

A yellow bicycle with a basket of flowers is parked in front of a white picket fence. The bicycle has a brown leather seat and a white wire basket filled with pink flowers. The background shows a white building and some trees.

**RayWhite.**

# Suburb flyover report

**DRIVER (HOUSE)**

PREPARED BY: KRISTINA BILLIAS, RAY WHITE NIGHTCLIFF

# DRIVER - Suburb Map



# DRIVER - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	69	\$ 352,000	0.0 %	\$ 54,138	\$ 569,000
2008	52	\$ 370,000	5.1 %	\$ 91,500	\$ 565,000
2009	50	\$ 427,000	15.4 %	\$ 77,760	\$ 595,000
2010	46	\$ 441,000	3.3 %	\$ 35,000	\$ 610,000
2011	38	\$ 449,500	1.9 %	\$ 30,000	\$ 613,750
2012	58	\$ 486,000	8.1 %	\$ 71,801	\$ 670,000
2013	56	\$ 478,500	-1.5 %	\$ 37,000	\$ 767,500
2014	38	\$ 529,500	10.7 %	\$ 52,800	\$ 755,000
2015	37	\$ 519,000	-2.0 %	\$ 6,400	\$ 750,000
2016	26	\$ 447,500	-13.8 %	\$ 120,000	\$ 639,000
2017	27	\$ 415,000	-7.3 %	\$ 62,730	\$ 1,050,000
2018	16	\$ 420,000	1.2 %	\$ 320,000	\$ 539,000
2019	27	\$ 350,000	-16.7 %	\$ 11,625	\$ 642,000
2020	5	\$ 410,000	17.1 %	\$ 310,000	\$ 627,000
2021	0				
2022	36	\$ 482,500	0.0 %	\$ 300,000	\$ 645,000
2023	28	\$ 462,500	-4.1 %	\$ 90,000	\$ 1,150,000
2024	45	\$ 455,000	-1.6 %	\$ 135,000	\$ 630,000
2025	81	\$ 550,000	20.9 %	\$ 190,000	\$ 1,400,000

## Median Sale Price

**\$515k**

Based on 88 recorded House sales within the last 12 months (Oct '24 - Sep '25)

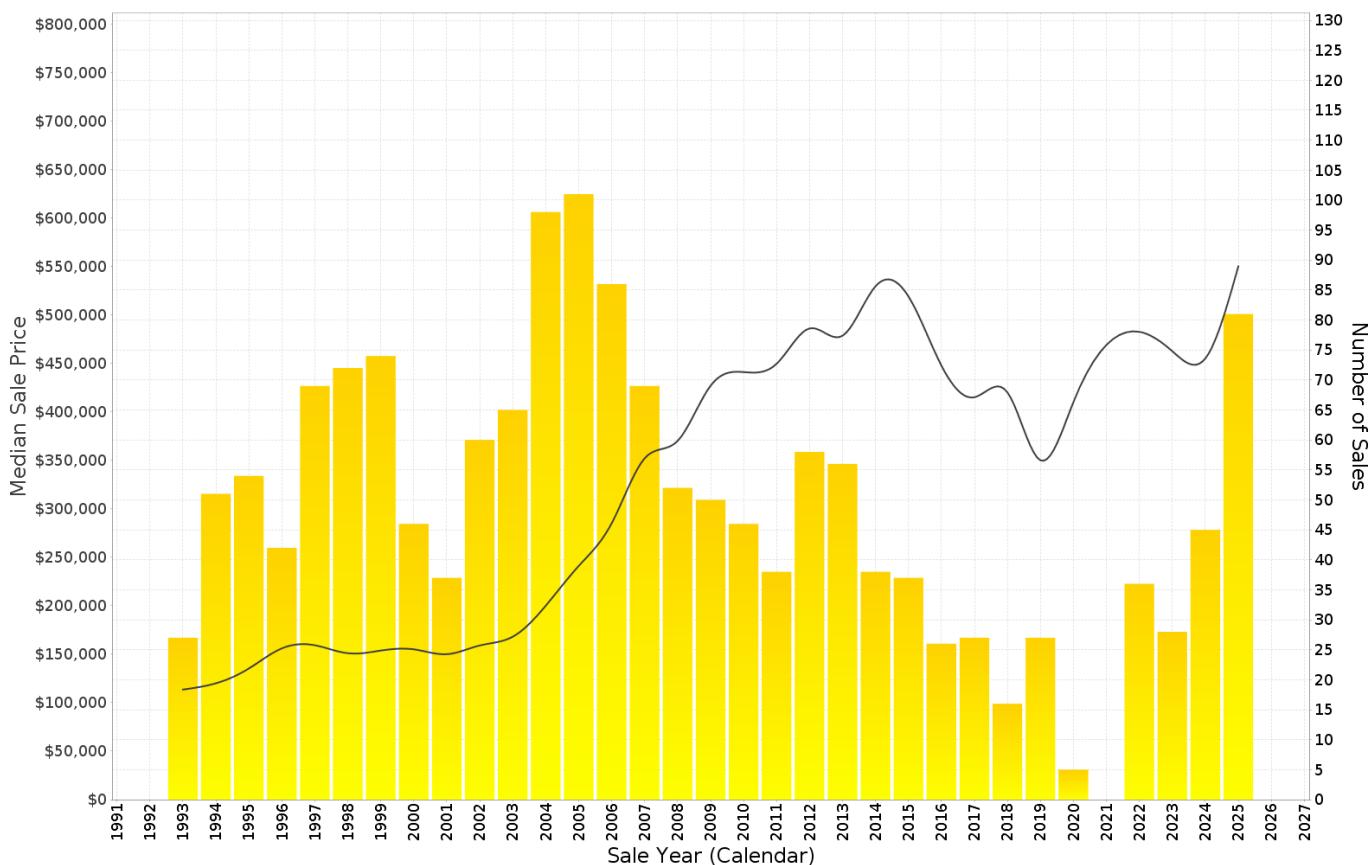
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

