

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

DARWIN CITY (UNIT)

PREPARED BY: KRISTINA BILLIAS , RAY WHITE NIGHTCLIFF



## DARWIN CITY - Suburb Map



# DARWIN CITY - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2007	333	\$ 380,000	0.0 %	\$ 36,975	\$ 16,500,000
2008	263	\$ 375,000	-1.3 %	\$ 1,100	\$ 21,000,000
2009	315	\$ 520,000	38.7 %	\$ 48,400	\$ 38,750,000
2010	244	\$ 597,500	14.9 %	\$ 65,000	\$ 24,000,000
2011	163	\$ 470,000	-21.3 %	\$ 80,000	\$ 58,750,000
2012	397	\$ 479,000	1.9 %	\$ 60,000	\$ 3,000,000
2013	310	\$ 500,000	4.4 %	\$ 43,750	\$ 31,154,259
2014	647	\$ 535,000	7.0 %	\$ 6,790	\$ 23,100,000
2015	336	\$ 530,000	-0.9 %	\$ 151,250	\$ 9,075,000
2016	189	\$ 555,000	4.7 %	\$ 5,990	\$ 5,335,000
2017	85	\$ 520,000	-6.3 %	\$ 270,000	\$ 60,750,000
2018	88	\$ 405,000	-22.1 %	\$ 30,000	\$ 22,402,340
2019	193	\$ 330,979	-18.3 %	\$ 17,000	\$ 50,000,000
2020	182	\$ 287,500	-13.1 %	\$ 17,000	\$ 14,600,000
2021	362	\$ 415,250	44.4 %	\$ 16,000	\$ 105,000,000
2022	385	\$ 445,000	7.2 %	\$ 35,000	\$ 27,500,000
2023	292	\$ 415,000	-6.7 %	\$ 30,000	\$ 2,060,000
2024	276	\$ 415,000	0.0 %	\$ 35,280	\$ 1,700,000
2025	286	\$ 406,500	-2.0 %	\$ 40,000	\$ 1,850,000

Median Sale Price

\$410k

Based on 298 recorded Unit sales within the last 12 months (Financial Year 2025)

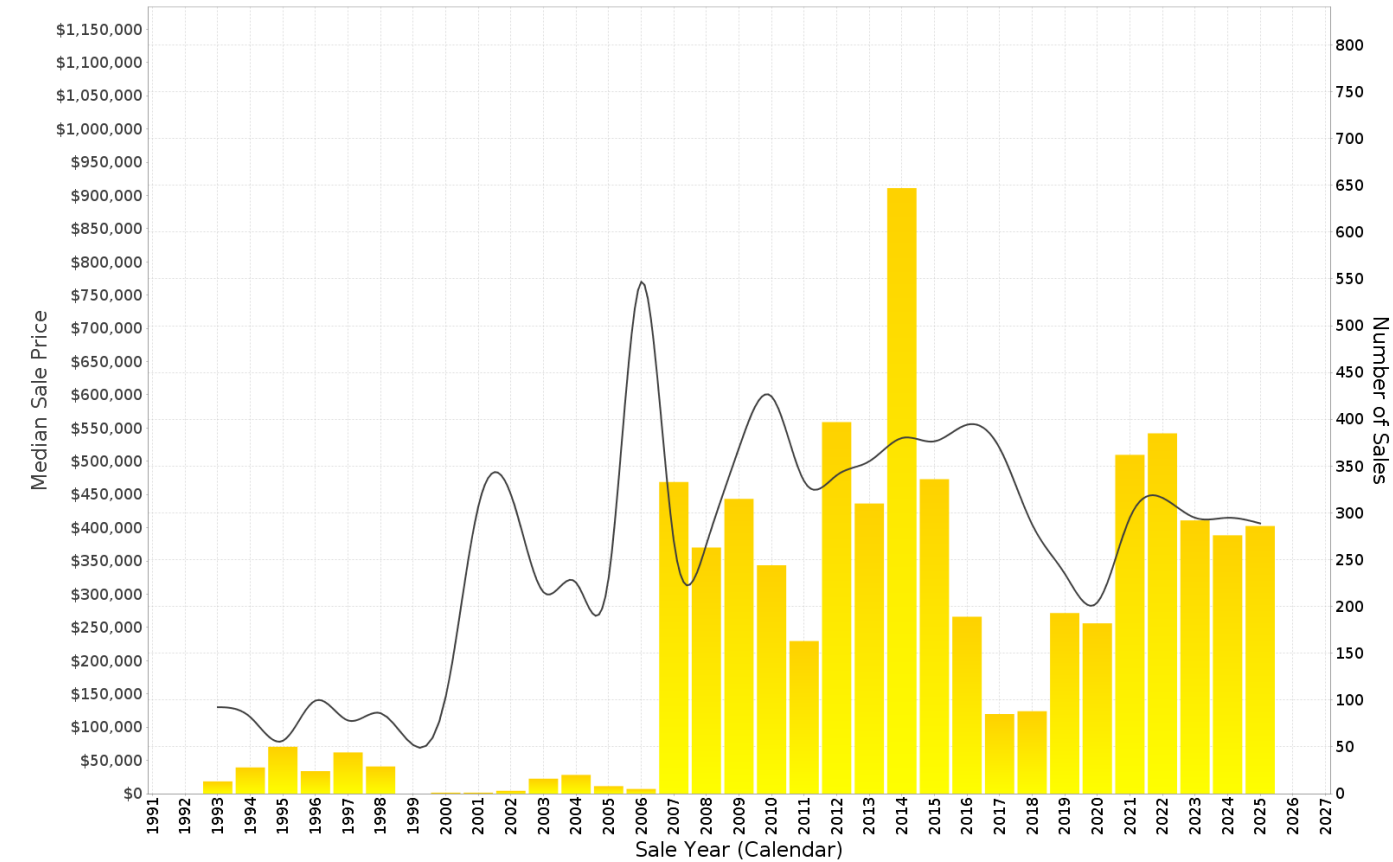
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

