

**RayWhite.**

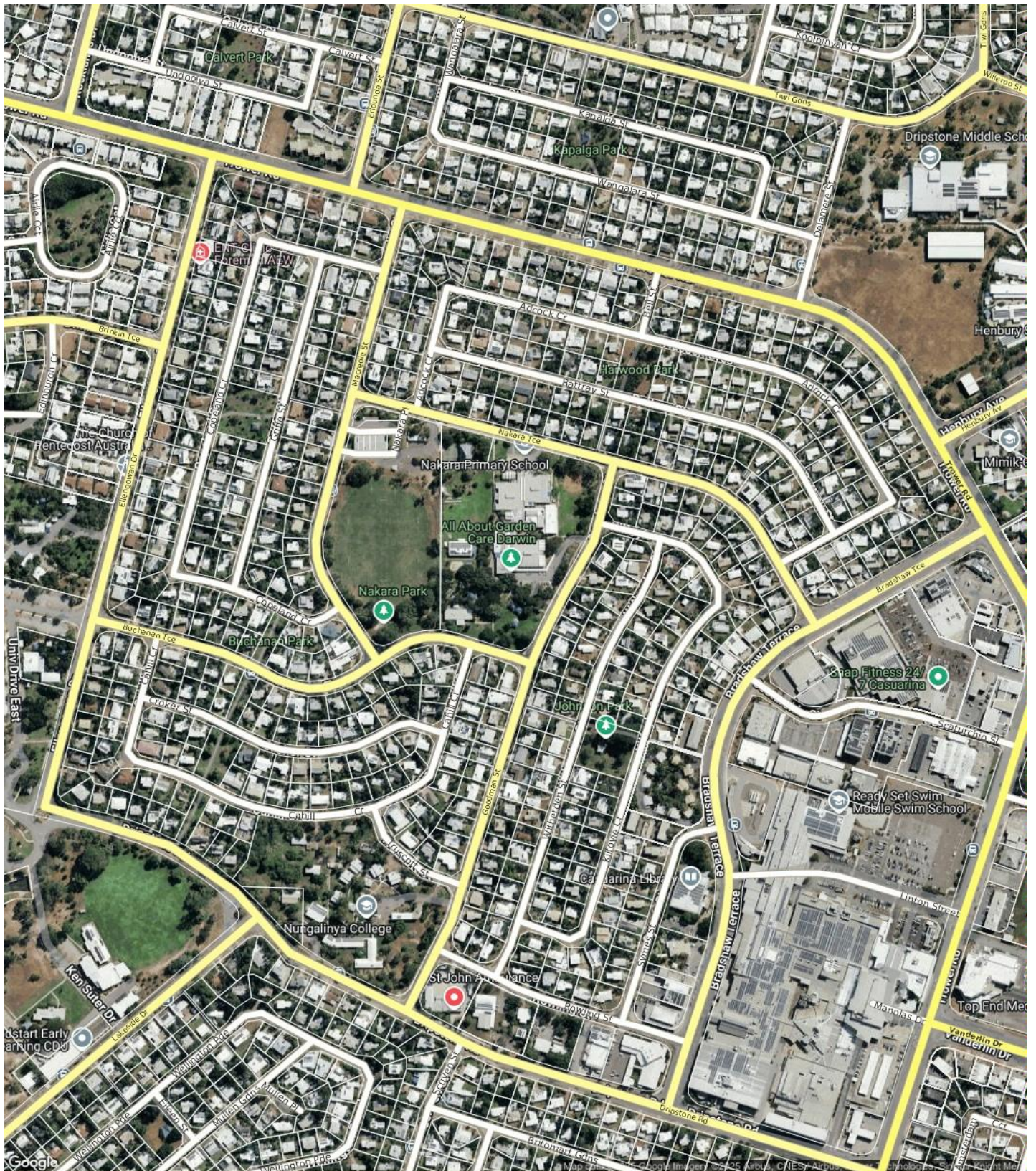
**Suburb**  
flyover  
report

NAKARA (HOUSE)

