

**RayWhite.**

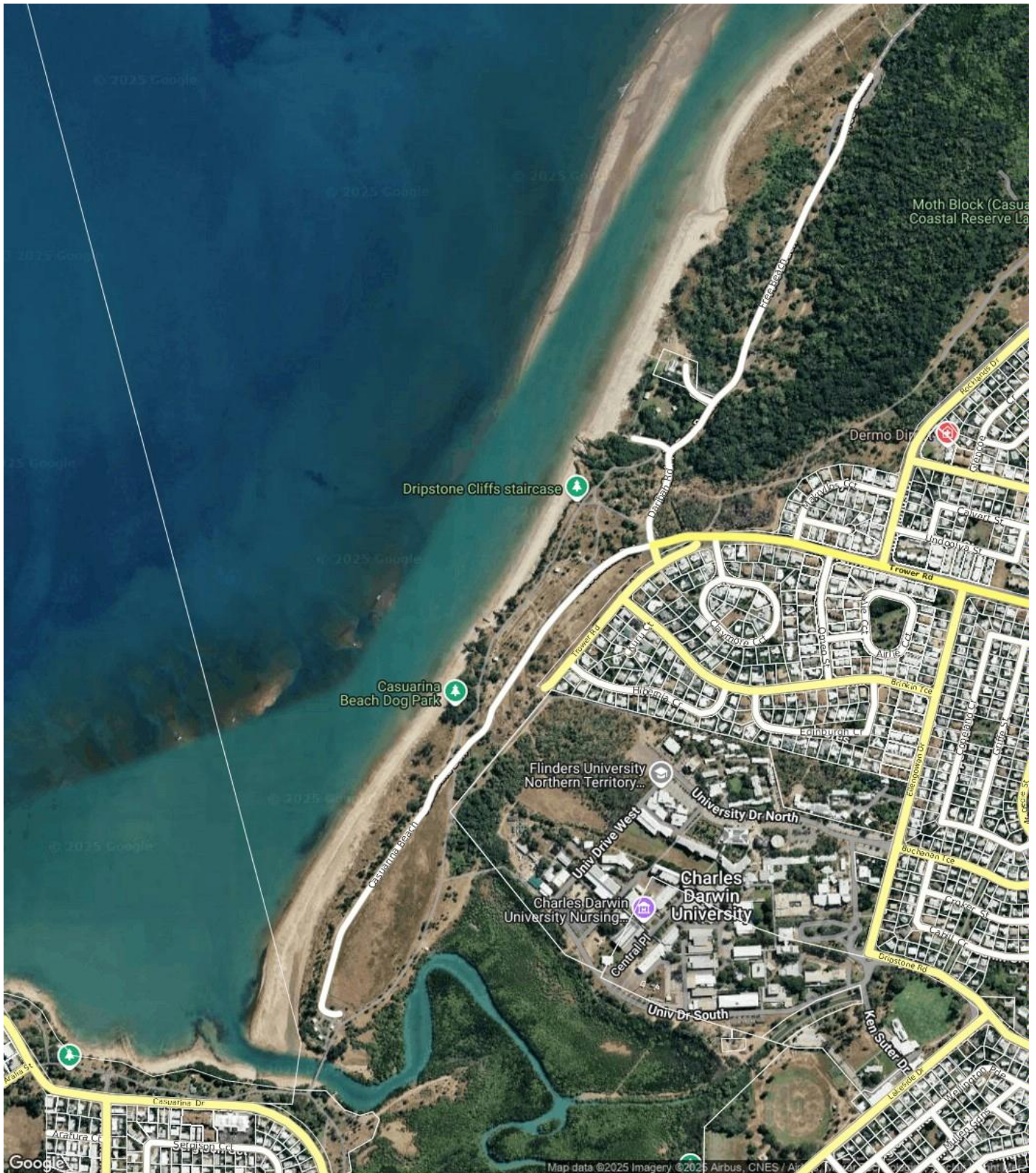
**Suburb**  
flyover  
report

BRINKIN (HOUSE)

