

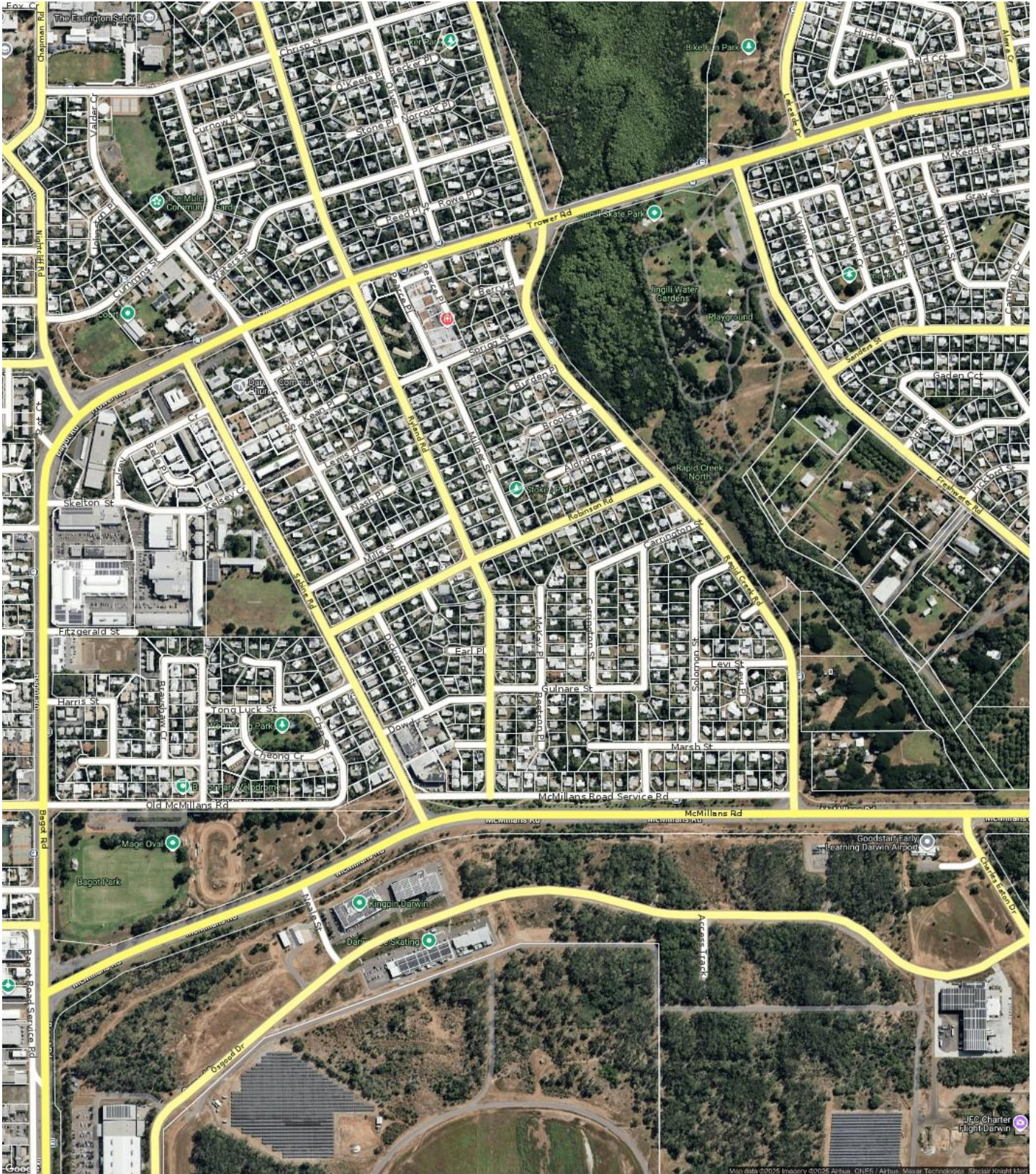
**RayWhite.**

**Suburb**  
flyover  
report

MILLNER (UNIT)

