

**RayWhite.**

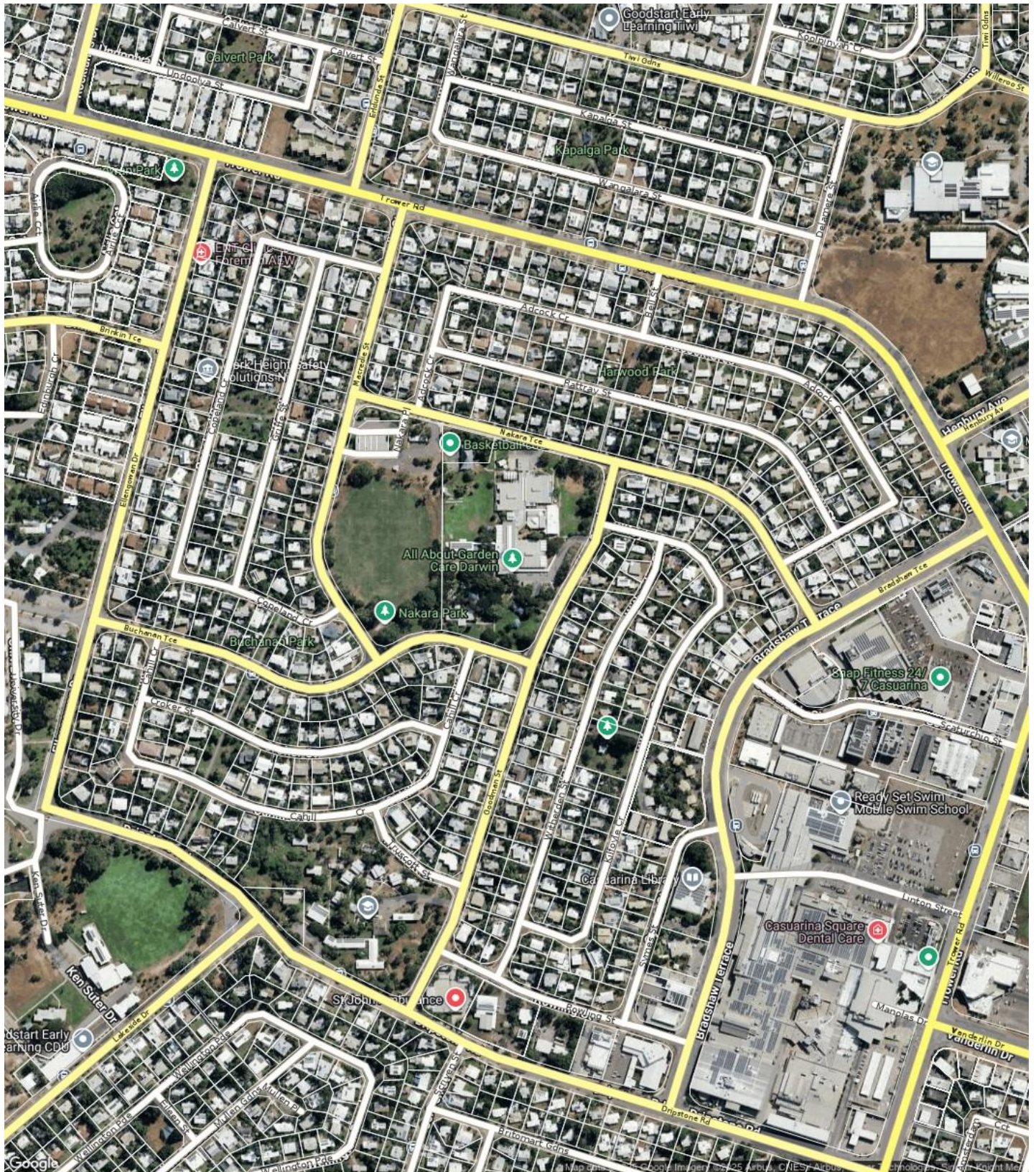
**Suburb**  
flyover  
report

NAKARA (HOUSE)

