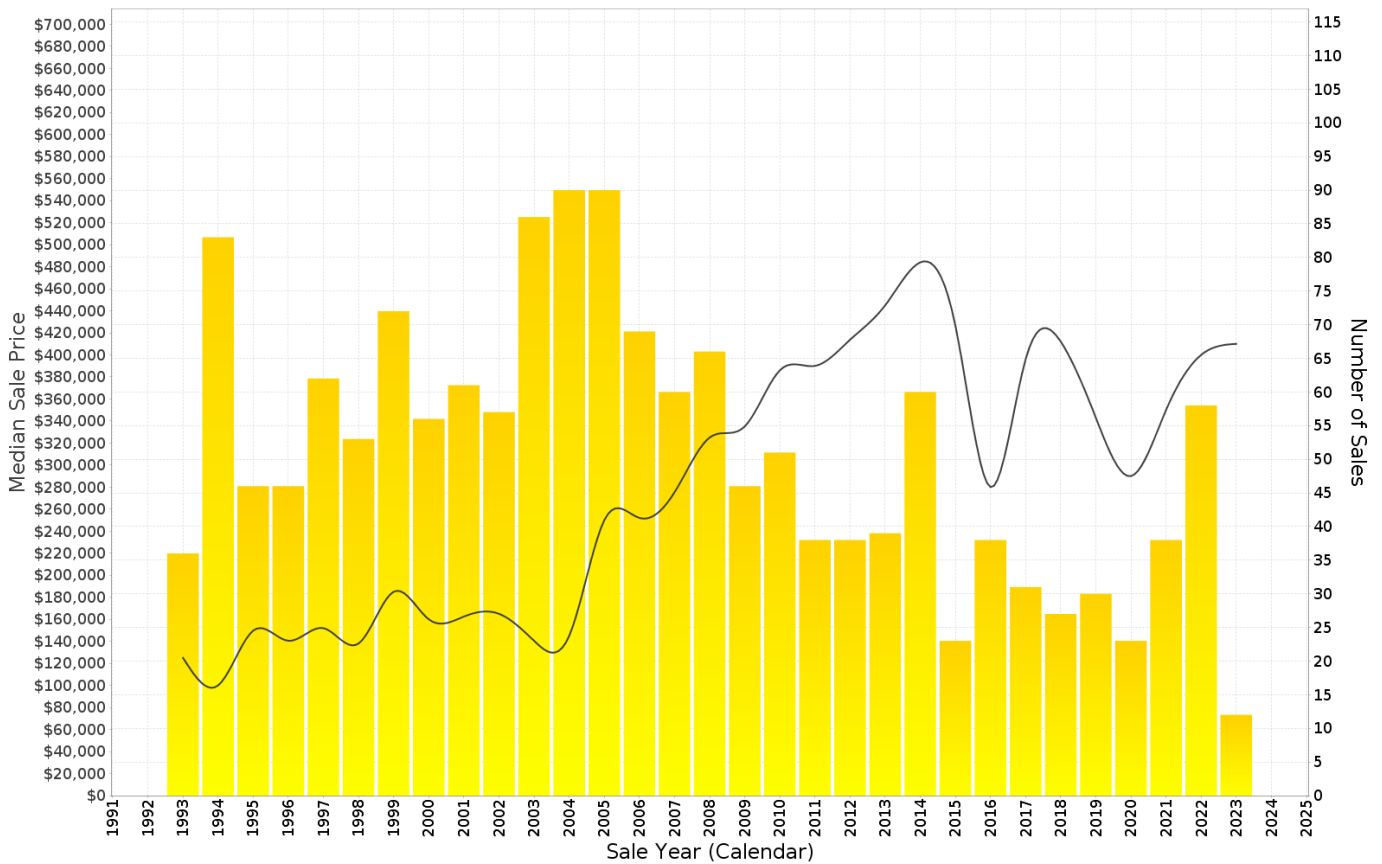
Based on 29 recorded Unit sales within the last 12 months (Oct '22 - Sep '23)

