

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. A yellow rectangular box in the top right corner contains the RayWhite logo.

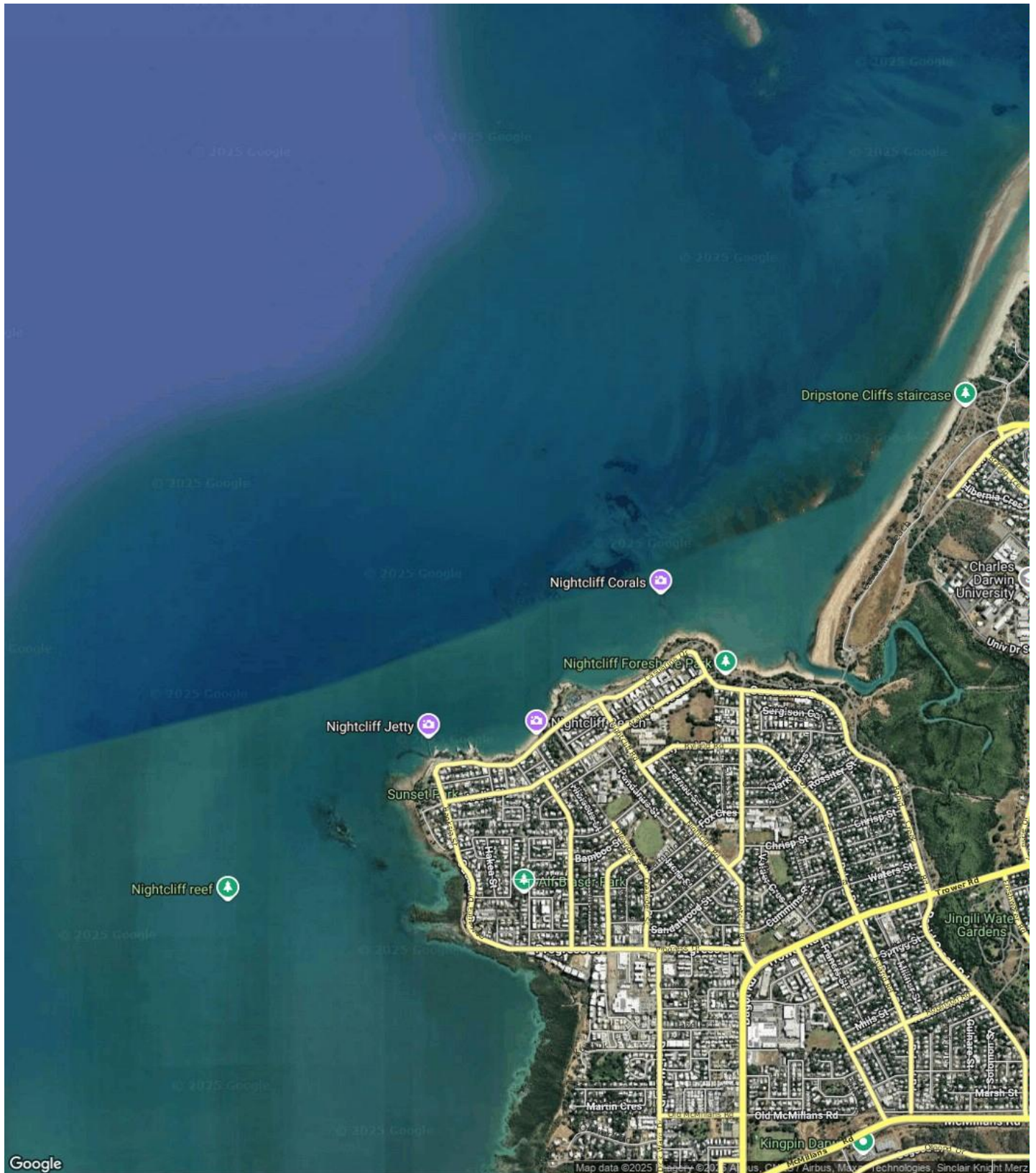
RayWhite.

