

RayWhite.

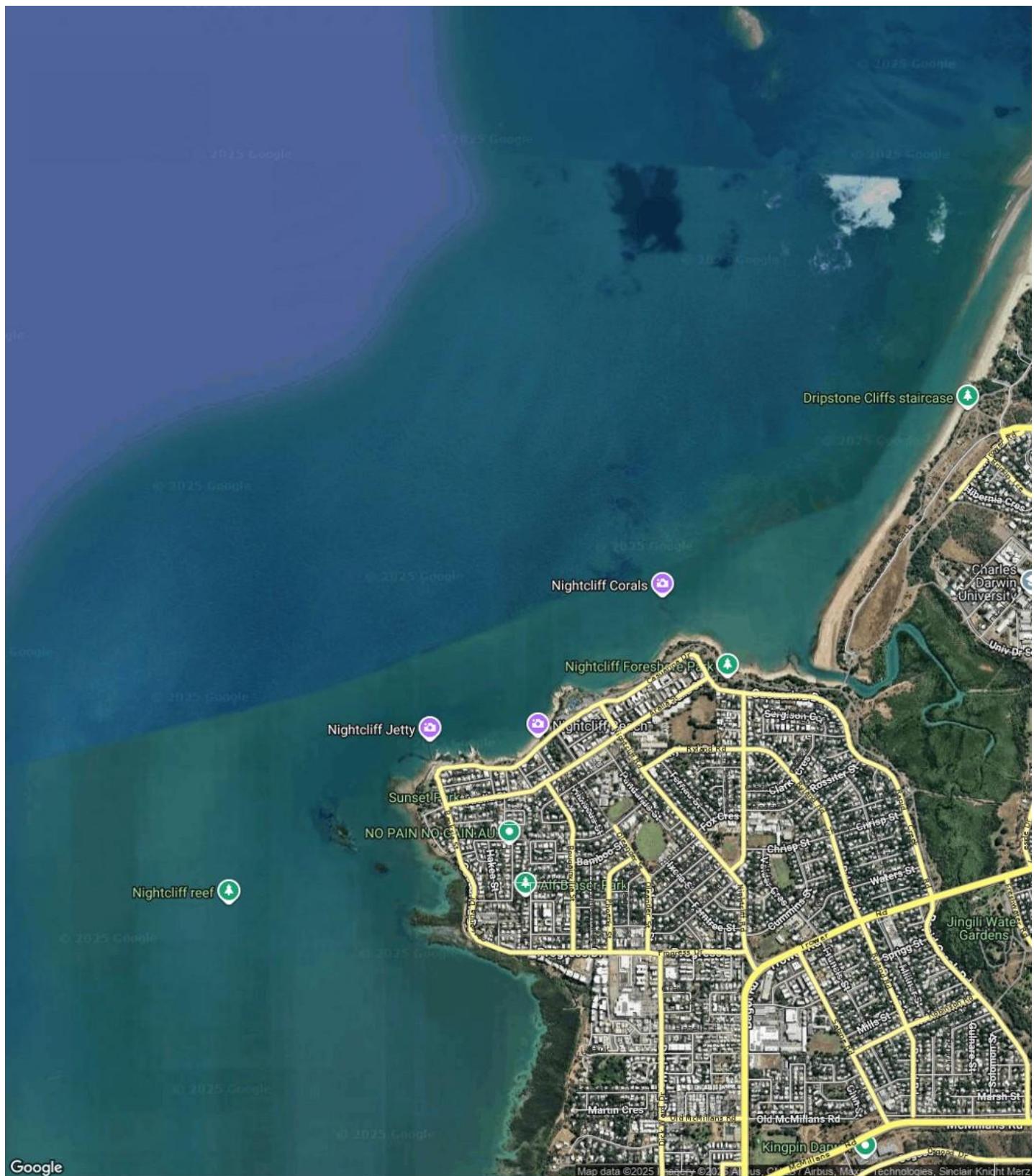


Suburb flyover report

RAPID CREEK (HOUSE)

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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)

