

RayWhite.

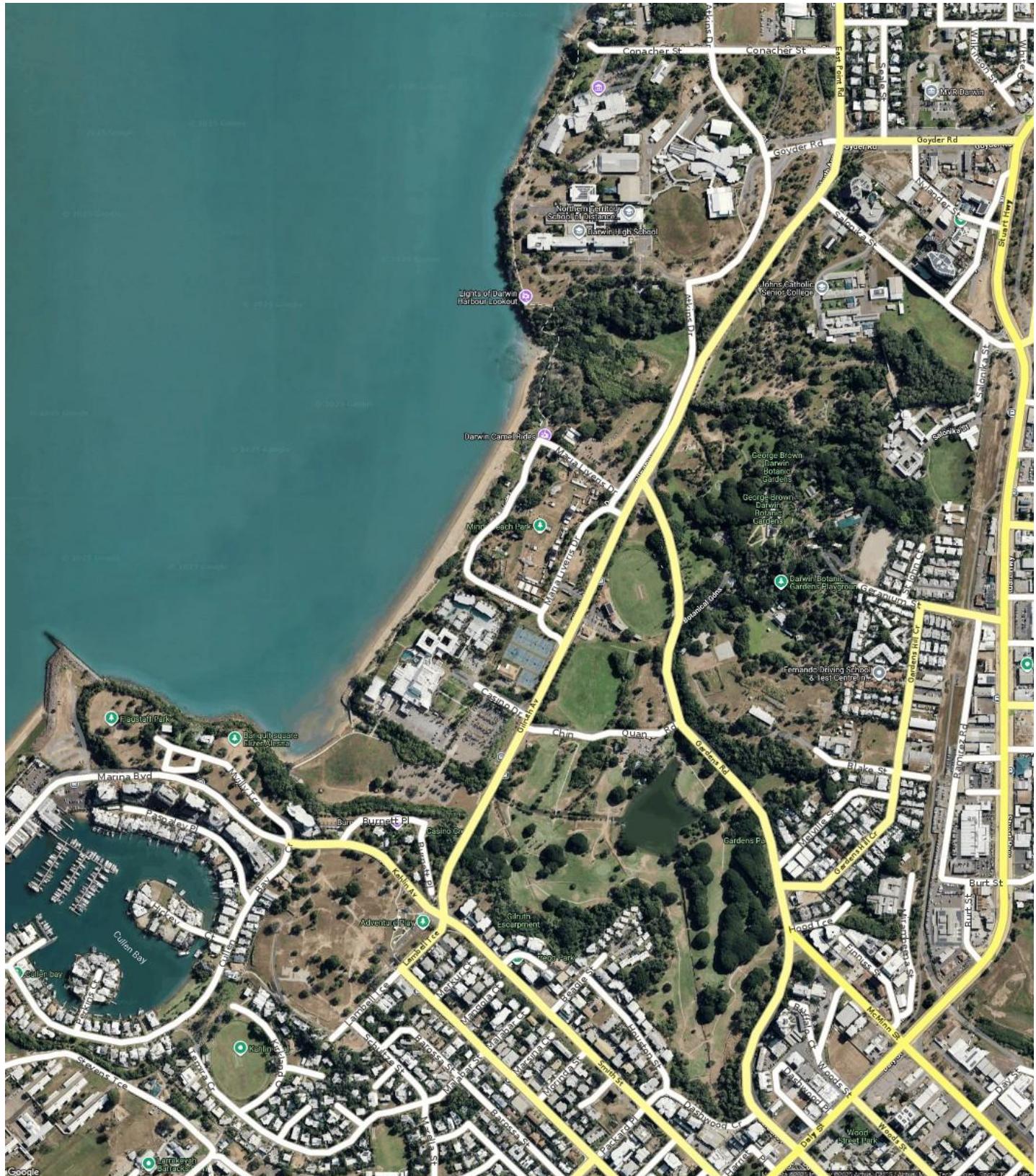


Suburb flyover report

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)