PREPARED BY: KRISTINA BILLIAS, RAY WHITE NIGHTCLIFF



## BRINKIN - Suburb Map



BRINKIN - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	8	\$ 692,600	0.0 %	\$ 580,000	\$ 830,000
2008	8	\$ 743,000	7.3 %	\$ 500,000	\$ 1,100,000
2009	8	\$ 735,000	-1.1 %	\$ 580,000	\$ 1,115,000
2010	7	\$ 955,000	29.9 %	\$ 620,000	\$ 1,000,000
2011	2	\$ 935,000	-2.1 %	\$ 900,000	\$ 970,000
2012	2	\$ 960,000	2.7 %	\$ 700,000	\$ 1,220,000
2013	7	\$ 1,015,000	5.7 %	\$ 865,000	\$ 1,300,000
2014	6	\$ 887,500	-12.6 %	\$ 730,000	\$ 1,175,000
2015	4	\$ 885,000	-0.3 %	\$ 750,000	\$ 1,275,000
2016	2	\$ 989,500	11.8 %	\$ 982,000	\$ 997,000
2017	4	\$ 957,500	-3.2 %	\$ 820,000	\$ 1,180,000
2018	4	\$ 848,000	-11.4 %	\$ 630,000	\$ 1,300,000
2019	4	\$ 1,095,000	29.1 %	\$ 1,000,000	\$ 1,300,000
2020	2	\$ 702,500	-35.8 %	\$ 630,000	\$ 775,000
2021	0				
2022	6	\$ 1,040,000	0.0 %	\$ 752,000	\$ 2,100,000
2023	1	\$ 750,000	-27.9 %	\$ 750,000	\$ 750,000
2024	4	\$ 1,912,500	155.0 %	\$ 1,040,000	\$ 2,000,000
2025	8	\$ 1,126,250	-41.1 %	\$ 760,000	\$ 1,800,000

Median Sale Price

\$1.08m

Based on 6 recorded House sales within the last 12 months (Financial Year 2025)

