

RayWhite.

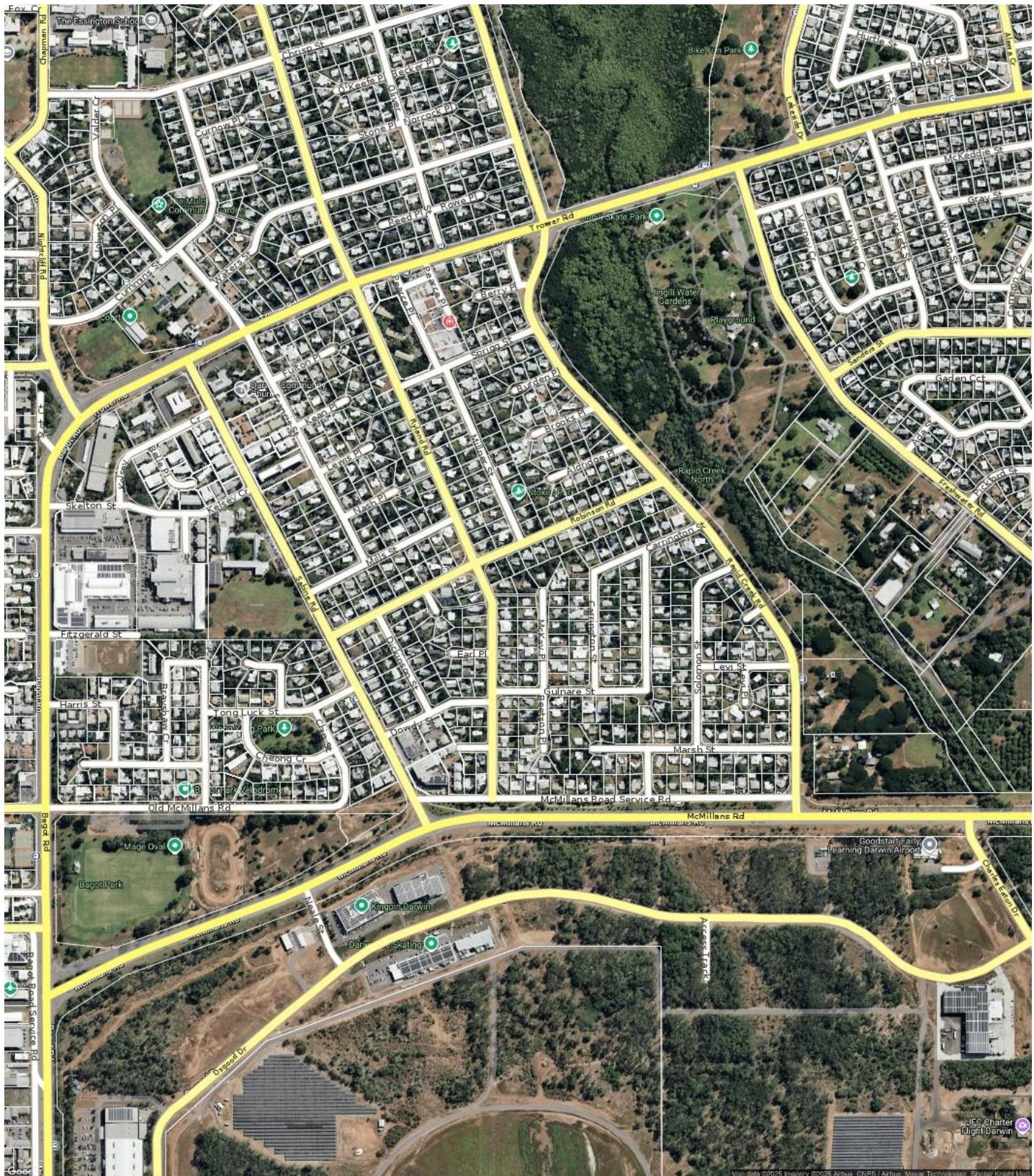


Suburb flyover report

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)