**Suburb
flyover
report**

RAPID CREEK (UNIT)

PREPARED BY: KRISTINA BILLIAS , RAY WHITE NIGHTCLIFF

RAPID CREEK - Suburb Map



RAPID CREEK - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2007	60	\$ 275,250	0.0 %	\$ 52,630	\$ 870,000
2008	66	\$ 325,000	18.1 %	\$ 44,175	\$ 640,000
2009	46	\$ 335,086	3.1 %	\$ 74,140	\$ 1,450,000
2010	51	\$ 386,000	15.2 %	\$ 17,000	\$ 1,550,000
2011	38	\$ 390,000	1.0 %	\$ 182,000	\$ 800,000
2012	38	\$ 413,750	6.1 %	\$ 145,000	\$ 700,000
2013	39	\$ 445,000	7.6 %	\$ 49,200	\$ 890,000
2014	60	\$ 484,000	8.8 %	\$ 230,000	\$ 802,000
2015	23	\$ 426,500	-11.9 %	\$ 173,000	\$ 1,180,000
2016	38	\$ 280,000	-34.3 %	\$ 100,000	\$ 592,000
2017	31	\$ 396,000	41.4 %	\$ 160,000	\$ 1,150,000
2018	27	\$ 412,000	4.0 %	\$ 141,183	\$ 1,130,000
2019	30	\$ 343,000	-16.7 %	\$ 105,000	\$ 1,150,000
2020	23	\$ 290,000	-15.5 %	\$ 47,040	\$ 550,000
2021	38	\$ 350,000	20.7 %	\$ 135,000	\$ 935,000
2022	58	\$ 400,000	14.3 %	\$ 131,000	\$ 1,650,000
2023	67	\$ 406,000	1.5 %	\$ 115,000	\$ 860,000
2024	50	\$ 408,750	0.7 %	\$ 165,000	\$ 1,850,000
2025	52	\$ 437,500	7.0 %	\$ 165,000	\$ 590,000

Median Sale Price

\$358k

Based on 68 recorded Unit sales within the last 12 months (Financial Year 2025)

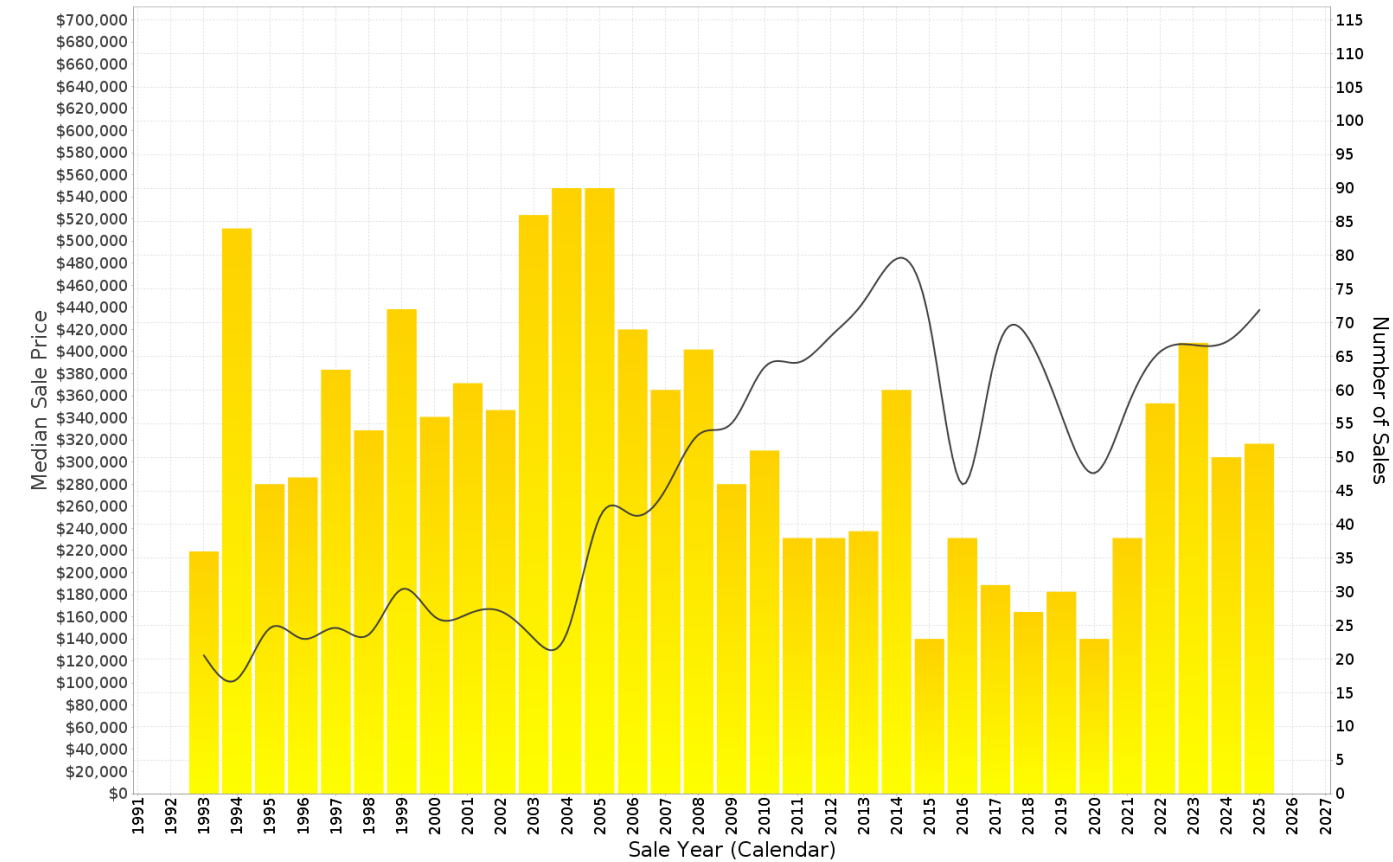
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