PREPARED BY: KRISTINA BILLIAS, RAY WHITE NIGHTCLIFF

# MILLNER - Suburb Map



# MILLNER - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2007	58	\$ 261,250	0.0 %	\$ 10,000	\$ 435,000
2008	47	\$ 270,000	3.3 %	\$ 41,420	\$ 440,000
2009	41	\$ 328,000	21.5 %	\$ 53,952	\$ 420,000
2010	29	\$ 402,500	22.7 %	\$ 98,280	\$ 900,000
2011	30	\$ 385,000	-4.3 %	\$ 36,400	\$ 645,000
2012	27	\$ 381,500	-0.9 %	\$ 4,000	\$ 1,065,000
2013	32	\$ 367,500	-3.7 %	\$ 44,740	\$ 568,500
2014	36	\$ 423,500	15.2 %	\$ 35,750	\$ 1,100,000
2015	16	\$ 360,500	-14.9 %	\$ 5,200	\$ 460,000
2016	14	\$ 367,500	1.9 %	\$ 98,000	\$ 650,000
2017	14	\$ 362,500	-1.4 %	\$ 200,000	\$ 1,400,000
2018	12	\$ 287,500	-20.7 %	\$ 47,675	\$ 500,000
2019	15	\$ 271,000	-5.7 %	\$ 130,000	\$ 410,000
2020	5	\$ 175,000	-35.4 %	\$ 118,000	\$ 510,000
2021	25	\$ 235,000	34.3 %	\$ 117,600	\$ 345,000
2022	31	\$ 305,000	29.8 %	\$ 117,500	\$ 435,000
2023	29	\$ 305,000	0.0 %	\$ 51,600	\$ 580,000
2024	27	\$ 322,000	5.6 %	\$ 46,590	\$ 485,000
2025	48	\$ 345,000	7.1 %	\$ 39,200	\$ 665,000

## Median Sale Price

# \$325k

Based on 46 recorded Unit sales within the last 12 months (Oct '24 - Sep '25)

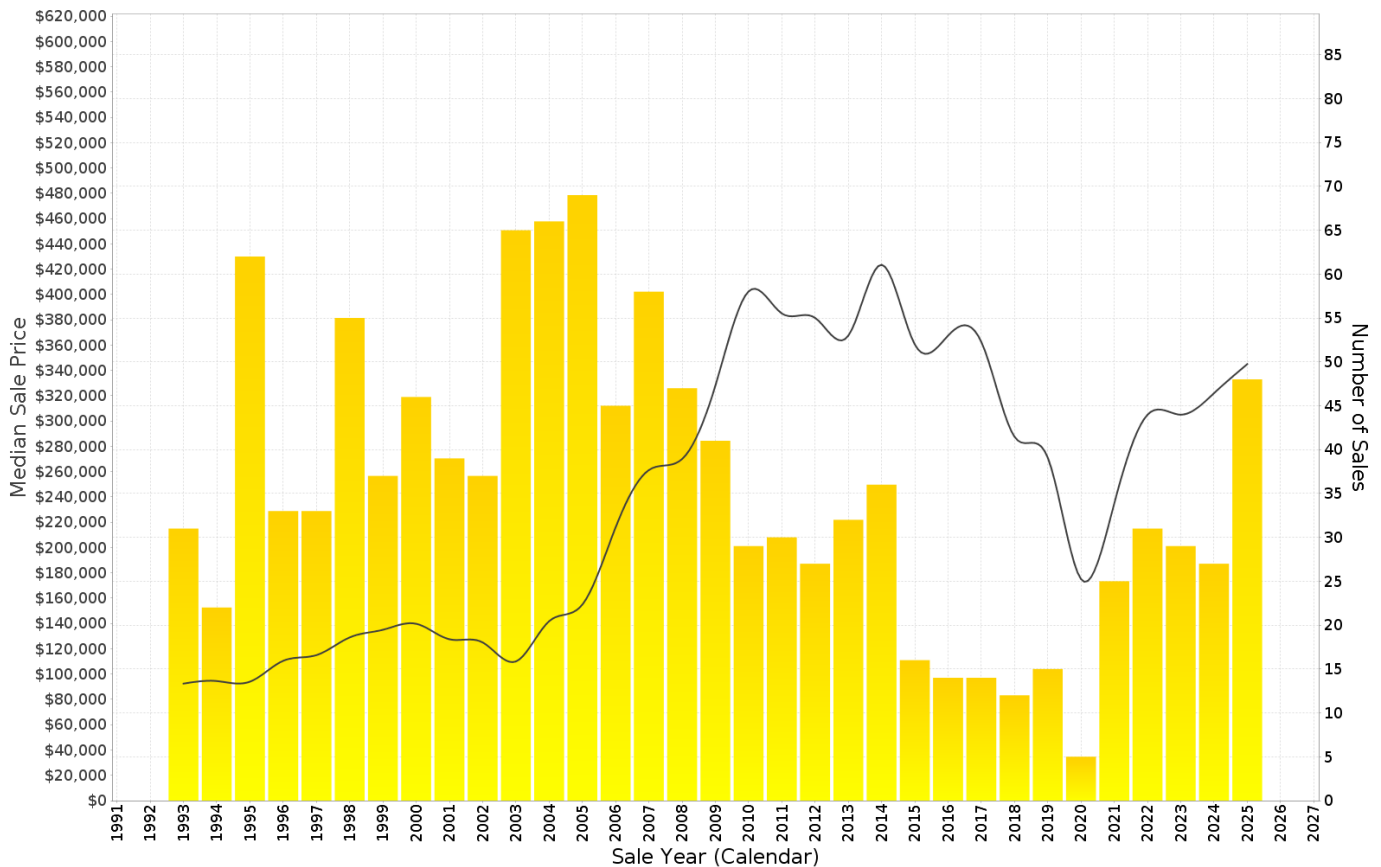
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