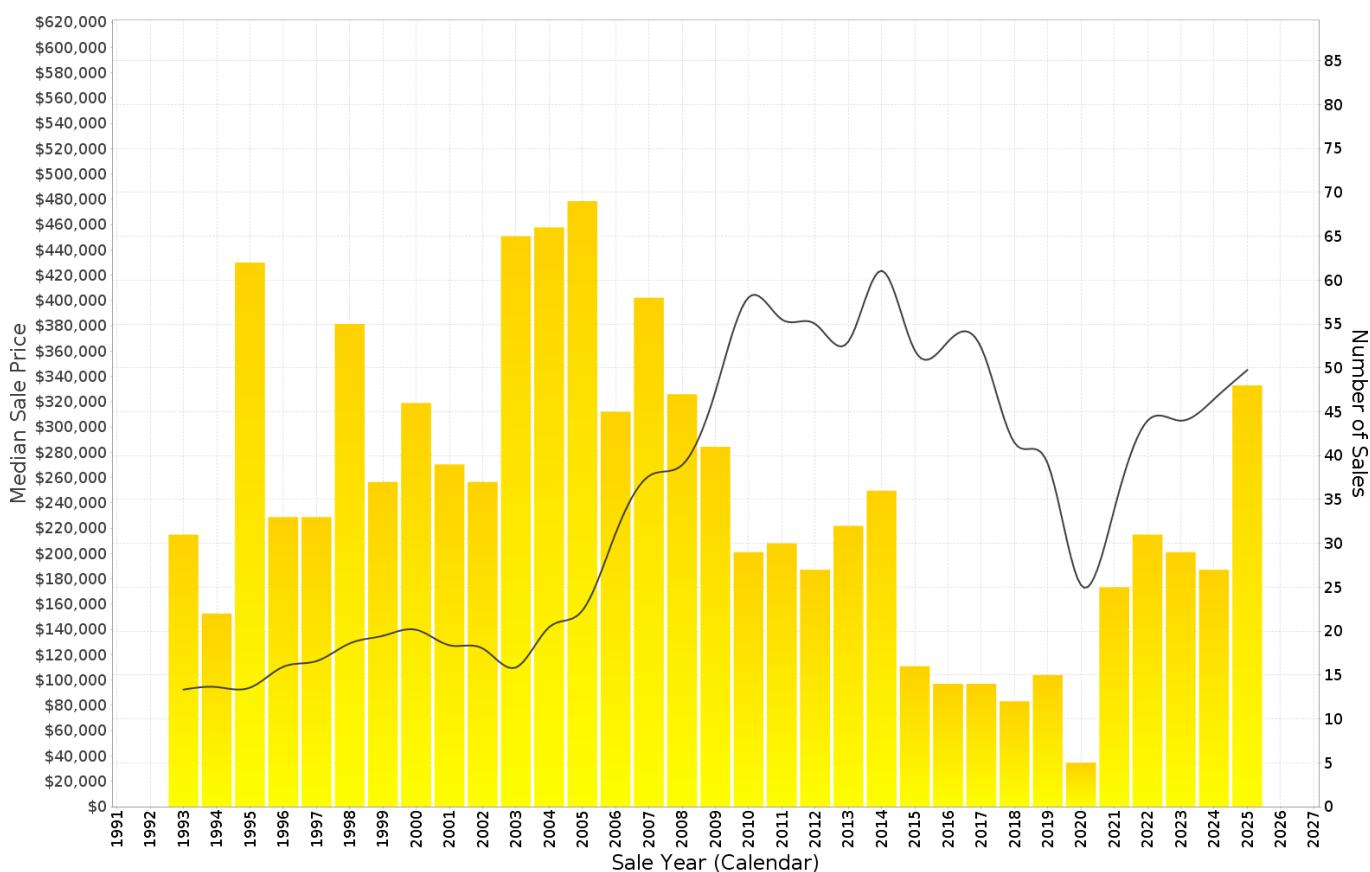
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

