

A bright yellow bicycle is parked on a paved surface in front of a white picket fence. The bicycle has 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

DRIVER (UNIT)

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

# DRIVER - Suburb Map



# DRIVER - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2005	60	\$ 155,000	0.0 %	\$ 35,100	\$ 345,000
2006	35	\$ 212,500	37.1 %	\$ 28,900	\$ 345,000
2007	44	\$ 239,500	12.7 %	\$ 41,975	\$ 395,000
2008	43	\$ 255,000	6.5 %	\$ 180,000	\$ 1,547,000
2009	19	\$ 299,000	17.3 %	\$ 82,890	\$ 445,000
2010	29	\$ 385,000	28.8 %	\$ 95,990	\$ 460,000
2011	20	\$ 326,000	-15.3 %	\$ 97,375	\$ 940,000
2012	29	\$ 345,000	5.8 %	\$ 283,000	\$ 460,000
2013	37	\$ 385,000	11.6 %	\$ 24,816	\$ 1,000,000
2014	28	\$ 391,000	1.6 %	\$ 31,500	\$ 505,000
2015	7	\$ 312,000	-20.2 %	\$ 53,414	\$ 370,000
2016	9	\$ 295,000	-5.4 %	\$ 250,000	\$ 435,000
2017	12	\$ 231,250	-21.6 %	\$ 32,500	\$ 470,000
2018	11	\$ 209,000	-9.6 %	\$ 150,000	\$ 310,000
2019	7	\$ 225,000	7.7 %	\$ 180,000	\$ 320,000
2020	3	\$ 210,000	-6.7 %	\$ 150,000	\$ 285,000
2021	9	\$ 280,000	33.3 %	\$ 200,000	\$ 470,000
2022	20	\$ 303,000	8.2 %	\$ 185,000	\$ 385,000
2023	7	\$ 315,000	4.0 %	\$ 252,000	\$ 435,000

## Median Sale Price

# \$308k

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

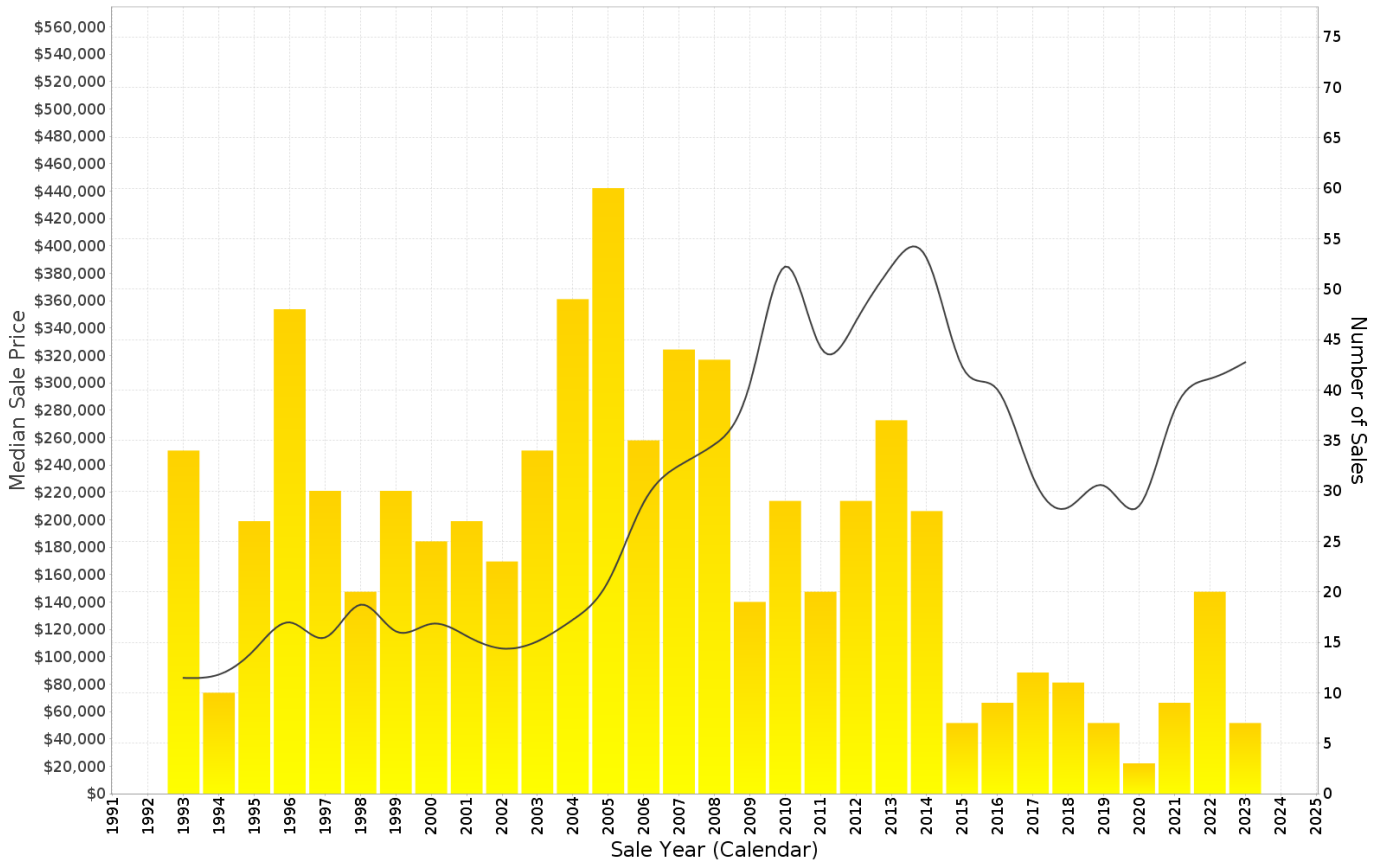
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

