

A bright yellow bicycle is leaning 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 house and trees.

**RayWhite.**

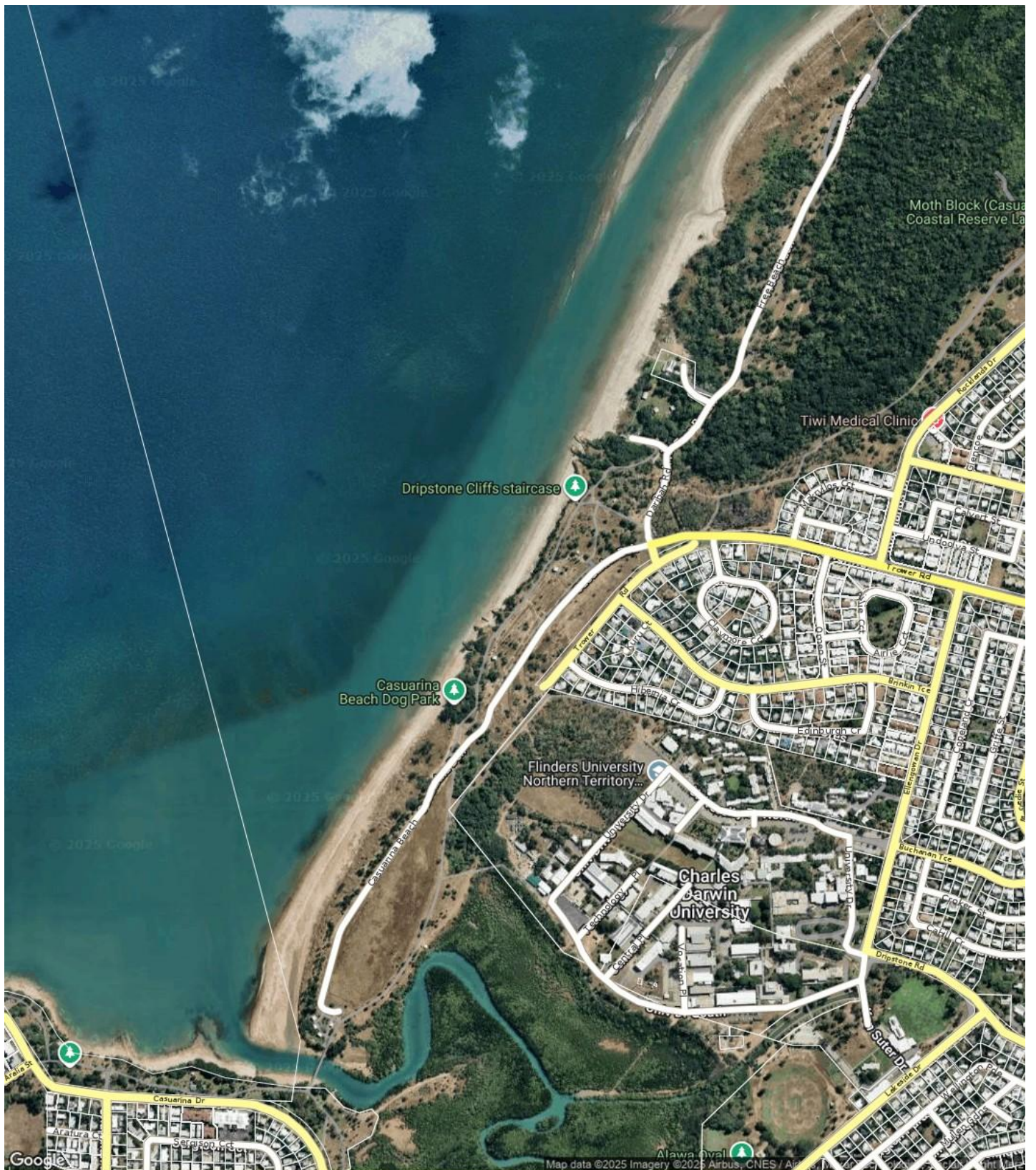
**Suburb  
flyover  
report**

**BRINKIN (HOUSE)**

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



## BRINKIN - Suburb Map



BRINKIN - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	8	\$ 692,600	0.0 %	\$ 580,000	\$ 830,000
2008	8	\$ 743,000	7.3 %	\$ 500,000	\$ 1,100,000
2009	8	\$ 735,000	-1.1 %	\$ 580,000	\$ 1,115,000
2010	7	\$ 955,000	29.9 %	\$ 620,000	\$ 1,000,000
2011	2	\$ 935,000	-2.1 %	\$ 900,000	\$ 970,000
2012	2	\$ 960,000	2.7 %	\$ 700,000	\$ 1,220,000
2013	7	\$ 1,015,000	5.7 %	\$ 865,000	\$ 1,300,000
2014	6	\$ 887,500	-12.6 %	\$ 730,000	\$ 1,175,000
2015	4	\$ 885,000	-0.3 %	\$ 750,000	\$ 1,275,000
2016	2	\$ 989,500	11.8 %	\$ 982,000	\$ 997,000
2017	4	\$ 957,500	-3.2 %	\$ 820,000	\$ 1,180,000
2018	4	\$ 848,000	-11.4 %	\$ 630,000	\$ 1,300,000
2019	4	\$ 1,095,000	29.1 %	\$ 1,000,000	\$ 1,300,000
2020	2	\$ 702,500	-35.8 %	\$ 630,000	\$ 775,000
2021	0				
2022	6	\$ 1,040,000	0.0 %	\$ 752,000	\$ 2,100,000
2023	1	\$ 750,000	-27.9 %	\$ 750,000	\$ 750,000
2024	4	\$ 1,912,500	155.0 %	\$ 1,040,000	\$ 2,000,000
2025	9	\$ 1,132,500	-40.8 %	\$ 760,000	\$ 1,800,000

Median Sale Price

\$1.13m

Based on 9 recorded House sales within the last 12 months (Oct '24 - Sep '25)

