

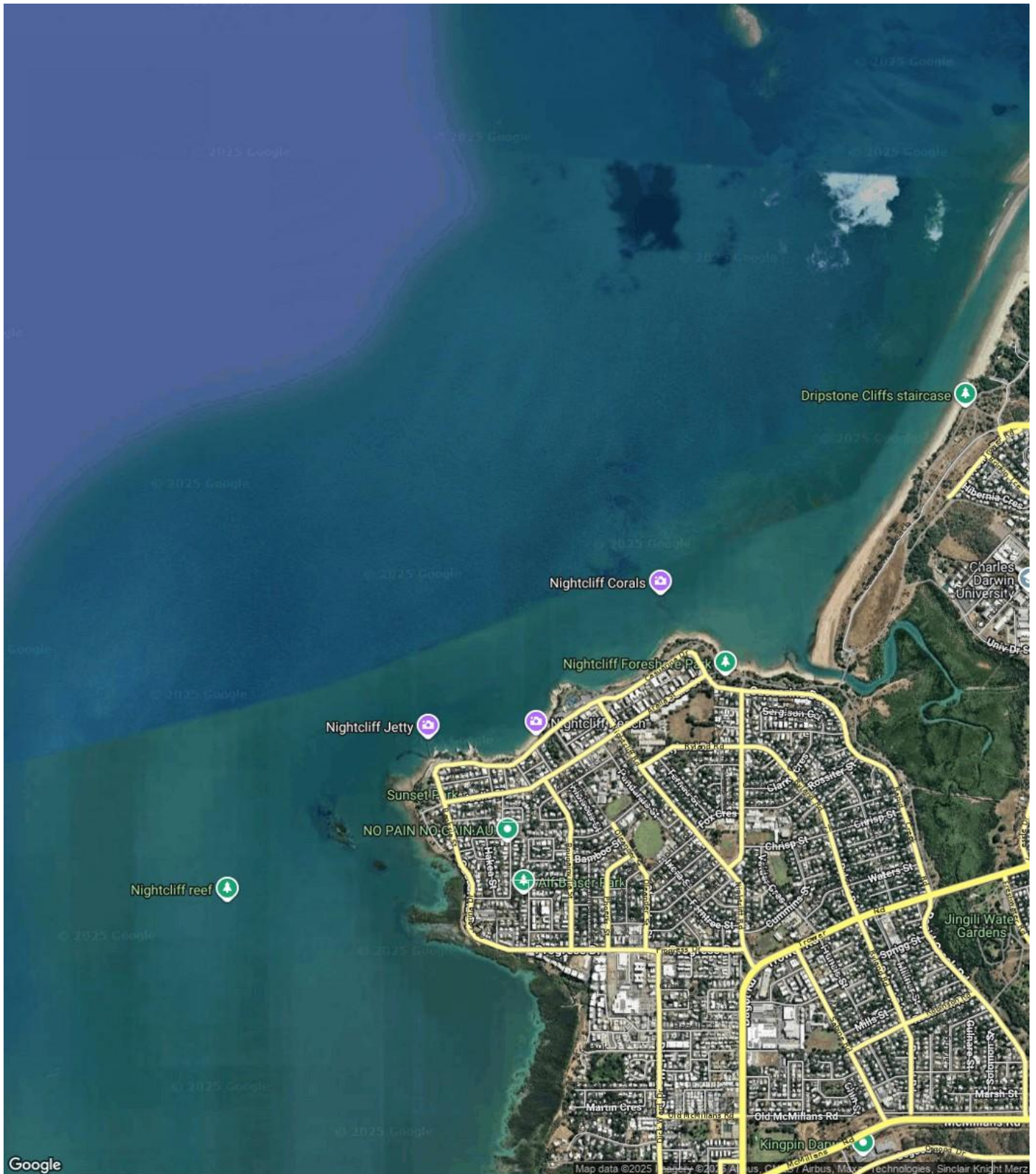
RayWhite.