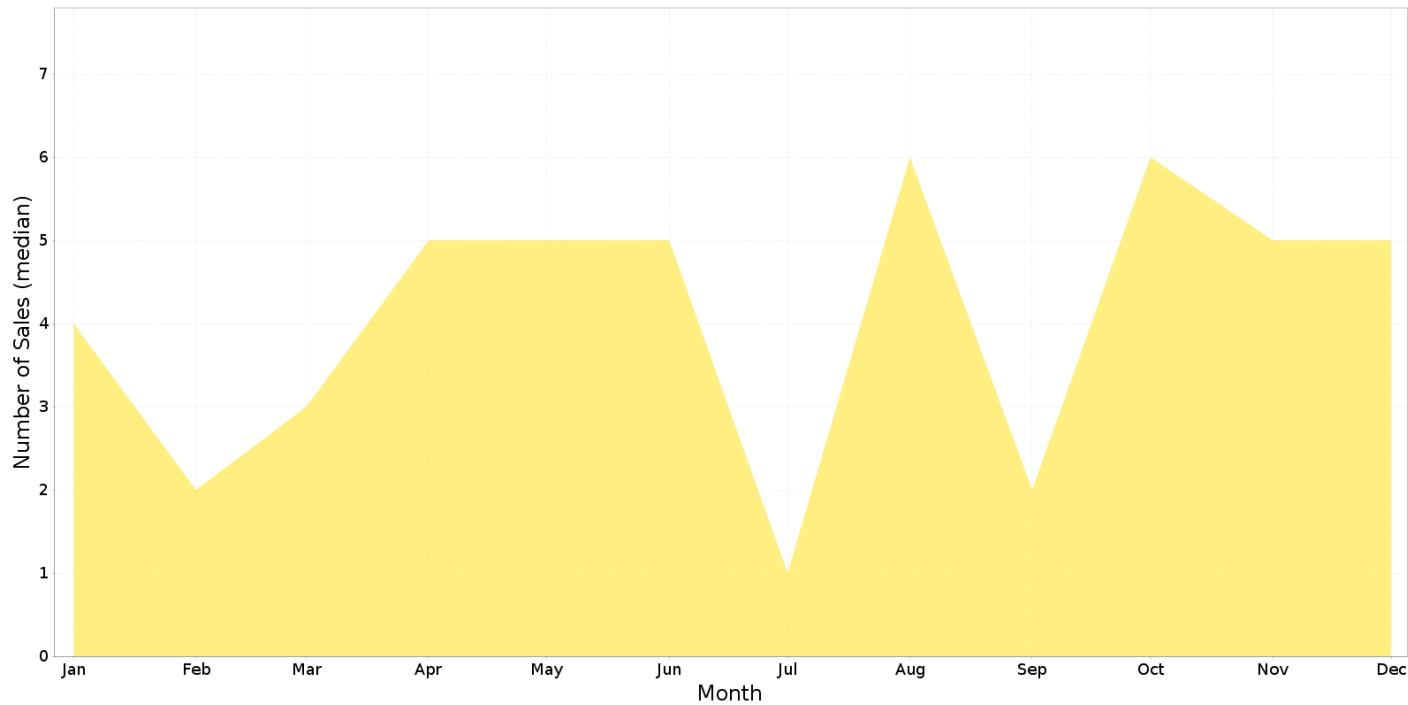
**+12.6%**

Current Median Price: \$515,000  
Previous Median Price: \$457,500

