

**RayWhite.**

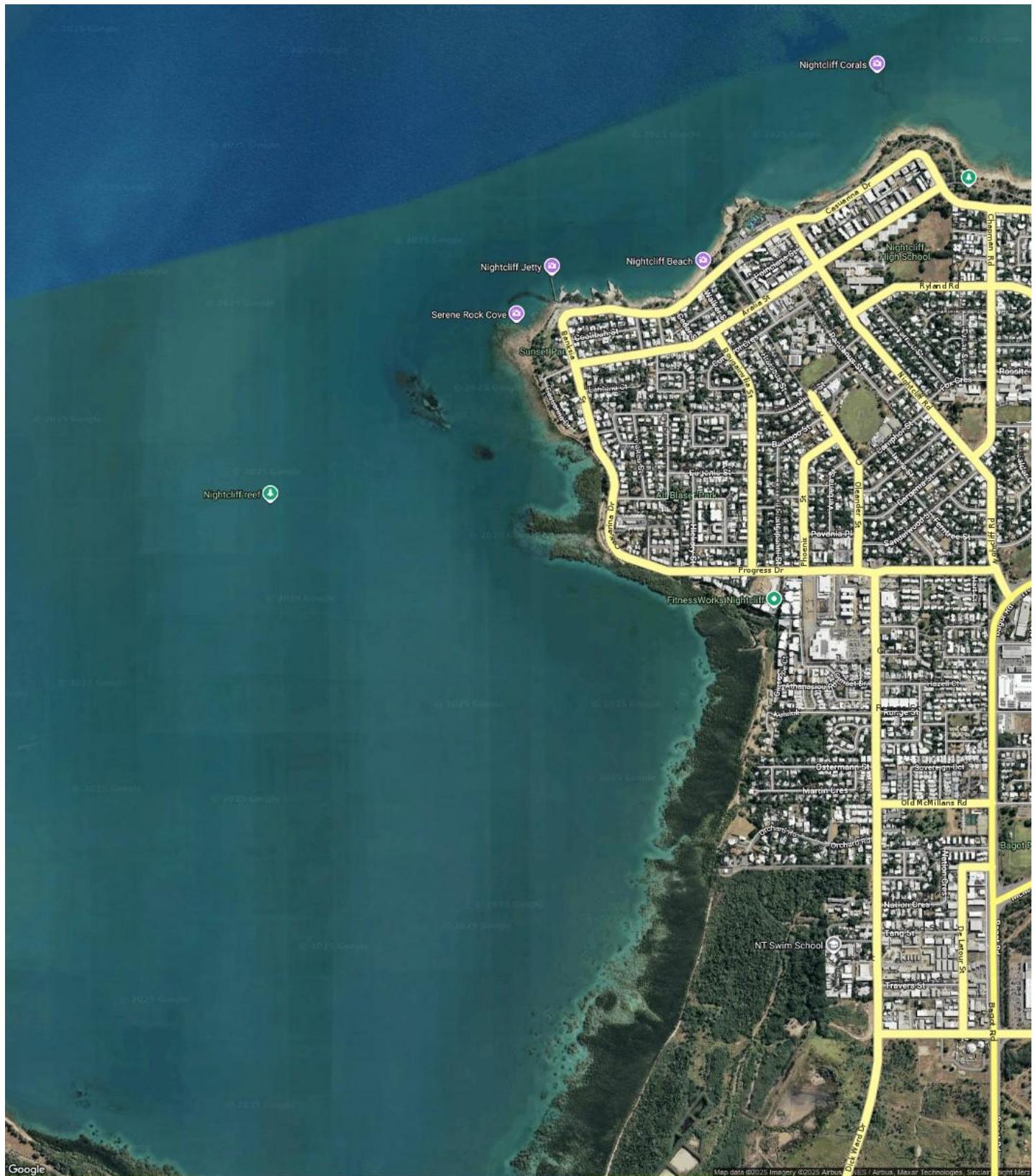


# Suburb flyover report

**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