

A bright yellow bicycle is parked on a paved surface, leaning against a white picket fence. The bicycle has a brown leather saddle, a rear rack, and a front basket filled with pink flowers. The background shows a blurred residential street with trees and a house.

**RayWhite.**

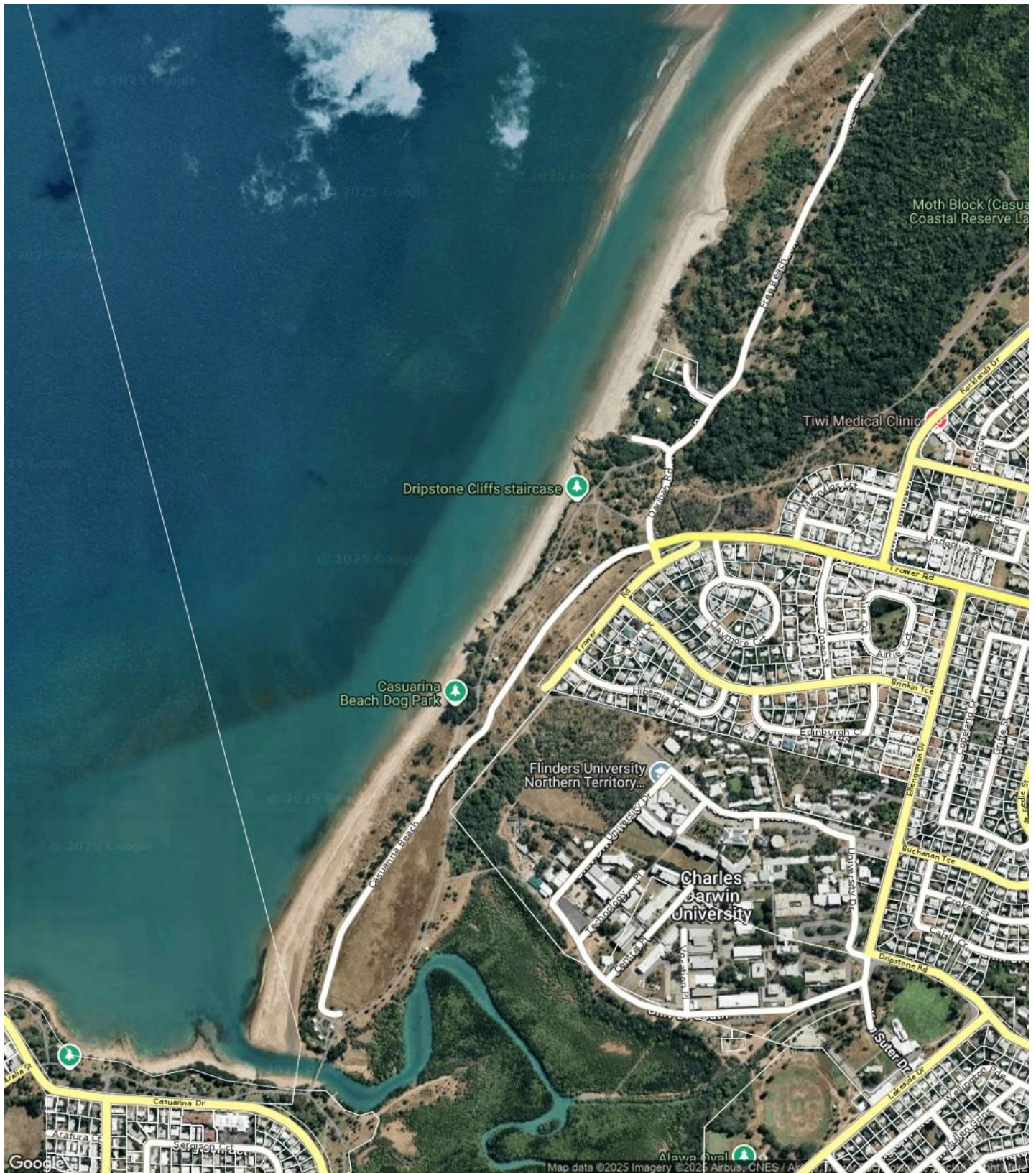
**Suburb**  
flyover  
report

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)

