

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 view of a house and trees.

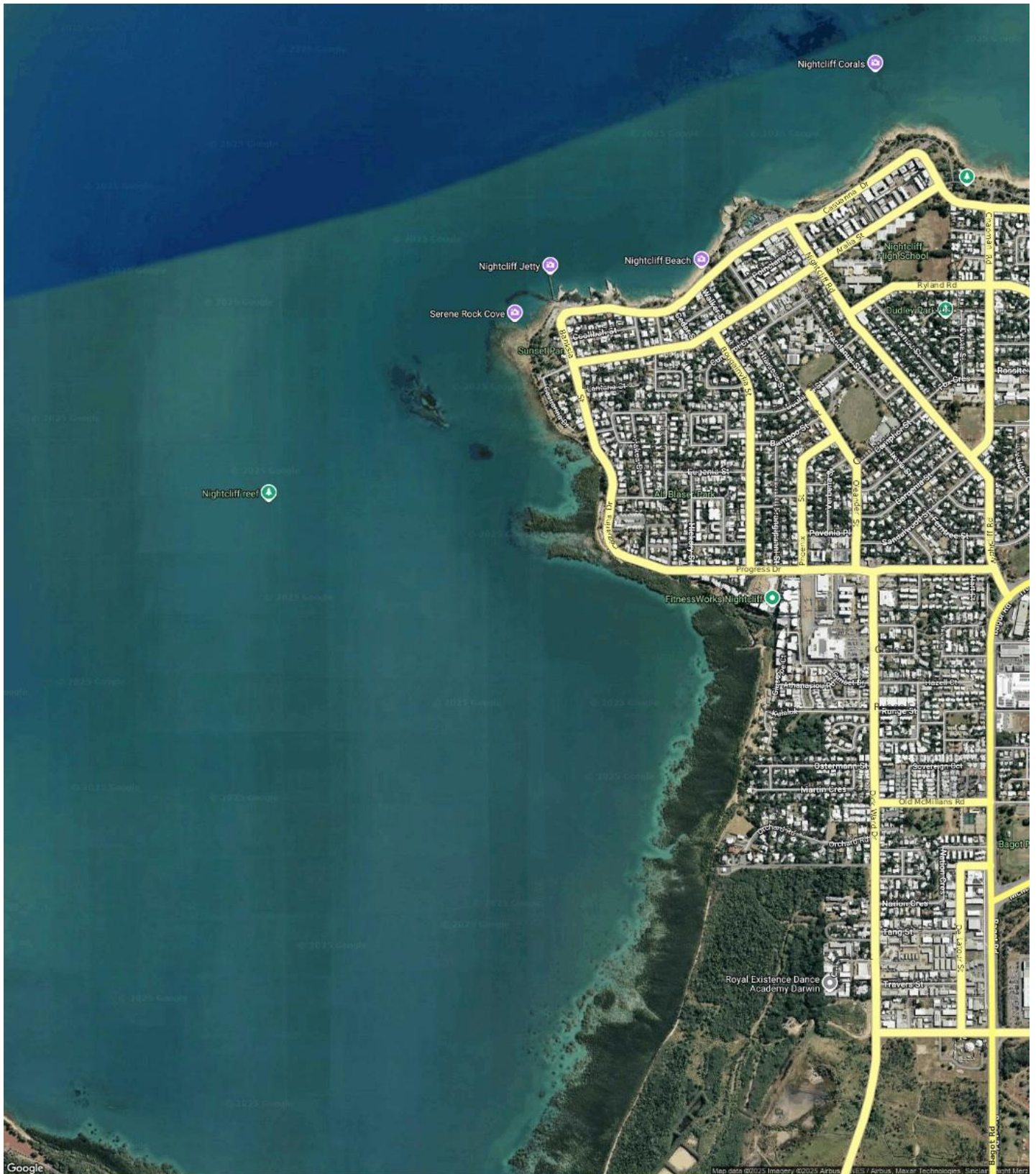
**RayWhite.**

**Suburb  
flyover  
report**

**NIGHTCLIFF (HOUSE)**

**PREPARED BY: KRISTINA BILLIAS , RAY WHITE NIGHTCLIFF**

# NIGHTCLIFF - Suburb Map



# NIGHTCLIFF - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	28	\$ 532,500	0.0 %	\$ 210,000	\$ 1,020,000
2008	28	\$ 597,500	12.2 %	\$ 230,000	\$ 1,210,000
2009	20	\$ 648,750	8.6 %	\$ 239,000	\$ 939,000
2010	27	\$ 770,000	18.7 %	\$ 290,000	\$ 1,100,000
2011	21	\$ 680,000	-11.7 %	\$ 236,000	\$ 1,600,000
2012	17	\$ 760,000	11.8 %	\$ 246,000	\$ 1,100,000
2013	21	\$ 770,000	1.3 %	\$ 83,750	\$ 2,250,000
2014	24	\$ 943,500	22.5 %	\$ 550,000	\$ 1,750,000