)

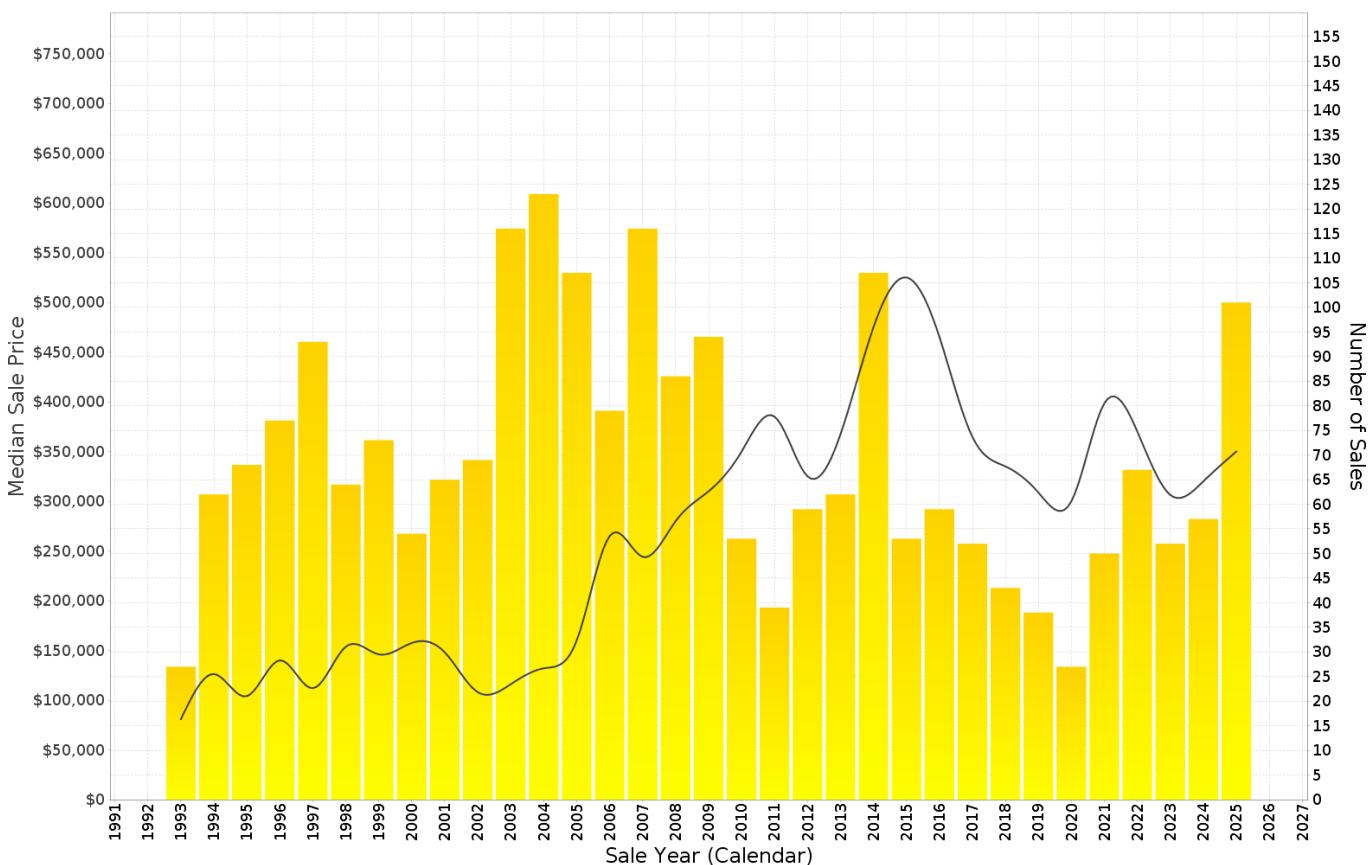
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

