

**RayWhite.**

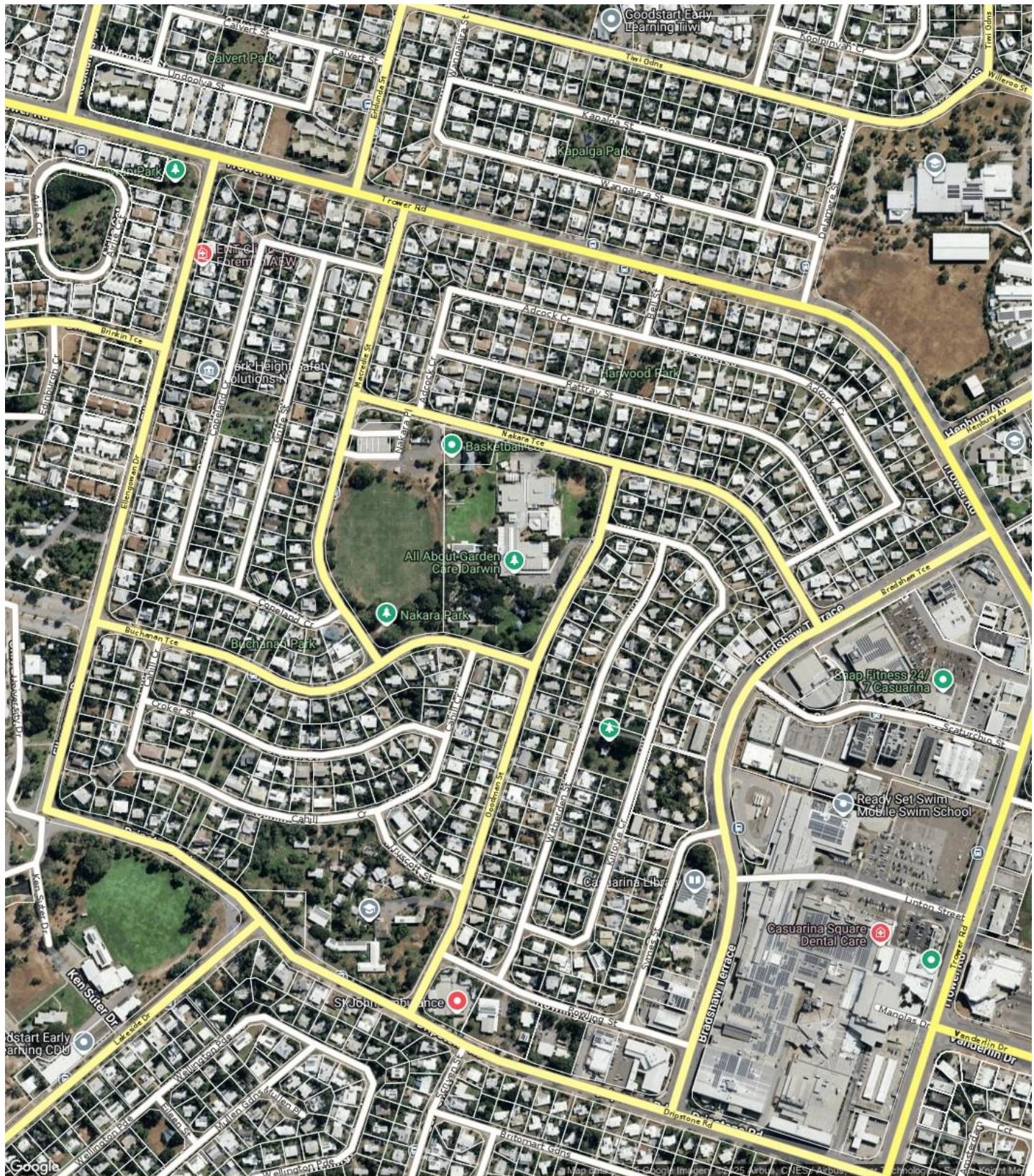


# Suburb flyover report

**NAKARA (HOUSE)**

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# 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)

