

**RayWhite.**

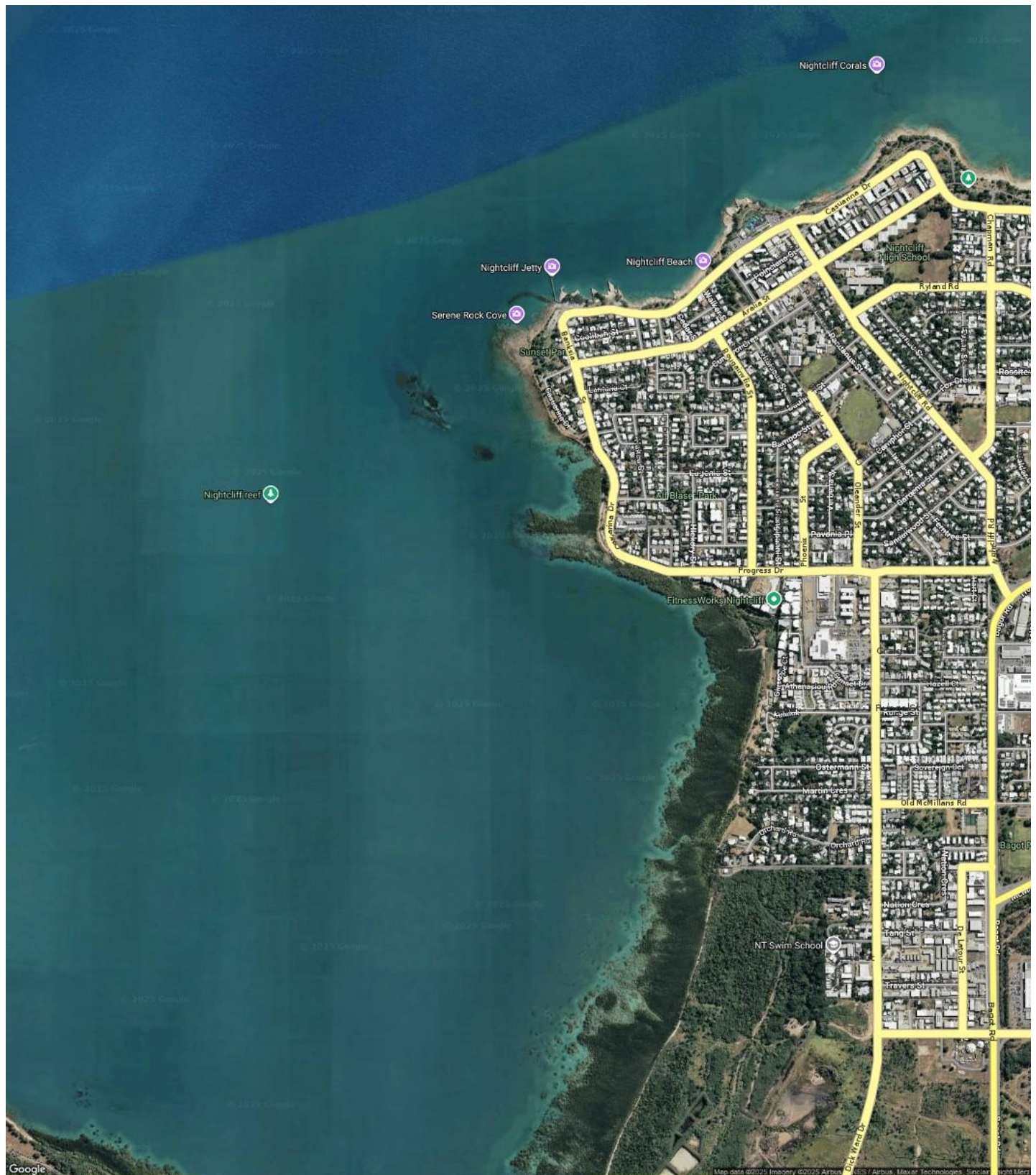
**Suburb  
flyover  
report**

**NIGHTCLIFF (UNIT)**

**PREPARED BY: KRISTINA BILLIAS , RAY WHITE NIGHTCLIFF**



# NIGHTCLIFF - Suburb Map



NIGHTCLIFF - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2007	116	\$ 244,040	0.0 %	\$ 7,440	\$ 1,140,000
2008	86	\$ 280,000	14.7 %	\$ 37,920	\$ 755,000
2009	94	\$ 310,000	10.7 %	\$ 32,000	\$ 850,000
2010	53	\$ 350,000	12.9 %	\$ 25,260	\$ 2,420,000
2011	39	\$ 385,000	10.0 %	\$ 52,153	\$ 2,000,000
2012	59	\$ 325,000	-15.6 %	\$ 185,000	\$ 1,200,000
2013	62	\$ 367,500	13.1 %	\$ 28,017	\$ 860,000
2014	107	\$ 475,000	29.3 %	\$ 49,855	\$ 2,600,000
2015	53	\$ 525,000	10.5 %	\$ 200,000	\$ 1,050,000
2016	59	\$ 465,000	-11.4 %	\$ 158,000	\$ 1,200,000
2017	52	\$ 364,500	-21.6 %	\$ 14,400	\$ 950,000
2018	43	\$ 335,000	-8.1 %	\$ 116,000	\$ 680,000
2019	38	\$ 308,750	-7.8 %	\$ 26,100	\$ 750,000
2020	27	\$ 300,000	-2.8 %	\$ 82,500	\$ 800,000
2021	50	\$ 398,500	32.8 %	\$ 145,000	\$ 565,000
2022	67	\$ 370,000	-7.2 %	\$ 56,750	\$ 650,000
2023	52	\$ 306,250	-17.2 %	\$ 45,000	\$ 485,000
2024	57	\$ 320,000	4.5 %	\$ 55,600	\$ 880,000
2025	101	\$ 350,000	9.4 %	\$ 55,900	\$ 635,000

Median Sale Price

\$320k

Based on 87 recorded Unit sales within the last 12 months (Oct '24 - Sep '25)