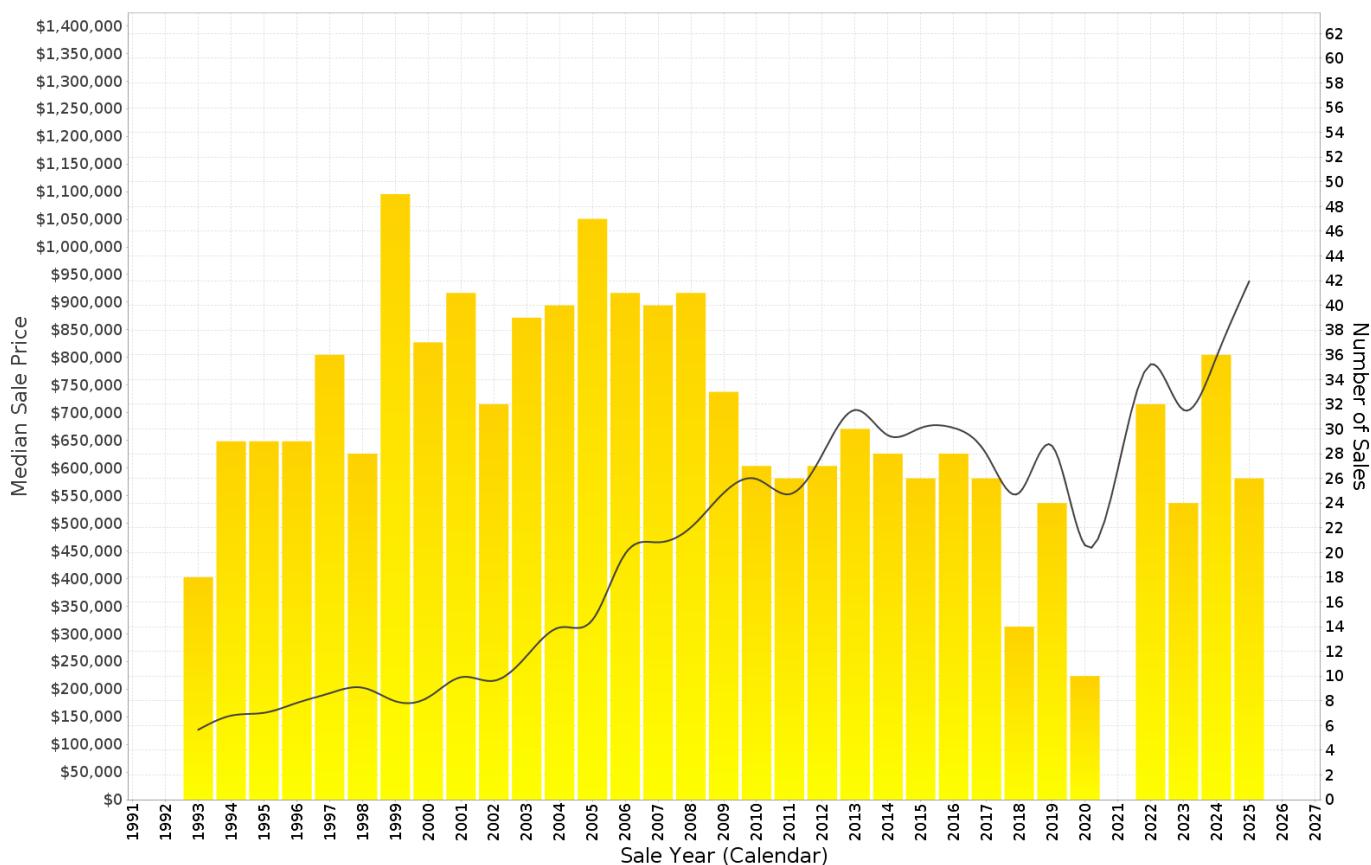
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

