

A bright yellow RayWhite bicycle is parked on a paved surface against a white picket fence. The bicycle features a brown leather saddle, a rear rack, and a front basket filled with pink flowers. The background shows a blurred residential setting with trees and a house.

**RayWhite.**

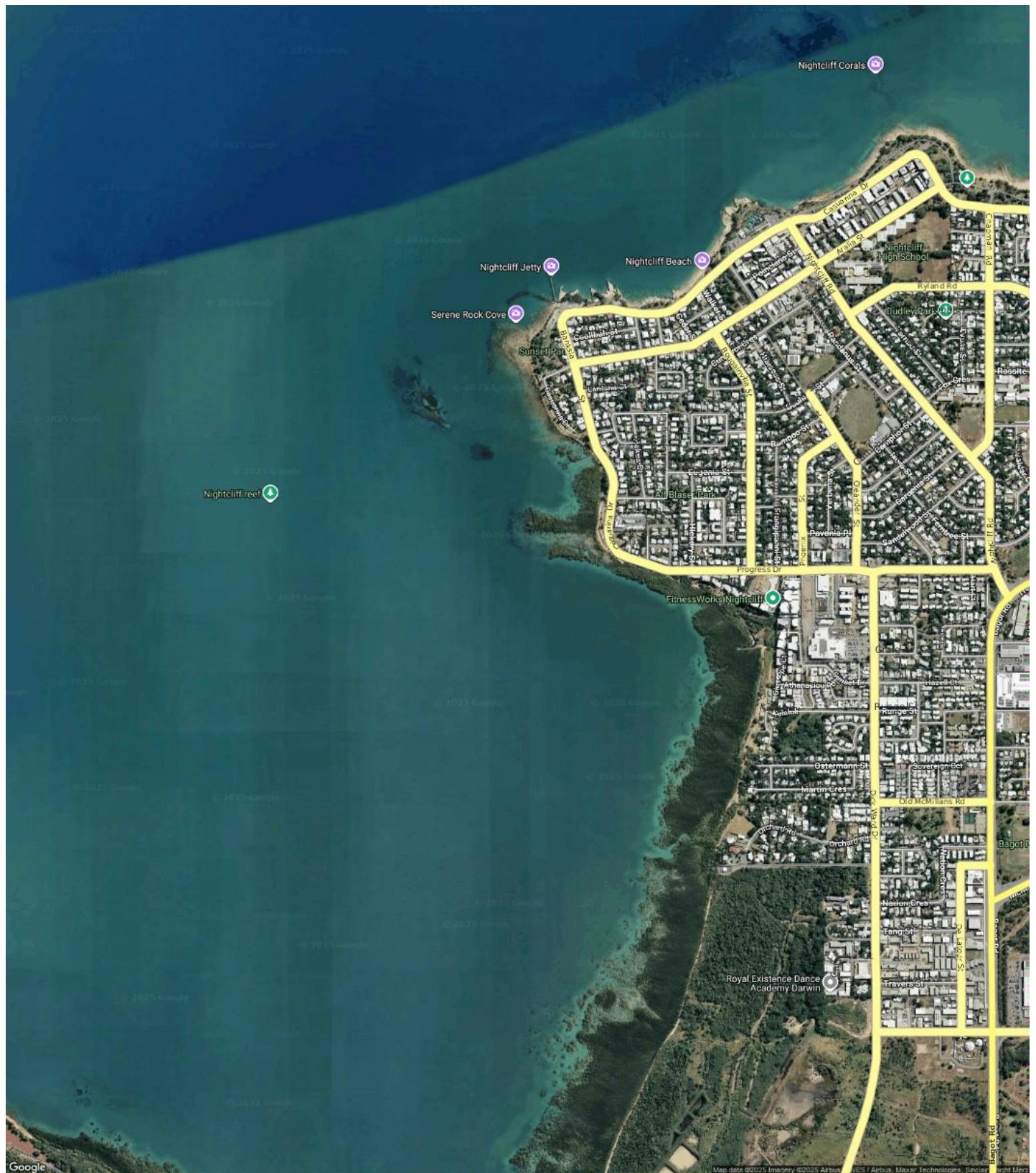
**Suburb  
flyover  
report**

**NIGHTCLIFF (UNIT)**

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



# NIGHTCLIFF - Suburb Map



# NIGHTCLIFF - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2007	116	\$ 244,040	0.0 %	\$ 7,440	\$ 1,140,000
2008	86	\$ 280,000	14.7 %	\$ 37,920	\$ 755,000
2009	94	\$ 310,000	10.7 %	\$ 32,000	\$ 850,000
2010	53	\$ 350,000	12.9 %	\$ 25,260	\$ 2,420,000
2011	39	\$ 385,000	10.0 %	\$ 52,153	\$ 2,000,000
2012	59	\$ 325,000	-15.6 %	\$ 185,000	\$ 1,200,000
