

A bright yellow RayWhite bicycle is parked on a paved surface in front of a white picket fence. The bicycle features a brown leather saddle, a rear rack, and a front basket filled with pink flowers. The background shows a blurred residential setting with trees and a house. A yellow rectangular box in the top right corner contains the RayWhite logo.

**RayWhite.**

**Suburb**  
flyover  
report

DRIVER (UNIT)

PREPARED BY: KRISTINA BILLIAS , RAY WHITE NIGHTCLIFF



## DRIVER - Suburb Map





DRIVER - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2007	44	\$ 239,500	0.0 %	\$ 41,975	\$ 395,000
2008	43	\$ 255,000	6.5 %	\$ 180,000	\$ 1,547,000
2009	19	\$ 299,000	17.3 %	\$ 82,890	\$ 445,000
2010	29	\$ 385,000	28.8 %	\$ 95,990	\$ 460,000
2011	20	\$ 326,000	-15.3 %	\$ 97,375	\$ 940,000
2012	29	\$ 345,000	5.8 %	\$ 283,000	\$ 460,000
2013	37	\$ 385,000	11.6 %	\$ 24,816	\$ 1,000,000
2014	28	\$ 391,000	1.6 %	\$ 31,500	\$ 505,000
2015	7	\$ 312,000	-20.2 %	\$ 53,414	\$ 370,000
2016	9	\$ 295,000	-5.4 %	\$ 250,000	\$ 435,000
2017	12	\$ 231,250	-21.6 %	\$ 32,500	\$ 470,000
2018	11	\$ 209,000	-9.6 %	\$ 150,000	\$ 310,000
2019	7	\$ 225,000	7.7 %	\$ 180,000	\$ 320,000
2020	3	\$ 210,000	-6.7 %	\$ 150,000	\$ 285,000
2021	9	\$ 280,000	33.3 %	\$ 200,000	\$ 470,000
2022	20	\$ 303,000	8.2 %	\$ 185,000	\$ 385,000
2023	16	\$ 277,500	-8.4 %	\$ 126,000	\$ 435,000
2024	22	\$ 239,500	-13.7 %	\$ 200,000	\$ 390,000
2025	45	\$ 337,000	40.7 %	\$ 230,000	\$ 500,000

Median Sale Price

\$310k

Based on 36 recorded Unit sales within the last 12 months (Oct '24 - Sep '25)

