

RayWhite.

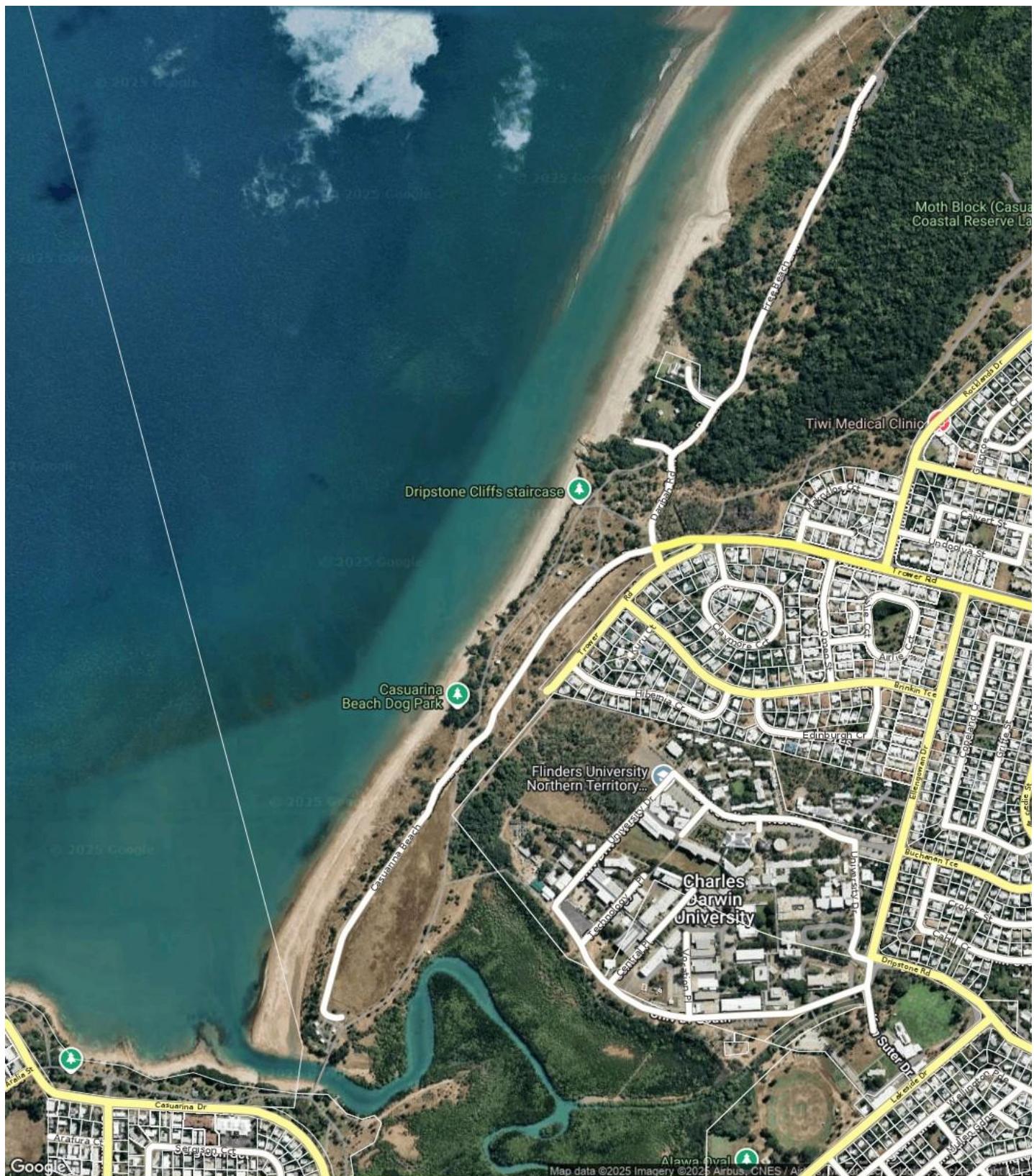


Suburb flyover report

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)

