

**RayWhite.**

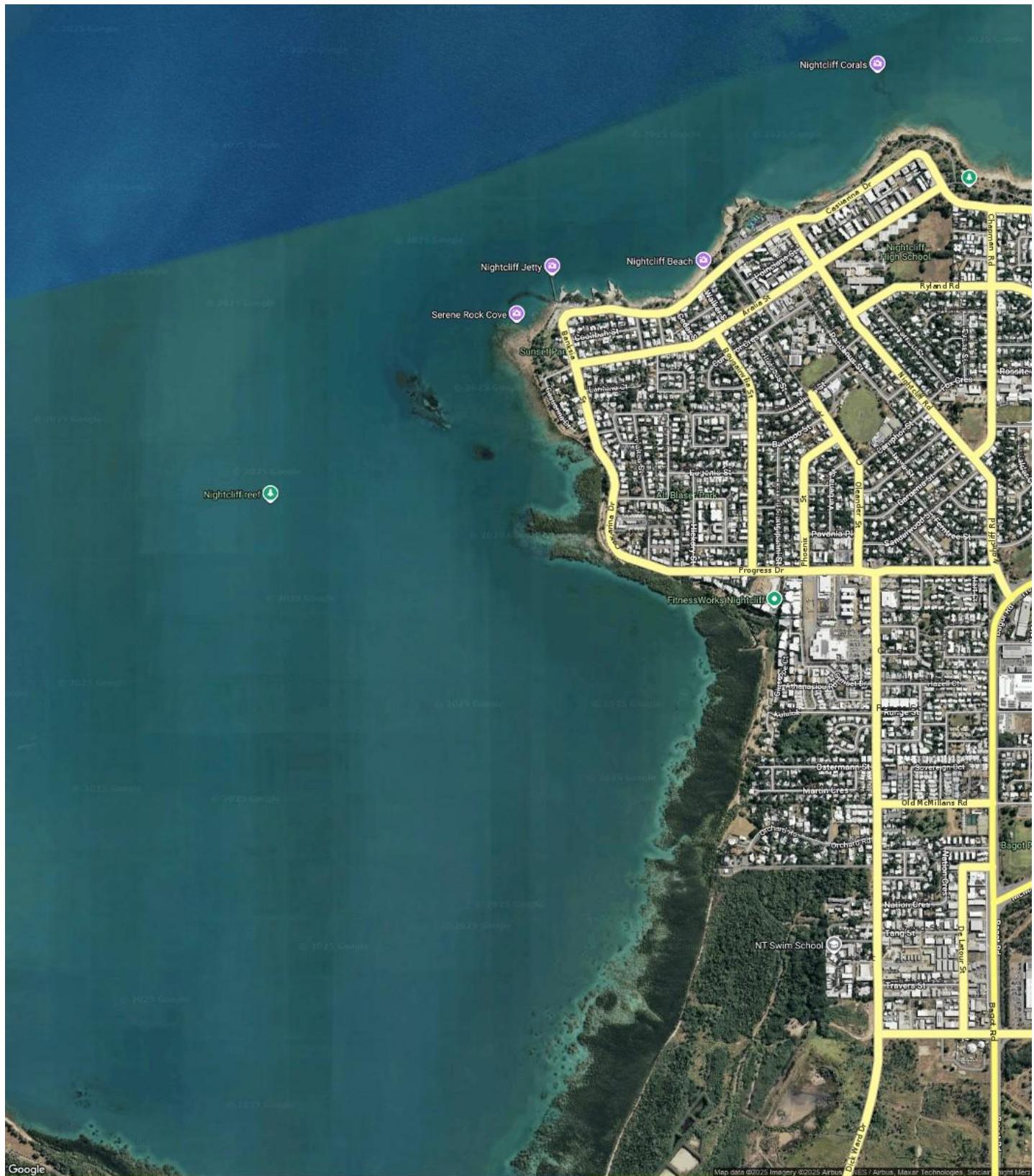


# Suburb flyover report

**NIGHTCLIFF (HOUSE)**

PREPARED BY: KRISTINA BILLIAS, RAY WHITE NIGHTCLIFF

## NIGHTCLIFF - Suburb Map



# NIGHTCLIFF - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	28	\$ 532,500	0.0 %	\$ 210,000	\$ 1,020,000
2008	28	\$ 597,500	12.2 %	\$ 230,000	\$ 1,210,000
2009	20	\$ 648,750	8.6 %	\$ 239,000	\$ 939,000
2010	27	\$ 770,000	18.7 %	\$ 290,000	\$ 1,100,000
2011	21	\$ 680,000	-11.7 %	\$ 236,000	\$ 1,600,000
2012	17	\$ 760,000	11.8 %	\$ 246,000	\$ 1,100,000
2013	21	\$ 770,000	1.3 %	\$ 83,750	\$ 2,250,000
2014	24	\$ 943,500	22.5 %	\$ 550,000	\$ 1,750,000
2015	19	\$ 840,000	-11.0 %	\$ 450,000	\$ 1,775,000