**Suburb
flyover
report**

RAPID CREEK (HOUSE)

PREPARED BY: KRISTINA BILLIAS, RAY WHITE NIGHTCLIFF

RAPID CREEK - Suburb Map



RAPID CREEK - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	40	\$ 465,500	0.0 %	\$ 5,000	\$ 700,000
2008	41	\$ 492,500	5.8 %	\$ 60,000	\$ 855,000
2009	33	\$ 555,000	12.7 %	\$ 120,000	\$ 745,000
2010	27	\$ 580,000	4.5 %	\$ 350,000	\$ 820,000
2011	26	\$ 552,500	-4.7 %	\$ 5,500	\$ 912,000
2012	27	\$ 624,000	12.9 %	\$ 7,250	\$ 1,000,000
2013	30	\$ 705,000	13.0 %	\$ 500,000	\$ 1,075,000
2014	28	\$ 659,000	-6.5 %	\$ 76,553	\$ 895,000
2015	26	\$ 672,500	2.0 %	\$ 250,000	\$ 1,000,000
2016	28	\$ 672,500	0.0 %	\$ 350,000	\$ 1,890,000
2017	26	\$ 625,000	-7.1 %	\$ 250,000	\$ 1,045,000
2018	14	\$ 555,000	-11.2 %	\$ 240,000	\$ 1,056,350
2019	24	\$ 640,000	15.3 %	\$ 250,000	\$ 1,025,000
2020	10	\$ 460,000	-28.1 %	\$ 390,000	\$ 995,000
2021	0				
2022	32	\$ 787,500	0.0 %	\$ 310,000	\$ 1,585,000
2023	24	\$ 705,000	-10.5 %	\$ 540,000	\$ 1,360,000
2024	36	\$ 800,000	13.5 %	\$ 93,500	\$ 1,500,000
2025	26	\$ 937,500	17.2 %	\$ 375,000	\$ 1,270,000

Median Sale Price

\$800k

Based on 33 recorded House sales within the last 12 months (Oct '24 - Sep '25)

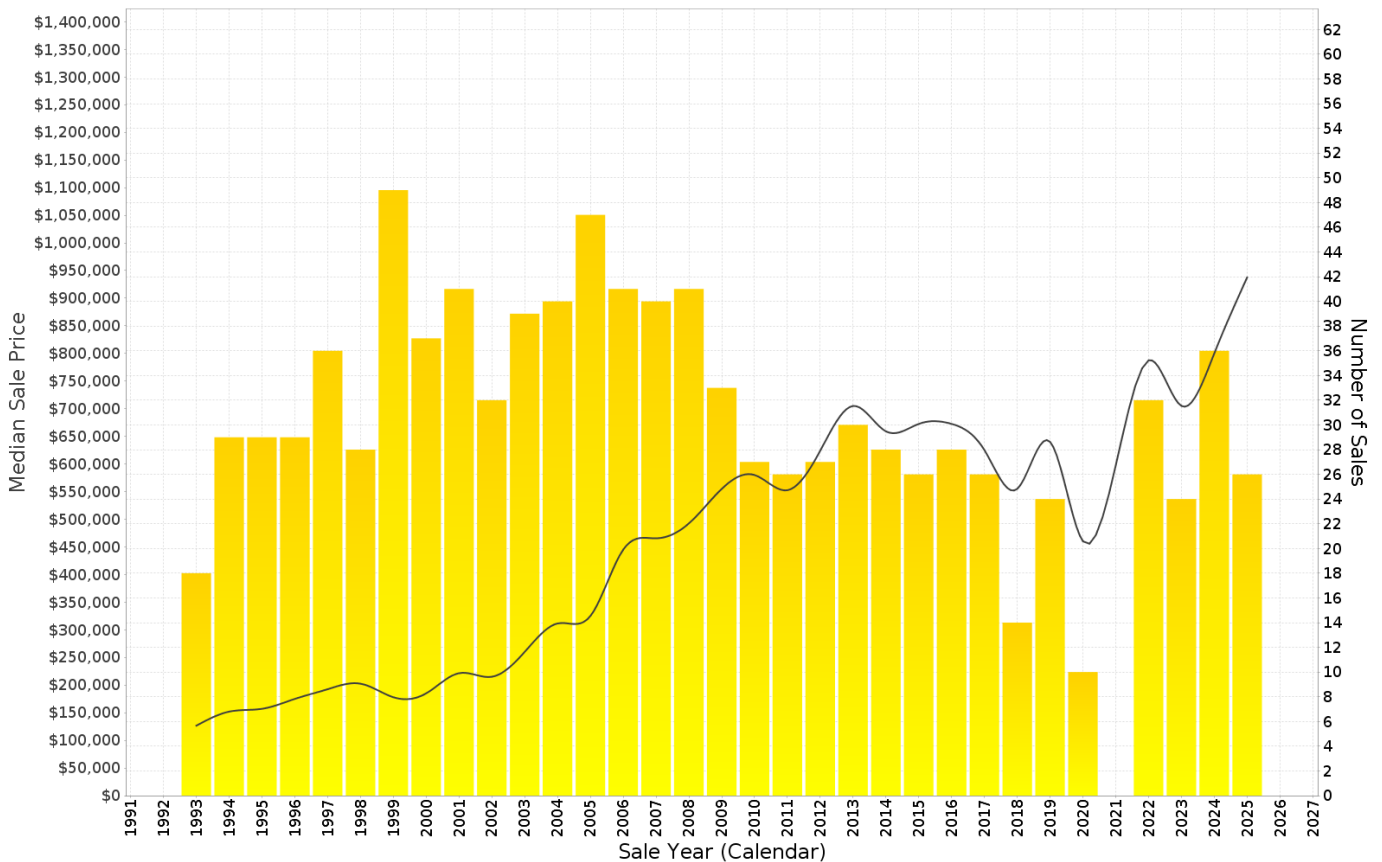
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