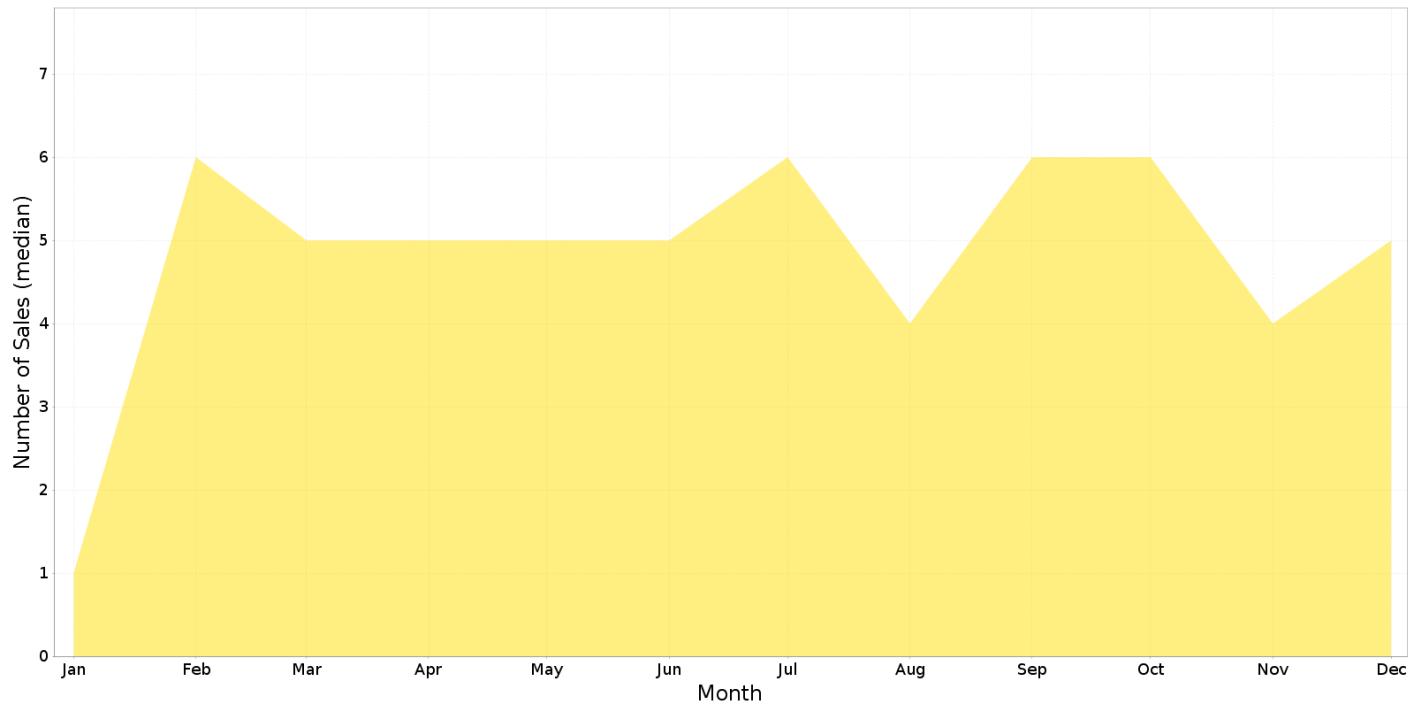
**+5.8%**

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

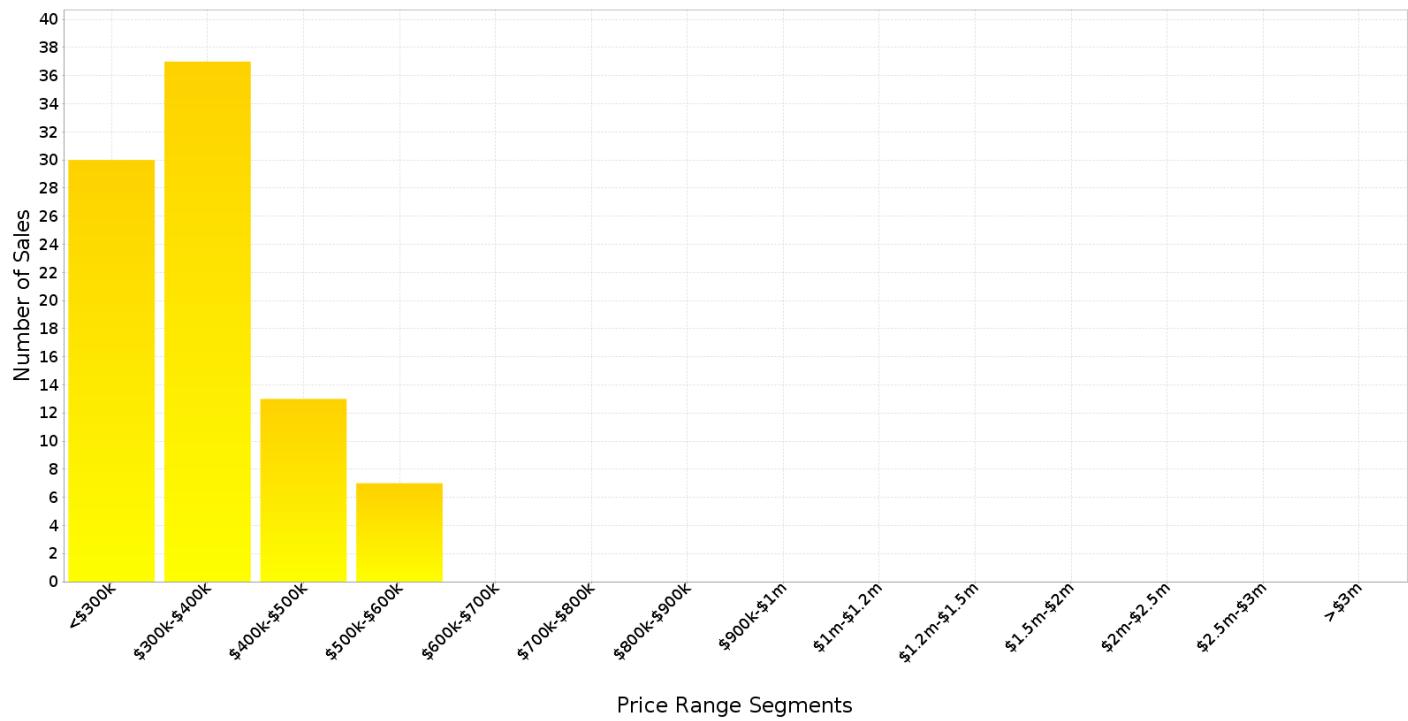