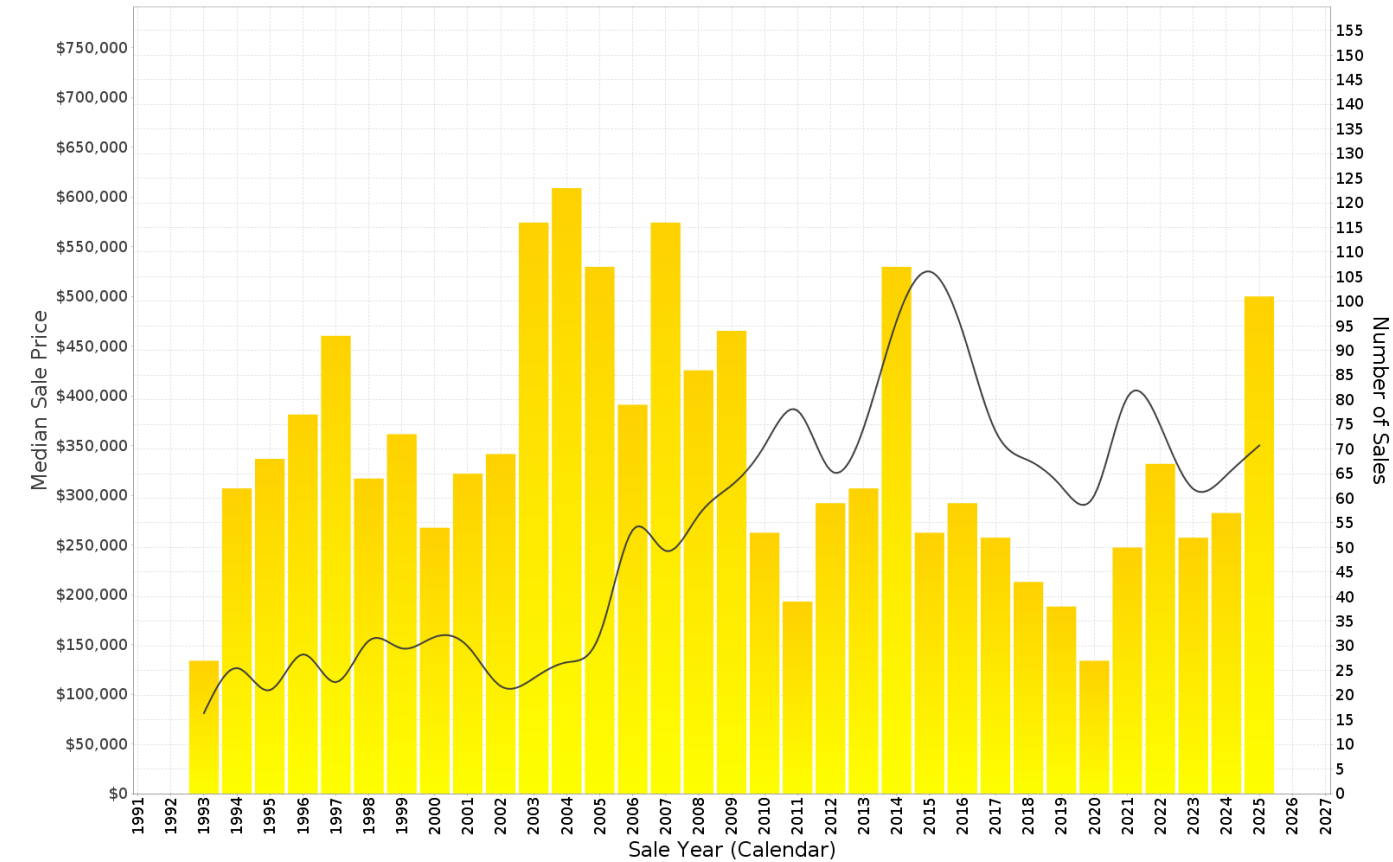
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