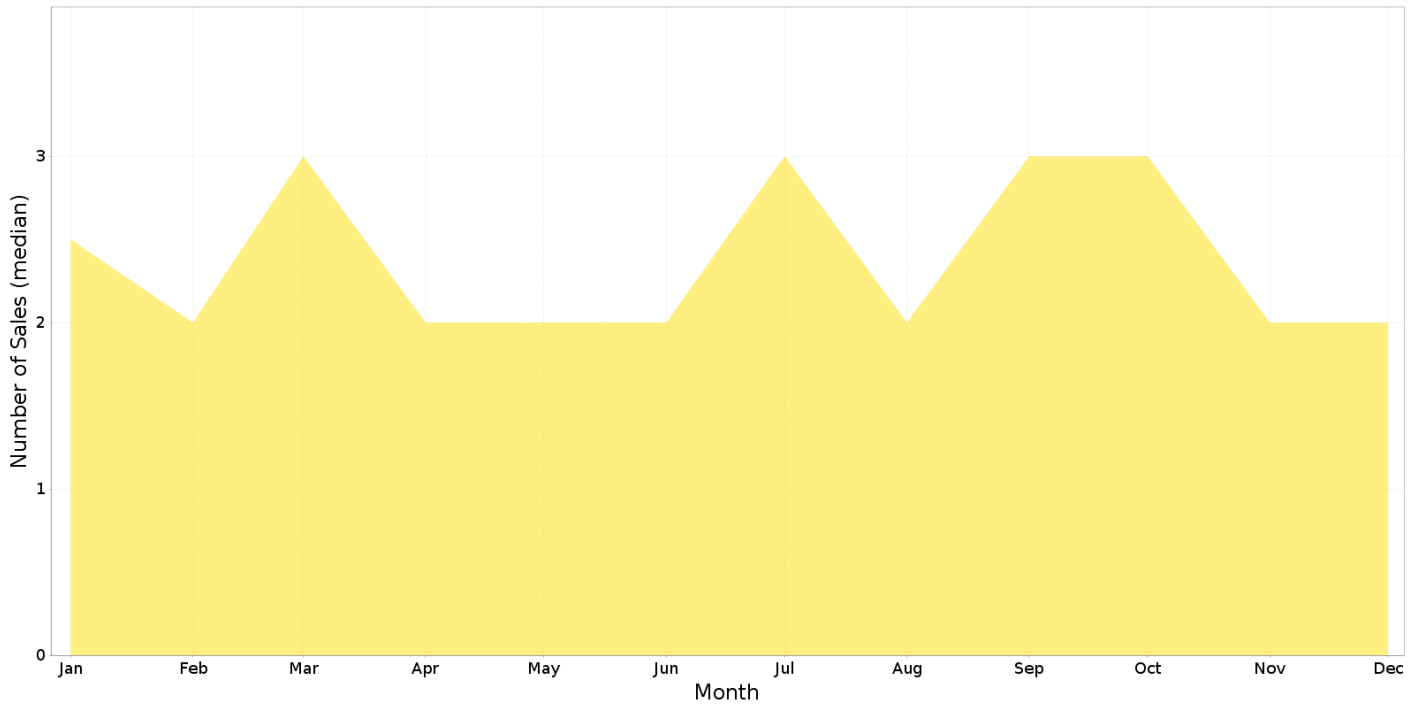
-1.2%

Current Median Price: \$800,000
Previous Median Price: \$810,000