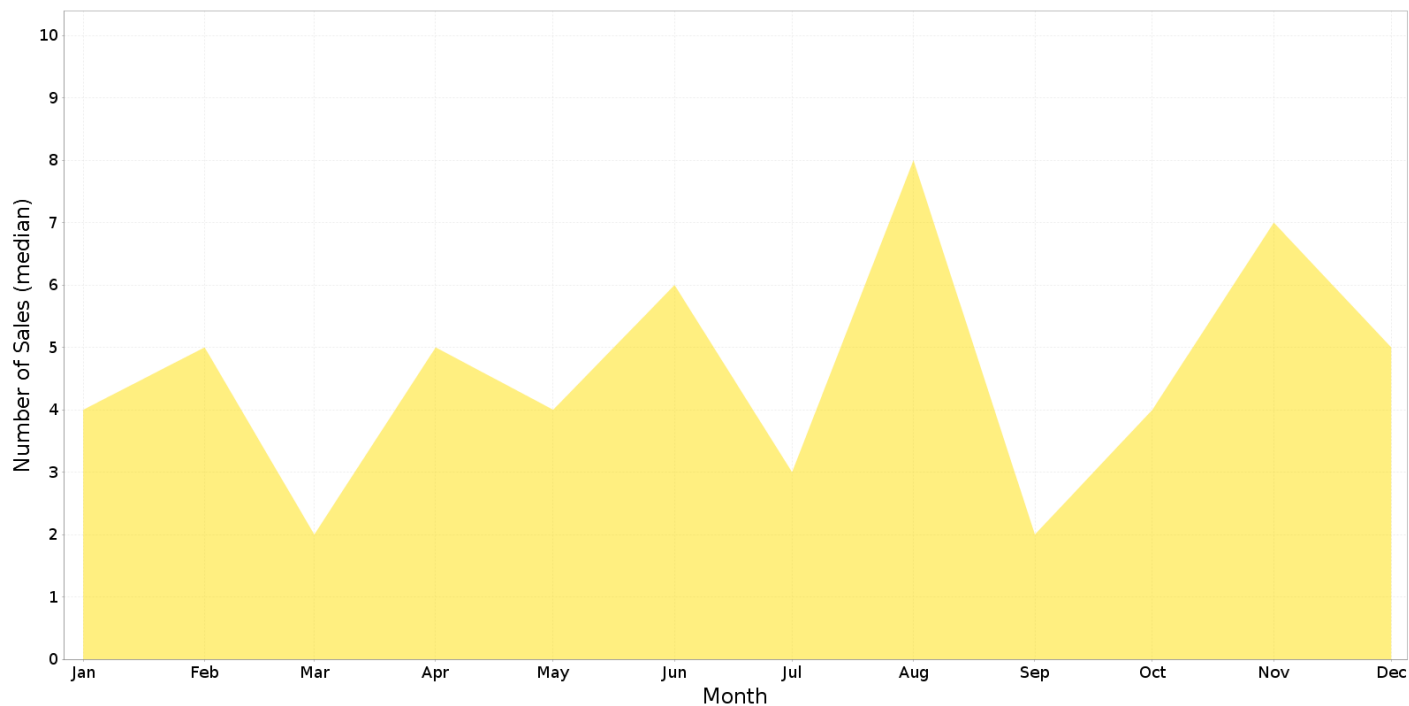
-13.2%

Current Median Price: \$357,500
Previous Median Price: \$412,000