PREPARED BY: KRISTINA BILLIAS, RAY WHITE NIGHTCLIFF



## NAKARA - Suburb Map





# NAKARA - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	34	\$ 420,000	0.0 %	\$ 185,000	\$ 502,500
2008	25	\$ 475,000	13.1 %	\$ 50,000	\$ 750,000
2009	27	\$ 520,000	9.5 %	\$ 79,135	\$ 630,000
2010	21	\$ 560,000	7.7 %	\$ 230,000	\$ 720,000
2011	21	\$ 530,000	-5.4 %	\$ 350,000	\$ 670,000
2012	31	\$ 588,000	10.9 %	\$ 400,000	\$ 725,000
2013	34	\$ 599,900	2.0 %	\$ 47,500	\$ 760,000
2014	36	\$ 615,000	2.5 %	\$ 260,000	\$ 810,000
2015	21	\$ 645,000	4.9 %	\$ 290,000	\$ 770,000
2016	18	\$ 572,500	-11.2 %	\$ 200,000	\$ 780,000
2017	16	\$ 525,000	-8.3 %	\$ 240,000	\$ 660,000
2018	18	\$ 507,500	-3.3 %	\$ 410,000	\$ 700,000
2019	19	\$ 500,000	-1.5 %	\$ 315,000	\$ 660,000
2020	9	\$ 530,000	6.0 %	\$ 300,000	\$ 810,000
2021	0				
2022	21	\$ 612,500	0.0 %	\$ 132,000	\$ 965,000
2023	19	\$ 565,000	-7.8 %	\$ 400,000	\$ 1,100,000
2024	24	\$ 658,750	16.6 %	\$ 217,500	\$ 875,000
2025	38	\$ 655,625	-0.5 %	\$ 500,000	\$ 970,000

Median Sale Price

\$623k

Based on 35 recorded House sales within the last 12 months (Oct '24 - Sep '25)

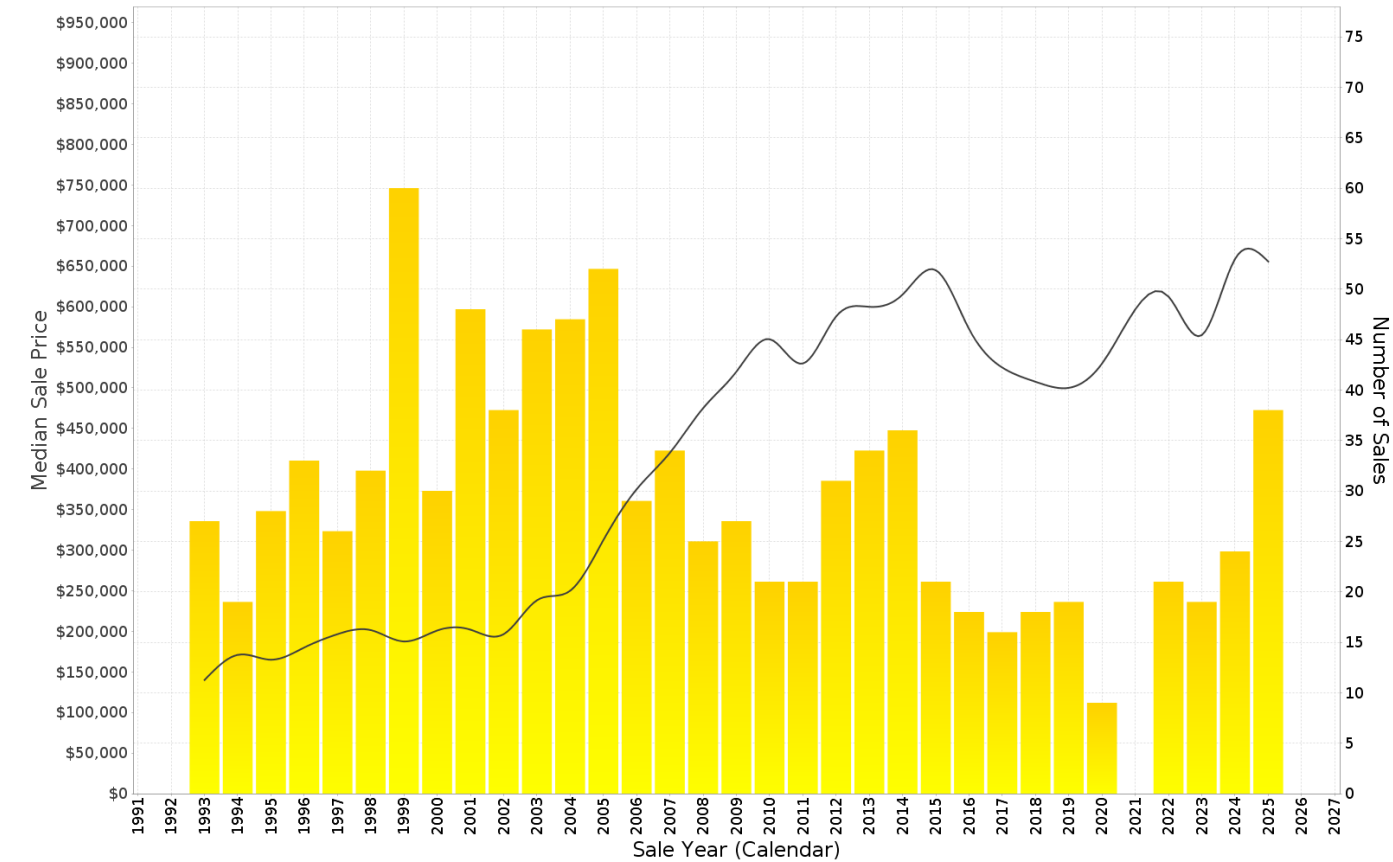
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

