

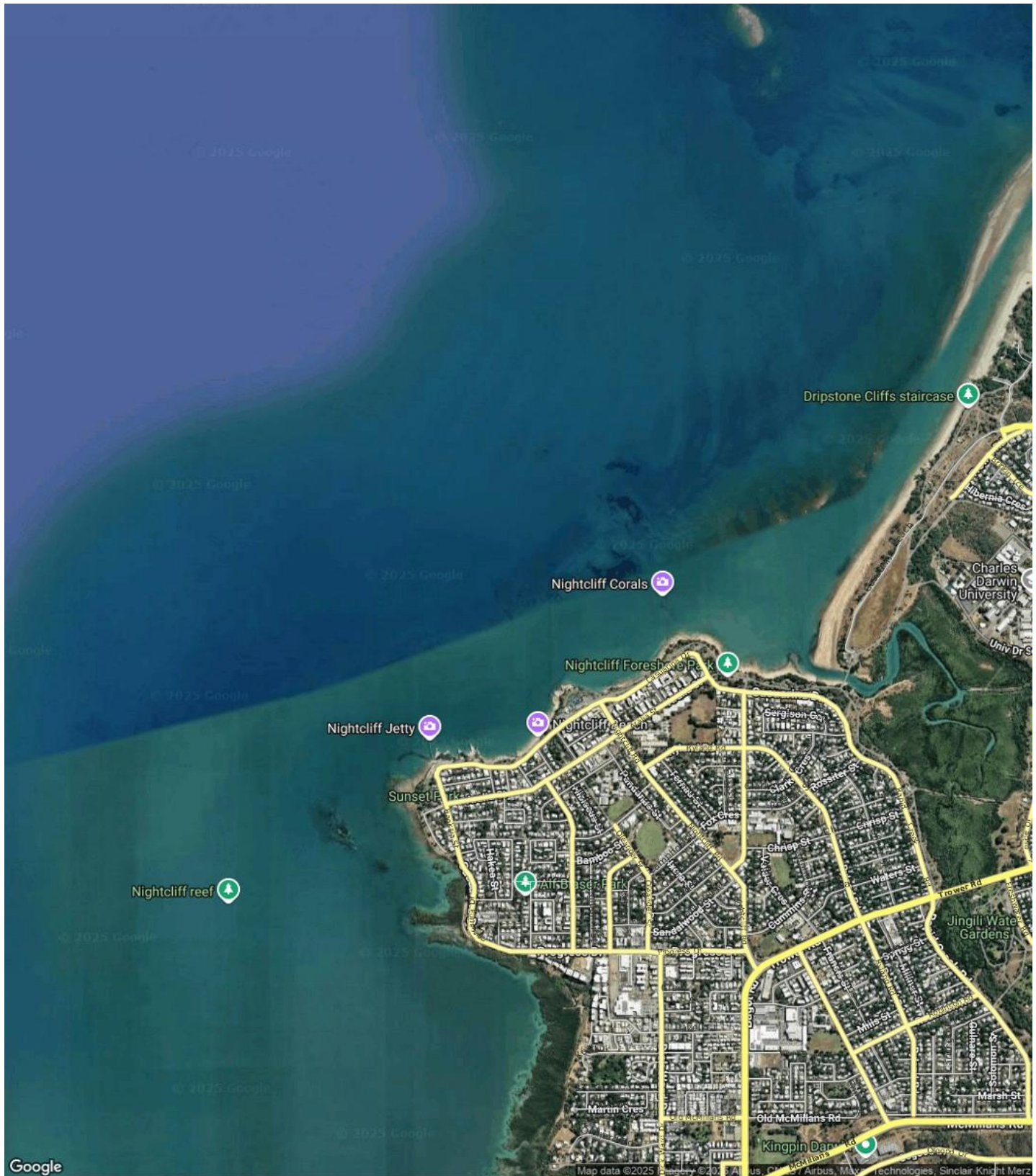
**RayWhite.**

**Suburb  
flyover  
report**

**RAPID CREEK (HOUSE)**

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

# RAPID CREEK - Suburb Map



RAPID CREEK - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	40	\$ 465,500	0.0 %	\$ 5,000	\$ 700,000
2008	41	\$ 492,500	5.8 %	\$ 60,000	\$ 855,000
2009	33	\$ 555,000	12.7 %	\$ 120,000	\$ 745,000
2010	27	\$ 580,000	4.5 %	\$ 350,000	\$ 820,000
2011	26	\$ 552,500	-4.7 %	\$ 5,500	\$ 912,000
2012	27	\$ 624,000	12.9 %	\$ 7,250	\$ 1,000,000
2013	30	\$ 705,000	13.0 %	\$ 500,000	\$ 1,075,000
2014	28	\$ 659,000	-6.5 %	\$ 76,553	\$ 895,000
2015	26	\$ 672,500	2.0 %	\$ 250,000	\$ 1,000,000