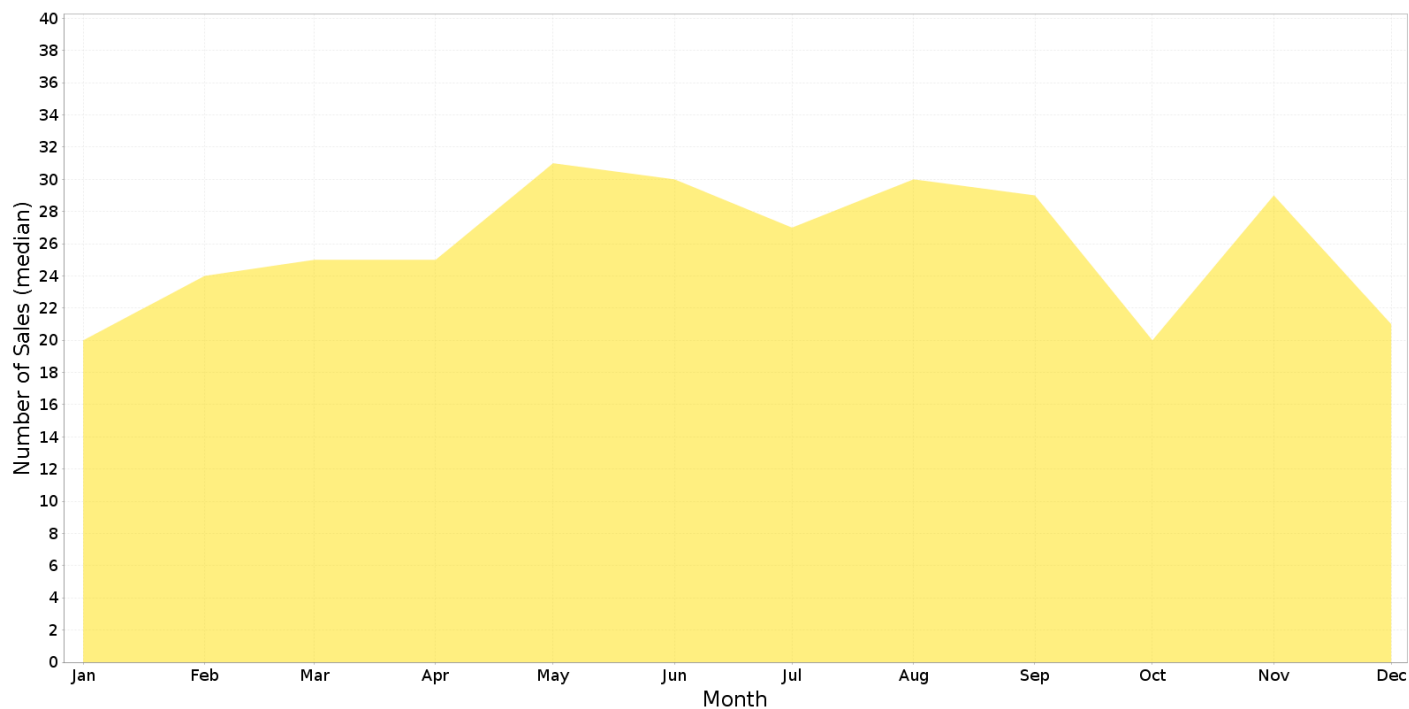
-1.2%

Current Median Price: \$410,000  
Previous Median Price: \$415,000