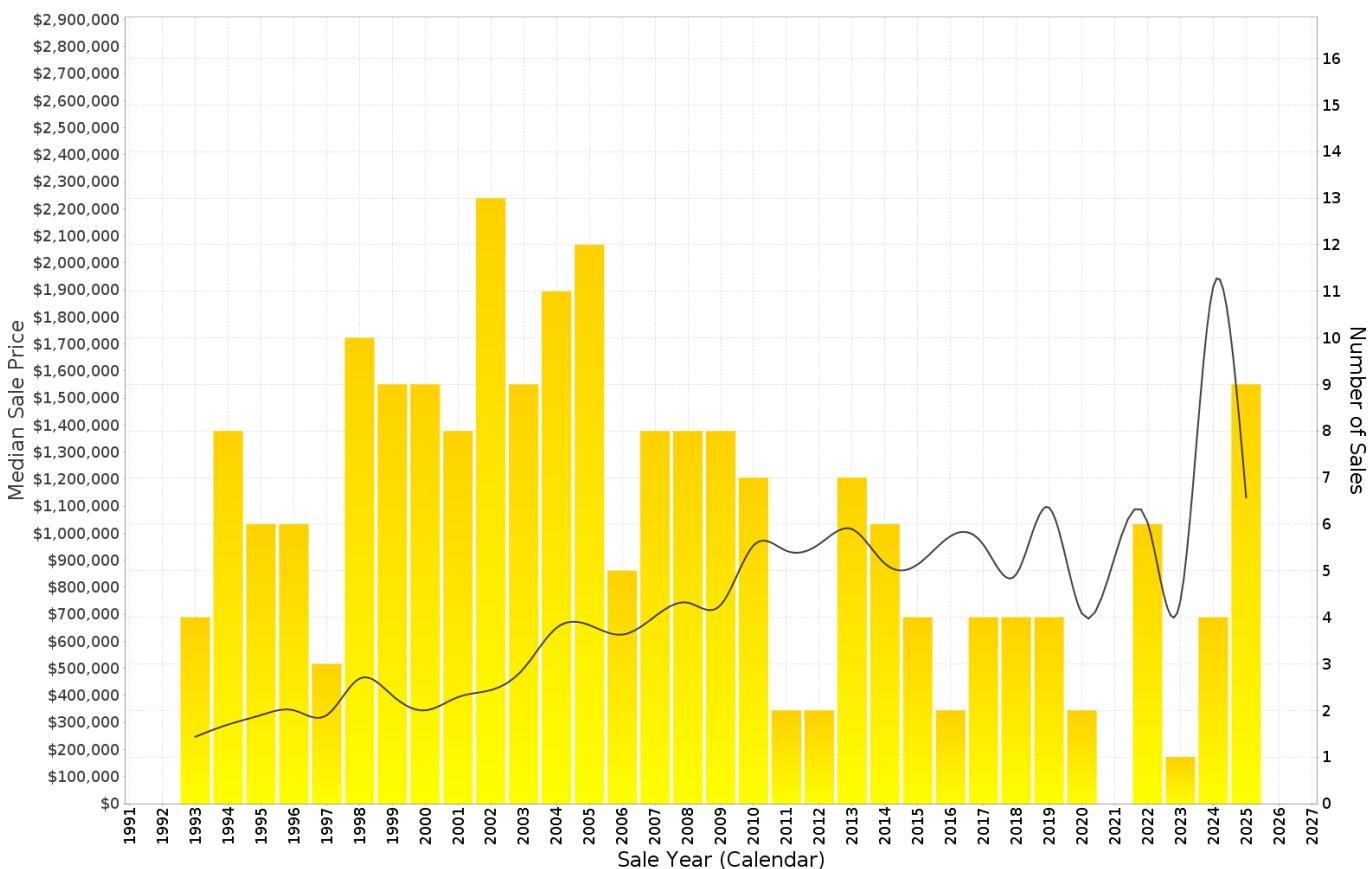
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