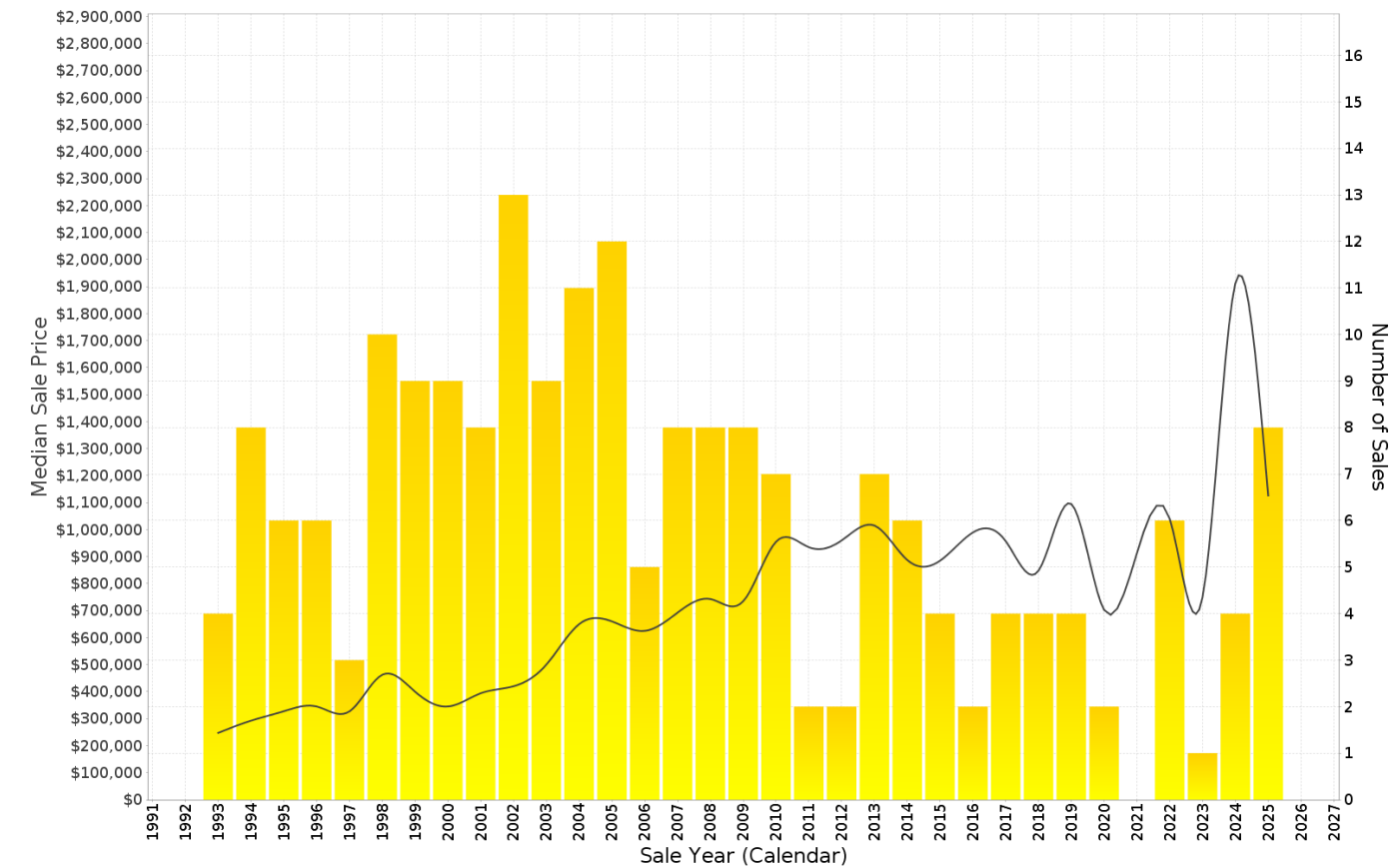
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