PREPARED BY: KRISTINA BILLIAS, RAY WHITE NIGHTCLIFF



# NAKARA - Suburb Map





# NAKARA - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	34	\$ 420,000	0.0 %	\$ 185,000	\$ 502,500
2008	25	\$ 475,000	13.1 %	\$ 50,000	\$ 750,000
2009	27	\$ 520,000	9.5 %	\$ 79,135	\$ 630,000
2010	21	\$ 560,000	7.7 %	\$ 230,000	\$ 720,000
2011	21	\$ 530,000	-5.4 %	\$ 350,000	\$ 670,000
2012	31	\$ 588,000	10.9 %	\$ 400,000	\$ 725,000
2013	34	\$ 599,900	2.0 %	\$ 47,500	\$ 760,000
2014	36	\$ 615,000	2.5 %	\$ 260,000	\$ 810,000
2015	21	\$ 645,000	4.9 %	\$ 290,000	\$ 770,000
2016	18	\$ 572,500	-11.2 %	\$ 200,000	\$ 780,000
2017	16	\$ 525,000	-8.3 %	\$ 240,000	\$ 660,000
2018	18	\$ 507,500	-3.3 %	\$ 410,000	\$ 700,000
2019	19	\$ 500,000	-1.5 %	\$ 315,000	\$ 660,000
2020	9	\$ 530,000	6.0 %	\$ 300,000	\$ 810,000
2021	0				
2022	21	\$ 612,500	0.0 %	\$ 132,000	\$ 965,000
2023	19	\$ 565,000	-7.8 %	\$ 400,000	\$ 1,100,000
2024	24	\$ 658,750	16.6 %	\$ 217,500	\$ 875,000
2025	27	\$ 620,000	-5.9 %	\$ 500,000	\$ 970,000

Median Sale Price

\$615k

Based on 31 recorded House sales within the last 12 months (Financial Year 2025)

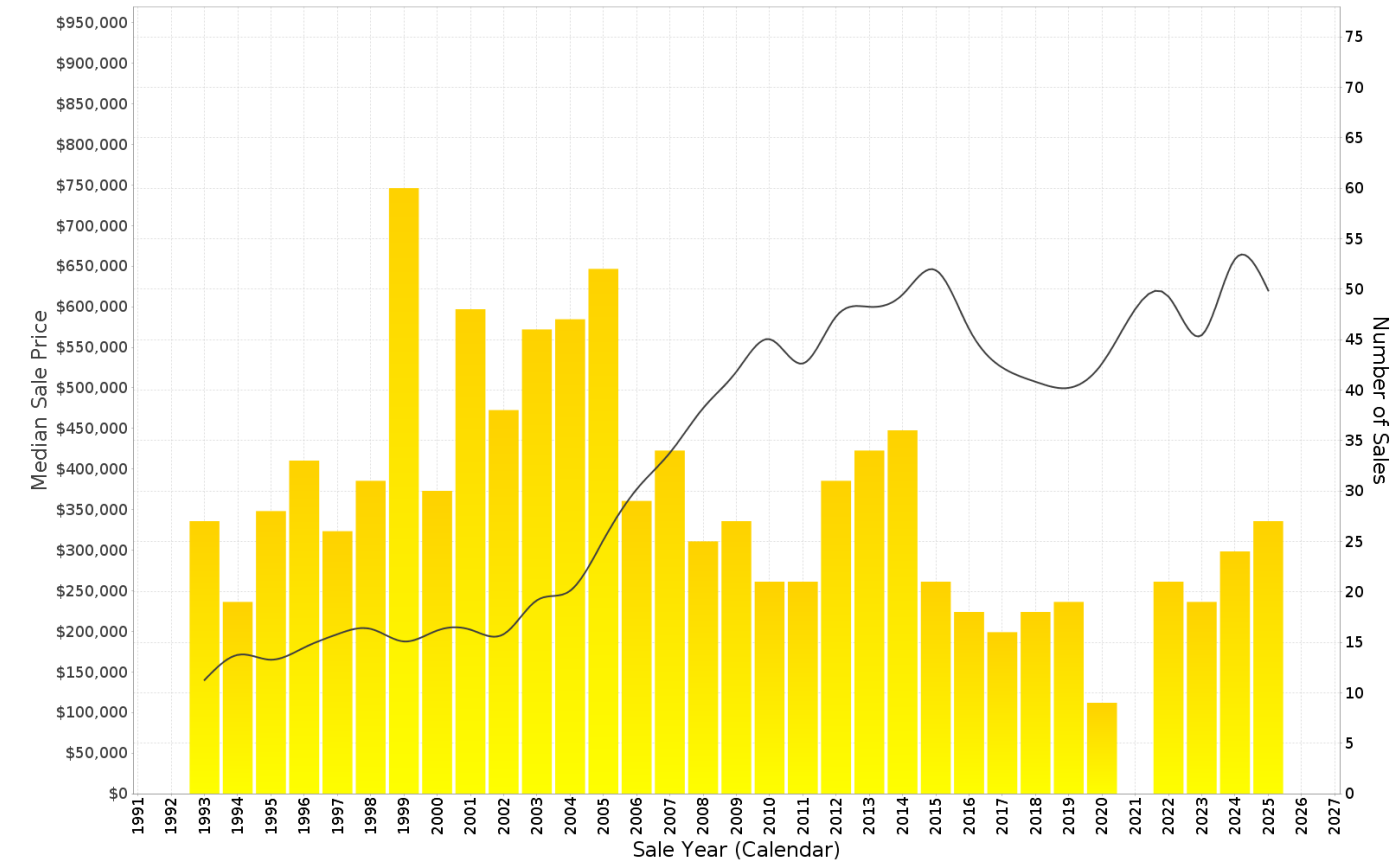
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

