

A bright yellow bicycle is parked on a paved surface against 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 residential street with trees and buildings.

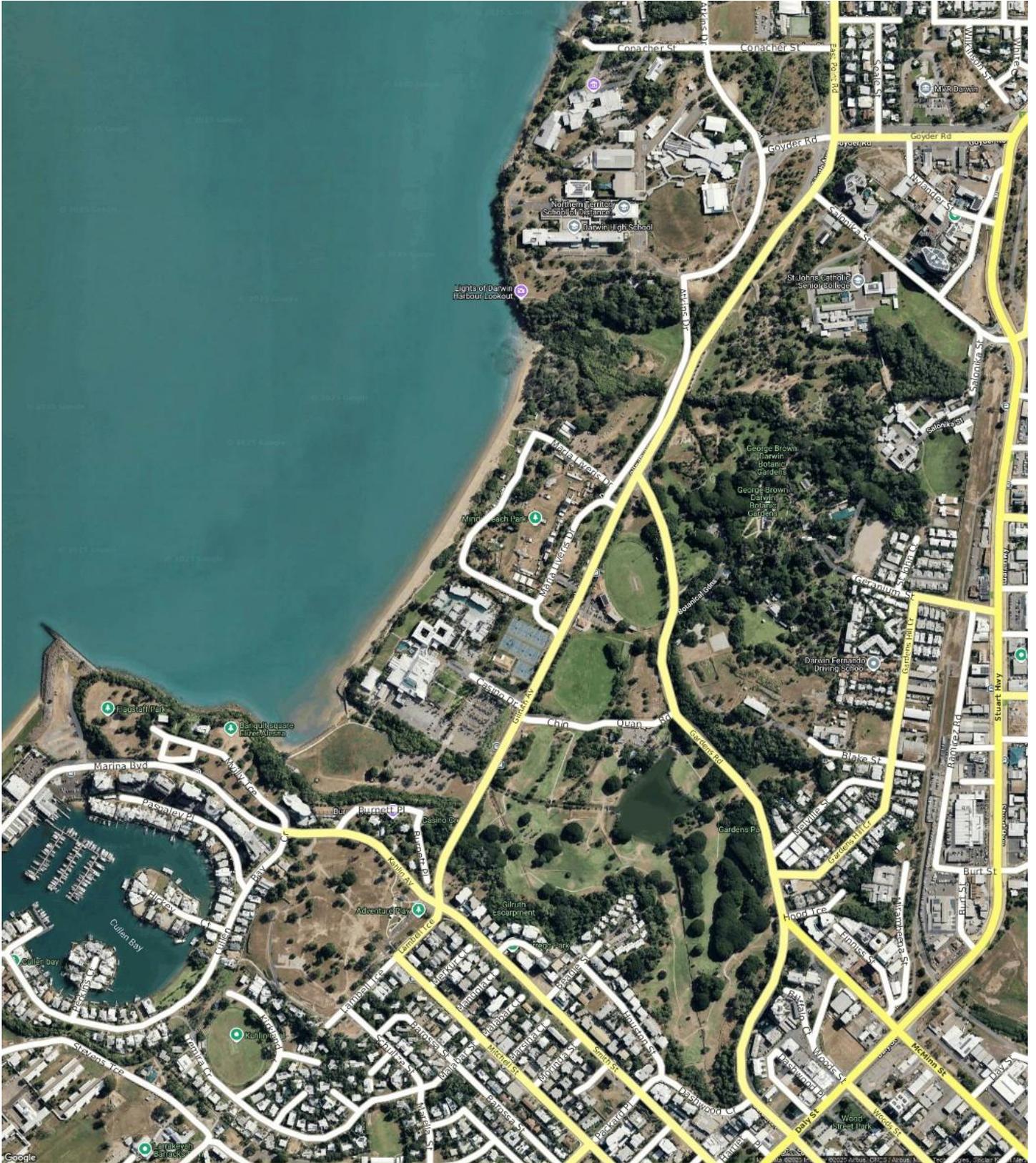
RayWhite.