2015	19	\$ 840,000	-11.0 %	\$ 450,000	\$ 1,775,000
2016	18	\$ 745,000	-11.3 %	\$ 500,000	\$ 1,700,000
2017	19	\$ 770,000	3.4 %	\$ 510,000	\$ 1,050,000
2018	22	\$ 687,500	-10.7 %	\$ 450,000	\$ 1,300,000
2019	21	\$ 650,000	-5.5 %	\$ 250,000	\$ 1,650,000
2020	9	\$ 620,000	-4.6 %	\$ 205,000	\$ 1,010,000
2021	0				
2022	29	\$ 1,000,000	0.0 %	\$ 505,000	\$ 1,750,000
2023	28	\$ 851,000	-14.9 %	\$ 442,500	\$ 1,766,000
2024	27	\$ 975,000	14.6 %	\$ 570,000	\$ 3,000,000
2025	29	\$ 1,055,000	8.2 %	\$ 540,000	\$ 2,700,000

Median Sale Price

\$1.08m

Based on 36 recorded House sales within the last 12 months (Financial Year 2025)

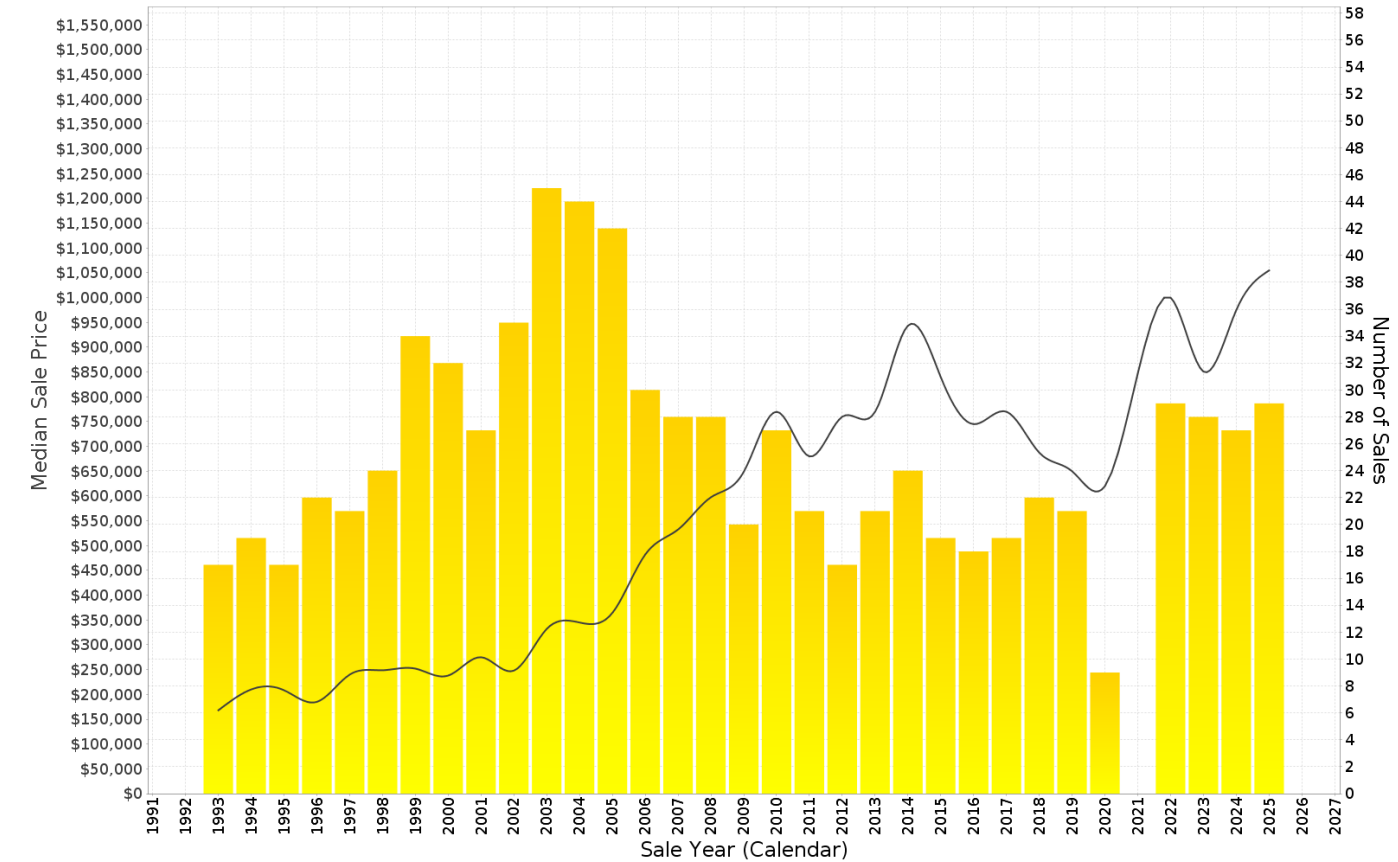
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