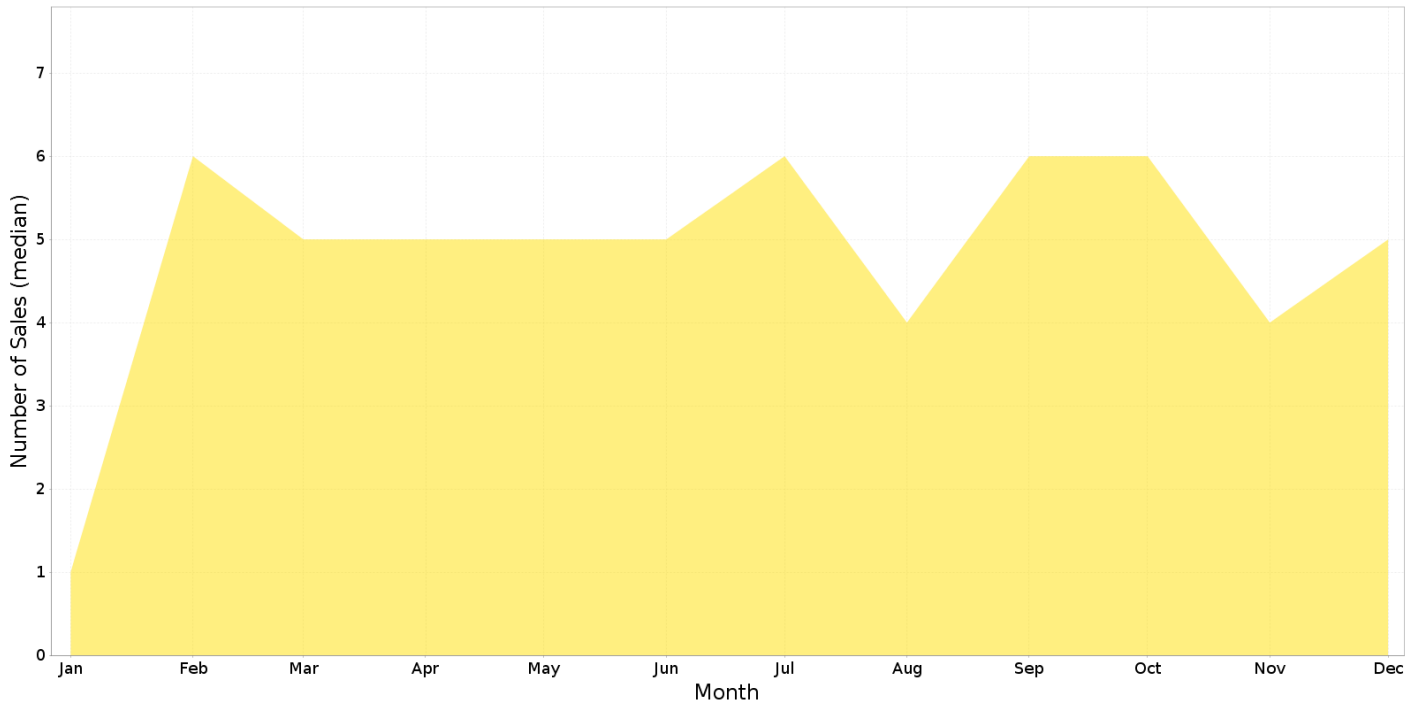
+5.8%

Current Median Price: \$320,000  
Previous Median Price: \$302,500

