

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.'

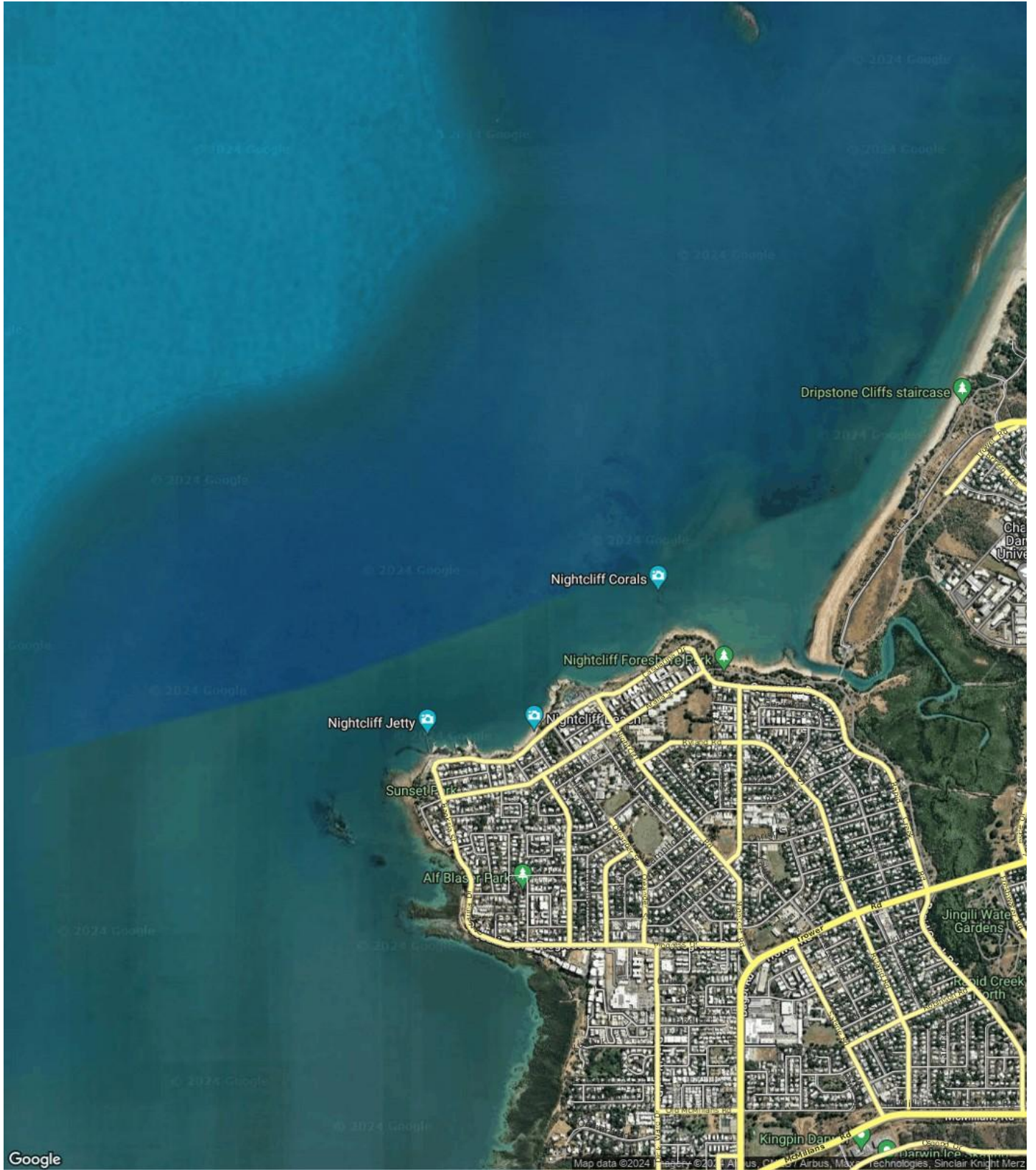
RayWhite.

