

A yellow bicycle with a basket of flowers is parked in front of a white picket fence. The bicycle has a brown seat and handlebars. The basket is filled with pink flowers and green leaves. The background shows a white building and some trees.

RayWhite.

Suburb flyover report

DARWIN CITY (UNIT)

PREPARED BY: KRISTINA BILLIAS, RAY WHITE NIGHTCLIFF

DARWIN CITY - Suburb Map



DARWIN CITY - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2007	333	\$ 380,000	0.0 %	\$ 36,975	\$ 16,500,000
2008	263	\$ 375,000	-1.3 %	\$ 1,100	\$ 21,000,000
2009	315	\$ 520,000	38.7 %	\$ 48,400	\$ 38,750,000
2010	244	\$ 597,500	14.9 %	\$ 65,000	\$ 24,000,000
2011	163	\$ 470,000	-21.3 %	\$ 80,000	\$ 58,750,000
2012	397	\$ 479,000	1.9 %	\$ 60,000	\$ 3,000,000
2013	310	\$ 500,000	4.4 %	\$ 43,750	\$ 31,154,259
2014	647	\$ 535,000	7.0 %	\$ 6,790	\$ 23,100,000
2015	336	\$ 530,000	-0.9 %	\$ 151,250	\$ 9,075,000
2016	189	\$ 555,000	4.7 %	\$ 5,990	\$ 5,335,000
2017	85	\$ 520,000	-6.3 %	\$ 270,000	\$ 60,750,000
2018	88	\$ 405,000	-22.1 %	\$ 30,000	\$ 22,402,340
2019	193	\$ 330,979	-18.3 %	\$ 17,000	\$ 50,000,000
2020	182	\$ 287,500	-13.1 %	\$ 17,000	\$ 14,600,000
2021	362	\$ 415,250	44.4 %	\$ 16,000	\$ 105,000,000
2022	385	\$ 445,000	7.2 %	\$ 35,000	\$ 27,500,000
2023	292	\$ 415,000	-6.7 %	\$ 30,000	\$ 2,060,000
2024	278	\$ 413,750	-0.3 %	\$ 35,280	\$ 1,700,000
2025	436	\$ 420,000	1.5 %	\$ 40,000	\$ 1,850,000

Median Sale Price

\$405k

Based on 363 recorded Unit sales within the last 12 months (Oct '24 - Sep '25)

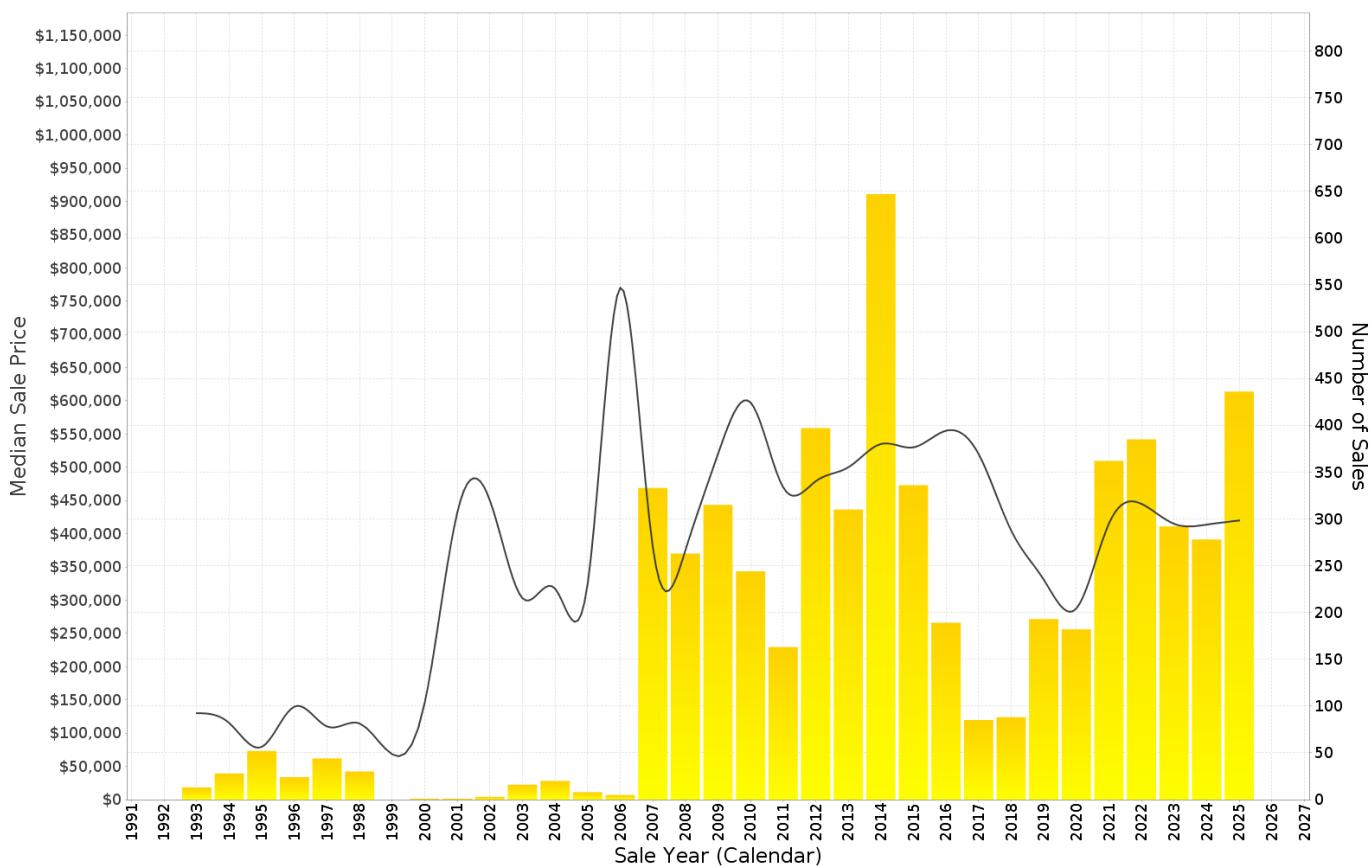
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