2016	28	\$ 672,500	0.0 %	\$ 350,000	\$ 1,890,000
2017	26	\$ 625,000	-7.1 %	\$ 250,000	\$ 1,045,000
2018	14	\$ 555,000	-11.2 %	\$ 240,000	\$ 1,056,350
2019	24	\$ 640,000	15.3 %	\$ 250,000	\$ 1,025,000
2020	10	\$ 460,000	-28.1 %	\$ 390,000	\$ 995,000
2021	0				
2022	32	\$ 787,500	0.0 %	\$ 310,000	\$ 1,585,000
2023	24	\$ 705,000	-10.5 %	\$ 540,000	\$ 1,360,000
2024	36	\$ 800,000	13.5 %	\$ 93,500	\$ 1,500,000
2025	15	\$ 900,000	12.5 %	\$ 375,000	\$ 1,270,000

Median Sale Price

\$762k

Based on 30 recorded House sales within the last 12 months (Financial Year 2025)

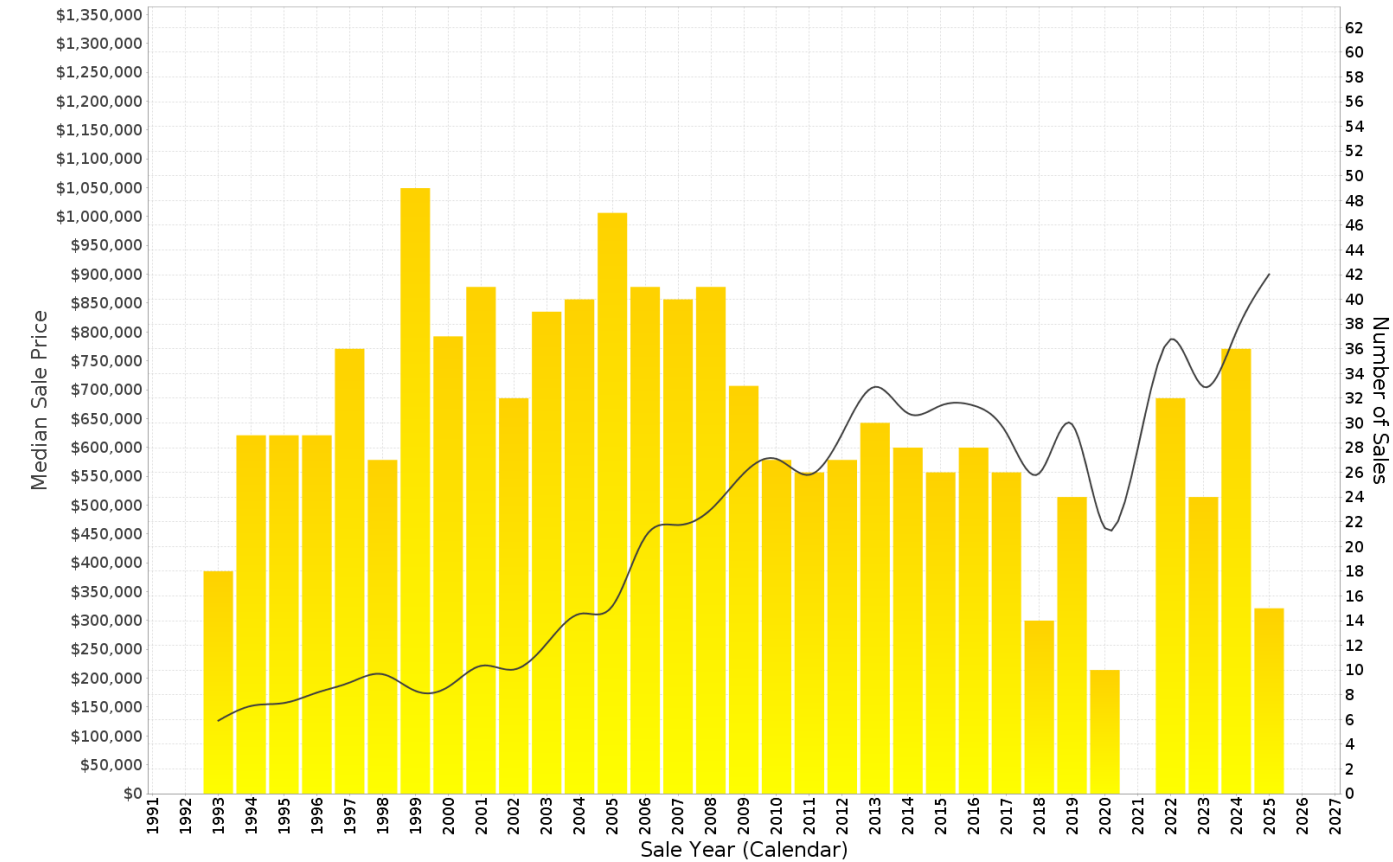
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

