

RayWhite.

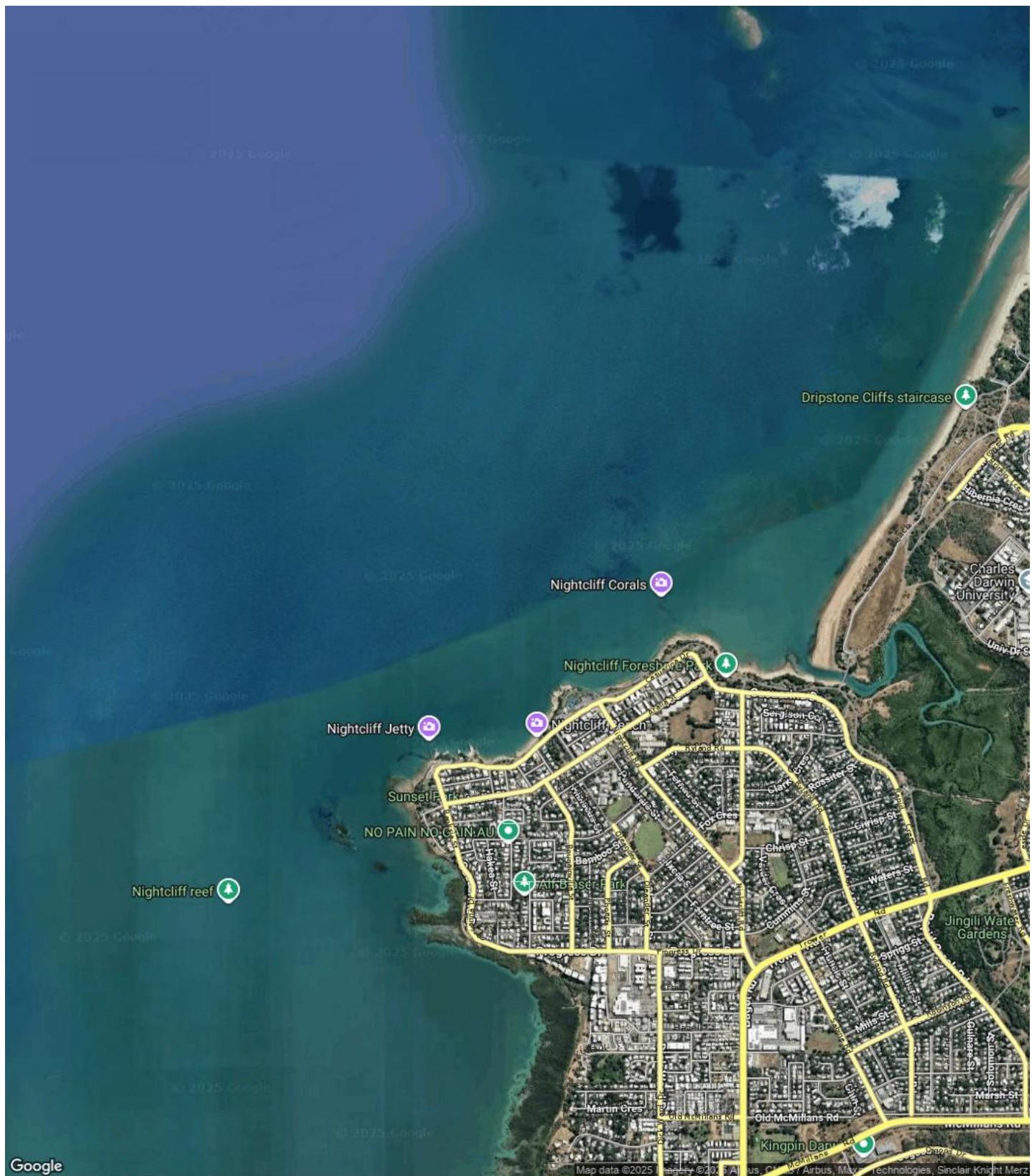


Suburb flyover report

RAPID CREEK (UNIT)

