

**RayWhite.**

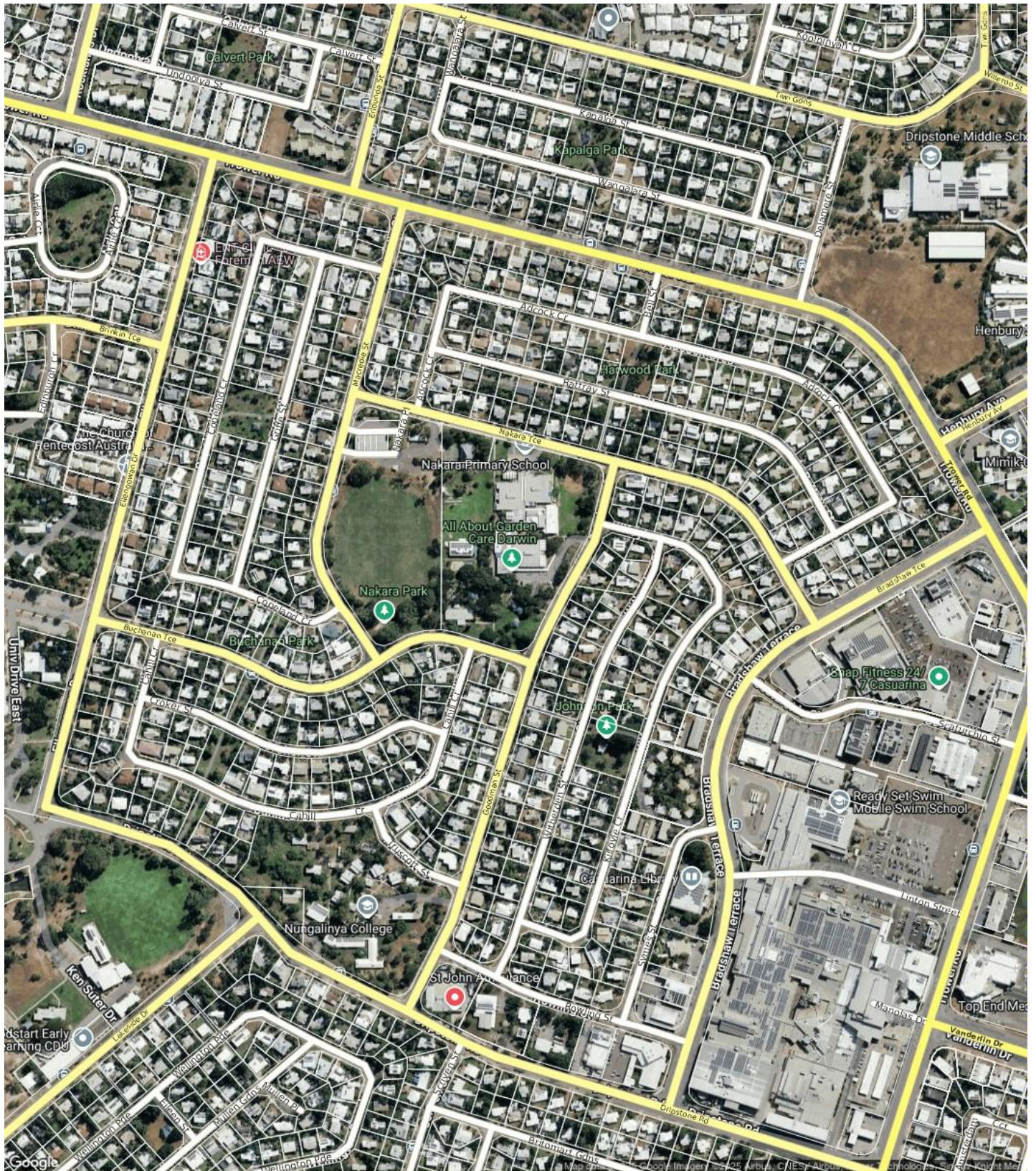
**Suburb**  
flyover  
report

NAKARA (UNIT)