Based on 149 recorded Unit sales compared over the last two rolling 12 month periods



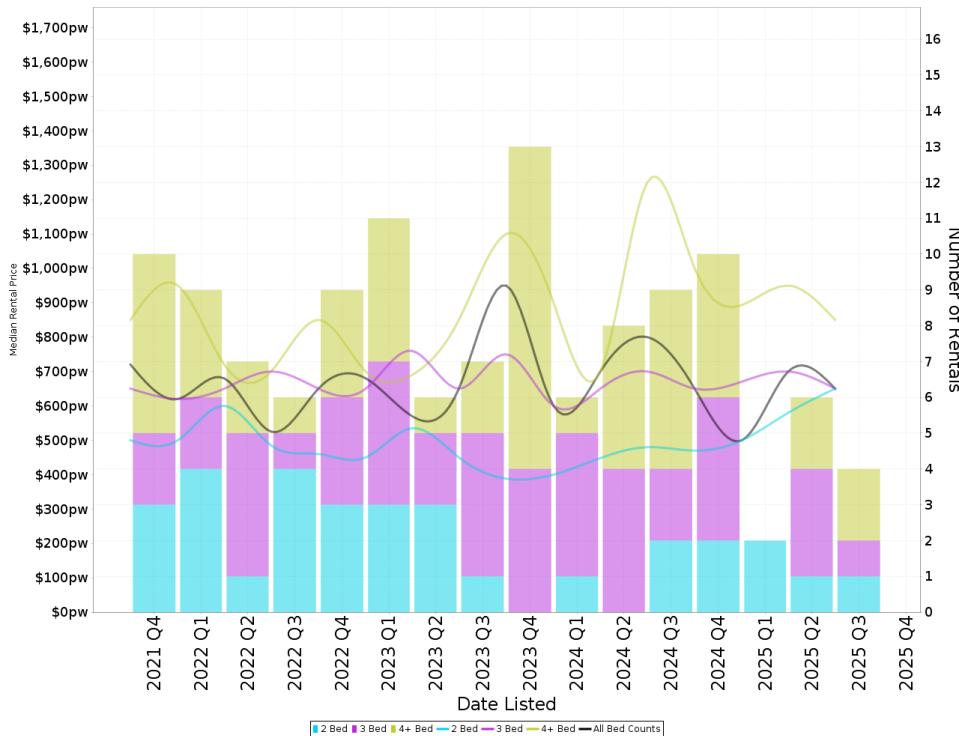
## NIGHTCLIFF - Peak Selling Periods (3 years)