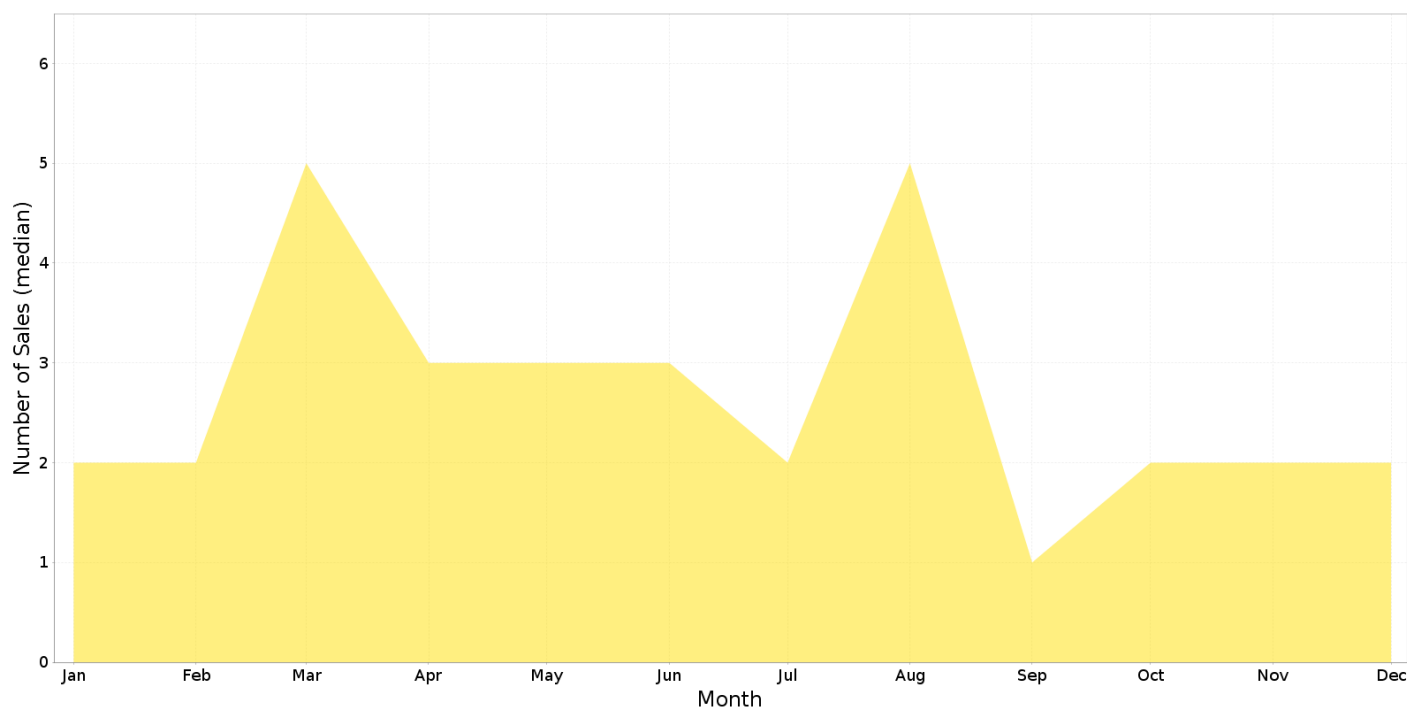
+10.8%

Current Median Price: \$1,080,000  
Previous Median Price: \$975,000