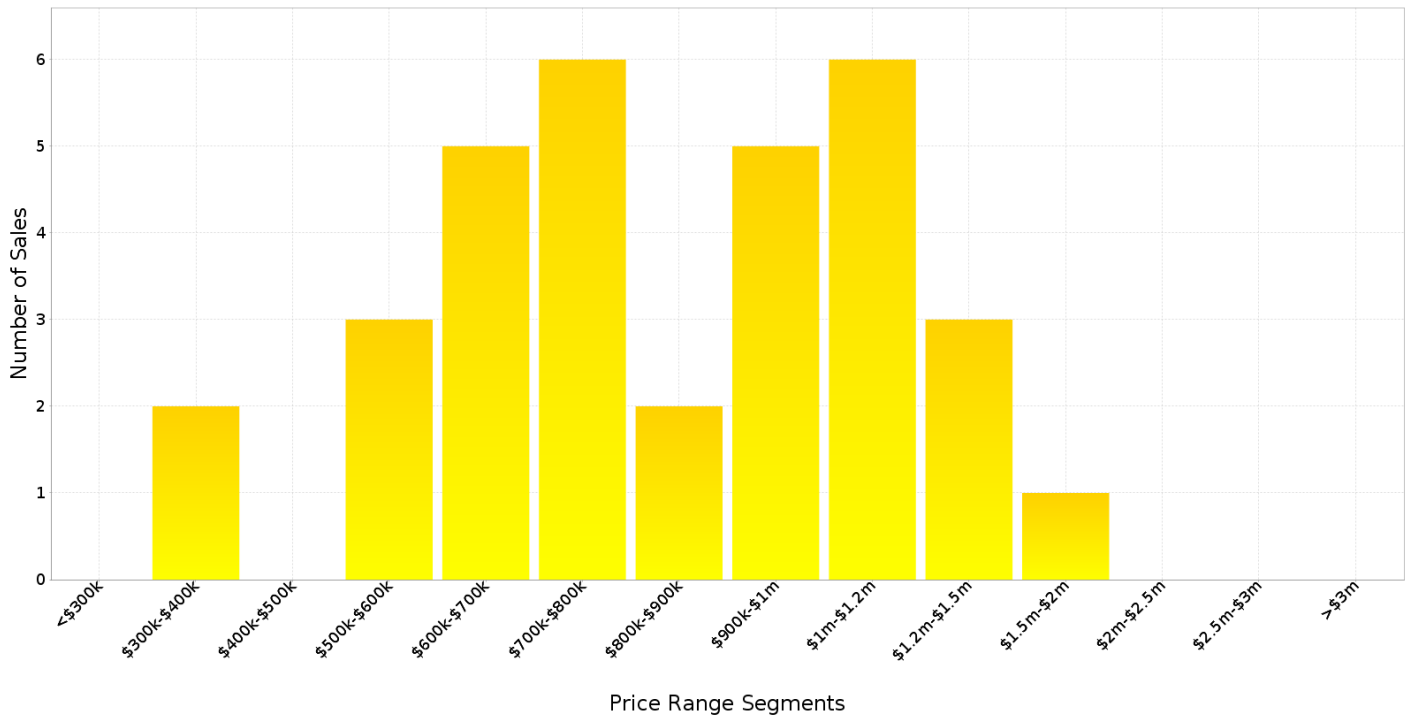
Based on 60 recorded House sales compared over the last two rolling 12 month periods



