

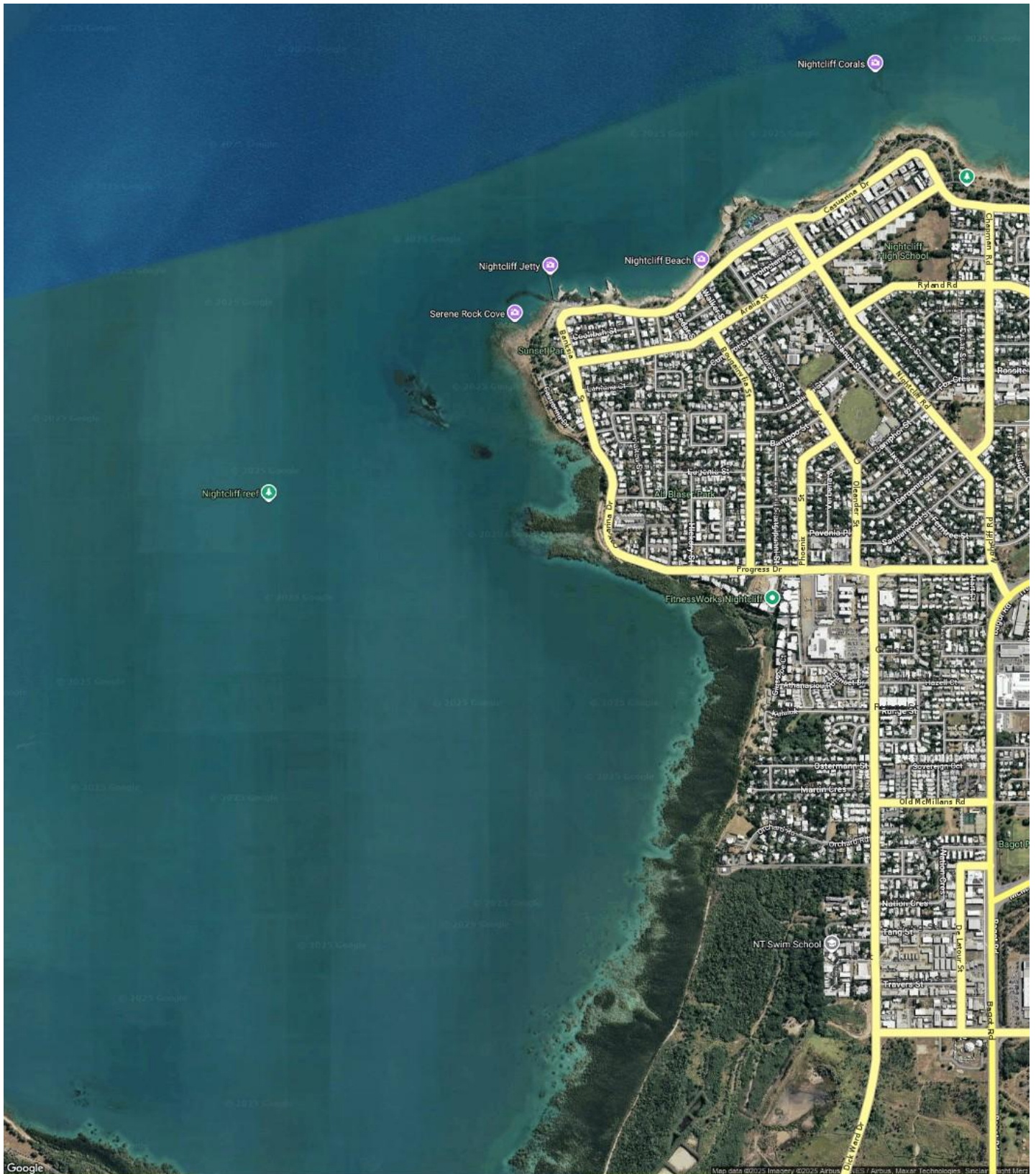
RayWhite.