2013	62	\$ 367,500	13.1 %	\$ 28,017	\$ 860,000
2014	107	\$ 475,000	29.3 %	\$ 49,855	\$ 2,600,000
2015	53	\$ 525,000	10.5 %	\$ 200,000	\$ 1,050,000
2016	59	\$ 465,000	-11.4 %	\$ 158,000	\$ 1,200,000
2017	52	\$ 364,500	-21.6 %	\$ 14,400	\$ 950,000
2018	43	\$ 335,000	-8.1 %	\$ 116,000	\$ 680,000
2019	38	\$ 308,750	-7.8 %	\$ 26,100	\$ 750,000
2020	27	\$ 300,000	-2.8 %	\$ 82,500	\$ 800,000
2021	50	\$ 398,500	32.8 %	\$ 145,000	\$ 565,000
2022	67	\$ 370,000	-7.2 %	\$ 56,750	\$ 650,000
2023	52	\$ 306,250	-17.2 %	\$ 45,000	\$ 485,000
2024	57	\$ 320,000	4.5 %	\$ 55,600	\$ 880,000
2025	68	\$ 313,500	-2.0 %	\$ 55,900	\$ 540,000

Median Sale Price

\$296k

Based on 62 recorded Unit sales within the last 12 months (Financial Year 2025)

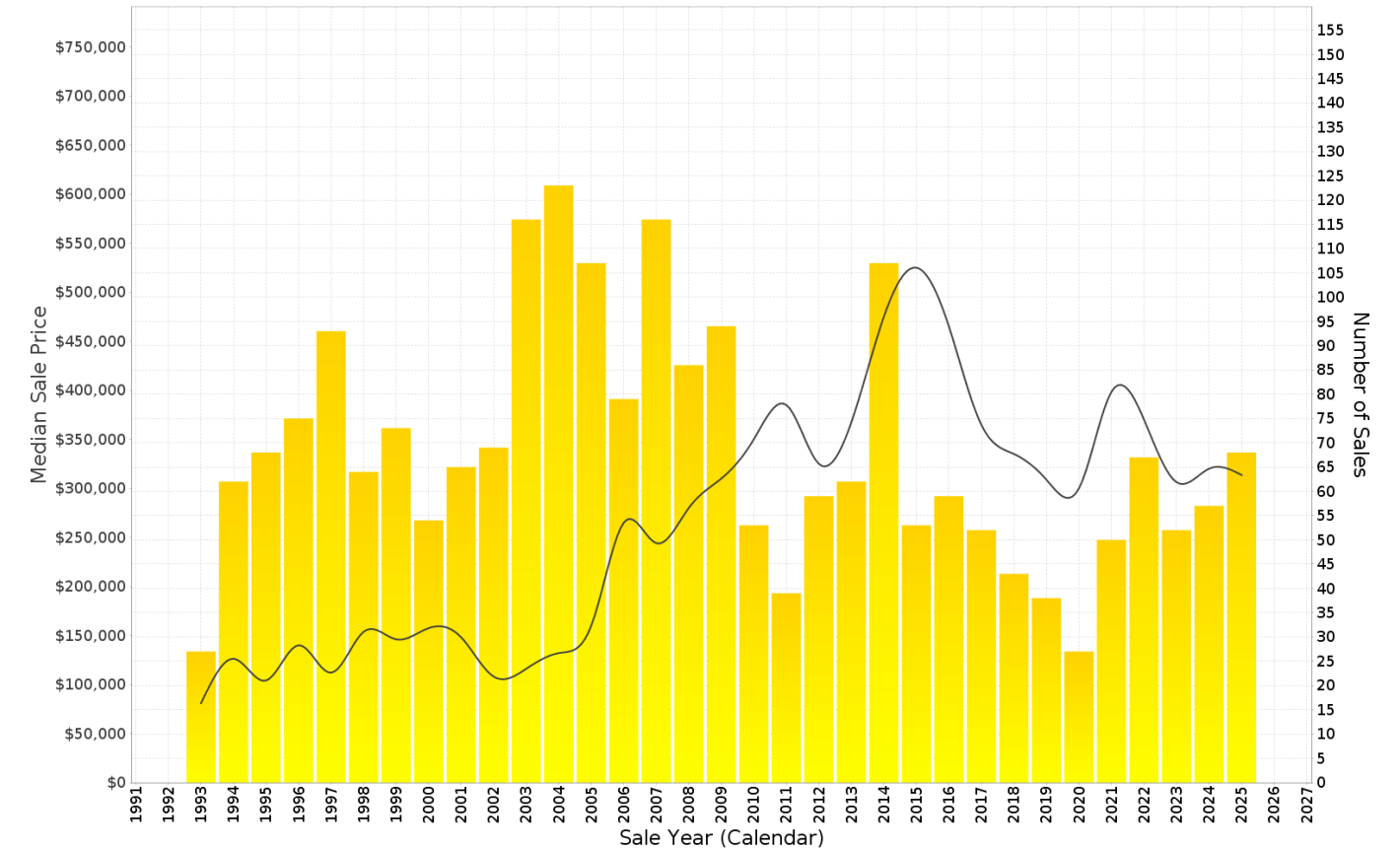
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