PREPARED BY: KRISTINA BILLIAS , RAY WHITE NIGHTCLIFF



## NAKARA - Suburb Map





# NAKARA - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2007	1	\$ 287,000	0.0 %	\$ 287,000	\$ 287,000
2008	2	\$ 293,500	2.3 %	\$ 280,000	\$ 307,000
2009	2	\$ 350,500	19.4 %	\$ 310,000	\$ 391,000
2010	2	\$ 251,500	-28.2 %	\$ 148,000	\$ 355,000
2011	1	\$ 106,500	-57.7 %	\$ 106,500	\$ 106,500
2012	0				
2013	3	\$ 395,000	0.0 %	\$ 390,000	\$ 750,000
2014	3	\$ 406,000	2.8 %	\$ 405,000	\$ 407,500
2015	0				
2016	0				
2017	2	\$ 120,000		\$ 117,600	\$ 122,400
2018	0				
2019	2	\$ 267,500		\$ 245,000	\$ 290,000
2020	0				
2021	0				
2022	0				
2023	0				
2024	1	\$ 375,000	0.0 %	\$ 375,000	\$ 375,000
2025	3	\$ 330,000	-12.0 %	\$ 330,000	\$ 350,000

Median Sale Price

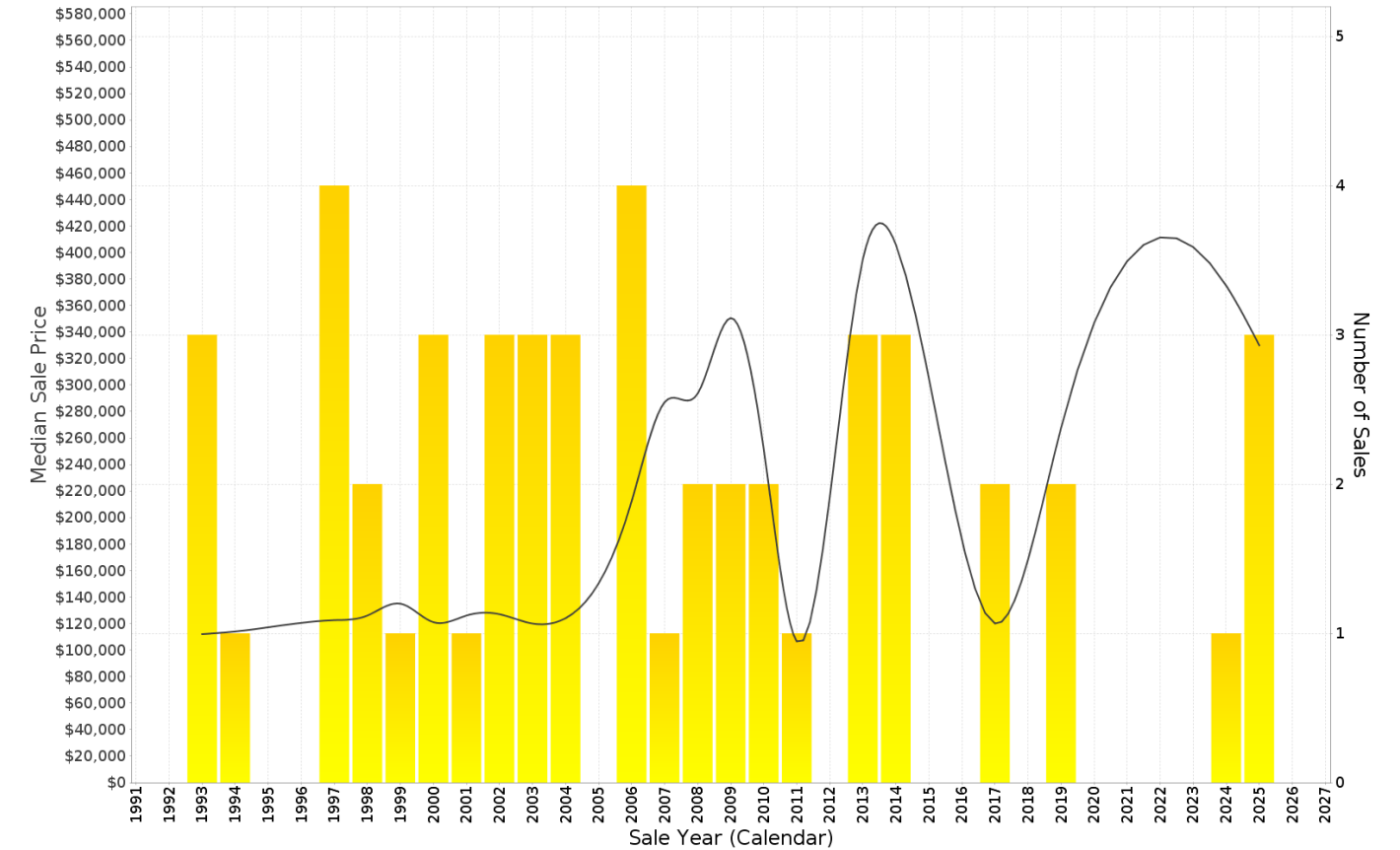
\$340k

Based on 4 recorded Unit sales within the last 12 months (Financial Year 2025)

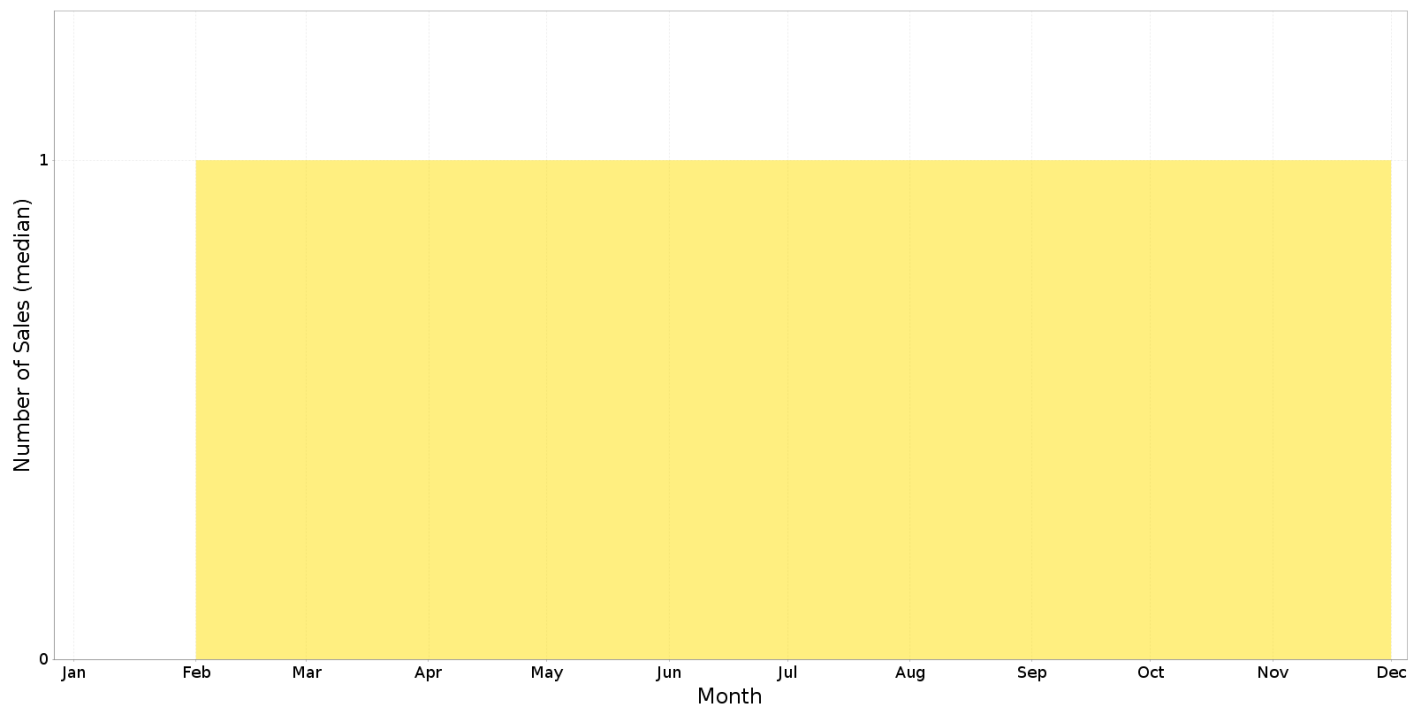
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