**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)

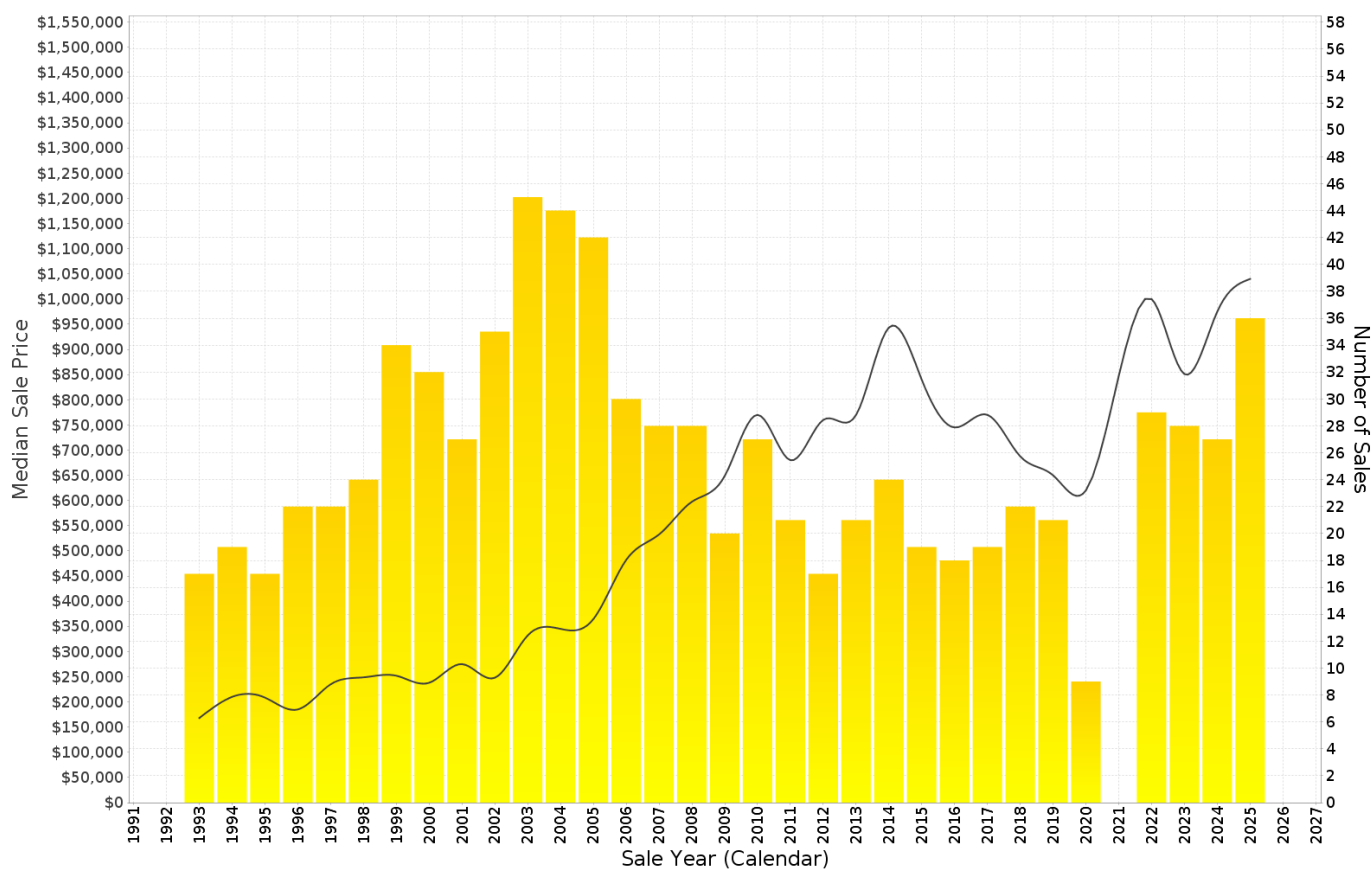
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

