

**RayWhite.**

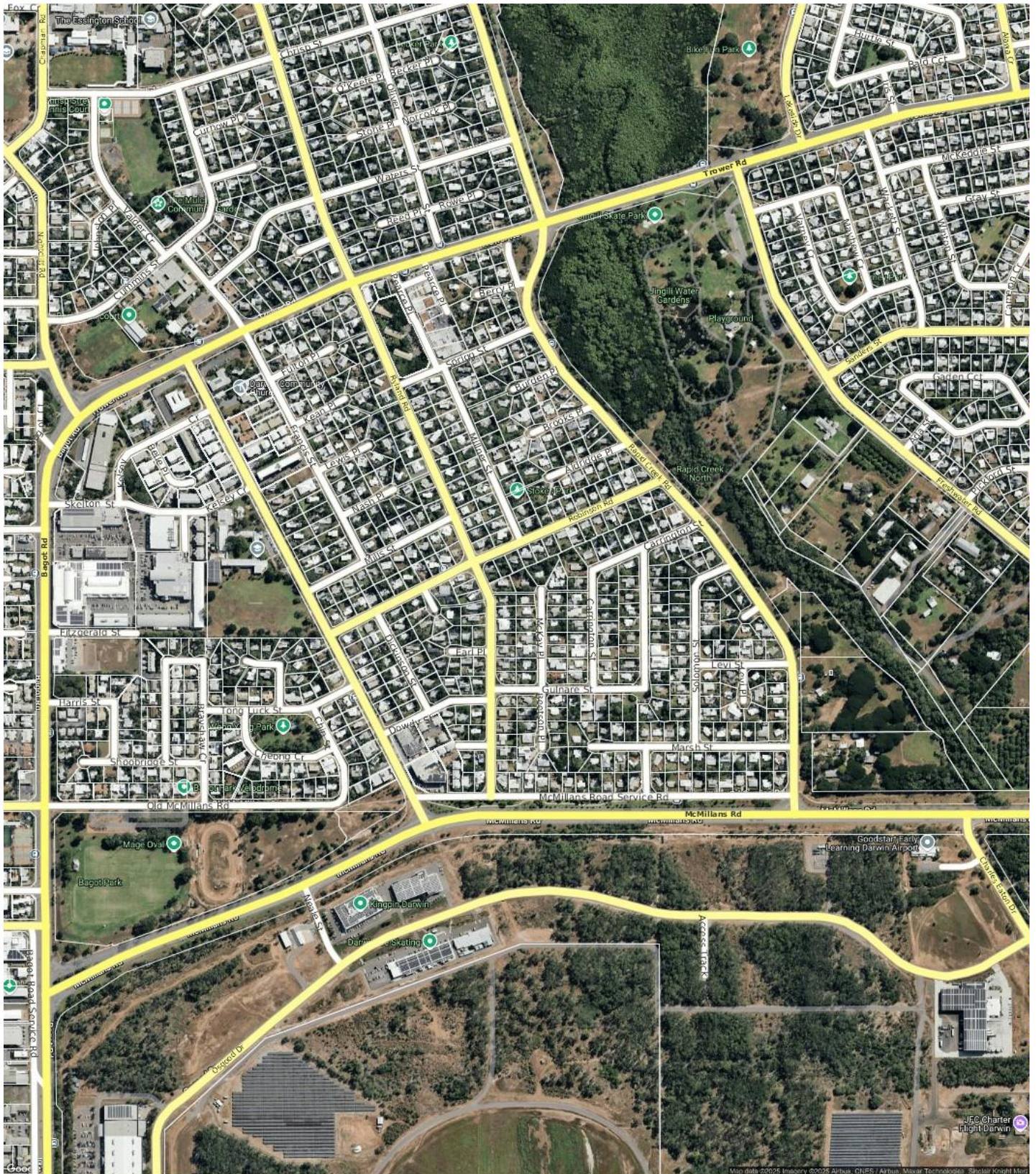
**Suburb**  
flyover  
report

MILLNER (UNIT)