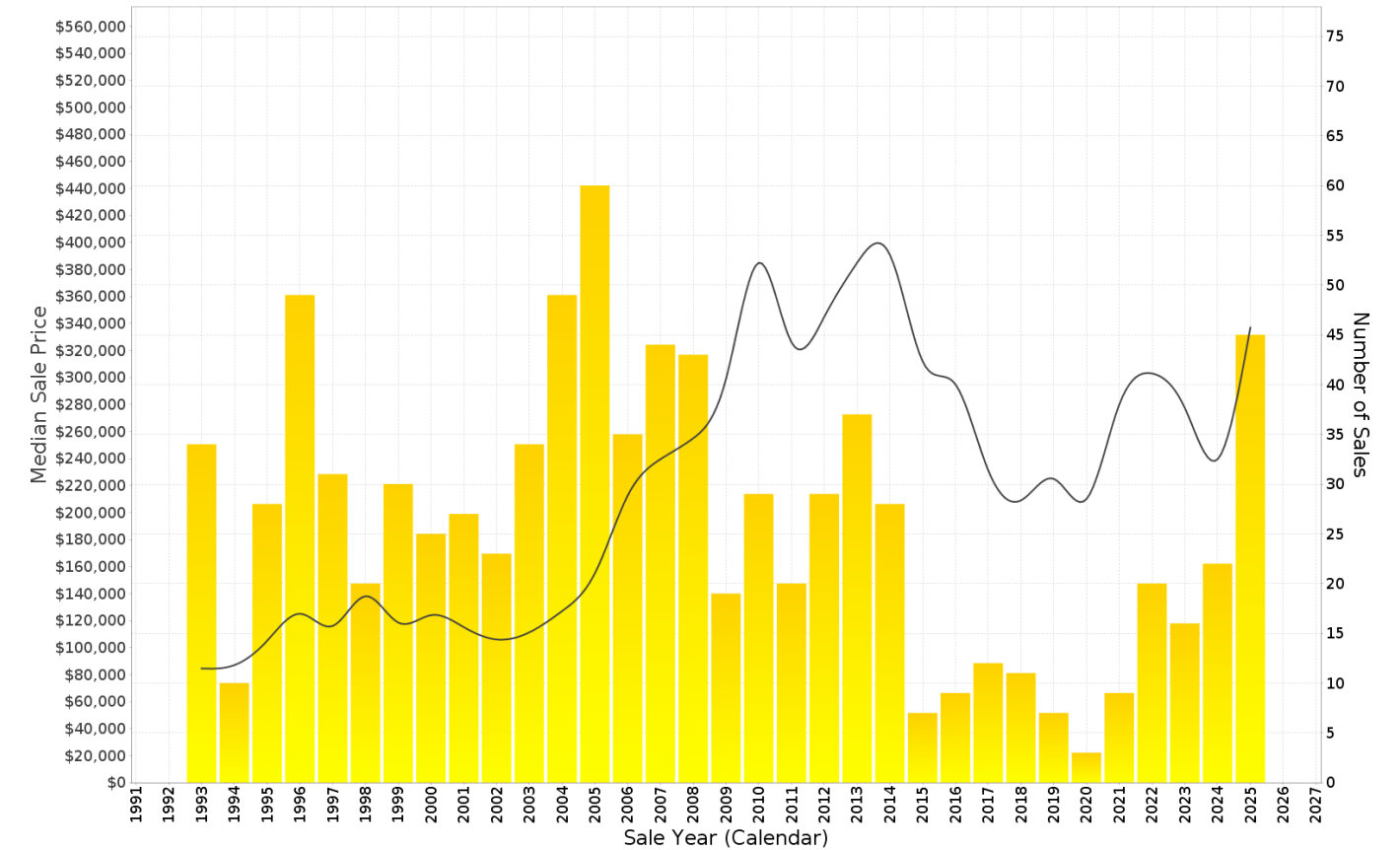
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