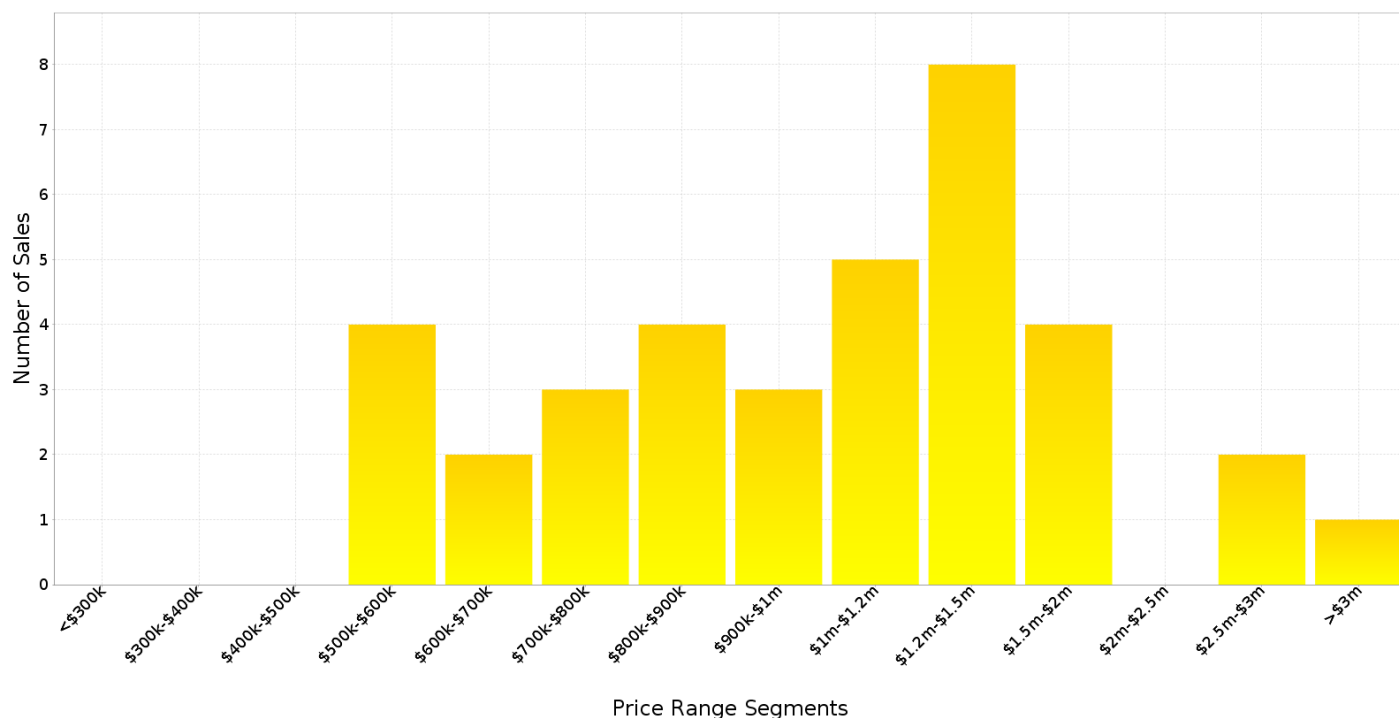
Based on 57 recorded House sales compared over the last two rolling 12 month periods



