

RayWhite.

Suburb
flyover
report

DRIVER (HOUSE)

PREPARED BY: KRISTINA BILLIAS, RAY WHITE NIGHTCLIFF

DRIVER - Suburb Map



DRIVER - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	69	\$ 352,000	0.0 %	\$ 54,138	\$ 569,000
2008	52	\$ 370,000	5.1 %	\$ 91,500	\$ 565,000
2009	50	\$ 427,000	15.4 %	\$ 77,760	\$ 595,000
2010	46	\$ 441,000	3.3 %	\$ 35,000	\$ 610,000
2011	38	\$ 449,500	1.9 %	\$ 30,000	\$ 613,750
2012	58	\$ 486,000	8.1 %	\$ 71,801	\$ 670,000
2013	56	\$ 478,500	-1.5 %	\$ 37,000	\$ 767,500
2014	38	\$ 529,500	10.7 %	\$ 52,800	\$ 755,000
2015	37	\$ 519,000	-2.0 %	\$ 6,400	\$ 750,000
2016	26	\$ 447,500	-13.8 %	\$ 120,000	\$ 639,000
2017	27	\$ 415,000	-7.3 %	\$ 62,730	\$ 1,050,000
2018	16	\$ 420,000	1.2 %	\$ 320,000	\$ 539,000
2019	27	\$ 350,000	-16.7 %	\$ 11,625	\$ 642,000
2020	5	\$ 410,000	17.1 %	\$ 310,000	\$ 627,000
2021	0				
2022	36	\$ 482,500	0.0 %	\$ 300,000	\$ 645,000
2023	28	\$ 462,500	-4.1 %	\$ 90,000	\$ 1,150,000
2024	45	\$ 455,000	-1.6 %	\$ 135,000	\$ 630,000
2025	63	\$ 530,000	16.5 %	\$ 190,000	\$ 1,400,000

Median Sale Price

\$480k

Based on 72 recorded House sales within the last 12 months (Financial Year 2025)

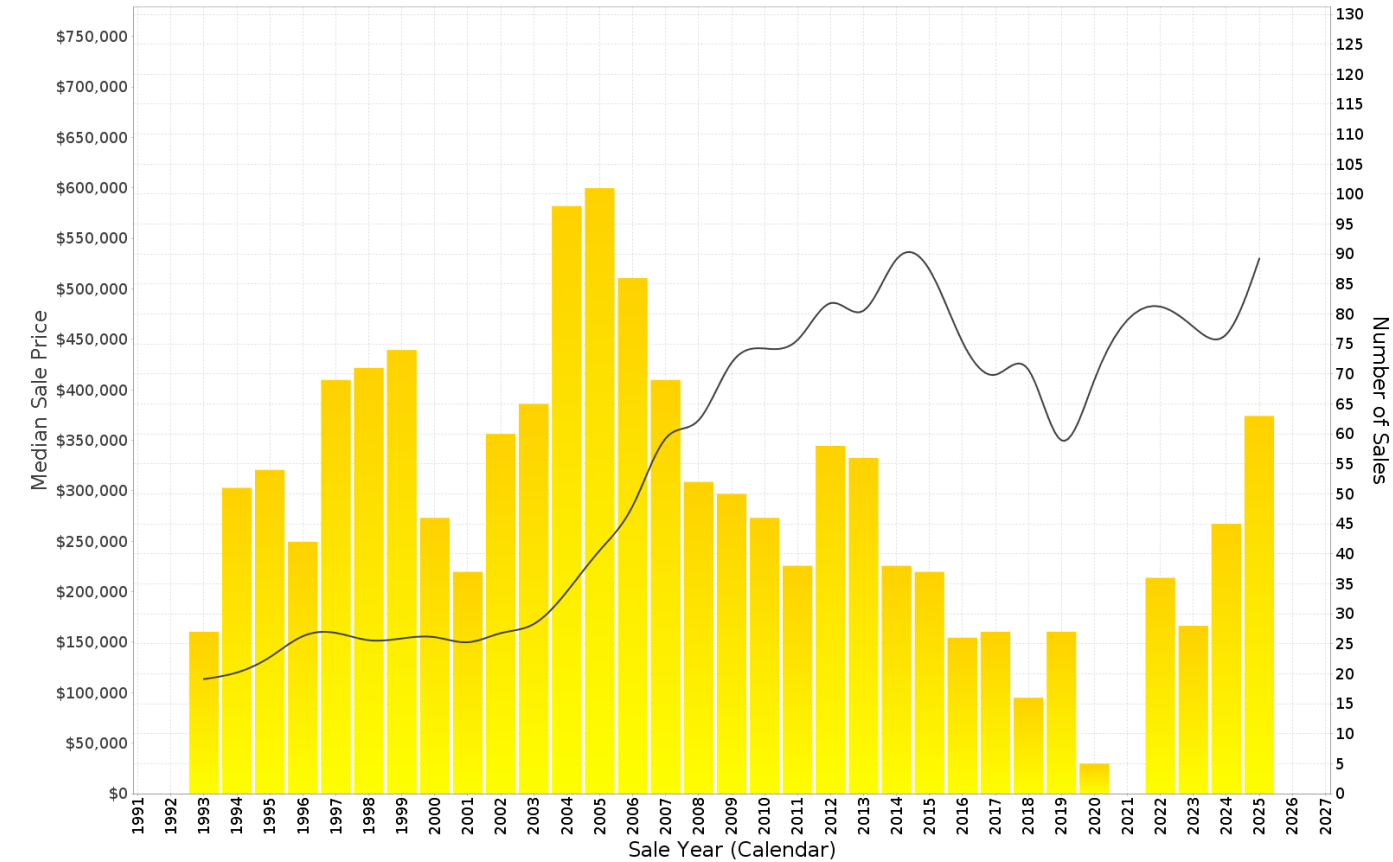
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