Suburb
flyover
report

THE GARDENS (UNIT)

PREPARED BY: KRISTINA BILLIAS, RAY WHITE NIGHTCLIFF

THE GARDENS - Suburb Map



THE GARDENS - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2007	32	\$ 335,500	0.0 %	\$ 250,000	\$ 1,700,000
2008	26	\$ 470,000	40.1 %	\$ 297,000	\$ 739,000
2009	12	\$ 687,500	46.3 %	\$ 393,000	\$ 2,100,000
2010	24	\$ 450,000	-34.5 %	\$ 217,500	\$ 900,000
2011	11	\$ 530,000	17.8 %	\$ 150,000	\$ 670,000
2012	59	\$ 445,000	-16.0 %	\$ 250,000	\$ 1,300,000
2013	14	\$ 527,500	18.5 %	\$ 245,000	\$ 860,000
2014	21	\$ 625,000	18.5 %	\$ 450,000	\$ 1,860,000
2015	19	\$ 590,000	-5.6 %	\$ 345,000	\$ 2,100,000
2016	11	\$ 580,000	-1.7 %	\$ 370,000	\$ 770,000
2017	9	\$ 440,000	-24.1 %	\$ 380,000	\$ 685,000
2018	8	\$ 392,500	-10.8 %	\$ 300,000	\$ 720,000
2019	8	\$ 417,500	6.4 %	\$ 265,000	\$ 950,000
2020	8	\$ 336,000	-19.5 %	\$ 200,000	\$ 520,000
2021	8	\$ 382,500	13.8 %	\$ 228,500	\$ 410,000
2022	26	\$ 431,250	12.7 %	\$ 259,000	\$ 884,000
2023	25	\$ 400,000	-7.2 %	\$ 290,000	\$ 785,000
2024	7	\$ 485,000	21.2 %	\$ 375,000	\$ 780,000
2025	14	\$ 456,250	-5.9 %	\$ 360,000	\$ 666,000

Median Sale Price

\$420k

Based on 11 recorded Unit sales within the last 12 months (Financial Year 2025)

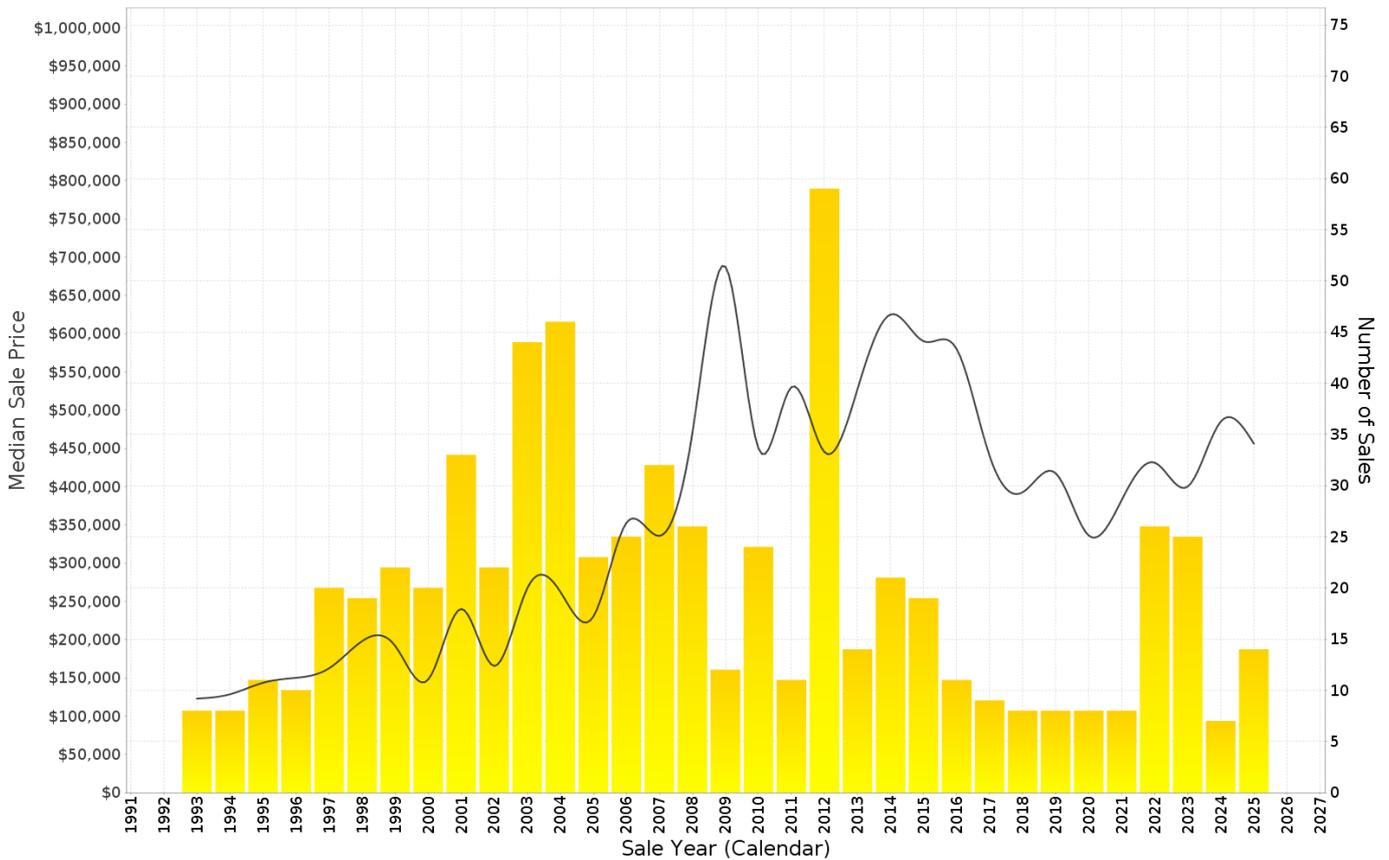
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