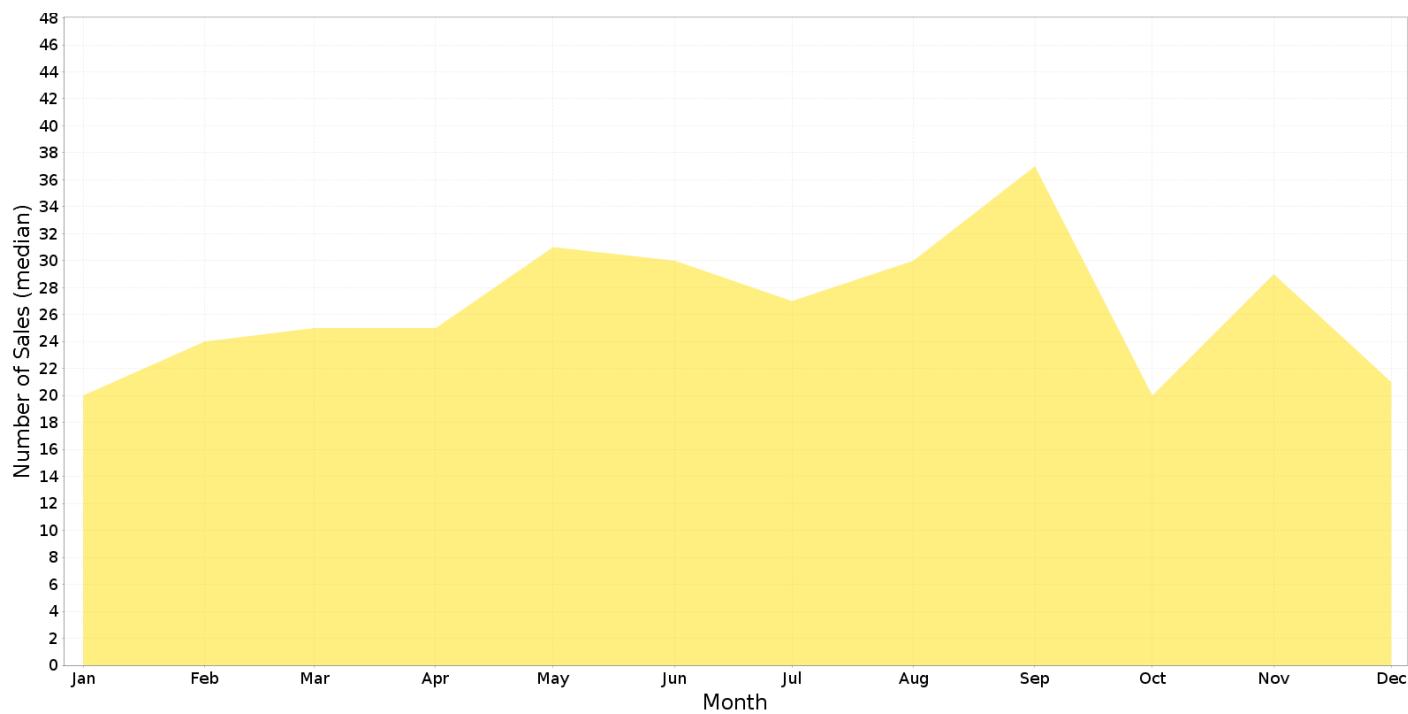
-2.4%

Current Median Price: \$405,000
Previous Median Price: \$415,000