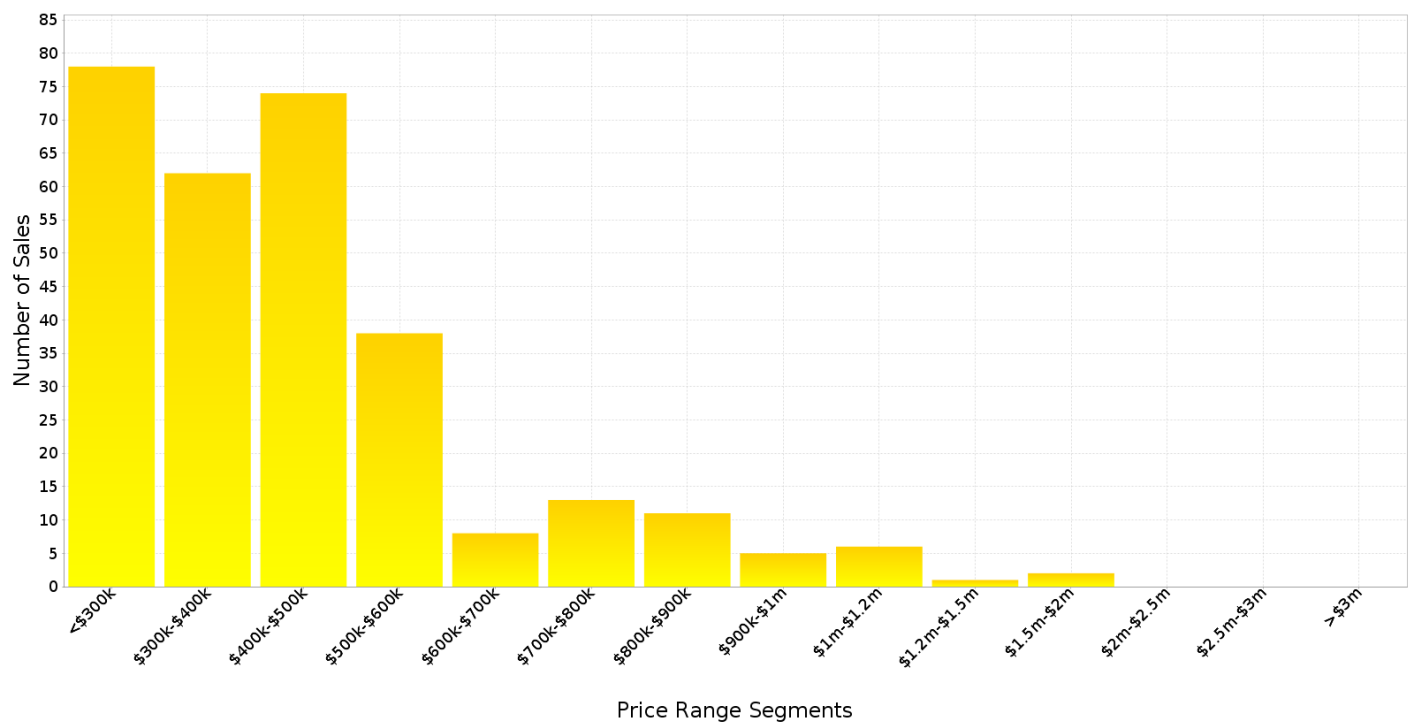
Based on 586 recorded Unit sales compared over the last two rolling 12 month periods