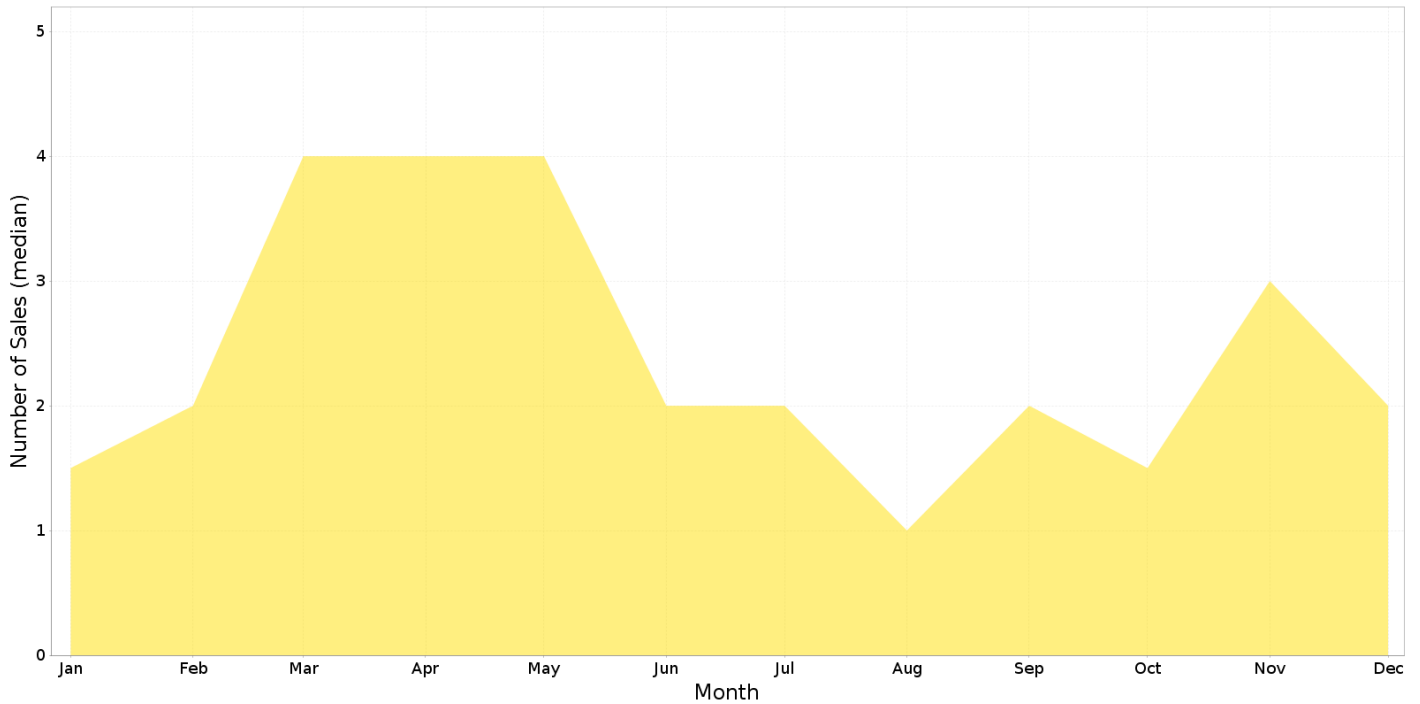
+0.8%

Current Median Price: \$615,000  
Previous Median Price: \$610,000