PREPARED BY: KRISTINA BILLIAS, RAY WHITE NIGHTCLIFF



# MILLNER - Suburb Map





# MILLNER - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2007	58	\$ 261,250	0.0 %	\$ 10,000	\$ 435,000
2008	47	\$ 270,000	3.3 %	\$ 41,420	\$ 440,000
2009	41	\$ 328,000	21.5 %	\$ 53,952	\$ 420,000
2010	29	\$ 402,500	22.7 %	\$ 98,280	\$ 900,000
2011	30	\$ 385,000	-4.3 %	\$ 36,400	\$ 645,000
2012	27	\$ 381,500	-0.9 %	\$ 4,000	\$ 1,065,000
2013	32	\$ 367,500	-3.7 %	\$ 44,740	\$ 568,500
2014	36	\$ 423,500	15.2 %	\$ 35,750	\$ 1,100,000
2015	16	\$ 360,500	-14.9 %	\$ 5,200	\$ 460,000
2016	14	\$ 367,500	1.9 %	\$ 98,000	\$ 650,000
2017	14	\$ 362,500	-1.4 %	\$ 200,000	\$ 1,400,000
2018	12	\$ 287,500	-20.7 %	\$ 47,675	\$ 500,000
2019	15	\$ 271,000	-5.7 %	\$ 130,000	\$ 410,000
2020	5	\$ 175,000	-35.4 %	\$ 118,000	\$ 510,000
2021	25	\$ 235,000	34.3 %	\$ 117,600	\$ 345,000
2022	31	\$ 305,000	29.8 %	\$ 117,500	\$ 435,000
2023	29	\$ 305,000	0.0 %	\$ 51,600	\$ 580,000
2024	27	\$ 322,000	5.6 %	\$ 46,590	\$ 485,000
2025	36	\$ 327,500	1.7 %	\$ 39,200	\$ 665,000

Median Sale Price

\$335k

Based on 37 recorded Unit sales within the last 12 months (Financial Year 2025)

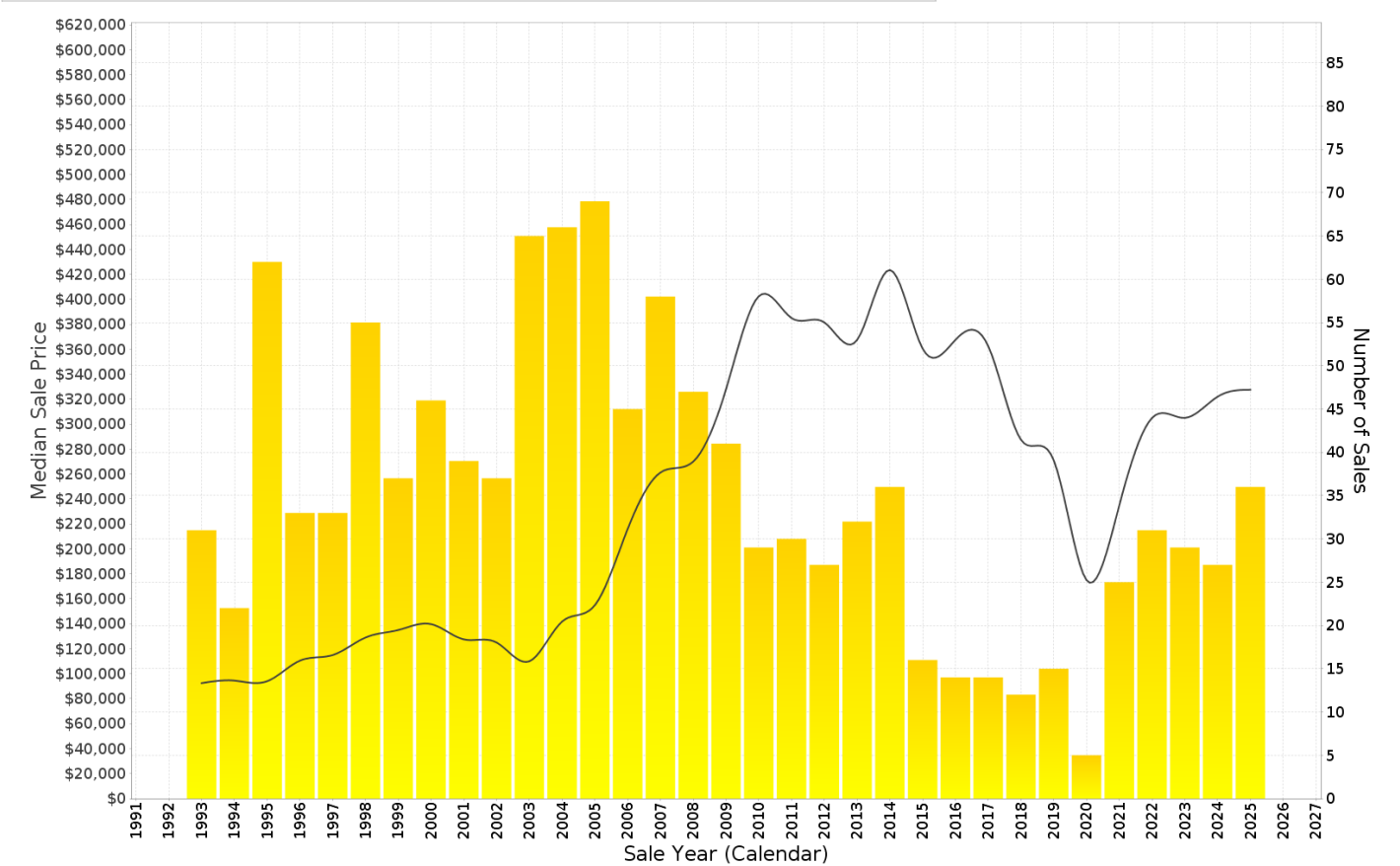
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