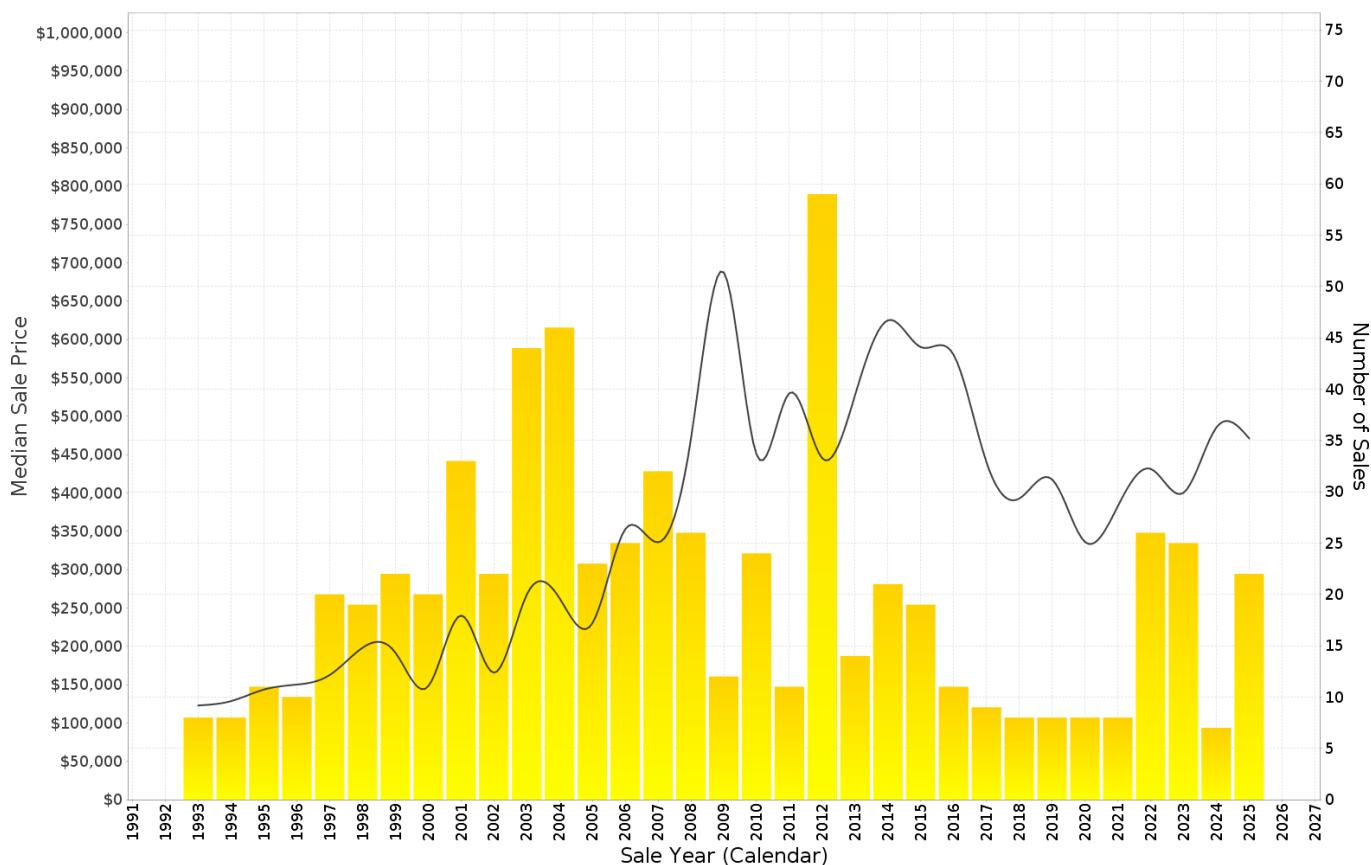
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

