

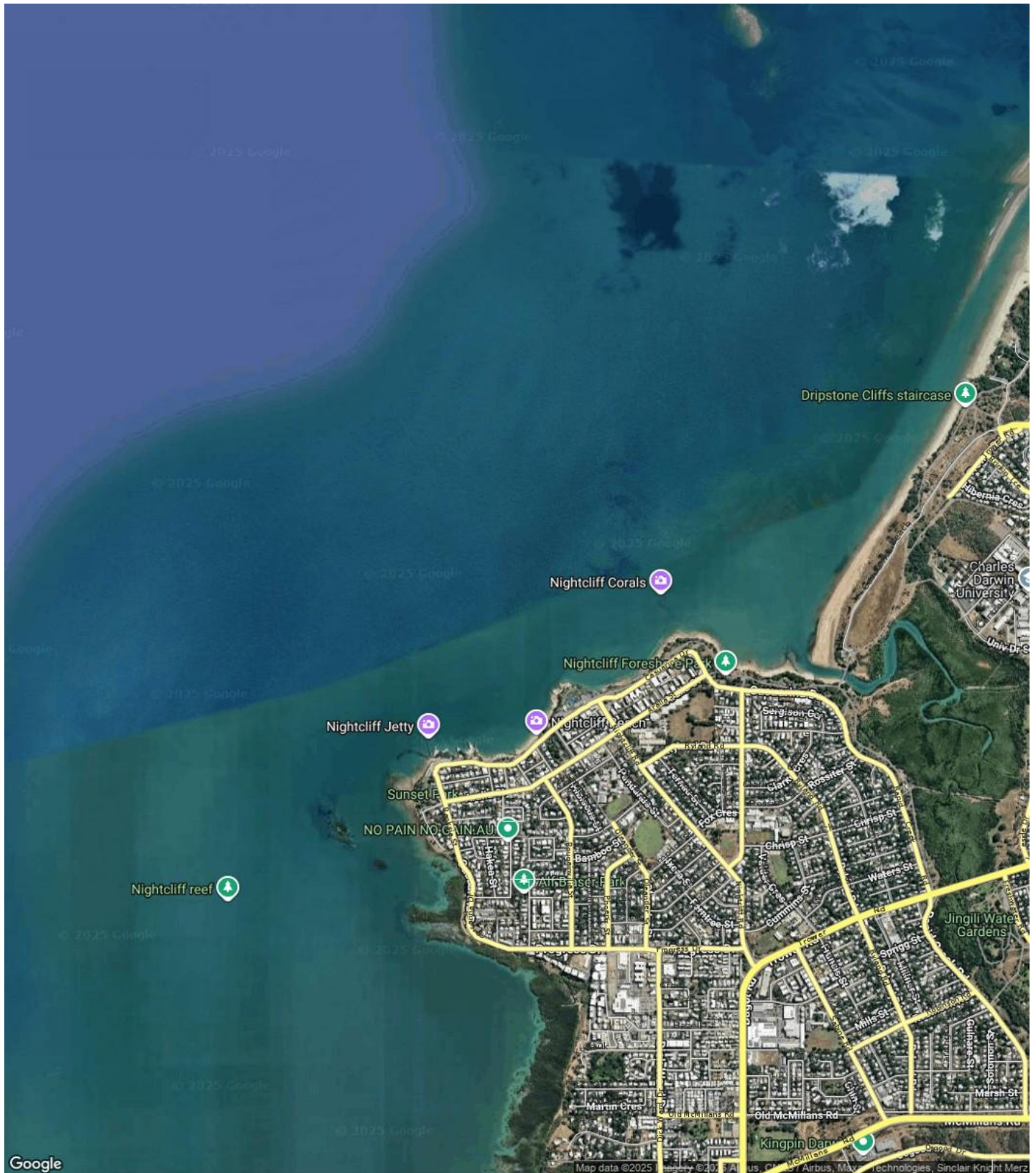
RayWhite.

