

A yellow bicycle with a brown leather saddle and handlebars is parked on a paved surface. A wicker basket filled with pink flowers is attached to the front handlebars. The bicycle is positioned in front of a white picket fence with decorative posts. The background shows a blurred view of a house and trees.

**RayWhite.**

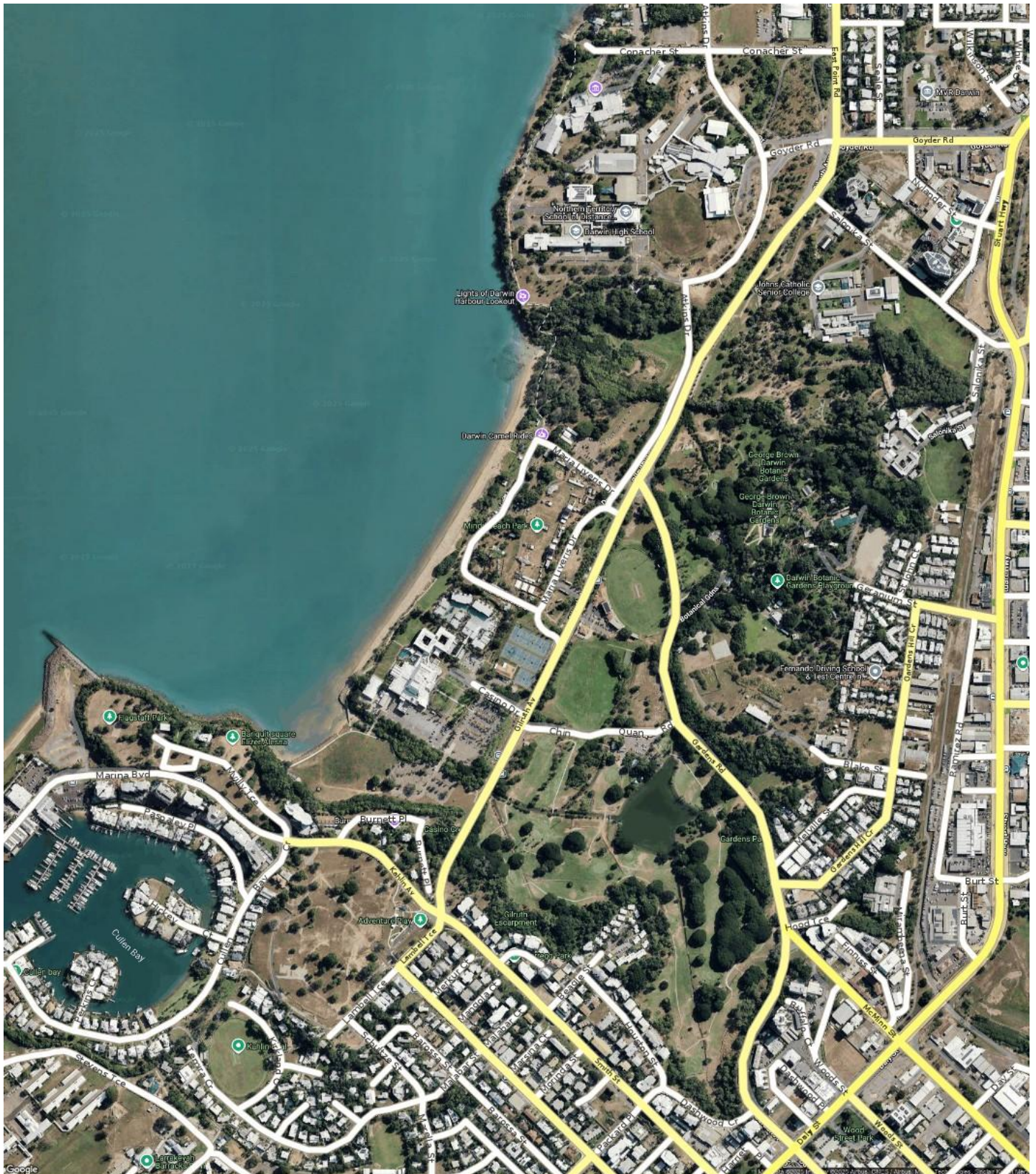
**Suburb  
flyover  
report**

THE GARDENS (UNIT)