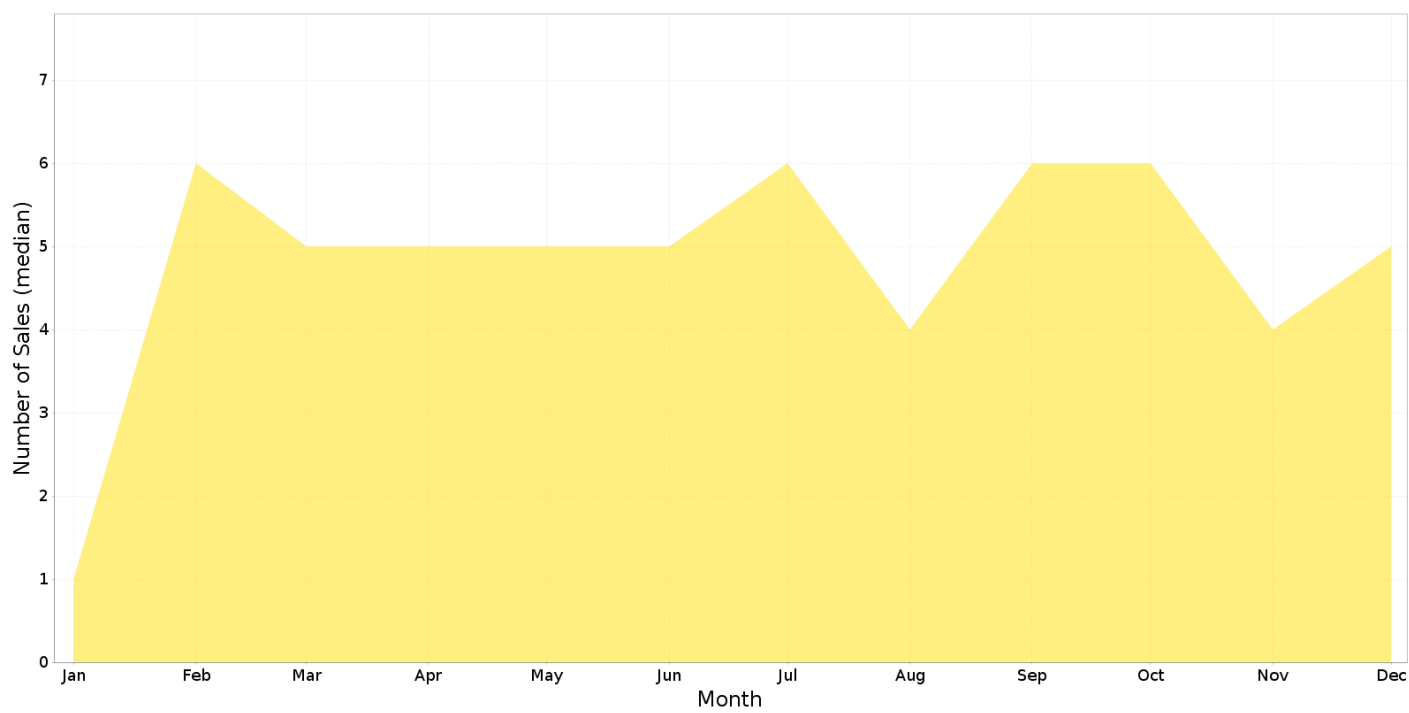
-7.8%

Current Median Price: \$296,000  
Previous Median Price: \$321,000