**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)

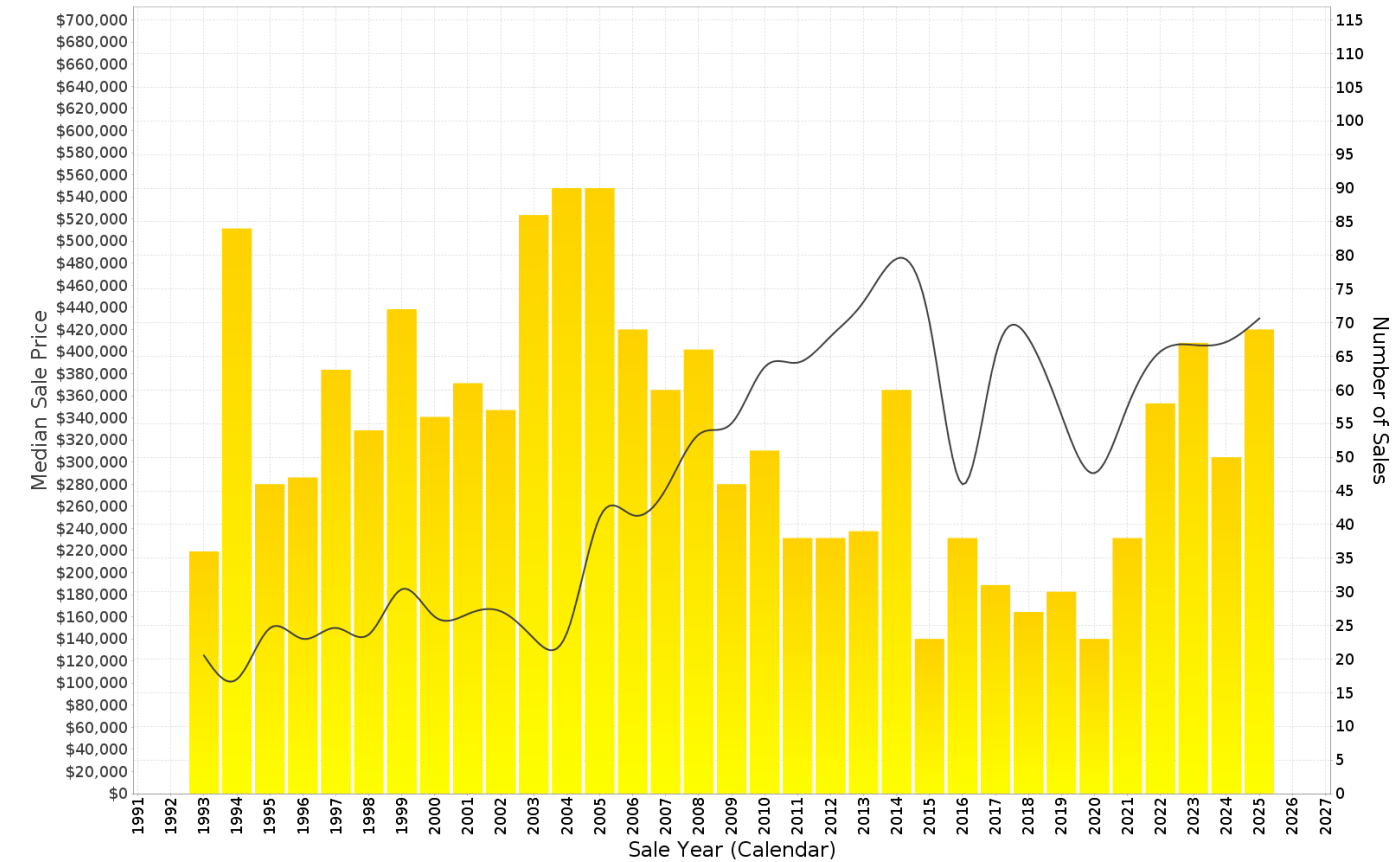
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

