

RayWhite.

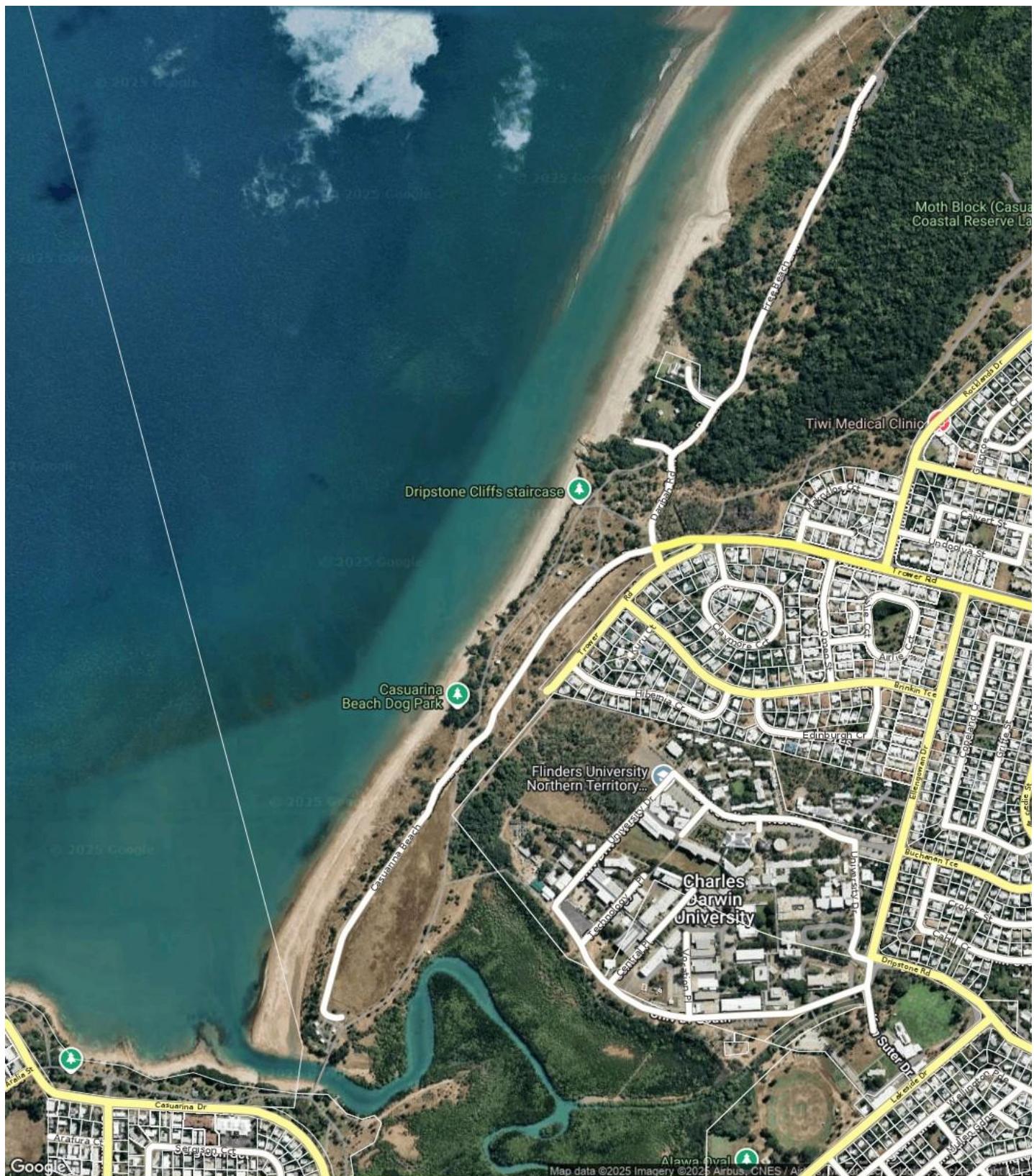


Suburb flyover report

BRINKIN (UNIT)