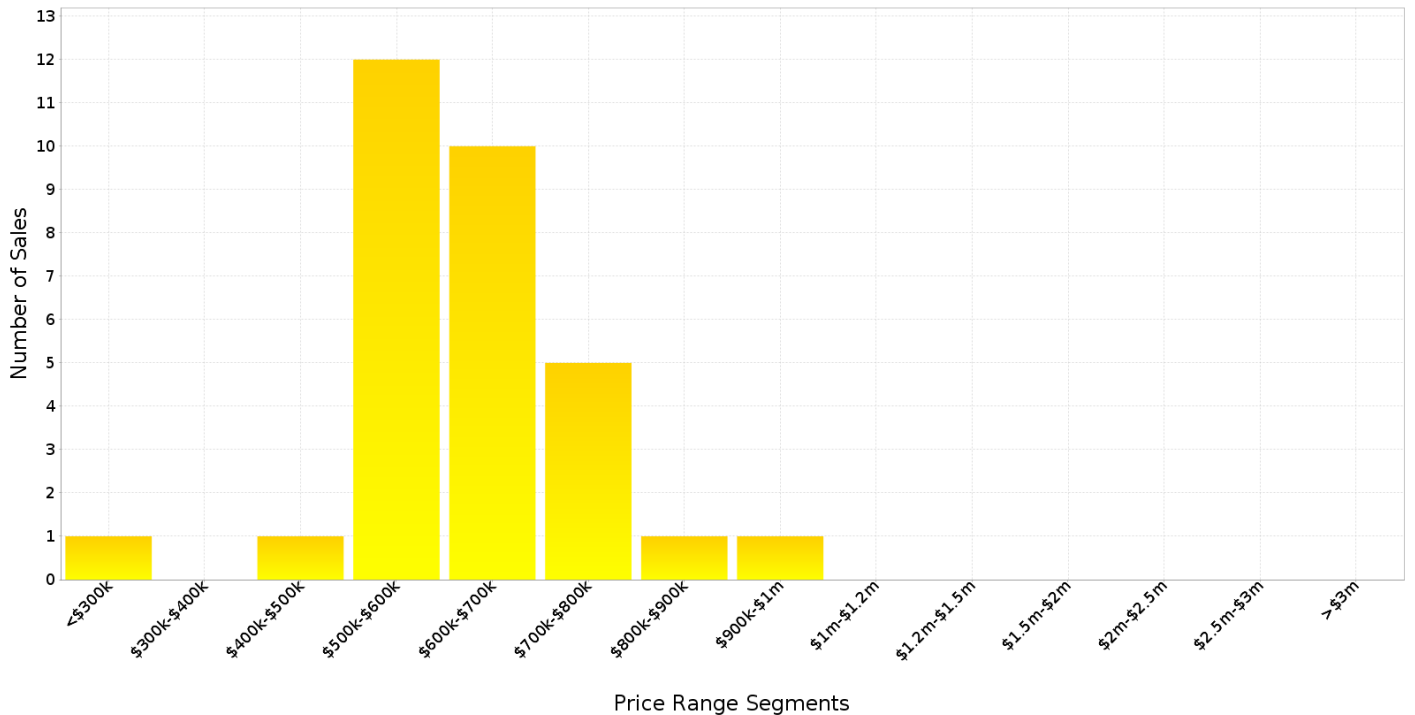
Based on 50 recorded House sales compared over the last two rolling 12 month periods