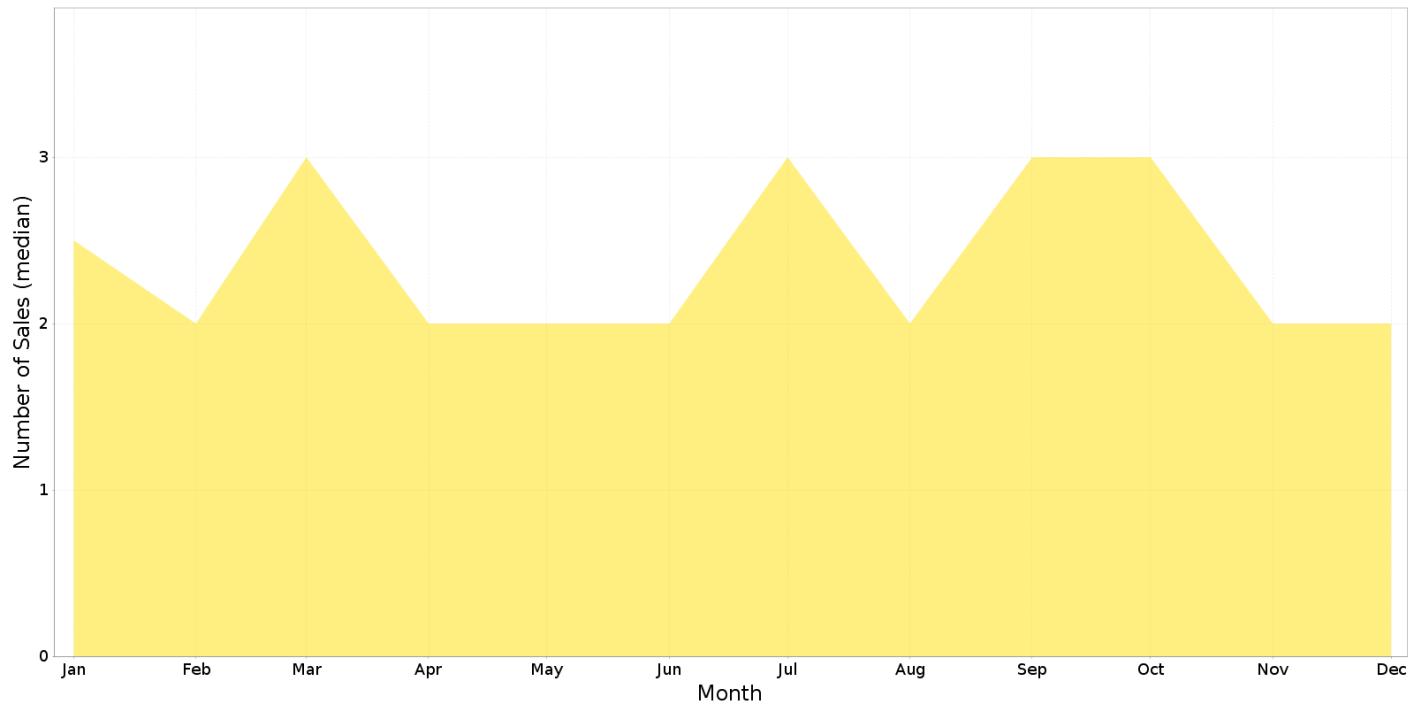
-1.2%

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

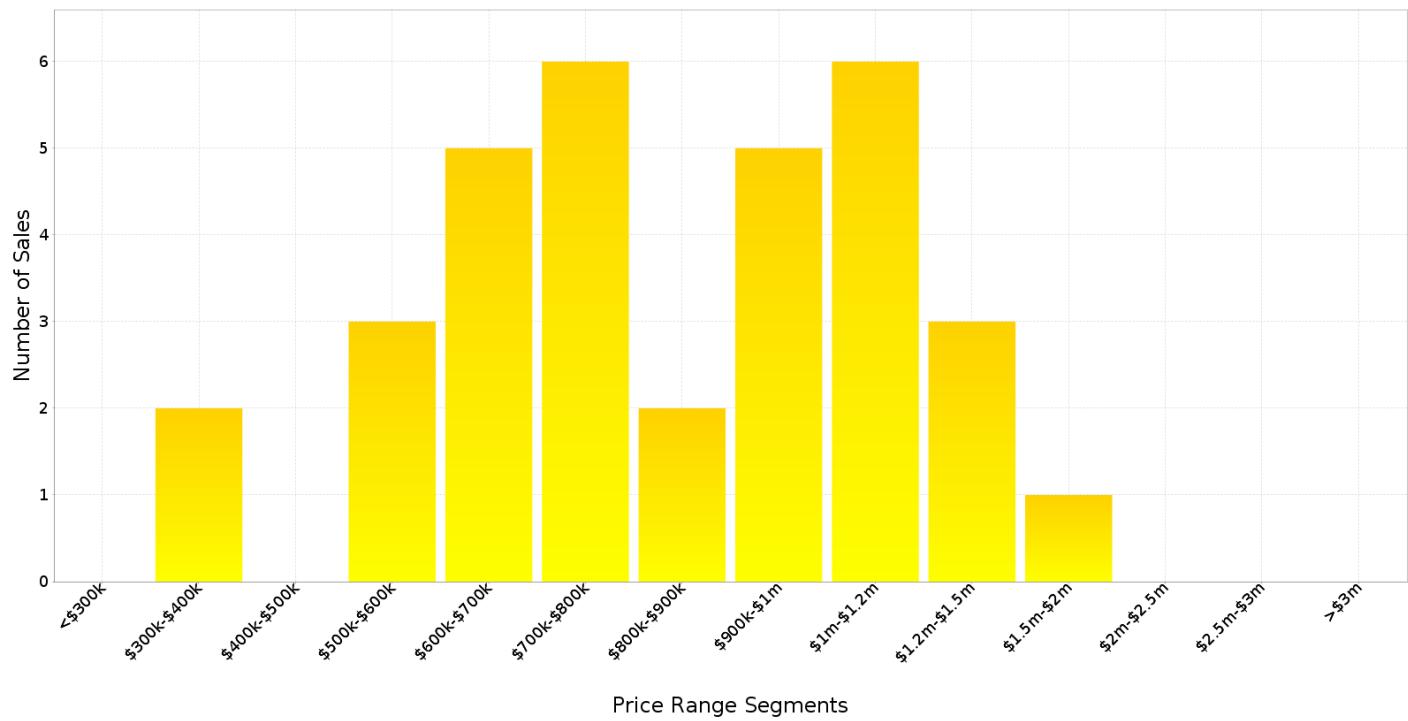
Based on 60 recorded House sales compared over the last two rolling 12 month periods