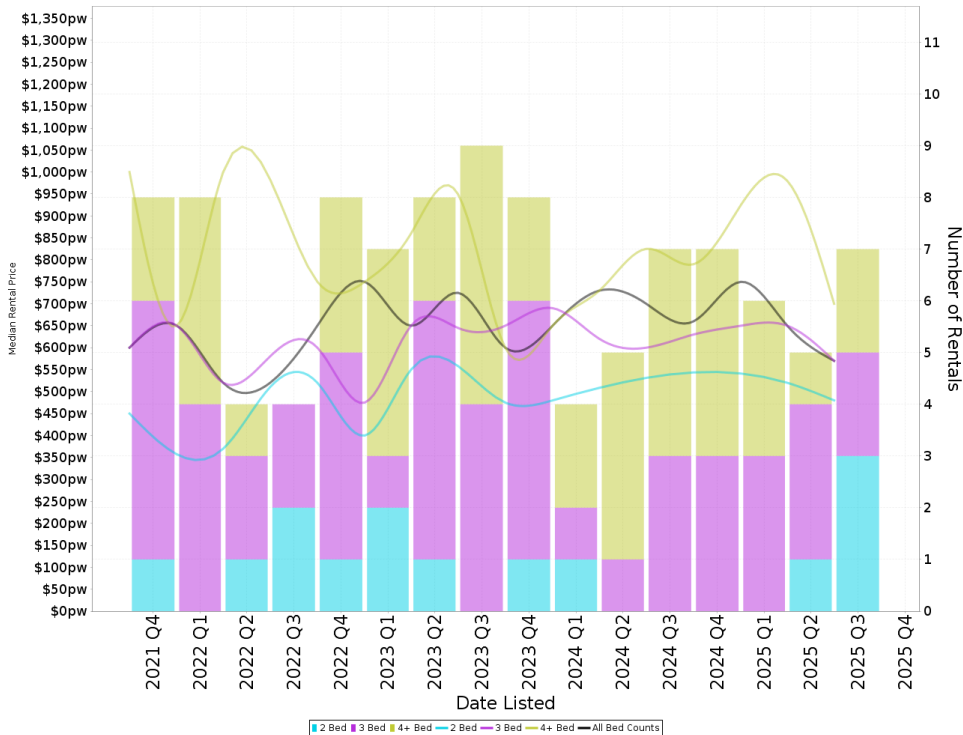
RAPID CREEK - Peak Selling Periods (3 years)