PREPARED BY: KRISTINA BILLIAS , RAY WHITE NIGHTCLIFF



## THE GARDENS - Suburb Map





# THE GARDENS - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2007	32	\$ 335,500	0.0 %	\$ 250,000	\$ 1,700,000
2008	26	\$ 470,000	40.1 %	\$ 297,000	\$ 739,000
2009	12	\$ 687,500	46.3 %	\$ 393,000	\$ 2,100,000
2010	24	\$ 450,000	-34.5 %	\$ 217,500	\$ 900,000
2011	11	\$ 530,000	17.8 %	\$ 150,000	\$ 670,000
2012	59	\$ 445,000	-16.0 %	\$ 250,000	\$ 1,300,000
2013	14	\$ 527,500	18.5 %	\$ 245,000	\$ 860,000
2014	21	\$ 625,000	18.5 %	\$ 450,000	\$ 1,860,000
2015	19	\$ 590,000	-5.6 %	\$ 345,000	\$ 2,100,000
2016	11	\$ 580,000	-1.7 %	\$ 370,000	\$ 770,000
2017	9	\$ 440,000	-24.1 %	\$ 380,000	\$ 685,000
2018	8	\$ 392,500	-10.8 %	\$ 300,000	\$ 720,000
2019	8	\$ 417,500	6.4 %	\$ 265,000	\$ 950,000
2020	8	\$ 336,000	-19.5 %	\$ 200,000	\$ 520,000
2021	8	\$ 382,500	13.8 %	\$ 228,500	\$ 410,000
2022	26	\$ 431,250	12.7 %	\$ 259,000	\$ 884,000
2023	25	\$ 400,000	-7.2 %	\$ 290,000	\$ 785,000
2024	7	\$ 485,000	21.2 %	\$ 375,000	\$ 780,000
2025	22	\$ 471,000	-2.9 %	\$ 360,000	\$ 775,000

Median Sale Price

\$482k

Based on 19 recorded Unit sales within the last 12 months (Oct '24 - Sep '25)