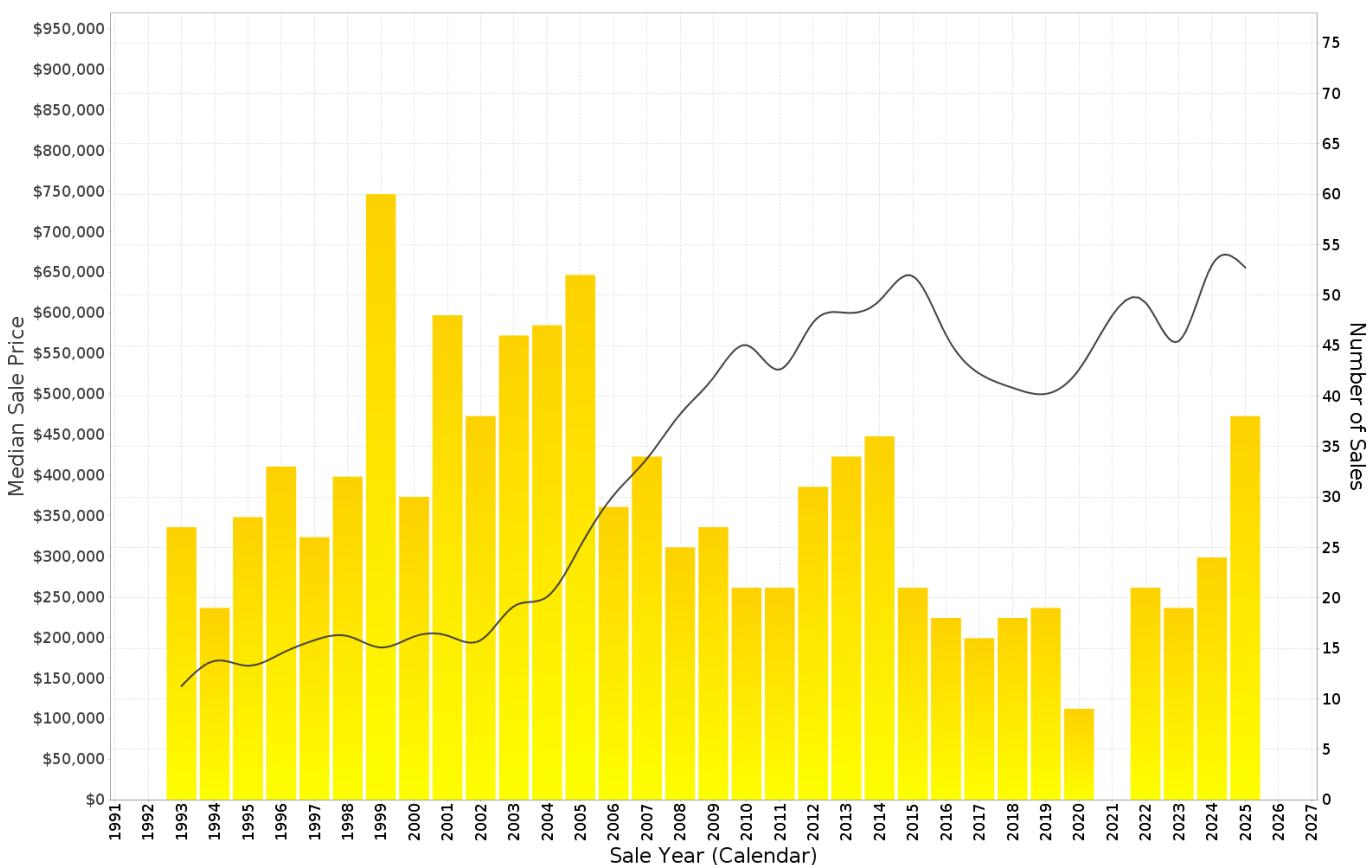
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