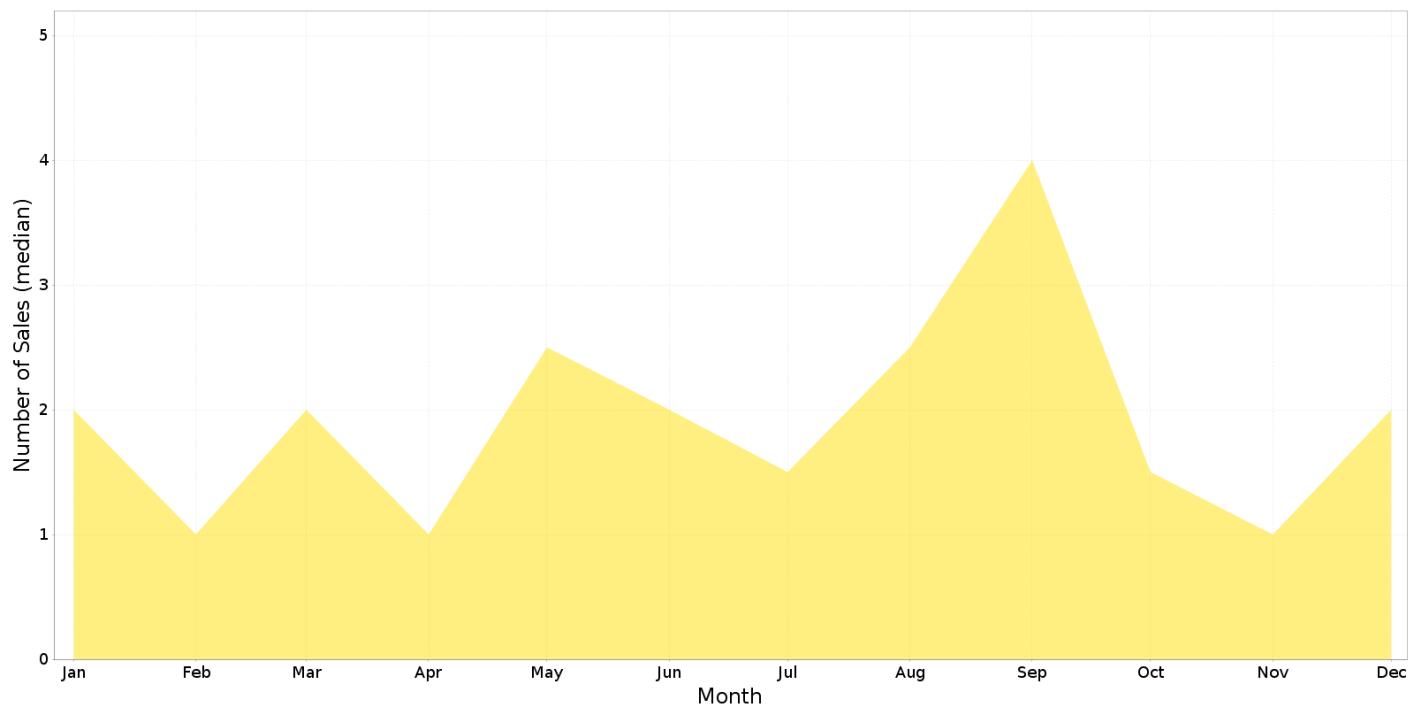
+11.1%

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

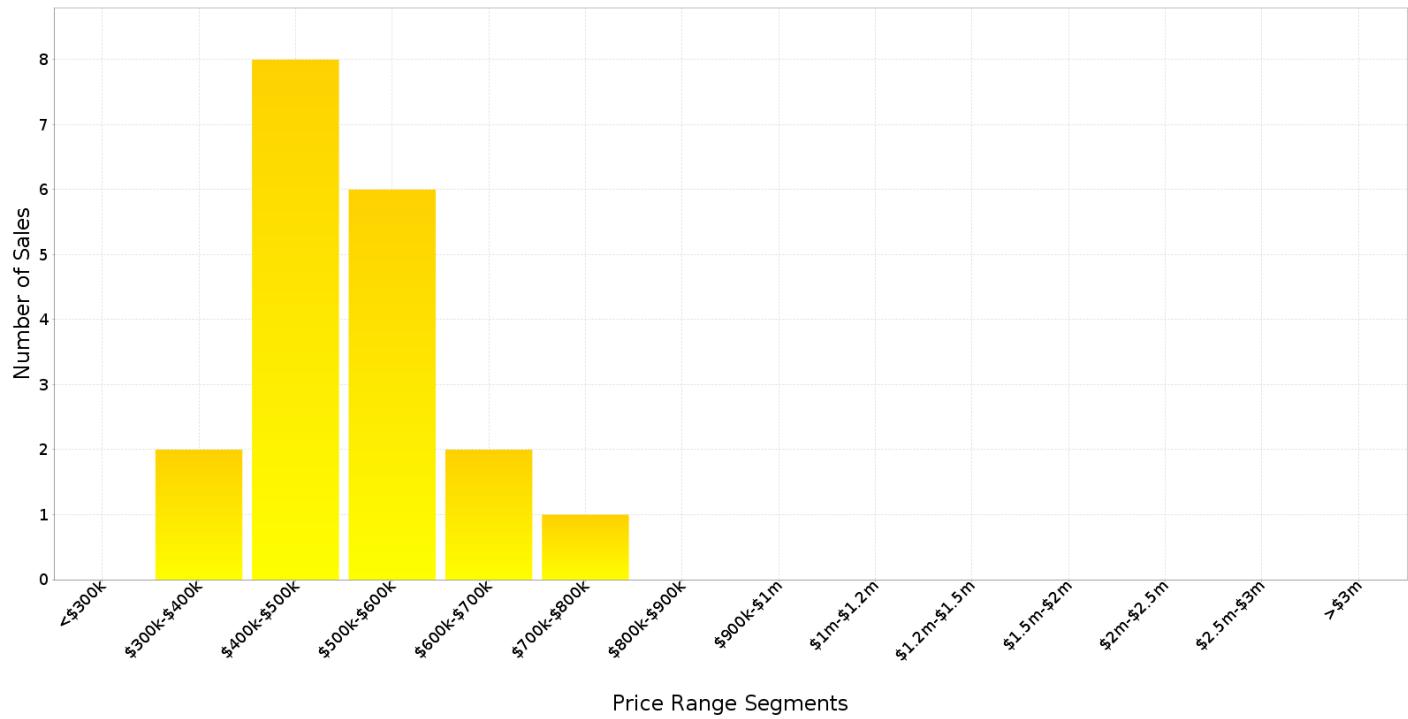
Based on 27 recorded Unit sales compared over the last two rolling 12 month periods



