



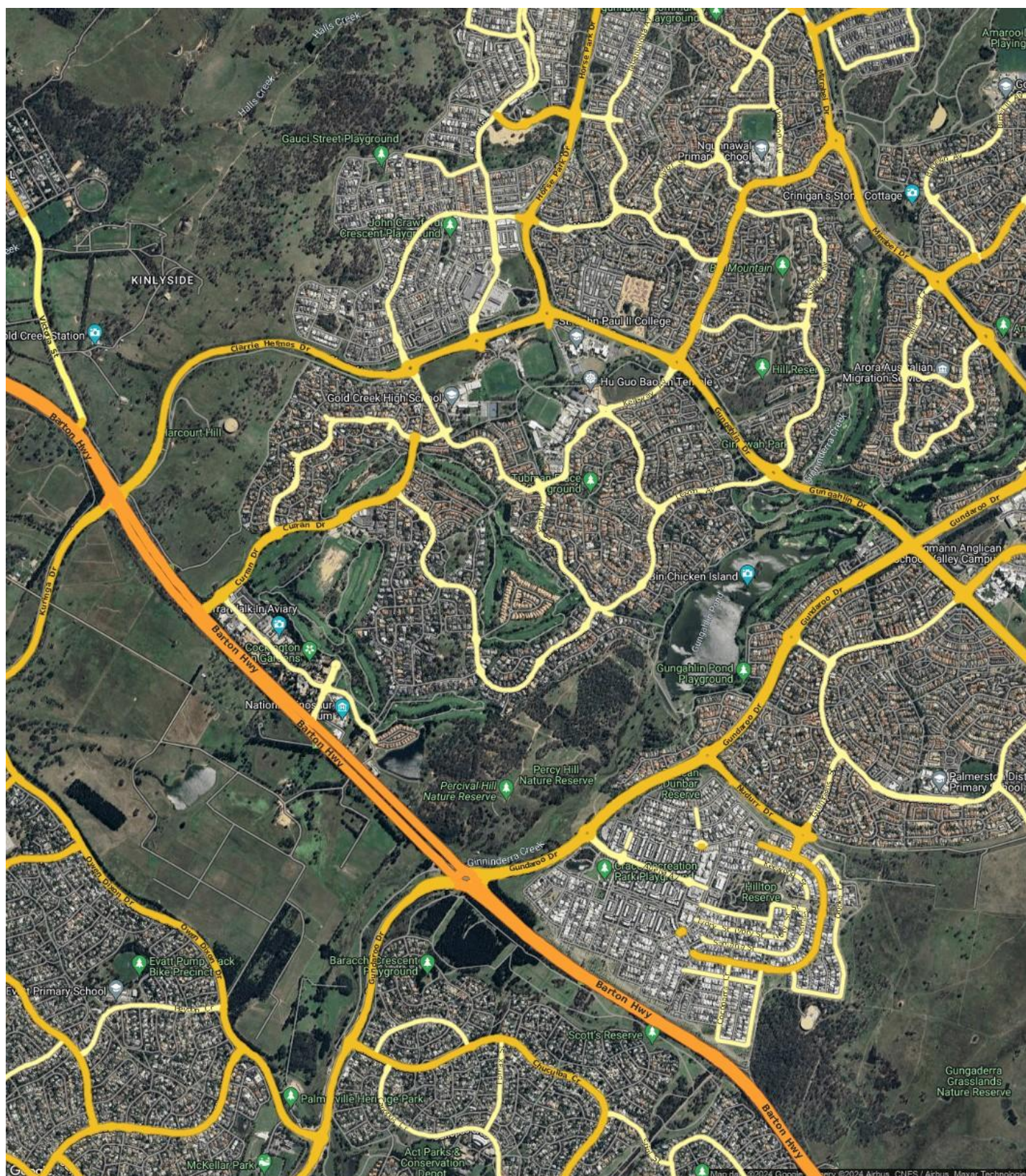
RayWhite.