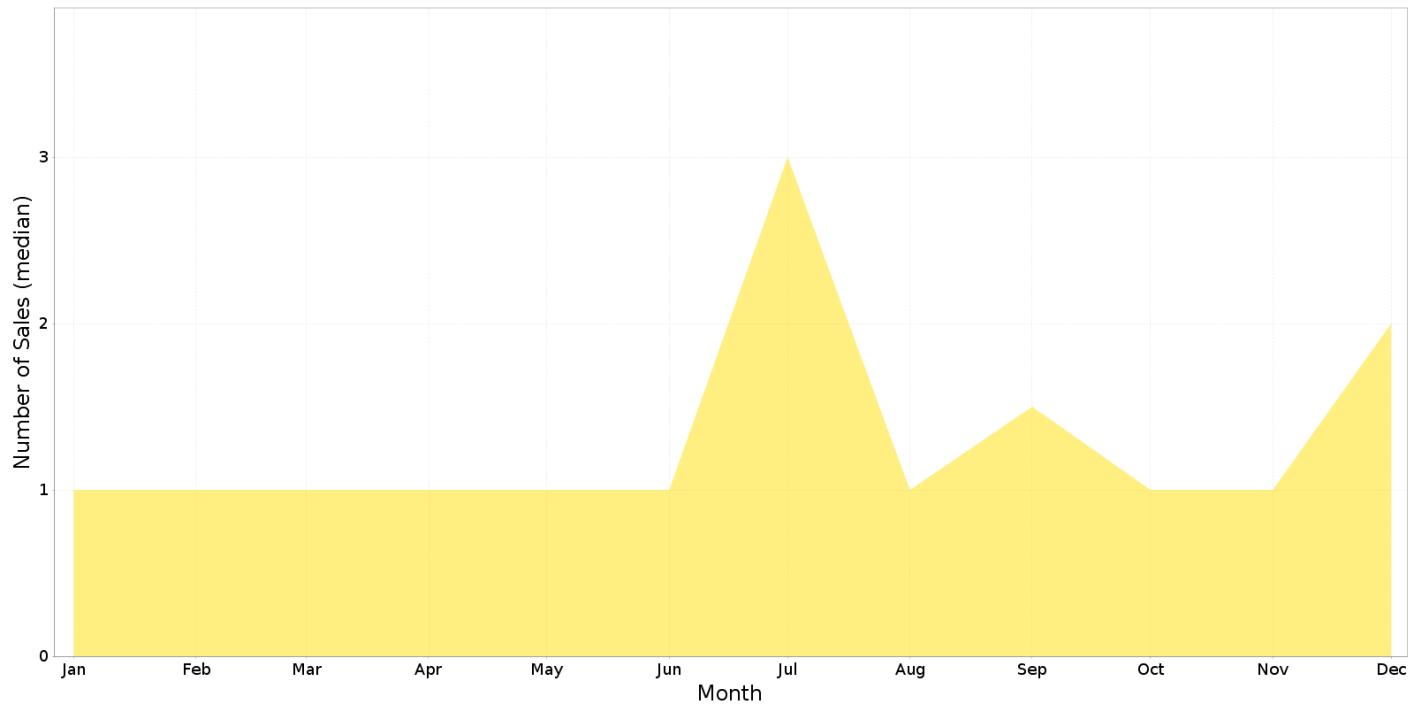
-23.0%

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

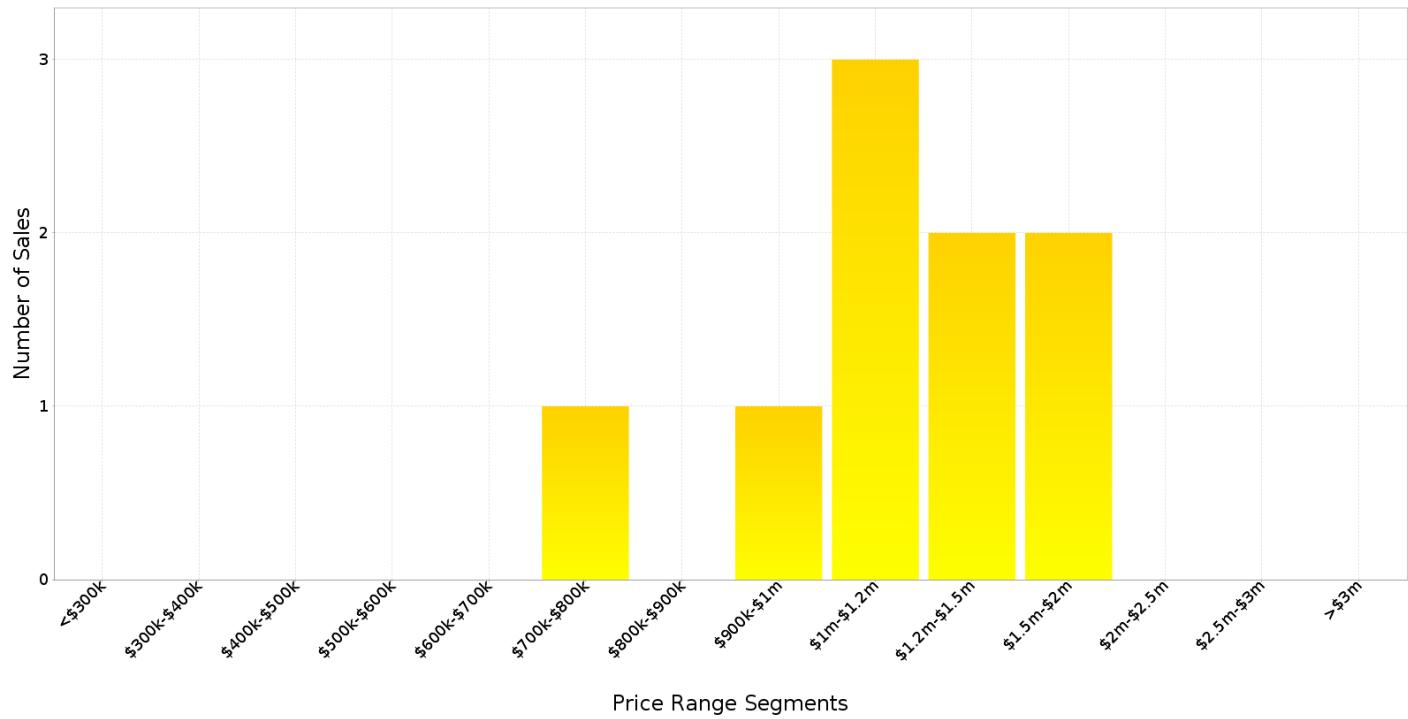