PREPARED BY: KRISTINA BILLIAS, RAY WHITE NIGHTCLIFF

BRINKIN - Suburb Map



BRINKIN - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2007	22	\$ 256,000	0.0 %	\$ 49,500	\$ 335,000
2008	22	\$ 295,000	15.2 %	\$ 175,000	\$ 435,000
2009	21	\$ 365,000	23.7 %	\$ 320,000	\$ 482,000
2010	13	\$ 380,000	4.1 %	\$ 300,000	\$ 475,000
2011	10	\$ 384,000	1.1 %	\$ 320,000	\$ 480,000
2012	24	\$ 382,000	-0.5 %	\$ 22,695	\$ 500,000
2013	17	\$ 410,000	7.3 %	\$ 71,820	\$ 485,000
2014	24	\$ 402,500	-1.8 %	\$ 56,000	\$ 510,000
2015	13	\$ 392,500	-2.5 %	\$ 176,300	\$ 475,000
2016	7	\$ 350,000	-10.8 %	\$ 225,000	\$ 396,500
2017	3	\$ 390,000	11.4 %	\$ 295,000	\$ 390,000
2018	4	\$ 372,500	-4.5 %	\$ 329,000	\$ 390,000
2019	4	\$ 284,720	-23.6 %	\$ 230,000	\$ 305,000
2020	3	\$ 252,500	-11.3 %	\$ 196,840	\$ 275,000
2021	3	\$ 240,000	-5.0 %	\$ 210,000	\$ 241,000
2022	15	\$ 392,700	63.6 %	\$ 275,000	\$ 510,000
2023	16	\$ 335,000	-14.7 %	\$ 250,000	\$ 545,000
2024	18	\$ 366,750	9.5 %	\$ 245,000	\$ 455,000
2025	19	\$ 415,000	13.2 %	\$ 285,000	\$ 578,000

Median Sale Price

\$360k

Based on 19 recorded Unit sales within the last 12 months (Oct '24 - Sep '25)

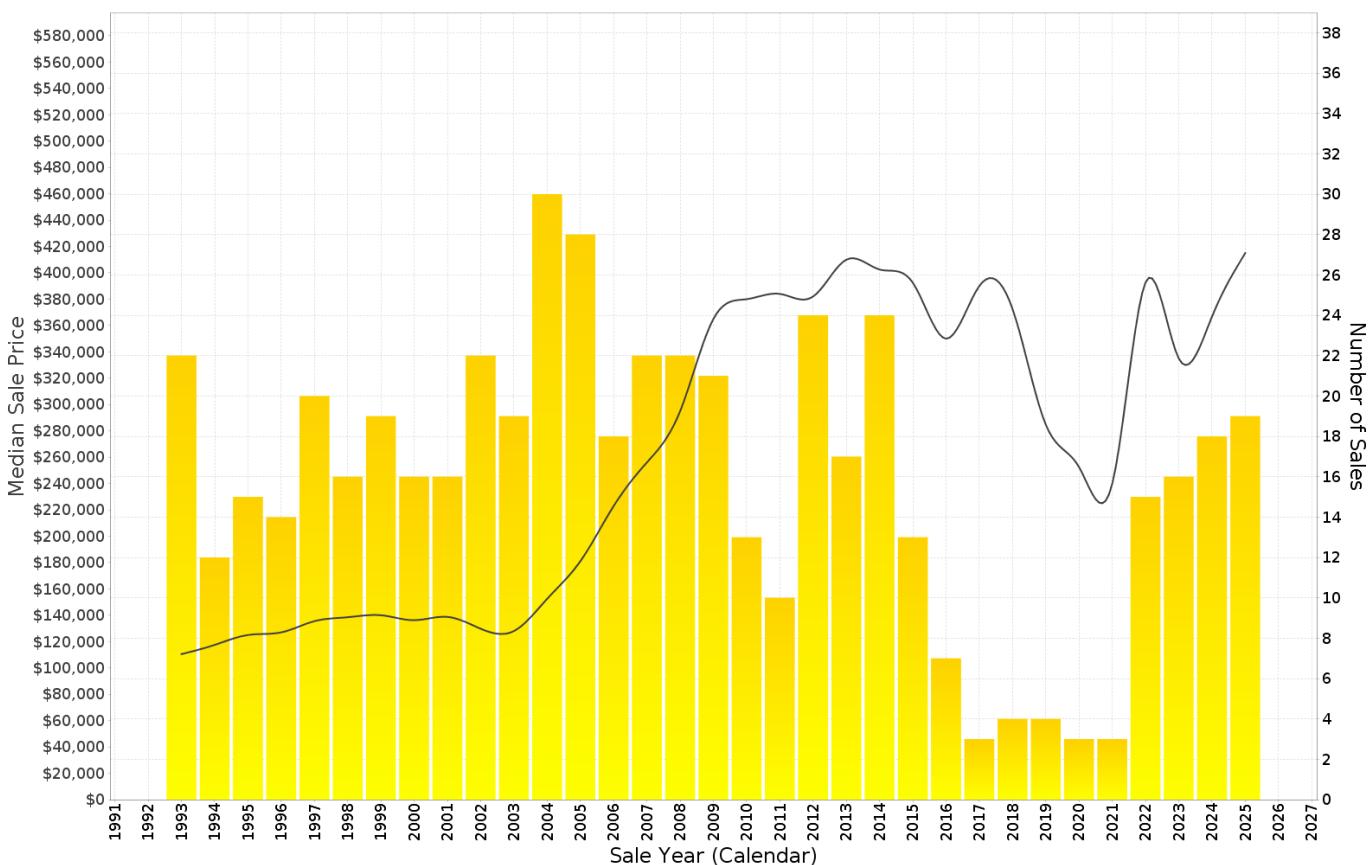
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