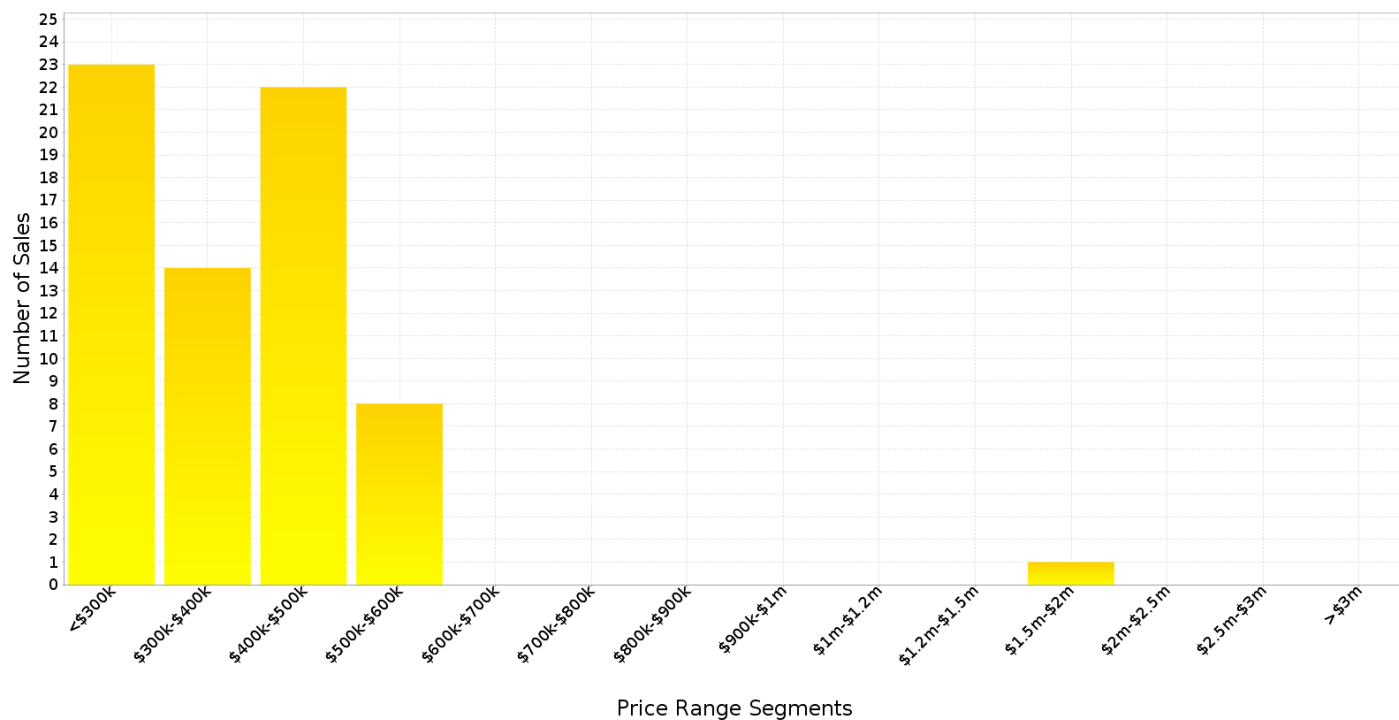
Based on 116 recorded Unit sales compared over the last two rolling 12 month periods