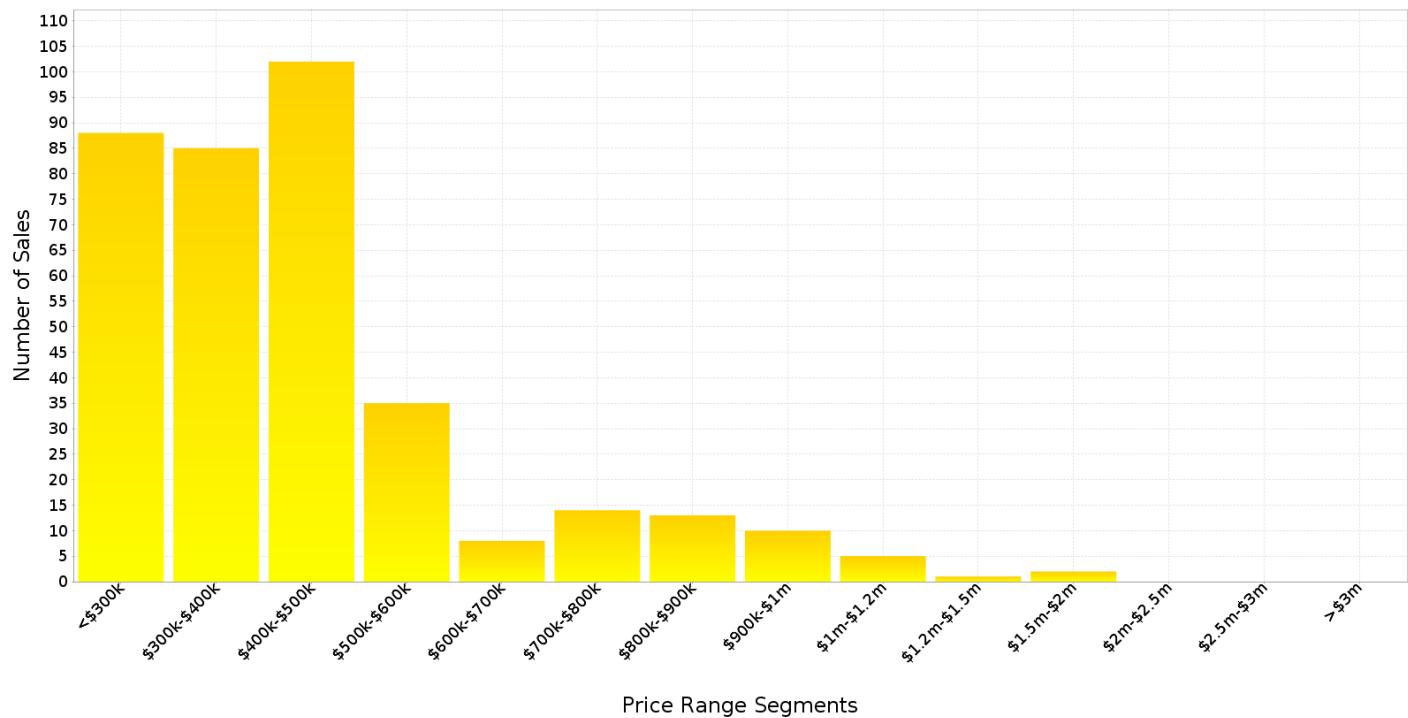
Based on 662 recorded Unit sales compared over the last two rolling 12 month periods