PREPARED BY: KRISTINA BILLIAS, RAY WHITE NIGHTCLIFF

RAPID CREEK - Suburb Map



RAPID CREEK - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2007	60	\$ 275,250	0.0 %	\$ 52,630	\$ 870,000
2008	66	\$ 325,000	18.1 %	\$ 44,175	\$ 640,000
2009	46	\$ 335,086	3.1 %	\$ 74,140	\$ 1,450,000
2010	51	\$ 386,000	15.2 %	\$ 17,000	\$ 1,550,000
2011	38	\$ 390,000	1.0 %	\$ 182,000	\$ 800,000
2012	38	\$ 413,750	6.1 %	\$ 145,000	\$ 700,000
2013	39	\$ 445,000	7.6 %	\$ 49,200	\$ 890,000
2014	60	\$ 484,000	8.8 %	\$ 230,000	\$ 802,000
2015	23	\$ 426,500	-11.9 %	\$ 173,000	\$ 1,180,000
2016	38	\$ 280,000	-34.3 %	\$ 100,000	\$ 592,000
2017	31	\$ 396,000	41.4 %	\$ 160,000	\$ 1,150,000
2018	27	\$ 412,000	4.0 %	\$ 141,183	\$ 1,130,000
2019	30	\$ 343,000	-16.7 %	\$ 105,000	\$ 1,150,000
2020	23	\$ 290,000	-15.5 %	\$ 47,040	\$ 550,000
2021	38	\$ 350,000	20.7 %	\$ 135,000	\$ 935,000
2022	58	\$ 400,000	14.3 %	\$ 131,000	\$ 1,650,000
2023	67	\$ 406,000	1.5 %	\$ 115,000	\$ 860,000
2024	50	\$ 408,750	0.7 %	\$ 165,000	\$ 1,850,000
2025	69	\$ 430,000	5.2 %	\$ 165,000	\$ 690,000

Median Sale Price

\$434k

Based on 79 recorded Unit sales within the last 12 months (Oct '24 - Sep '25)

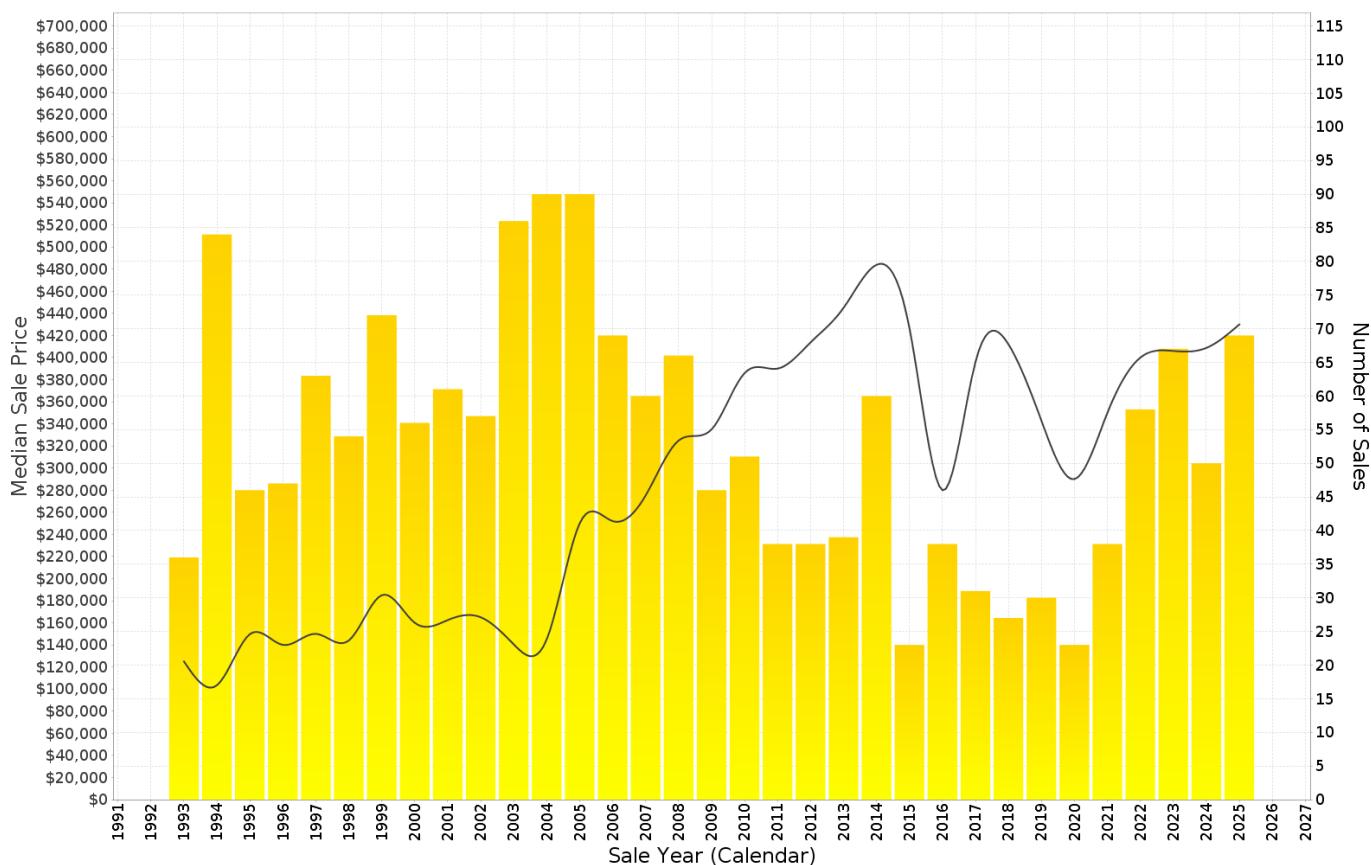
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