2016	18	\$ 745,000	-11.3 %	\$ 500,000	\$ 1,700,000
2017	19	\$ 770,000	3.4 %	\$ 510,000	\$ 1,050,000
2018	22	\$ 687,500	-10.7 %	\$ 450,000	\$ 1,300,000
2019	21	\$ 650,000	-5.5 %	\$ 250,000	\$ 1,650,000
2020	9	\$ 620,000	-4.6 %	\$ 205,000	\$ 1,010,000
2021	0				
2022	29	\$ 1,000,000	0.0 %	\$ 505,000	\$ 1,750,000
2023	28	\$ 851,000	-14.9 %	\$ 442,500	\$ 1,766,000
2024	27	\$ 975,000	14.6 %	\$ 570,000	\$ 3,000,000
2025	36	\$ 1,040,000	6.7 %	\$ 540,000	\$ 2,700,000

Median Sale Price

**\$1.05m**

Based on 38 recorded House sales within the last 12 months (Oct '24 - Sep '25)

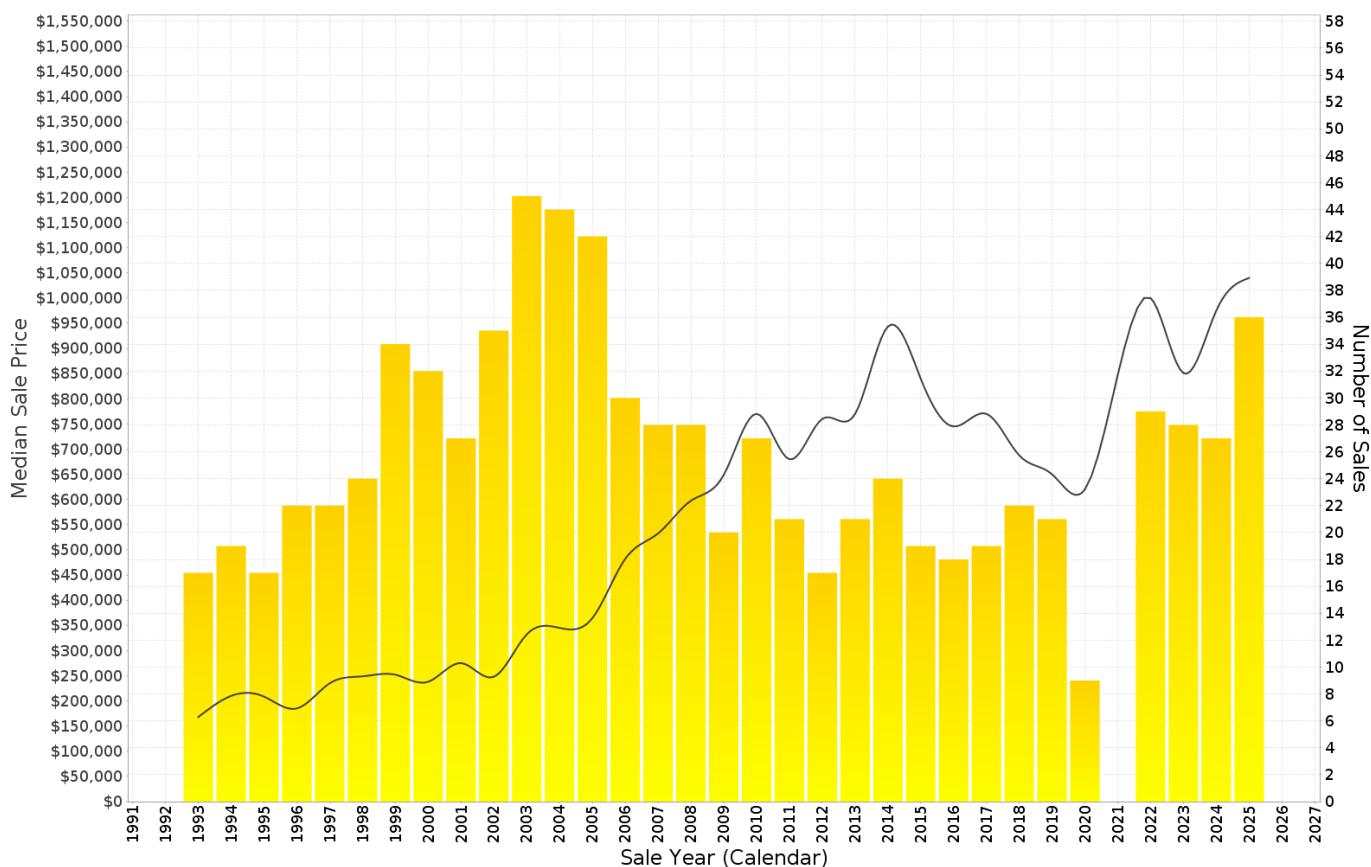
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