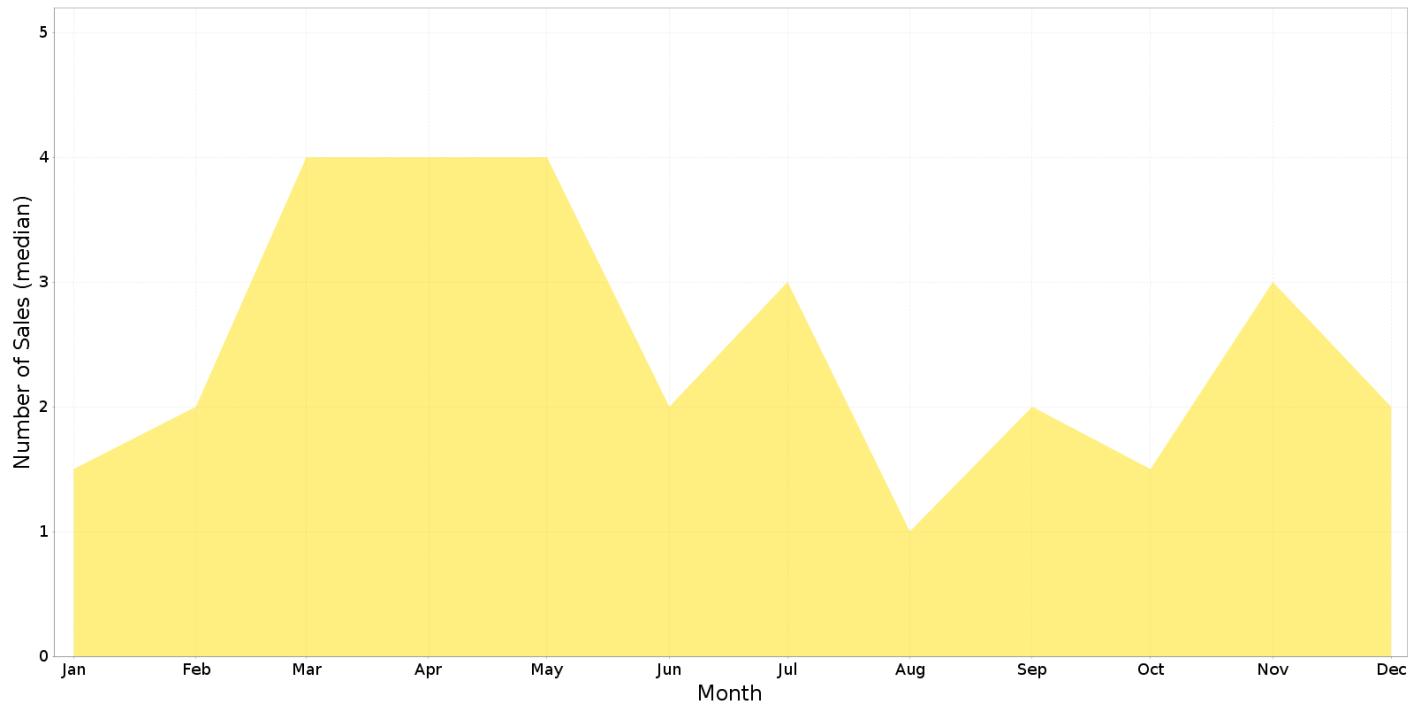
**-2.7%**

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

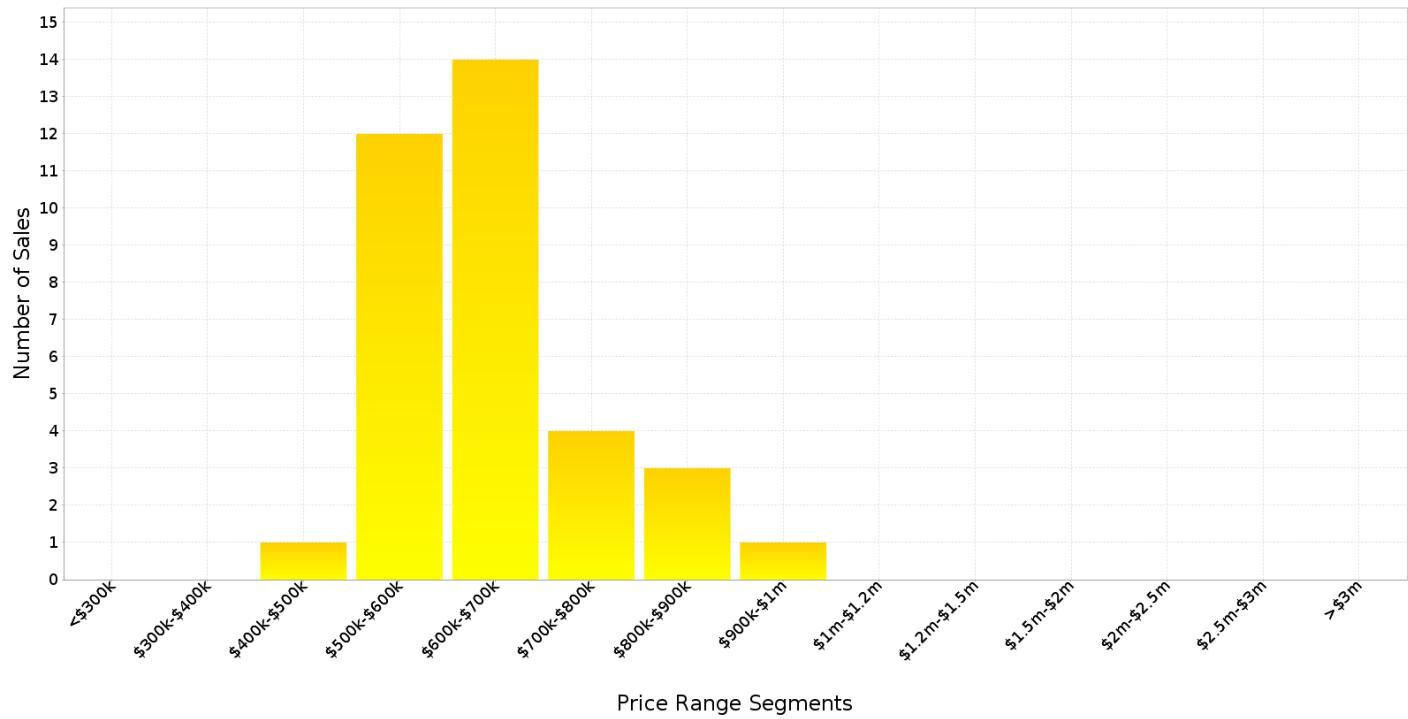
Based on 56 recorded House sales compared over the last two rolling 12 month periods