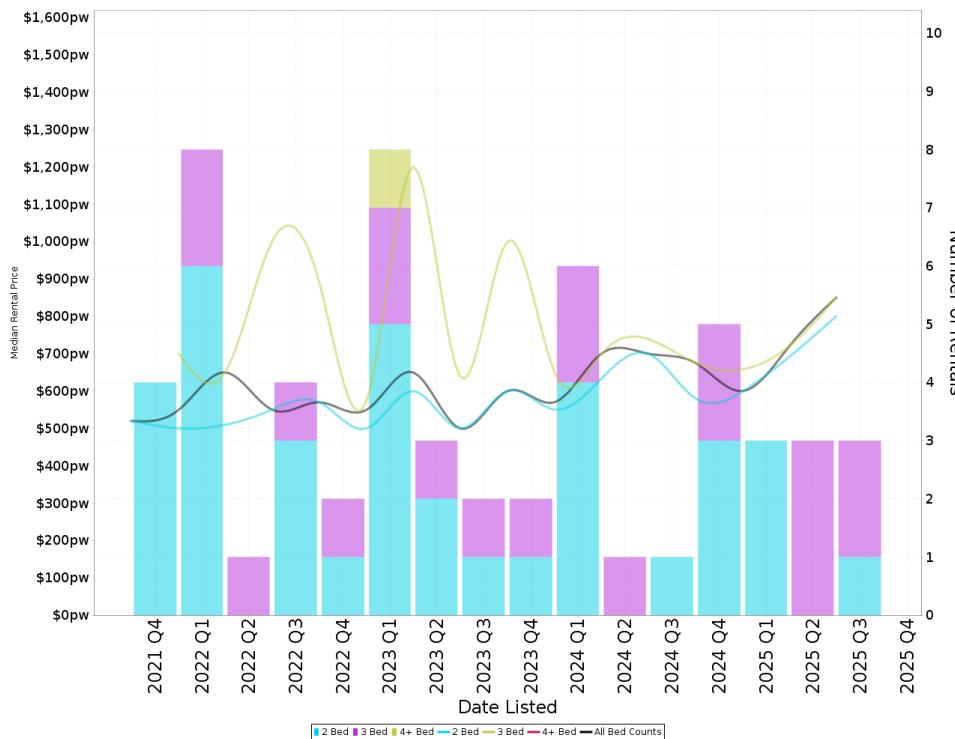
DARWIN CITY - Peak Selling Periods (3 years)



DARWIN CITY - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+104.5%

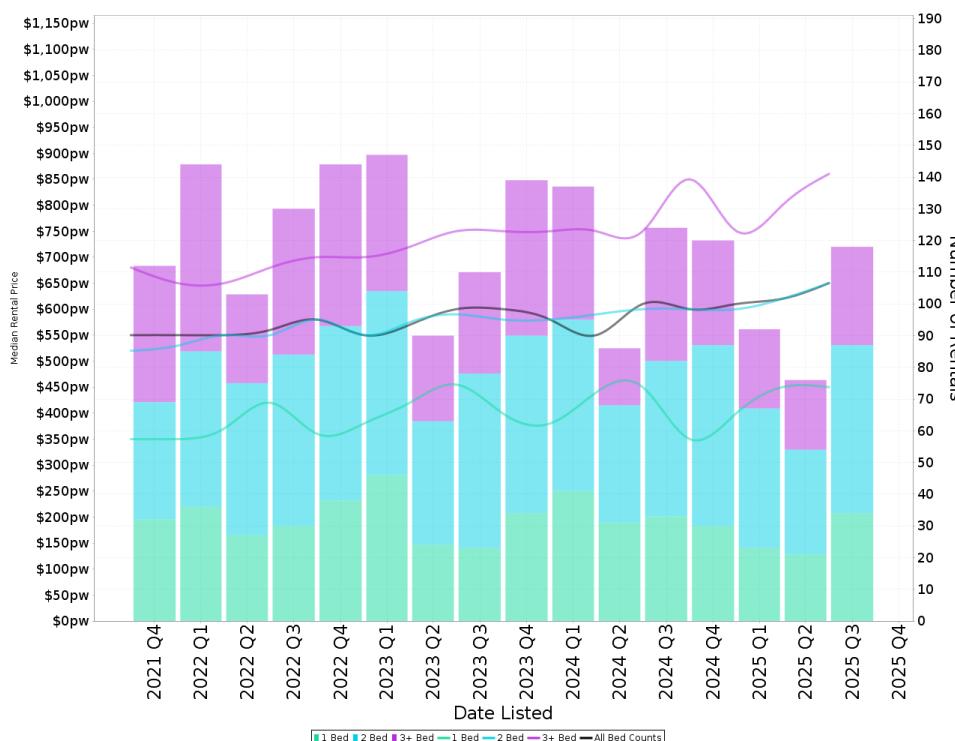
Current Median Price: \$5,650,000
Previous Median Price: \$2,762,500
Based on 21 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+0.7%