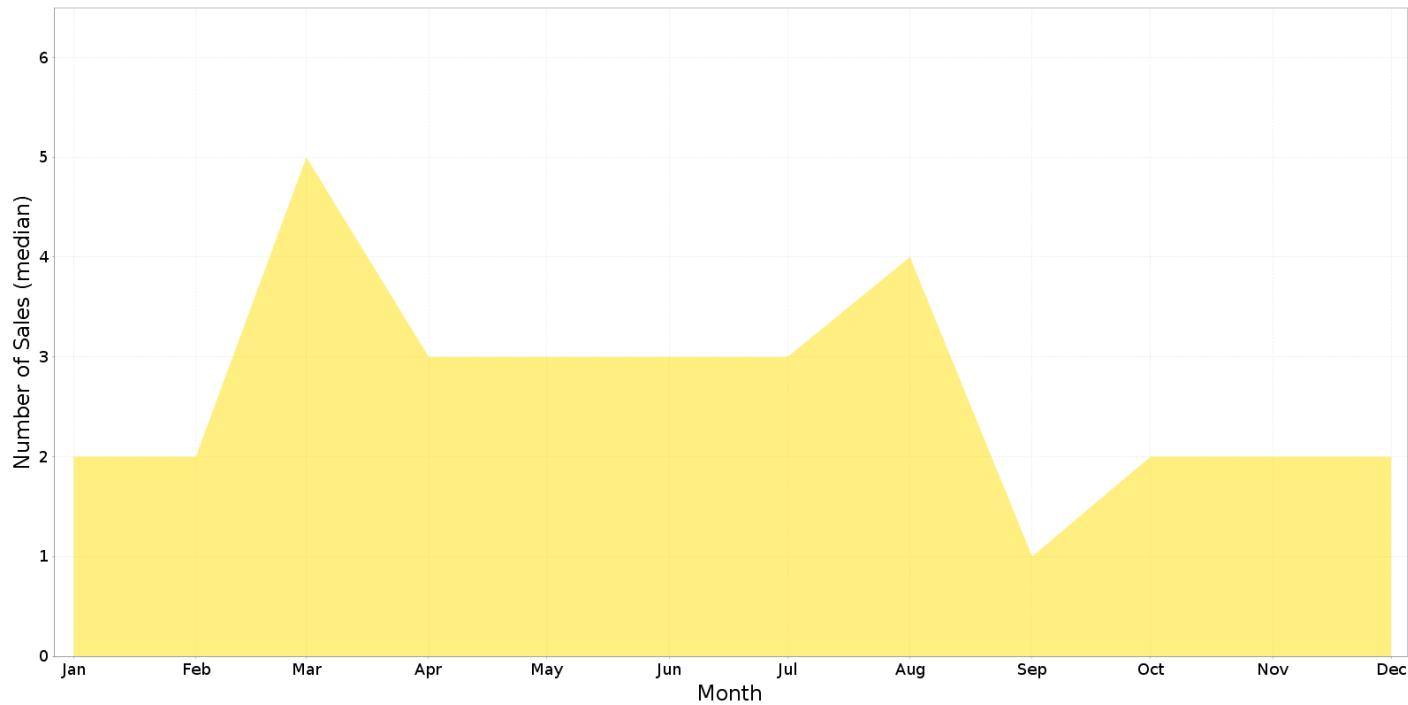
**+6.6%**

Current Median Price: \$1,052,500  
Previous Median Price: \$987,500