Based on 13 recorded House sales compared over the last two rolling 12 month periods



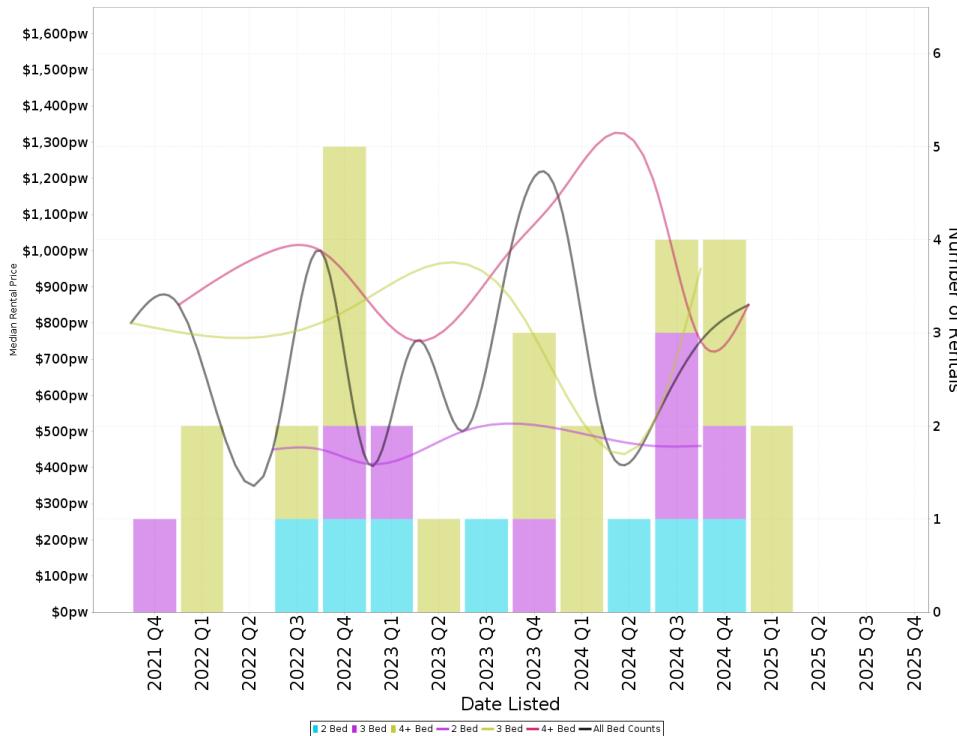
BRINKIN - Peak Selling Periods (3 years)