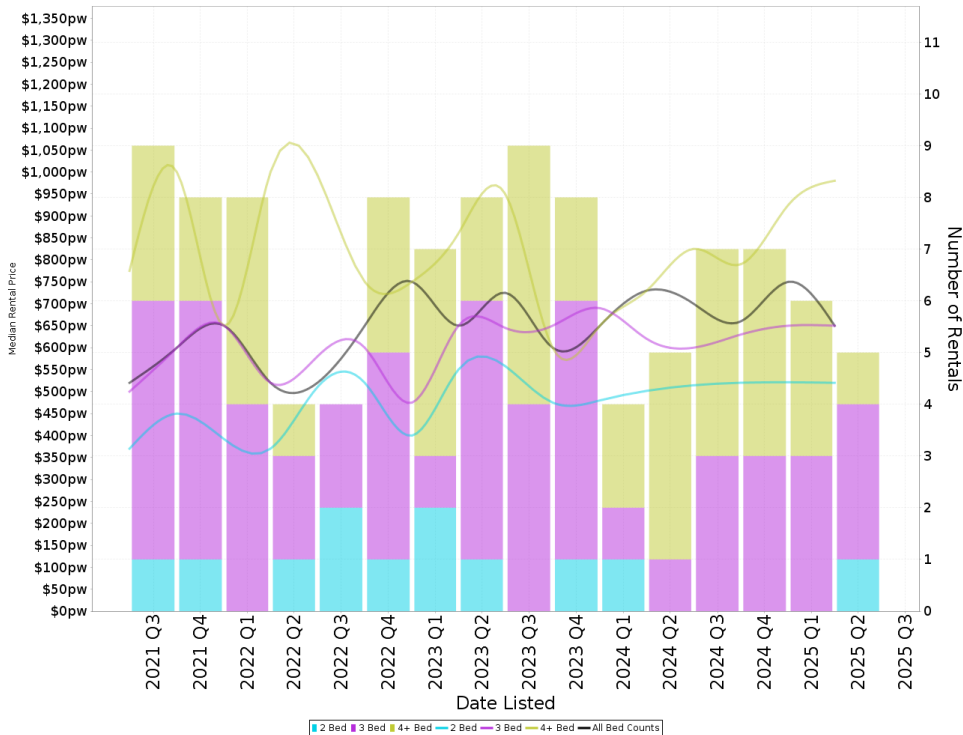
RAPID CREEK - Peak Selling Periods (3 years)



RAPID CREEK - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-7.3%

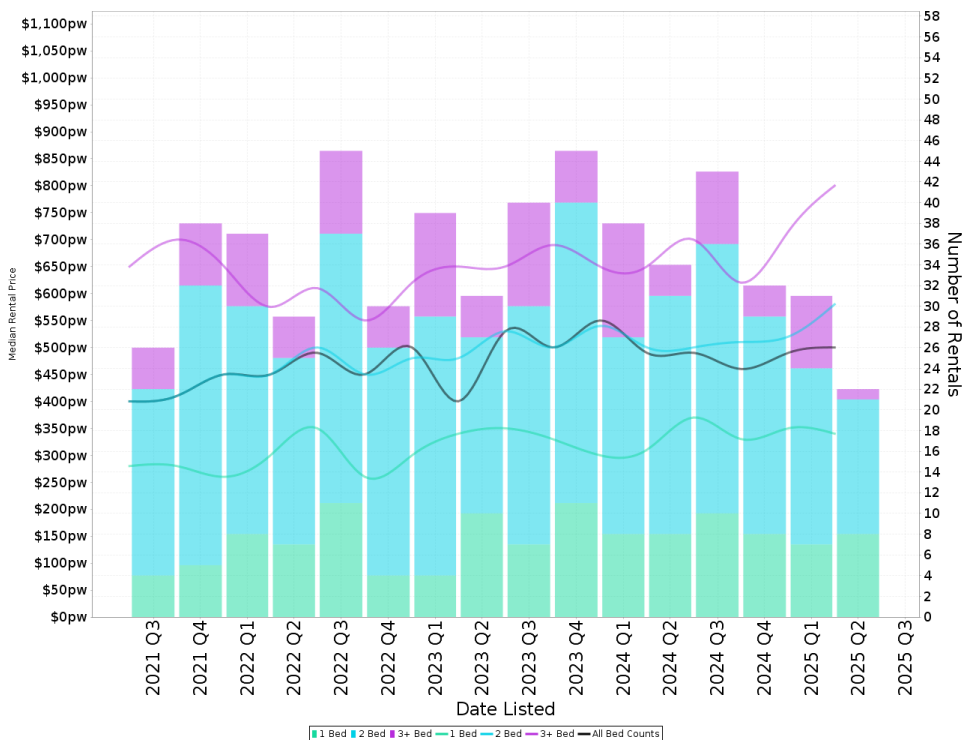
Current Median Price: \$762,500
Previous Median Price: \$822,500
Based on 60 registered House sales compared over the last two rolling 12 month periods.