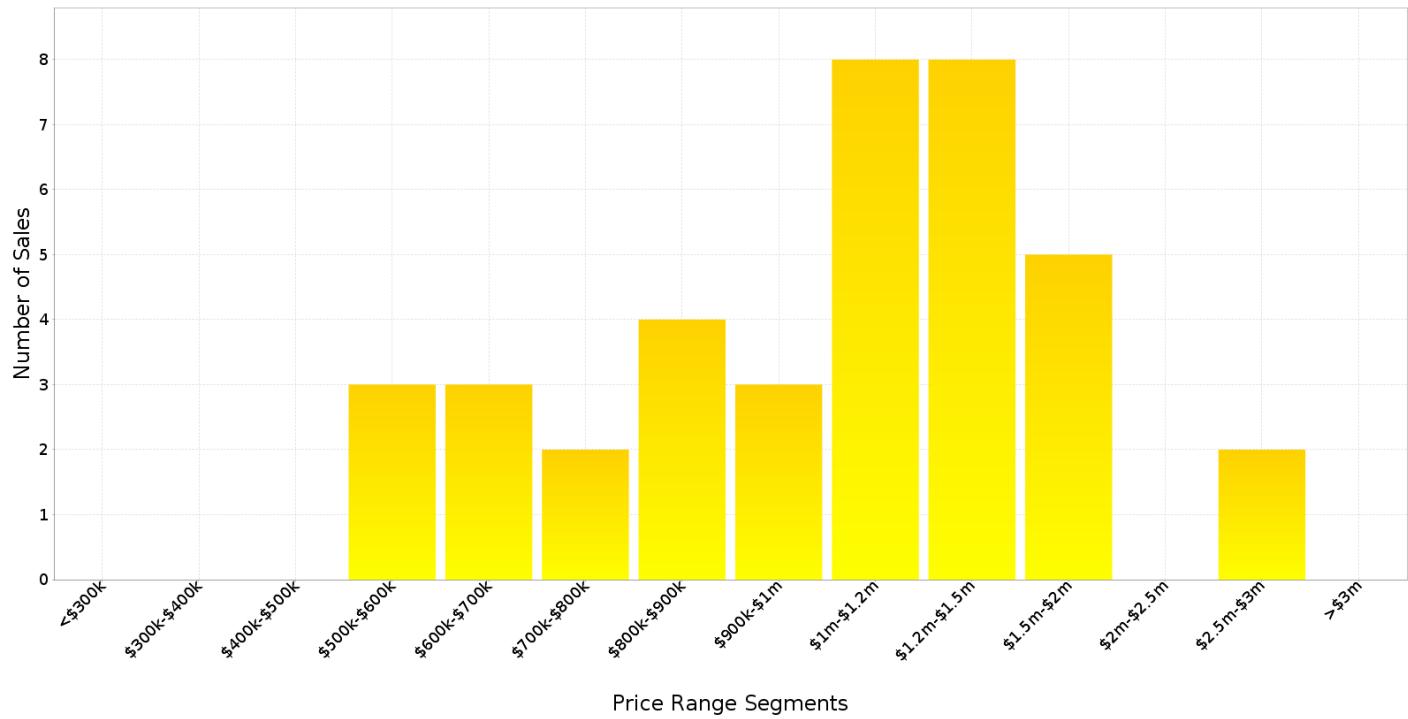
Based on 60 recorded House sales compared over the last two rolling 12 month periods