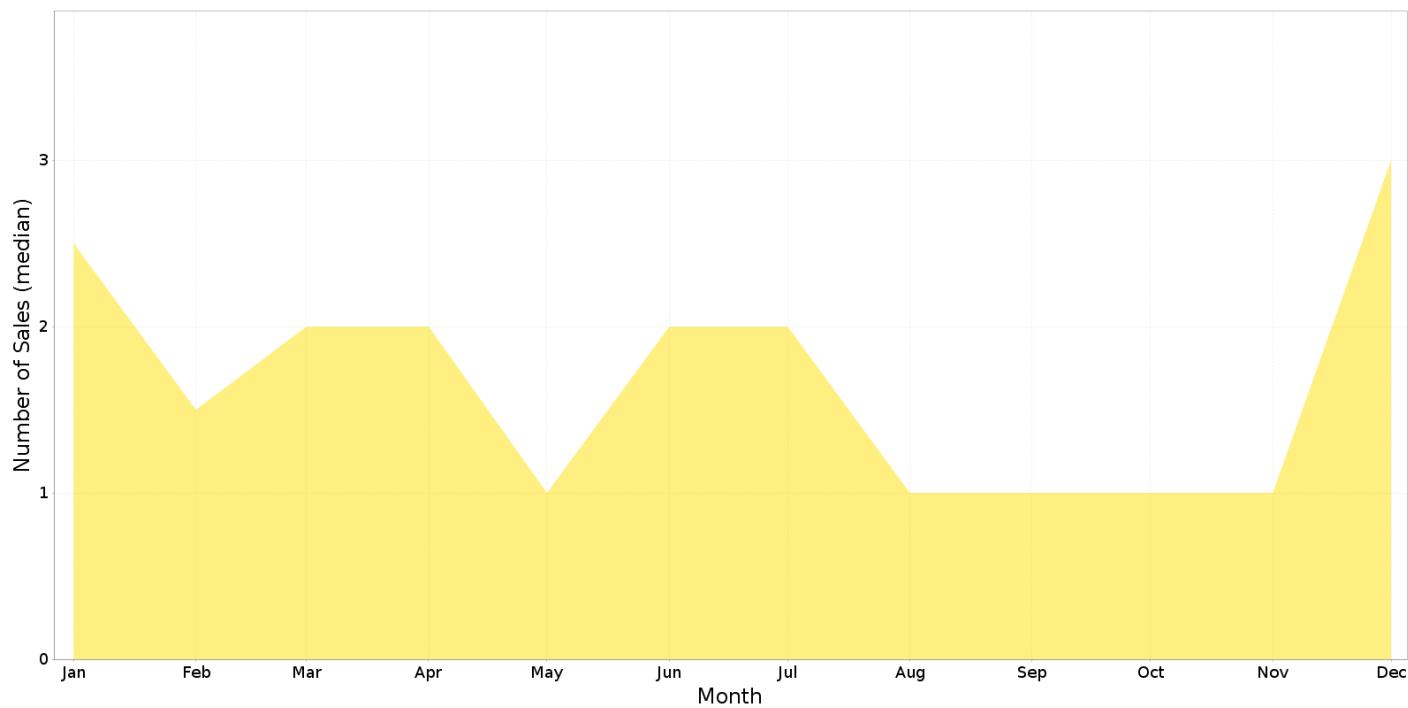
-5.9%

Current Median Price: \$360,000
Previous Median Price: \$382,750