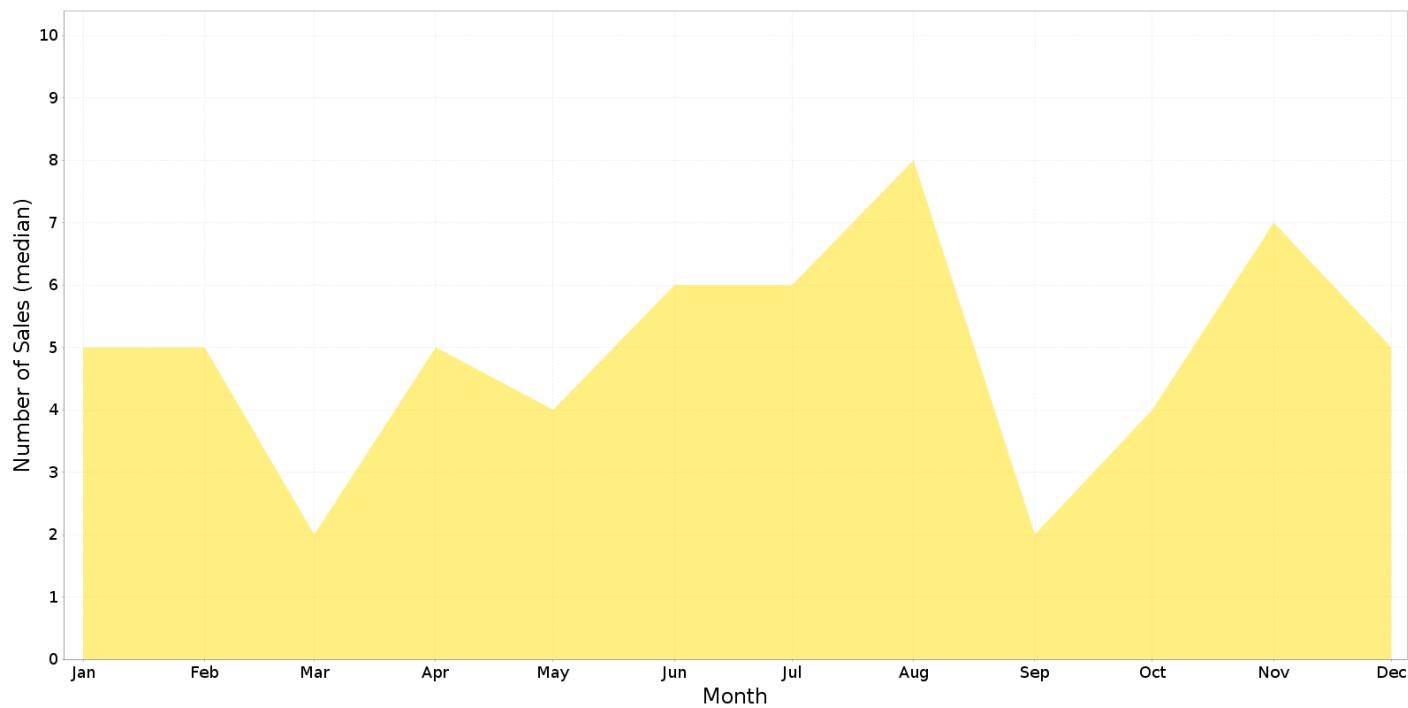
+5.9%

Current Median Price: \$434,000
Previous Median Price: \$410,000