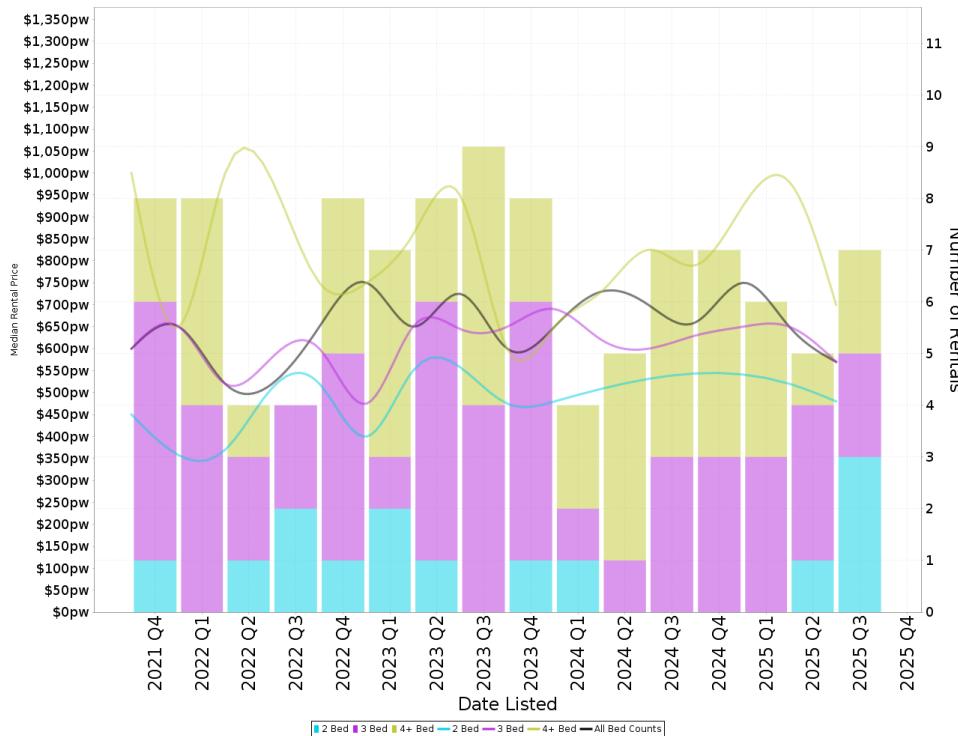
RAPID CREEK - Peak Selling Periods (3 years)