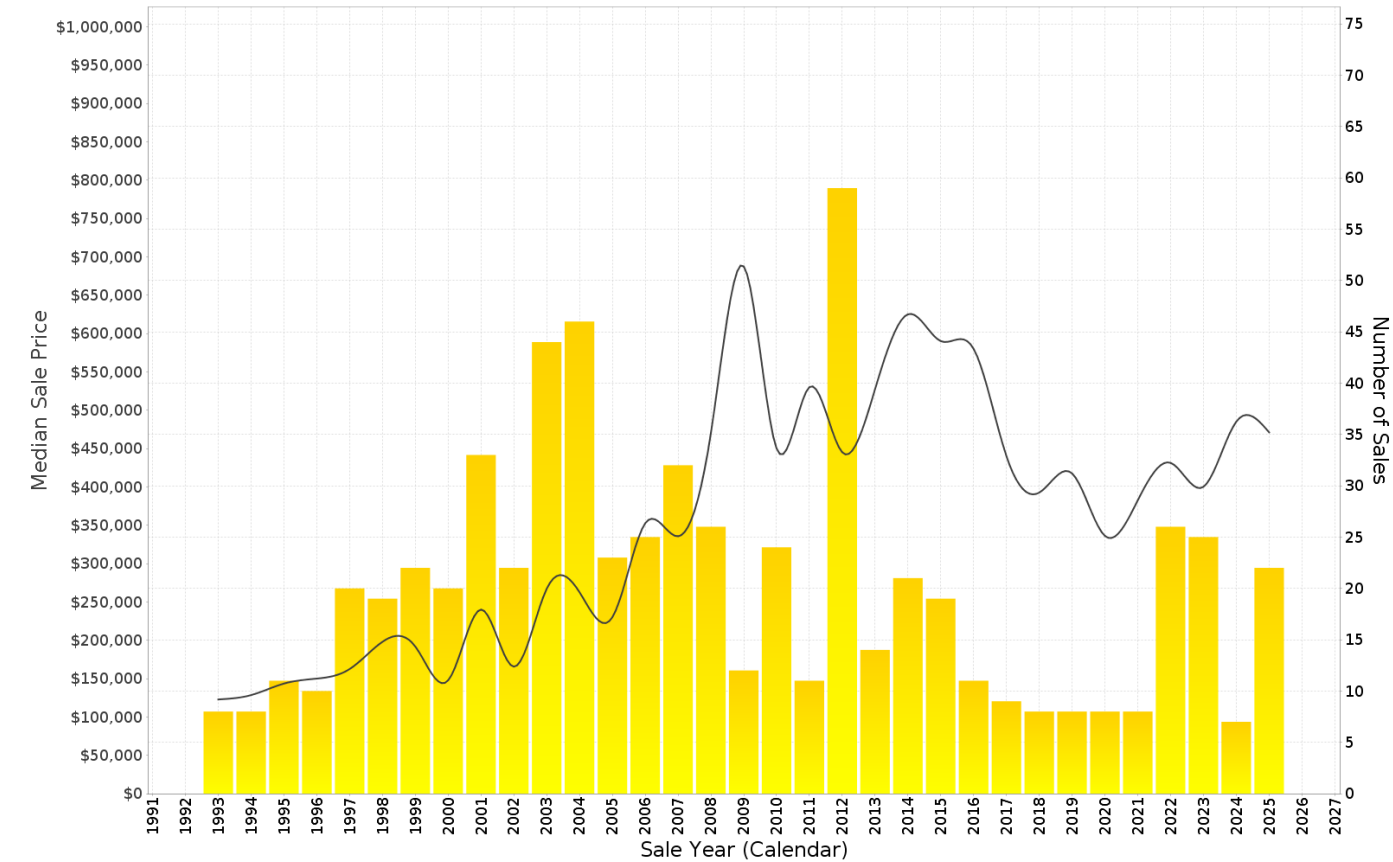
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