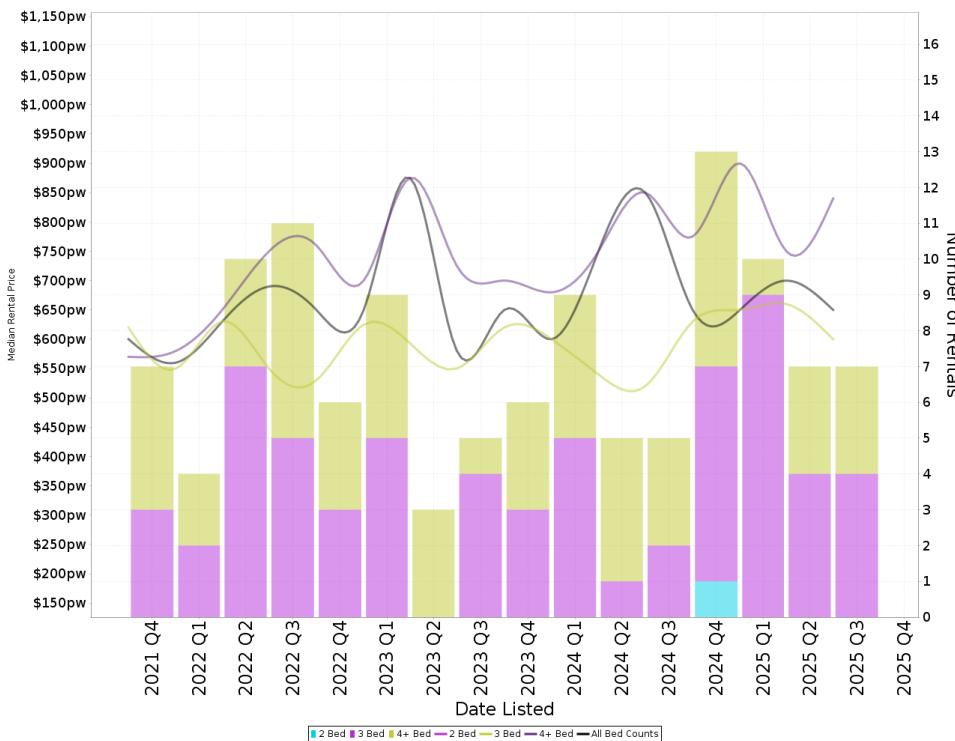
## NAKARA - Peak Selling Periods (3 years)