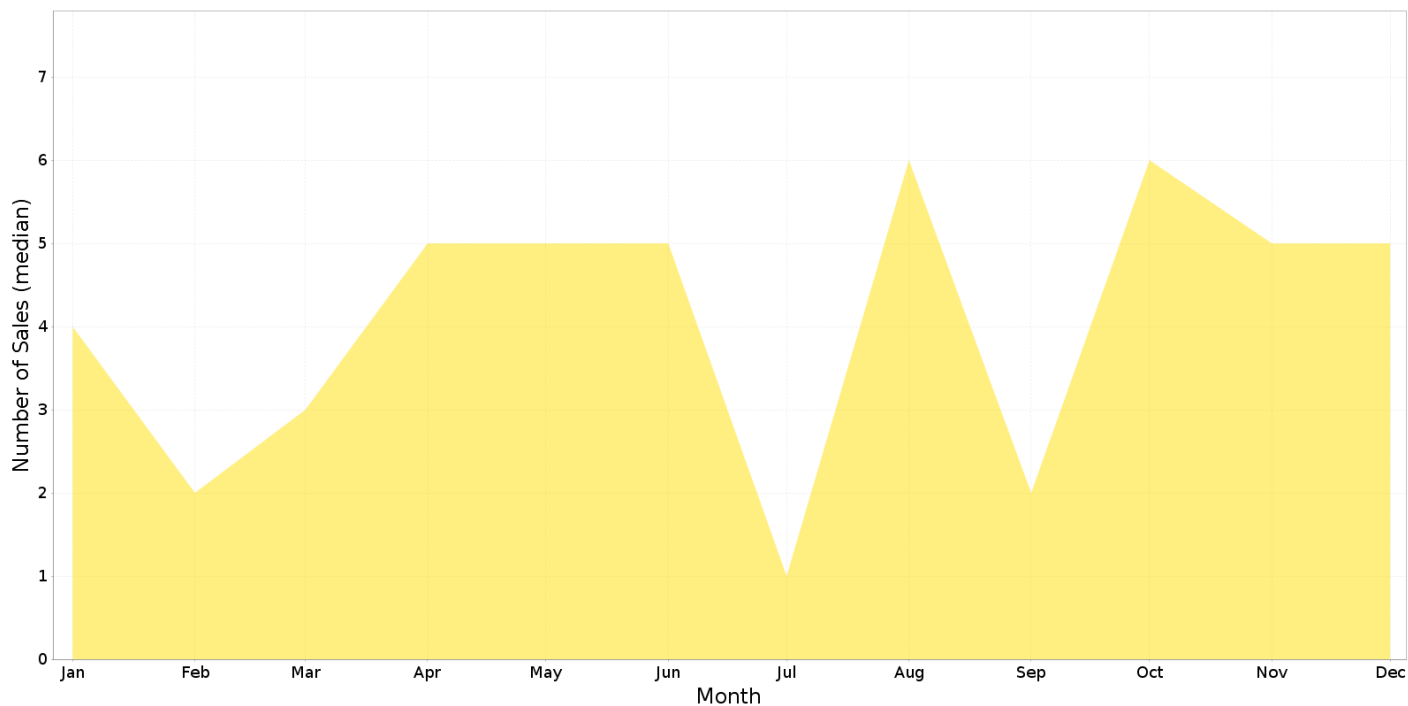
+5.5%

Current Median Price: \$480,000
Previous Median Price: \$455,000