## DARWIN CITY - Peak Selling Periods (3 years)

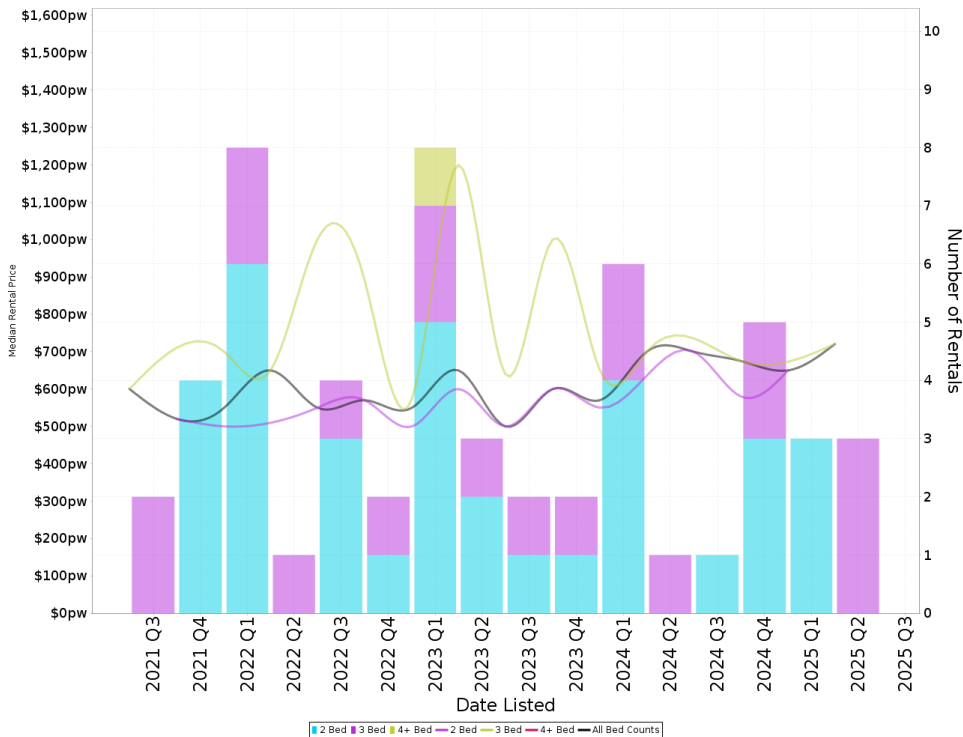


## DARWIN CITY - Price Range Segments (12 months)





## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-0.8%**

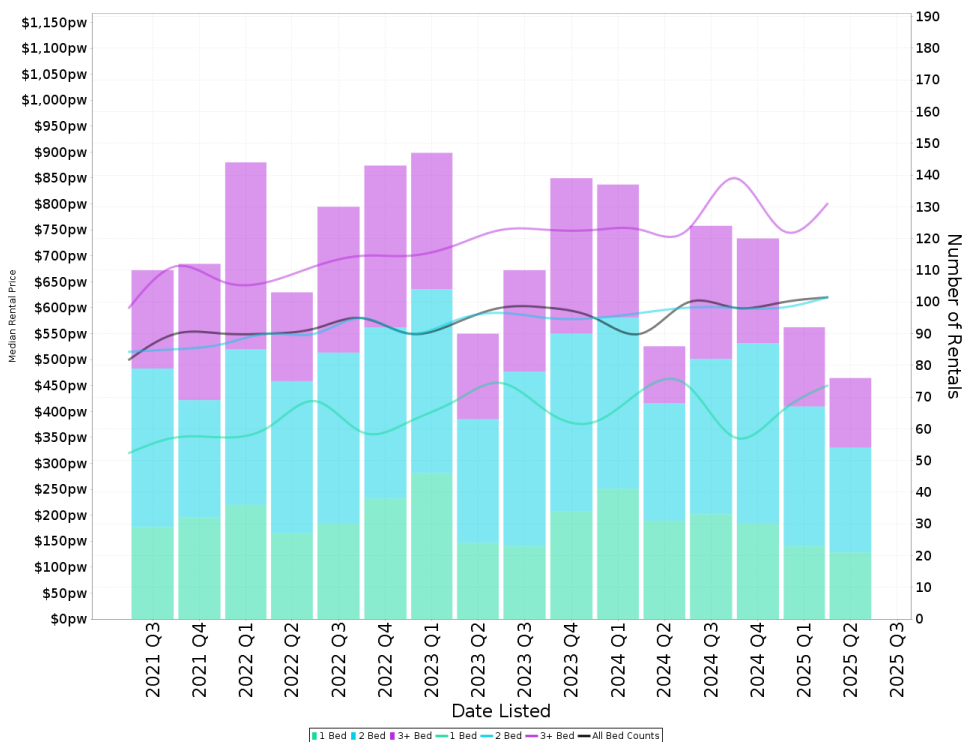
Current Median Price: \$3,000,000  
Previous Median Price: \$3,025,000  
Based on 20 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+1.2%**