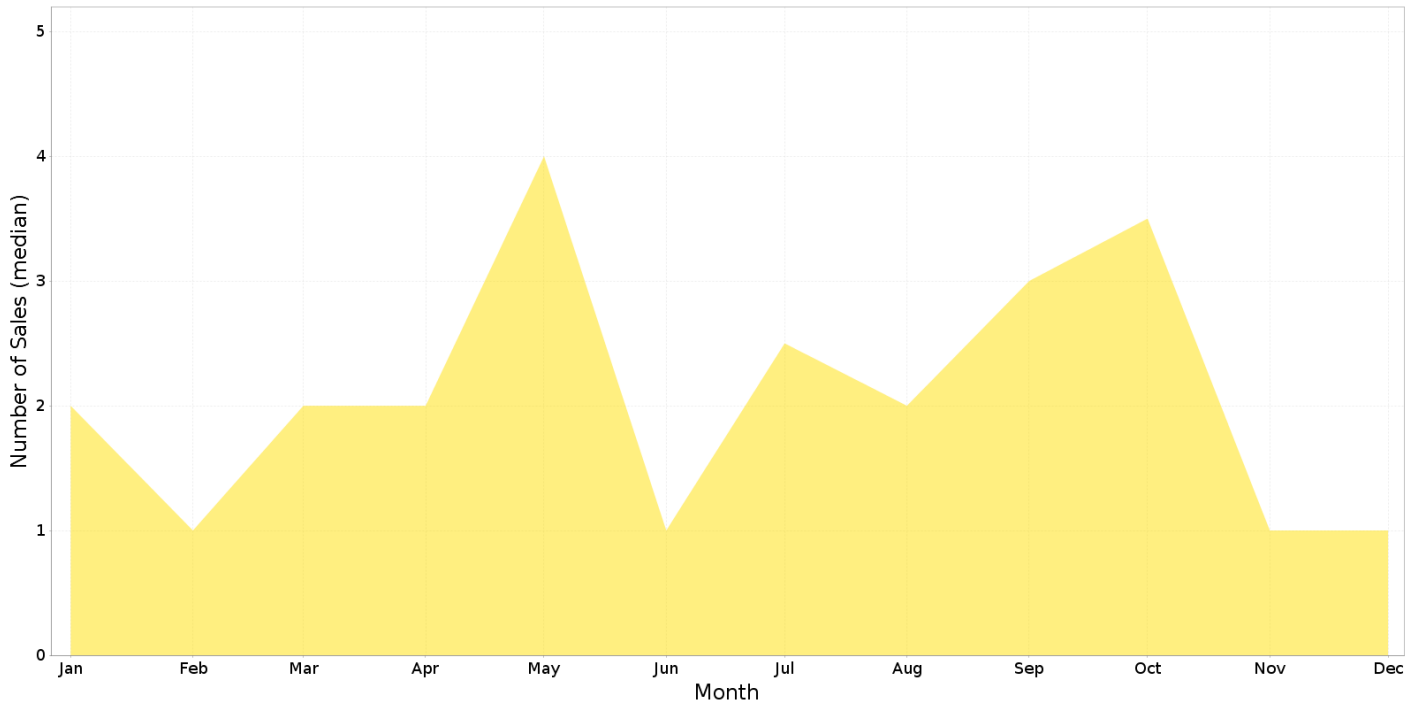
# +1.0%

Current Median Price: \$308,000  
Previous Median Price: \$305,000