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
2006	69	\$ 252,000	0.0 %	\$ 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	58	\$ 402,500	0.6 %	\$ 115,000	\$ 620,000
2024	9	\$ 440,000	9.3 %	\$ 298,000	\$ 580,000

Median Sale Price
\$402k

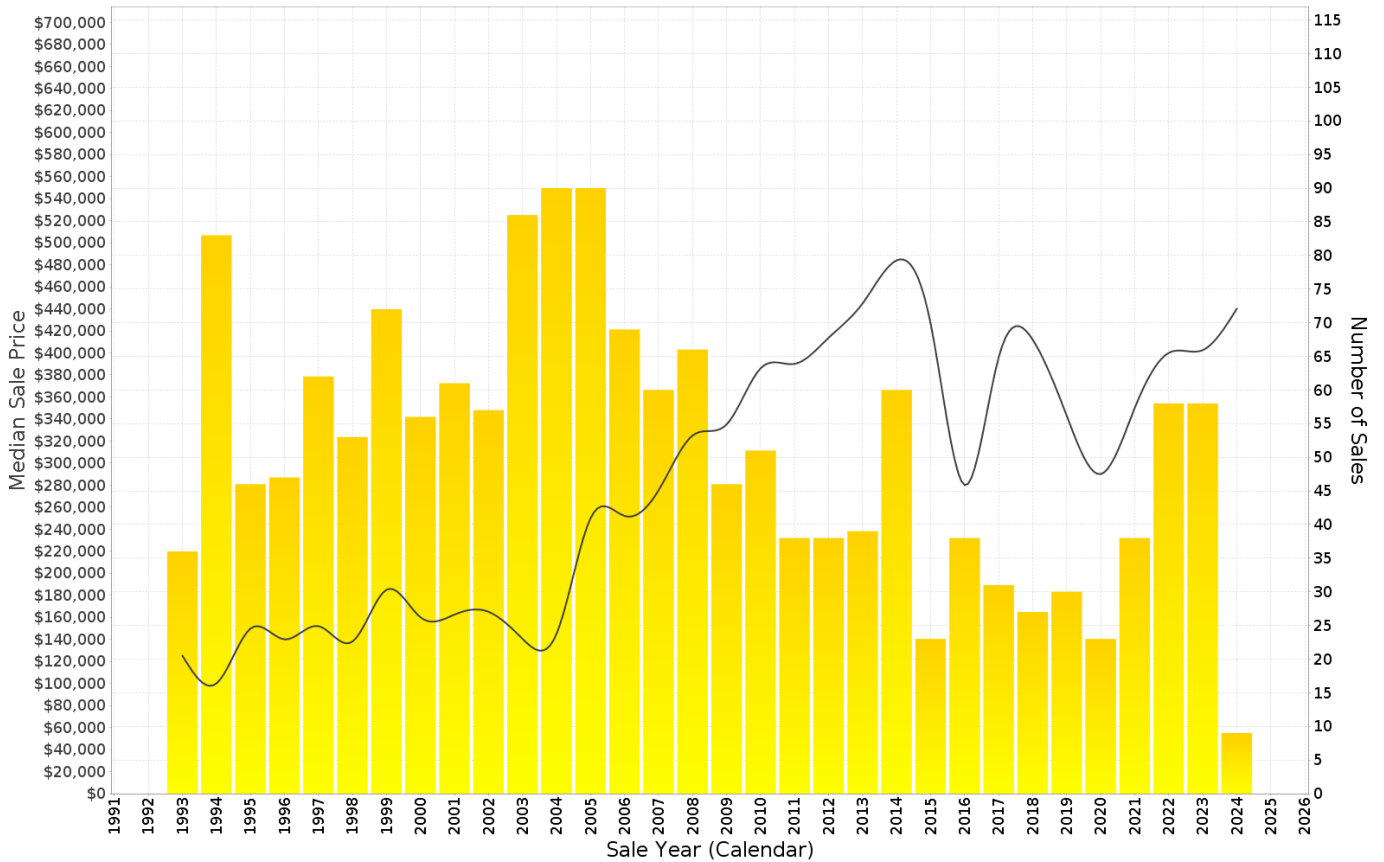
Based on 50 recorded Unit sales within the last 12 months (Apr '23 - Mar '24)