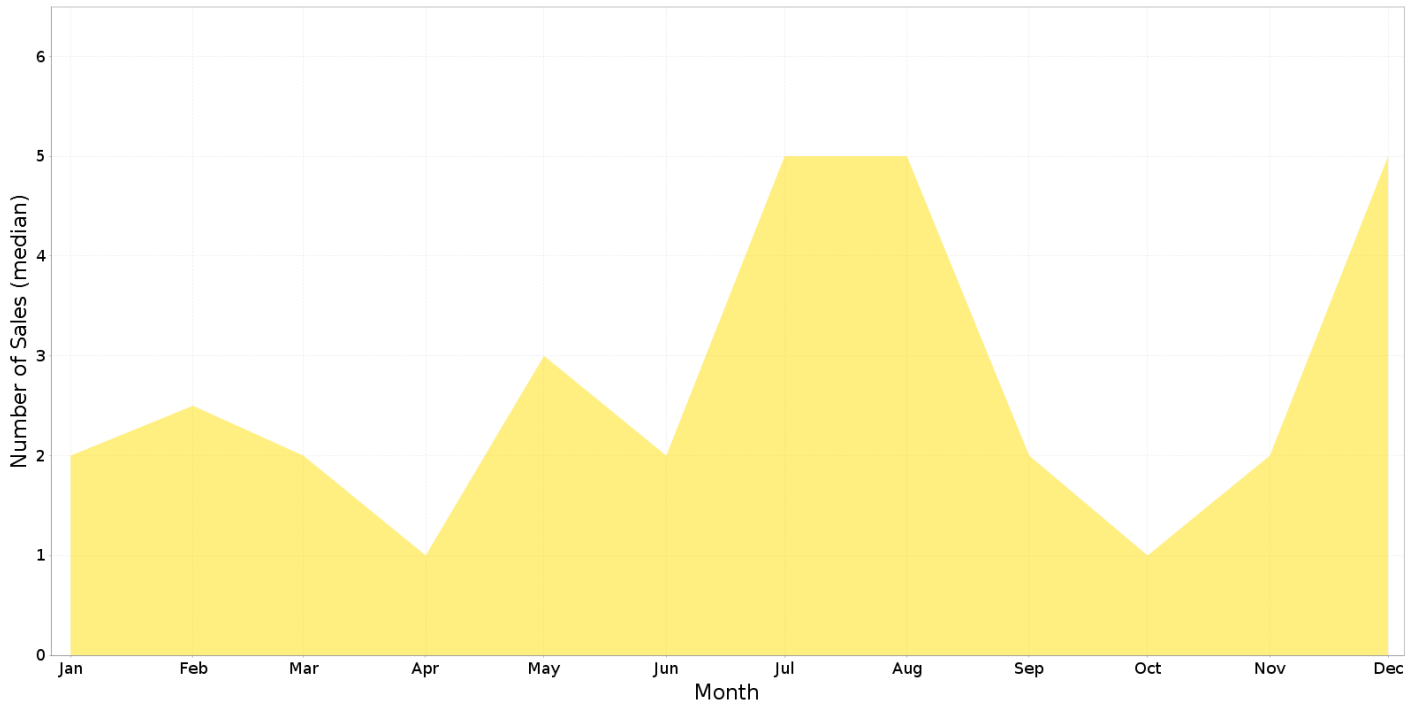
# +0.5%

Current Median Price: \$325,000  
Previous Median Price: \$323,500