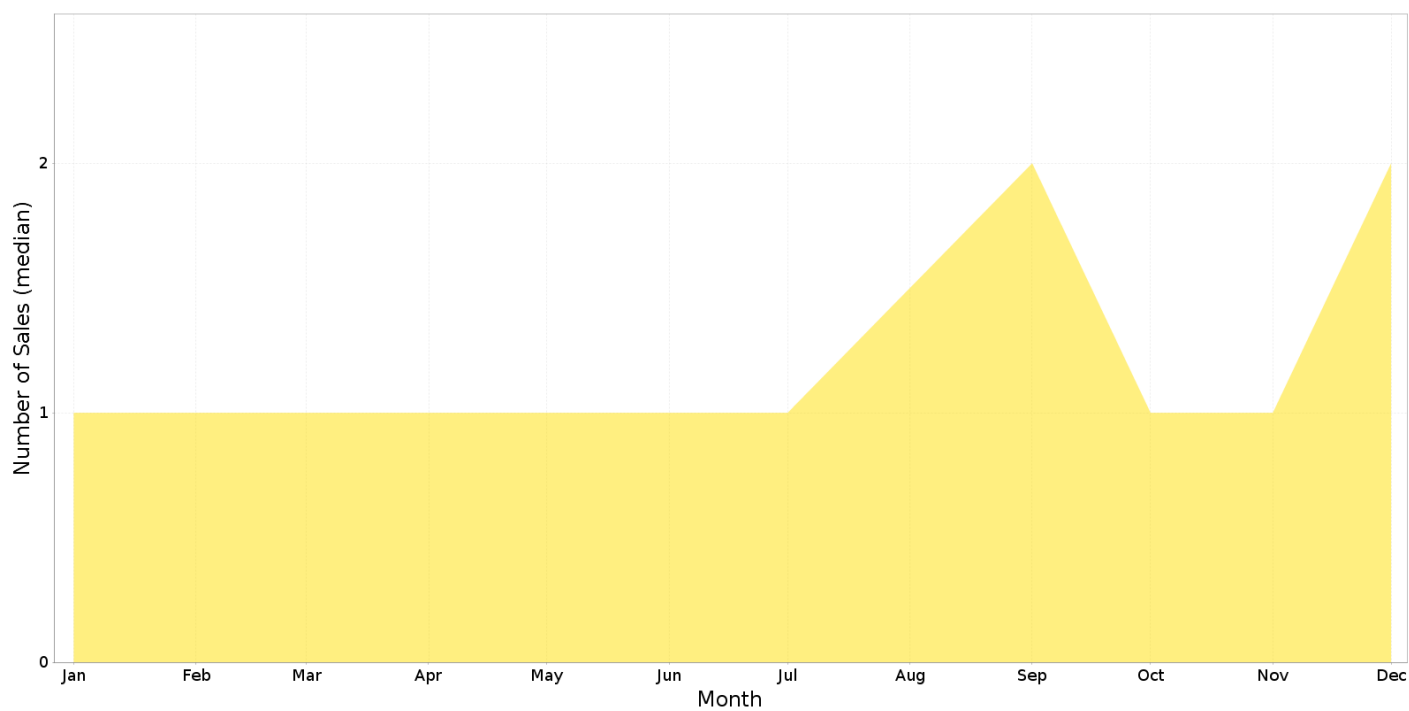
-21.5%

Current Median Price: \$1,080,000  
Previous Median Price: \$1,375,000

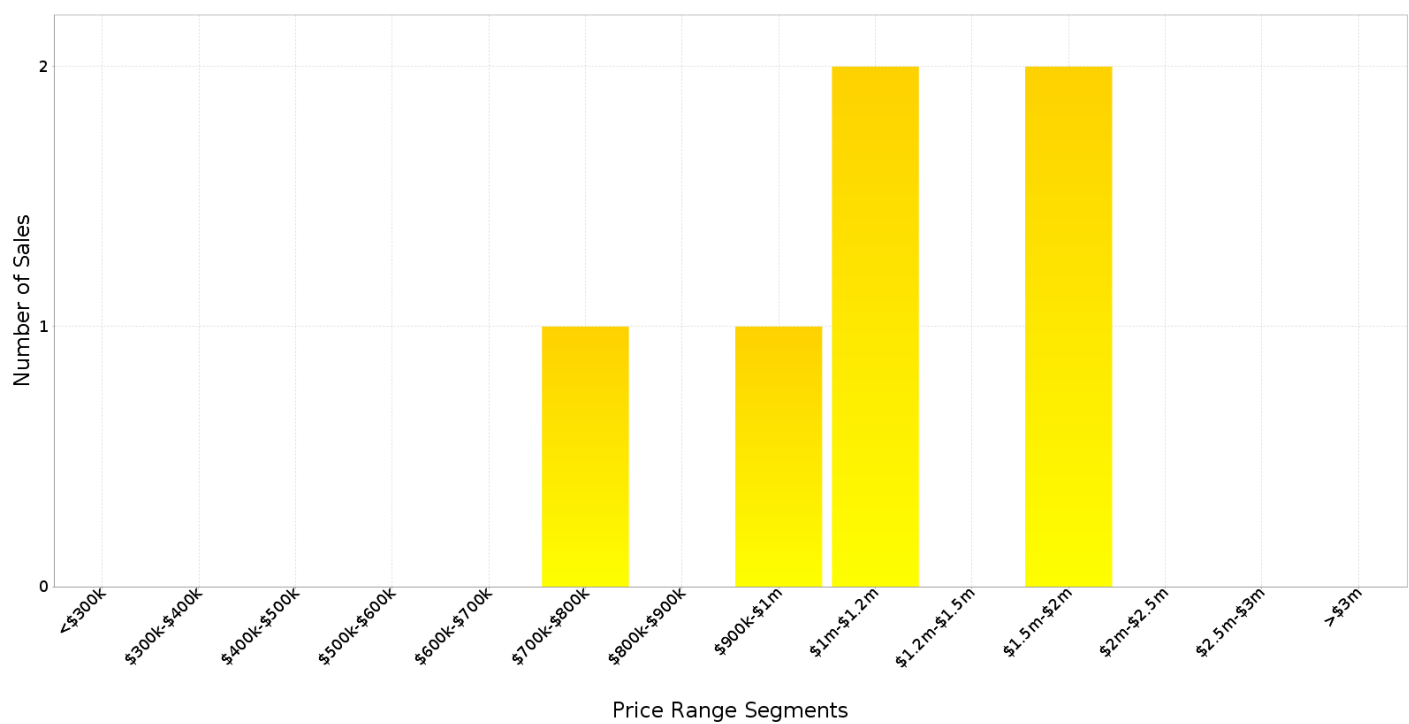
Based on 8 recorded House sales compared over the last two rolling 12 month periods