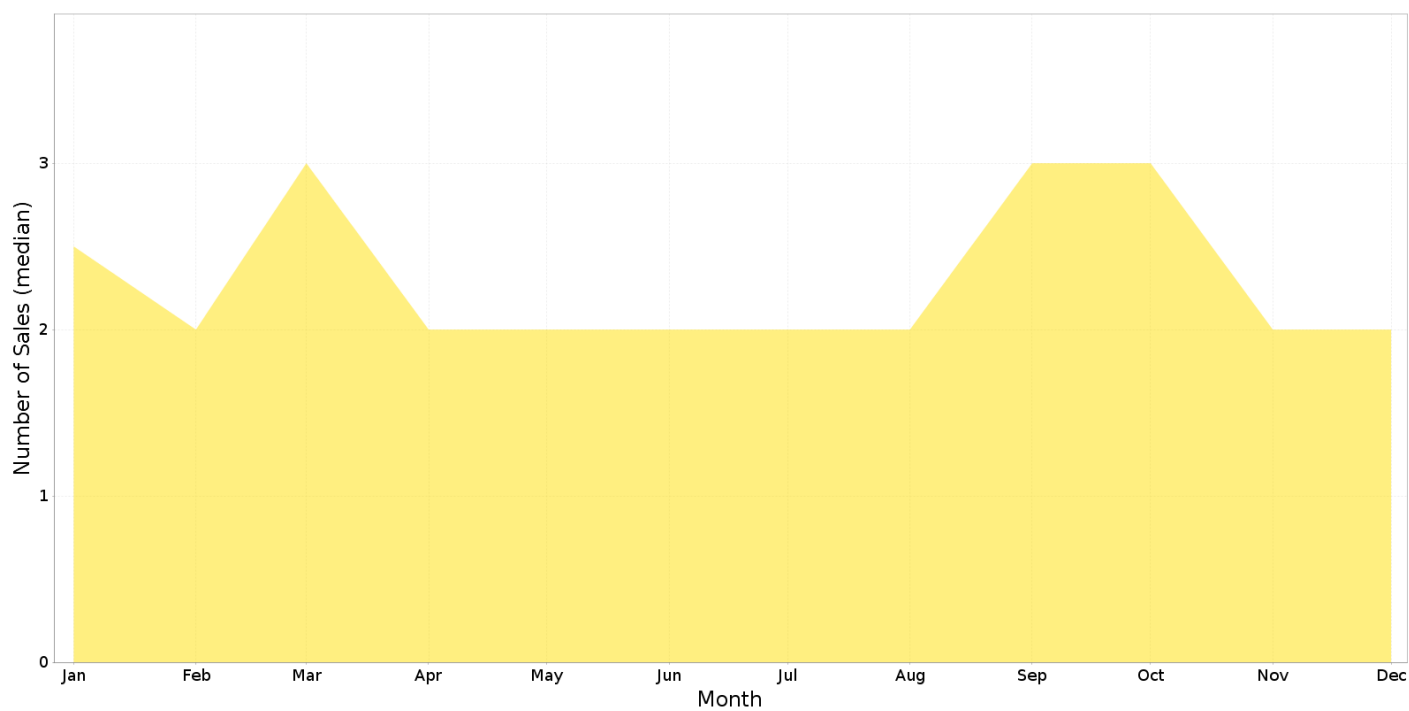
-7.3%

Current Median Price: \$762,500  
Previous Median Price: \$822,500