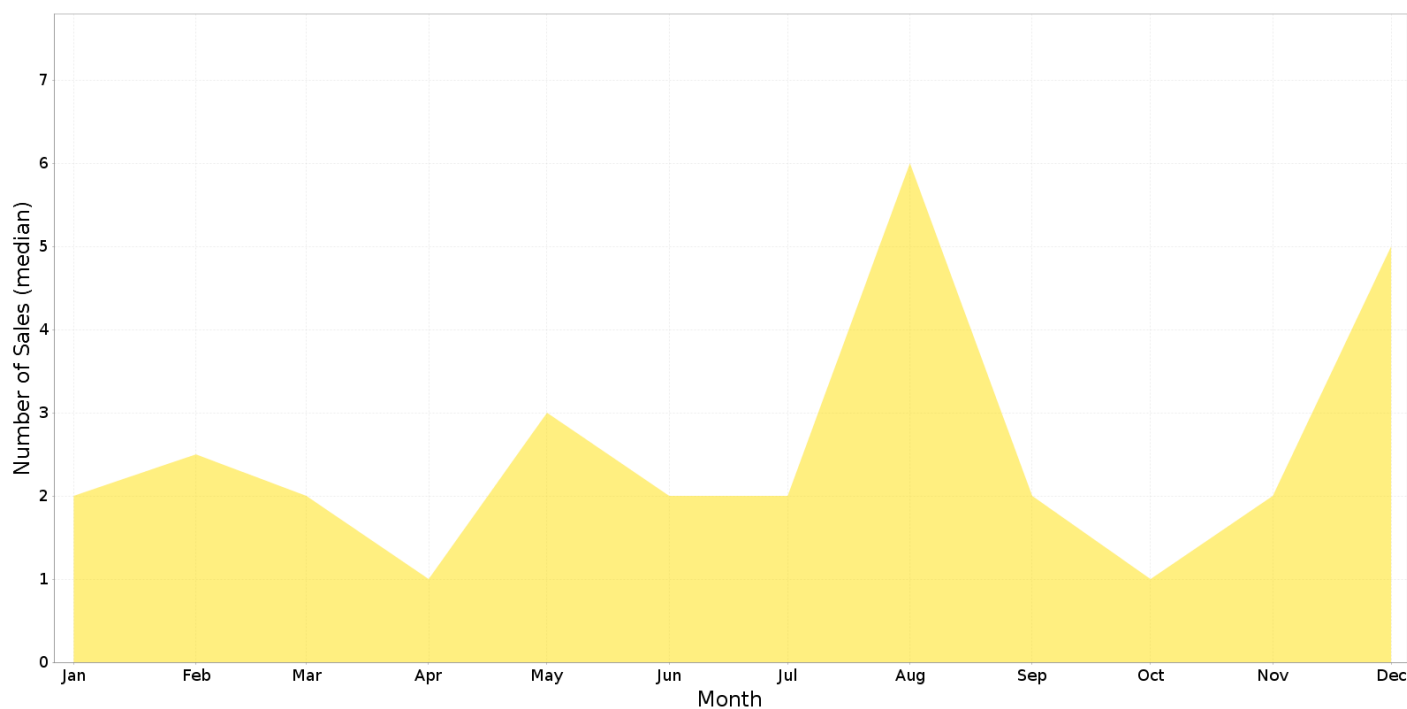
+21.8%

Current Median Price: \$335,000  
Previous Median Price: \$275,000