Current Median Price: \$3,000,000  
Current Median Rent: \$700  
Based on 12 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-1.2%**

Current Median Price: \$410,000  
Previous Median Price: \$415,000  
Based on 586 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+7.6%**

Current Median Price: \$410,000  
Current Median Rent: \$600  
Based on 412 registered Unit rentals compared over the last 12 months.

# DARWIN CITY - Recently Sold Properties

Median Sale Price

**\$410k**

Based on 298 recorded Unit 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

**-1.2%**

Current Median Price: \$410,000  
Previous Median Price: \$415,000

Based on 586 recorded Unit sales compared over the last two rolling 12 month periods

# Sold Properties

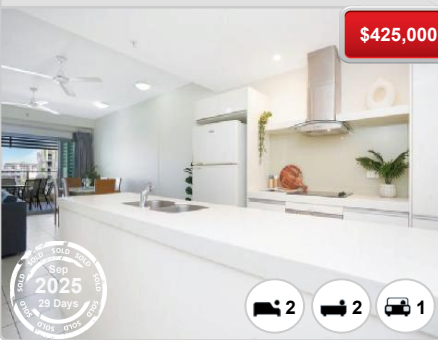
**298**

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

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

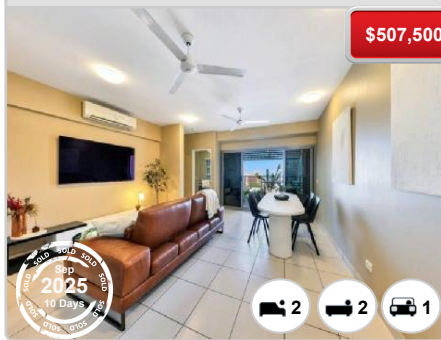
502/24 LITCHFIELD ST