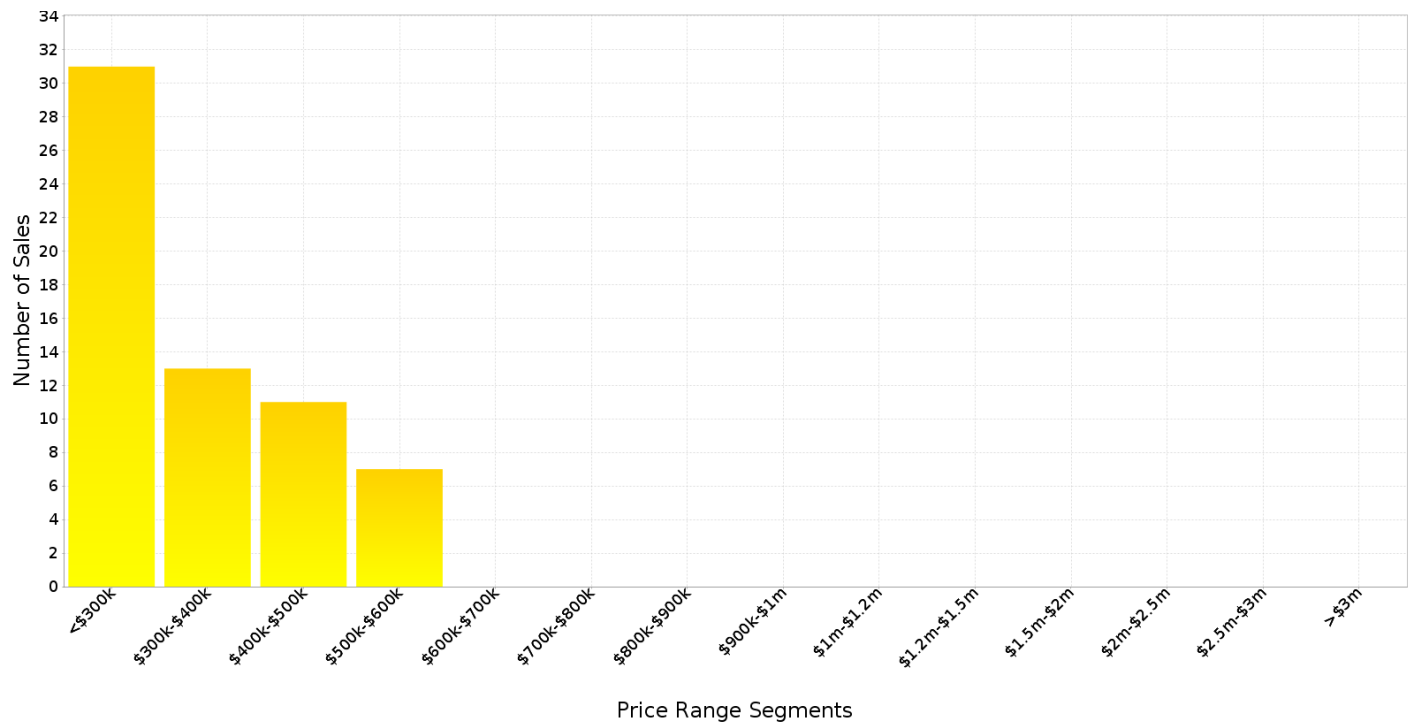
Based on 123 recorded Unit sales compared over the last two rolling 12 month periods