Current Median Price: \$5,650,000
Current Median Rent: \$720
Based on 14 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-2.4%

Current Median Price: \$405,000
Previous Median Price: \$415,000
Based on 662 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+8.1%

Current Median Price: \$405,000
Current Median Rent: \$630
Based on 406 registered Unit rentals compared over the last 12 months.

DARWIN CITY - Recently Sold Properties

Median Sale Price

\$405k

Based on 363 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

-2.4%

Current Median Price: \$405,000
Previous Median Price: \$415,000

Based on 662 recorded Unit sales compared over the last two rolling 12 month periods

Sold Properties

363

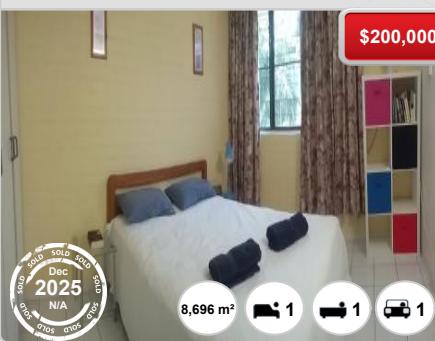
Based on recorded Unit sales within the 12 months (Oct '24 - Sep '25)

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

50/79 MITCHELL ST



34/79 MITCHELL ST



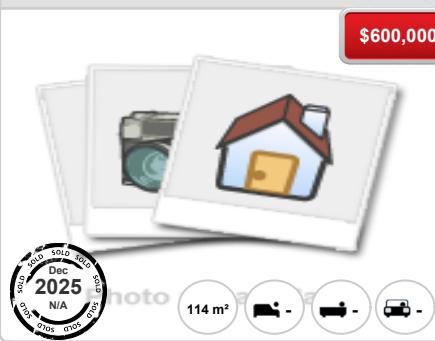
1309/6 CAREY ST



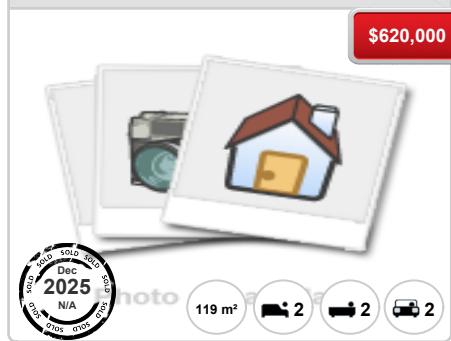
44/21 CAVENAGH ST



NULL/19 B KITCHENER DR



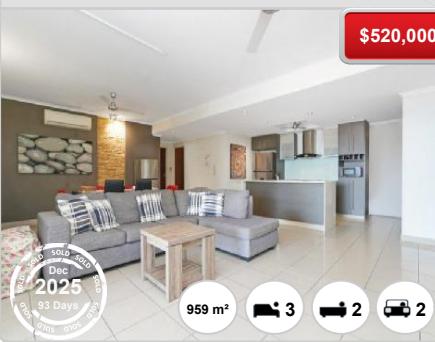
5105/5 ANCHORAGE CT



914/43 KNUCKEY ST



15/107 WOODS ST



82/52 B MITCHELL ST



12/3 CARDONA CRT



\$465,000

Dec 2025 N/A

143 m² 2 2 2

4/18 HARRY CHAN AVE



\$485,000

Dec 2025 N/A

164 m² 3 1 1

68/5 CARDONA CRT



\$535,000

Dec 2025 N/A

178 m² 2 2 2

6301/7 ANCHORAGE CT

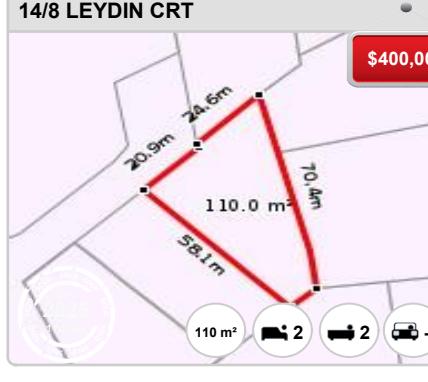


\$616,000

Dec 2025 N/A

98 m² - -

14/8 LEYDIN CRT



\$400,000

20.9m 24.6m 110.0 m² 58.1m

110 m² 2 2 -

32/108 MITCHELL ST

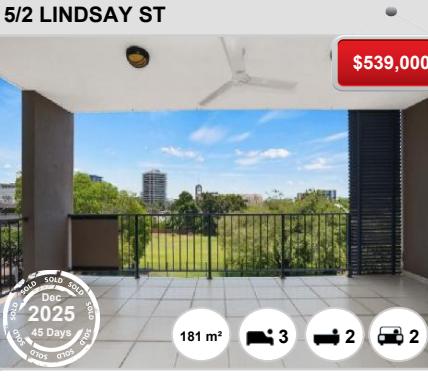


\$460,000

Dec 2025 N/A

151 m² 2 2 2

5/2 LINDSAY ST



\$539,000

Dec 2025 N/A

181 m² 3 2 2

5101/5 ANCHORAGE CT