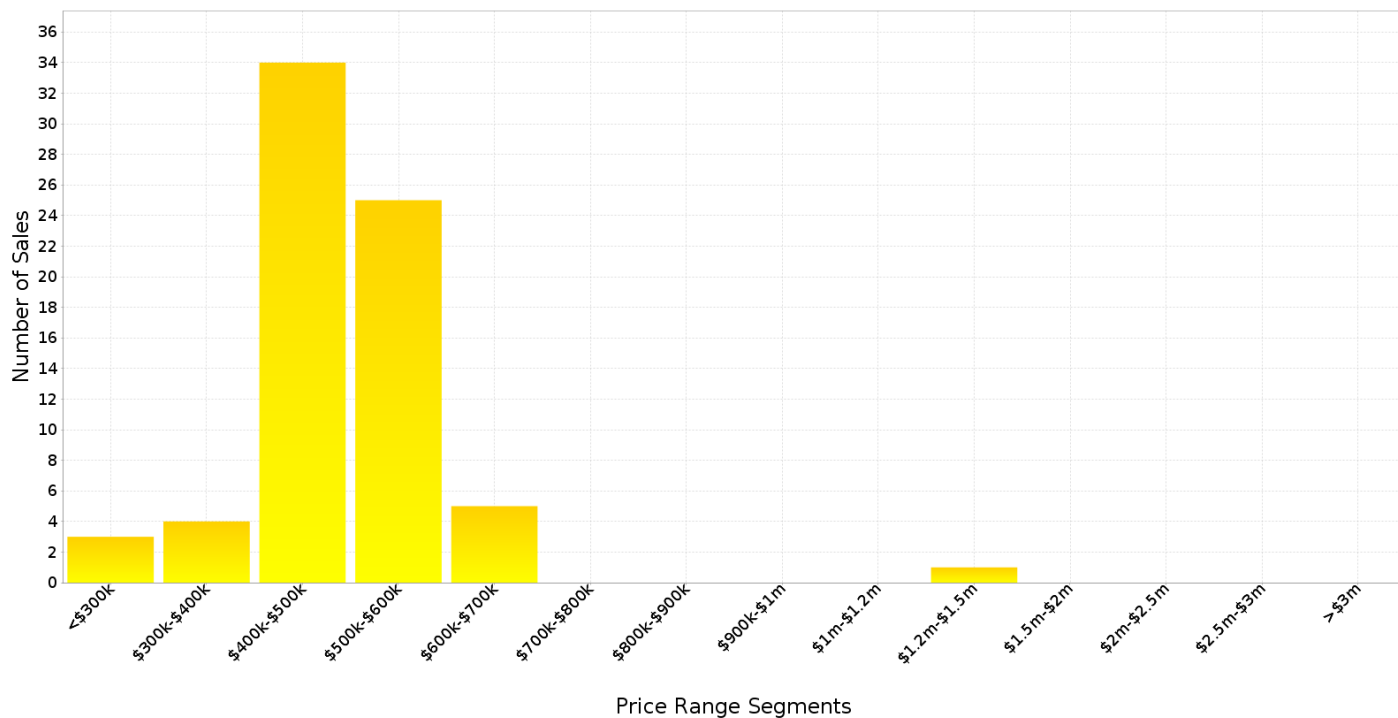
Based on 101 recorded House sales compared over the last two rolling 12 month periods