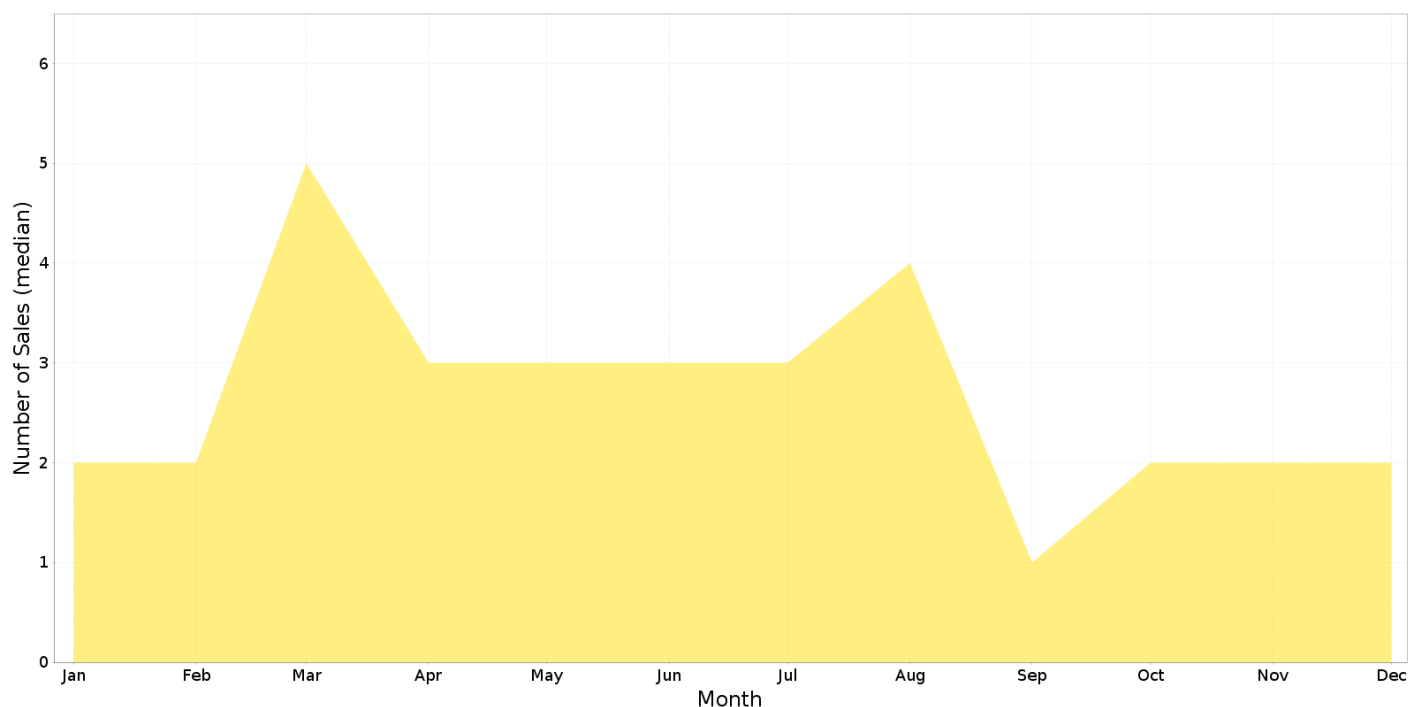
+6.6%

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

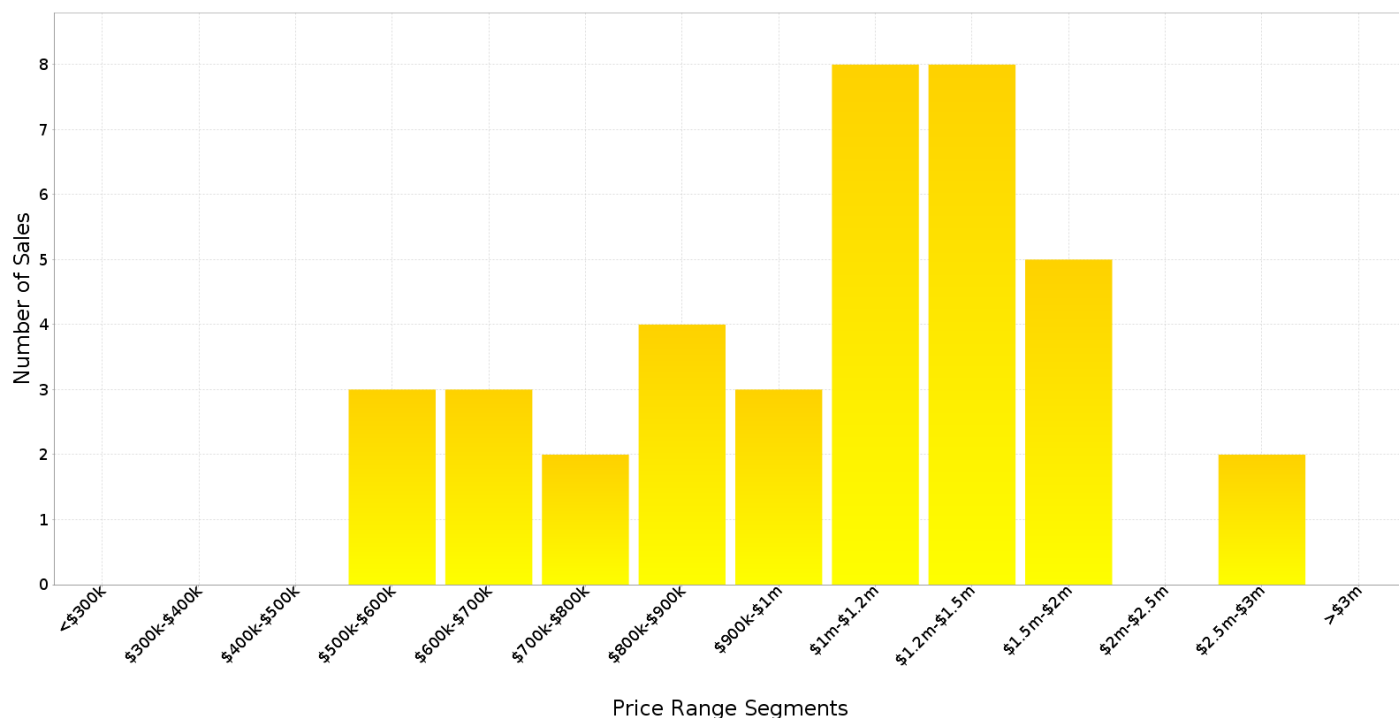