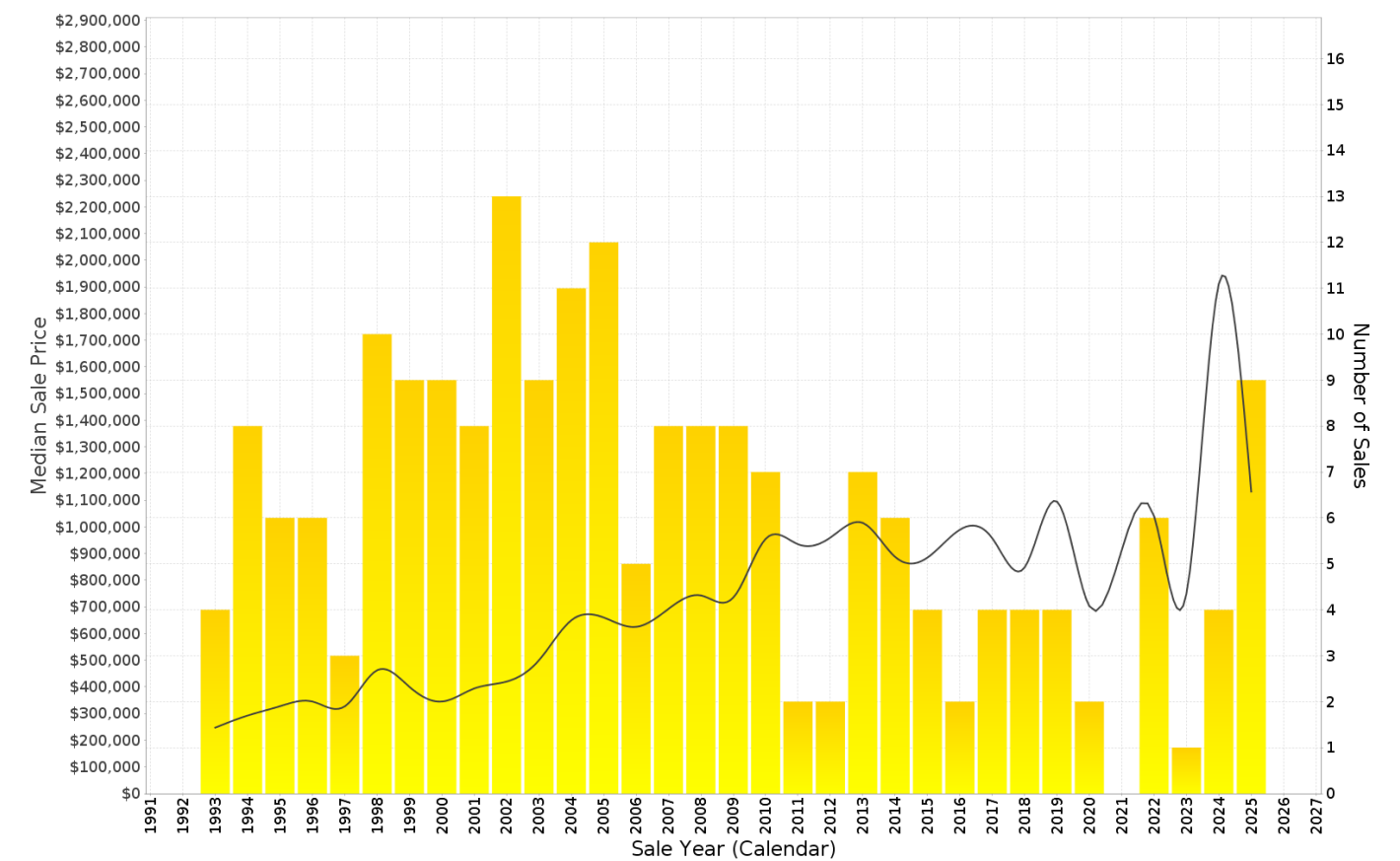
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

-23.0%