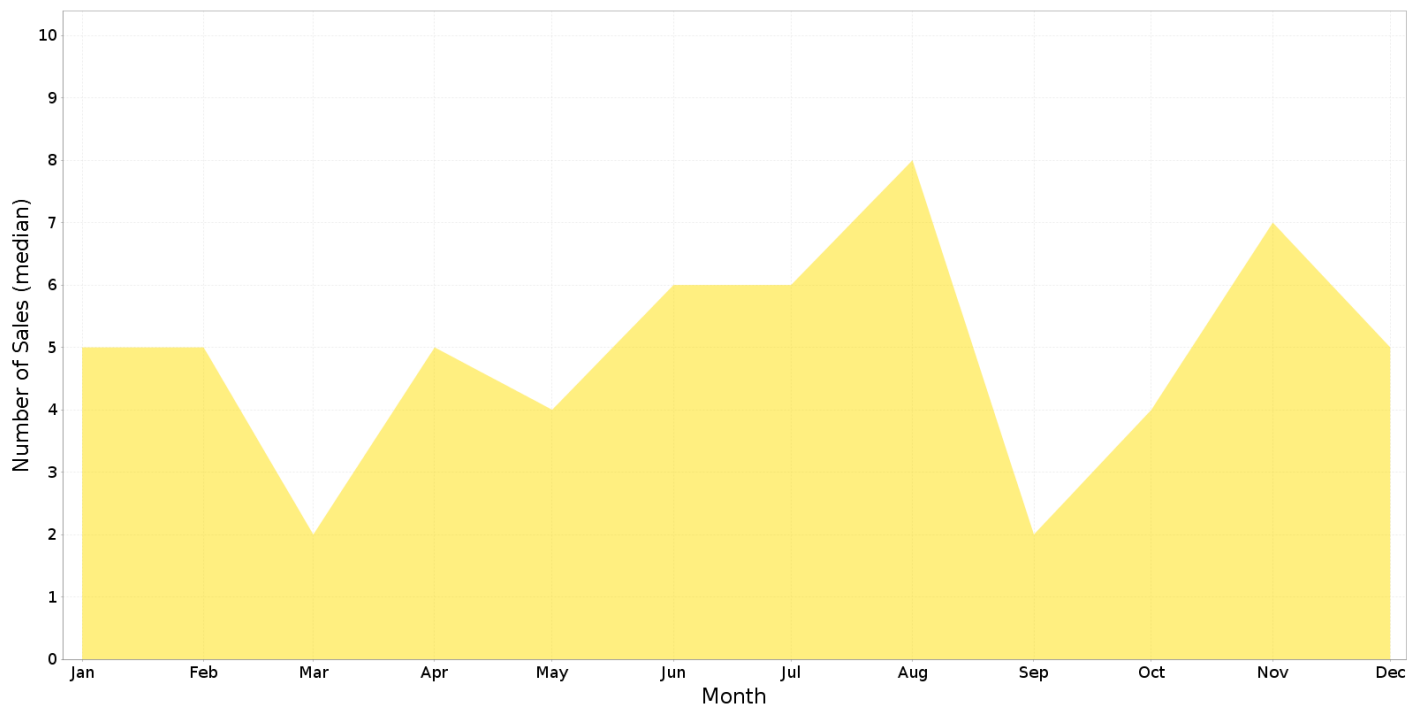
+5.9%

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

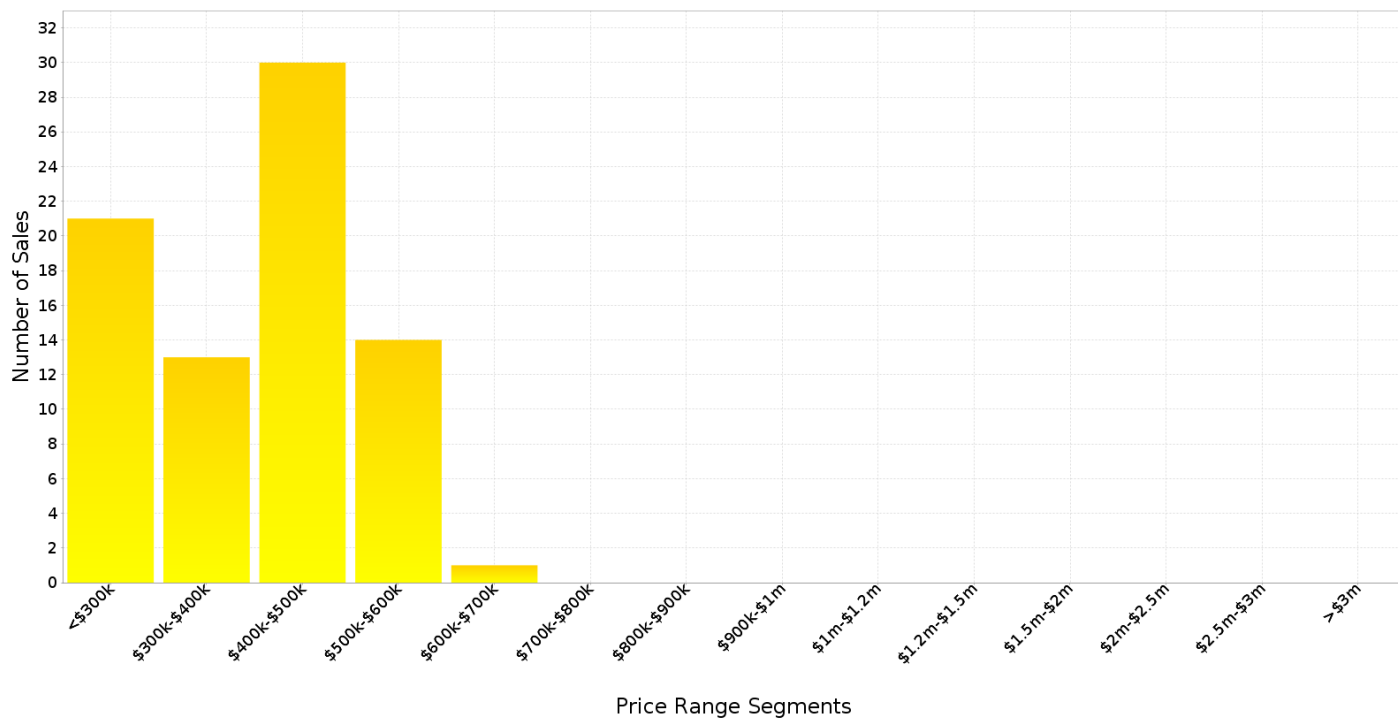