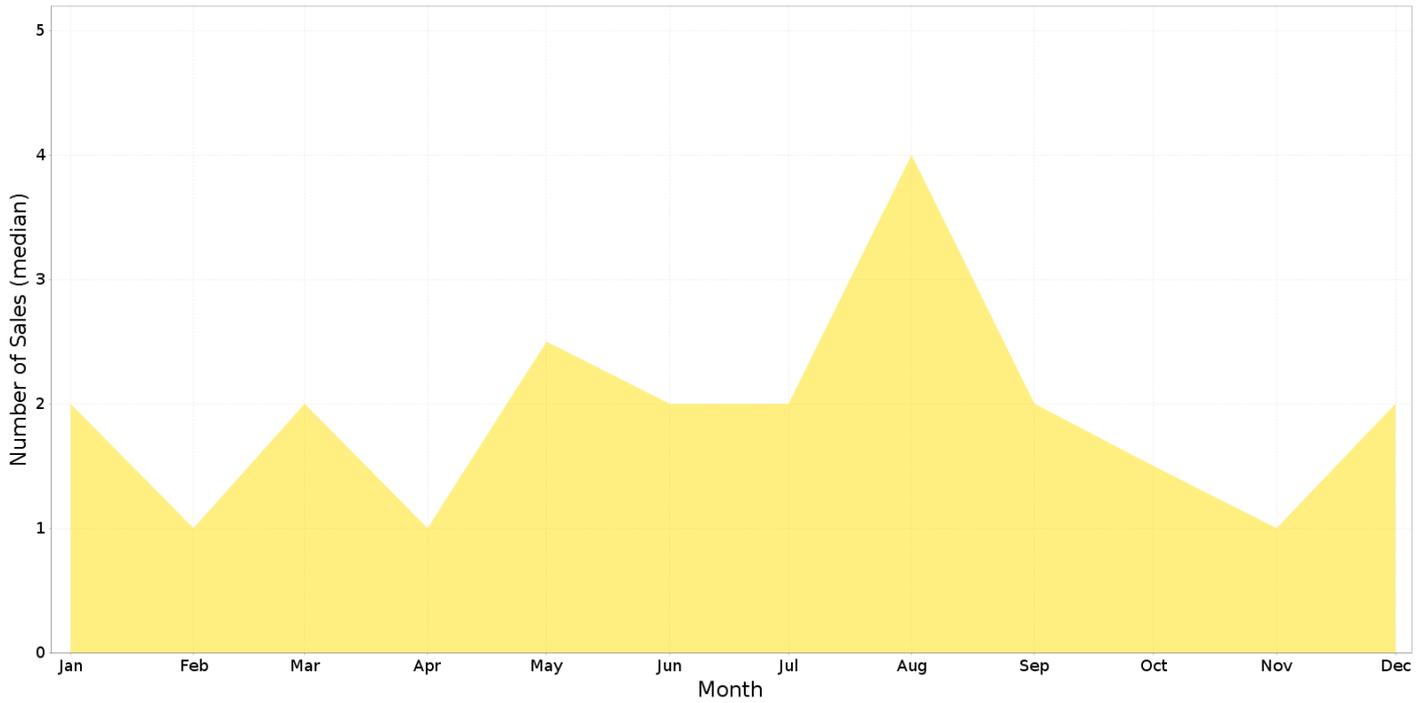
-4.5%

Current Median Price: \$420,000
Previous Median Price: \$440,000