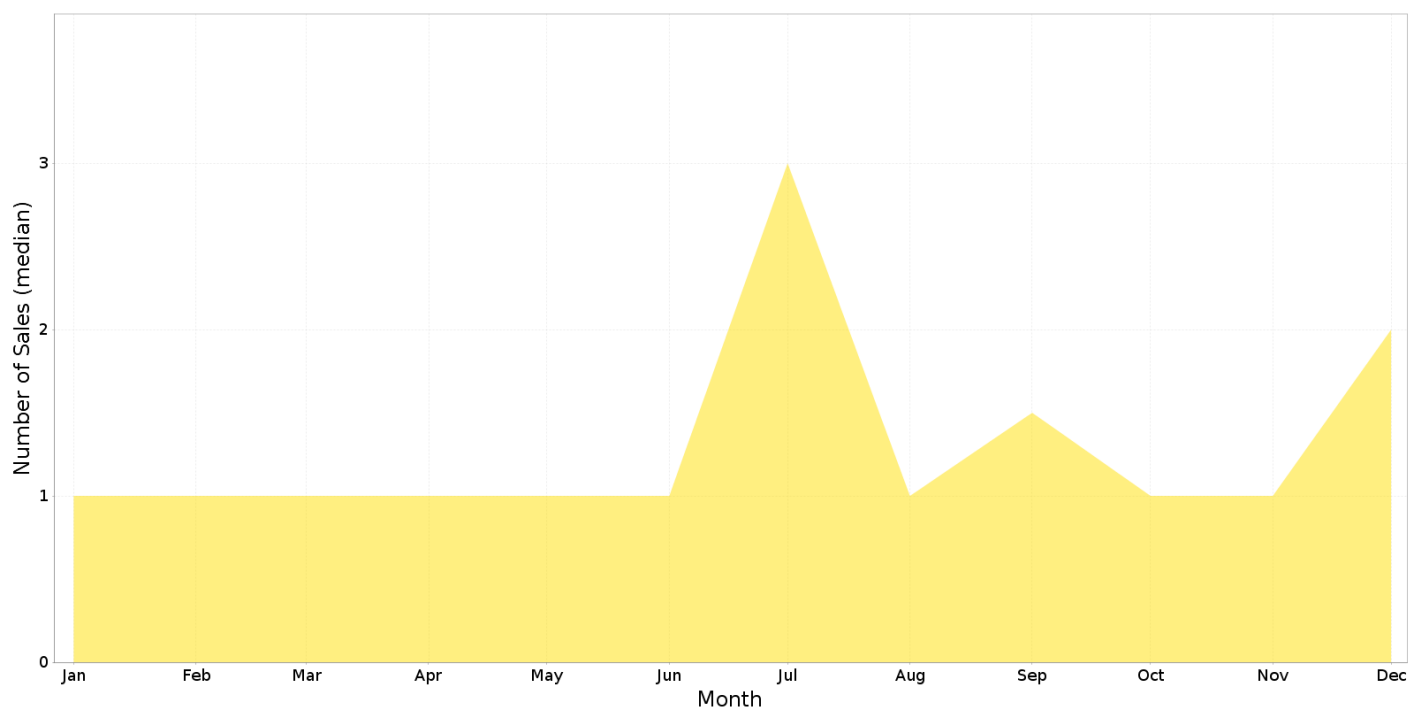
Current Median Price: \$1,132,500  
Previous Median Price: \$1,470,000