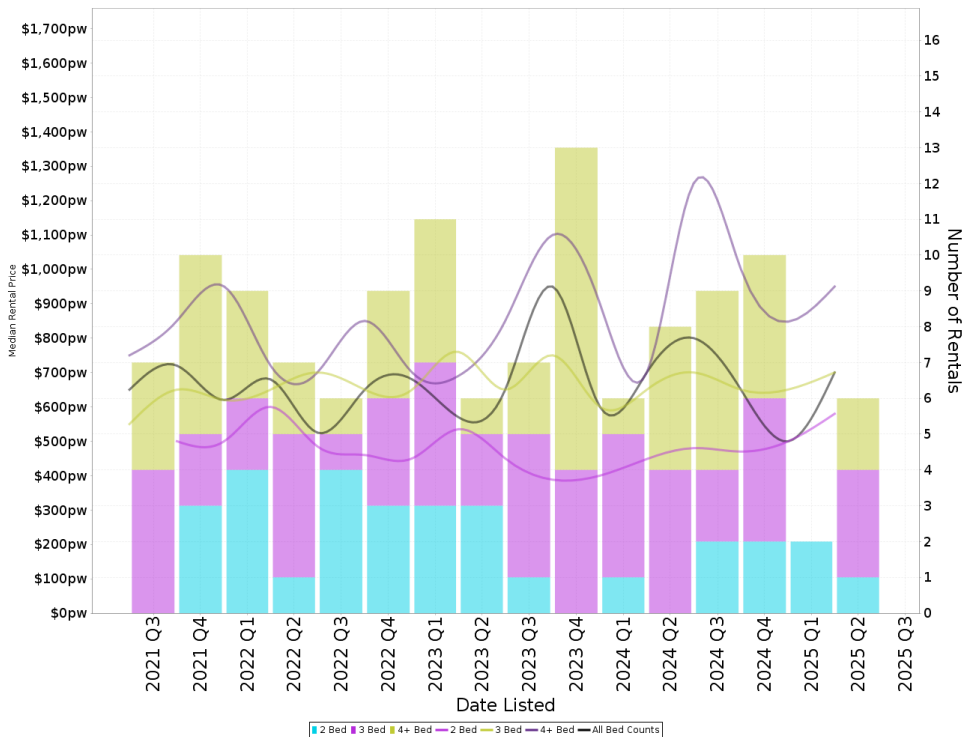
## NIGHTCLIFF - Peak Selling Periods (3 years)