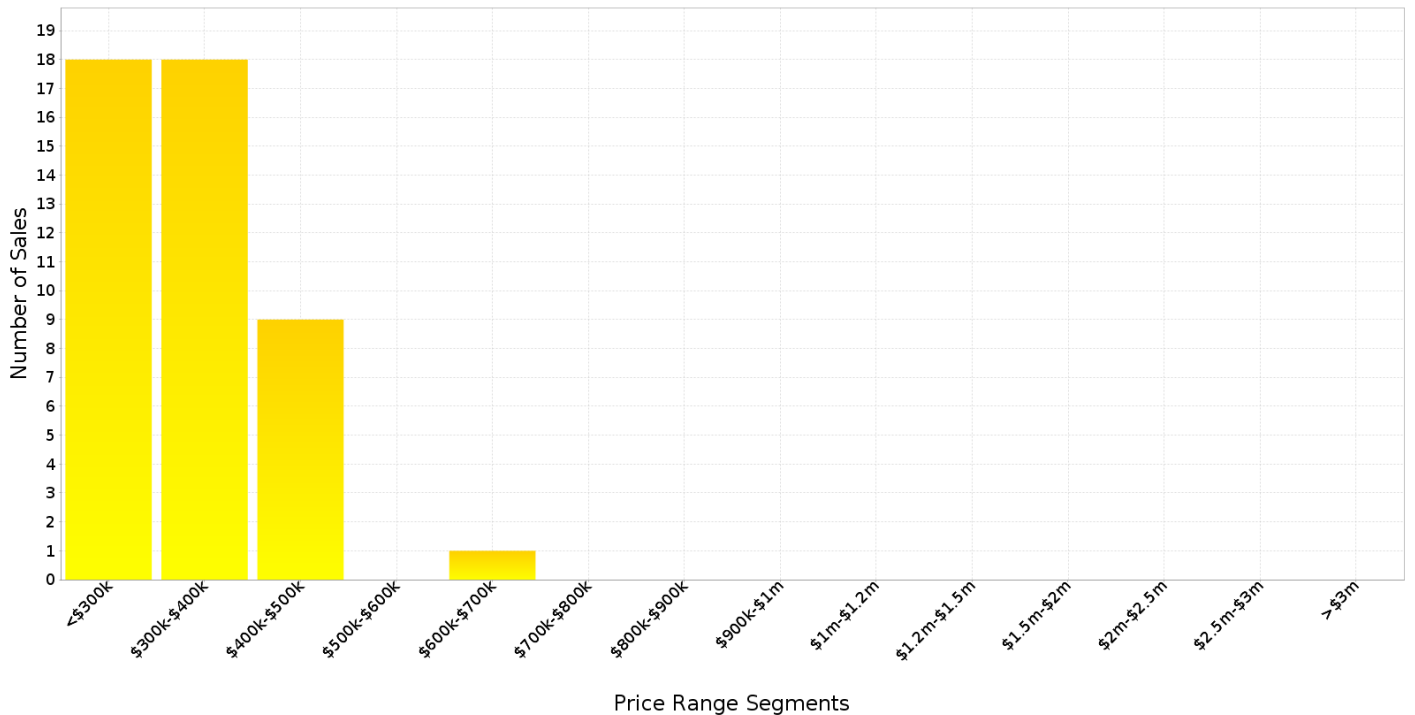
Based on 72 recorded Unit sales compared over the last two rolling 12 month periods