Based on 13 recorded House sales compared over the last two rolling 12 month periods

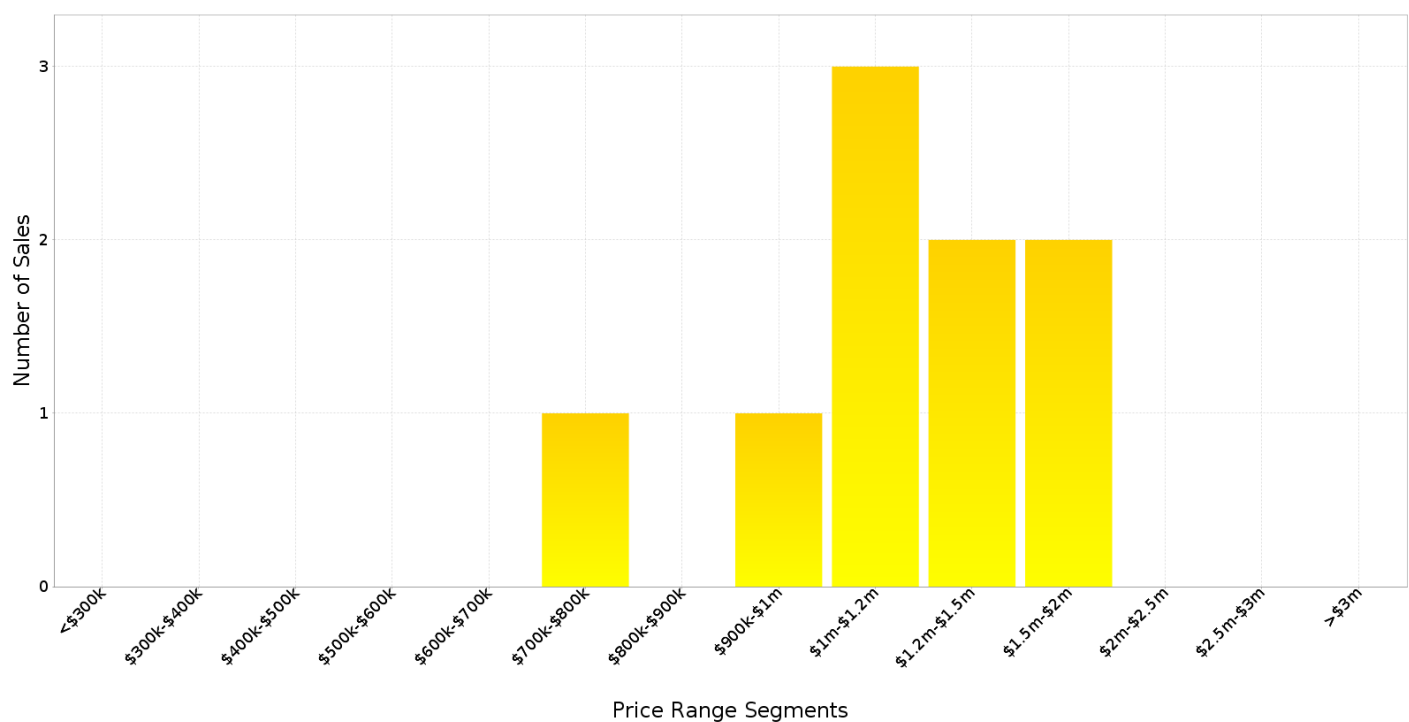




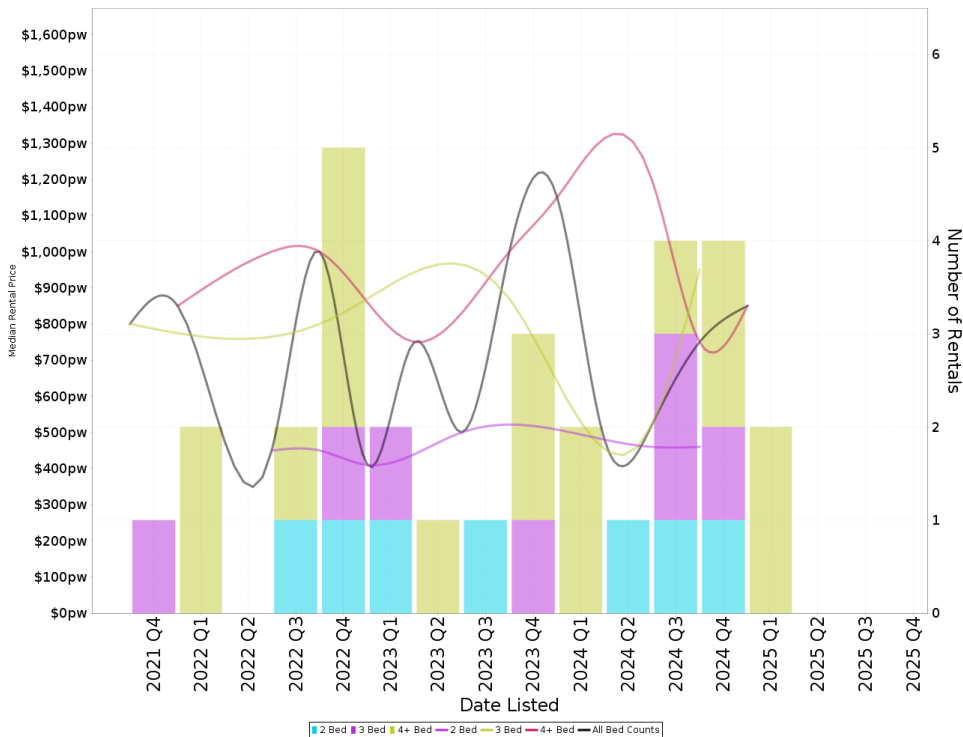
## BRINKIN - Peak Selling Periods (3 years)