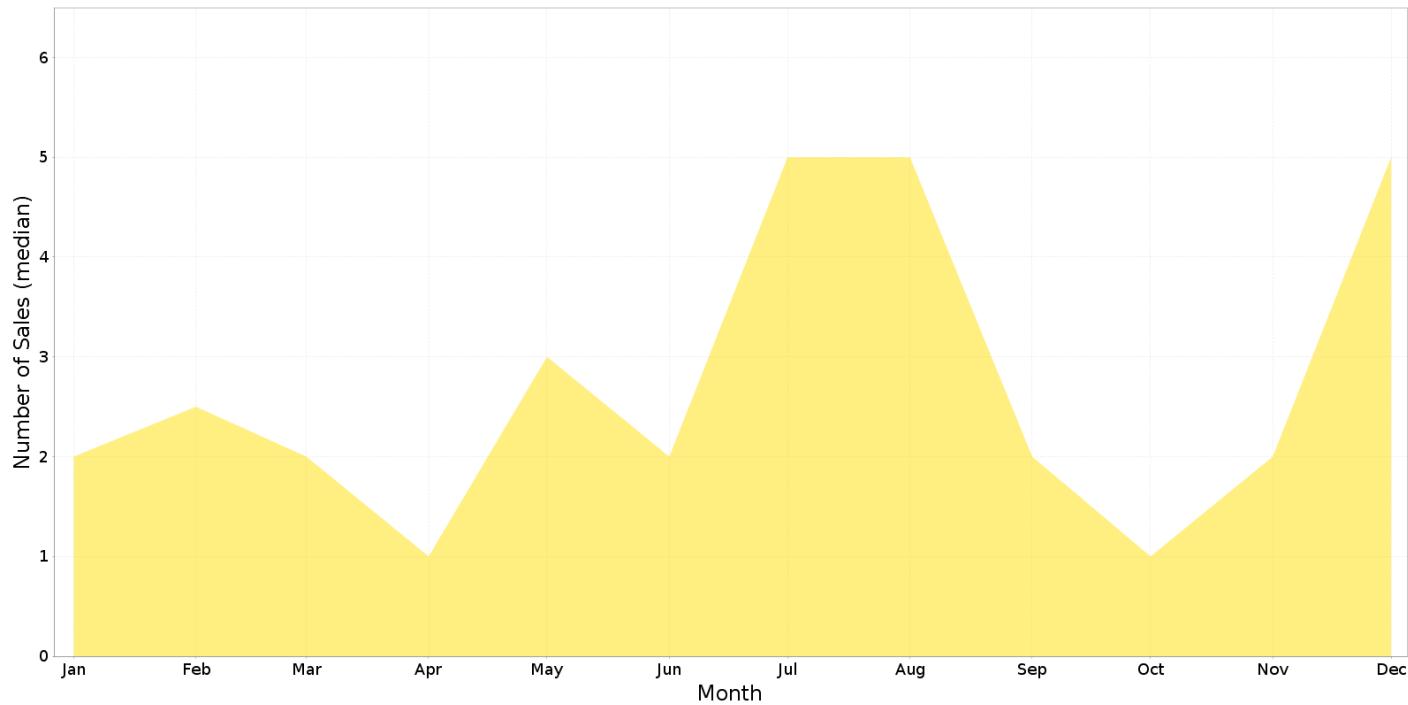
+0.5%

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

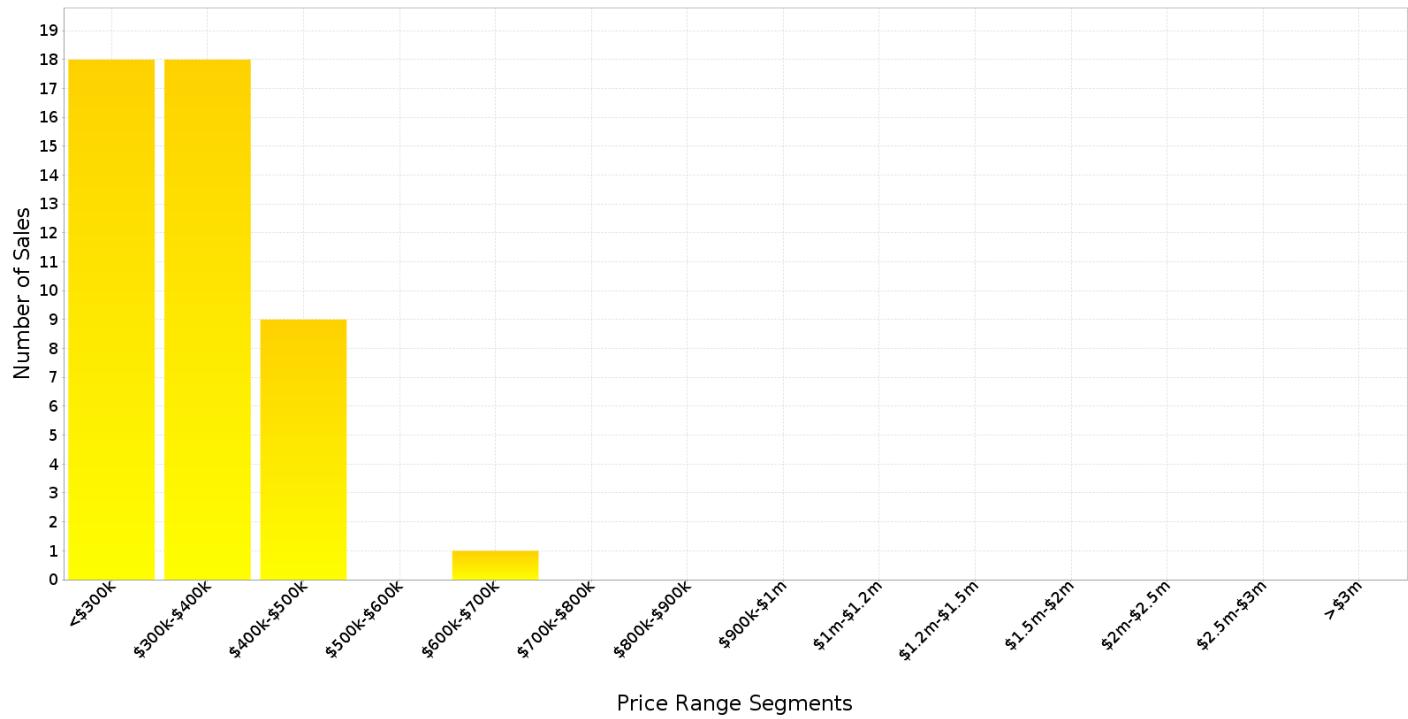