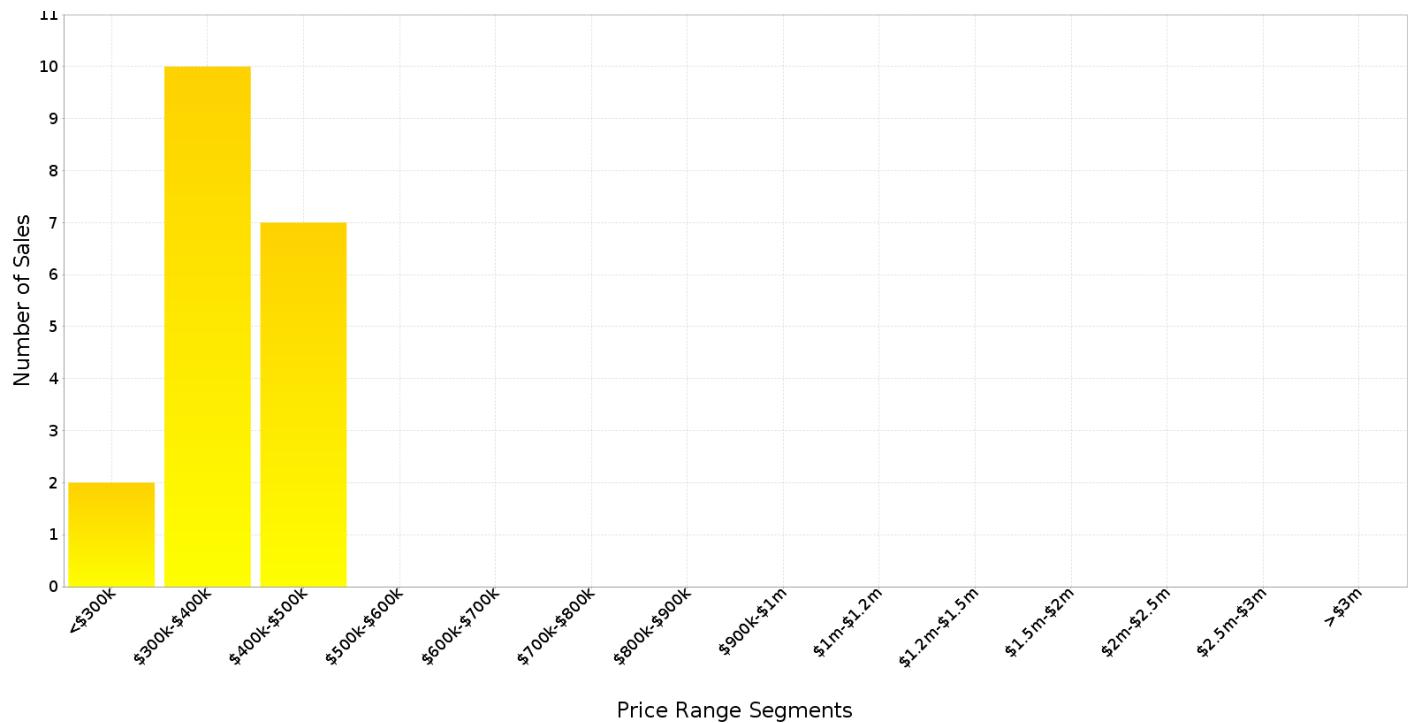
Based on 37 recorded Unit sales compared over the last two rolling 12 month periods