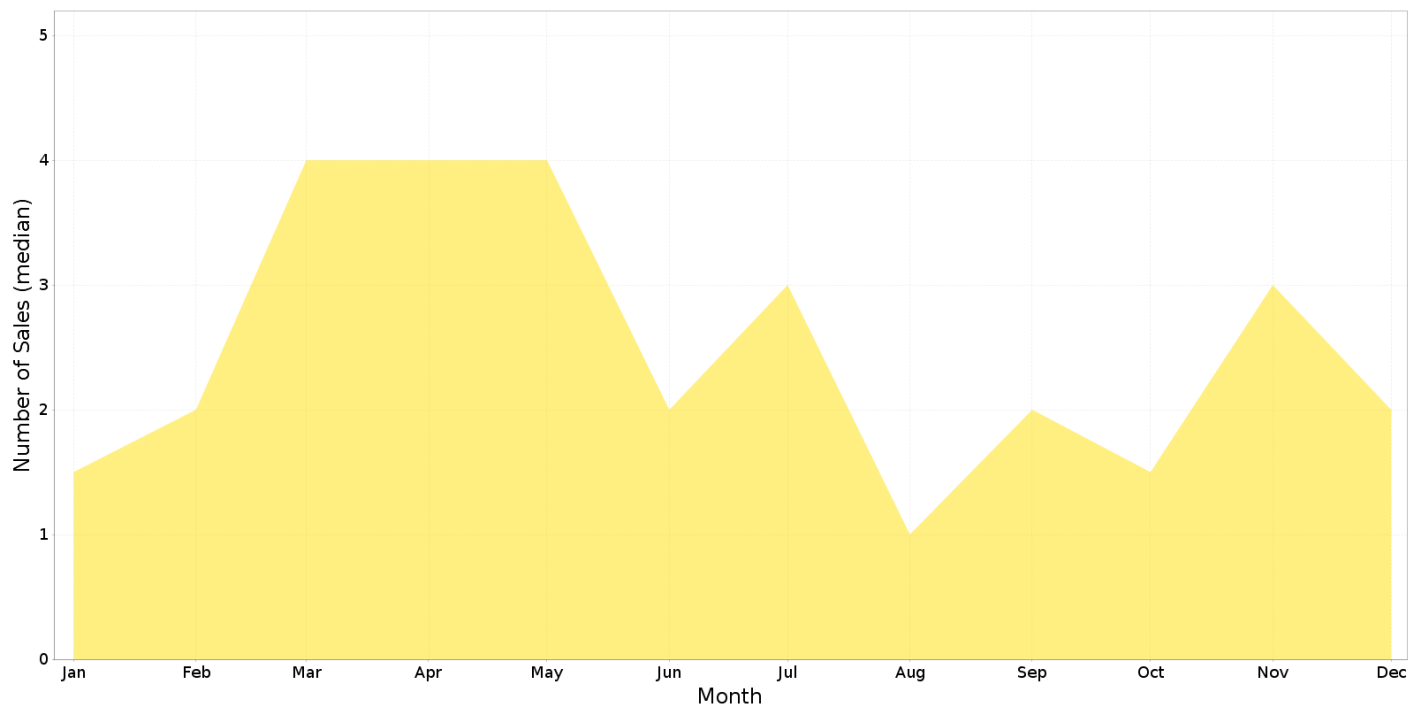
-2.7%

Current Median Price: \$623,000  
Previous Median Price: \$640,500