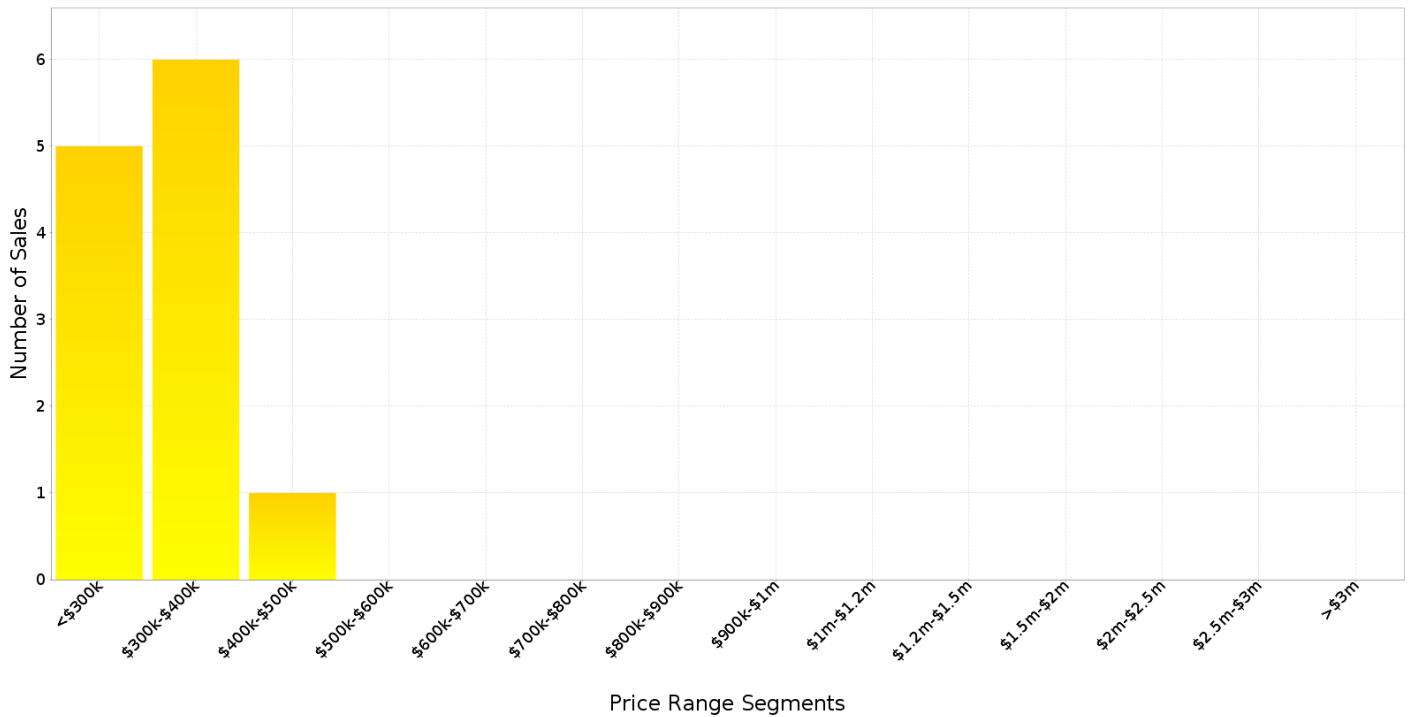
Based on 31 recorded Unit sales compared over the last two rolling 12 month periods