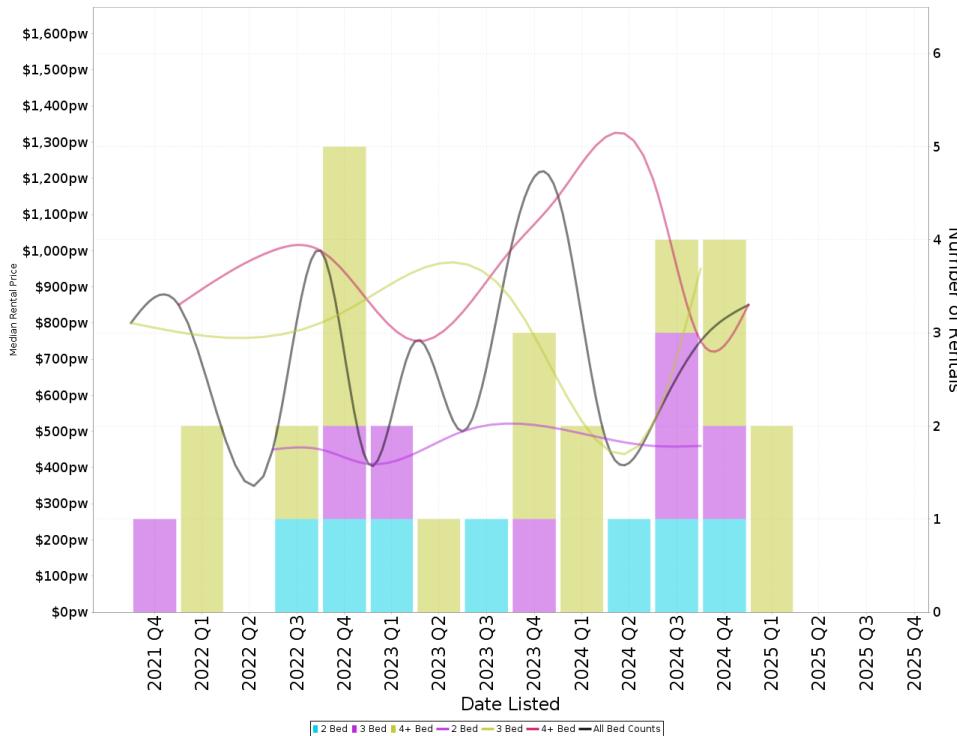
BRINKIN - Peak Selling Periods (3 years)



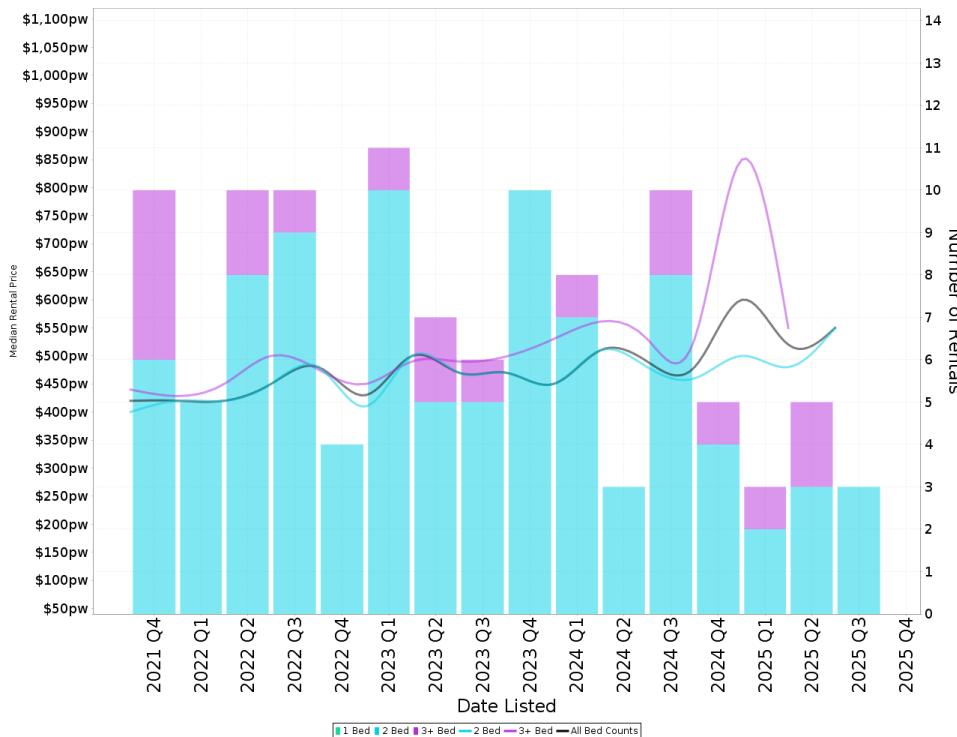
BRINKIN - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Median Weekly Rents (Units)