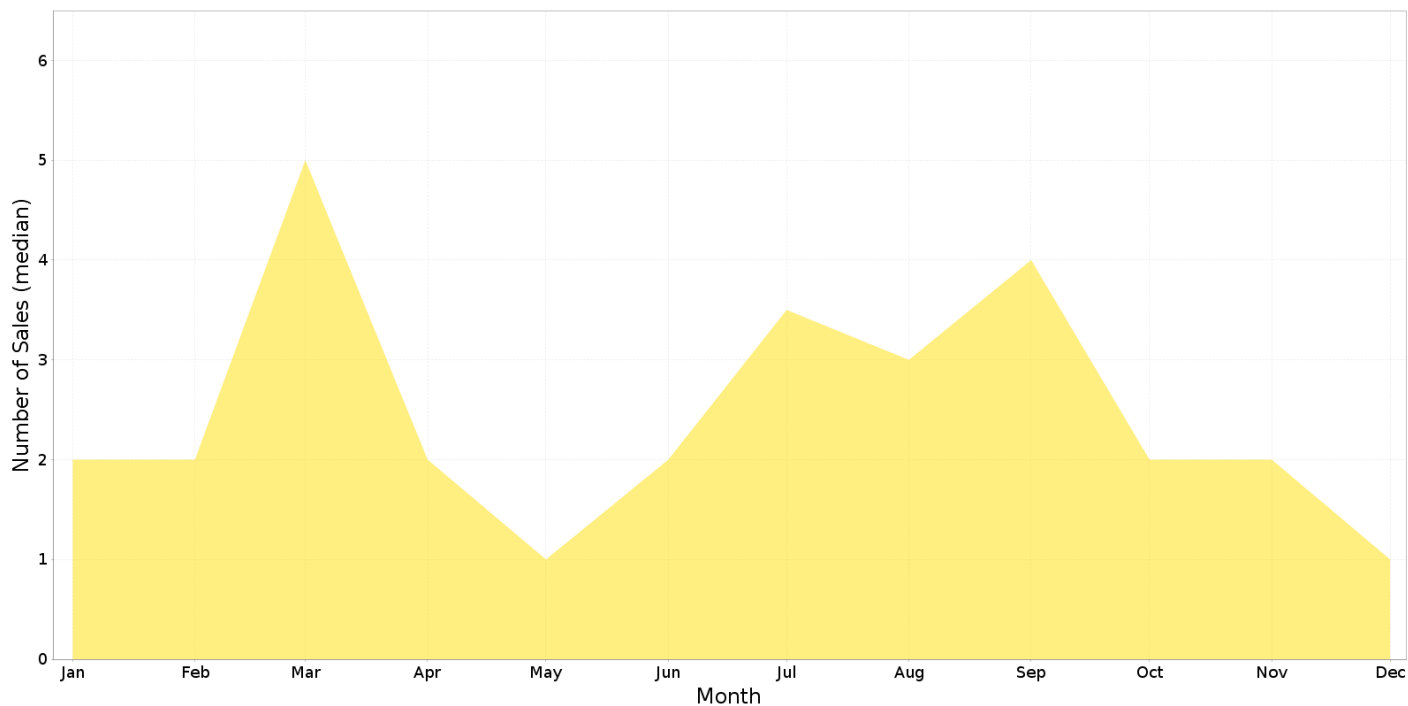
+26.5%

Current Median Price: \$310,000  
Previous Median Price: \$245,000

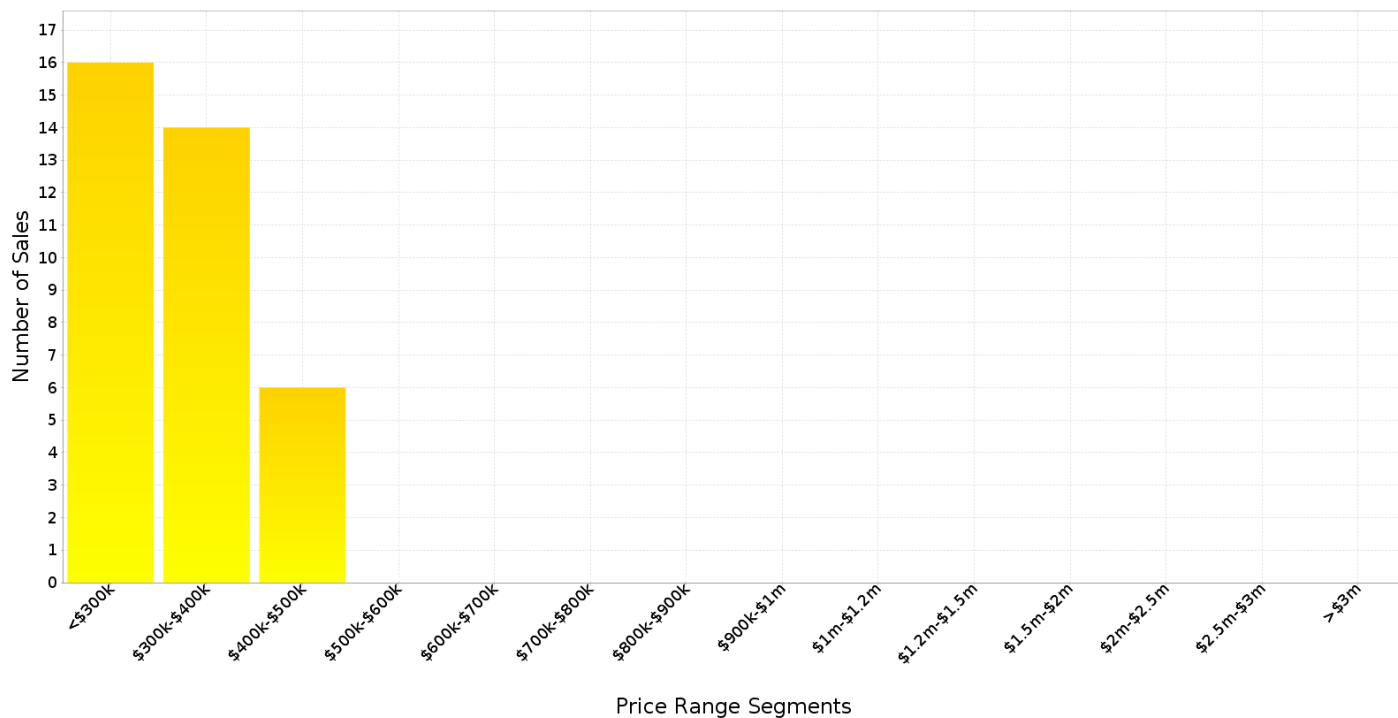
Based on 56 recorded Unit sales compared over the last two rolling 12 month periods