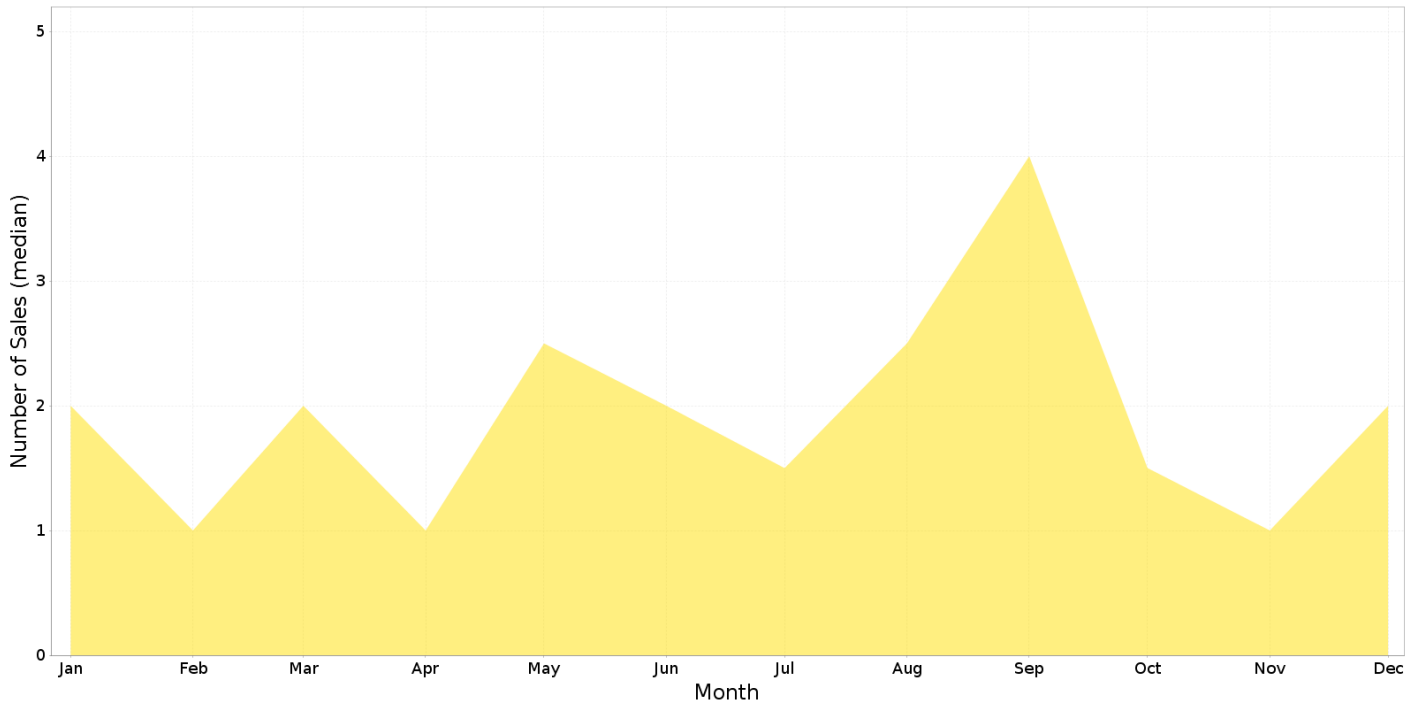
+11.1%

Current Median Price: \$482,000  
Previous Median Price: \$433,750

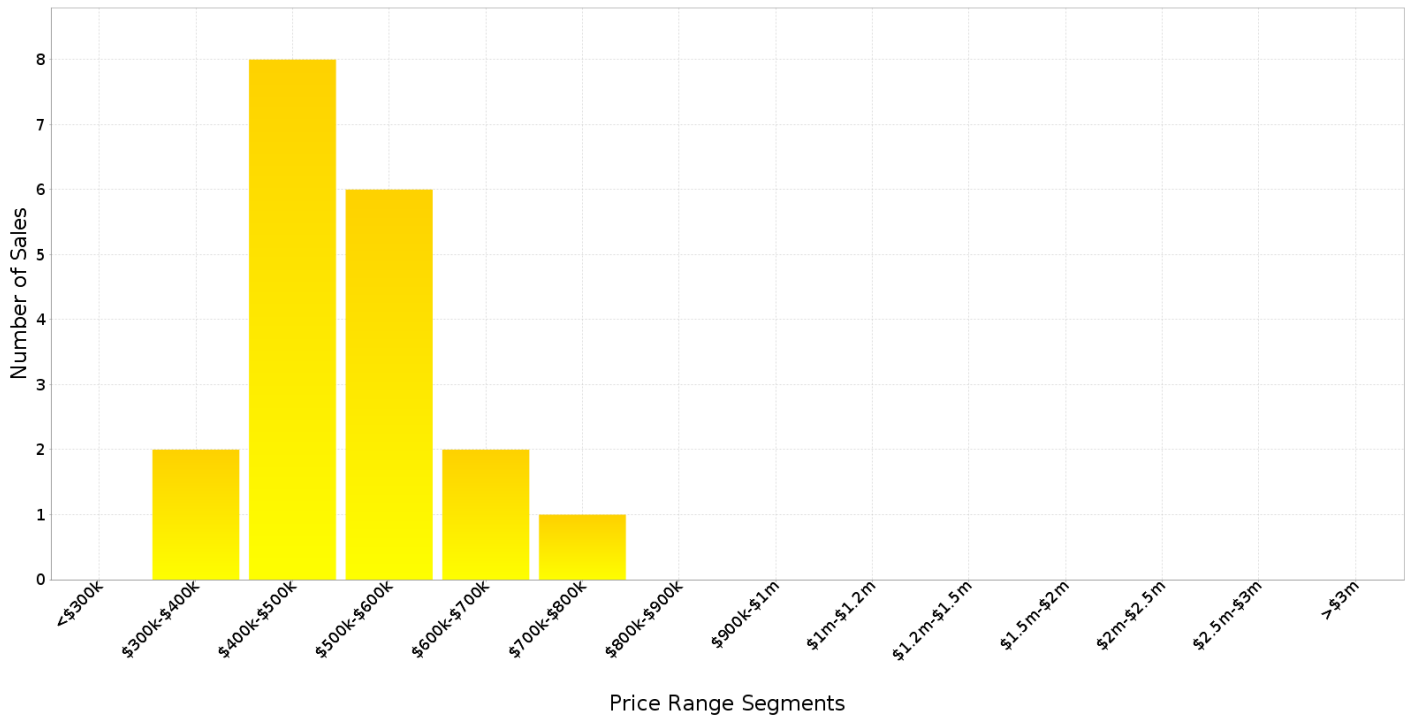
Based on 27 recorded Unit sales compared over the last two rolling 12 month periods