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

\$358k

Based on 68 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

-13.2%

Current Median Price: \$357,500
Previous Median Price: \$412,000

Based on 116 recorded Unit sales compared over the last two rolling 12 month periods

Sold Properties

68

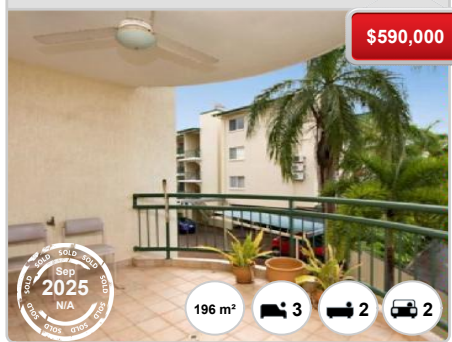
Based on recorded Unit sales within the 12 months (Financial Year 2025)

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

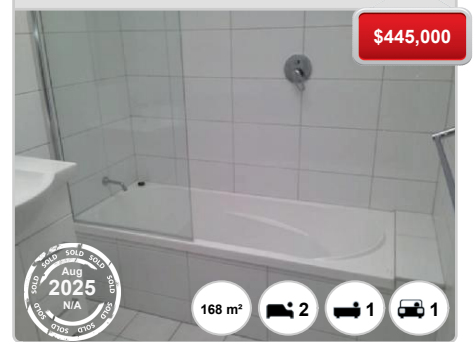
4/304 CASUARINA DR



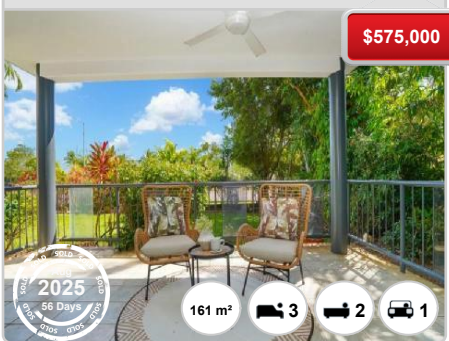
47/336 CASUARINA DR



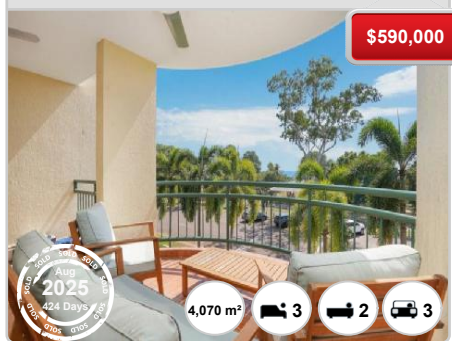
5/18 SERGISON CCT



1/298 CASUARINA DR



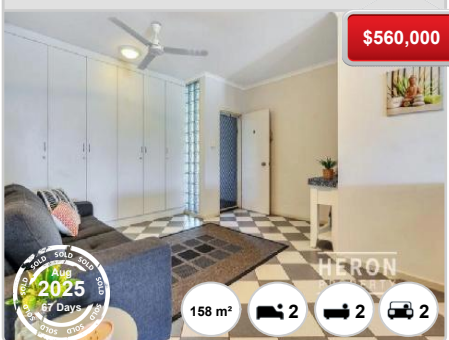
10/336 CASUARINA DR



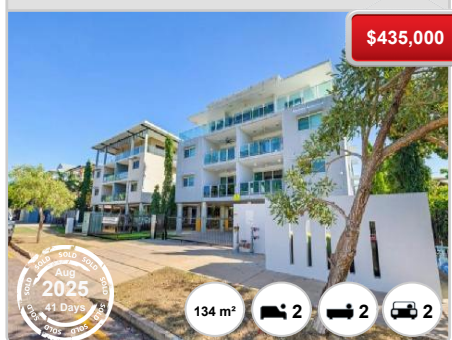
16/82 NIGHTCLIFF RD



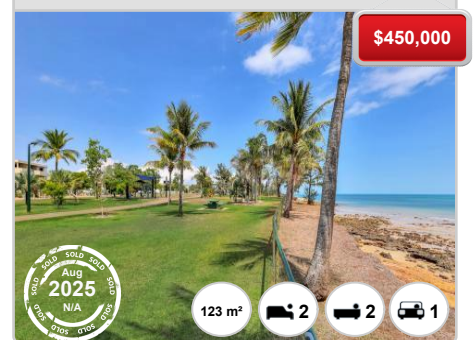