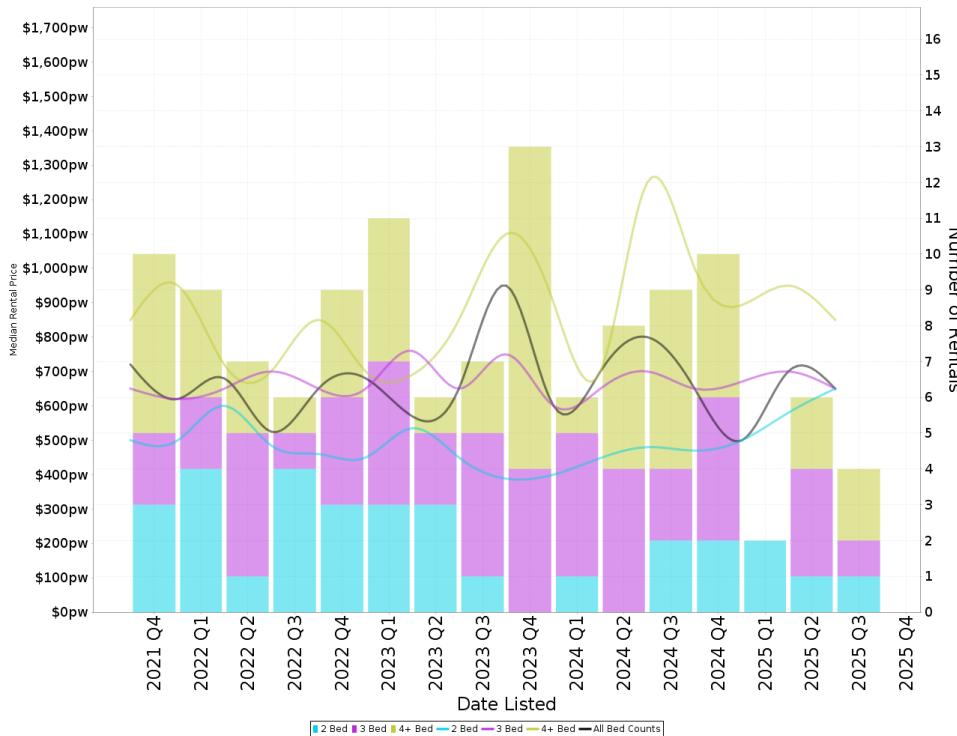
## NIGHTCLIFF - Peak Selling Periods (3 years)



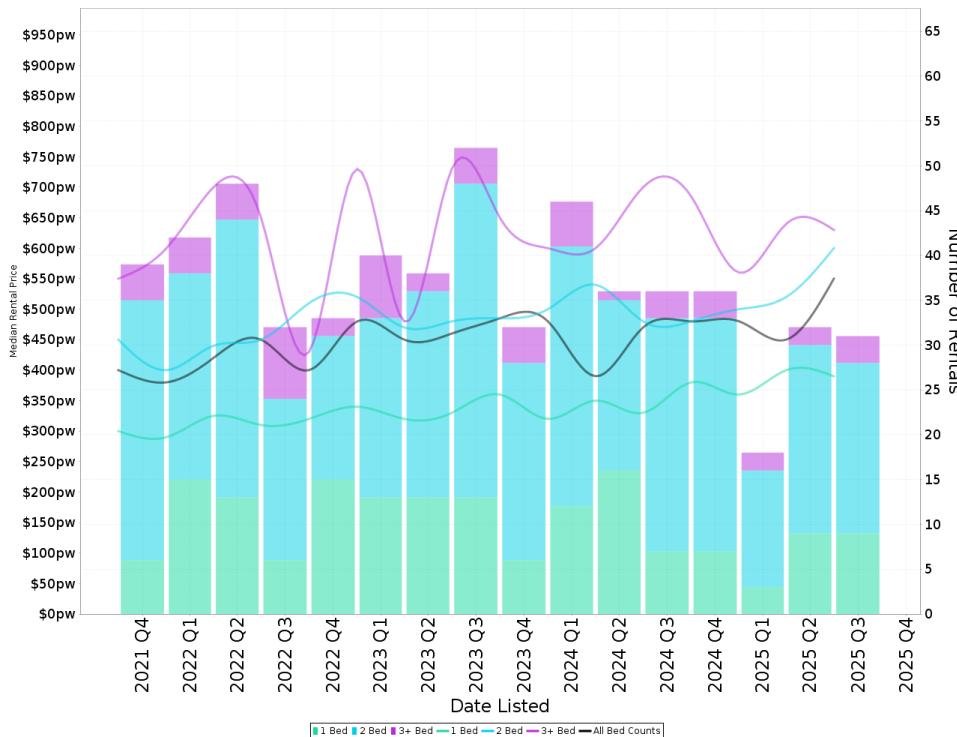
## NIGHTCLIFF - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



## Median Weekly Rents (Units)



# NIGHTCLIFF - Recently Sold Properties

## Median Sale Price

# \$1.05m

Based on 38 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

# +6.6%

Current Median Price: \$1,052,500  
Previous Median Price: \$987,500

Based on 60 recorded House sales compared over the last two rolling 12 month periods