RAPID CREEK - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-1.2%

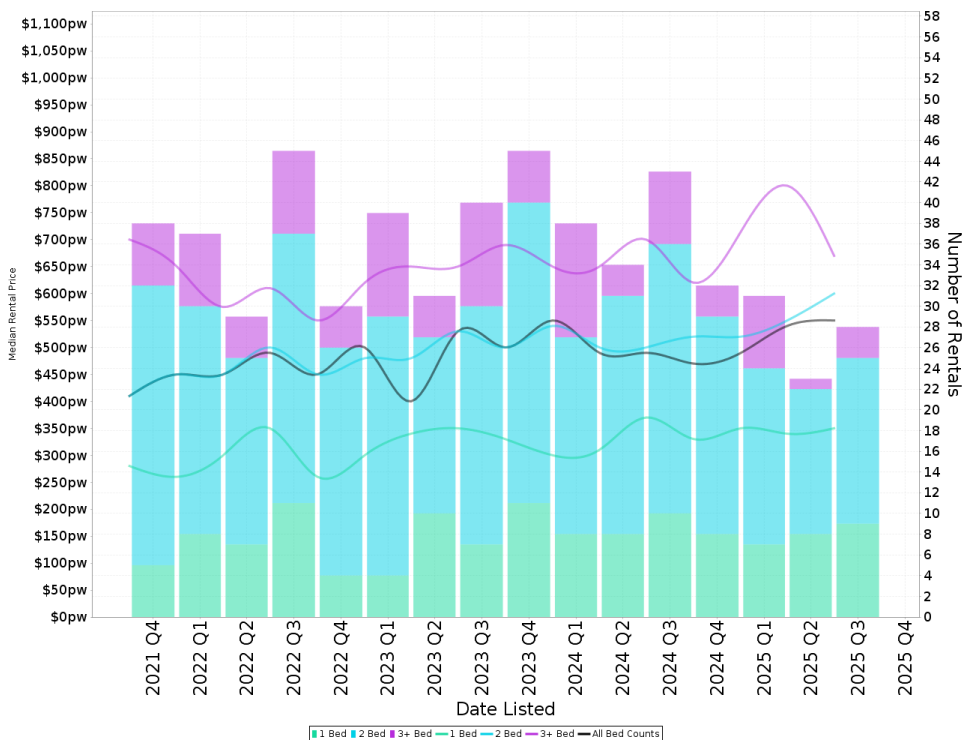
Current Median Price: \$800,000
Previous Median Price: \$810,000
 Based on 60 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.3%

Current Median Price: \$800,000
Current Median Rent: \$660
 Based on 25 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+5.9%

Current Median Price: \$434,000
Previous Median Price: \$410,000
 Based on 122 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+6.1%

Current Median Price: \$434,000
Current Median Rent: \$510
 Based on 114 registered Unit rentals compared over the last 12 months.