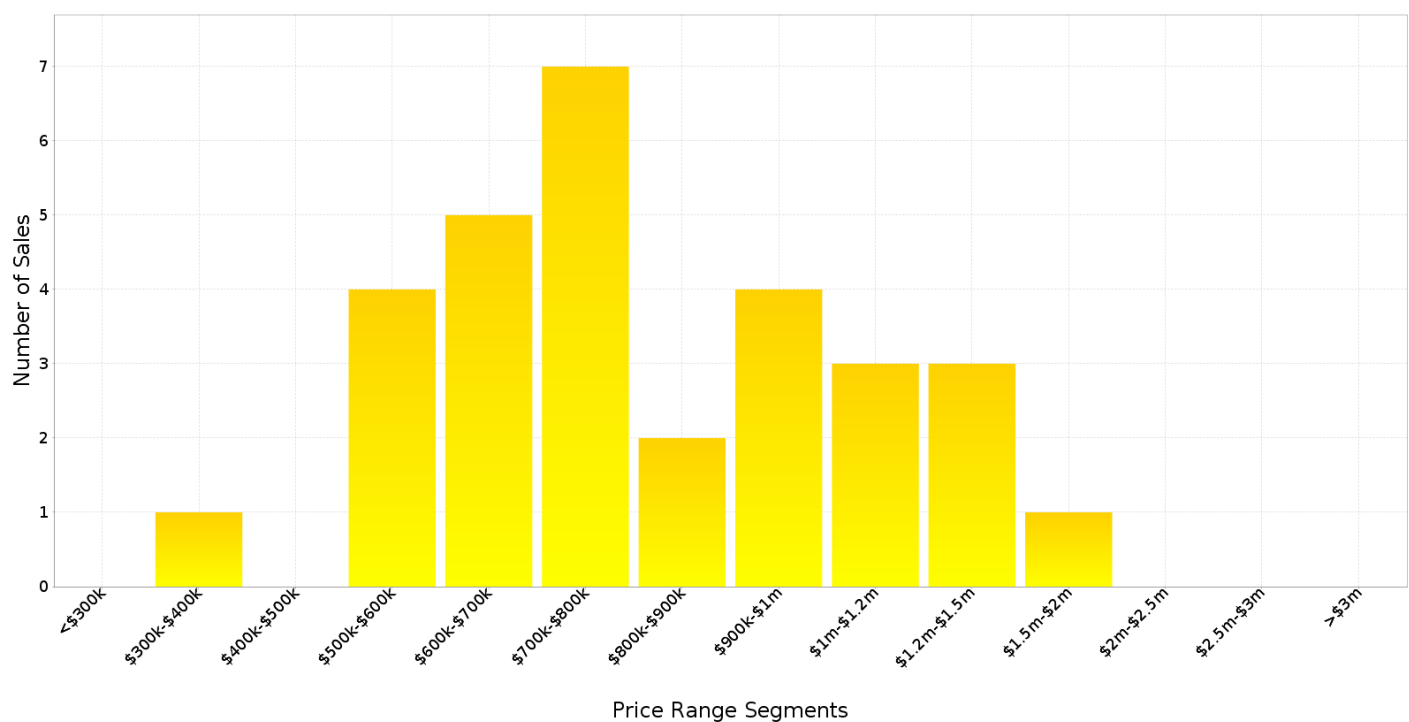
Based on 60 recorded House sales compared over the last two rolling 12 month periods