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

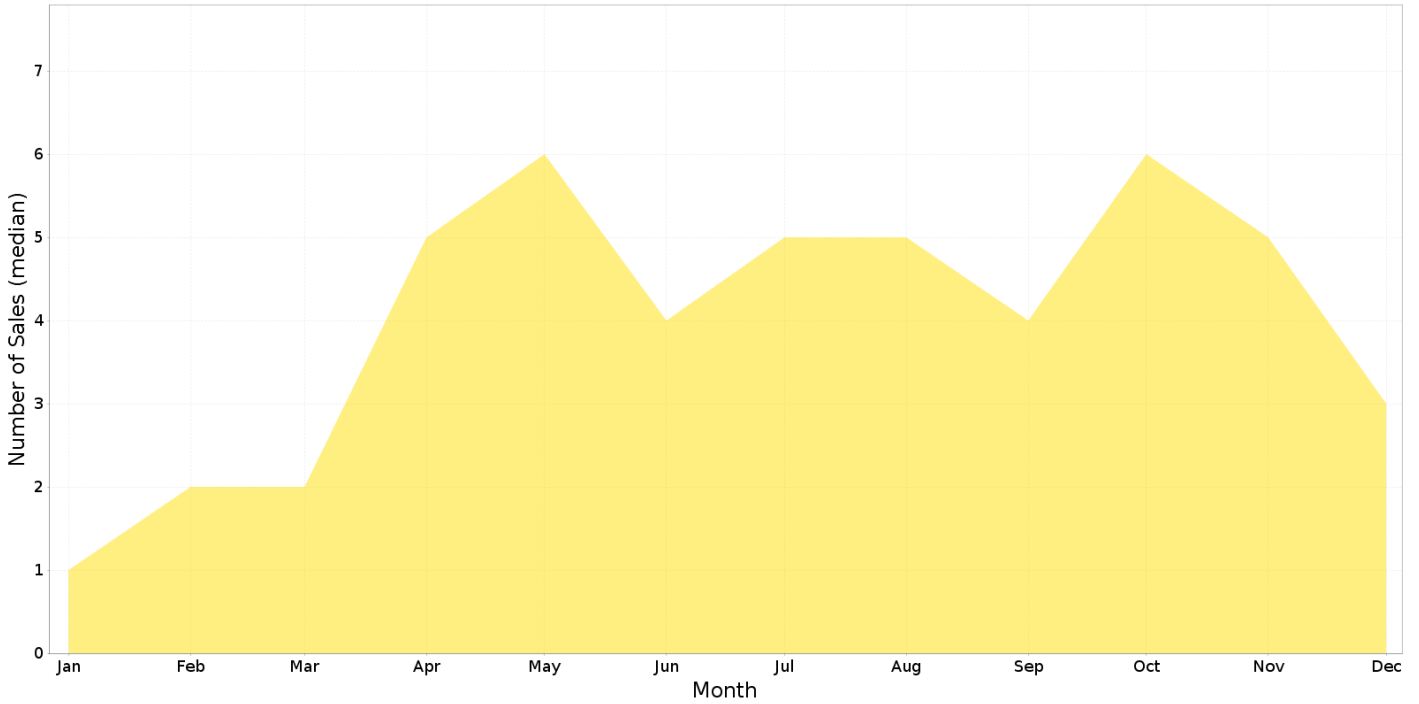
Suburb Growth
-0.2%

Current Median Price: \$402,500
Previous Median Price: \$403,500