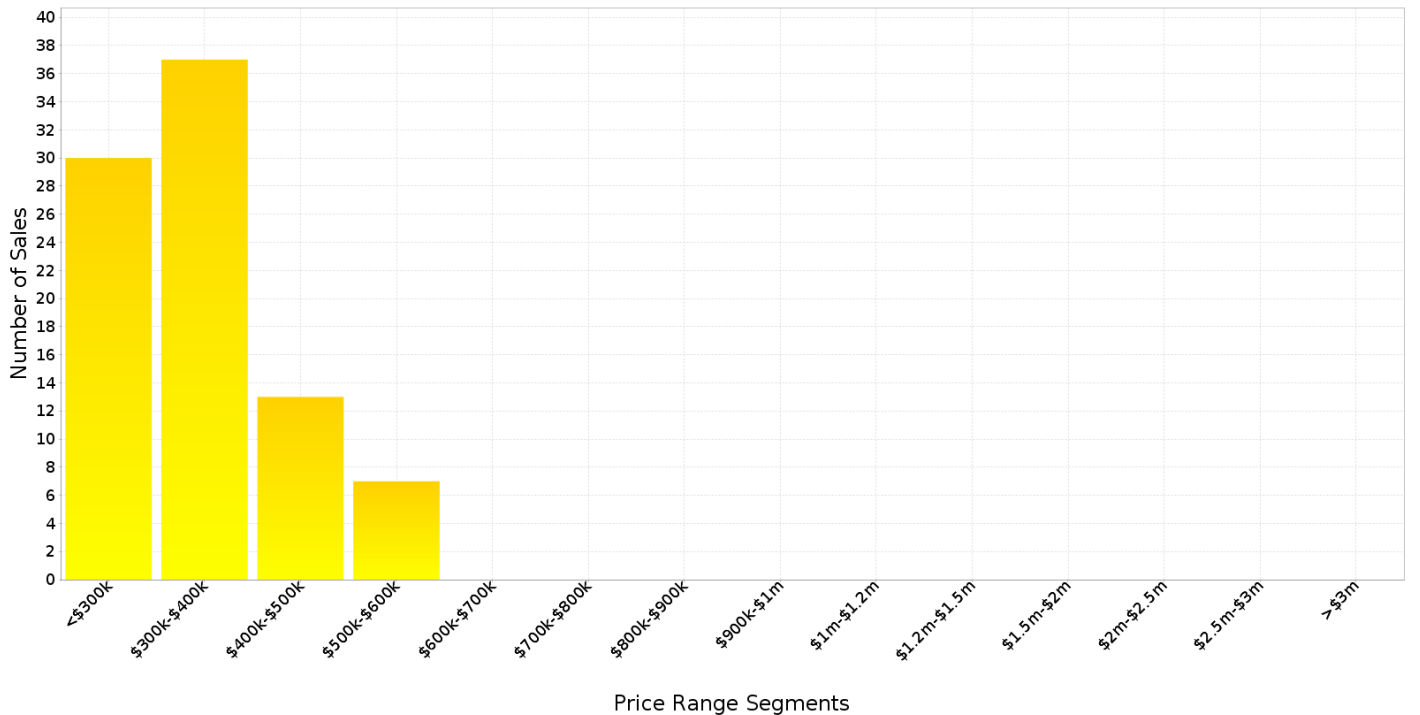
Based on 149 recorded Unit sales compared over the last two rolling 12 month periods