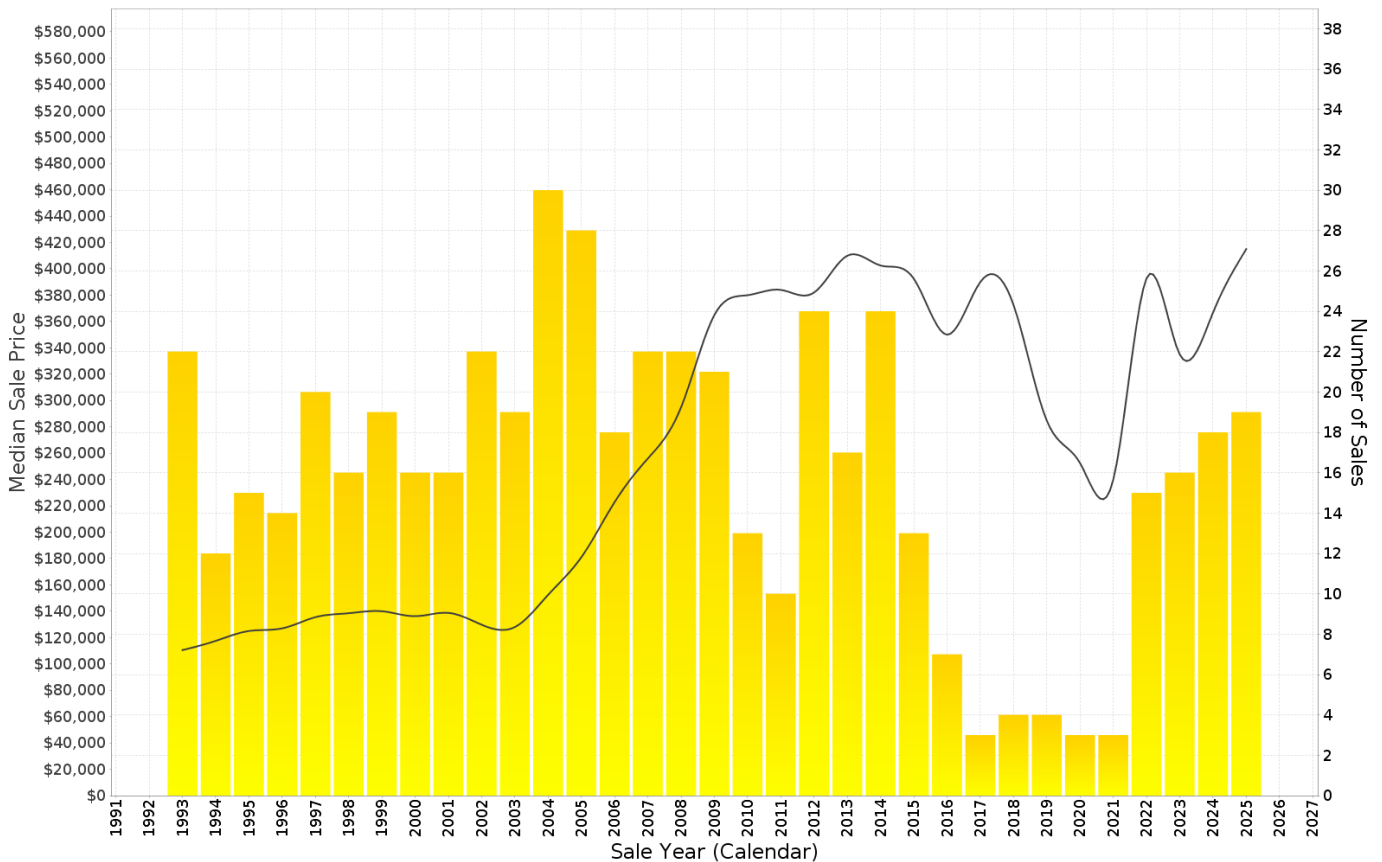
Based on a rolling 12 month period and may differ from calendar year statistics