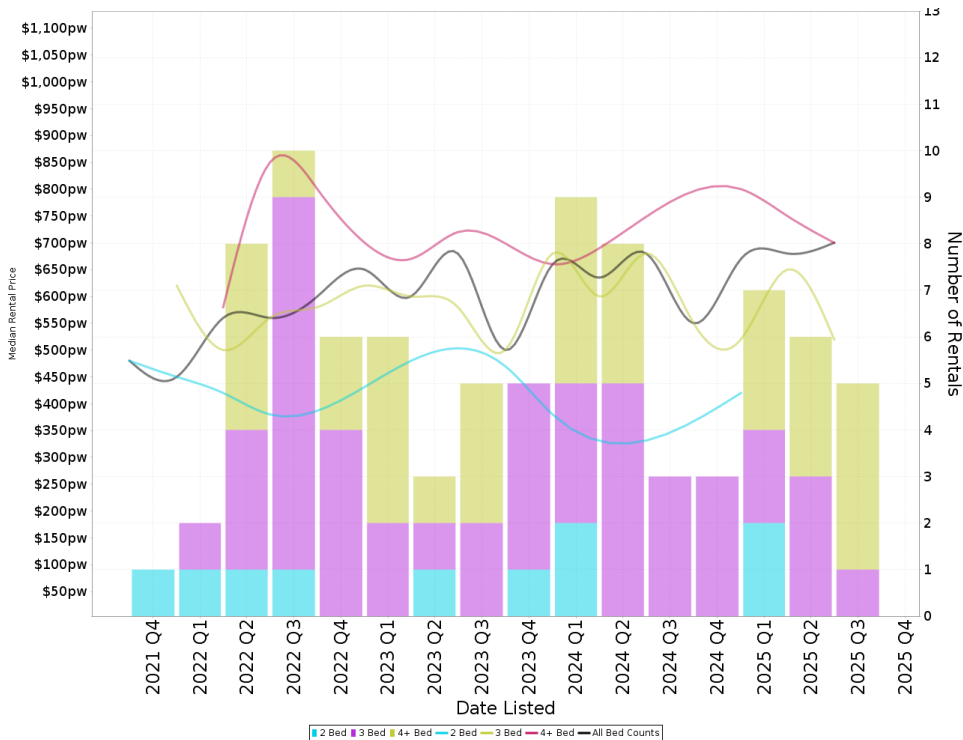
## MILLNER - Peak Selling Periods (3 years)