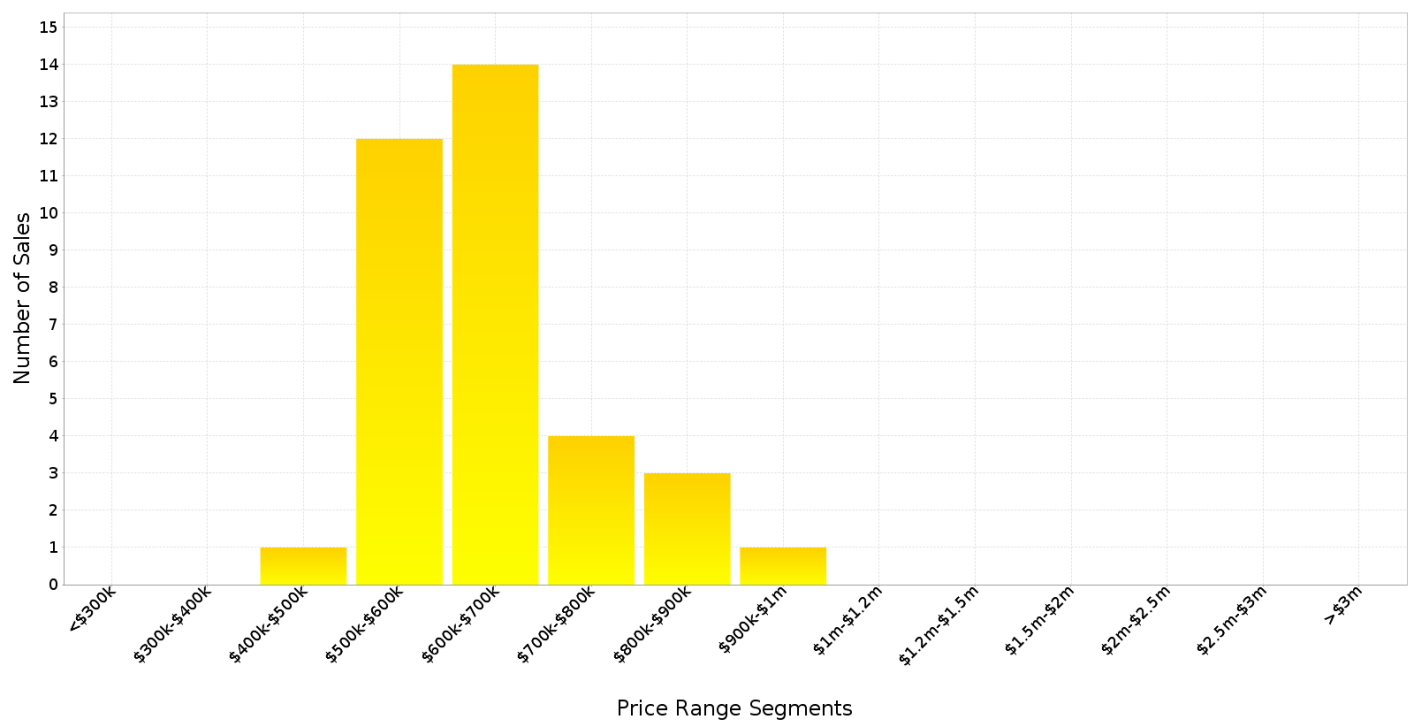
Based on 56 recorded House sales compared over the last two rolling 12 month periods