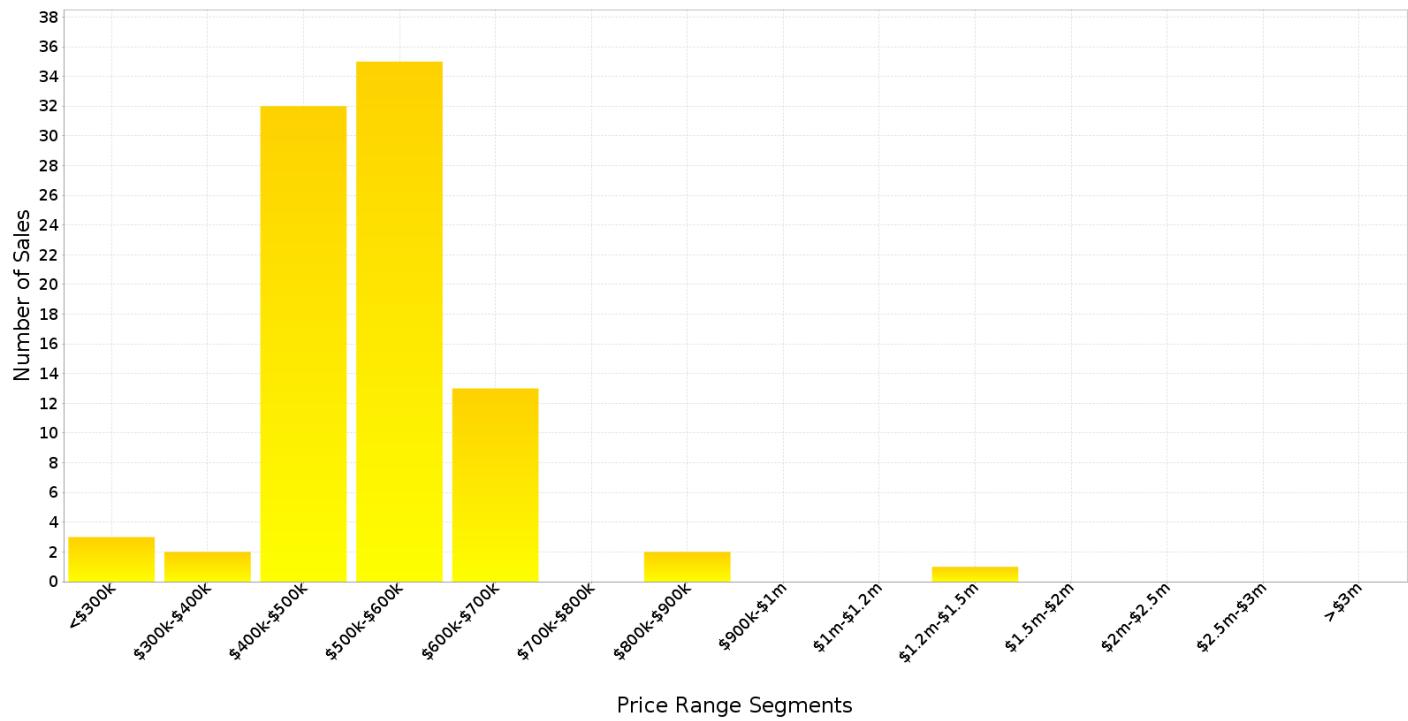
Based on 122 recorded House sales compared over the last two rolling 12 month periods