Based on 122 recorded Unit sales compared over the last two rolling 12 month periods



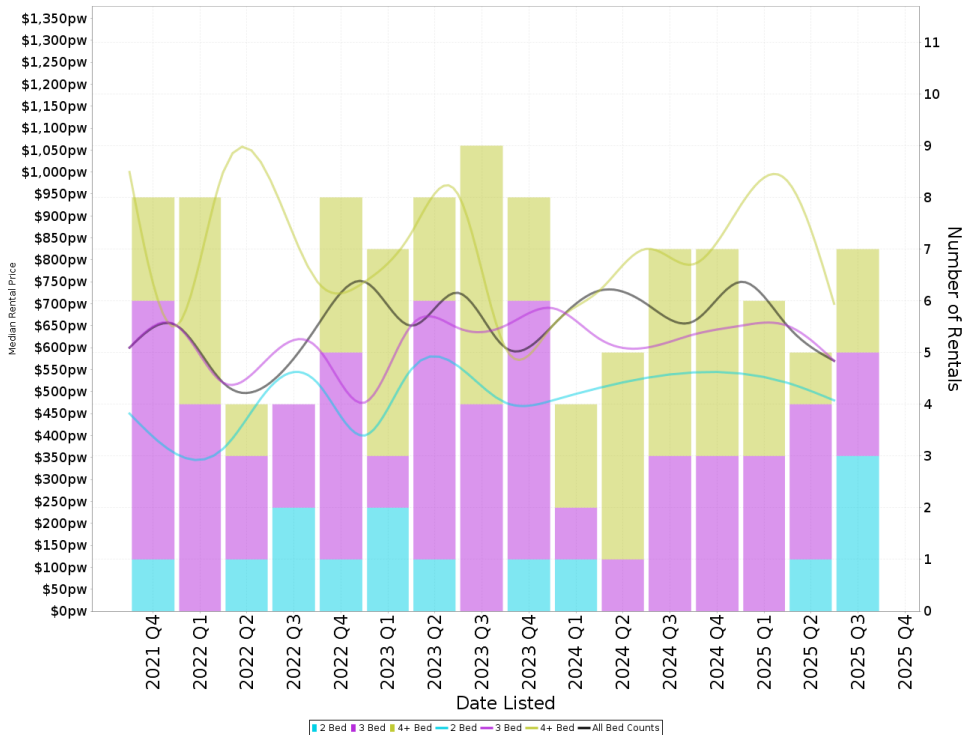
RAPID CREEK - Peak Selling Periods (3 years)