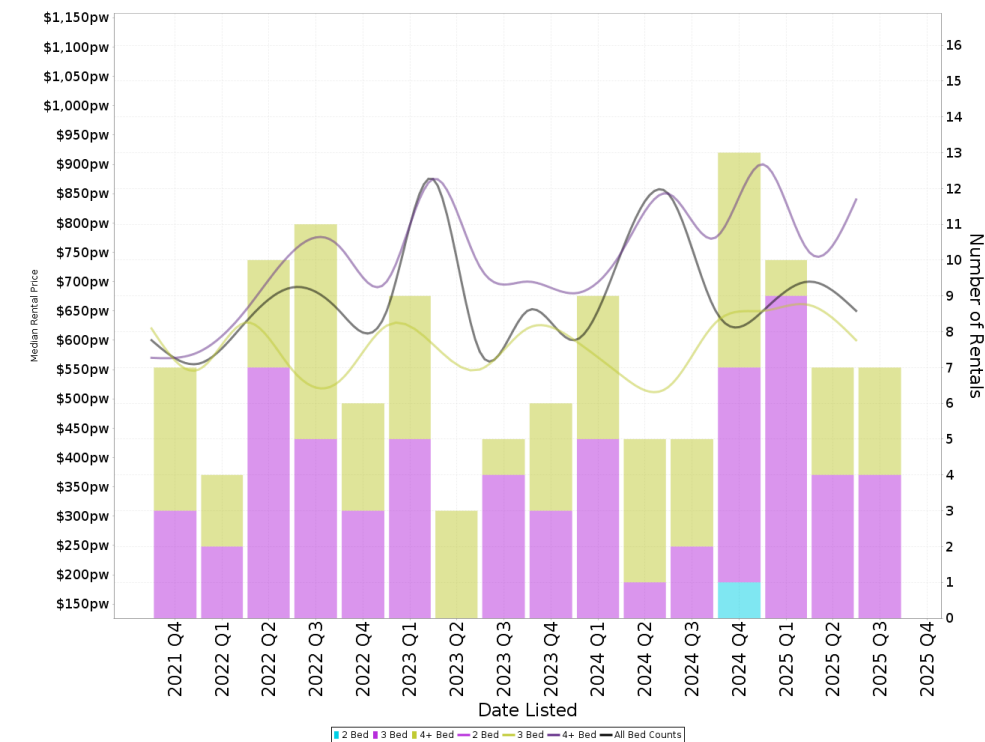
## NAKARA - Peak Selling Periods (3 years)