BRINKIN - Recently Sold Properties

Median Sale Price

\$360k

Based on 19 recorded Unit 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

-5.9%

Current Median Price: \$360,000
Previous Median Price: \$382,750

Based on 37 recorded Unit sales compared over the last two rolling 12 month periods

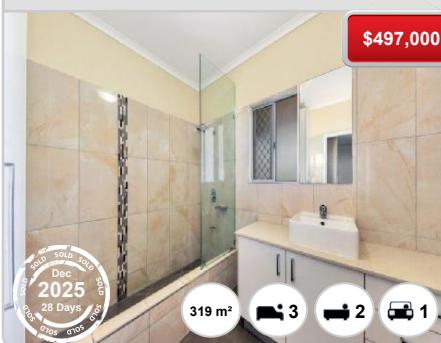
Sold Properties

19

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

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

1/12-14 OMEO ST



\$497,000

319 m²

3/6 OMEO ST



\$578,000

259 m²

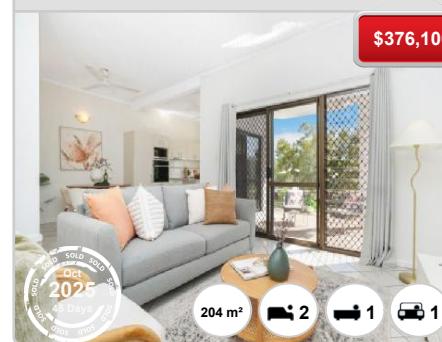
1/25 AIRLIE CCT



\$457,000

213 m²

4/11 AIRLIE CCT



\$376,100

204 m²

3/21 AIRLIE CCT



\$475,000

877 m²

4/41 BRINKIN TCE



\$470,000

359 m²

1/403 TROWER RD



\$415,000

225 m²

5/35 ELLENGOWAN DR



\$430,000

194 m²

5/13 AIRLIE CCT



\$350,000

139 m²

4/29 ELLENGOWAN DR



\$360,000

JUL 2025 N/A

206 m²

2

1

1

BRINKIN - Properties For Rent

Median Rental Price

\$500 /w

Based on 16 recorded Unit 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

+7.2%

Current Median Price: \$360,000
Current Median Rent: \$500

Based on 19 recorded Unit sales and 16 Unit rentals compared over the last 12 months

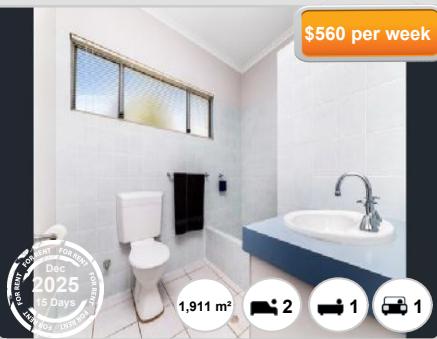
Number of Rentals

16

Based on recorded Unit rentals within the last 12 months (Oct '24 - Sep '25)

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

15/13 AIRLIE CIRCUIT



1/5 AIRLIE CIRCUIT