## MILLNER - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+0.9%**

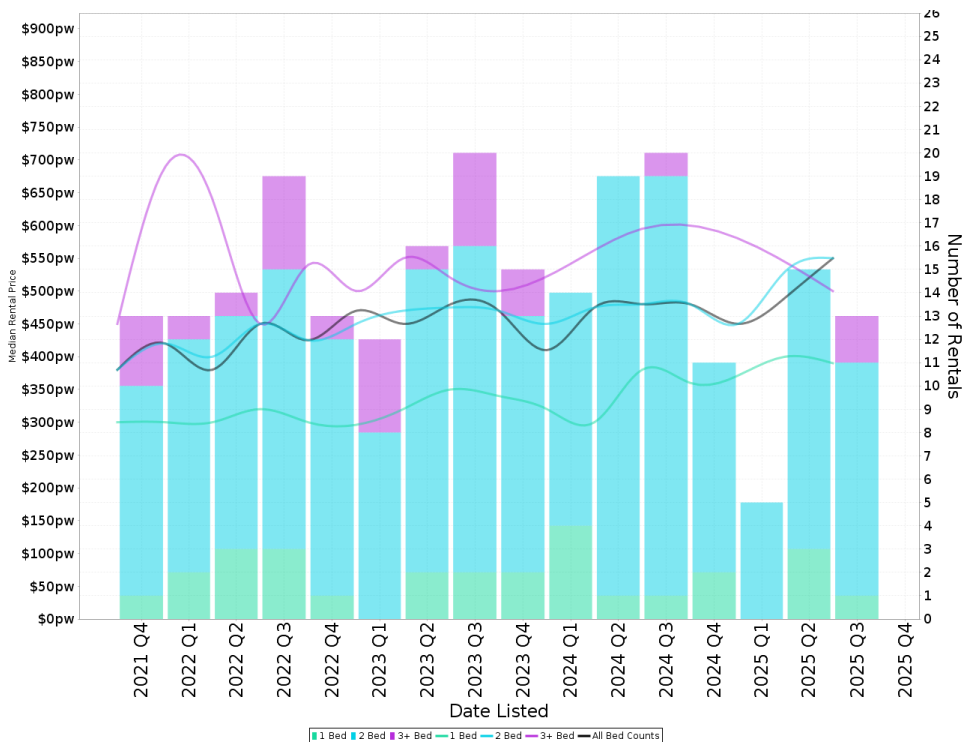
**Current Median Price: \$577,500**  
**Previous Median Price: \$572,500**  
 Based on 56 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+6.1%**

**Current Median Price: \$577,500**  
**Current Median Rent: \$680**  
 Based on 21 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+0.5%**

**Current Median Price: \$325,000**  
**Previous Median Price: \$323,500**  
 Based on 72 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+8.0%**

**Current Median Price: \$325,000**  
**Current Median Rent: \$500**  
 Based on 44 registered Unit rentals compared over the last 12 months.

# MILLNER - Recently Sold Properties

Median Sale Price

**\$325k**

Based on 46 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

**+0.5%**

Current Median Price: \$325,000  
Previous Median Price: \$323,500

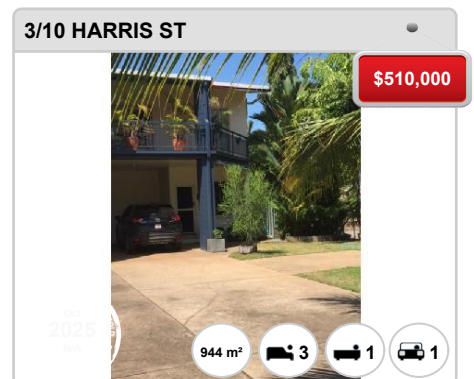
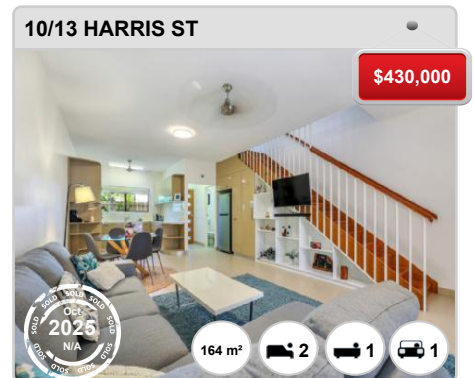
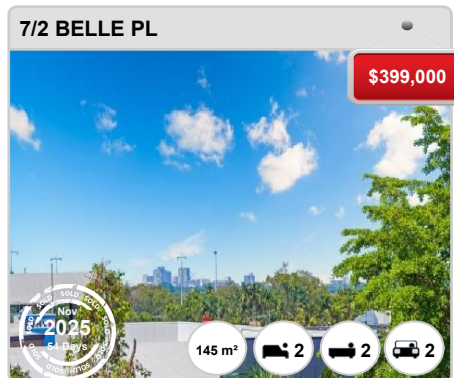
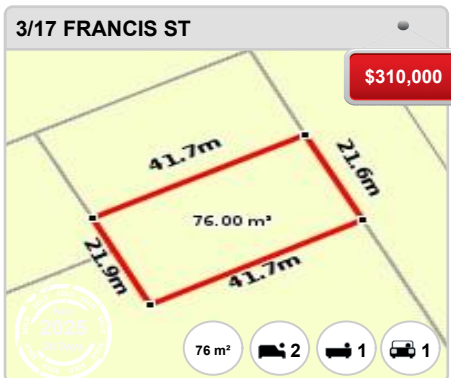
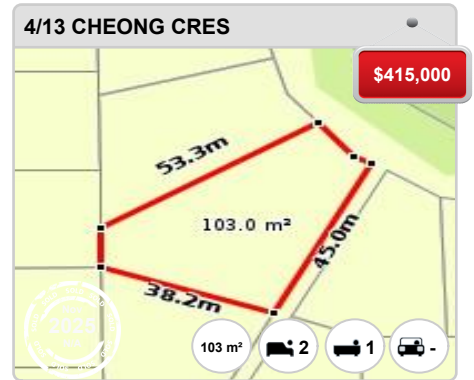
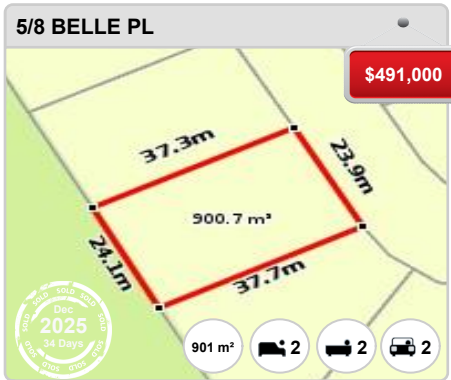
Based on 72 recorded Unit sales compared over the last two rolling 12 month periods