### Suburb Growth

# -5.9%

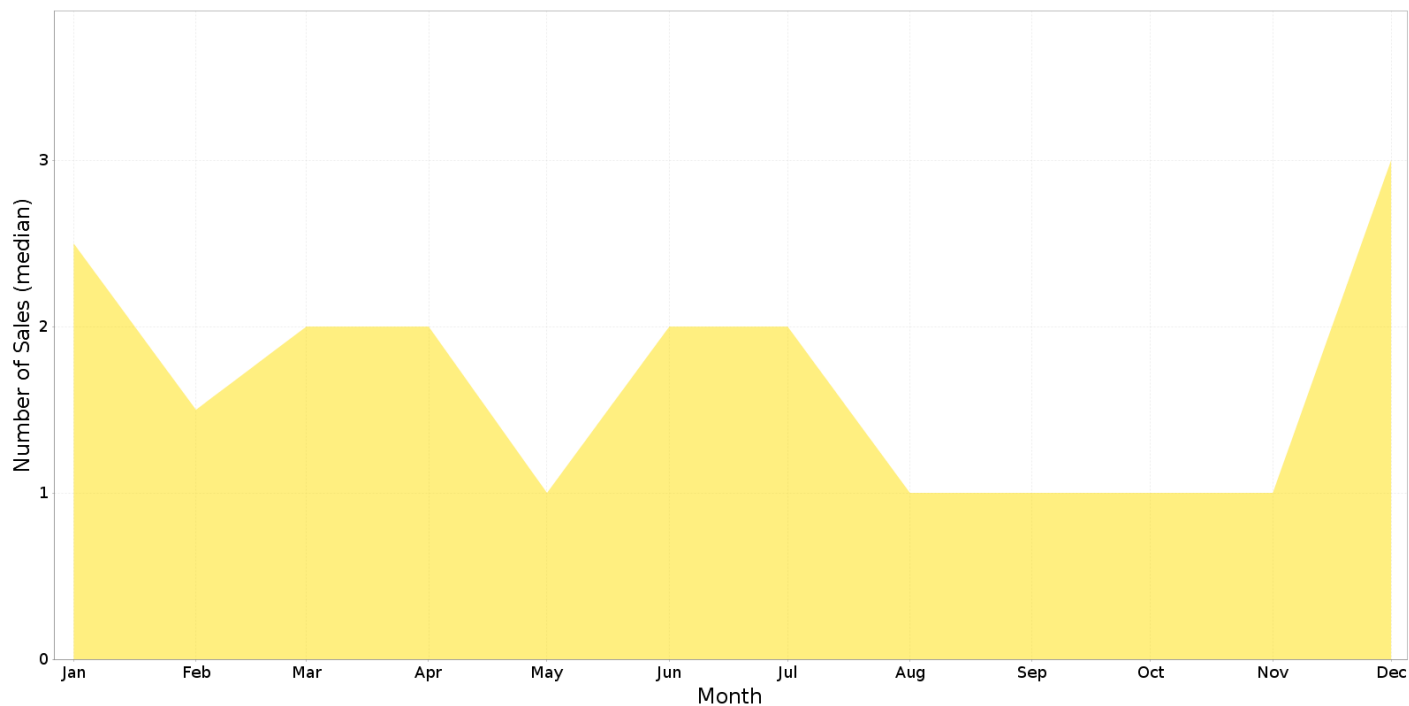
Current Median Price: \$360,000  
Previous Median Price: \$382,750