Suburb  
flyover report

NICHOLLS (HOUSE)  
PREPARED BY: RAY WHITE CANBERRA, RAY WHITE CORPORATE DEFAULT

# NICHOLLS - Suburb Map



# NICHOLLS - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	117	\$ 545,000	0.0 %	\$ 100,234	\$ 1,230,000
2007	113	\$ 605,000	11.0 %	\$ 56,000	\$ 1,500,000
2008	81	\$ 575,000	-5.0 %	\$ 310,500	\$ 1,390,000
2009	73	\$ 650,000	13.0 %	\$ 390,000	\$ 1,450,000
2010	68	\$ 695,000	6.9 %	\$ 106,500	\$ 1,580,000
2011	60	\$ 703,500	1.2 %	\$ 430,000	\$ 1,625,000
2012	86	\$ 685,000	-2.6 %	\$ 405,000	\$ 1,300,000
2013	76	\$ 717,000	4.7 %	\$ 400,000	\$ 1,625,000
2014	82	\$ 739,975	3.2 %	\$ 35,000	\$ 1,752,500
2015	84	\$ 696,250	-5.9 %	\$ 270,000	\$ 2,010,000
2016	77	\$ 770,000	10.6 %	\$ 200,000	\$ 1,980,000
2017	77	\$ 812,500	5.5 %	\$ 400,000	\$ 1,840,000
2018	81	\$ 850,000	4.6 %	\$ 125,000	\$ 1,700,000
2019	70	\$ 872,500	2.6 %	\$ 357,500	\$ 1,550,000
2020	55	\$ 867,500	-0.6 %	\$ 360,000	\$ 2,475,000
2021	76	\$ 1,250,000	44.1 %	\$ 627,500	\$ 2,215,000
2022	79	\$ 1,220,000	-2.4 %	\$ 360,000	\$ 2,500,000
2023	59	\$ 1,255,000	2.9 %	\$ 720,000	\$ 2,280,000
2024	3	\$ 1,100,000	-12.4 %	\$ 953,000	\$ 1,220,000

## Median Sale Price

# \$1.25m

Based on 53 recorded House sales within the last 12 months (Apr '23 - Mar '24)

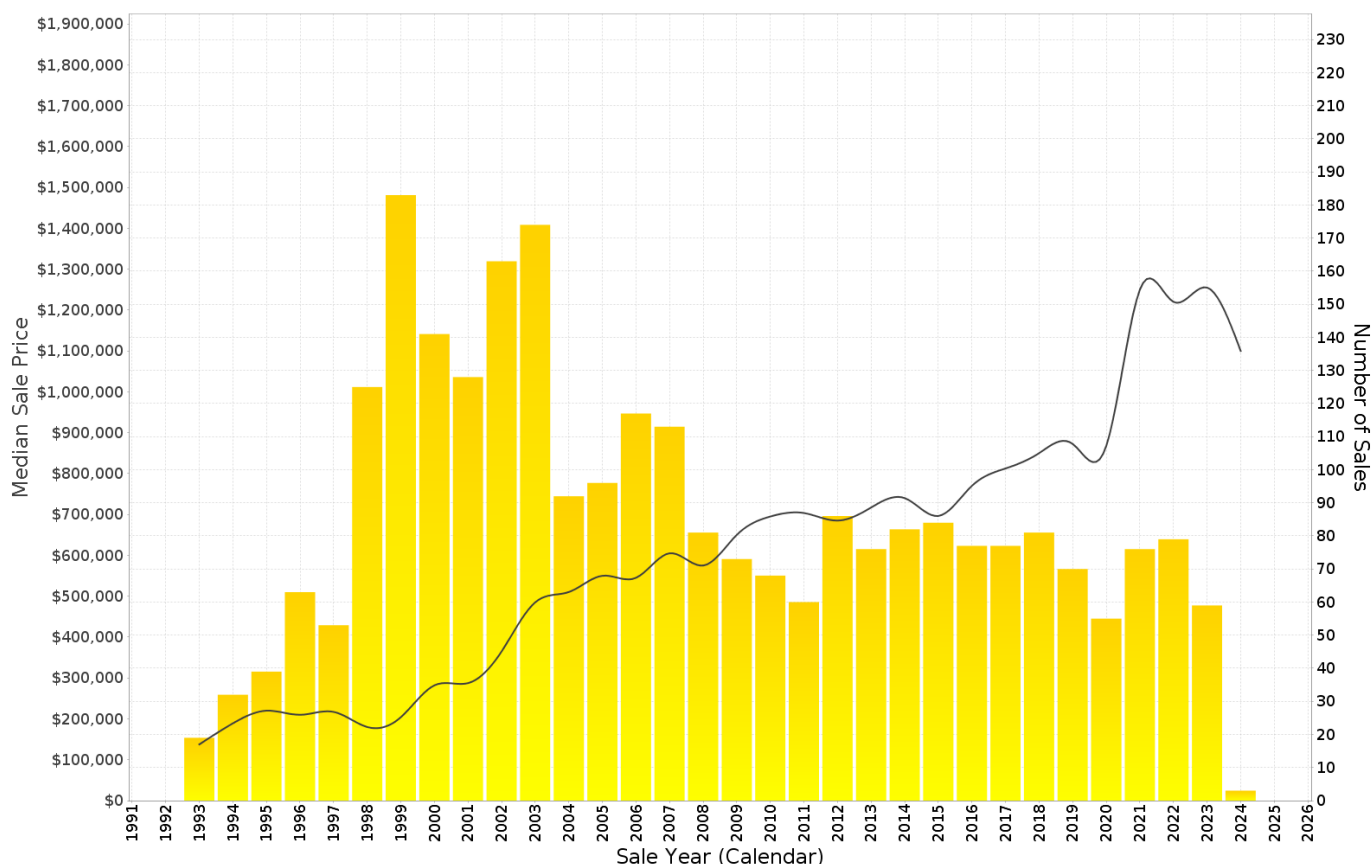
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