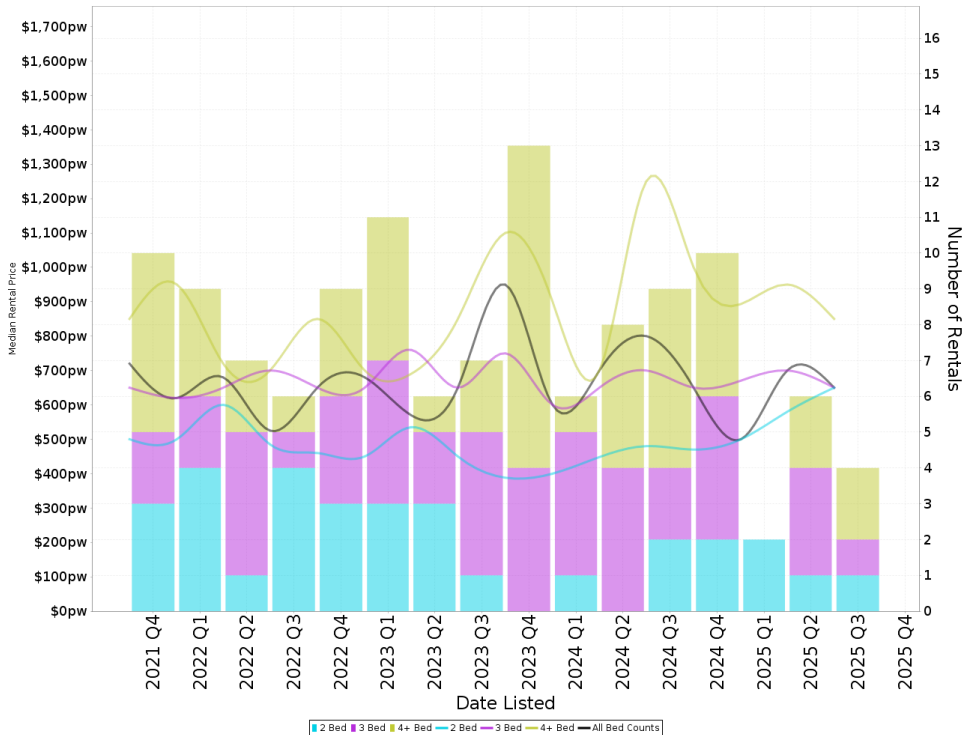
## NIGHTCLIFF - Peak Selling Periods (3 years)