## BRINKIN - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-23.0%**

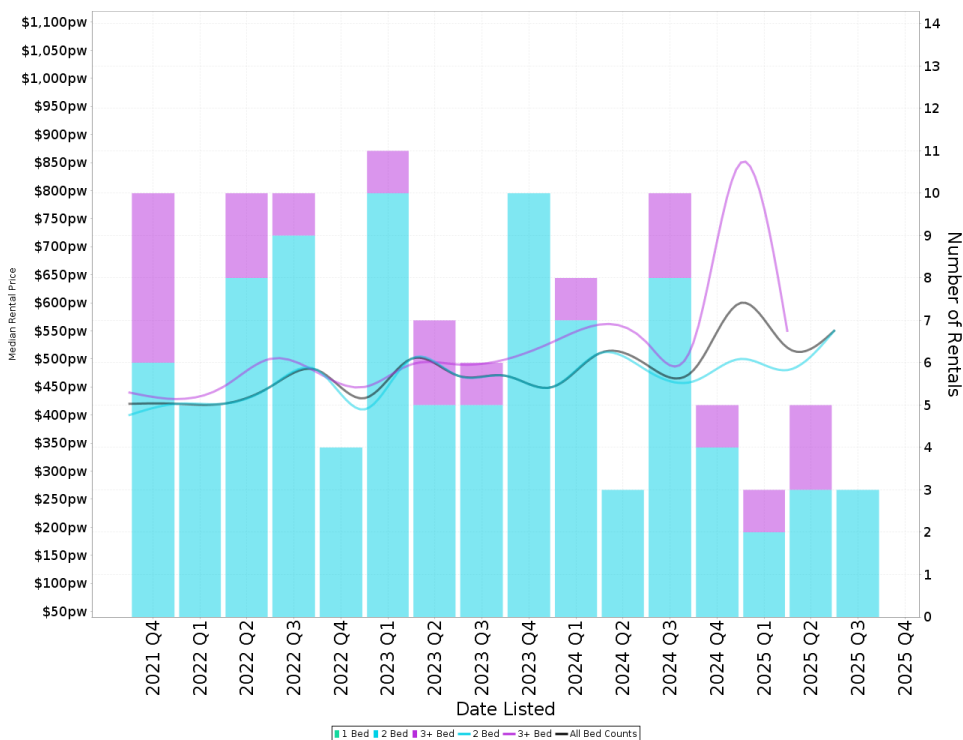
Current Median Price: \$1,132,500  
Previous Median Price: \$1,470,000  
Based on 13 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.9%**

Current Median Price: \$1,132,500  
Current Median Rent: \$850  
Based on 6 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-5.9%**

Current Median Price: \$360,000  
Previous Median Price: \$382,750  
Based on 37 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+7.2%**

Current Median Price: \$360,000  
Current Median Rent: \$500  
Based on 16 registered Unit rentals compared over the last 12 months.

# BRINKIN - Recently Sold Properties

Median Sale Price

\$1.13m

Based on 9 recorded House sales within the last 12 months (Oct '24 - Sep '25)

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

Suburb Growth

-23.0%

Current Median Price: \$1,132,500  
Previous Median Price: \$1,470,000

Based on 13 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

9

Based on recorded House sales within the 12 months (Oct '24 - Sep '25)

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

9 CLAYMORE CCT




\$1,600,000




1,120 m<sup>2</sup> 4 3 4

5 CLAYMORE CCT



\$1,000,000



1,120 m<sup>2</sup> - - -

7 CLAYMORE CCT

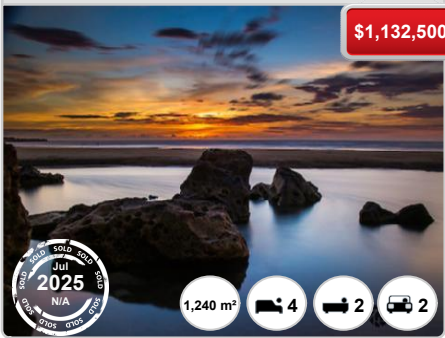


\$1,320,000




1,160 m<sup>2</sup> 5 3 2

31 CLAYMORE CCT



\$1,132,500



1,240 m<sup>2</sup> 4 2 2

439 TROWER RD



\$1,800,000



1,170 m<sup>2</sup> 4 2 2

49 ELLENGOWAN DR



\$1,460,000



900 m<sup>2</sup> 6 3 4