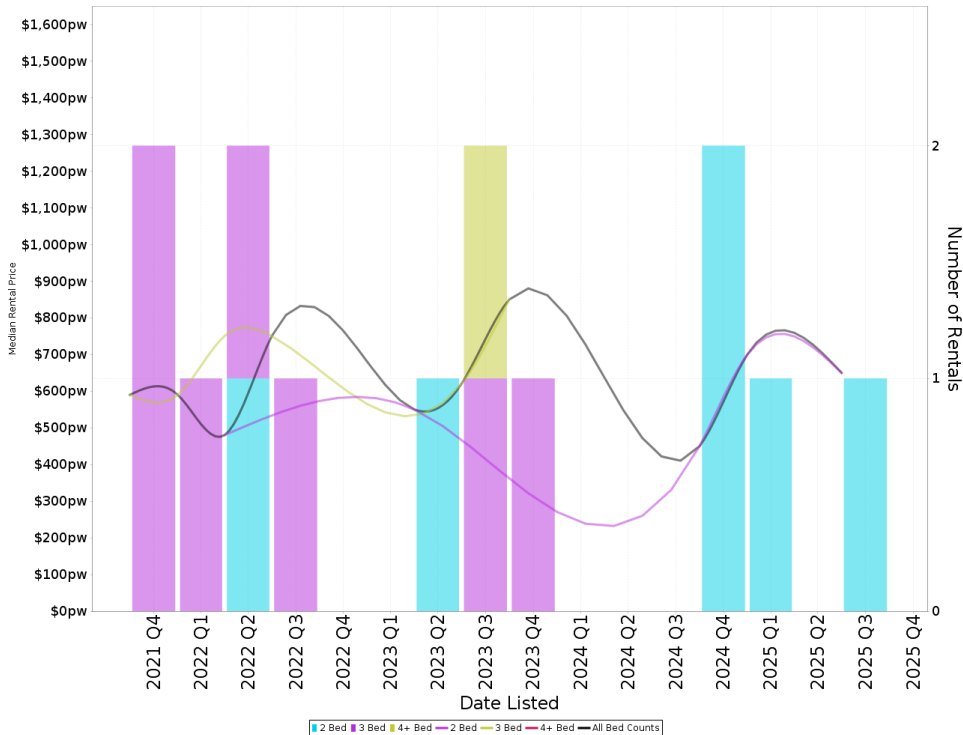
## THE GARDENS - Peak Selling Periods (3 years)