## NIGHTCLIFF - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+6.6%**

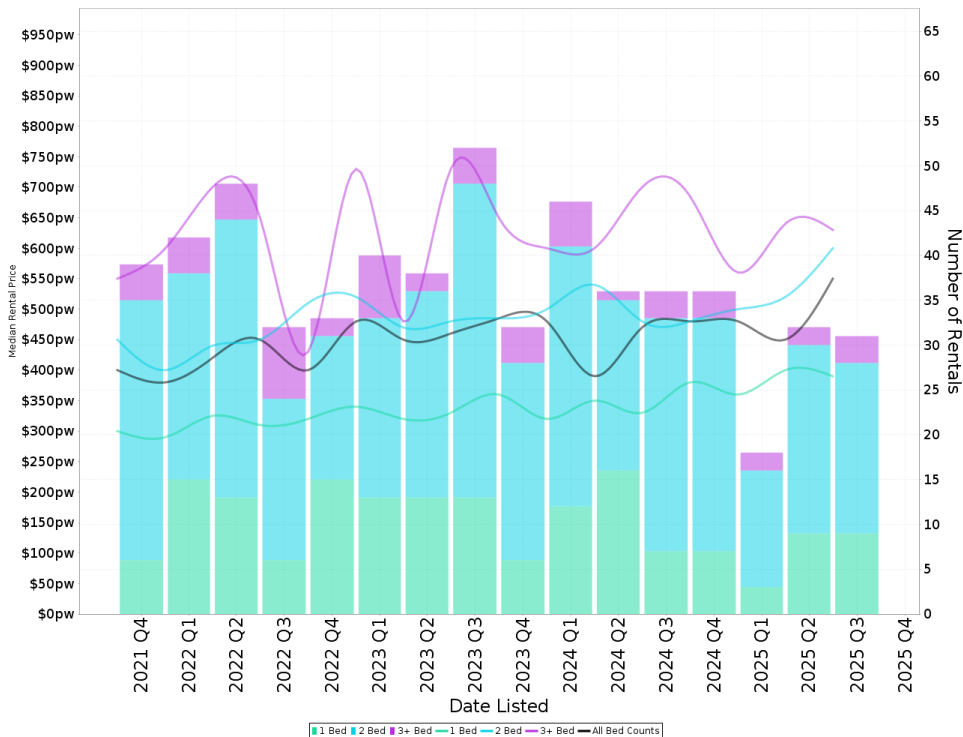
**Current Median Price: \$1,052,500**  
**Previous Median Price: \$987,500**  
 Based on 60 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.3%**

**Current Median Price: \$1,052,500**  
**Current Median Rent: \$660**  
 Based on 22 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+5.8%**

**Current Median Price: \$320,000**  
**Previous Median Price: \$302,500**  
 Based on 149 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+8.1%**

**Current Median Price: \$320,000**  
**Current Median Rent: \$500**  
 Based on 117 registered Unit rentals compared over the last 12 months.



# NIGHTCLIFF - Recently Sold Properties

Median Sale Price  
**\$320k**

Based on 87 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  
**+5.8%**

Current Median Price: \$320,000  
Previous Median Price: \$302,500

Based on 149 recorded Unit sales compared over the last two rolling 12 month periods