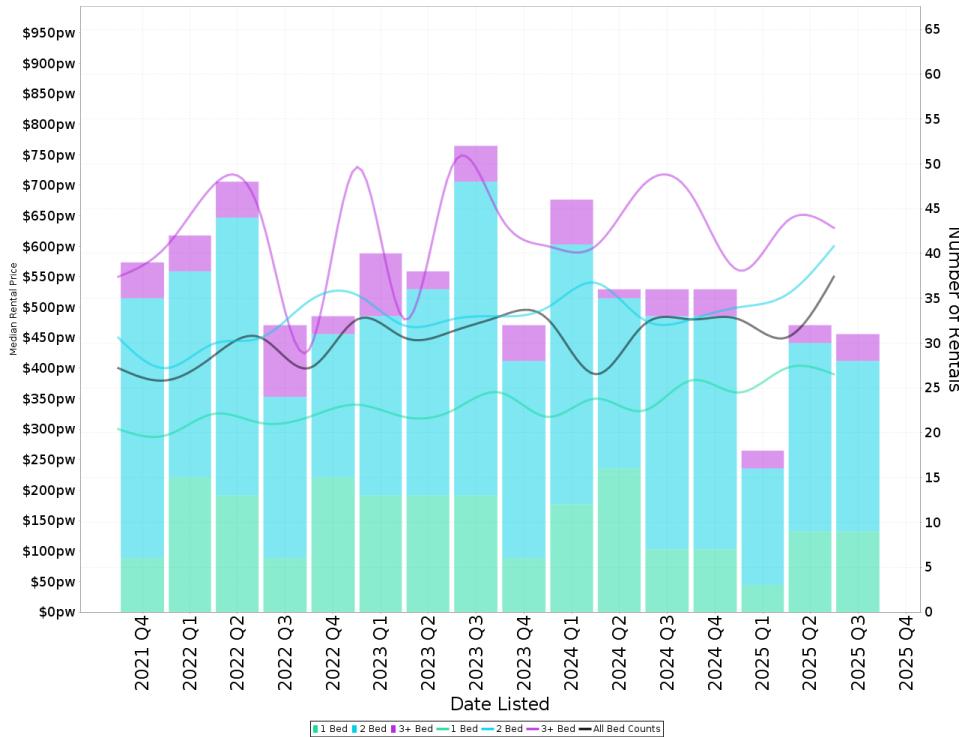
## NIGHTCLIFF - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