**\$425,000**



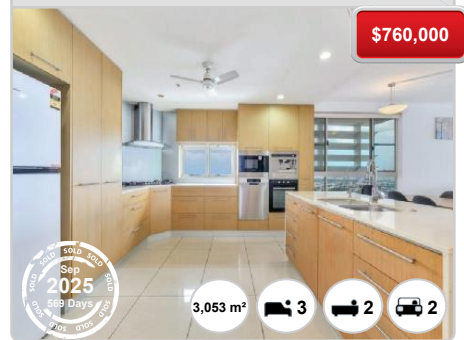
1002/24 LITCHFIELD ST

**\$507,500**



81/8 GARDINER ST

**\$760,000**



GARDINER ST

**\$266,000**



5 GARDINER ST

**\$266,000**



703/43 B KNUCKEY ST

**\$290,000**



314/90 ESPLANADE

**\$345,000**



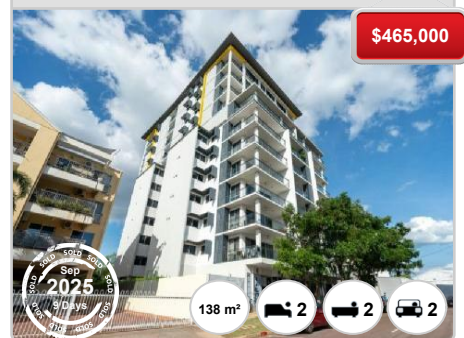
75/5 CARDONA CRT

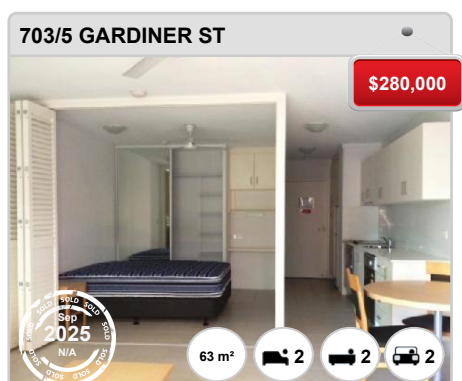
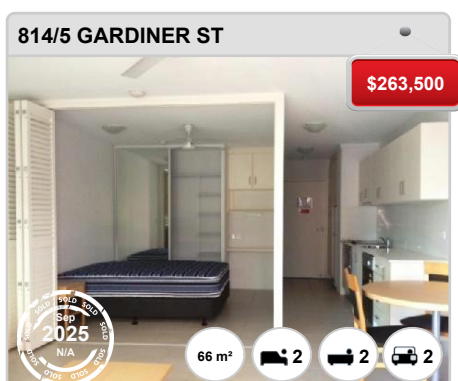
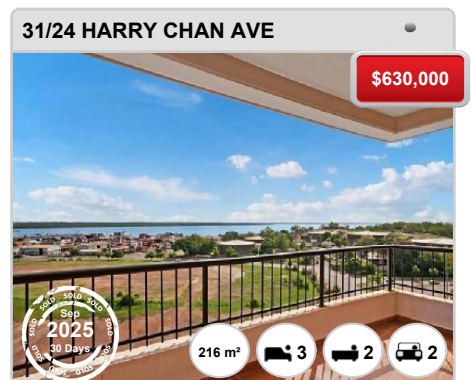
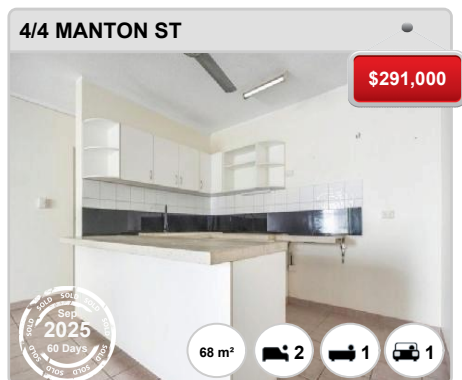
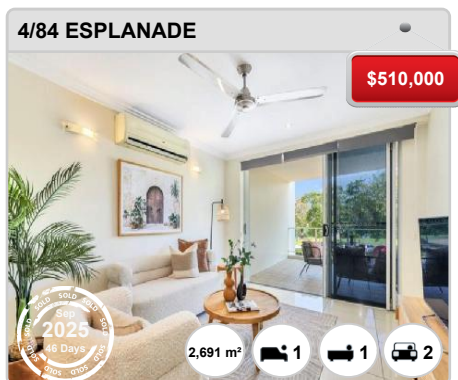
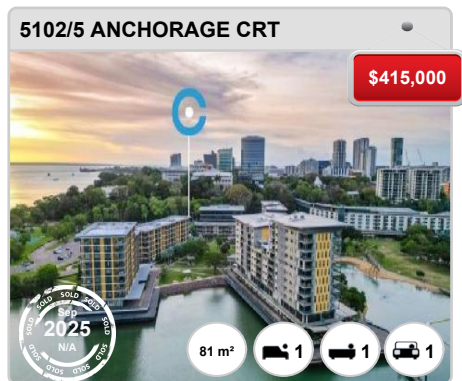
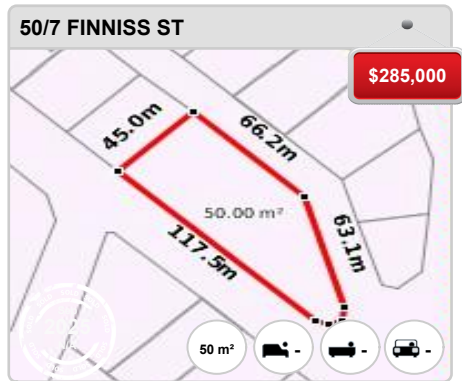
**\$425,000**



1105/6 FINNISS ST

**\$465,000**







# DARWIN CITY - Properties For Rent

## Median Rental Price

**\$600 /w**

Based on 412 recorded Unit 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

**+7.6%**

Current Median Price: \$410,000  
Current Median Rent: \$600

Based on 298 recorded Unit sales and 412 Unit rentals compared over the last 12 months