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

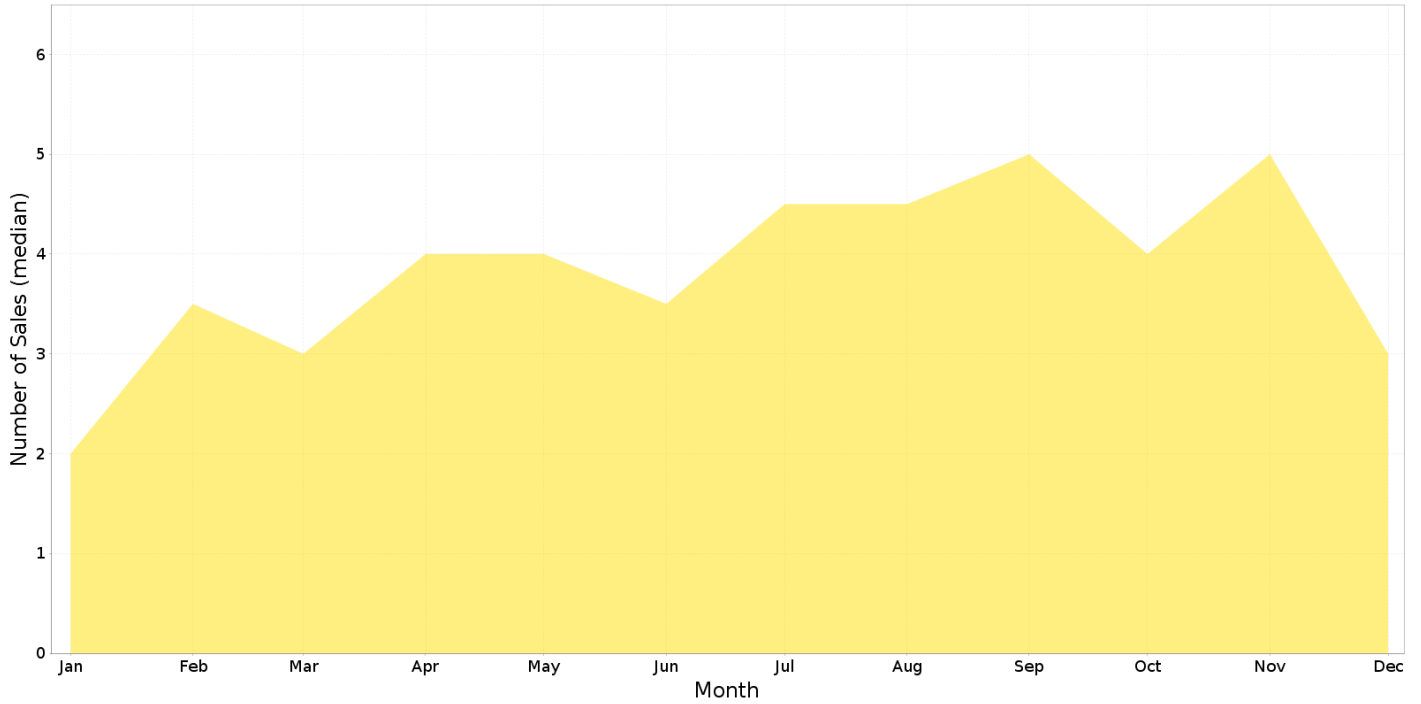
Suburb Growth  
**+1.2%**

Current Median Price: \$405,000  
Previous Median Price: \$400,000

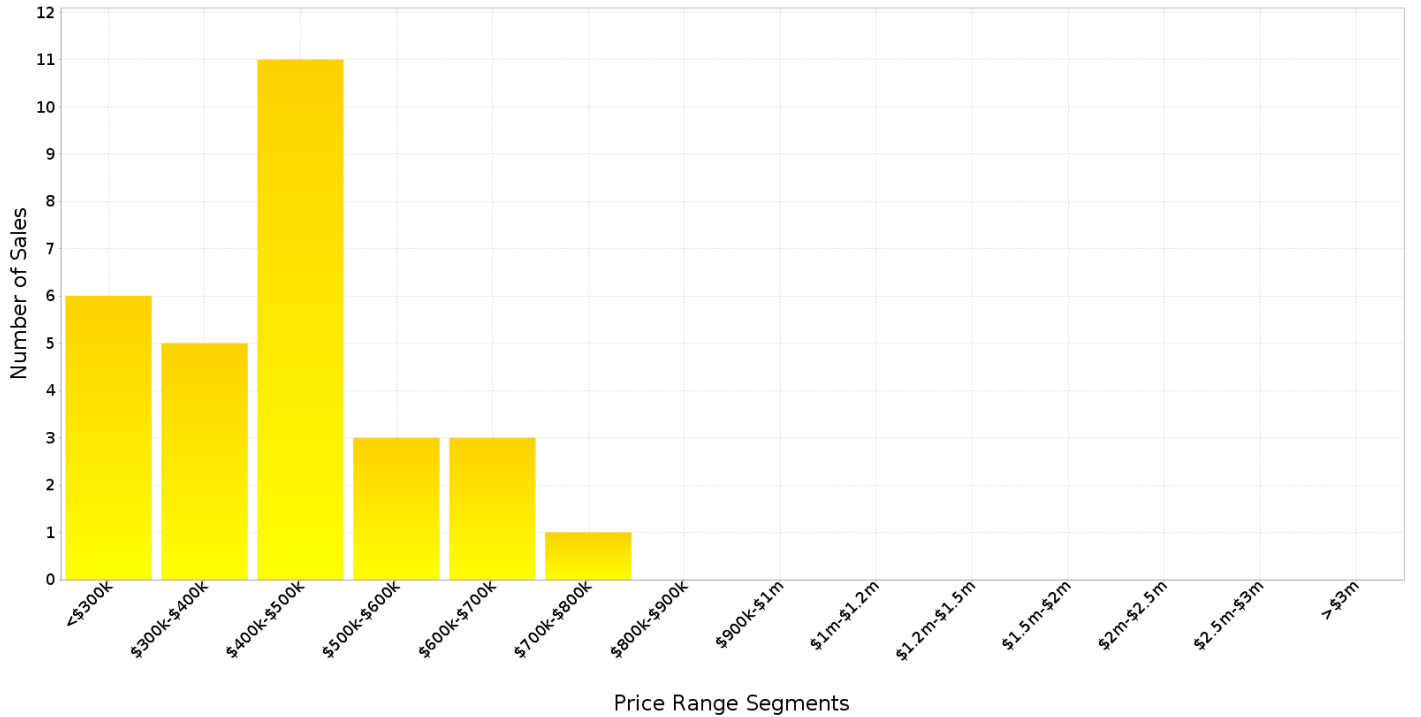
Based on 82 recorded Unit sales compared over the last two rolling 12 month periods