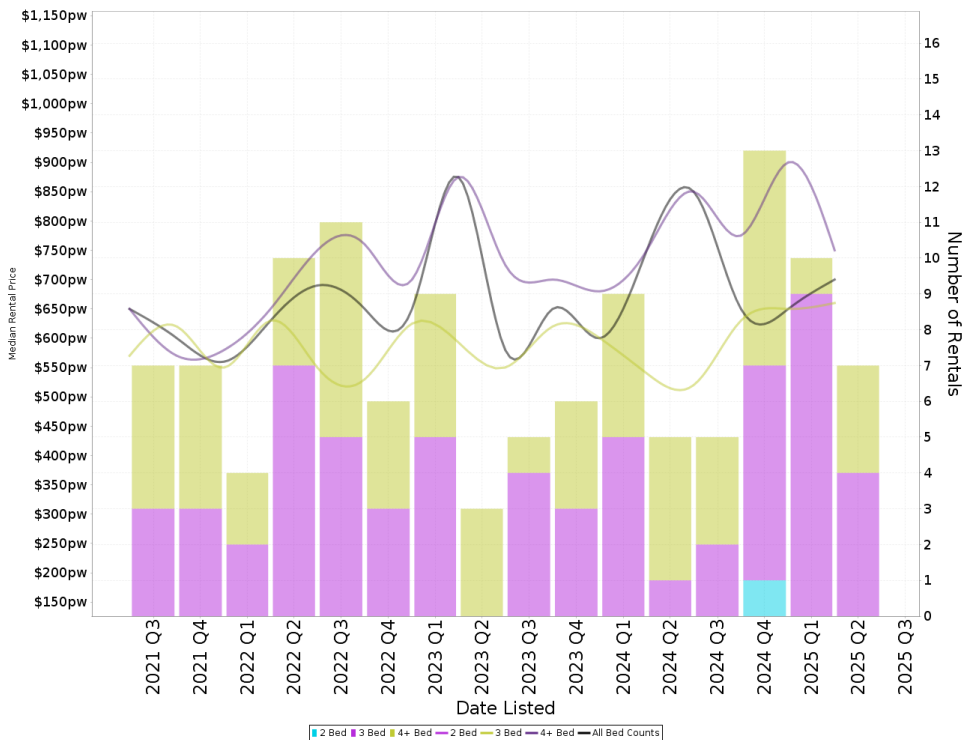
## NAKARA - Peak Selling Periods (3 years)



## NAKARA - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+0.8%**

Current Median Price: \$615,000  
Previous Median Price: \$610,000

Based on 50 registered House sales compared over the last two rolling 12 month periods.

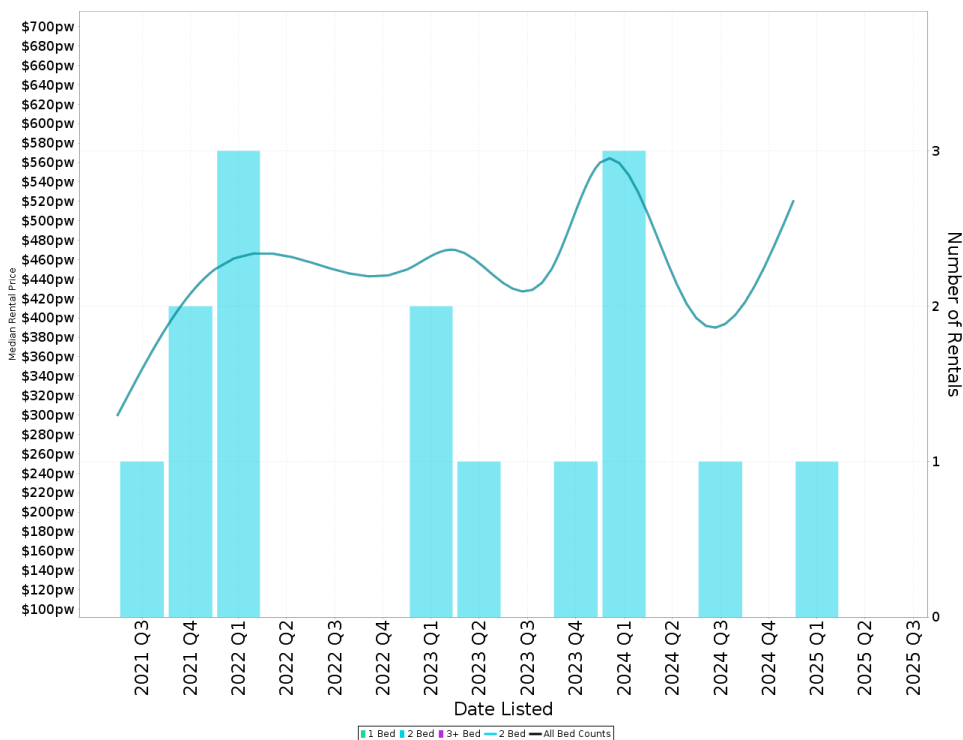
### Suburb Rental Yield

**+5.7%**

Current Median Price: \$615,000  
Current Median Rent: \$680

Based on 35 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

N/A

### Suburb Rental Yield

**+6.1%**

Current Median Price: \$340,000  
Current Median Rent: \$400

Based on 2 registered Unit rentals compared over the last 12 months.