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

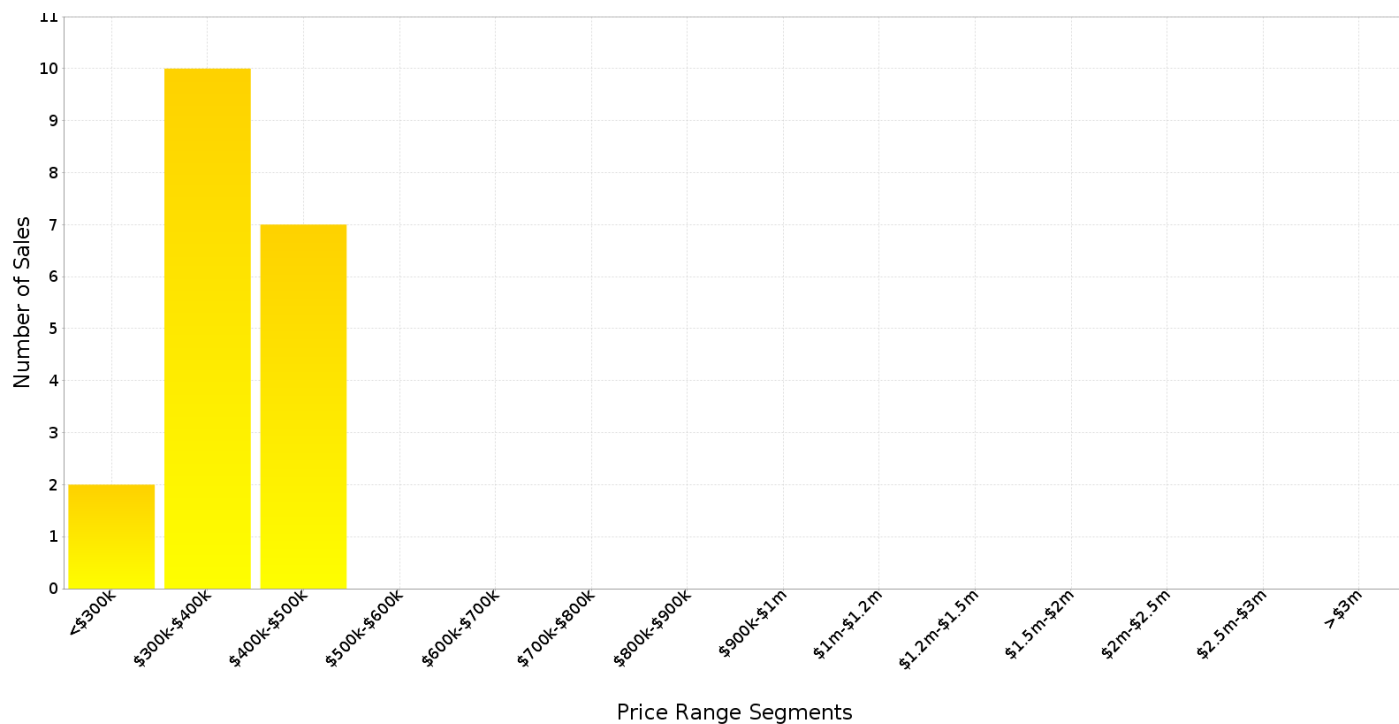




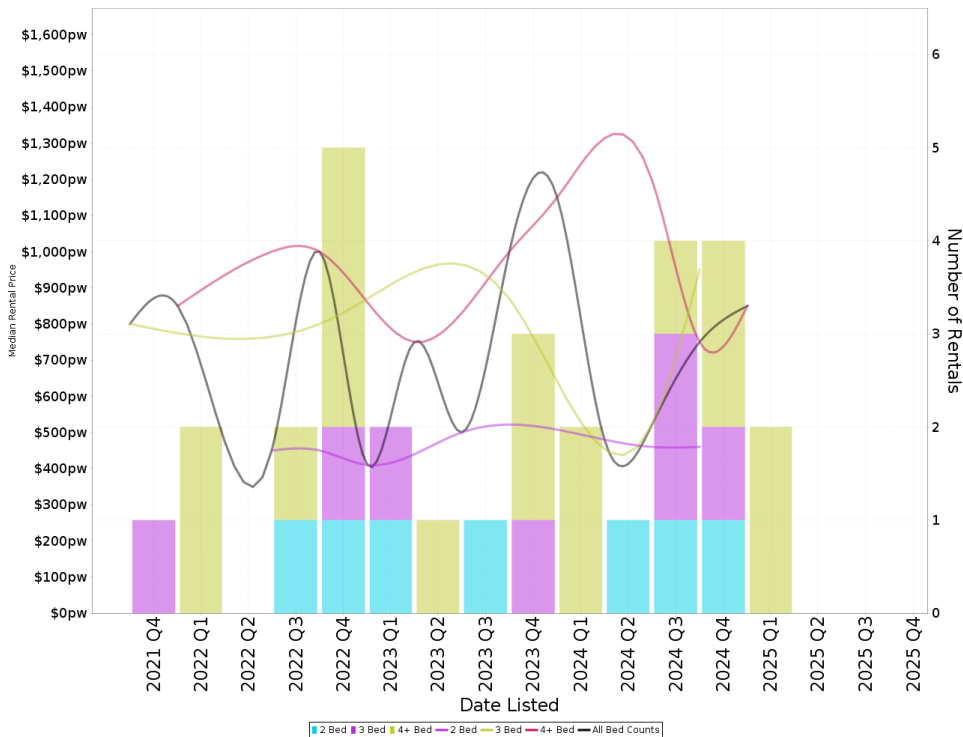
## BRINKIN - Peak Selling Periods (3 years)