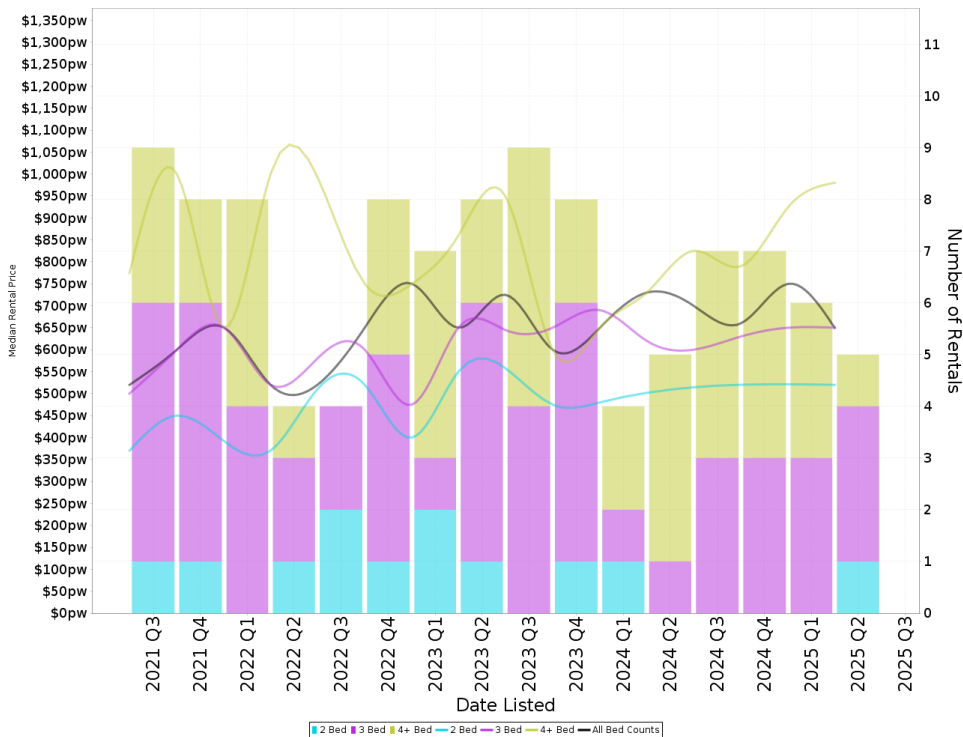
## RAPID CREEK - Peak Selling Periods (3 years)



## RAPID CREEK - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-7.3%**

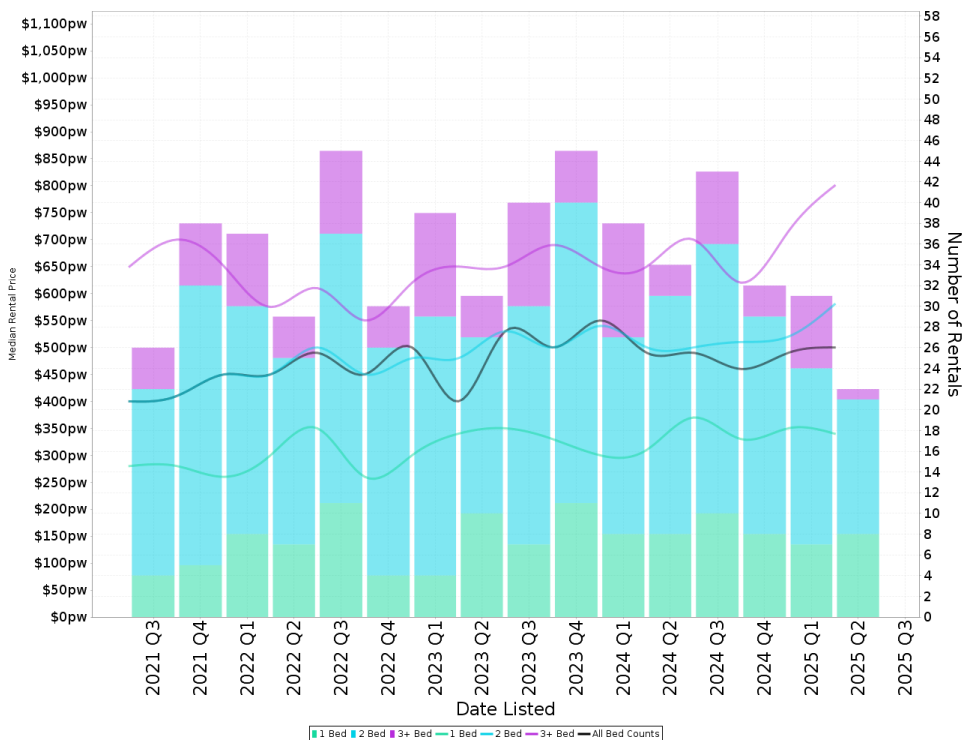
Current Median Price: \$762,500  
Previous Median Price: \$822,500  
Based on 60 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.8%**

Current Median Price: \$762,500  
Current Median Rent: \$700  
Based on 25 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-13.2%**

Current Median Price: \$357,500  
Previous Median Price: \$412,000  
Based on 116 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+7.1%**

Current Median Price: \$357,500  
Current Median Rent: \$490  
Based on 128 registered Unit rentals compared over the last 12 months.