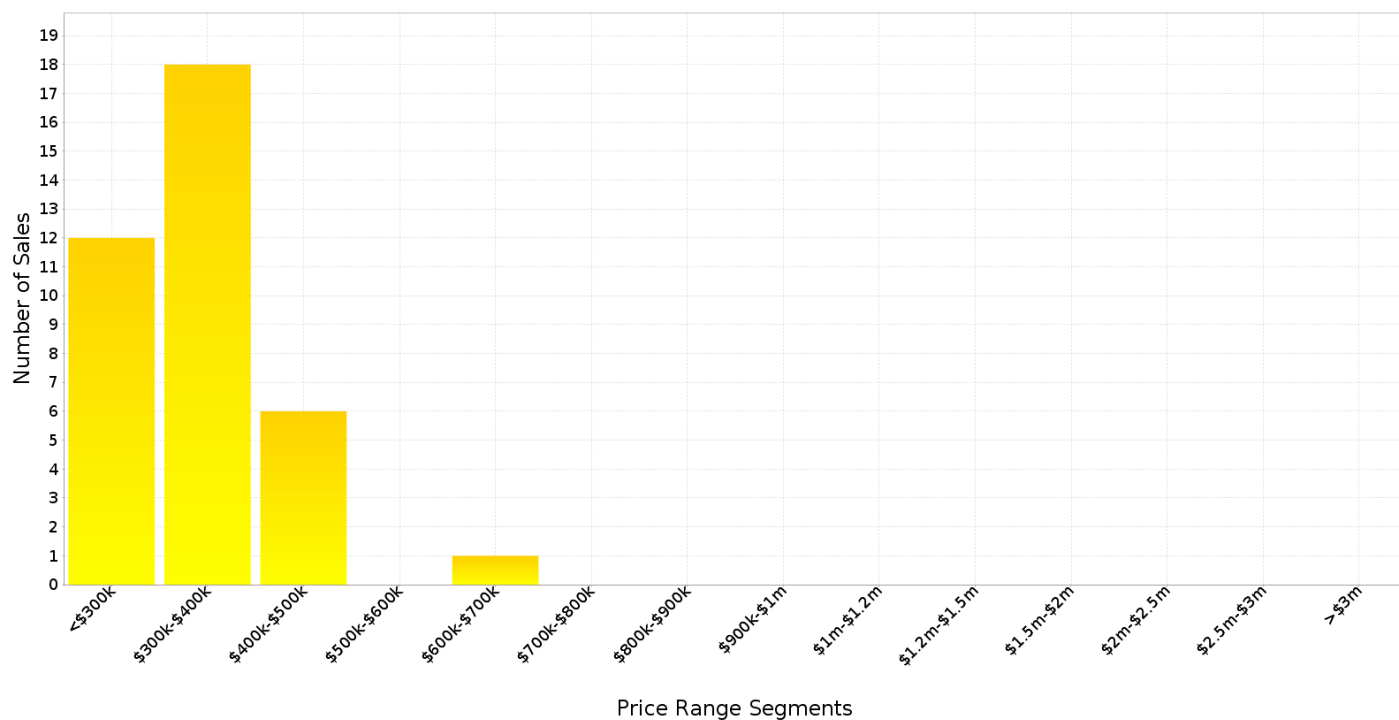
Based on 64 recorded Unit sales compared over the last two rolling 12 month periods