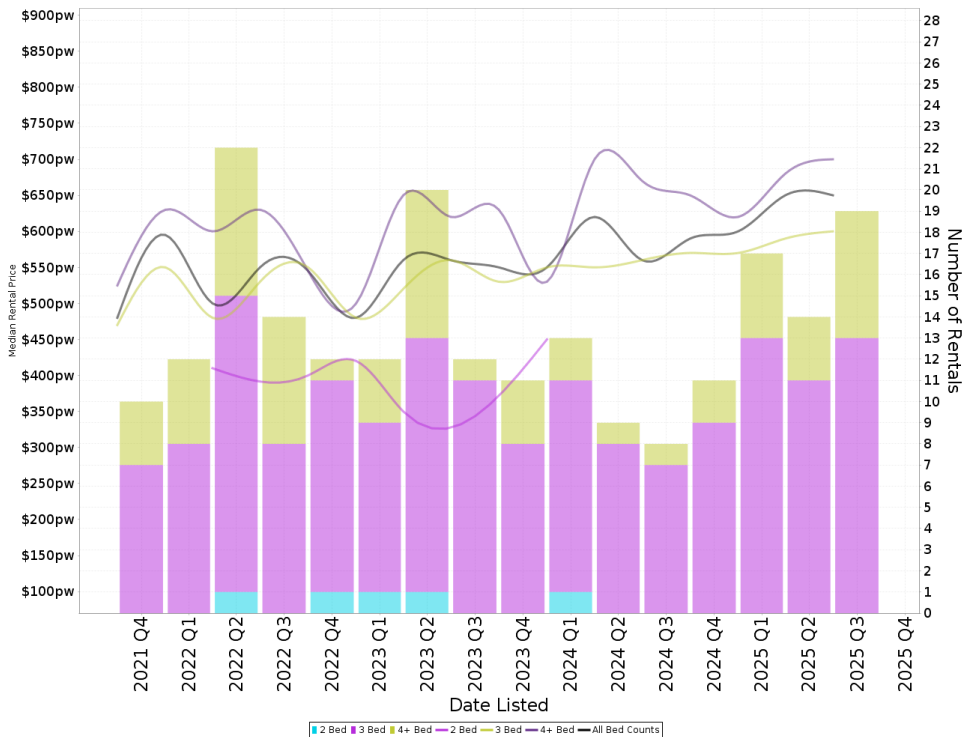
## DRIVER - Peak Selling Periods (3 years)



## DRIVER - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+12.6%**

Current Median Price: \$515,000  
Previous Median Price: \$457,500

Based on 122 registered House sales compared over the last two rolling 12 month periods.