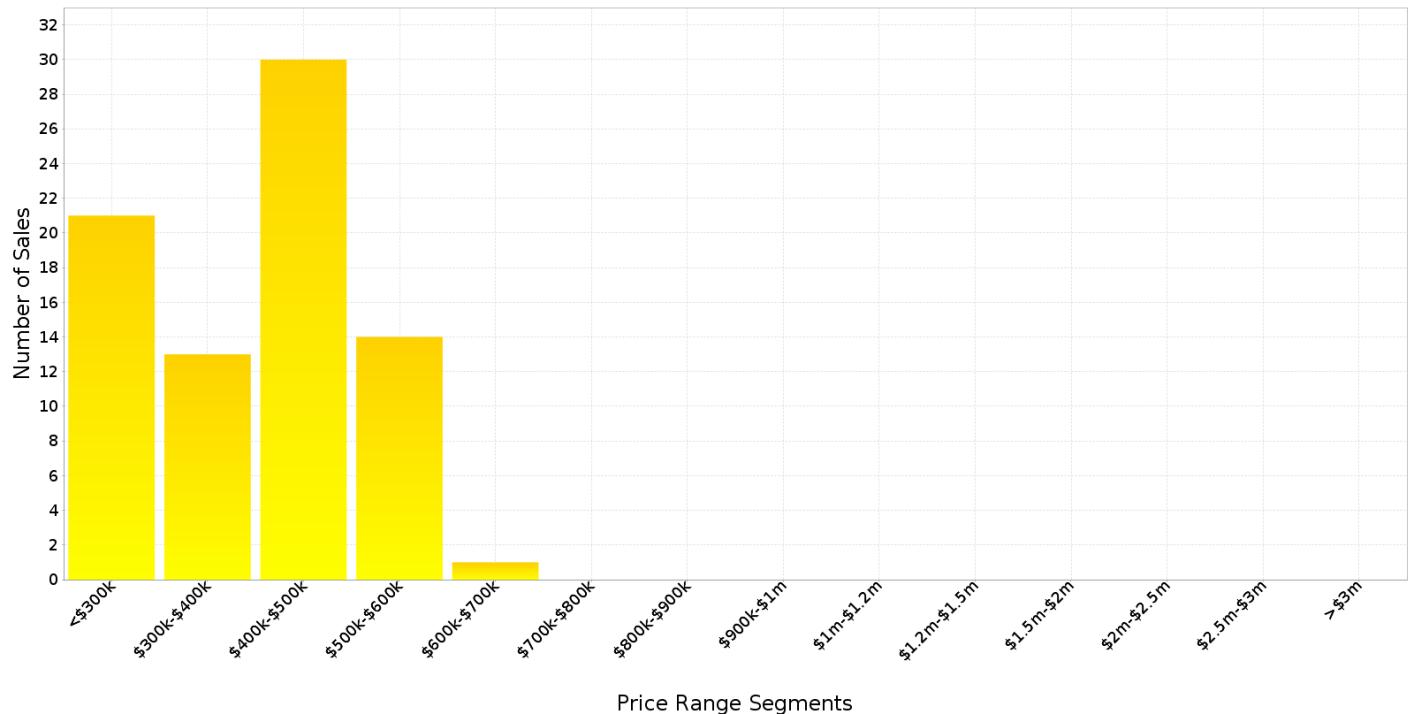
Based on 122 recorded Unit sales compared over the last two rolling 12 month periods