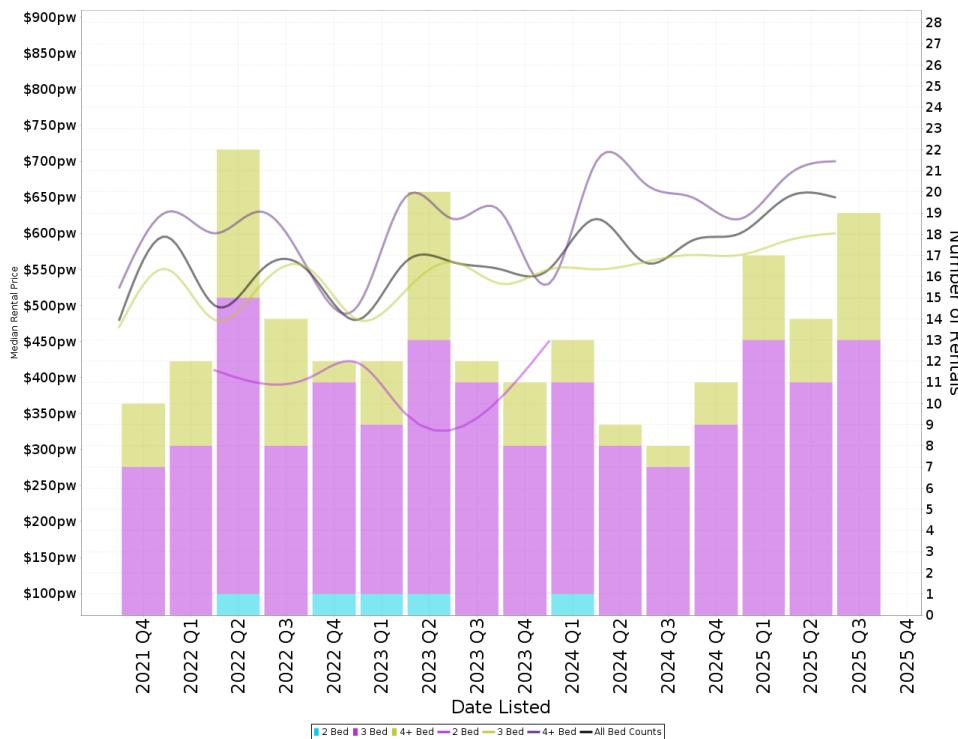
## DRIVER - Peak Selling Periods (3 years)



## DRIVER - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



Suburb Sale Price Growth

**+12.6%**

Current Median Price: \$515,000  
Previous Median Price: \$457,500

Based on 122 registered House sales compared over the last two rolling 12 month periods.

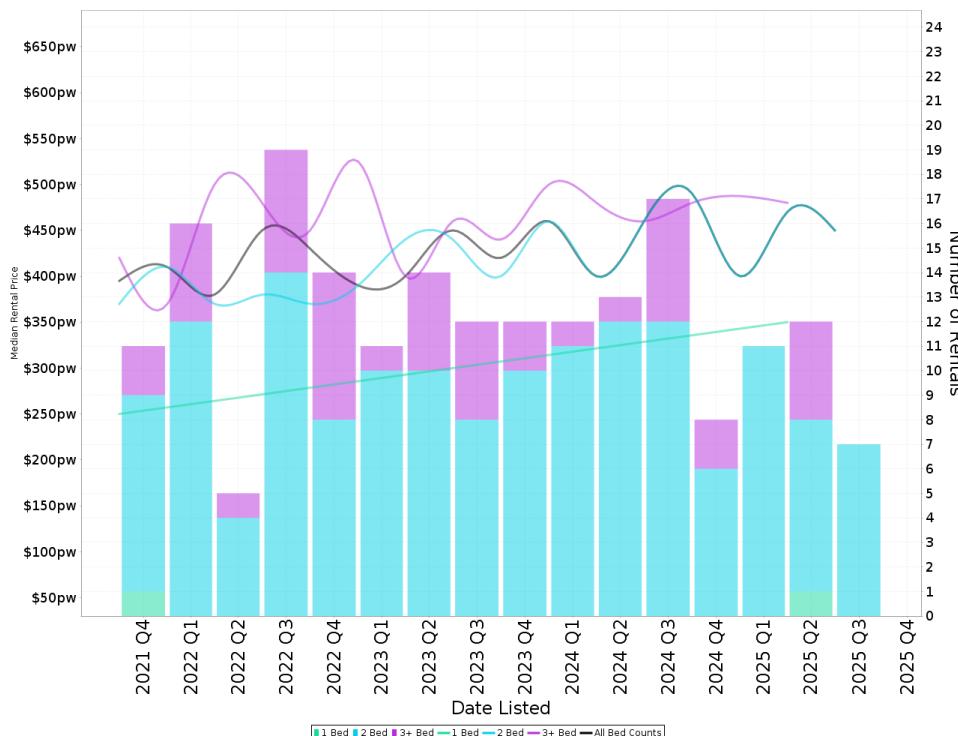
Suburb Rental Yield

**+6.1%**

Current Median Price: \$515,000  
Current Median Rent: \$600

Based on 61 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



Suburb Sale Price Growth

**+26.5%**

Current Median Price: \$310,000  
Previous Median Price: \$245,000

Based on 56 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

**+7.7%**

Current Median Price: \$310,000  
Current Median Rent: \$460

Based on 38 registered Unit rentals compared over the last 12 months.