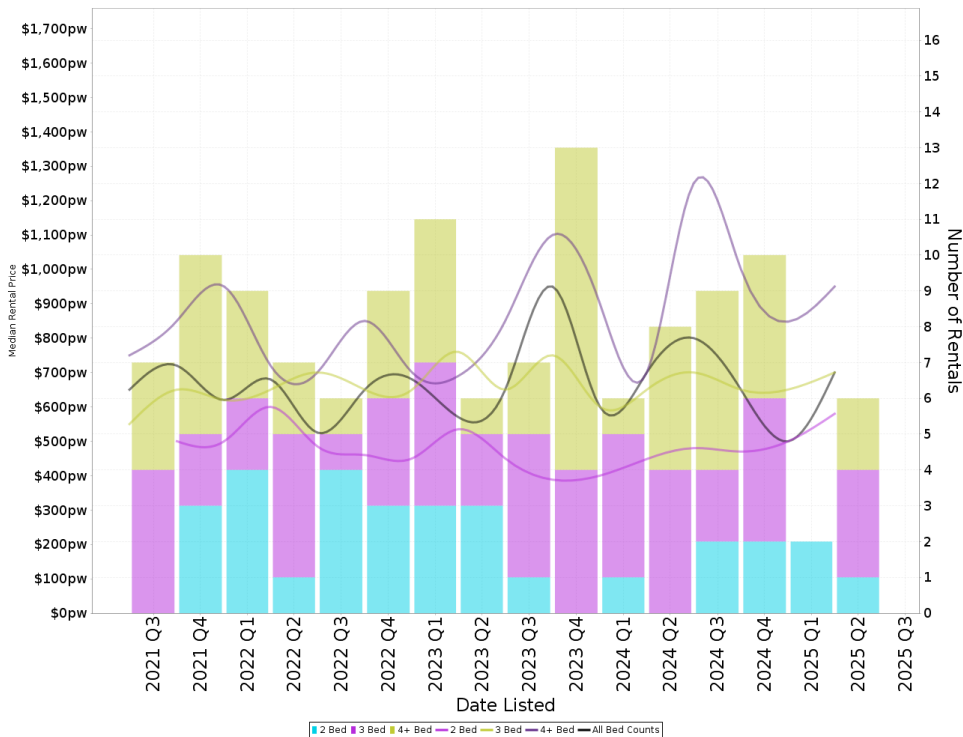
## NIGHTCLIFF - Peak Selling Periods (3 years)