## BRINKIN - Peak Selling Periods (3 years)

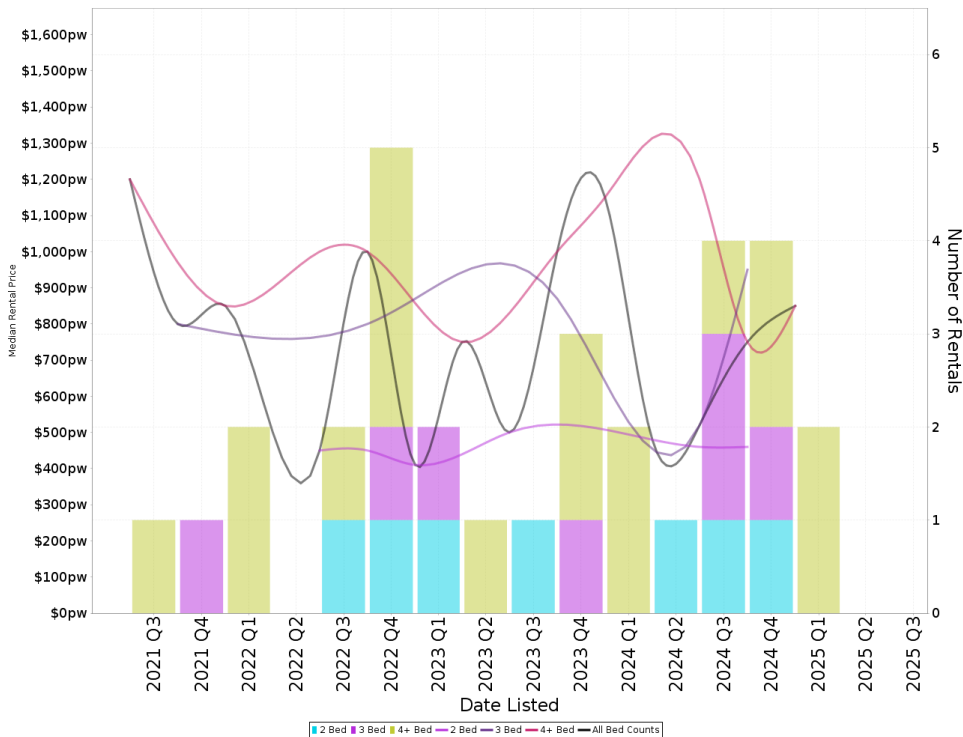


## BRINKIN - Price Range Segments (12 months)





## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-21.5%**

**Current Median Price: \$1,080,000**  
**Previous Median Price: \$1,375,000**

Based on 8 registered House sales compared over the last two rolling 12 month periods.