RAPID CREEK - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-1.2%

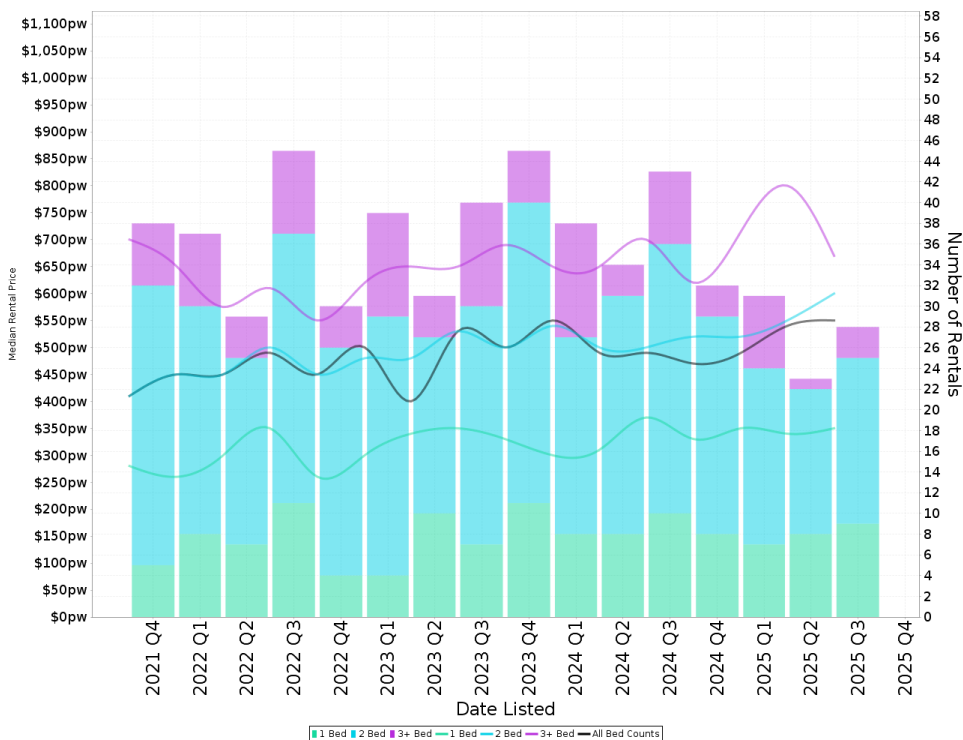
Current Median Price: \$800,000
Previous Median Price: \$810,000
 Based on 60 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.3%

Current Median Price: \$800,000
Current Median Rent: \$660
 Based on 25 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+5.9%

Current Median Price: \$434,000
Previous Median Price: \$410,000
 Based on 122 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+6.1%

Current Median Price: \$434,000
Current Median Rent: \$510
 Based on 114 registered Unit rentals compared over the last 12 months.