Based on 60 recorded House sales compared over the last two rolling 12 month periods



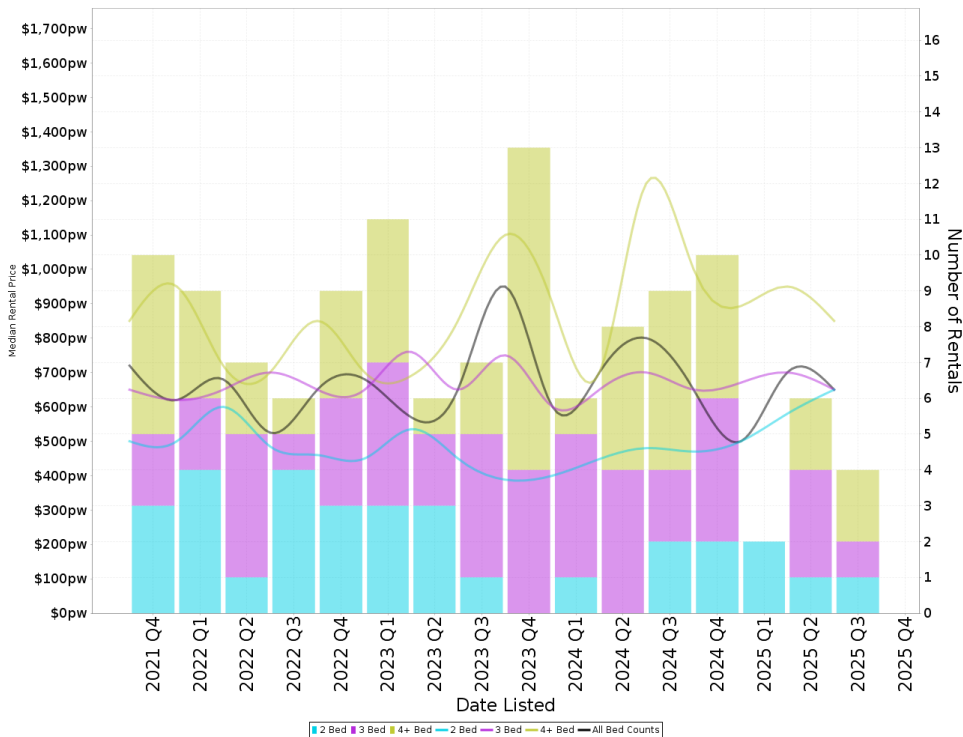
NIGHTCLIFF - Peak Selling Periods (3 years)