## NAKARA - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



Suburb Sale Price Growth

**-2.7%**

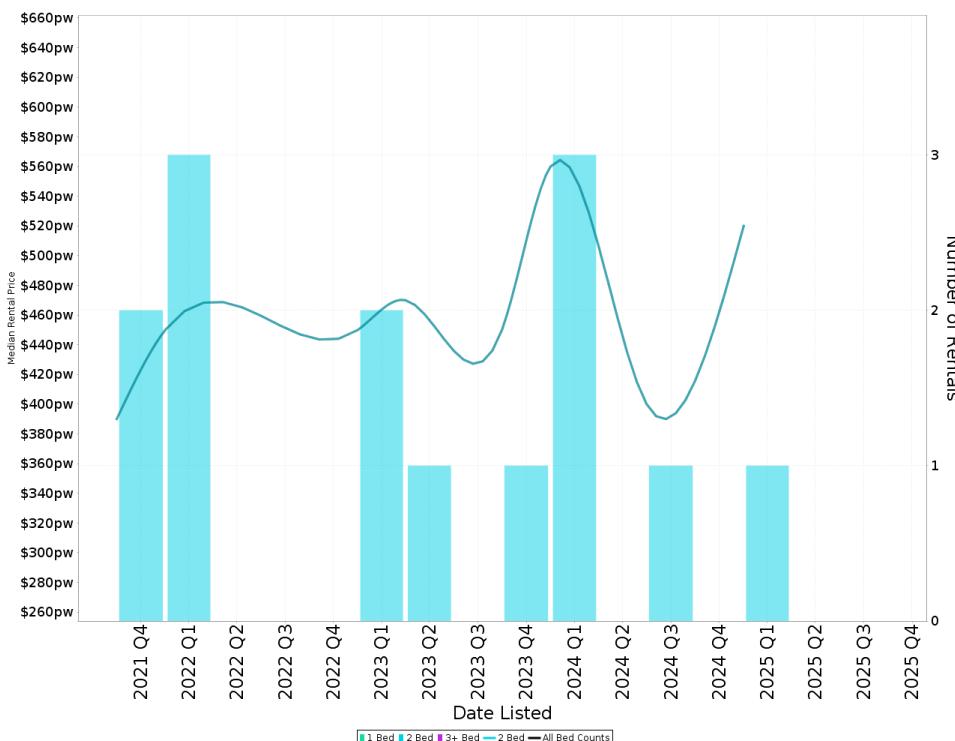
Current Median Price: \$623,000  
Previous Median Price: \$640,500  
Based on 56 registered House sales compared over the last two rolling 12 month periods.

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

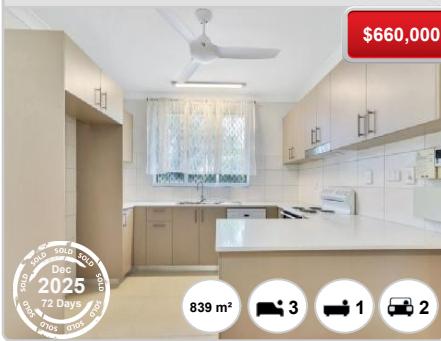
## # Sold Properties

# 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



\$660,000

839 m<sup>2</sup>

15 COPELAND CRES



\$800,000

795 m<sup>2</sup>

44 COPELAND CRES



\$780,000

10 GRIFFE ST



\$745,000

817 m<sup>2</sup>

36 BUCHANAN TCE



\$660,000

817 m<sup>2</sup>

11 BUCHANAN TCE



\$840,000

39 CAHILL CRES



\$670,000

829 m<sup>2</sup>

2 COPELAND CRES



\$675,000

1,300 m<sup>2</sup>

22 GOODMAN ST



\$925,000

**72 ADCOCK CRES**



**\$729,000**

2025 35 Days

808 m² 3 1 2

**8 GRIFFE ST**



**\$750,000**

2025 35 Days

836 m² 4 2 2

**24 NAKARA TCE**



**\$680,000**

2025 35 Days

817 m² - 2 1 -

**33 BUCHANAN TCE**



**\$677,000**

2025 49 Days

827 m² 3 1 2

**34 BUCHANAN TCE**



**\$651,250**

2025 35 Days

745 m² 4 2 2

**25 BUCHANAN TCE**



**\$807,000**

2025 35 Days

884 m² 4 2 2

**14 ROWLING ST**



**\$880,000**

2025 28 Days

813 m² 4 3 3

**32 RATTRAY ST**



**\$640,000**

2025 77 Days

817 m² 4 2 2

**36 RATTRAY ST**



**\$650,000**

2025 168 Days

817 m² 3 1 2

**43 CAHILL CRES**



**\$500,000**

2025 57 Days

953 m² - - -

**24 CROKER ST**



**\$800,000**

2025 20 Days

760 m² 6 2 2

**37 COPELAND CRES**



**\$620,000**

2025 58 Days

817 m² 3 1 2

# 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