## Median Weekly Rents (Units)



# 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**

21 Days  
Dec 2025

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

**8/77 NIGHTCLIFF RD**



**\$550,000**

73 Days  
Dec 2025

234 m<sup>2</sup>   

**1/68 KURRAJONG CRES**



**\$378,000**

27 Days  
Dec 2025

135 m<sup>2</sup>   

**13/91 PROGRESS DR**



**\$532,000**

73 Days  
Dec 2025

N/A   

**5/78 KURRAJONG CRES**

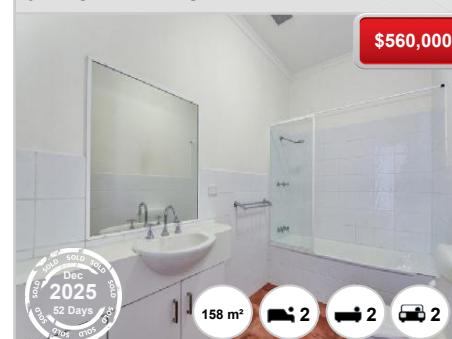


**\$542,000**

47 Days  
Dec 2025

186 m<sup>2</sup>   

**3/2 POINCIANA ST**



**\$560,000**

52 Days  
Dec 2025

158 m<sup>2</sup>   

**10/152 CASUARINA DR**

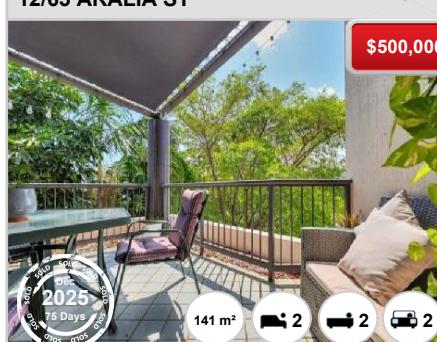


**\$485,000**

NA  
Dec 2025

187 m<sup>2</sup>   

**12/65 ARALIA ST**



**\$500,000**

15 Days  
Dec 2025

141 m<sup>2</sup>   

**10/57 ARALIA ST**



**\$275,000**

52 Days  
Dec 2025

52 m<sup>2</sup>   

**3/146 CASUARINA DR**



**\$635,000**

41 Days  
Nov 2025  
338 m<sup>2</sup> 2 2 1

**18/5 POINCIANA ST**



**\$188,888**

Nov 2025  
N/A  
29 m<sup>2</sup> 1 1 1

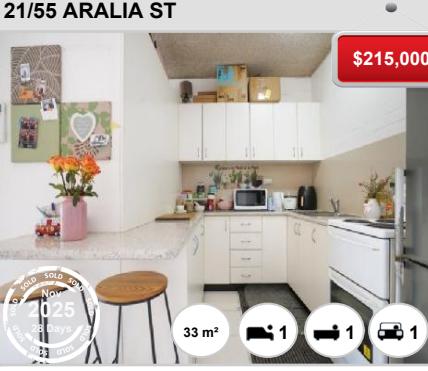
**5/70 KURRAJONG CRES**



**\$320,000**

44 Days  
Nov 2025  
65 m<sup>2</sup> 1 1 1

**21/55 ARLIA ST**



**\$215,000**

28 Days  
Nov 2025  
33 m<sup>2</sup> 1 1 1

**7/18 CUNJEVOI CRES**



**\$230,000**

61 Days  
Nov 2025  
41 m<sup>2</sup> 1 1 1

**2/8 QUANDONG CRES**



**\$457,500**

37.8m  
22.2m  
390.0 m<sup>2</sup>  
37.8m  
22.0m  
390 m<sup>2</sup> - - -

**5/91 PROGRESS DR**



**\$450,000**

58 Days  
Nov 2025  
136 m<sup>2</sup> 2 1 1

**6/25 KURRAJONG CRES**



**\$410,000**

93 Days  
Nov 2025  
135 m<sup>2</sup> 2 1 1

**6/16 HICKORY ST**



**\$430,000**

N/A  
Nov 2025  
157 m<sup>2</sup> 2 2 1

**4/68 KURRAJONG CRES**



**\$415,000**

64 Days  
Nov 2025  
131 m<sup>2</sup> 2 1 1

**15/262 CASUARINA DR**



**\$527,000**

61 Days  
Nov 2025  
127 m<sup>2</sup> 2 1 1

**19/5 POINCIANA ST**



**\$180,000**

77 Days  
Oct 2025  
30 m<sup>2</sup> 1 1 1

# 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

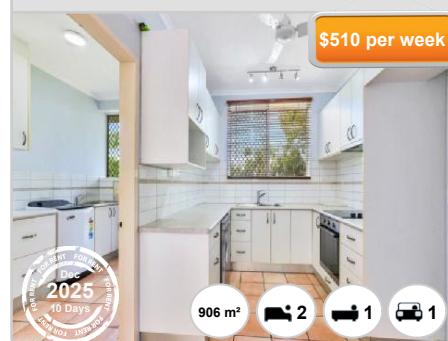
### 3/25 BOETDOEMBA STREET



### 4/254 CASUARINA DRIVE



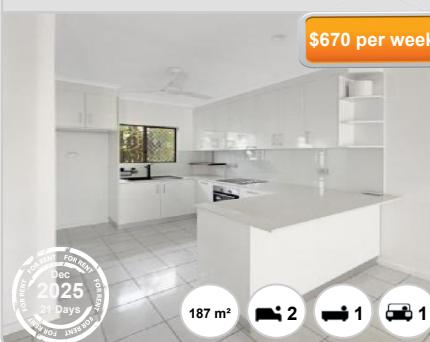
### 4/33 KURRAJONG CRESCENT



### 5/17 BOUGAINVILIA STREET



### 10/152 CASUARINA DRIVE



### 2/174 CASUARINA DRIVE



### 101/71A PROGRESS DRIVE



### 6/60 PROGRESS DRIVE



### 8/91 PROGRESS DRIVE