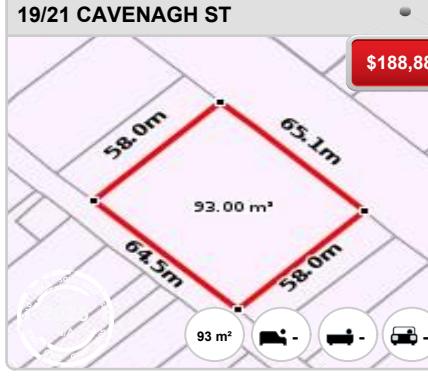


\$860,000

Dec 2025 N/A

124 m² 2 2 2

19/21 CAVENAGH ST



\$188,888

58.0m 65.1m 93.00 m² 64.5m 58.0m

93 m² - -

1612/43 B KNUCKEY ST



\$325,000

Dec 2025 N/A

68 m² - -

13/7 FINNIS ST



\$380,000

45.0m 66.2m 83.00 m² 117.5m 63.1m

83 m² - -

21/6 FOELSCHE ST



\$540,000

Dec 2025 N/A

156 m² 3 2 2

DARWIN CITY - Properties For Rent

Median Rental Price

\$630 /w

Based on 406 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

+8.1%

Current Median Price: \$405,000
Current Median Rent: \$630

Based on 363 recorded Unit sales and 406 Unit rentals compared over the last 12 months

Number of Rentals

406

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

310/3 - 5 Gardiner Street



310/3 GARDINER STREET



707/16 HARVEY STREET



25/79 MITCHELL STREET



9/102 MCMINN STREET



51/15 ESPLANADE



115/21 CAVENAGH STREET



8/27 MCMINN STREET



10/7 ESPLANADE



105/12 HARVEY STREET

\$675 per week

149 m²

2 2 1

7/3 MANTON STREET

\$640 per week

844.8 m²

27.9m 38.6m 27.4m 25.6m

845 m²

2 2 2 2

4/41 MCMINN STREET

\$550 per week

59 m²

2 1 1

503/2 MAUNA LOA STREET

\$800 per week

3,088 m²

2 2 2

404/79 SMITH STREET

\$570 per week

4,804 m²

1 1 1

25/30 CAVENAGH STREET

\$650 per week

1,944 m²

2 2 2

HERON PROPERTY

7/19 FINNIS STREET

\$690 per week

1,383 m²

3 2 2

91/21 CAVENAGH STREET

\$410 per week

52 m²

1 1 1

2601/43 KNUCKEY STREET

\$950 per week

3,877 m²

3 2 2

4/140 SMITH STREET

\$590 per week

137.0 m²

30.3m 60.8m 54.5m 55.2m

137 m²

3 1 1

1006/16 HARVEY STREET

\$720 per week

1,841 m²

56.9m 30.2m 29.0m 69.5m

1,841 m²

2 2 2

25/117 SMITH STREET

\$450 per week

4,682 m²

29.3m 61.4m 70.4m 29.0m

4,682 m²

1 1 1