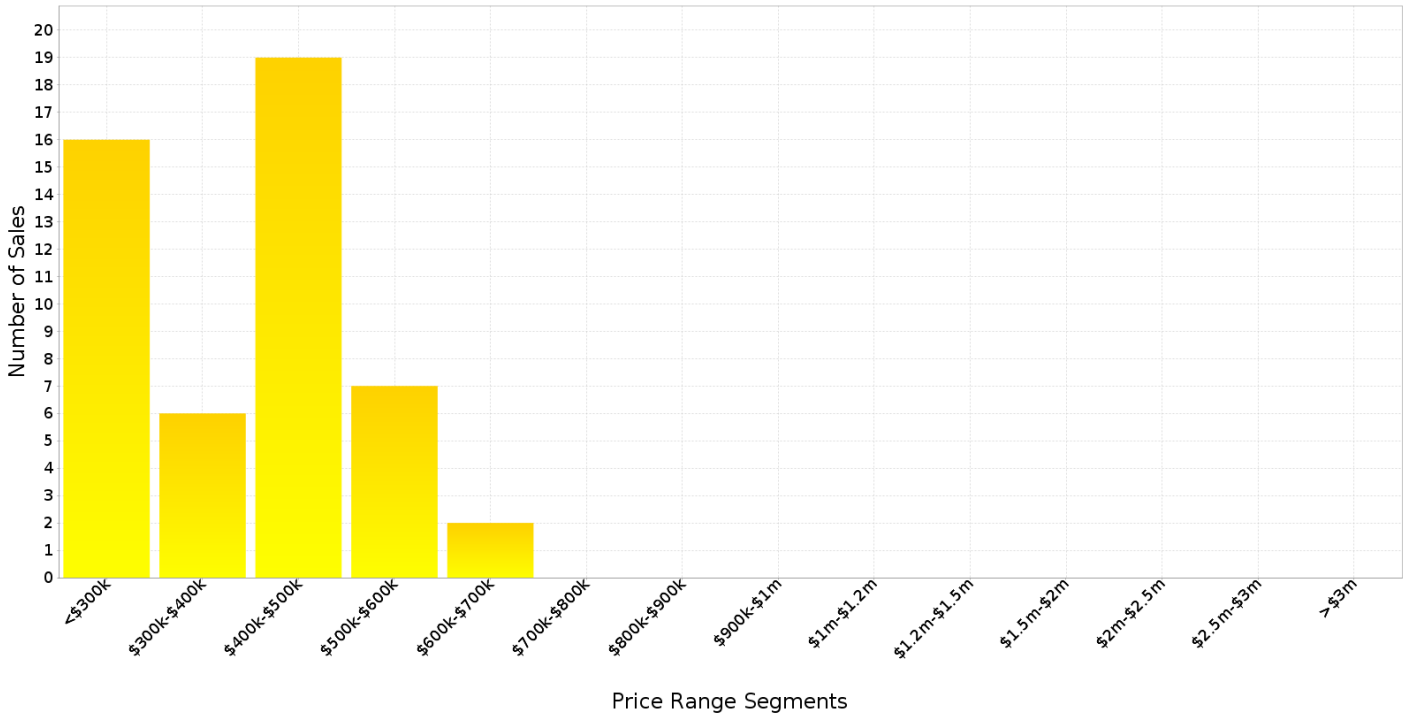
Based on 109 recorded Unit sales compared over the last two rolling 12 month periods



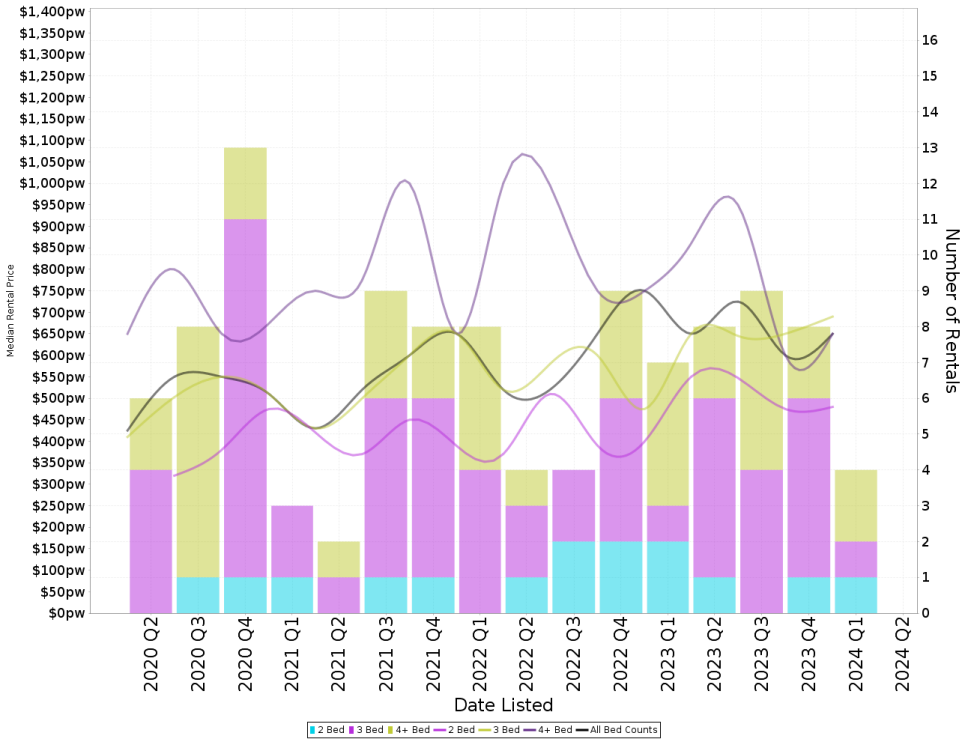
RAPID CREEK - Peak Selling Periods (3 years)