NIGHTCLIFF - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+6.6%

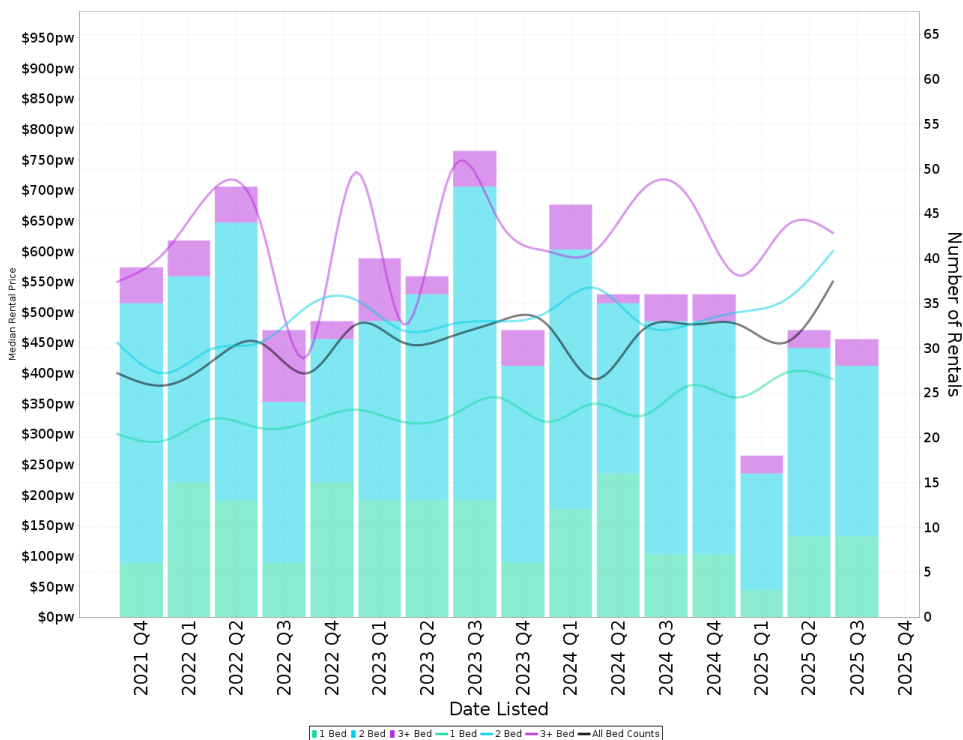
Current Median Price: \$1,052,500
Previous Median Price: \$987,500
 Based on 60 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.3%

Current Median Price: \$1,052,500
Current Median Rent: \$660
 Based on 22 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+5.8%

Current Median Price: \$320,000
Previous Median Price: \$302,500
 Based on 149 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+8.1%

Current Median Price: \$320,000
Current Median Rent: \$500
 Based on 117 registered Unit rentals compared over the last 12 months.