# Sold Properties

**46**

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



**3/8 HARRIS ST**

**\$510,000**

20.9m  
43.6m  
909.2 m<sup>2</sup>  
43.6m

909 m<sup>2</sup> 3 1 -

2025  
N/A  
50 Days

**17/54 SABINE RD**

**\$340,000**

115 m<sup>2</sup> 2 1 2

2025  
89 Days

**17/3 KELSEY CRES**

**\$253,000**

81 m<sup>2</sup> 2 1 1

2025  
11 Days

**2/10 HARRIS ST**

**\$510,000**

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

2025  
50 Days

**35/48 SABINE RD**

**\$287,500**

91 m<sup>2</sup> 2 1 1

2025  
89 Days

**3/29 FRANCIS ST**

**\$475,000**

202 m<sup>2</sup> 3 2 2

2025  
N/A

**15/48 SABINE RD**

**\$270,000**

91 m<sup>2</sup> 2 1 1

2025  
18 Days

**1/30 BRAYSHAW CRES**

**\$460,000**

46.1m  
73.4m  
311.0 m<sup>2</sup>  
46.1m

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

2025  
N/A

**6/19 FRANCIS ST**

**\$297,000**

41.7m  
21.6m  
108.0 m<sup>2</sup>  
41.7m

108 m<sup>2</sup> - - -

2025  
N/A

**26/3 KELSEY CRES**

**\$275,000**

81 m<sup>2</sup> 2 1 1

2025  
N/A  
Aug

**6/30 BRAYSHAW CRES**

**\$437,500**

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

2025  
78 Days  
Aug

**15/5 BELLE PL**

**\$315,000**

142 m<sup>2</sup> 2 1 2

2025  
N/A  
Aug

# MILLNER - Properties For Rent

## Median Rental Price

# \$500 /w

Based on 44 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

# +8.0%

Current Median Price: \$325,000  
Current Median Rent: \$500

Based on 46 recorded Unit sales and 44 Unit rentals compared over the last 12 months

## Number of Rentals

# 44

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

### 2/5 KELSEY CRESCENT

\$560 per week



923 m<sup>2</sup>



### 8/5 BELLE PLACE

\$520 per week



1,563 m<sup>2</sup>



### 2/52 RYLAND ROAD

\$420 per week



920 m<sup>2</sup>



### 23/68 RYLAND ROAD

\$500 per week



9,120 m<sup>2</sup>