## Number of Rentals

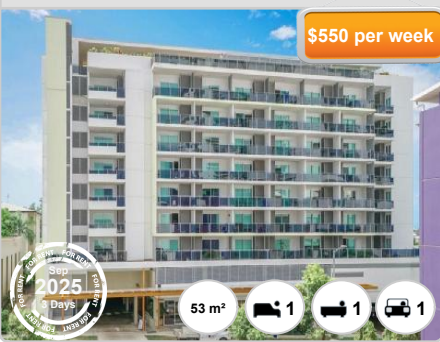
**412**

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

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

### 914/5 GARDINER STREET

\$550 per week

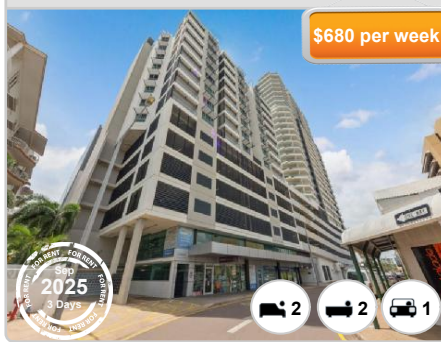


53 m²



### 501/24 LITCHFIELD STREET

\$680 per week



### 116/21 CAVENAGH STREET

\$430 per week

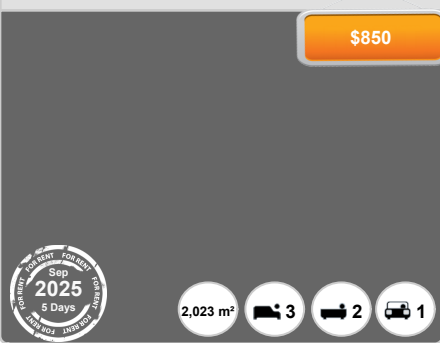


7,510 m²



### 14/8 KNUCKEY STREET

\$850

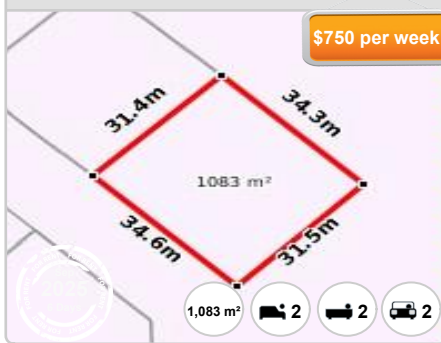


2,023 m²



### 602/29 DALY STREET

\$750 per week



1,083 m²



### 39/79 MITCHELL STREET

\$450 per week

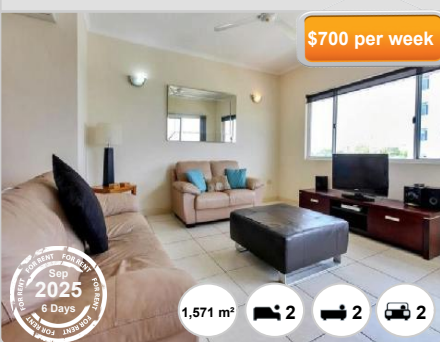


8,696 m²



### 12/1 MAUNA LOA STREET

\$700 per week

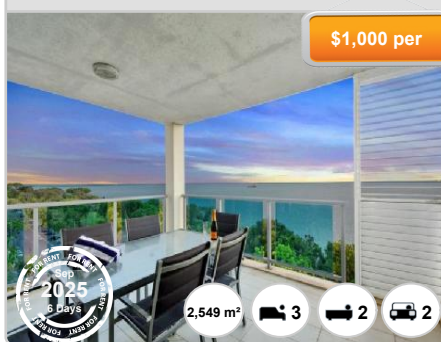


1,571 m²



### 1101/102 ESPLANADE

\$1,000 per

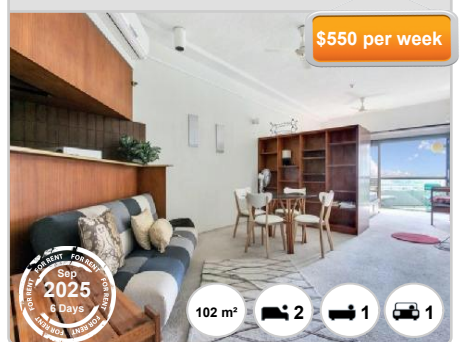


2,549 m²



### 20/1 BUFFALO COURT

\$550 per week



102 m²





805/29 DALY STREET

\$710 Per Week