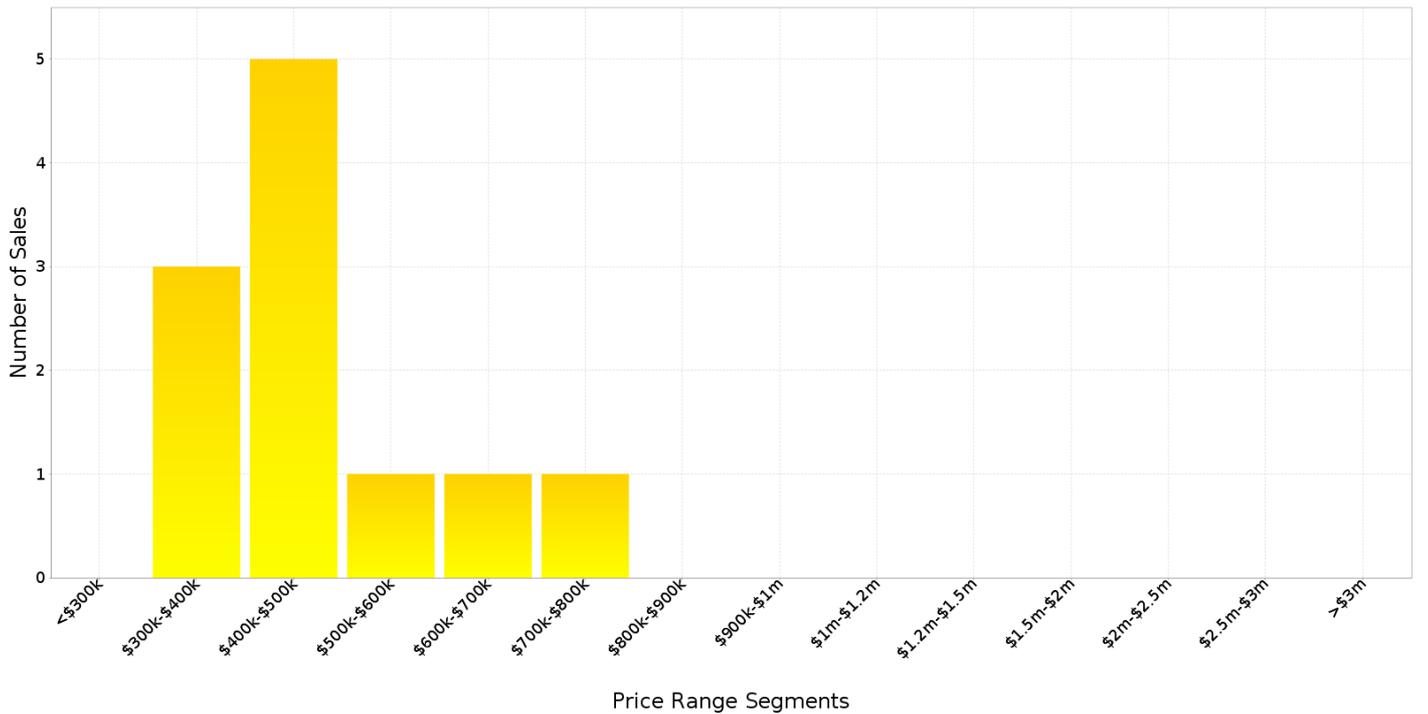
Based on 25 recorded Unit sales compared over the last two rolling 12 month periods