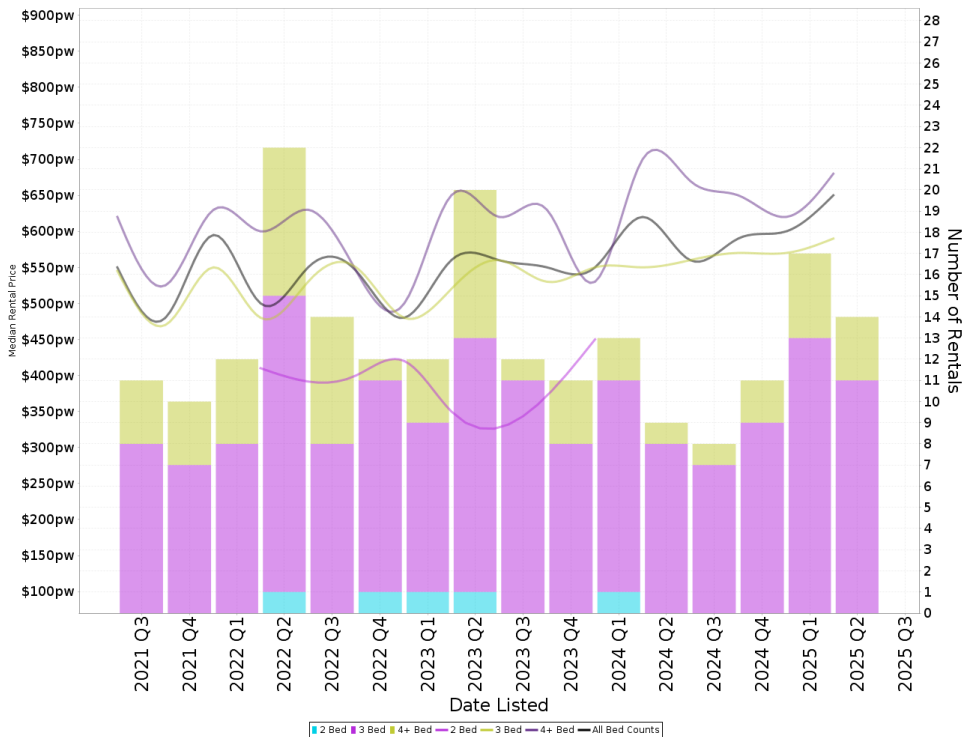
DRIVER - Peak Selling Periods (3 years)