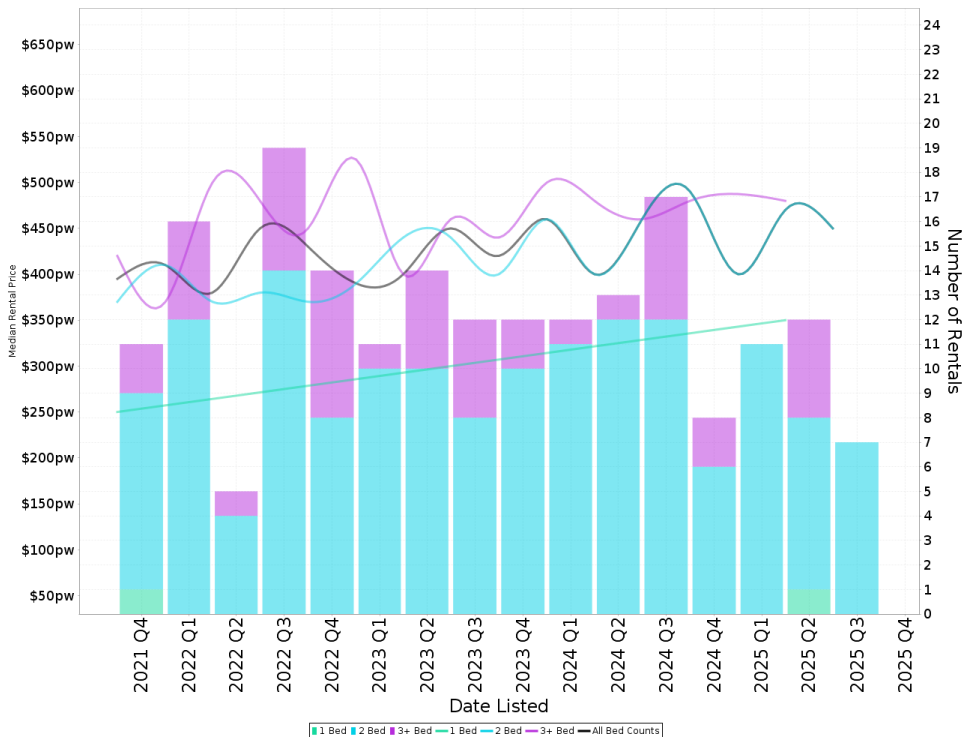
### Suburb Rental Yield

**+6.1%**

Current Median Price: \$515,000  
Current Median Rent: \$600

Based on 61 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+26.5%**

Current Median Price: \$310,000  
Previous Median Price: \$245,000

Based on 56 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+7.7%**

Current Median Price: \$310,000  
Current Median Rent: \$460

Based on 38 registered Unit rentals compared over the last 12 months.

# DRIVER - Recently Sold Properties

Median Sale Price  
**\$310k**

Based on 36 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  
**+26.5%**

Current Median Price: \$310,000  
Previous Median Price: \$245,000

Based on 56 recorded Unit sales compared over the last two rolling 12 month periods