RAPID CREEK - Recently Sold Properties

Median Sale Price

\$800k

Based on 33 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

-1.2%

Current Median Price: \$800,000
Previous Median Price: \$810,000

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

Sold Properties

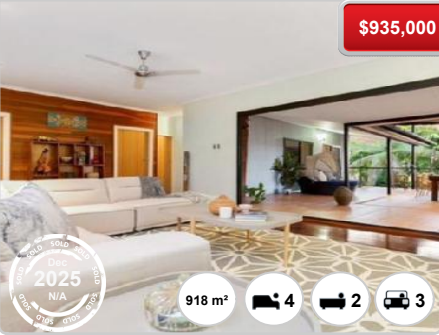
33

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

45 CUMMINS ST

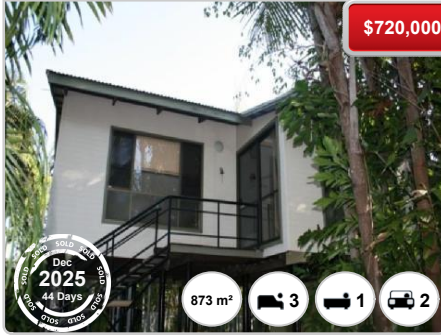
\$935,000



918 m² 4 2 3

9 CURNOW PL

\$720,000



873 m² 3 1 2

9 ARTAUD PL

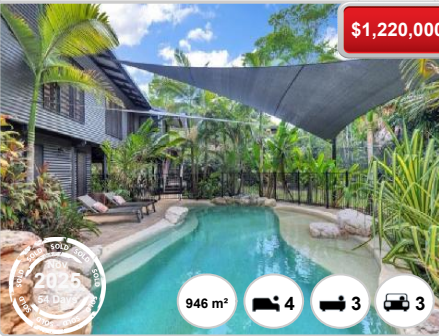
\$1,141,000



1,040 m² 4 2 2

62 NIGHTCLIFF RD

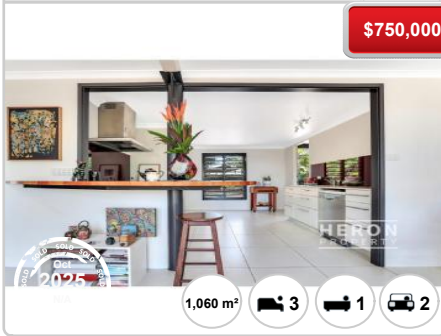
\$1,220,000



946 m² 4 3 3

26 CUMMINS ST

\$750,000



1,060 m² 3 1 2

36 NIGHTCLIFF RD

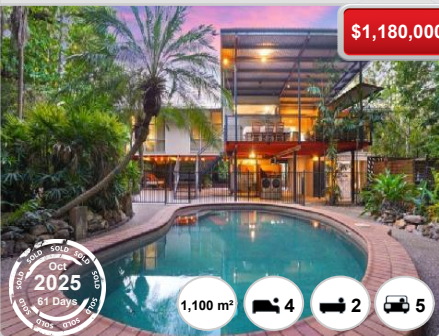
\$1,211,000



1,210 m² 4 2 4

5 STONE PL

\$1,180,000



1,100 m² 4 2 5

43 TROWER RD

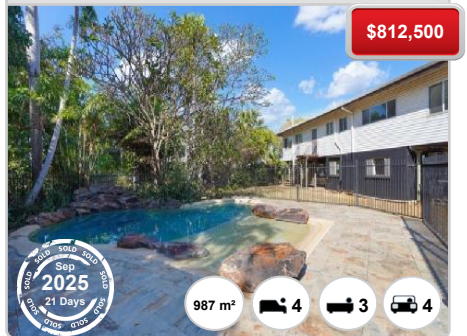
\$570,000



929 m² 3 2 2

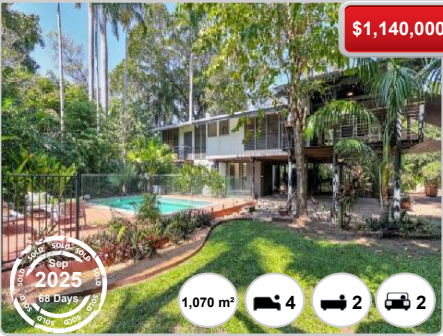
15 CUMMINS ST

\$812,500



987 m² 4 3 4

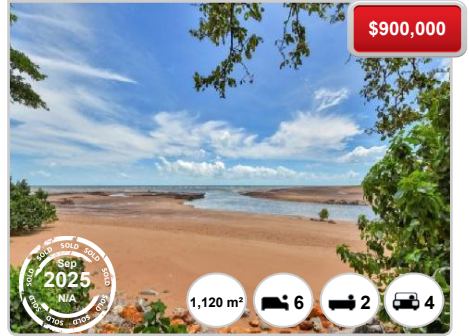
4 ROWE PL



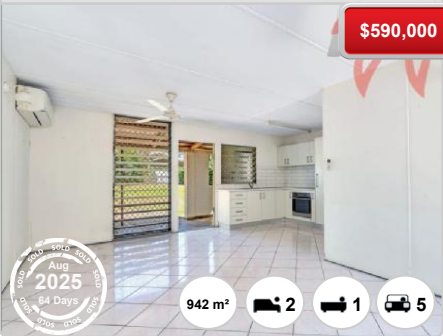
9 KINGSTON PL



39 SERGISON CCT



103 RAPID CREEK RD



9 CLARKE CRES



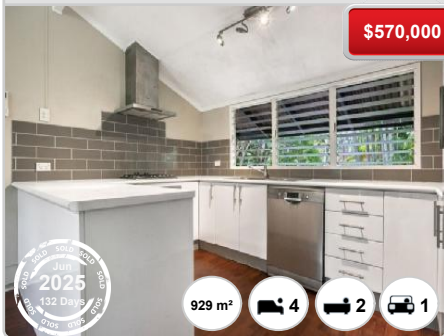
47 CHRISP ST



76 NIGHTCLIFF RD



41 TROWER RD



RAPID CREEK - Properties For Rent

Median Rental Price

\$660 /w

Based on 25 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

+4.3%

Current Median Price: \$800,000
Current Median Rent: \$660

Based on 33 recorded House sales and 25 House rentals compared over the last 12 months

Number of Rentals

25

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