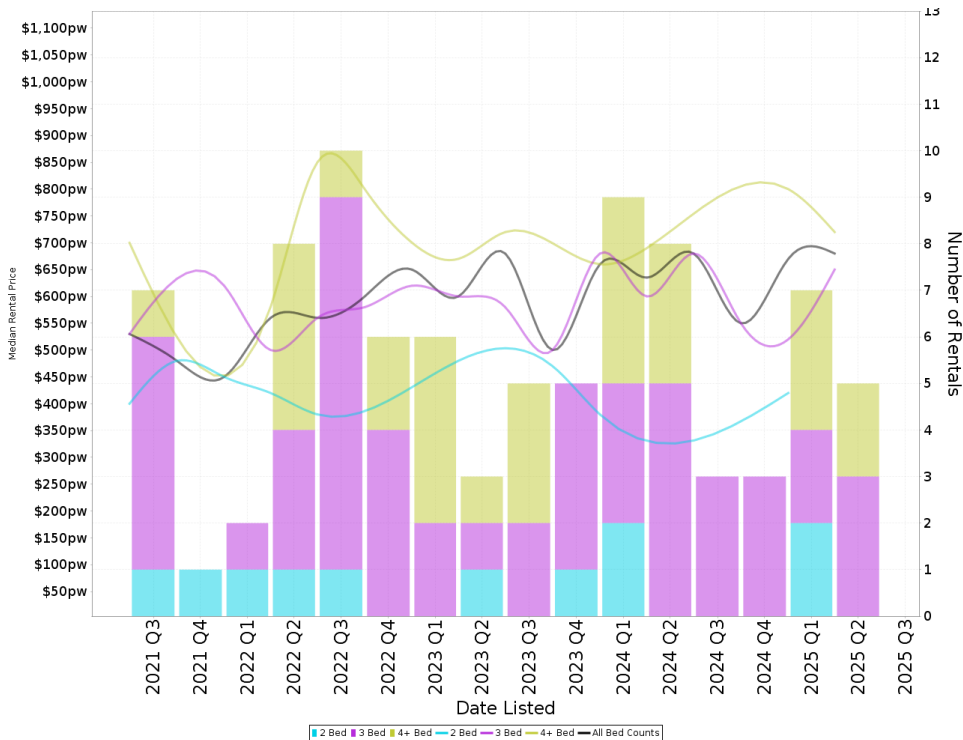
## MILLNER - Peak Selling Periods (3 years)



## MILLNER - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-8.9%**

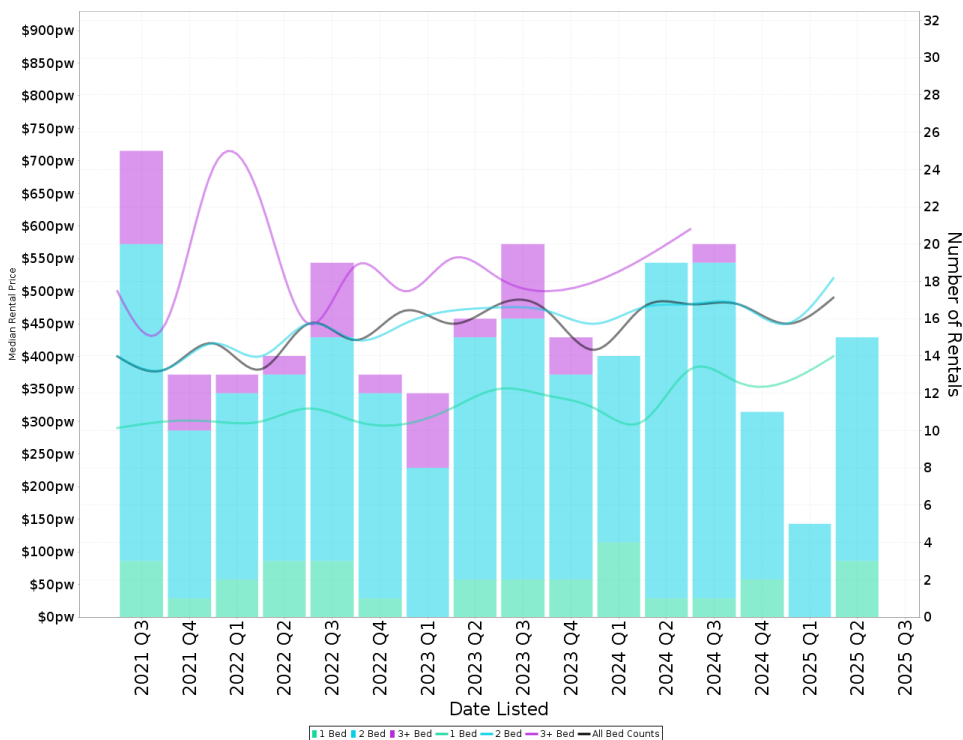
**Current Median Price: \$565,000**  
**Previous Median Price: \$620,000**  
 Based on 50 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+6.2%**