Based on 72 recorded Unit sales compared over the last two rolling 12 month periods



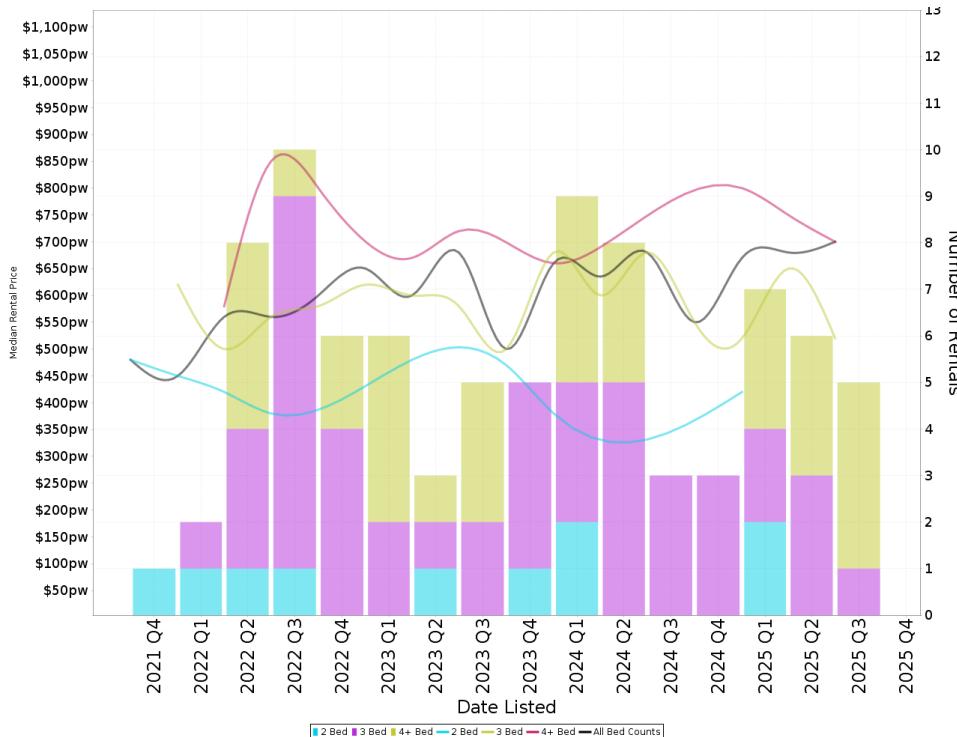
MILLNER - Peak Selling Periods (3 years)