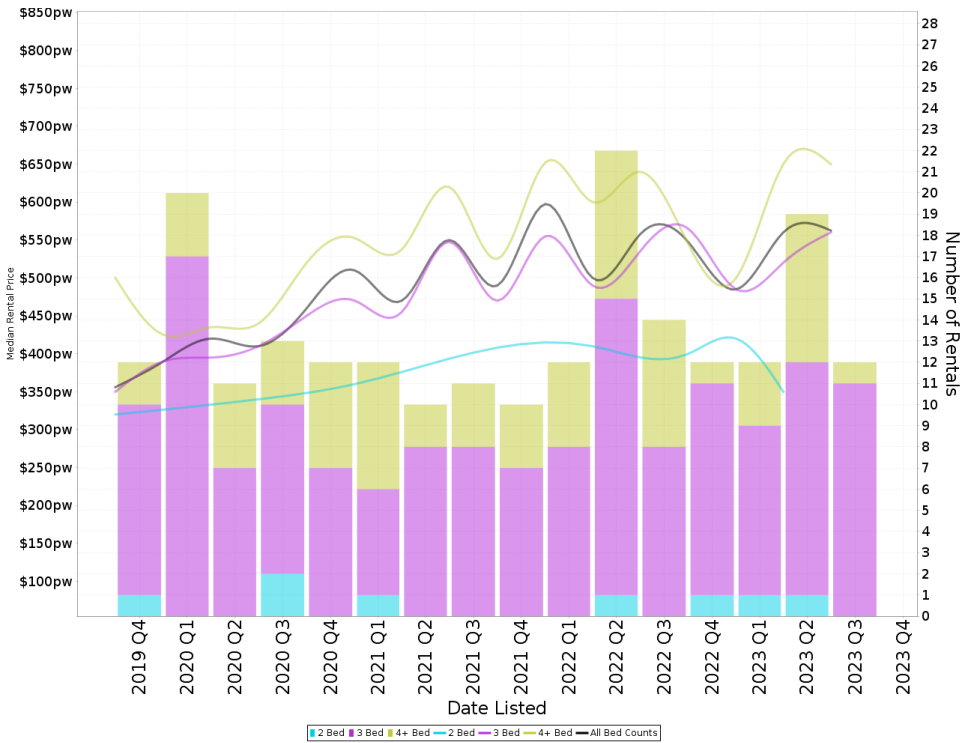
## DRIVER - Peak Selling Periods (3 years)



## DRIVER - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-4.5%**

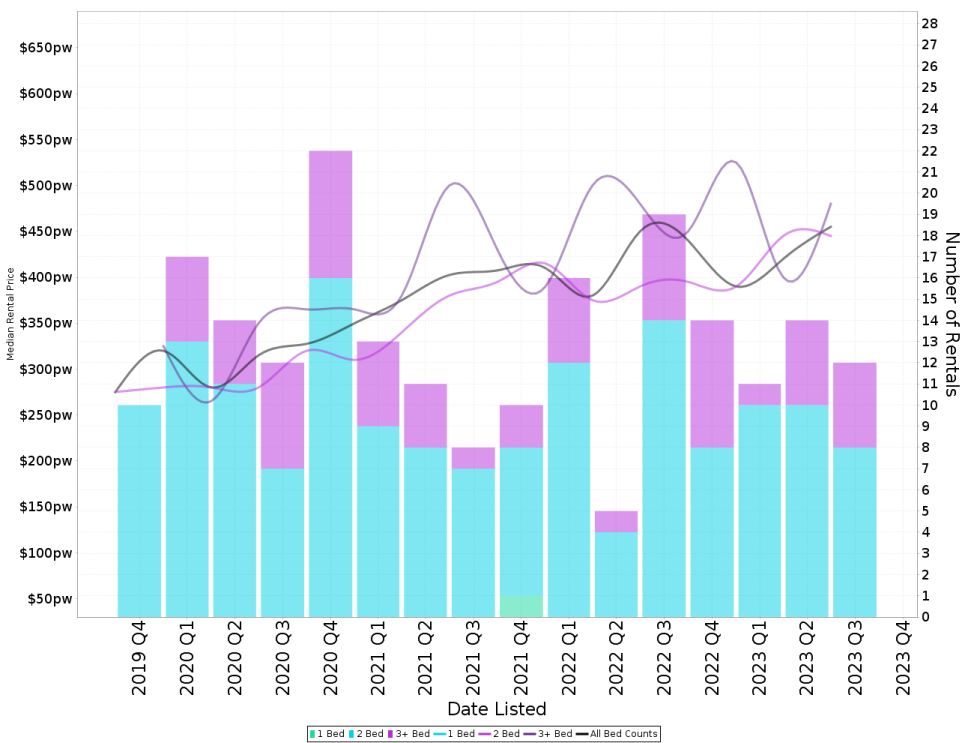
Current Median Price: \$465,000  
Previous Median Price: \$487,000  
Based on 54 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+6.0%**