## THE GARDENS - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

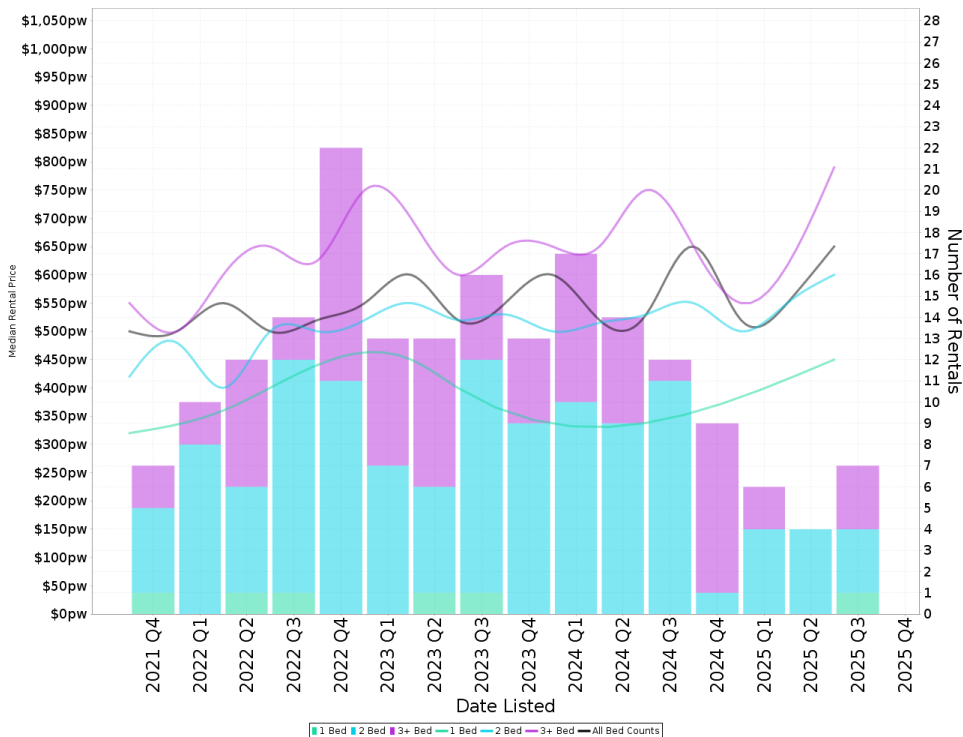
N/A

### Suburb Rental Yield

**+3.1%**

Current Median Price: \$1,080,000  
Current Median Rent: \$650  
Based on 4 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+11.1%**

Current Median Price: \$482,000  
Previous Median Price: \$433,750  
Based on 27 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+6.5%**

Current Median Price: \$482,000  
Current Median Rent: \$600  
Based on 26 registered Unit rentals compared over the last 12 months.

# THE GARDENS - Recently Sold Properties

Median Sale Price

**\$482k**

Based on 19 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

**+11.1%**

Current Median Price: \$482,000  
Previous Median Price: \$433,750

Based on 27 recorded Unit sales compared over the last two rolling 12 month periods