## NIGHTCLIFF - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+10.8%**

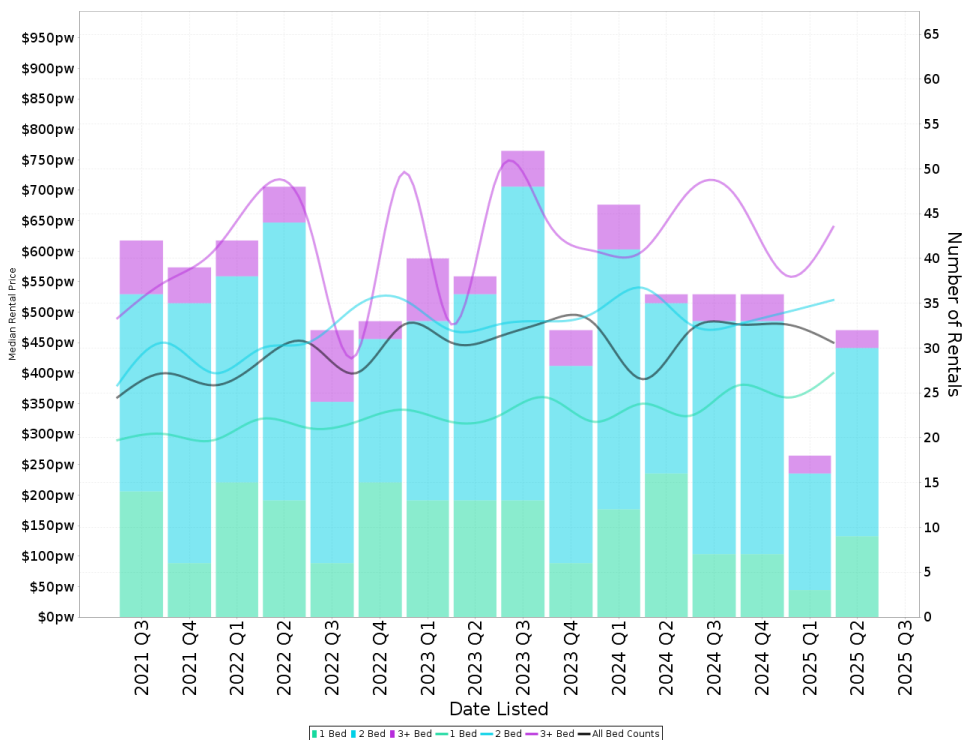
**Current Median Price: \$1,080,000**  
**Previous Median Price: \$975,000**  
 Based on 57 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.4%**

**Current Median Price: \$1,080,000**  
**Current Median Rent: \$700**  
 Based on 27 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-7.8%**

**Current Median Price: \$296,000**  
**Previous Median Price: \$321,000**  
 Based on 123 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+8.4%**

**Current Median Price: \$296,000**  
**Current Median Rent: \$480**  
 Based on 122 registered Unit rentals compared over the last 12 months.