Current Median Price: \$465,000  
Current Median Rent: \$540  
Based on 55 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+1.0%**

Current Median Price: \$308,000  
Previous Median Price: \$305,000  
Based on 31 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+7.4%**

Current Median Price: \$308,000  
Current Median Rent: \$440  
Based on 51 registered Unit rentals compared over the last 12 months.

# DRIVER - Recently Sold Properties

## Median Sale Price

# \$308k

Based on 12 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

# +1.0%

Current Median Price: \$308,000  
Previous Median Price: \$305,000

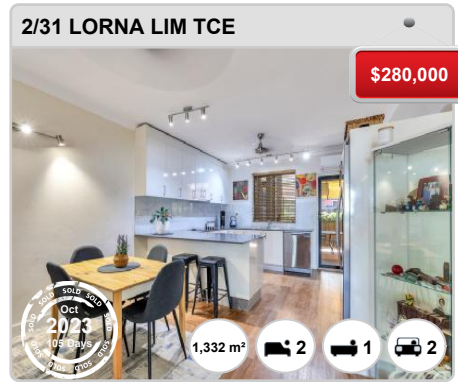
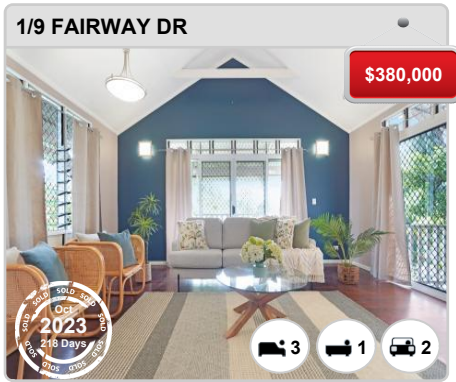
Based on 31 recorded Unit sales compared over the last two rolling 12 month periods

## # Sold Properties

# 12

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



# DRIVER - Properties For Rent

## Median Rental Price

**\$440 /w**

Based on 51 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

**+7.4%**

Current Median Price: \$308,000  
Current Median Rent: \$440

Based on 12 recorded Unit sales and 51 Unit rentals compared over the last 12 months

## Number of Rentals

**51**

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

**5/36 LORNA LIM TERRACE**

**\$520 per week**

Nov 2023  
13 Days

1,482 m<sup>2</sup> 2 1 2

**3/88 DWYER CIRCUIT**

**\$390 per week**

Nov 2023  
18 Days

834 m<sup>2</sup> 2 1 1

**2/106 DWYER CIRCUIT**

**\$400.00**

Oct 2023  
39 Days

1,497 m<sup>2</sup> 2 1 1

**5/36 LORNA LIM TERRACE**

**\$520 per week**

Oct 2023  
54 Days

1,482 m<sup>2</sup> 2 1 2

**18/34 LORNA LIM TERRACE**

**\$520 Per Week**

Sep 2023  
64 Days

1,511 m<sup>2</sup> 2 2 2