## NAKARA - Price Range Segments (12 months)



# Median Weekly Rents (Houses)



## Suburb Sale Price Growth

-2.7%

Current Median Price: \$623,000  
Previous Median Price: \$640,500

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

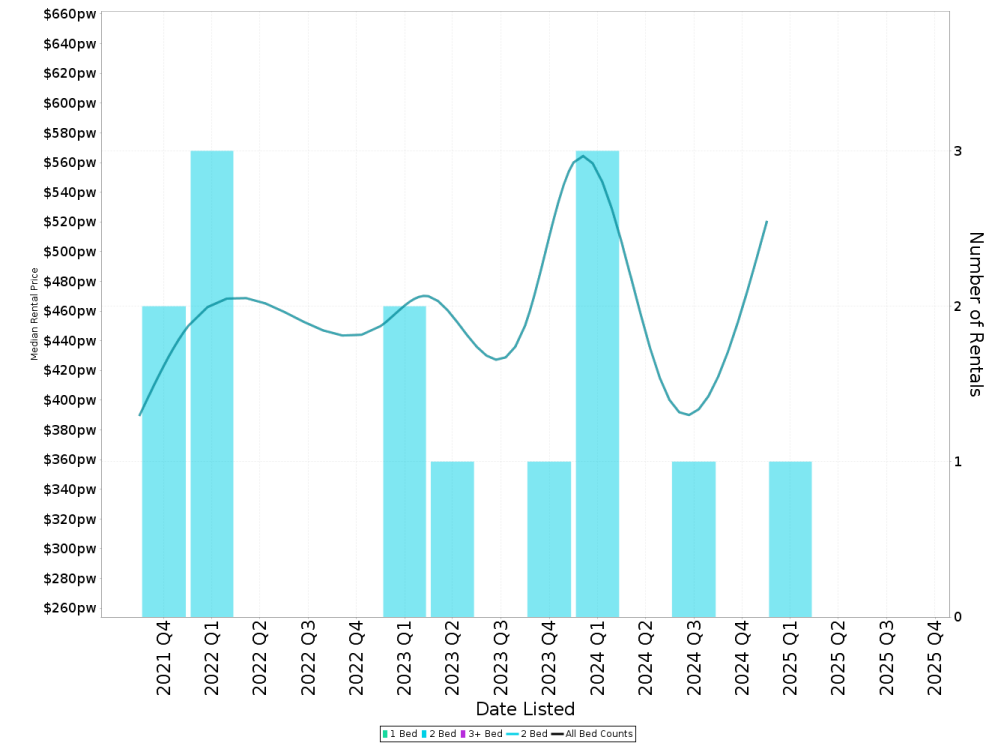
## Suburb Rental Yield

+5.5%

Current Median Price: \$623,000  
Current Median Rent: \$660

Based on 37 registered House rentals compared over the last 12 months.

# Median Weekly Rents (Units)



## Suburb Sale Price Growth

N/A

## Suburb Rental Yield

+8.0%

Current Median Price: \$340,000  
Current Median Rent: \$520

Based on 1 registered Unit rentals compared over the last 12 months.

# NAKARA - Recently Sold Properties

Median Sale Price

**\$623k**

Based on 35 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

**-2.7%**

Current Median Price: \$623,000  
Previous Median Price: \$640,500

Based on 56 recorded House sales compared over the last two rolling 12 month periods