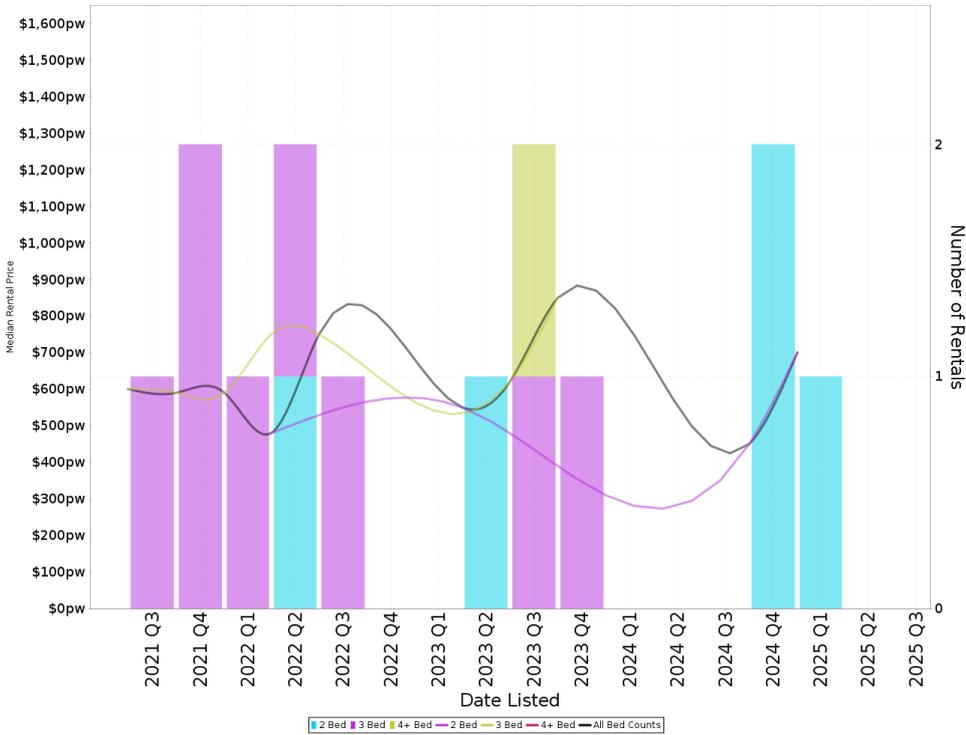
THE GARDENS - Peak Selling Periods (3 years)