# Sold Properties

**19**

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

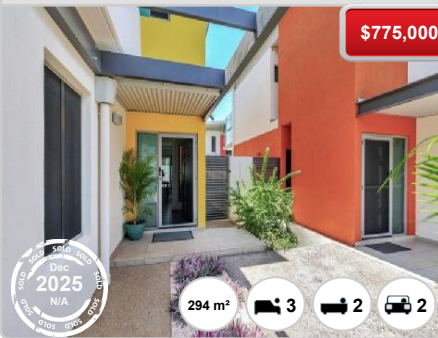
4/6 GARDENS HILL CRES

**\$535,000**



7/40 GARDENS HILL CRES

**\$775,000**



4/12 MELVILLE ST

**\$660,000**



16/31 GARDENS HILL CRES

**\$450,000**



41/17 GERANIUM ST

**\$360,000**



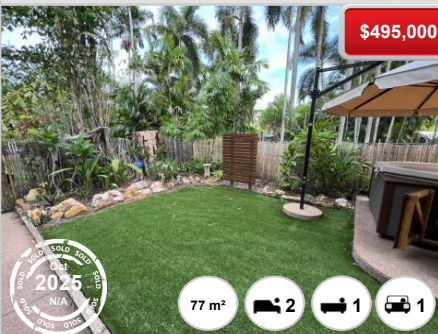
27/17 GERANIUM ST

**\$400,000**



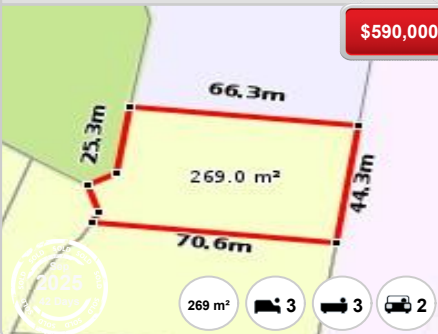
4/35 GARDENS HILL CRES

**\$495,000**



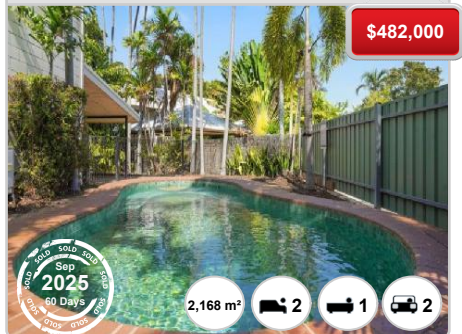
8/5 ST JOHN CRT

**\$590,000**



1/16 GARDENS HILL CRES

**\$482,000**

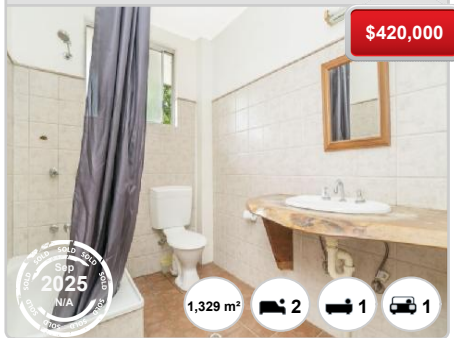




5/6 GARDENS HILL CRES



1/14 MELVILLE ST



10/6 ST JOHN CRT



1/5 ST JOHN CRT



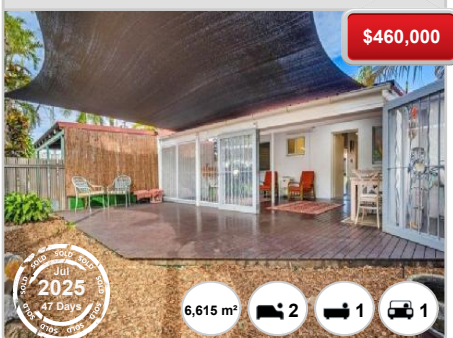
2/8 GARDENS HILL CRES



9/38 GARDENS HILL CRES



2/31 GARDENS HILL CRES



# THE GARDENS - Properties For Rent

## Median Rental Price

# \$600 /w

Based on 26 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

# +6.5%

Current Median Price: \$482,000  
Current Median Rent: \$600

Based on 19 recorded Unit sales and 26 Unit rentals compared over the last 12 months

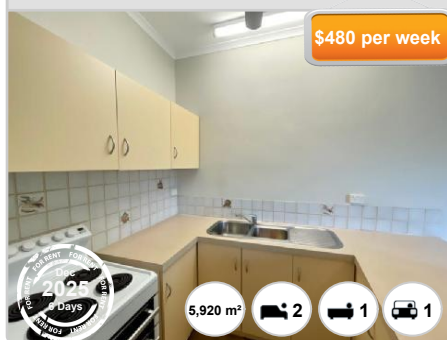
## Number of Rentals

# 26

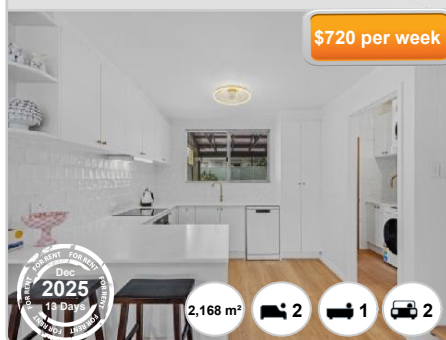
Based on recorded Unit rentals within the last 12 months (Oct '24 - Sep '25)

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

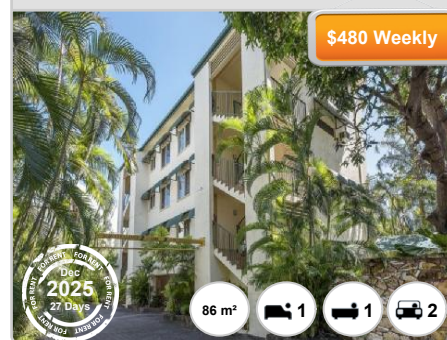
### 8/17 GERANIUM STREET



### 6/16 GARDENS HILL CRESCENT



### 46/17 GERANIUM STREET



### 9/7 ST JOHN COURT