# DRIVER - Recently Sold Properties

## Median Sale Price

# \$515k

Based on 88 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

# +12.6%

Current Median Price: \$515,000  
Previous Median Price: \$457,500

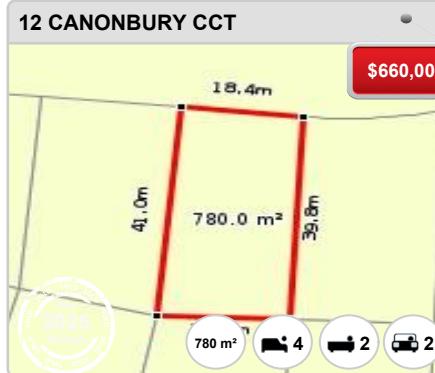
Based on 122 recorded House sales compared over the last two rolling 12 month periods

## # Sold Properties

# 88

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



**44 CANONBURY CCT**



**\$665,000**

Oct 2025

56 Days

836 m² | 5 Bed | 2 Bath | 2 Car

**39 DWYER CCT**



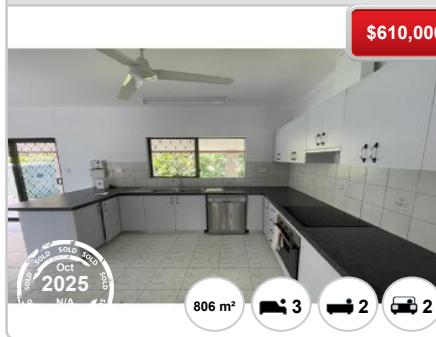
**\$675,000**

Oct 2025

56 Days

615 m² | 3 Bed | 2 Bath | 1 Car

**7 MOREY CCT**



**\$610,000**

Oct 2025

56 Days

806 m² | 3 Bed | 2 Bath | 2 Car

**24 WIDDUP CRES**



**\$560,000**

Oct 2025

56 Days

805 m² | 3 Bed | 1 Bath | 2 Car

**35 MAHONY CCT**



**\$560,000**

Oct 2025

12 Days

823 m² | 3 Bed | 1 Bath | 2 Car

**9 EMMA CRT**



**\$670,000**

Oct 2025

56 Days

699 m² | 4 Bed | 2 Bath | 2 Car

**16 WATERHOUSE CRES**



**\$580,000**

Oct 2025

56 Days

824 m² | 3 Bed | 1 Bath | 2 Car

**8 BAILEY CCT**



**\$701,000**

Oct 2025

69 Days

851 m² | 5 Bed | 3 Bath | 2 Car

**6 DUTTON CRT**



**\$590,000**

Oct 2025

56 Days

991 m² | 3 Bed | 2 Bath | 1 Car

**68 DWYER CCT**



**\$670,000**

Sep 2025

56 Days

661 m² | 4 Bed | 2 Bath | 2 Car

**13 LOWE CRT**



**\$820,000**

Sep 2025

56 Days

1,360 m² | 2 Bed | 1 Bath | 1 Car

**12 CHILMAN CRT**



**\$530,000**

Sep 2025

22 Days

810 m² | 3 Bed | 1 Bath | 1 Car

# DRIVER - Properties For Rent

## Median Rental Price

**\$600 /w**

Based on 61 recorded House rentals within the last 12 months (Oct '24 - Sep '25)

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

## Rental Yield

**+6.1%**

Current Median Price: \$515,000  
Current Median Rent: \$600

Based on 88 recorded House sales and 61 House rentals compared over the last 12 months

## Number of Rentals

**61**

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

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

### 3 PON COURT



**\$480 per week**

652 m<sup>2</sup>

### 45 KRIEWALDT CIRCUIT



**\$680 per week**

910 m<sup>2</sup>

### 58 CHIN GONG CIRCUIT



**\$600 per week**

877 m<sup>2</sup>

### 11 MAHONY CIRCUIT



**\$550 per week**

709 m<sup>2</sup>

### 9 GREER COURT



**\$650 per week**

852 m<sup>2</sup>

### 70 DRIVER AVENUE



**\$600 per week**

832 m<sup>2</sup>