# NIGHTCLIFF - Recently Sold Properties

Median Sale Price  
**\$1.08m**

Based on 36 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  
**+10.8%**

Current Median Price: \$1,080,000  
Previous Median Price: \$975,000

Based on 57 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties  
**36**

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

**9 SANDALWOOD ST**

**\$1,000,000**

1110 m²

30.4m, 36.6m, 36.4m, 29.8m

2025  
32 Days

1,110 m², 3 beds, 2 bathrooms, 2 cars

**7 FRANGIPANNI ST**

**\$685,000**

1010 m²

35.2m, 30.2m, 35.3m, 29.9m

2025  
13 Days

1,010 m², 3 beds, 1 bathroom, 4 cars

**55 NIGHTCLIFF RD**

**\$850,000**

1,110 m²

2025  
92 Days

1,110 m², 4 beds, 1 bathroom, 4 cars

**5 GARDENIA ST**

**\$1,055,000**

1,130 m²

2025  
51 Days

1,130 m², 5 beds, 2 bathrooms, 1 car

**15 HICKORY ST**

**\$742,000**

812 m²

2025  
N/A

812 m², 3 beds, 2 bathrooms, 2 cars

**238 CASUARINA DR**

**\$1,995,000**

836 m²

2025  
N/A

836 m², 3 beds, 2 bathrooms, 2 cars

**6 RANKIN ST**

**\$1,950,000**

748 m²

2025  
75 Days

748 m², 5 beds, 4 bathrooms, 3 cars

**17/152 CASAURINA DR**

**\$385,000**

photo not available

2025  
N/A

2 beds, 1 bathroom, 0 cars

**5 LANTANA CRT**

**\$1,300,000**

920 m²

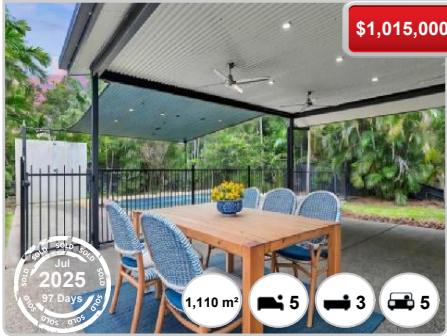
2025  
48 Days

920 m², 4 beds, 2 bathrooms, 4 cars

31 GREVILLEA CCT



3 MYRTLE ST



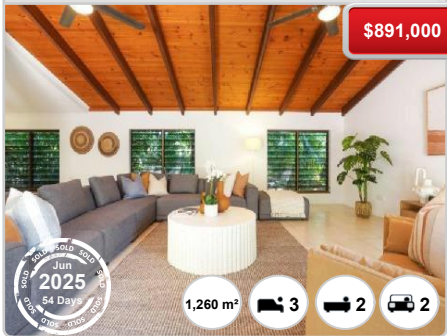
1 RANKIN ST



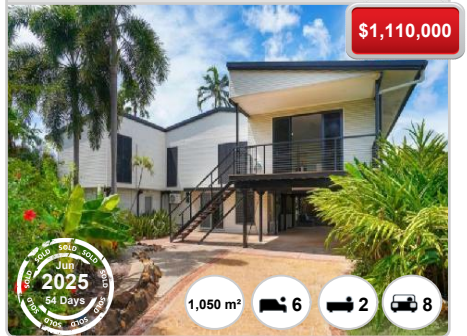
214 CASUARINA DR



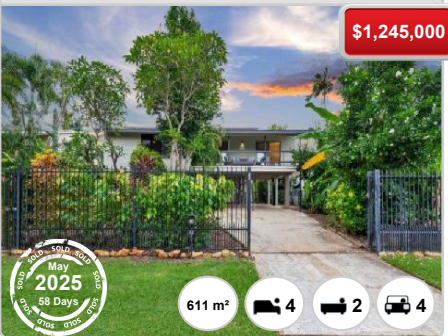
5 MYRTLE ST



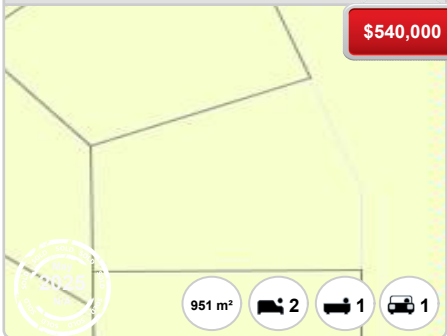
20 SANDALWOOD ST



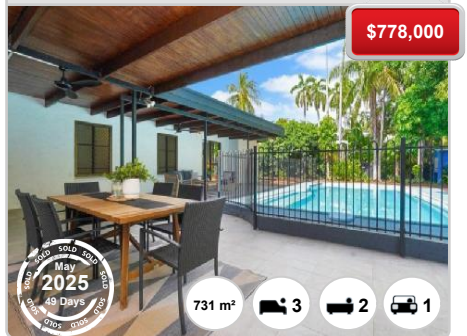
16 JACKSONIA CCT



17 NIGHTCLIFF RD



4 HAKEA ST



9 LANTANA CRT



9 BAMBOO ST



6 FERNTREE ST



# NIGHTCLIFF - Properties For Rent

Median Rental Price

\$700 /w

Based on 27 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

+3.4%

Current Median Price: \$1,080,000  
Current Median Rent: \$700

Based on 36 recorded House sales and 27 House rentals compared over the last 12 months

Number of Rentals

27

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

2 FRANGIPANNI STREET

A wide, single-story house with a large green lawn and a gravel driveway. The house has a light-colored exterior and a dark roof. There are trees and a fence in the background.

\$620 per week

A circular badge with a clock face, indicating the property has been for rent since September 2025 for 18 days.

1,060 m<sup>2</sup> 3 1 2

3 HICKORY STREET

A two-story house with a light green exterior and a dark roof. The house has a large front porch and a driveway. There are trees and a fence in the background.

\$790 per week

A circular badge with a clock face, indicating the property has been for rent since September 2025 for 19 days.

812 m<sup>2</sup> 3 1 1