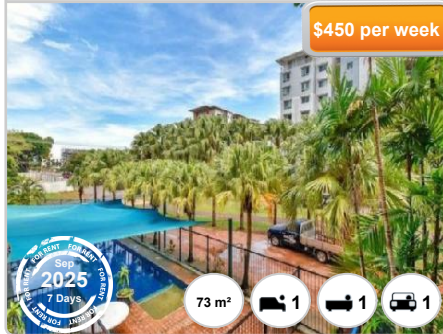


146 m<sup>2</sup>



17/117 SMITH STREET

\$450 per week

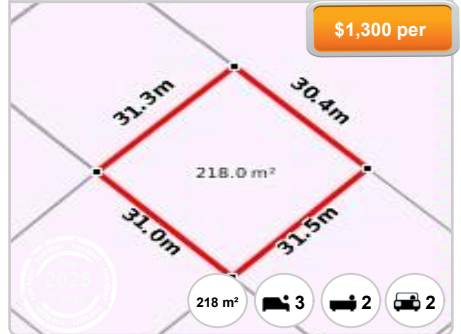


73 m<sup>2</sup>



1832/27 WOODS STREET

\$1,300 per



218 m<sup>2</sup>



4/4 MANTON STREET

\$550 per week

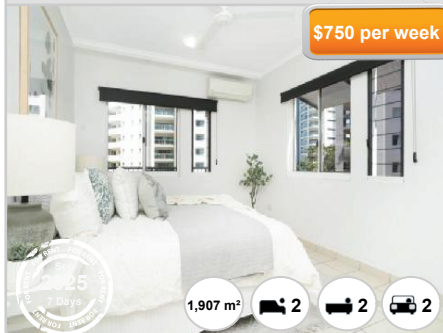


68 m<sup>2</sup>



18/3 CARDONA COURT

\$750 per week



1,907 m<sup>2</sup>



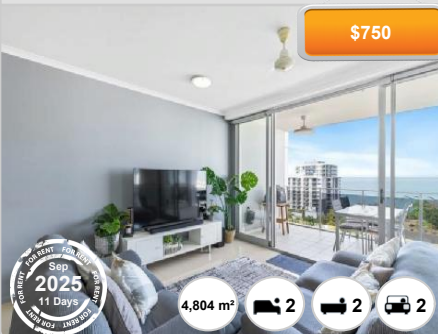
128/19 KITCHENER DRIVE

\$750 per week



1201/79 SMITH STREET

\$750



4,804 m<sup>2</sup>



3/30 CAVENAGH STREET

\$650 per week

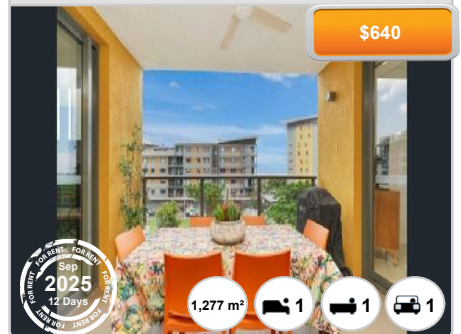


1,944 m<sup>2</sup>



5302/5 ANCHORAGE COURT

\$640

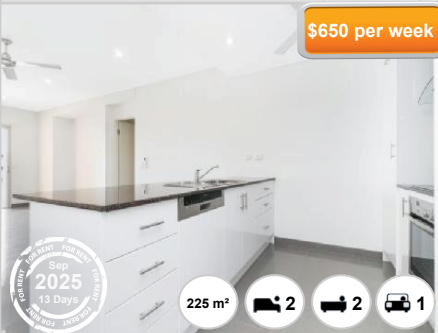


1,277 m<sup>2</sup>



506/31 SMITH STREET

\$650 per week

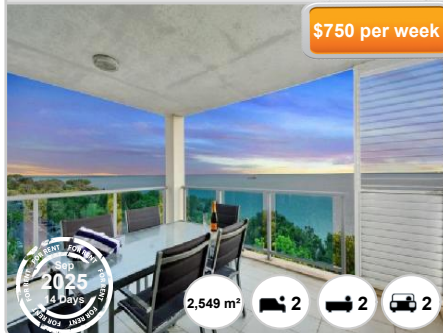


225 m<sup>2</sup>



608/102 ESPLANADE

\$750 per week



2,549 m<sup>2</sup>



1004/3-5 GARDINER STREET

\$695 per week



53 m<sup>2</sup>