MILLNER - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+0.9%

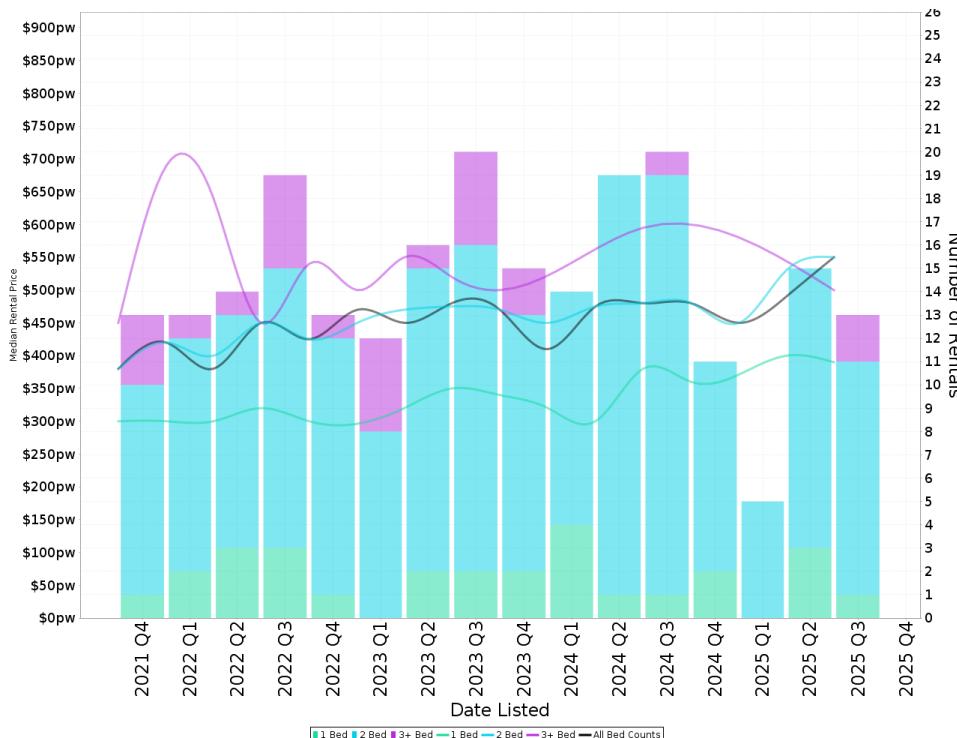
Current Median Price: \$577,500
Previous Median Price: \$572,500
Based on 56 registered House sales compared over the last two rolling 12 month periods.