**Current Median Price: \$565,000**  
**Current Median Rent: \$670**  
 Based on 18 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+21.8%**

**Current Median Price: \$335,000**  
**Previous Median Price: \$275,000**  
 Based on 64 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+7.5%**

**Current Median Price: \$335,000**  
**Current Median Rent: \$480**  
 Based on 51 registered Unit rentals compared over the last 12 months.

# MILLNER - Recently Sold Properties

Median Sale Price

**\$335k**

Based on 37 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

**+21.8%**

Current Median Price: \$335,000  
Previous Median Price: \$275,000

Based on 64 recorded Unit sales compared over the last two rolling 12 month periods

# Sold Properties

**37**

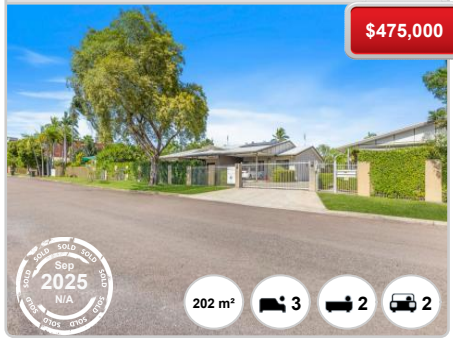
Based on recorded Unit sales within the 12 months (Financial Year 2025)