## NIGHTCLIFF - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+10.8%**

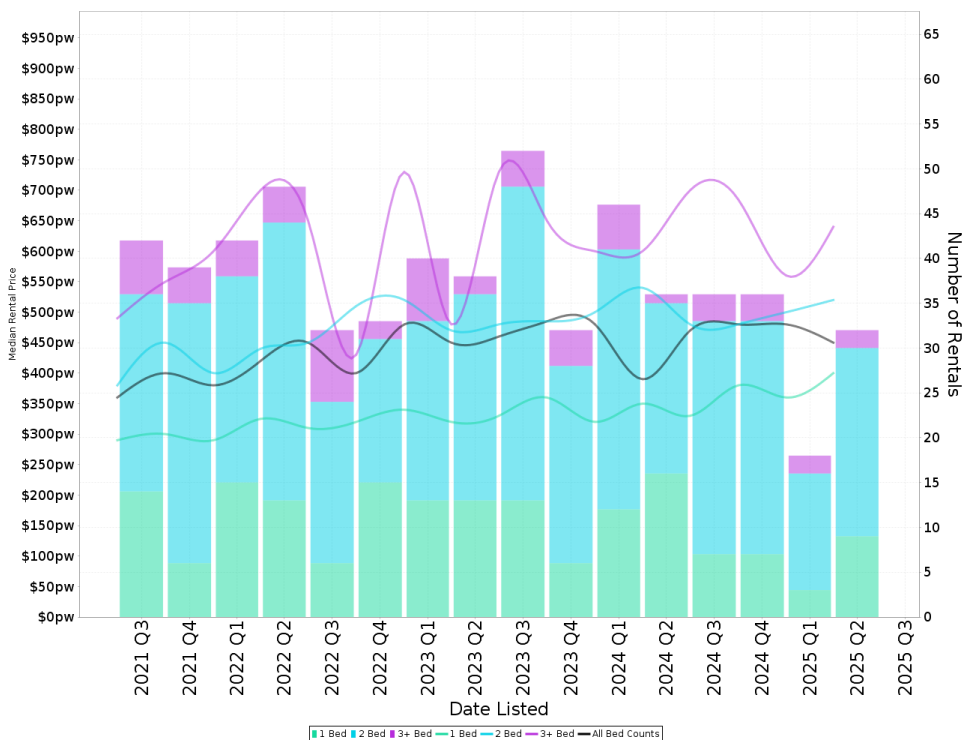
**Current Median Price: \$1,080,000**  
**Previous Median Price: \$975,000**  
 Based on 57 registered House sales compared over the last two rolling 12 month periods.

### 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

**\$296k**

Based on 62 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

**-7.8%**

Current Median Price: \$296,000  
Previous Median Price: \$321,000

Based on 123 recorded Unit sales compared over the last two rolling 12 month periods

# Sold Properties

**62**

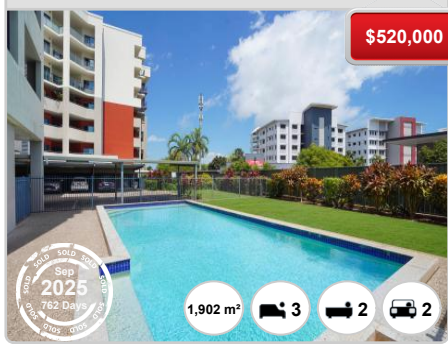
Based on recorded Unit sales within the 12 months (Financial Year 2025)