## # Sold Properties

# 38

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 OLEANDER ST



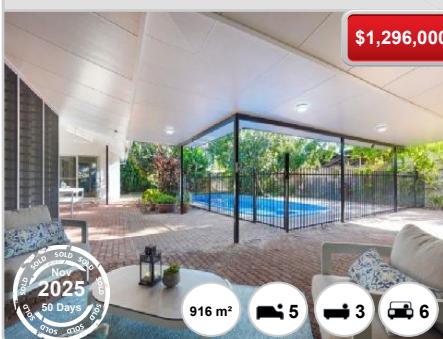
\$1,500,000

51 NIGHTCLIFF RD



\$760,000

14 KURRAJONG CRES



\$1,296,000

24 CLEMATIS ST



\$1,560,000

21 BOUGAINVILIA ST



\$1,350,000

23 CUNJEVOI CRES



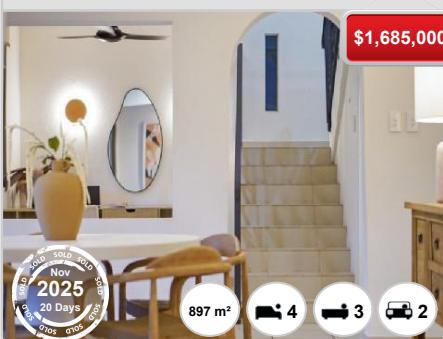
\$820,000

54 PROGRESS DR



\$860,000

8 COOLIBAH ST



\$1,685,000

15 HICKORY ST



\$742,000

**4 CUNJEVOI CRES**



**\$1,350,000**

**Oct 2025**  
35 Days

1,300 m<sup>2</sup> • 6 • 4 • 4

**9 SANDALWOOD ST**

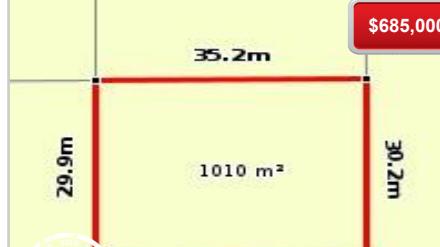


**\$1,000,000**

**2025**  
35 Days

1,110 m<sup>2</sup> • 3 • 2 • 2

**7 FRANGIPANNI ST**



**\$685,000**

**2025**  
35 Days

1,010 m<sup>2</sup> • 3 • 1 • 4

**55 NIGHTCLIFF RD**



**\$850,000**

**Sep 2025**  
92 Days

1,110 m<sup>2</sup> • 4 • 1 • 4

**5 GARDENIA ST**



**\$1,055,000**

**Aug 2025**  
51 Days

1,130 m<sup>2</sup> • 5 • 2 • 1

**238 CASUARINA DR**



**\$1,995,000**

**Aug 2025**  
N/A

836 m<sup>2</sup> • 3 • 2 • 2

**6 RANKIN ST**



**\$1,950,000**

**Aug 2025**  
75 Days

748 m<sup>2</sup> • 5 • 4 • 3

**17/152 CASAURINA DR**



**\$385,000**

**Aug 2025**  
N/A

Photo not available

• 2 • 1 • -

**5 LANTANA CRT**



**\$1,300,000**

**Jul 2025**  
48 Days

920 m<sup>2</sup> • 4 • 2 • 4

**31 GREVILLEA CCT**



**\$935,000**

**Jul 2025**  
N/A

771 m<sup>2</sup> • 3 • 2 • 1

**3 MYRTLE ST**



**\$1,015,000**

**Jul 2025**  
97 Days

1,110 m<sup>2</sup> • 5 • 3 • 5

**1 RANKIN ST**



**\$1,950,000**

**Jul 2025**  
17 Days

836 m<sup>2</sup> • 5 • 3 • 3

# NIGHTCLIFF - Properties For Rent

## Median Rental Price

**\$660 /w**

Based on 22 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

**+3.3%**

Current Median Price: \$1,052,500  
Current Median Rent: \$660

Based on 38 recorded House sales and 22 House rentals compared over the last 12 months

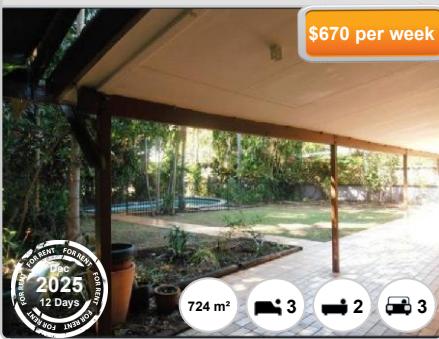
## Number of Rentals

**22**

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

### 30 KURRAJONG CRESCENT



### 10 FRANGIPANNI STREET



### 15 HICKORY STREET