RAPID CREEK - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+1.3%

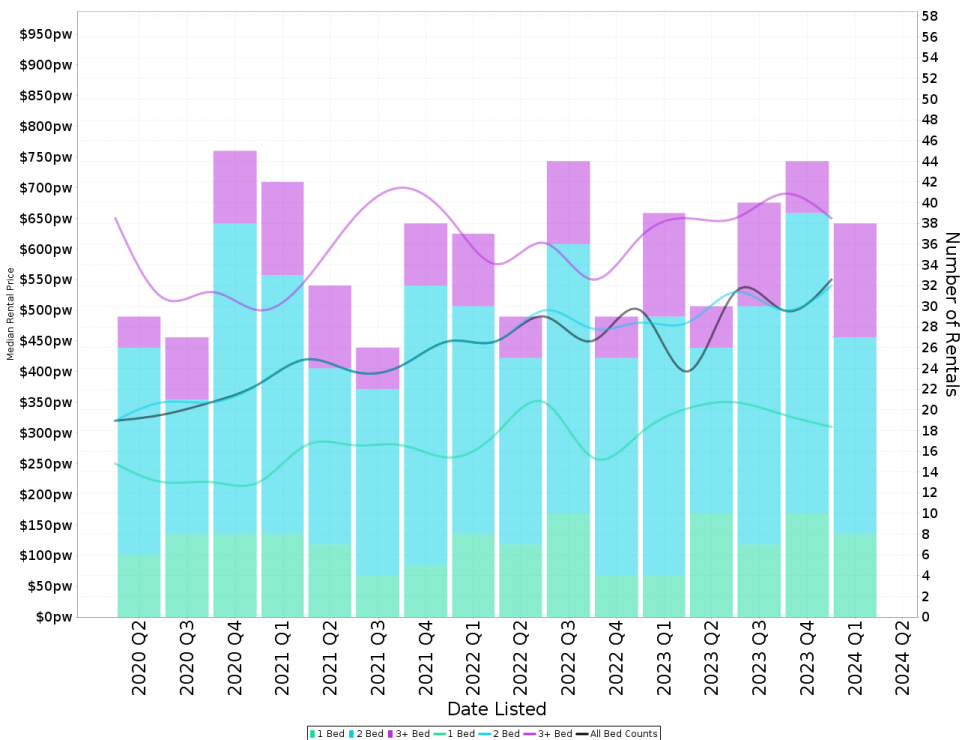
Current Median Price: \$770,000
Previous Median Price: \$760,000
Based on 62 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.5%

Current Median Price: \$770,000
Current Median Rent: \$670
Based on 29 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-0.2%

Current Median Price: \$402,500
Previous Median Price: \$403,500
Based on 109 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+6.5%

Current Median Price: \$402,500
Current Median Rent: \$500
Based on 152 registered Unit rentals compared over the last 12 months.

RAPID CREEK - Recently Sold Properties

Median Sale Price

\$402k

Based on 50 recorded Unit sales within the last 12 months (Apr '23 - Mar '24)

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

Suburb Growth

-0.2%

Current Median Price: \$402,500
Previous Median Price: \$403,500

Based on 109 recorded Unit sales compared over the last two rolling 12 month periods

Sold Properties

50

Based on recorded Unit sales within the 12 months (Apr '23 - Mar '24)