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

401B/65 PROGRESS DR



401/65 PROGRESS DR



1/17 HAKEA ST



3/57 ARALIA ST



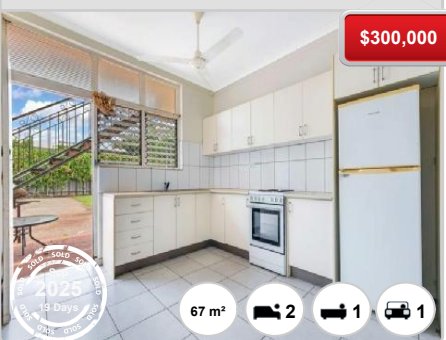
3/68 PROGRESS DR



4/68 PROGRESS DR



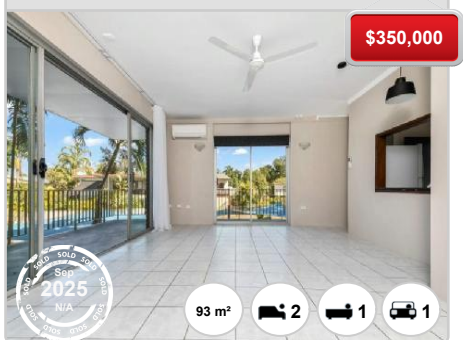
1/68 PROGRESS DR



2/68 PROGRESS DR



12/16 GREVILLEA CCT



2/41 KURRAJONG CRES



2/25 KURRAJONG CRES



4/22 GREVILLEA CCT



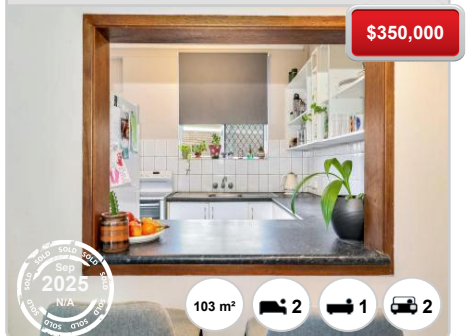
506D/65 PROGRESS DR



7/16 GREVILLEA CCT



5/16 GREVILLEA CCT



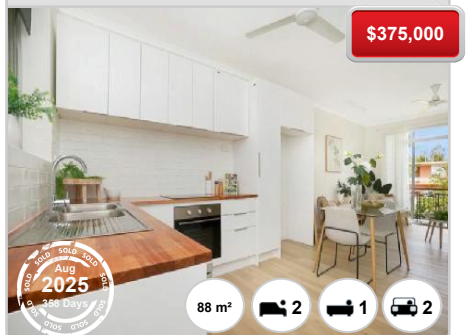
13/171 DICK WARD DR



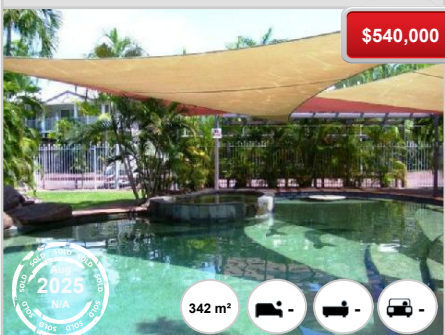
101/29 KURRAJONG CRES



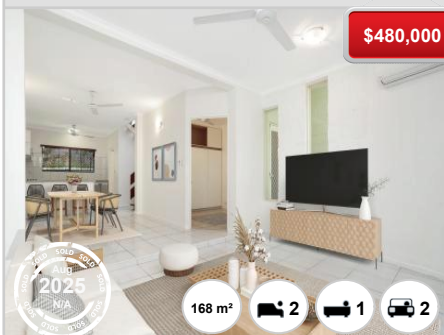
102/29 KURRAJONG CRES



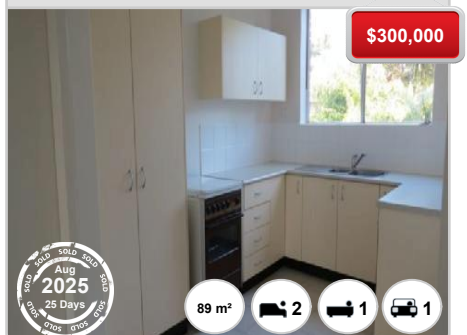
2/138 CASUARINA DR



4/152 CASUARINA DR



4/33 KURRAJONG CRES





# NIGHTCLIFF - Properties For Rent

Median Rental Price

**\$480 /w**

Based on 122 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

**+8.4%**

Current Median Price: \$296,000  
Current Median Rent: \$480

Based on 62 recorded Unit sales and 122 Unit rentals compared over the last 12 months

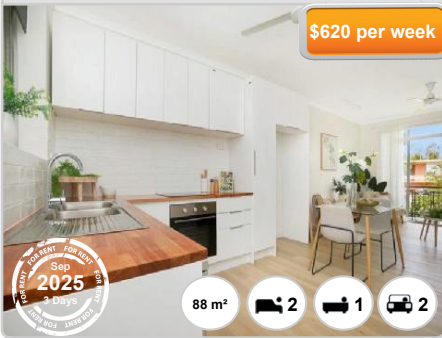
Number of Rentals

**122**

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

## 5/29 KURRAJONG CRESCENT



## 2/41 KURRAJONG CRESCENT



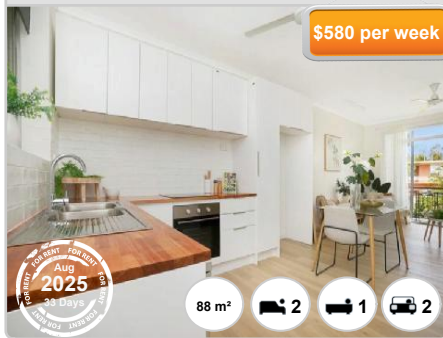
## 8/2 POINCIANA DRIVE



## 3/146 CASUARINA DRIVE



## 4/29 KURRAJONG CRESCENT



## 4/146 CASUARINA DRIVE



## 26/138 CASUARINA DRIVE