# Sold Properties  
**36**

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

**11/30 LORNA LIM TCE**

**\$388,000**




**SOLD**  
Dec 2025  
52 Days

135 m<sup>2</sup> 2 2 2

**2/91 DWYER CCT**

**\$310,000**




**SOLD**  
Dec 2025  
N/A

161 m<sup>2</sup> 2 1 1

**1/31 LORNA LIM TCE**

**\$350,000**

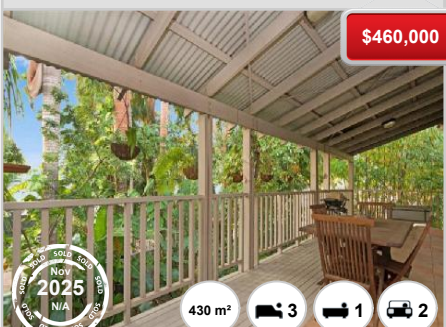


**SOLD**  
Nov 2025  
N/A

267 m<sup>2</sup> 2 1 1

**2/3 FAIRWAY DR**

**\$460,000**




**SOLD**  
Nov 2025  
N/A

430 m<sup>2</sup> 3 1 2

**14/44 LORNA LIM TCE**

**\$375,000**

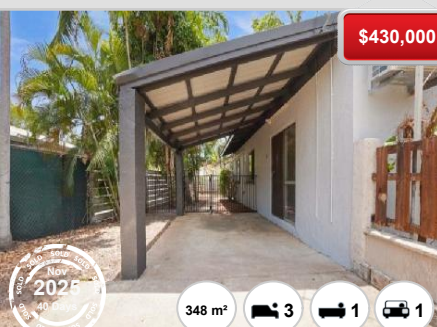


**SOLD**  
Nov 2025  
5 Days

2,941 m<sup>2</sup> 3 2 1

**2/96 DWYER CCT**

**\$430,000**




**SOLD**  
Nov 2025  
46 Days

348 m<sup>2</sup> 3 1 1

**3/25 LORNA LIM TCE**

**\$315,000**

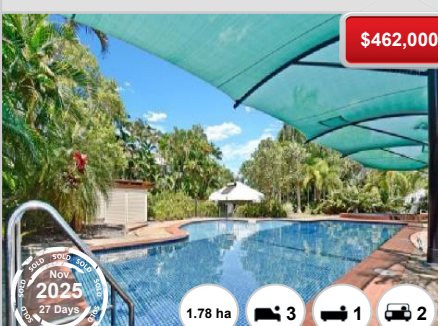


**SOLD**  
Nov 2025  
N/A

85 m<sup>2</sup> 2 1 2

**3A/3 FAIRWAY DR**

**\$462,000**

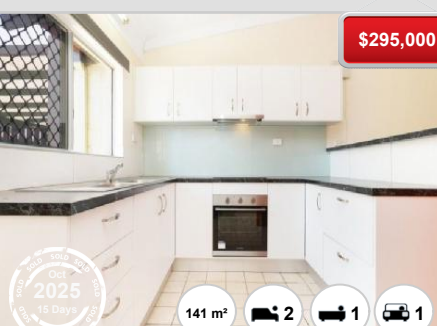


**SOLD**  
Nov 2025  
27 Days

1.78 ha 3 1 2

**2/106 DWYER CCT**

**\$295,000**



**SOLD**  
Oct 2025  
15 Days

141 m<sup>2</sup> 2 1 1



13/44 LORNA LIM TCE

\$375,000



1/8 LOWE CRT

\$400,000



15/34 LORNA LIM TCE

\$405,000



23/3 FAIRWAY DR

\$400,000



4A/3 FAIRWAY DR

\$500,000



2/85 DWYER CCT

\$340,000



33/3 FAIRWAY DR

\$380,000



3/19 LORNA LIM TCE

\$310,000



2/3 LOWE CRT

\$343,000



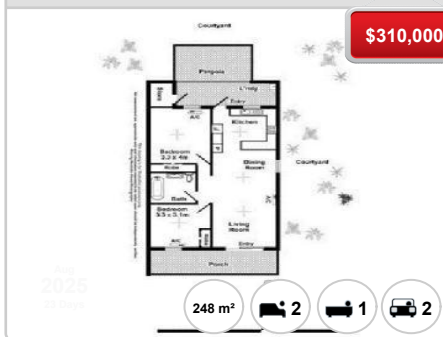
17/34 LORNA LIM TCE

\$370,000



1/21 LOWE CRT

\$310,000



14/34 LORNA LIM TCE

\$407,000



# DRIVER - Properties For Rent

## Median Rental Price

# \$460 /w

Based on 38 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

# +7.7%

Current Median Price: \$310,000  
Current Median Rent: \$460

Based on 36 recorded Unit sales and 38 Unit rentals compared over the last 12 months

## Number of Rentals

# 38

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

**1/30 LORNA LIM TERRACE**

**\$600 per week**

42.1m  
1215 m²  
55.1m

Nov 2025  
15 Days

1,215 m² 2 2 -

**3/106 DWYER CIRCUIT**

**\$480 per week**

Dec 2025  
22 Days

1,497 m² 2 1 2

**7/30 LORNA LIM TERRACE**

**\$640 per week**

Nov 2025  
32 Days

135 m² 2 2 2

**2/106 DWYER CIRCUIT**

**\$500 per week**

Nov 2025  
39 Days

141 m² 2 1 1