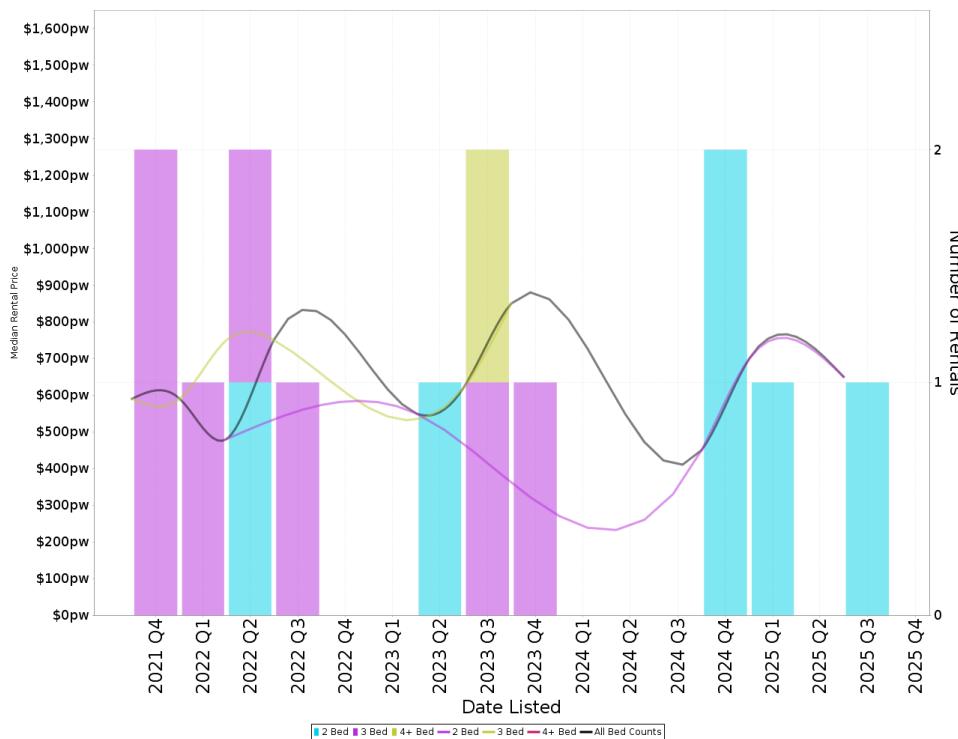
THE GARDENS - Peak Selling Periods (3 years)