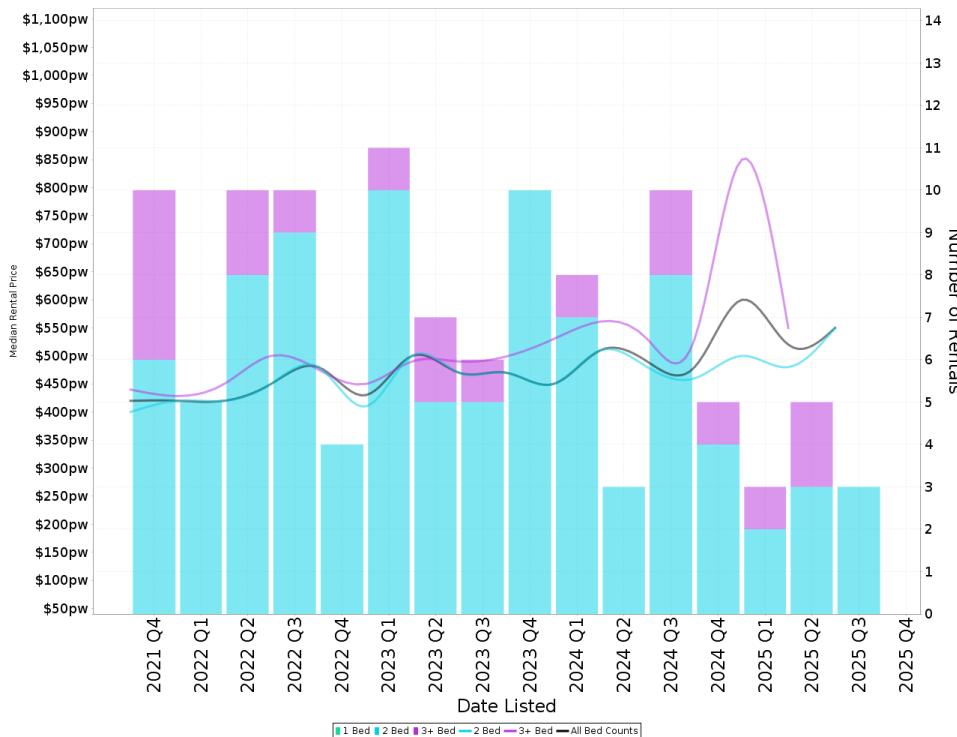
BRINKIN - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Median Weekly Rents (Units)



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

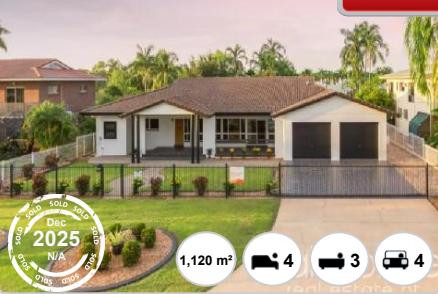
9

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 m²

4 3 4

5 CLAYMORE CCT

\$1,000,000



1,120 m²

4 3 4

7 CLAYMORE CCT

\$1,320,000



1,160 m²

5 3 2

31 CLAYMORE CCT

\$1,132,500



1,240 m²

4 2 2

439 TROWER RD

\$1,800,000



1,170 m²

4 2 2

49 ELLENGOWAN DR

\$1,460,000



900 m²

6 3 4