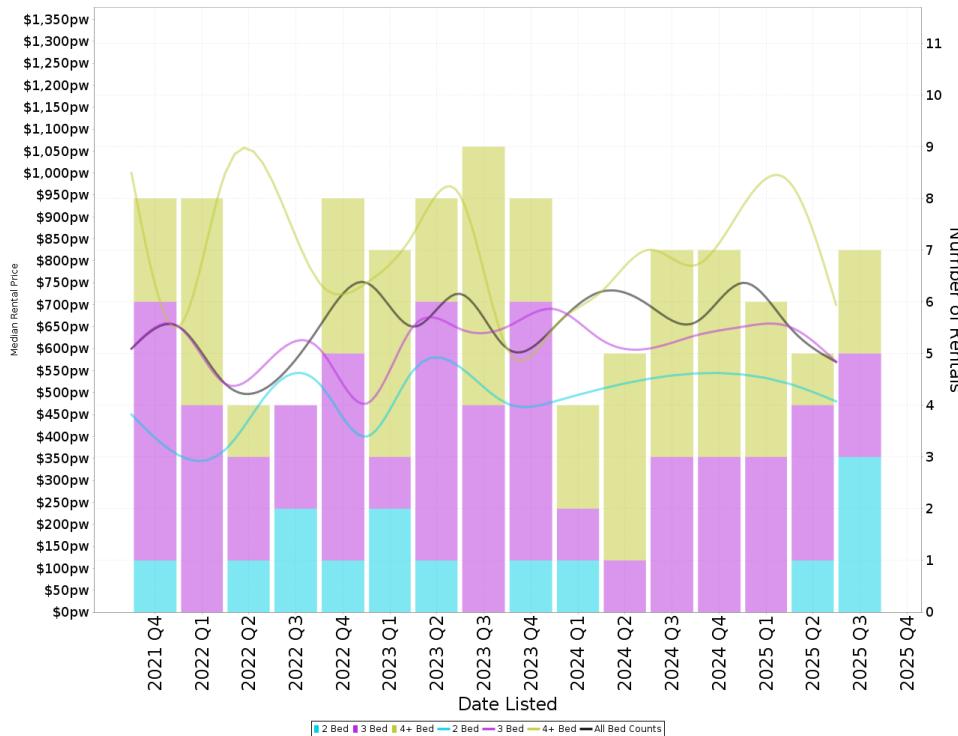
RAPID CREEK - Peak Selling Periods (3 years)



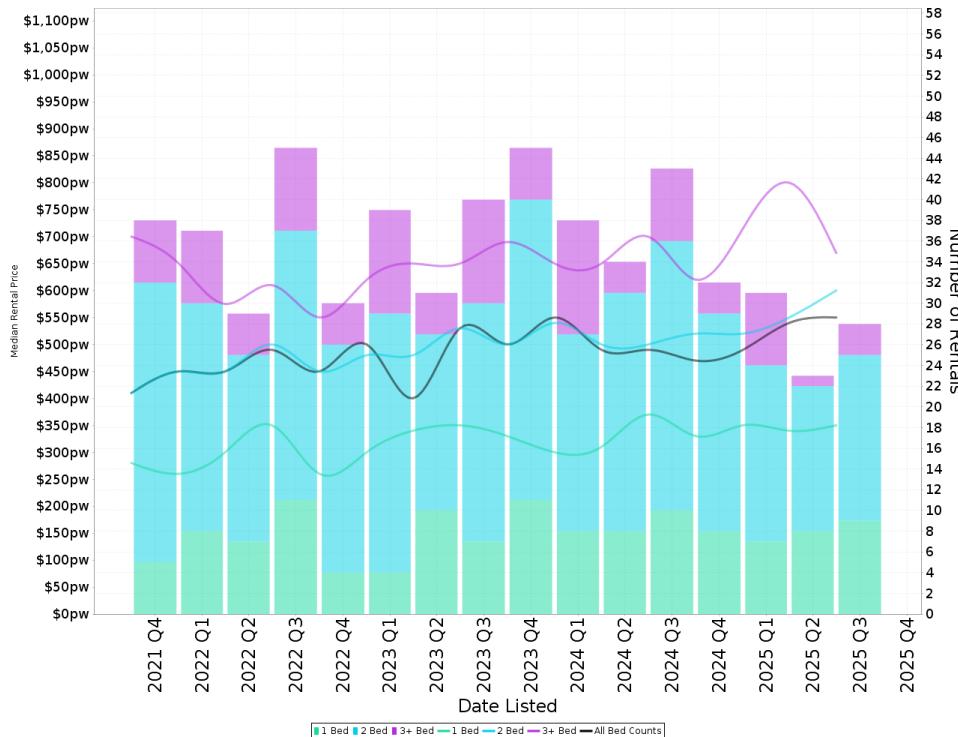
RAPID CREEK - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Median Weekly Rents (Units)



RAPID CREEK - Recently Sold Properties

Median Sale Price

\$434k

Based on 79 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

+5.9%

Current Median Price: \$434,000
Previous Median Price: \$410,000

Based on 122 recorded Unit sales compared over the last two rolling 12 month periods