9/288 CASUARINA DR



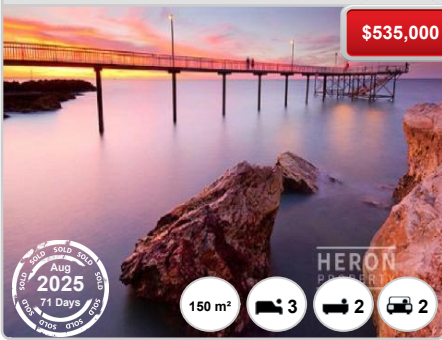
2/22 SERGISON CCT



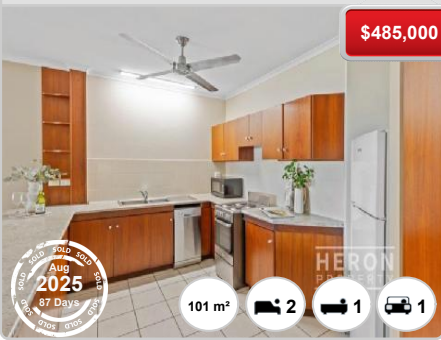
30/336 CASUARINA DR



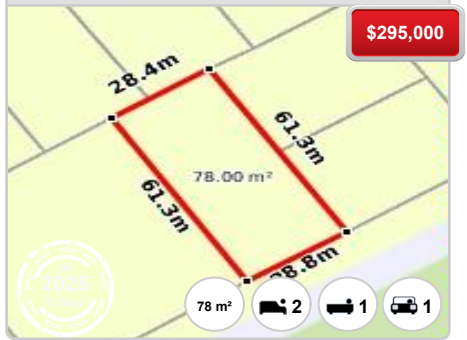
3/67 ARALIA ST



1/280 CASUARINA DR



4/95 ARALIA ST



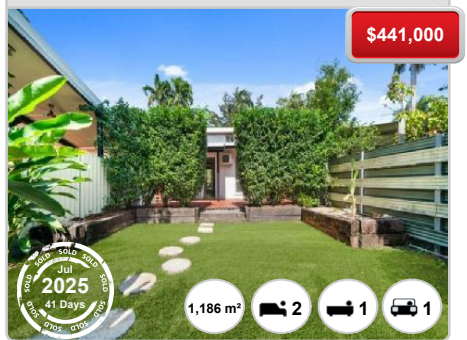
302/21 SERGISON CCT



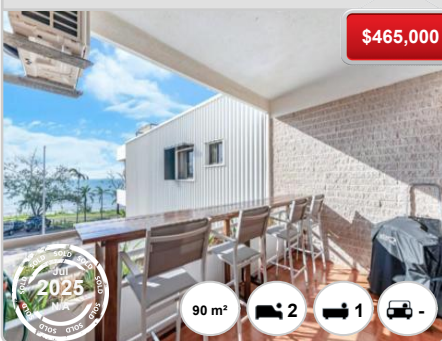
7/14 SERGISON CCT



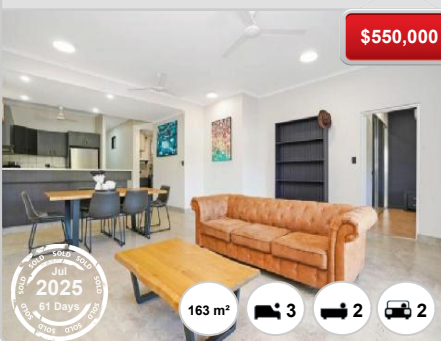
2/9 HOLLAND PL



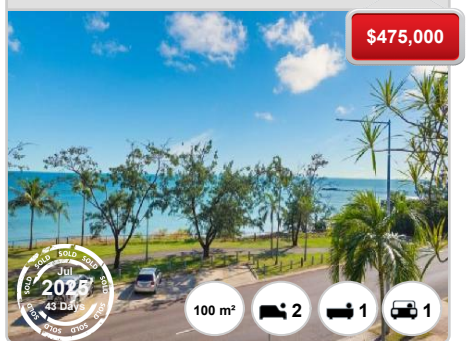
14/280 CASUARINA DR



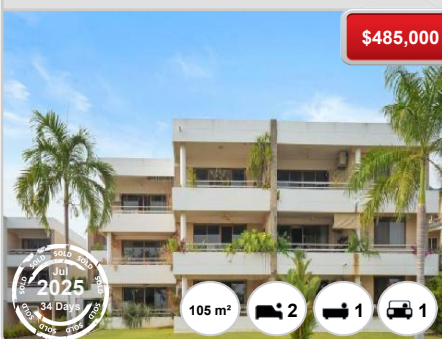
2/87 ARALIA ST



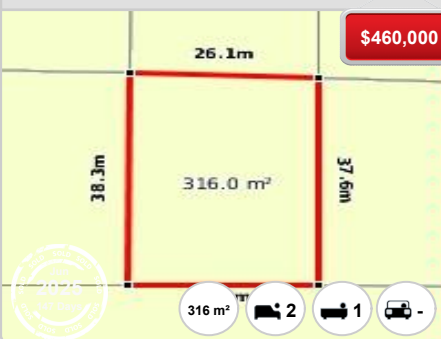
11/278 CASUARINA DR



12/278 CASUARINA DR



6/18 SERGISON CCT



5/42 SERGISON CCT



RAPID CREEK - Properties For Rent

Median Rental Price

\$490 /w

Based on 128 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

+7.1%

Current Median Price: \$357,500