# NAKARA - Recently Sold Properties

Median Sale Price

**\$615k**

Based on 31 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

**+0.8%**

Current Median Price: \$615,000  
Previous Median Price: \$610,000

Based on 50 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**31**

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

39 CAHILL CRES



2 COPELAND CRES



24 NAKARA TCE



33 BUCHANAN TCE



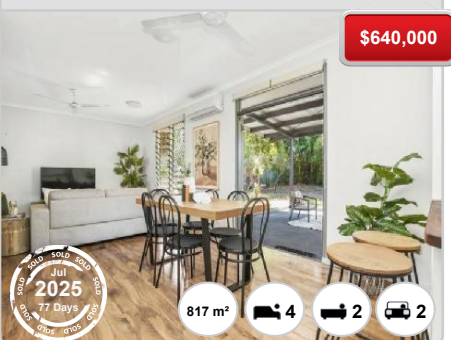
34 BUCHANAN TCE



25 BUCHANAN TCE



32 RATTRAY ST



36 RATTRAY ST



43 CAHILL CRES





24 CROKER ST



37 COPELAND CRES



18 ELLENGOWAN DR



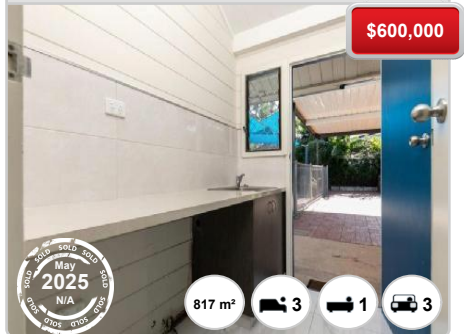
44 ELLENGOWAN DR



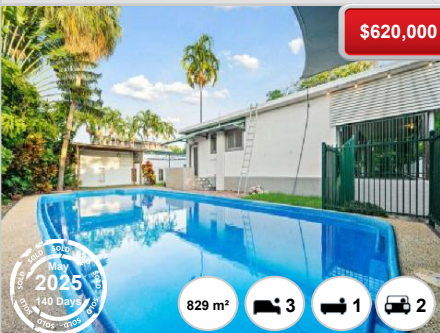
4 KILFOYLE CRES



9 GRIFFE ST



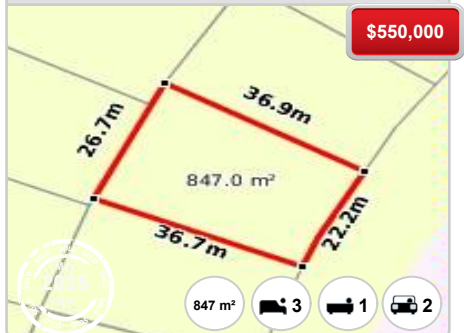
2 RATTRAY ST



67 BRADSHAW TCE



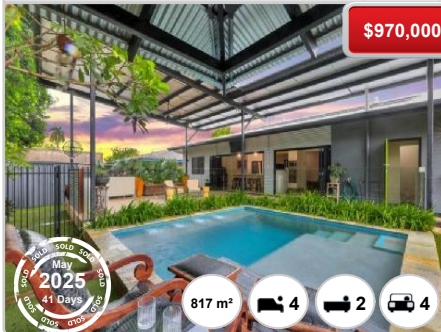
41 BRADSHAW TCE



41 COPELAND CRES



20 ELLENGOWAN DR



34 KILFOYLE CRES



# NAKARA - Properties For Rent

## Median Rental Price

# \$680 /w

Based on 35 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

# +5.7%

Current Median Price: \$615,000  
Current Median Rent: \$680

Based on 31 recorded House sales and 35 House rentals compared over the last 12 months

## Number of Rentals

# 35

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