RAPID CREEK - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-1.2%

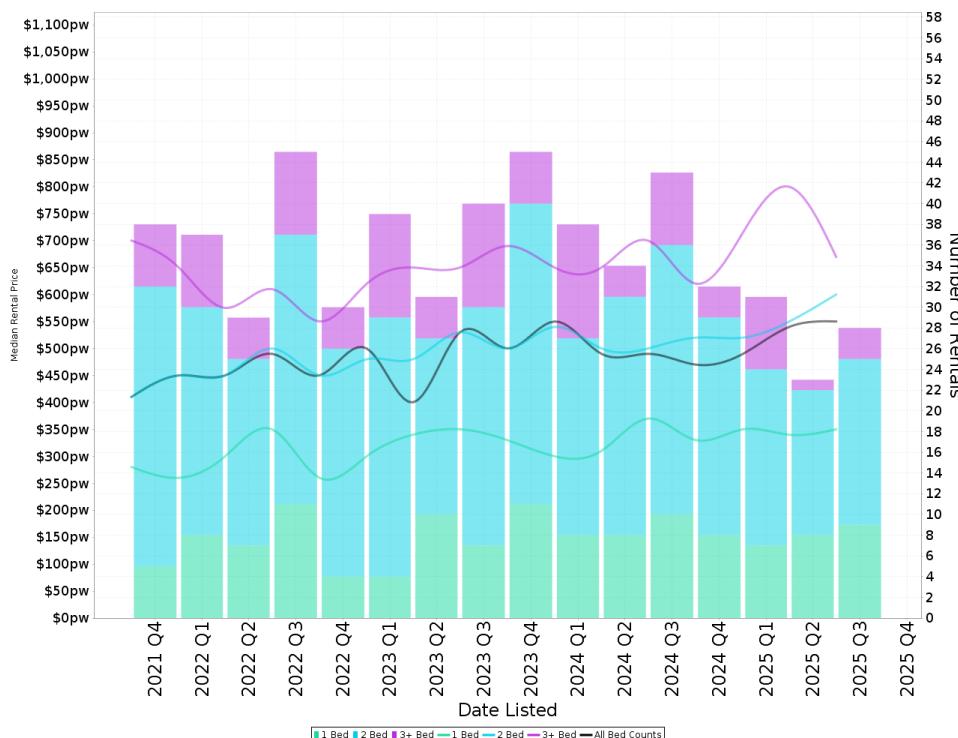
Current Median Price: \$800,000
Previous Median Price: \$810,000
Based on 60 registered House sales compared over the last two rolling 12 month periods.

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

Dec 2025
N/A

918 m² | 4 | 2 | 3

9 CURNOW PL

\$720,000

Dec 2025
44 Days

873 m² | 3 | 1 | 2

9 ARTAUD PL

\$1,141,000

Dec 2025
N/A

1040 m² | 4 | 2 | 2

62 NIGHTCLIFF RD

\$1,220,000

Dec 2025
N/A

946 m² | 4 | 3 | 3

26 CUMMINS ST

\$750,000

Dec 2025
53 Days

1,060 m² | 3 | 1 | 2

36 NIGHTCLIFF RD

\$1,211,000

Dec 2025
53 Days

1,210 m² | 4 | 2 | 4

5 STONE PL

\$1,180,000

Oct 2025
61 Days

1,100 m² | 4 | 2 | 5

43 TROWER RD

\$570,000

Oct 2025
53 Days

929 m² | 3 | 2 | 2

15 CUMMINS ST

\$812,500

Sep 2025
21 Days

987 m² | 4 | 3 | 4

4 ROWE PL



\$1,140,000

Sold 2025 56 Days

1,070 m² • 4 • 2 • 2

9 KINGSTON PL



\$1,130,000

Sold 2025 56 Days

1,060 m² • 5 • 3 • 4

39 SERGISON CCT



\$900,000

Sold 2025 56 Days

1,120 m² • 6 • 2 • 4

103 RAPID CREEK RD



\$590,000

Sold 2025 64 Days

942 m² • 2 • 1 • 5

9 CLARKE CRES



\$950,000

Sold 2025 N/A

822 m² • 3 • - • -

47 CHRISP ST

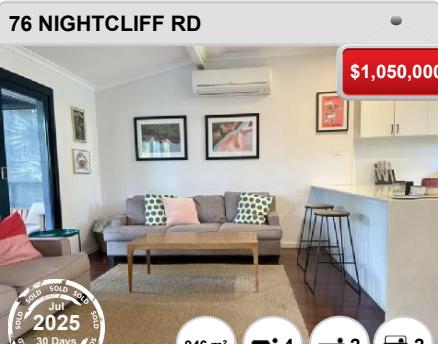


\$375,000

Sold 2025 N/A

910 m² • 1 • 1 • 1

76 NIGHTCLIFF RD

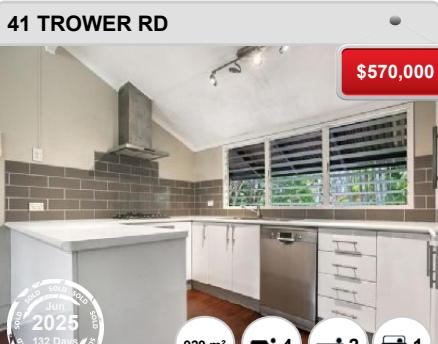


\$1,050,000

Sold 2025 30 Days

946 m² • 4 • 2 • 2

41 TROWER RD



\$570,000

Sold 2025 132 Days

929 m² • 4 • 2 • 1

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

7 JORDAN PLACE