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

17 SERGISON CCT

\$880,000

824 m² 8 4 4

3/158 RYLAND RD

\$450,000

296 m² 2 1 2

8/95 ARALIA ST

\$298,000

78 m² 2 1 1

3/87 ARALIA ST

\$538,000

163 m² 3 2 2

6/284 CASUARINA DR

\$620,000

1,882 m² 3 2 2

15/288 CASUARINA DR

\$520,000

151 m² 3 2 2

12/288 CASUARINA DR

\$580,000

153 m² 3 2 2

3/36 SERGISON CCT

\$410,000

159 m² 2 1 2

3/278 CASUARINA DR

\$389,000

105 m² 2 1 1

4/276 CASUARINA DR

\$440,000



174 m² 2 2 2

3/140 RYLAND RD

\$428,500



162 m² 2 1 1

8/24 SERGISON CCT

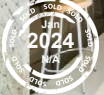
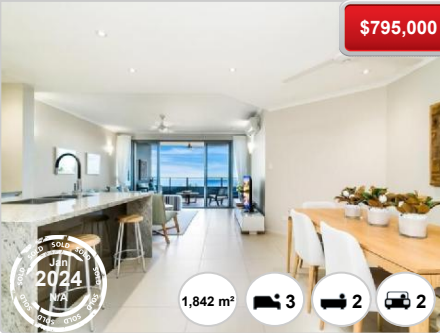
\$414,000



963 m² 2 2 2

104/286 CASUARINA DR

\$795,000



1,842 m² 3 2 2

12/75 ARALIA ST

\$423,000



135 m² 3 2 1

4/288 CASUARINA DR

\$480,000



136 m² 3 2 1

RAPID CREEK - Properties For Rent

Median Rental Price

\$500 /w

Based on 152 recorded Unit rentals within the last 12 months (Apr '23 - Mar '24)

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

Rental Yield

+6.5%

Current Median Price: \$402,500
Current Median Rent: \$500

Based on 50 recorded Unit sales and 152 Unit rentals compared over the last 12 months

Number of Rentals

152

Based on recorded Unit rentals within the last 12 months (Apr '23 - Mar '24)

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

5/296 Casuarina Drive

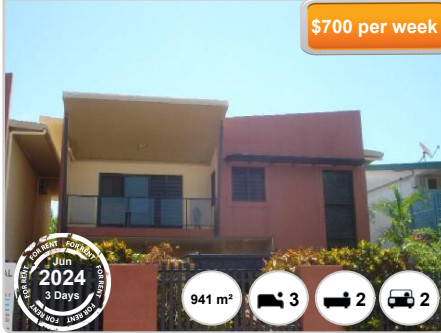


\$800 per week

126 m² 2 1 2

Jun 2024 7 Days

3/49 CHAPMAN ROAD



\$700 per week

941 m² 3 2 2

Jun 2024 3 Days

3/68 NIGHTCLIFF ROAD



\$350 PW

946 m² 1 1 1

Jun 2024 4 Days

6/68 NIGHTCLIFF ROAD




\$310

946 m² 1 1 1

Jun 2024 4 Days

37/336 CASUARINA DRIVE




\$520 per week

4,047 m² 2 2 1

Jun 2024 5 Days

17/77 ARALIA STREET




\$490 per week

2,145 m² 2 1 1

Jun 2024 8 Days

4/312 CASUARINA DRIVE




\$450.00 per

875 m² 1 1 1

Jun 2024 7 Days

6/85 ARALIA STREET



\$485 per week

1,790 m² 2 1 1

Jun 2024 10 Days

28/91 ARALIA STREET



\$290 per week

3,516 m² 1 1 1

Jun 2024 11 Days

29/91 ARALIA STREET

\$290 per week

3,516 m² 1 1 1

Jun 2024 13 Days

2/25 ROSSITER STREET

\$530 per week

1,030 m² 2 1 1

Jun 2024 12 Days

2/282 CASUARINA DRIVE

\$650

1,824 m² 3 2 2

Jun 2024 13 Days

2/278 CASUARINA DRIVE

\$450 per week

1,895 m² 2 1 1

May 2024 19 Days

4/68 NIGHTCLIFF ROAD

\$350 PW

946 m² 1 1 1

May 2024 33 Days

4/44 SERGISON CIRCUIT

\$380

981 m² 2 1 1

May 2024 34 Days

11/278 CASUARINA DRIVE

\$500 per week

1,895 m² 2 1 1

Jun 2024 19 Days

1/47 CHAPMAN

\$450

996 m² 2 1 1

Mar 2024 84 Days

9/8 ARAFURA COURT

\$290 per week

1,260 m² 1 1 1

Feb 2024 49 Days