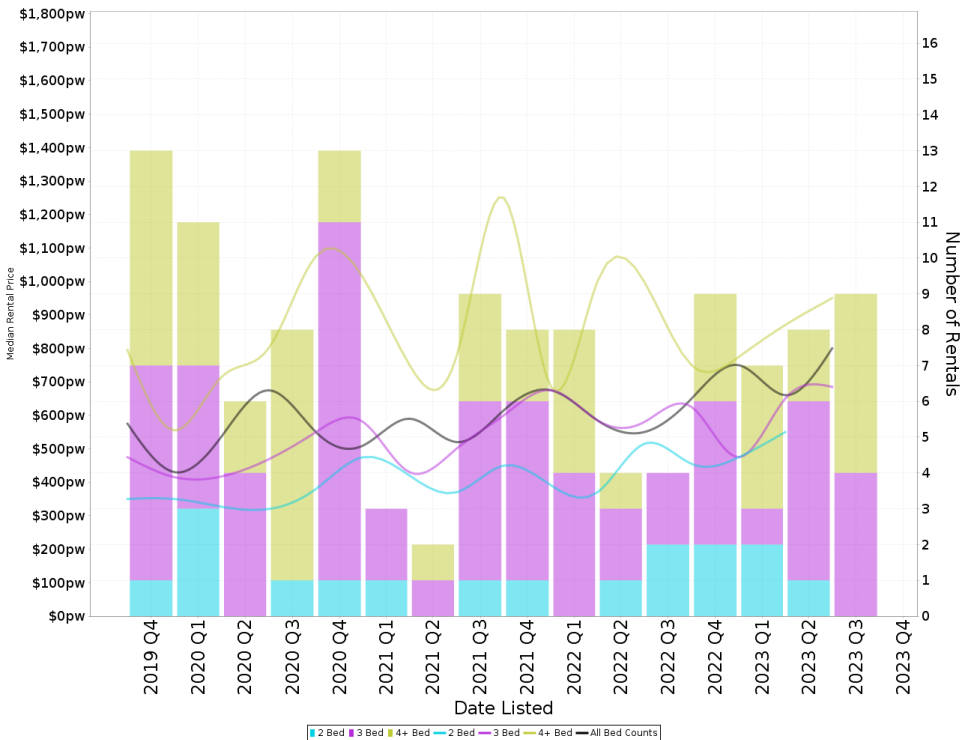
## RAPID CREEK - Peak Selling Periods (3 years)