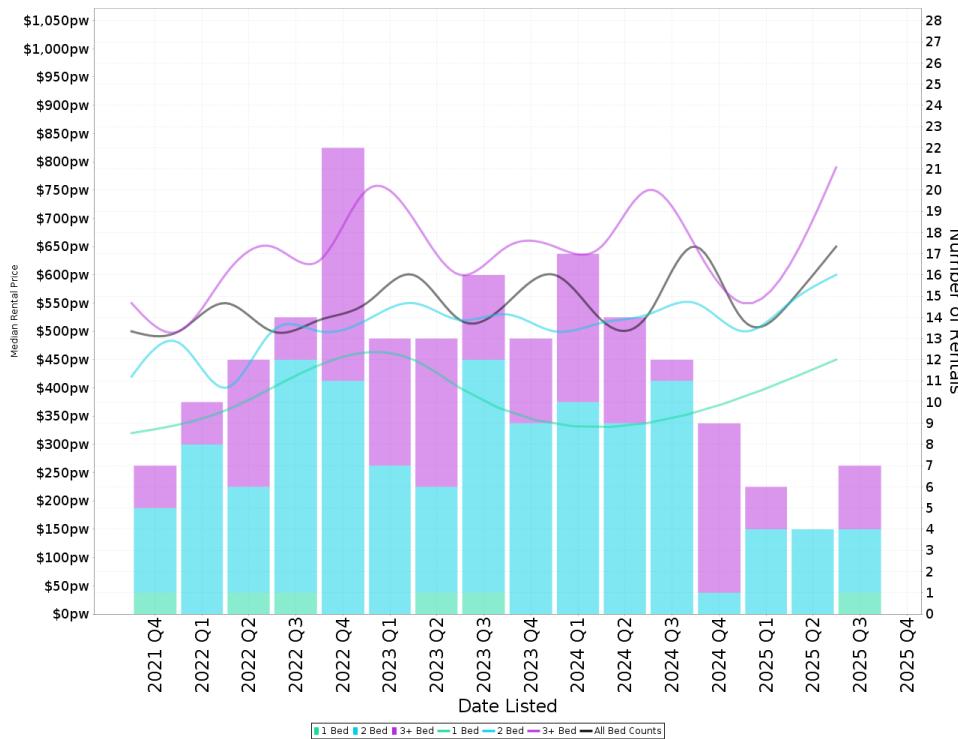
THE GARDENS - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Median Weekly Rents (Units)



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

190 m² • 30.3m • 39.9m • 39.8m • 30.3m

190 m² • 30.3m • 39.9m • 39.8m • 30.3m

Dec 2025

7/40 GARDENS HILL CRES

\$775,000

294 m² • 3 • 2 • 2

Dec 2025

4/12 MELVILLE ST

\$660,000

1,179 m² • 2 • 2 • 2

Nov 2025

16/31 GARDENS HILL CRES

\$450,000

6,615 m² • 2 • 1 • 1

Nov 2025

41/17 GERANIUM ST

\$360,000

86 m² • 1 • 1 • 1

Nov 2025

27/17 GERANIUM ST

\$400,000

112 m² • 2 • 1 • 1

Oct 2025

4/35 GARDENS HILL CRES

\$495,000

77 m² • 2 • 1 • 1

Sep 2025

8/5 ST JOHN CRT

\$590,000

269 m² • 3 • 3 • 2

Sep 2025

1/16 GARDENS HILL CRES

\$482,000

2,168 m² • 2 • 1 • 2

Sep 2025

5/6 GARDENS HILL CRES

\$525,000

210 m² • 30.3m • 39.9m • 39.8m

1/14 MELVILLE ST

\$420,000

1,329 m² • 2 • 1 • 1

10/6 ST JOHN CRT

\$505,000

205 m² • 2 • 2 • 2 • 2

1/5 ST JOHN CRT

\$570,000

335 m² • 3 • 2 • 2

2/8 GARDENS HILL CRES

\$550,000

234 m² • 3 • 2 • 2

9/38 GARDENS HILL CRES

\$666,000

283 m² • 3 • 2 • 3

2/31 GARDENS HILL CRES

\$460,000

6,615 m² • 2 • 1 • 1

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

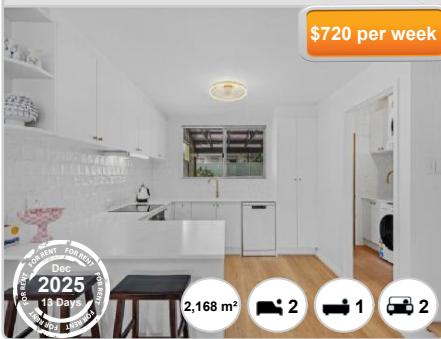
Based on recorded Unit rentals within the last 12 months (Oct '24 - Sep '25)

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