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

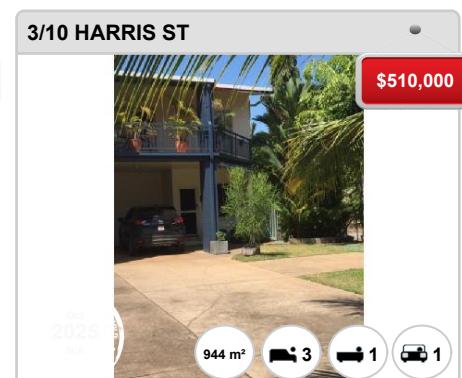
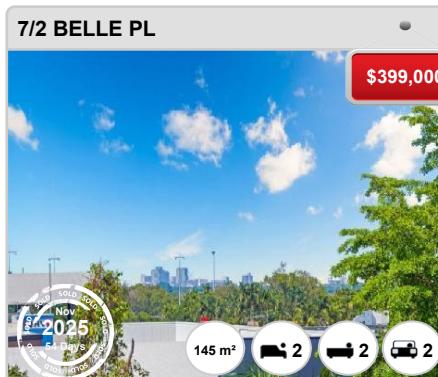
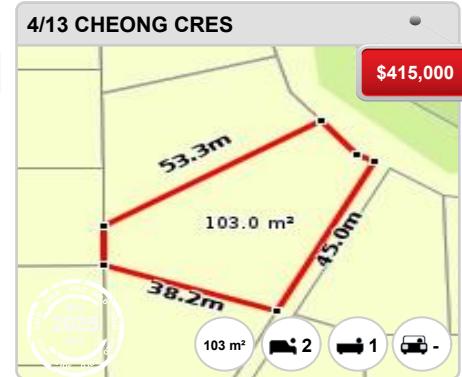
Based on 72 recorded Unit sales compared over the last two rolling 12 month periods

Sold Properties

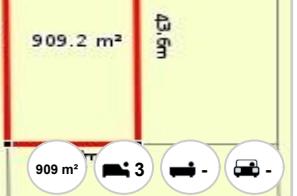
46

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
9.09.2 m²
4.35m
4.35m

909 m² 3 1 2

17/54 SABINE RD



\$340,000

60 Days 2025 115 m² 2 1 2

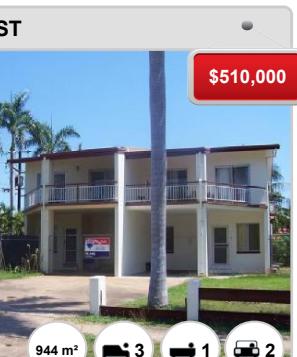
17/3 KELSEY CRES



\$253,000

11 Days 2025 81 m² 2 1 1

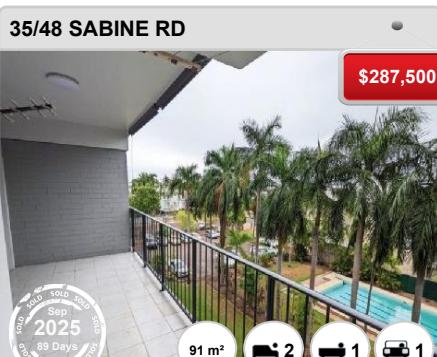
2/10 HARRIS ST



\$510,000

50 Days 2025 944 m² 3 1 2

35/48 SABINE RD



\$287,500

89 Days 2025 91 m² 2 1 1

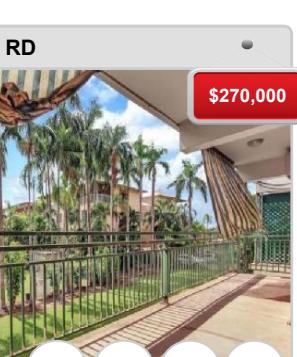
3/29 FRANCIS ST



\$475,000

N/A 2025 202 m² 3 2 2

15/48 SABINE RD



\$270,000

18 Days 2025 91 m² 2 1 1

1/30 BRAYSHAW CRES



\$460,000

100 Days 2025 311.0 m² 3 1 1

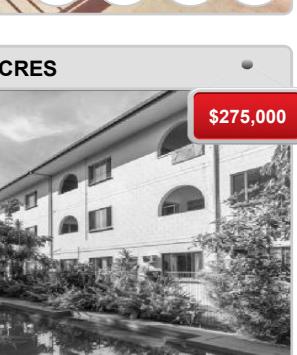
6/19 FRANCIS ST



\$297,000

108 m² 2 1 1

26/3 KELSEY CRES



\$275,000

N/A 2025 81 m² 2 1 1

6/30 BRAYSHAW CRES



\$437,500

78 Days 2025 299 m² 3 1 1

15/5 BELLE PL



\$315,000

N/A 2025 142 m² 2 1 1

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



8/5 BELLE PLACE



2/52 RYLAND ROAD



23/68 RYLAND ROAD