# Sold Properties  
**87**

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

**8/254 CASUARINA DR**




**\$275,000**

1,721 m<sup>2</sup> 1 1 1

Sold Dec 2025 21 Days

**8/77 NIGHTCLIFF RD**



**\$550,000**

234 m<sup>2</sup> 2 2 2

Sold Dec 2025 73 Days

**1/68 KURRAJONG CRES**




**\$378,000**

135 m<sup>2</sup> 2 1 1

Sold Dec 2025 27 Days

**13/91 PROGRESS DR**



**\$532,000**

149 m<sup>2</sup> 2 1 1

Sold Dec 2025 N/A

**5/78 KURRAJONG CRES**



**\$542,000**

186 m<sup>2</sup> 2 1 1

Sold Dec 2025 47 Days

**3/2 POINCIANA ST**



**\$560,000**

158 m<sup>2</sup> 2 2 2

Sold Dec 2025 52 Days

**10/152 CASUARINA DR**




**\$485,000**

187 m<sup>2</sup> 2 1 1

Sold Dec 2025 N/A

**12/65 ARALIA ST**




**\$500,000**

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

Sold Dec 2025 75 Days

**10/57 ARALIA ST**



**\$275,000**

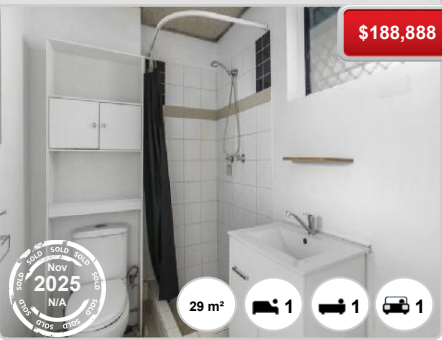
52 m<sup>2</sup> 1 1 1

Sold Nov 2025 52 Days

3/146 CASUARINA DR



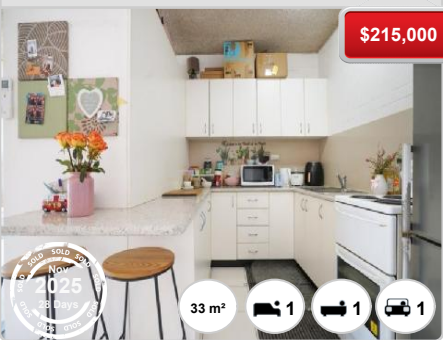
18/5 POINCIANA ST



5/70 KURRAJONG CRES



21/55 ARALIA ST



7/18 CUNJEVOI CRES



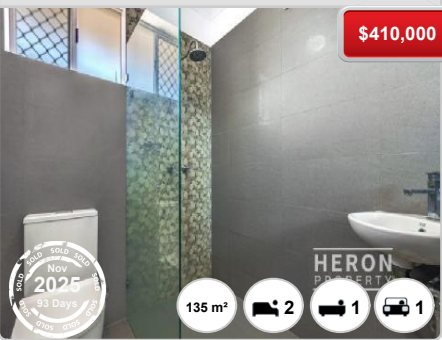
2/8 QUANDONG CRES



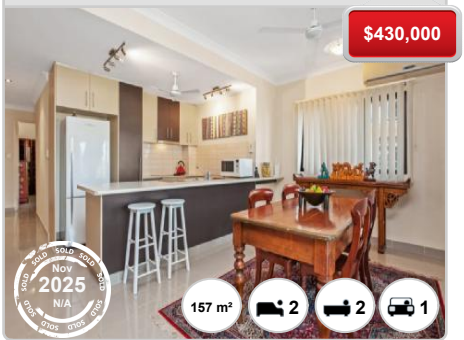
5/91 PROGRESS DR



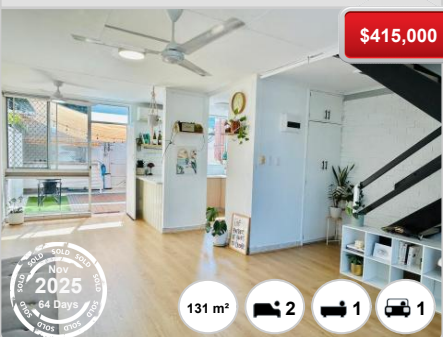
6/25 KURRAJONG CRES



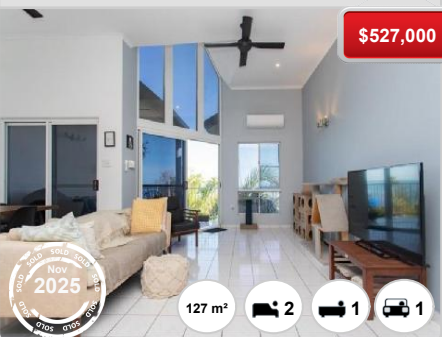
6/16 HICKORY ST



4/68 KURRAJONG CRES



15/262 CASUARINA DR



19/5 POINCIANA ST





# NIGHTCLIFF - Properties For Rent

## Median Rental Price

**\$500 /w**

Based on 117 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: \$320,000  
Current Median Rent: \$500

Based on 87 recorded Unit sales and 117 Unit rentals compared over the last 12 months

## Number of Rentals

**117**

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