# RAPID CREEK - Recently Sold Properties

Median Sale Price

**\$762k**

Based on 30 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

**-7.3%**

Current Median Price: \$762,500  
Previous Median Price: \$822,500

Based on 60 recorded House sales compared over the last two rolling 12 month periods

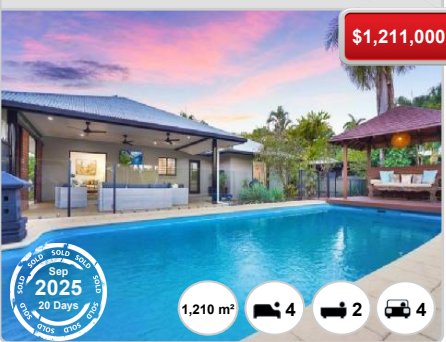
# Sold Properties

**30**

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

36 NIGHTCLIFF RD



1,210 m<sup>2</sup> 4 2 4

43 TROWER RD



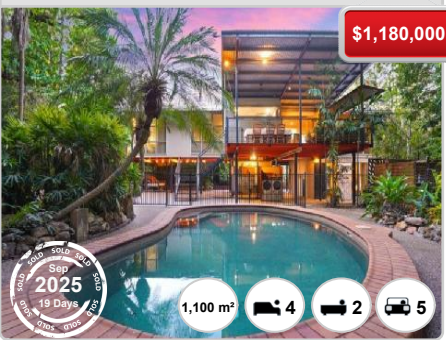
929 m<sup>2</sup> 3 2 2

39 SERGISON CCT



1,120 m<sup>2</sup> 6 2 4

5 STONE PL



1,100 m<sup>2</sup> 4 2 5

103 RAPID CREEK RD



942 m<sup>2</sup> 2 1 5

4 ROWE PL



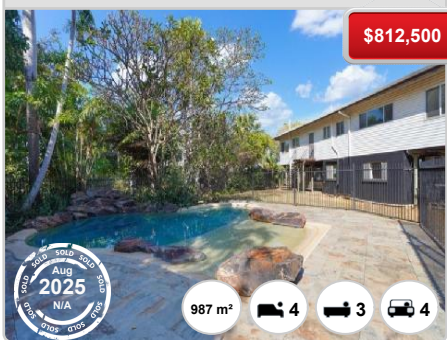
1,070 m<sup>2</sup> 4 2 2

9 KINGSTON PL



1,060 m<sup>2</sup> 5 3 4

15 CUMMINS ST



987 m<sup>2</sup> 4 3 4

9 CLARKE CRES



822 m<sup>2</sup> 3 - -

47 CHRISP ST



76 NIGHTCLIFF RD



41 TROWER RD



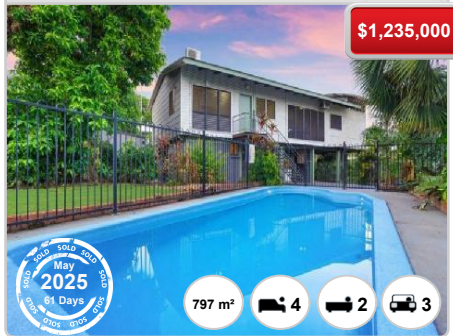
3 KINGSTON PL



8 STONE PL



360 CASUARINA DR



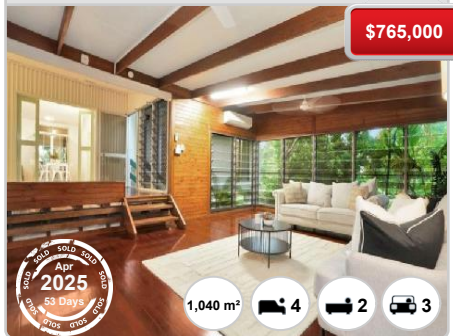
6 EVANS ST



104 RYLAND RD



19 CLARKE CRES



# RAPID CREEK - Properties For Rent

Median Rental Price

\$700 /w

Based on 25 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

+4.8%

Current Median Price: \$762,500  
Current Median Rent: \$700

Based on 30 recorded House sales and 25 House rentals compared over the last 12 months

Number of Rentals

25

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


46 CHRISP STREET



\$1,200 per



969 m<sup>2</sup>







2/77 ARALIA STREET



\$480 per week



2,145 m<sup>2</sup>