## RAPID CREEK - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-14.0%**

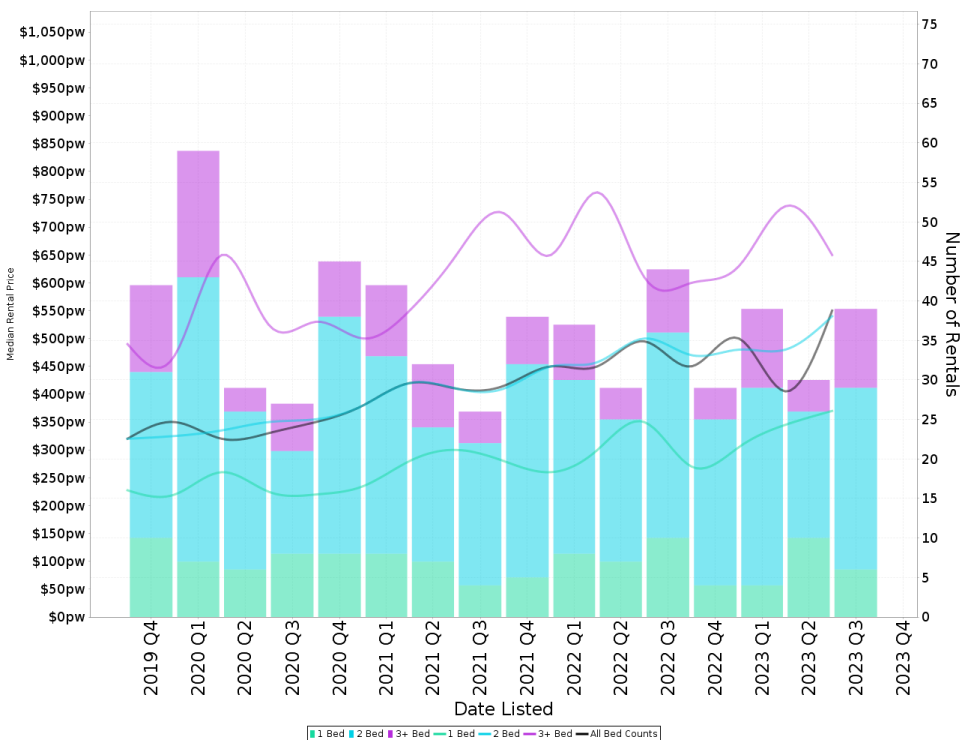
Current Median Price: \$705,000  
 Previous Median Price: \$820,000  
 Based on 50 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+5.3%**

Current Median Price: \$705,000  
 Current Median Rent: \$720  
 Based on 33 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+1.2%**

Current Median Price: \$405,000  
 Previous Median Price: \$400,000  
 Based on 82 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+6.3%**

Current Median Price: \$405,000  
 Current Median Rent: \$490  
 Based on 137 registered Unit rentals compared over the last 12 months.



# RAPID CREEK - Recently Sold Properties

Median Sale Price

**\$405k**

Based on 29 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

**+1.2%**

Current Median Price: \$405,000  
Previous Median Price: \$400,000

Based on 82 recorded Unit sales compared over the last two rolling 12 month periods