DRIVER - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+5.5%

Current Median Price: \$480,000

Previous Median Price: \$455,000

Based on 101 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

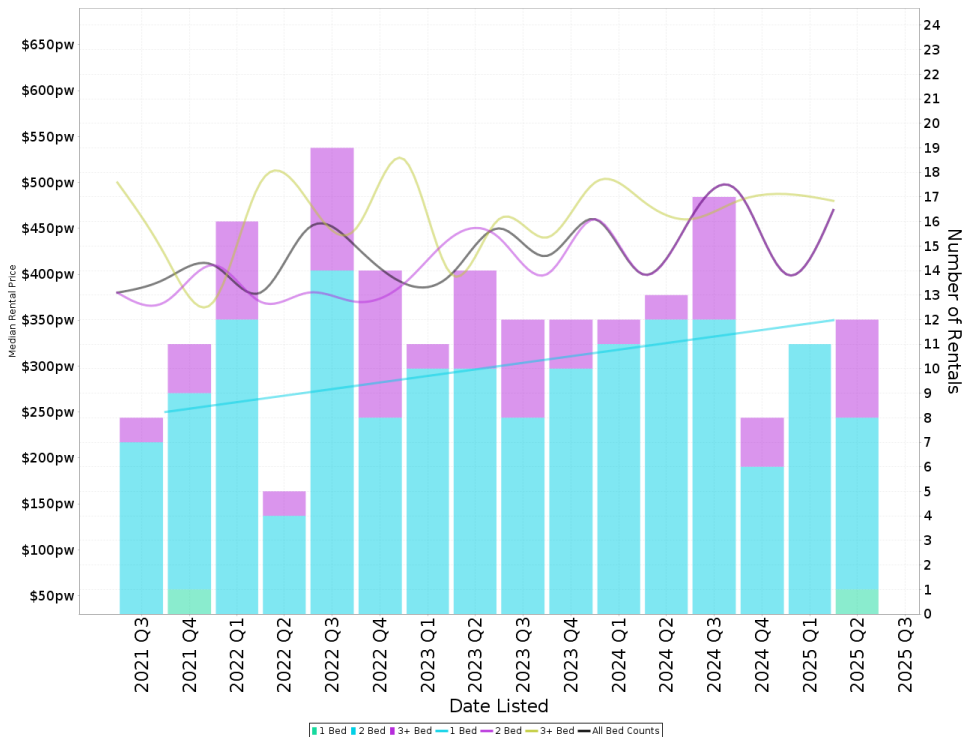
+6.4%

Current Median Price: \$480,000

Current Median Rent: \$590

Based on 50 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+0.7%

Current Median Price: \$270,000

Previous Median Price: \$268,000

Based on 47 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+8.9%

Current Median Price: \$270,000

Current Median Rent: \$460

Based on 48 registered Unit rentals compared over the last 12 months.

DRIVER - Recently Sold Properties

Median Sale Price

\$480k

Based on 72 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

+5.5%

Current Median Price: \$480,000
Previous Median Price: \$455,000

Based on 101 recorded House sales compared over the last two rolling 12 month periods