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

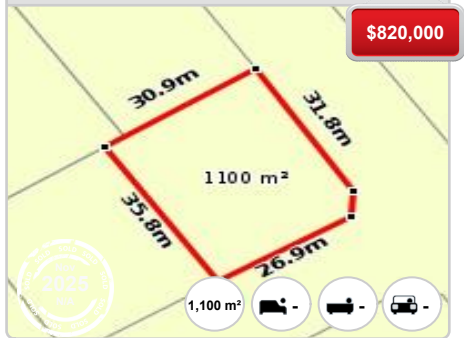
9 OLEANDER ST



24 CLEMATIS ST



23 CUNJEVOI CRES



51 NIGHTCLIFF RD



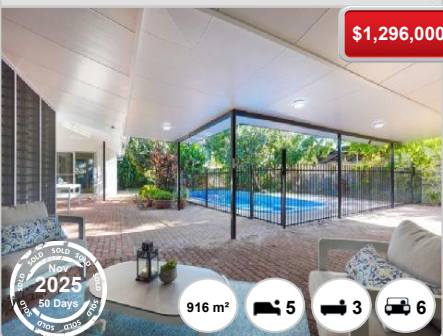
21 BOUGAINVILIA ST



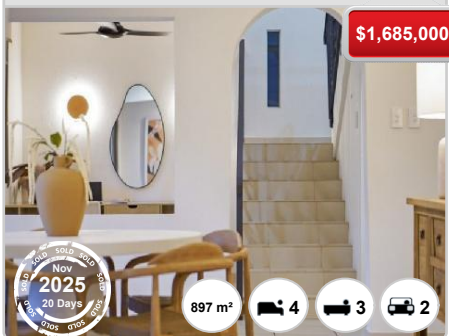
54 PROGRESS DR



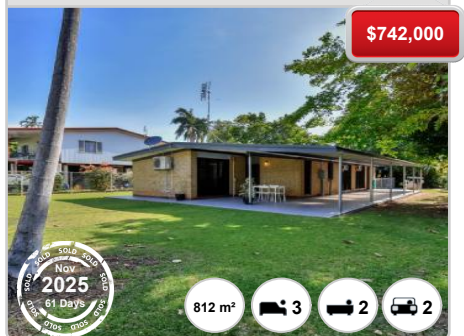
14 KURRAJONG CRES



8 COOLIBAH ST



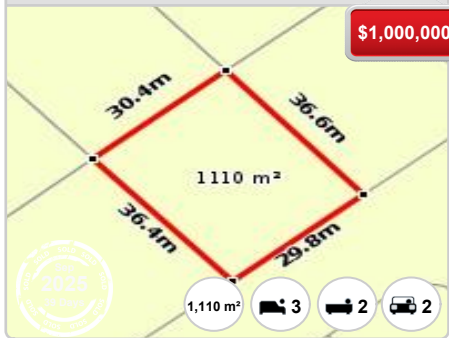
15 HICKORY ST



4 CUNJEVOI CRES



9 SANDALWOOD ST



7 FRANGIPANNI ST



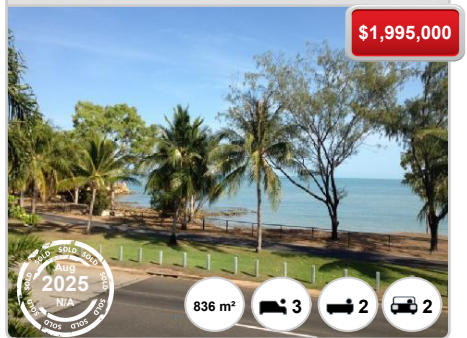
55 NIGHTCLIFF RD



5 GARDENIA ST



238 CASUARINA DR



6 RANKIN ST



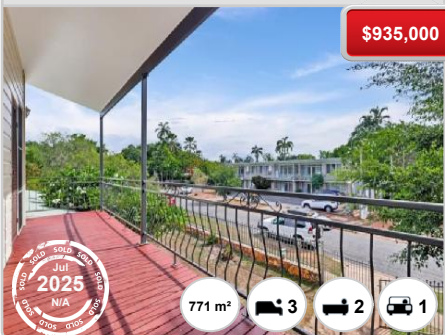
17/152 CASAURINA DR



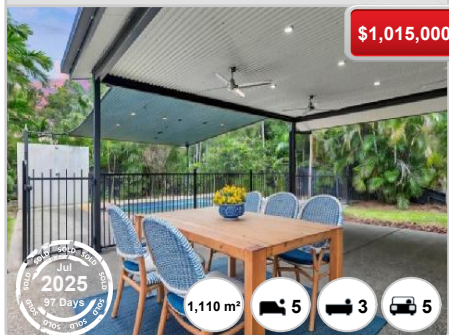
5 LANTANA CRT



31 GREVILLEA CCT



3 MYRTLE ST



1 RANKIN ST