Current Median Rent: \$490

Based on 68 recorded Unit sales and 128 Unit rentals compared over the last 12 months

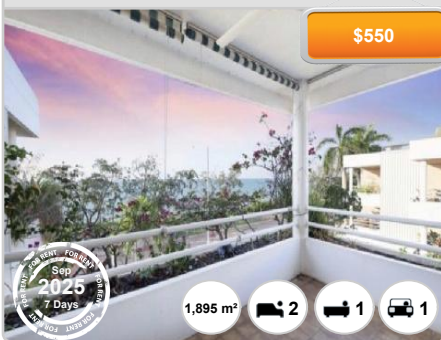
Number of Rentals

128

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

13/278 CASUARINA DRIVE



\$550

1,895 m²

2

1

1

1/17 SERGISON CIRCUIT



\$560

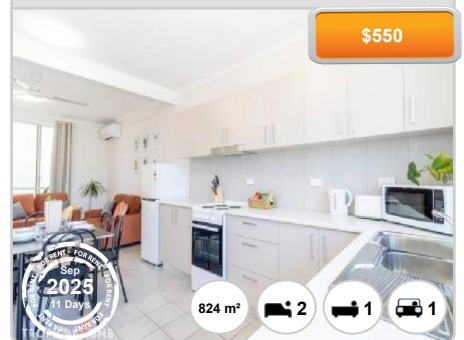
824 m²

2

1

1

3/17 SERGISON CIRCUIT



\$550

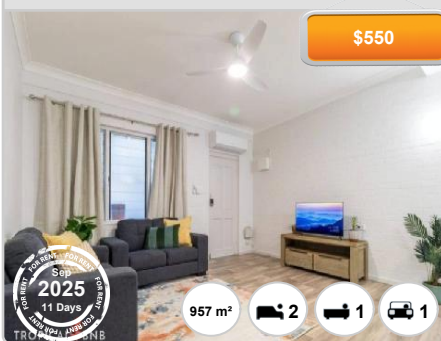
824 m²

2

1

1

2/45 CHAPMAN ROAD



\$550

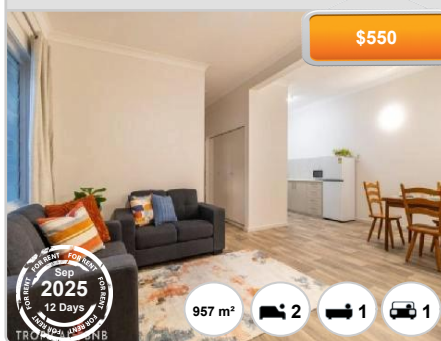
957 m²

2

1

1

1/45 CHAPMAN ROAD



\$550

957 m²

2

1

1

4/6 FAY COURT



\$470 per week

1,150 m²

2

1

8

12/91 ARALIA STREET



\$370 per week

51 m²

1

1

1

23/91 ARALIA STREET



\$350 per week

49 m²

1

1

1

9/8 ARAFURA COURT



\$350 per week

1,260 m²

1

1

1

15/300 CASUARINA DRIVE

\$680



1,812 m²

2

2

2