## BRINKIN - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-23.0%**

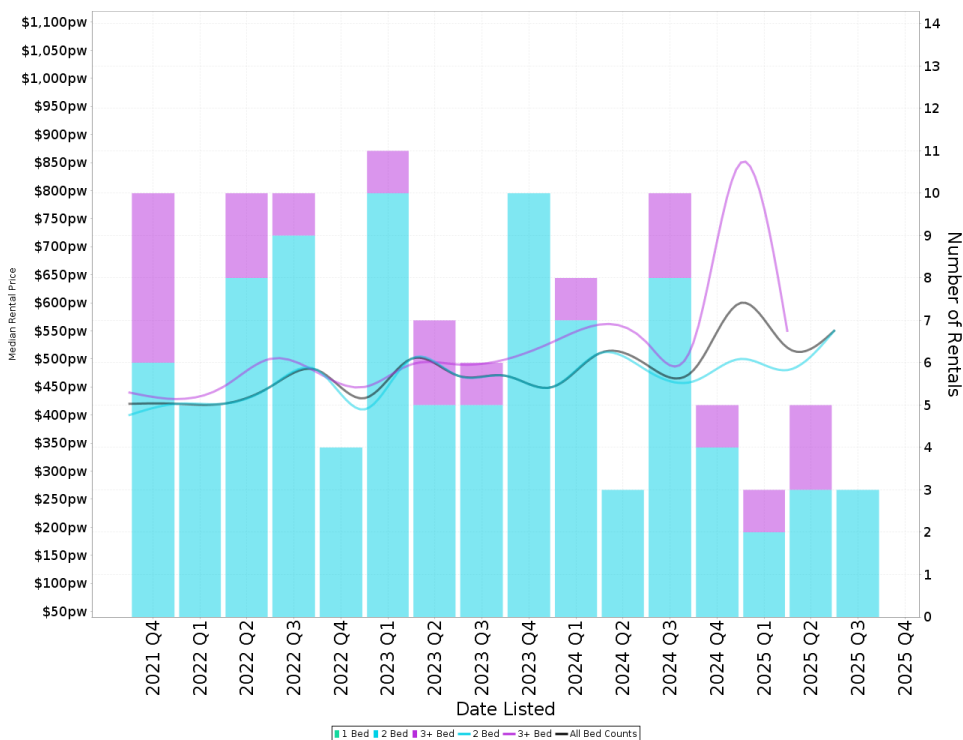
Current Median Price: \$1,132,500  
Previous Median Price: \$1,470,000  
Based on 13 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.9%**

Current Median Price: \$1,132,500  
Current Median Rent: \$850  
Based on 6 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-5.9%**

Current Median Price: \$360,000  
Previous Median Price: \$382,750  
Based on 37 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+7.2%**

Current Median Price: \$360,000  
Current Median Rent: \$500  
Based on 16 registered Unit rentals compared over the last 12 months.

# 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

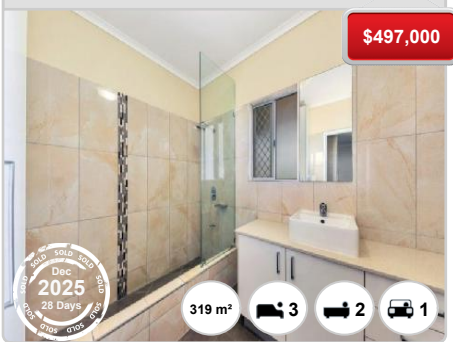
# Sold Properties

**19**

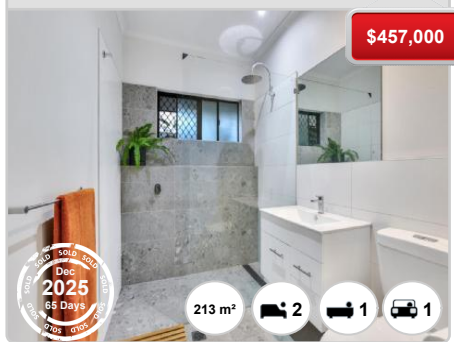
Based on recorded Unit sales within the 12 months (Oct '24 - Sep '25)

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

1/12-14 OMEO ST



1/25 AIRLIE CCT



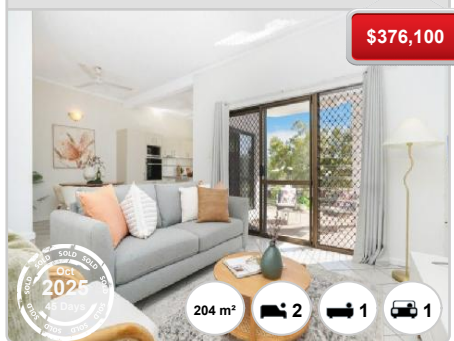
4/41 BRINKIN TCE



3/6 OMEO ST



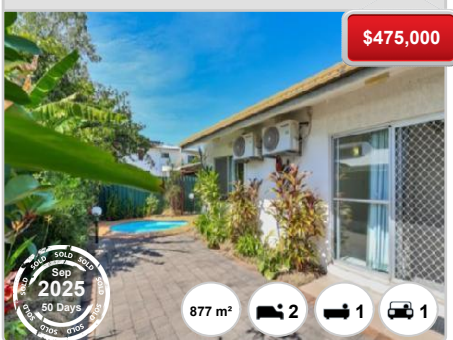
4/11 AIRLIE CCT



1/403 TROWER RD



3/21 AIRLIE CCT



5/35 ELLENGOWAN DR




5/13 AIRLIE CCT



4/29 ELLENGOWAN DR

\$360,000



SOLD

2025

N/A

206 m<sup>2</sup>

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