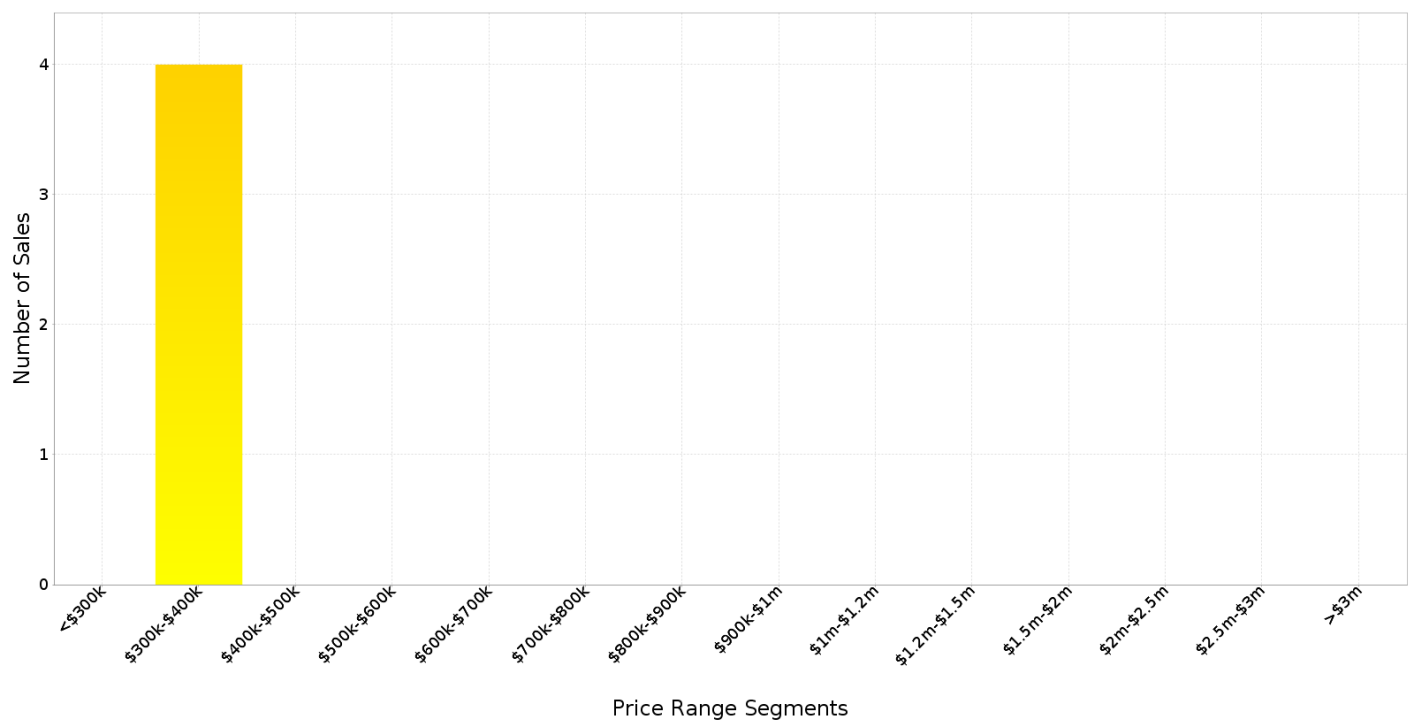
N/A



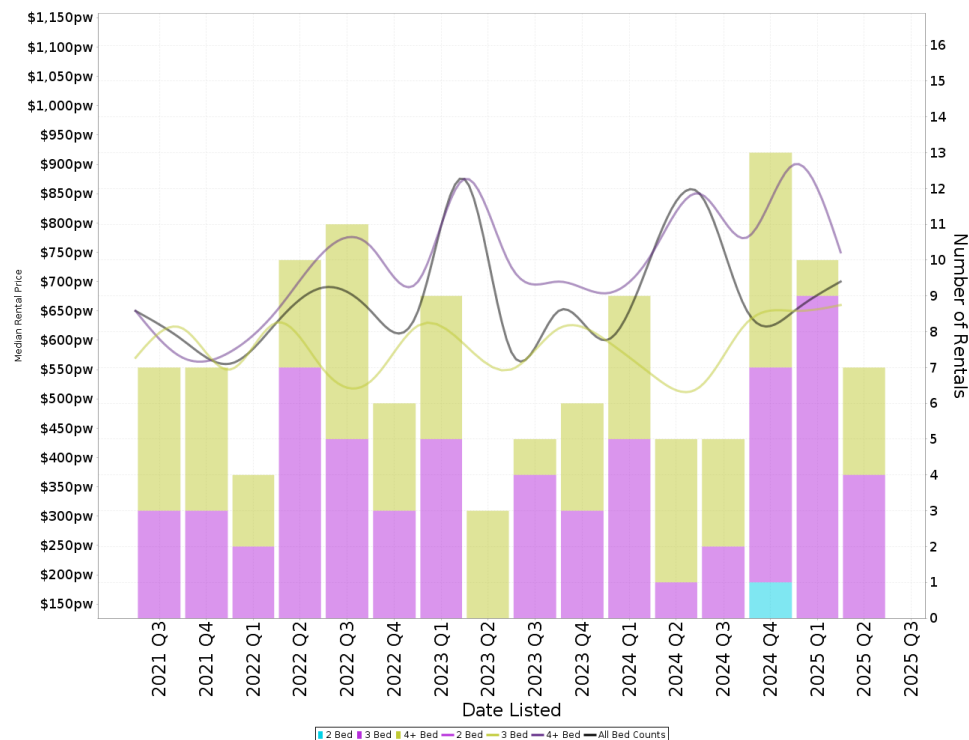
## NAKARA - Peak Selling Periods (3 years)



## 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.

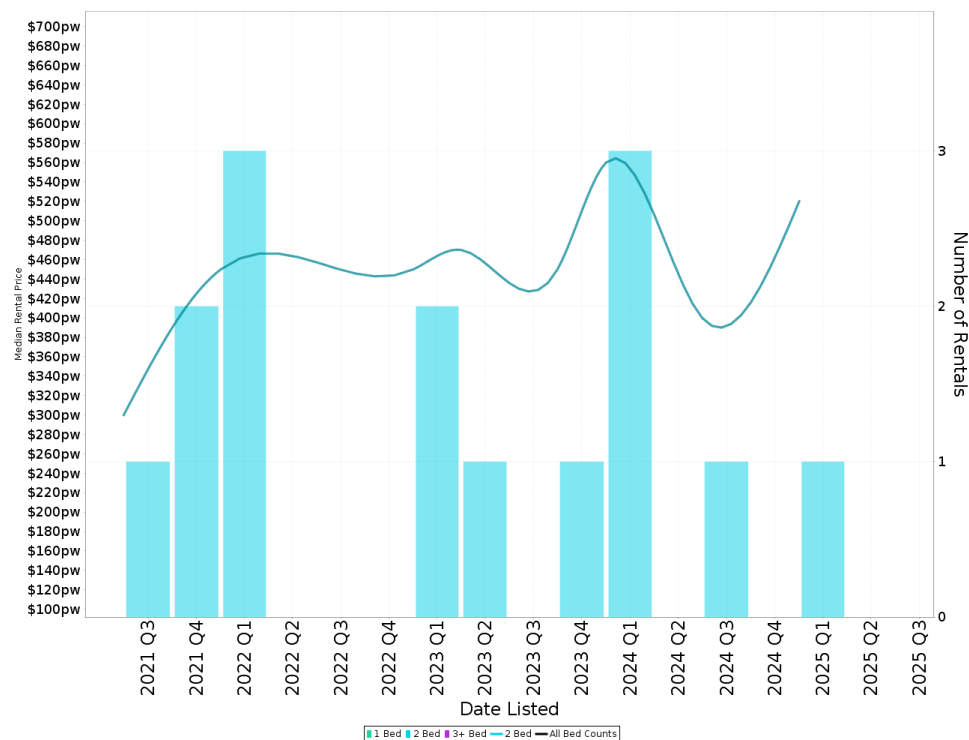
## Suburb Rental Yield

+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

\$340k

Based on 4 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

N/A

# Sold Properties


4

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

35 BRADSHAW TCE

\$2,200,000



May 2025

67 Days

1,770 m<sup>2</sup>

18

9

9

1/25 BRADSHAW TCE

\$350,000



Apr 2025

69 Days

189 m<sup>2</sup>

2

1

1