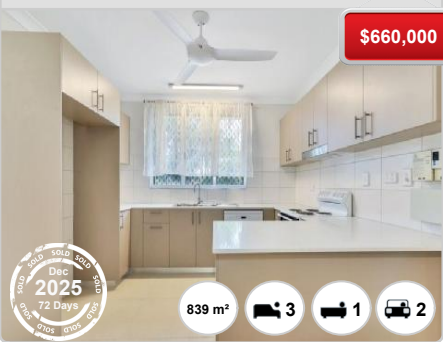
# Sold Properties

**35**

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

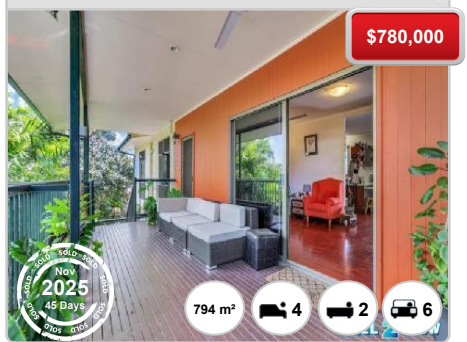
31 KILFOYLE CRES



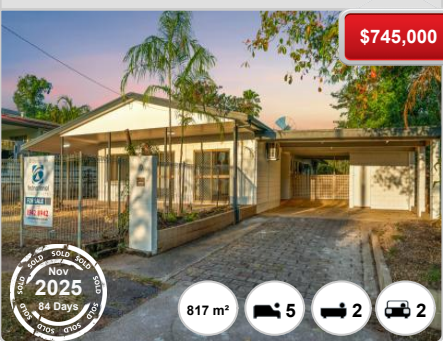
15 COPELAND CRES



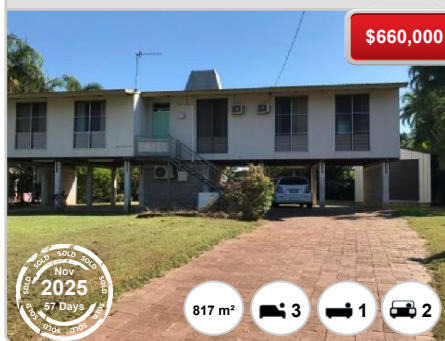
44 COPELAND CRES



10 GRIFFE ST



36 BUCHANAN TCE



11 BUCHANAN TCE



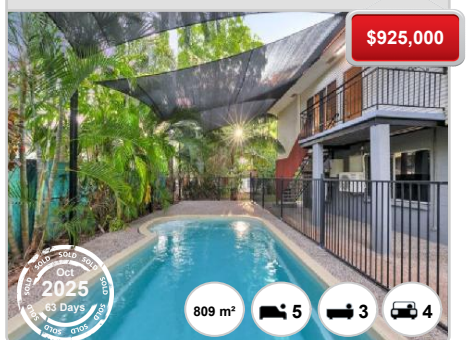
39 CAHILL CRES



2 COPELAND CRES



22 GOODMAN ST





**72 ADCOCK CRES**

**\$729,000**

808.0 m²

37.1m, 32.9m, 32.7m

2025  
49 Days

808 m², 3, 1, 2

**8 GRIFFE ST**

**\$750,000**

836 m², 4, 2, 2

2025  
N/A

**24 NAKARA TCE**

**\$680,000**

817.0 m²

25.3m, 33.6m, 33.6m

2025  
N/A

817 m², -, -, -

**33 BUCHANAN TCE**

**\$677,000**

827 m², 3, 1, 2

2025  
49 Days

**34 BUCHANAN TCE**

**\$651,250**

745.0 m²

23.6m, 33.1m, 32.9m

2025  
N/A

745 m², 4, 2, 2

**25 BUCHANAN TCE**

**\$807,000**

884 m², 4, 2, 2

2025  
35 Days

**14 ROWLING ST**

**\$880,000**

813 m², 4, 3, 3

2025  
77 Days

**32 RATTRAY ST**

**\$640,000**

817 m², 4, 2, 2

2025  
77 Days

**36 RATTRAY ST**

**\$650,000**

817 m², 3, 1, 2

2025  
168 Days

**43 CAHILL CRES**

**\$500,000**

953 m², -, -, -

2025  
N/A

**24 CROKER ST**

**\$800,000**

760 m², 6, 2, 2

2025  
20 Days

**37 COPELAND CRES**

**\$620,000**

817 m², 3, 1, 2

2025  
58 Days

# NAKARA - Properties For Rent

Median Rental Price

\$660 /w

Based on 37 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

+5.5%

Current Median Price: \$623,000  
Current Median Rent: \$660

Based on 35 recorded House sales and 37 House rentals compared over the last 12 months

Number of Rentals


37

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

15 WITHERDEN


\$615 per week



821 m² 3 1 -

37 BUCHANAN TERRACE


\$620 per week



829 m² 3 1 2

17 RATTRAY STREET

\$850 per week



817 m² 4 2 2