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 ARALIA ST



9/89 ARALIA ST



11/89 ARALIA ST



4/71 ARALIA ST



2/71 ARALIA ST



9/71 ARALIA ST



9/292 CASUARINA DR



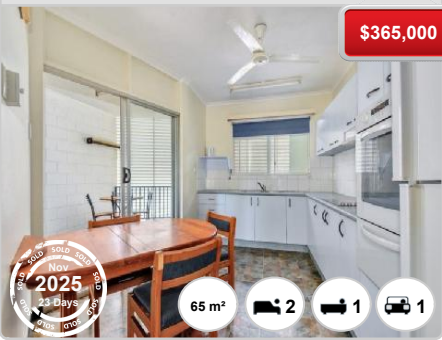
25/336 CASUARINA DR



2/34 SERGISON CCT



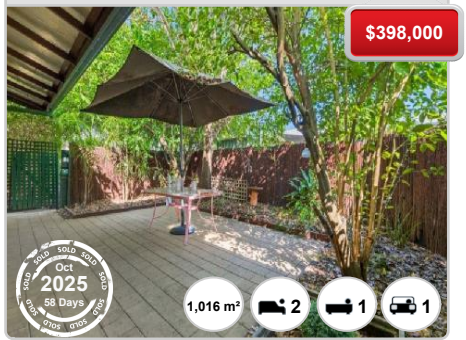
18/77 ARALIA ST



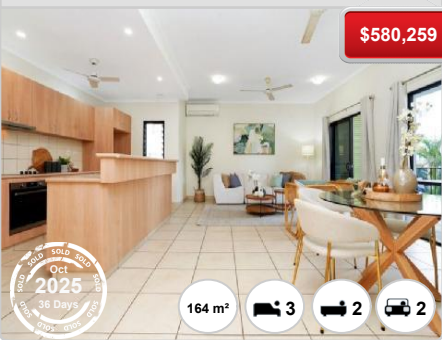
3/79 ARALIA ST



4/20 SERGISON CCT



4/87 ARALIA ST



5/87 ARALIA ST



6/24 SERGISON CCT



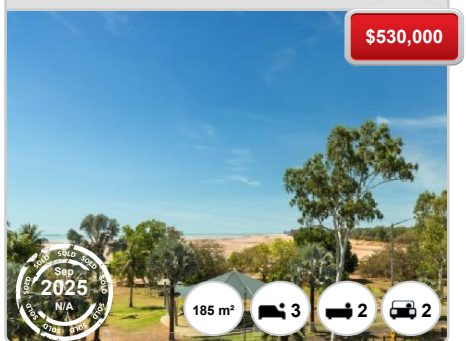
10/14 SERGISON CCT



11/73 ARALIA ST



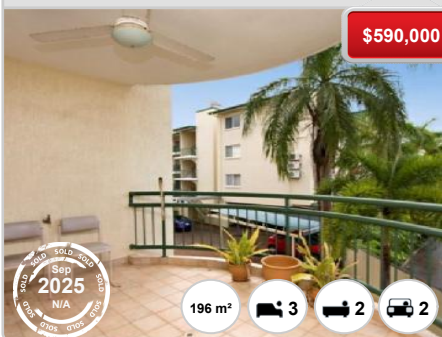
51/336 CASUARINA DR



4/304 CASUARINA DR



47/336 CASUARINA DR



3/82 NIGHTCLIFF RD



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

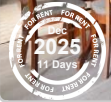
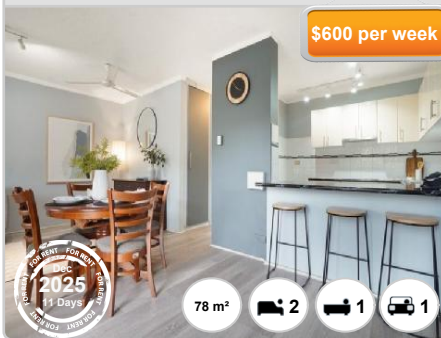


1,870 m²



4/42 SERGISON CIRCUIT

\$600 per week

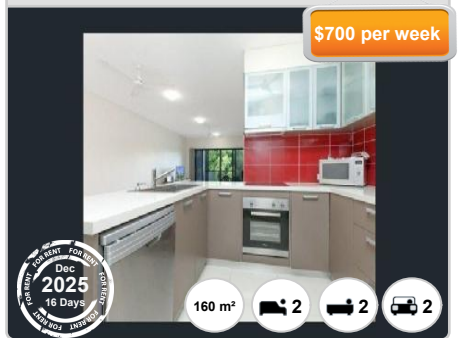


78 m²



13/82 NIGHTCLIFF ROAD

\$700 per week



160 m²



202/21 SERGISON CIRCUIT

\$650 per week

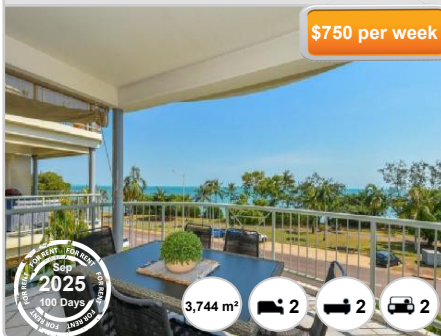


797 m²



25/288 CASUARINA DRIVE

\$750 per week



3,744 m²