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

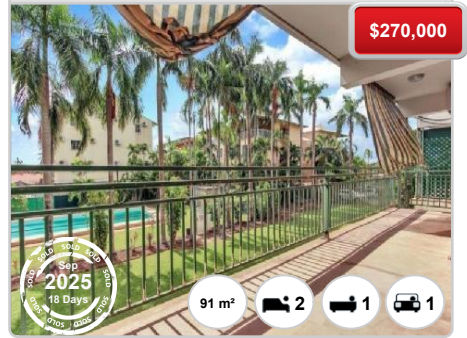
2/10 HARRIS ST



3/29 FRANCIS ST



15/48 SABINE RD



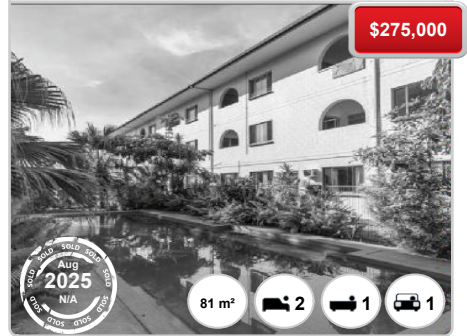
1/30 BRAYSHAW CRES



6/19 FRANCIS ST



26/3 KELSEY CRES



17/3 KELSEY CRES



6/30 BRAYSHAW CRES



17/54 SABINE RD





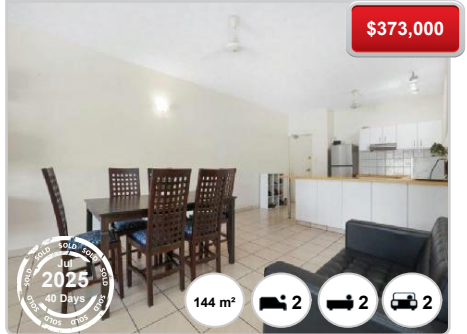
15/5 BELLE PL



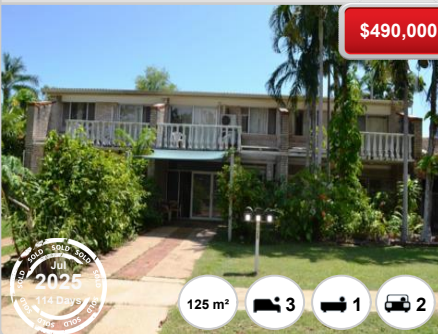
32A/3 KELSEY CRES



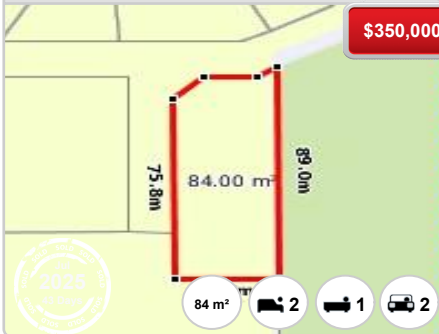
2/21 KELSEY CRES



2/129 OLD MCMILLANS RD



26/18 KELSEY CRES



3/8 BELLE PL



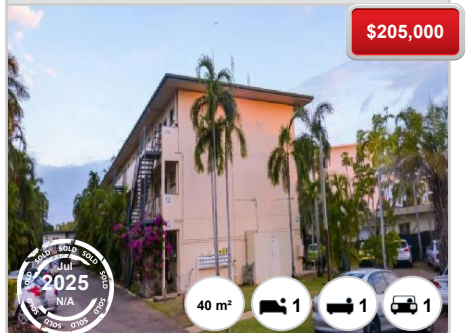
27/3 KELSEY CRES



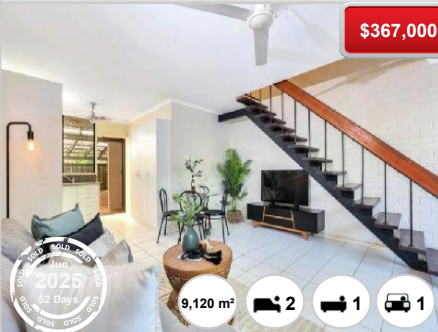
1/127 OLD MCMILLANS RD



10/3 KELSEY CRES



22/68 RYLAND RD



8/2 BELLE PL



2/18 KELSEY CRES



# MILLNER - Properties For Rent

Median Rental Price

\$480 /w

Based on 51 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

+7.5%

Current Median Price: \$335,000  
Current Median Rent: \$480

Based on 37 recorded Unit sales and 51 Unit rentals compared over the last 12 months

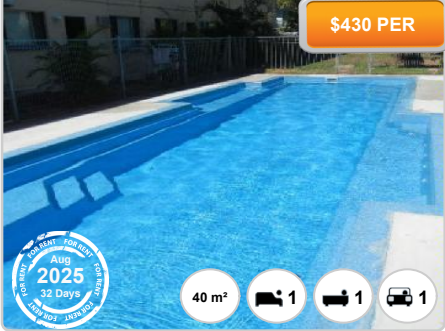
Number of Rentals

51

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

12/3 KELSEY CRESCENT



\$430 PER

FOR RENT - FOR RENT - FOR RENT -  
Aug 2025  
32 Days

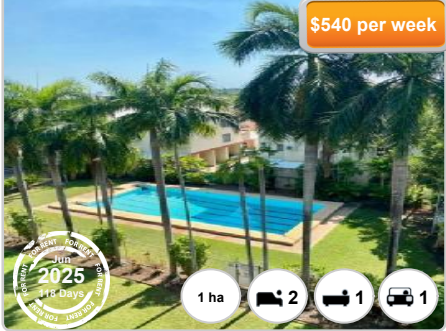
40 m<sup>2</sup>

1

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46/48 SABINE ROAD



\$540 per week

FOR RENT - FOR RENT - FOR RENT -  
Jul 2025  
115 Days

1 ha

2

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