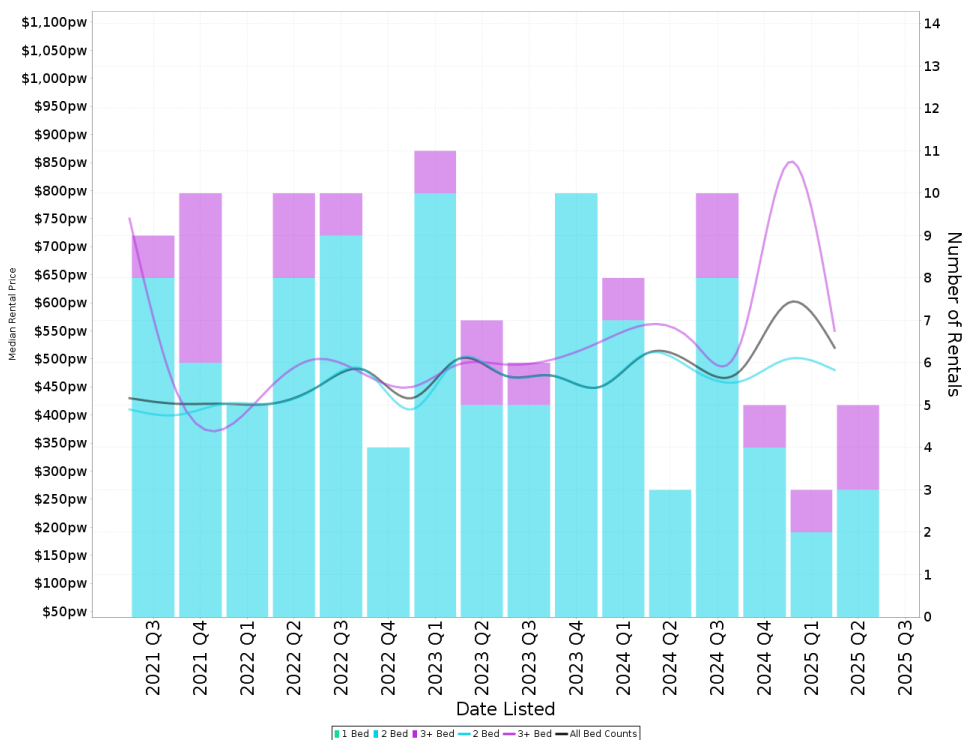
### Suburb Rental Yield

**+4.1%**

**Current Median Price: \$1,080,000**  
**Current Median Rent: \$850**

Based on 10 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-5.1%**

**Current Median Price: \$350,000**  
**Previous Median Price: \$369,000**

Based on 36 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+7.4%**

**Current Median Price: \$350,000**  
**Current Median Rent: \$500**

Based on 23 registered Unit rentals compared over the last 12 months.

# BRINKIN - Recently Sold Properties

Median Sale Price

**\$1.08m**

Based on 6 recorded House sales within the last 12 months (Financial Year 2025)

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

Suburb Growth

**-21.5%**

Current Median Price: \$1,080,000  
Previous Median Price: \$1,375,000

Based on 8 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**6**

Based on recorded House sales within the 12 months (Financial Year 2025)

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

**5 CLAYMORE CCT**

**\$1,000,000**

1,120 m²

2025 N/A

1 0 0

**7 CLAYMORE CCT**

**\$1,320,000**

1,160 m²

2025 440 Days

5 3 2

**31 CLAYMORE CCT**

**\$1,132,500**

1,240 m²

2025 N/A

4 2 2

**439 TROWER RD**

**\$1,800,000**

1,170 m²

2025 164 Days

4 2 2

**49 ELLENGOWAN DR**

**\$1,460,000**

900 m²

2025 129 Days

6 3 4

**5 EDINBURGH CRES**

**\$760,000**

1,020 m²

2025 39 Days

3 1 2