THE GARDENS - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

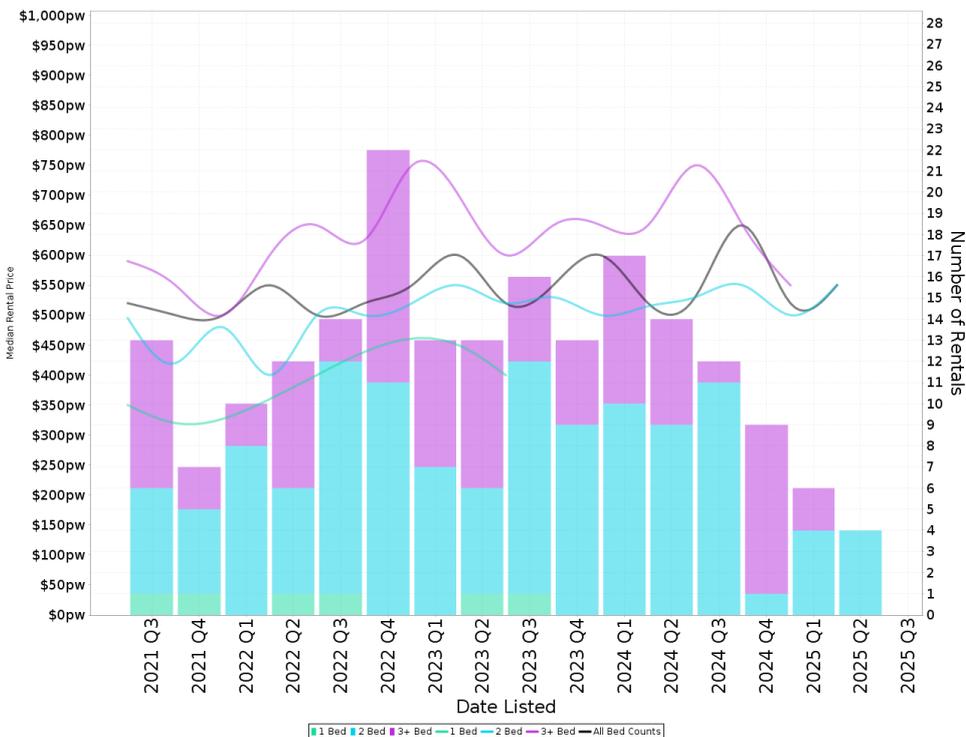
N/A

Suburb Rental Yield

+3.4%

Current Median Price: \$1,080,000
 Current Median Rent: \$700
 Based on 3 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-4.5%

Current Median Price: \$420,000
 Previous Median Price: \$440,000
 Based on 25 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+6.8%

Current Median Price: \$420,000
 Current Median Rent: \$550
 Based on 31 registered Unit rentals compared over the last 12 months.

THE GARDENS - Recently Sold Properties

Median Sale Price

\$420k

Based on 11 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

-4.5%

Current Median Price: \$420,000
Previous Median Price: \$440,000

Based on 25 recorded Unit sales compared over the last two rolling 12 month periods

Sold Properties

11

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

5/6 GARDENS HILL CRES

\$525,000

210 m² | 2 Beds | 1 Bath | 1 Car

Sold 2025 (70 Days)

1/14 MELVILLE ST

\$420,000

1,329 m² | 2 Beds | 1 Bath | 1 Car

Sold 2025 (N/A)

10/6 ST JOHN CRT

\$505,000

205 m² | 2 Beds | 2 Baths | 2 Cars

Sold 2025 (70 Days)

8/5 ST JOHN CRT

\$590,000

3,017 m² | 3 Beds | 3 Baths | 2 Cars

Sold 2025 (70 Days)

1/5 ST JOHN CRT

\$570,000

335 m² | 3 Beds | 2 Baths | 2 Cars

Sold Aug 2025 (26 Days)

2/8 GARDENS HILL CRES

\$550,000

234 m² | 3 Beds | 2 Baths | 2 Cars

Sold Aug 2025 (175 Days)

9/38 GARDENS HILL CRES

\$666,000

283 m² | 3 Beds | 2 Baths | 3 Cars

Sold Aug 2025 (57 Days)

1/16 GARDENS HILL CRES

\$482,000

2,168 m² | 2 Beds | 1 Bath | 2 Cars

Sold Jul 2025 (7 Days)

2/31 GARDENS HILL CRES

\$460,000

6,615 m² | 2 Beds | 1 Bath | 1 Car

Sold Jul 2025 (47 Days)

4/1 BLAKE ST

\$406,000

Jun 2025
41 Days

1,146 m² 2 1 2

11/6 ST JOHN CRT

\$420,000

273 m² - - -

15/29 GARDENS HILL CRES

\$382,500

May 2025
60 Days

202 m² 2 1 1

2/8 GARDENS HILL CRES

\$550,000

Apr 2025
61 Days

234 m² 3 2 2

7/11 GERANIUM ST

\$425,000

Apr 2025
N/A

238 m² 2 1 2

THE GARDENS - Properties For Rent

Median Rental Price

\$550 /w

Based on 31 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

+6.8%

Current Median Price: \$420,000
Current Median Rent: \$550

Based on 11 recorded Unit sales and 31 Unit rentals compared over the last 12 months

Number of Rentals

31

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

2/5 ST JOHN COURT

\$800 per week



Sep 2025
8 Days

3,017 m² 3 2 2