# Sold Properties

**29**

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

**4/22 SERGISON CCT**

**\$400,000**

Sold Nov 2023  
60 Days

261 m<sup>2</sup> 2 2 2

**23/89 ARALIA ST**

**\$230,000**

Sold Oct 2023  
104 Days

2,673 m<sup>2</sup> 2 1 1

**35/91 ARALIA ST**

**\$135,000**

Sold Oct 2023  
20 Days

3,516 m<sup>2</sup> 1 1 1

**21/91 ARALIA ST**

**\$150,000**

Sold Oct 2023  
N/A

3,516 m<sup>2</sup> 1 1 1

**10/85 ARALIA ST**

**\$400,000**

Sold Sep 2023  
83 Days

1,790 m<sup>2</sup> 3 2 1

**7/81 ARALIA ST**

**\$227,000**

Sold Sep 2023  
56 Days

1,706 m<sup>2</sup> 1 1 1

**12/302 CASUARINA DR**

**\$442,000**

Sold Aug 2023  
18 Days

1,327 m<sup>2</sup> 2 1 1

**3/300 CASUARINA DR**

**\$490,000**

Sold Aug 2023  
34 Days

1,812 m<sup>2</sup> 2 1 1

**202/21 SERGISON CCT**

**\$405,000**

Sold Jul 2023  
65 Days

797 m<sup>2</sup> 2 2 2

8/51 CHAPMAN RD

\$295,000

Sold Jun 2023  
12 Days

1,025 m<sup>2</sup> 2 1 1

4/296 CASUARINA DR

\$620,000

Sold Jun 2023  
62 Days

1,846 m<sup>2</sup> 4 2 2

4/41 SERGISON CCT

\$482,000

Sold Jun 2023  
7 Days

1,648 m<sup>2</sup> 3 1 2

5/296 CASUARINA DR

\$430,000

Sold Jun 2023  
49 Days

1,846 m<sup>2</sup> 2 1 2

2/87 ARALIA ST

\$490,000

Sold Jun 2023  
62 Days

839 m<sup>2</sup> 3 2 2

2/284 CASUARINA DR

\$525,000

Sold Jun 2023  
11 Days

1,882 m<sup>2</sup> 2 1 1

2/6 CHAPMAN CRT

\$860,000

Sold Jun 2023  
170 Days

1,538 m<sup>2</sup> 3 2 2

1/95 ARALIA ST

\$300,000

Sold Jun 2023  
43 Days

1,753 m<sup>2</sup> 2 1 1



# RAPID CREEK - Properties For Rent

## Median Rental Price

**\$490 /w**

Based on 137 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

**+6.3%**

Current Median Price: \$405,000  
Current Median Rent: \$490

Based on 29 recorded Unit sales and 137 Unit rentals compared over the last 12 months

## Number of Rentals

**137**

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

**30/91 ARALIA STREET**

**\$300.00 PER**




Nov 2023  
6 Days

3,516 m<sup>2</sup> 1 1 1

**14/56 CHAPMAN ROAD**

**\$400 per week**



Nov 2023  
7 Days

1,933 m<sup>2</sup> 2 1 1

**27 ROSSITER STREET**

**\$490**



Nov 2023  
8 Days

897 m<sup>2</sup> 2 1 1

**5/89 ARALIA STREET**

**\$375 per week**



Nov 2023  
11 Days

2,640 m<sup>2</sup> 1 1 1

**24/89 ARALIA STREET**

**\$500**

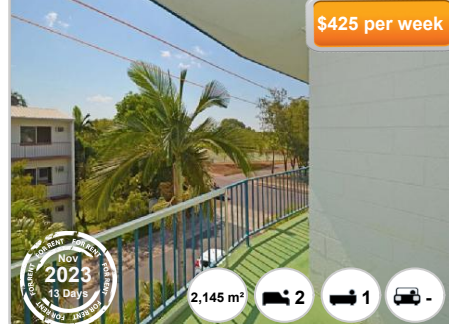


Nov 2023  
12 Days

2,673 m<sup>2</sup> 2 1 1

**13/77 ARALIA STREET**

**\$425 per week**




Nov 2023  
13 Days

2,145 m<sup>2</sup> 2 1 -

**10/56 CHAPMAN ROAD**

**\$490 per week**




Nov 2023  
14 Days

1,933 m<sup>2</sup> 2 1 1

**103/286 CASUARINA DRIVE**

**\$850 per week**



Nov 2023  
20 Days

1,842 m<sup>2</sup> 3 2 2

**1/40 SERGISON CIRCUIT**

**\$450 per week**



Nov 2023  
22 Days

961 m<sup>2</sup> 2 1 1



**305/286 CASUARINA DRIVE**

**\$830 per week**

Nov 2023  
23 Days

1,842 m<sup>2</sup> 3 2 2

**1/336 CASUARINA DRIVE**

**\$580 per week**

Nov 2023  
25 Days

4,047 m<sup>2</sup> 2 2 1

**203/286 CASURINA DRIVE**

**\$900**

Nov 2023  
27 Days

3 2 2

**21/91 ARALIA STREET**

**SHORT TERM**

Nov 2023  
27 Days

3,516 m<sup>2</sup> 1 1 1

**203/286 CASURINA DRIVE**

**\$900 per week**

photo not available

Oct 2023  
30 Days

3 2 2

**21/91 ARALIA STREET**

**SHORT TERM**

48.00 m<sup>2</sup>

57.4m 61.3m 57.2m 61.3m

2023  
30 Days

3,516 m<sup>2</sup> 1 1 1

**27/91 ARALIA STREET**

**APPROVED**

Oct 2023  
43 Days

48 m<sup>2</sup> 1 1 1

**17/77 ARALIA STREET**

**\$480 per week**

Oct 2023  
35 Days

2,145 m<sup>2</sup> 2 1 1

**3/38 SERGISON CIRCUIT**

**APPLICATION**

Oct 2023  
40 Days

962 m<sup>2</sup> 2 1 1

**3/68 NIGHTCLIFF ROAD**

**\$350 PW**

Oct 2023  
43 Days

946 m<sup>2</sup> 1 1 1

**6/27 ROSSITER STREET**

**\$650 per week**

Oct 2023  
48 Days

925 m<sup>2</sup> 2 1 1

**2/322 CASUARINA DRIVE**

**\$560 per week**

911.8 m<sup>2</sup>

6.9 32.9m 23.6m 37.8m

2023  
35 Days

912 m<sup>2</sup> 2 2 -