Sold Properties

79

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

4/69 ARLIA ST



\$440,000

28 Days
2025

1,904 m² | 3 Bed | 1 Bath | 2 Car

9/89 ARLIA ST



\$240,000

281 Days
2025

39 m² | 1 Bed | 1 Bath | 1 Car

11/89 ARLIA ST



\$250,000

232 Days
2025

39 m² | 1 Bed | 1 Bath | 1 Car

4/71 ARLIA ST



\$350,000

2025

30.0m x 60.9m
1,852 m²
61.0m x 30.8m
1,852 m²

1,852 m² | 2 Bed | 1 Bath | 1 Car

2/71 ARLIA ST



\$350,000

2025

30.0m x 60.9m
1,852 m²
61.0m x 30.8m
1,852 m²

1,852 m² | 2 Bed | 1 Bath | 1 Car

9/71 ARLIA ST



\$375,000

2025

30.0m x 60.9m
1,852 m²
61.0m x 30.8m
1,852 m²

1,852 m² | 2 Bed | 1 Bath | 1 Car

9/292 CASUARINA DR



\$605,000

498 Days
2025

188 m² | 3 Bed | 2 Bath | 2 Car

25/336 CASUARINA DR

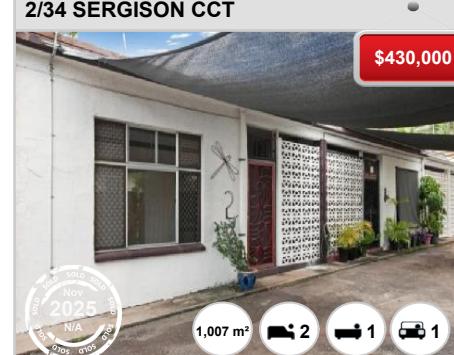


\$611,500

498 Days
2025

4,070 m² | 3 Bed | 2 Bath | 2 Car

2/34 SERGISON CCT



\$430,000

2025

1,007 m² | 2 Bed | 1 Bath | 1 Car

18/77 ARLIA ST



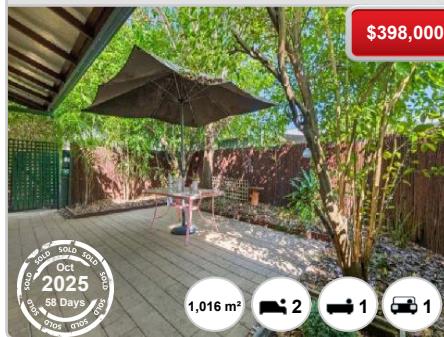
\$365,000

3/79 ARLIA ST



\$365,000

4/20 SERGISON CCT



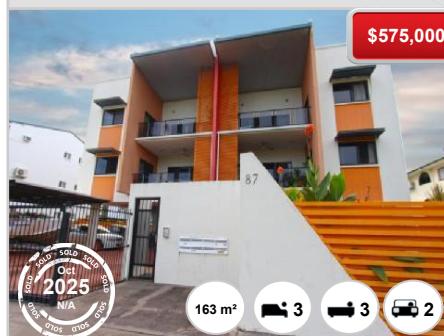
\$398,000

4/87 ARLIA ST



\$580,259

5/87 ARLIA ST



\$575,000

6/24 SERGISON CCT



\$400,000

10/14 SERGISON CCT



\$690,000

11/73 ARLIA ST



\$350,000

51/336 CASUARINA DR



\$530,000

4/304 CASUARINA DR



\$440,000

47/336 CASUARINA DR



\$590,000

3/82 NIGHTCLIFF RD



\$527,500

RAPID CREEK - Properties For Rent

Median Rental Price

\$510 /w

Based on 114 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

+6.1%

Current Median Price: \$434,000
Current Median Rent: \$510

Based on 79 recorded Unit sales and 114 Unit rentals compared over the last 12 months

Number of Rentals

114

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

6/276 CASUARINA DRIVE

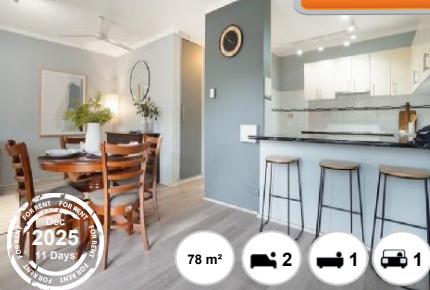
\$800 per week



1,870 m² 3 2 2

4/42 SERGISON CIRCUIT

\$600 per week



78 m² 2 1 1

13/82 NIGHTCLIFF ROAD

\$700 per week



160 m² 2 2 2

202/21 SERGISON CIRCUIT

\$650 per week



797 m² 2 2 2

25/288 CASUARINA DRIVE

\$750 per week



3,744 m² 2 2 2