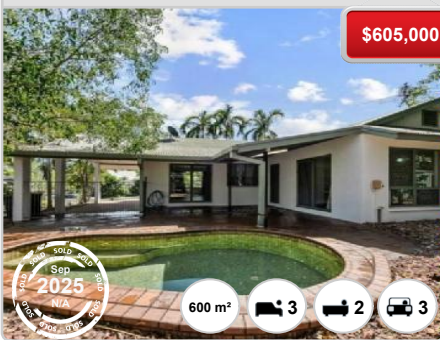
Sold Properties

72

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

12 LORNA LIM TCE



3 GREER CRT



10 RIVERAL CRT



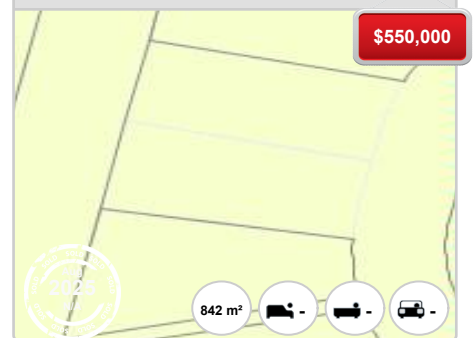
47 BAILEY CCT



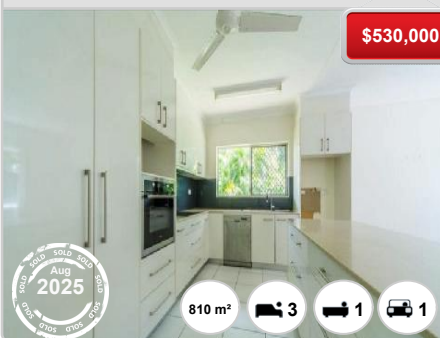
7 PAYNE CRT



40 CHIN GONG CCT



12 CHILMAN CRT



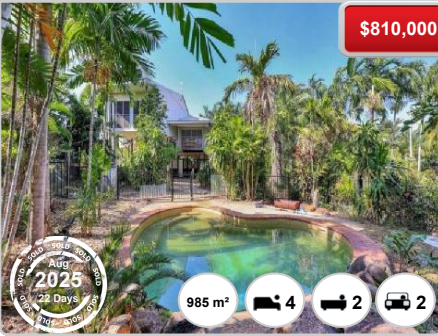
8 BAILEY CCT



2 TUCKIAR CRT



7 LUCY CRT



51 BAILEY CCT



22 FLETCHER CCT



6 LORNA LIM TCE



2 BAILEY CCT



1 PON CRT



13 HANG GONG AVE



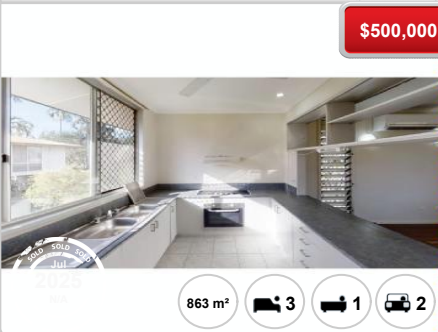
3 WILLIAM CRT



54 DWYER CCT



18 MAHONY CCT



3 ELLEN CRT



2 WILLIAM CRT



DRIVER - Properties For Rent

Median Rental Price

\$590 /w

Based on 50 recorded House rentals within the last 12 months (Financial Year 2025)

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

Rental Yield

+6.4%

Current Median Price: \$480,000
Current Median Rent: \$590

Based on 72 recorded House sales and 50 House rentals compared over the last 12 months

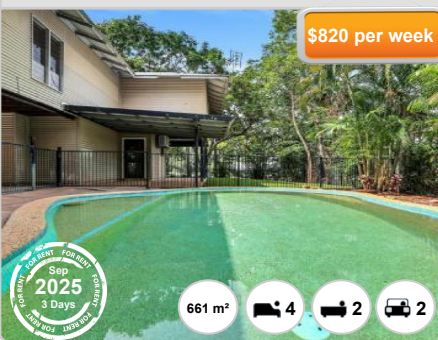
Number of Rentals

50

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

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

68 DWYER CIRCUIT



7 BRIDGLAND COURT



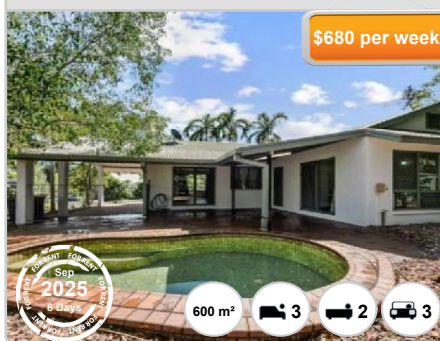
5 HANG GONG COURT



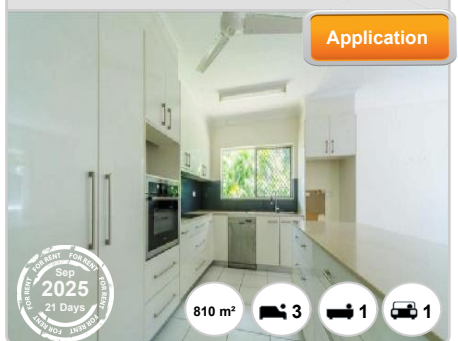
8 CANONBURY CIRCUIT



12 LORNA LIM TERRACE



12 CHILMAN COURT



47 BAILEY CIRCUIT



6 BURNETT COURT