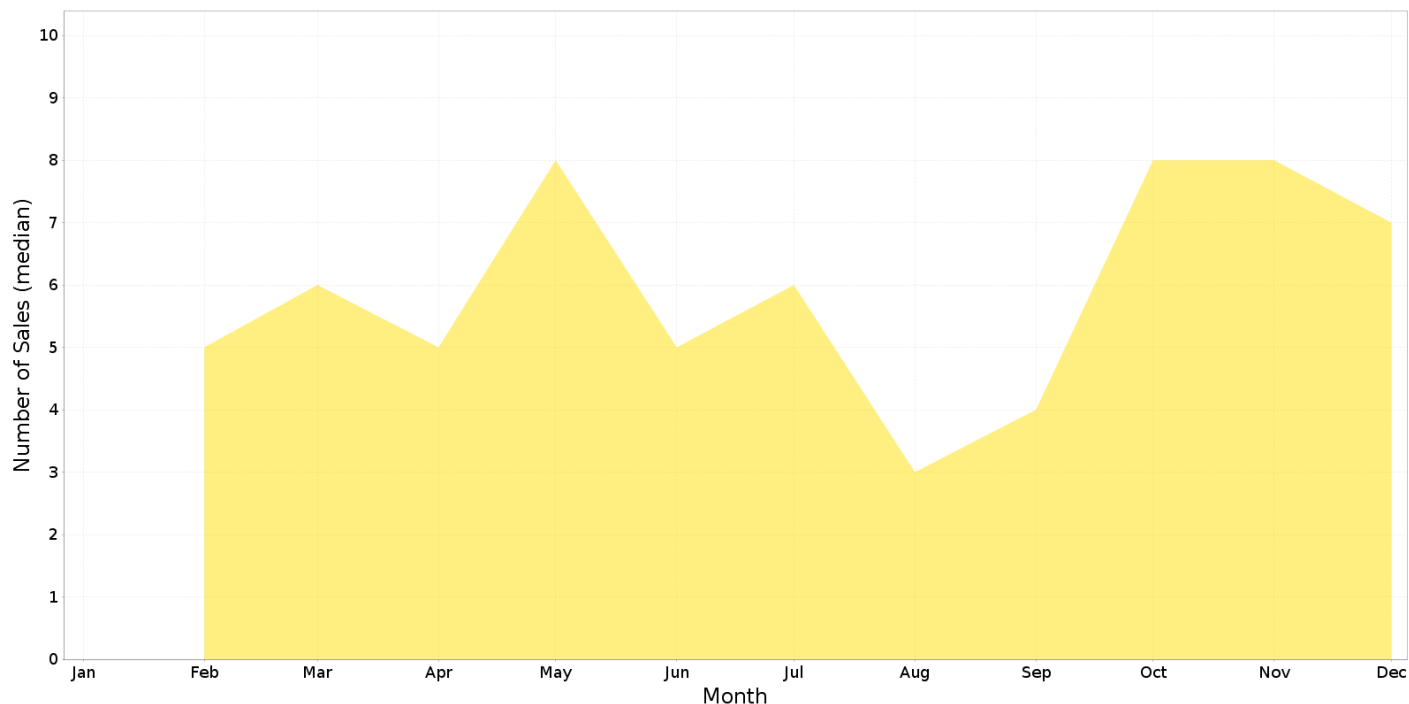
# +4.6%

Current Median Price: \$1,255,000  
Previous Median Price: \$1,200,000

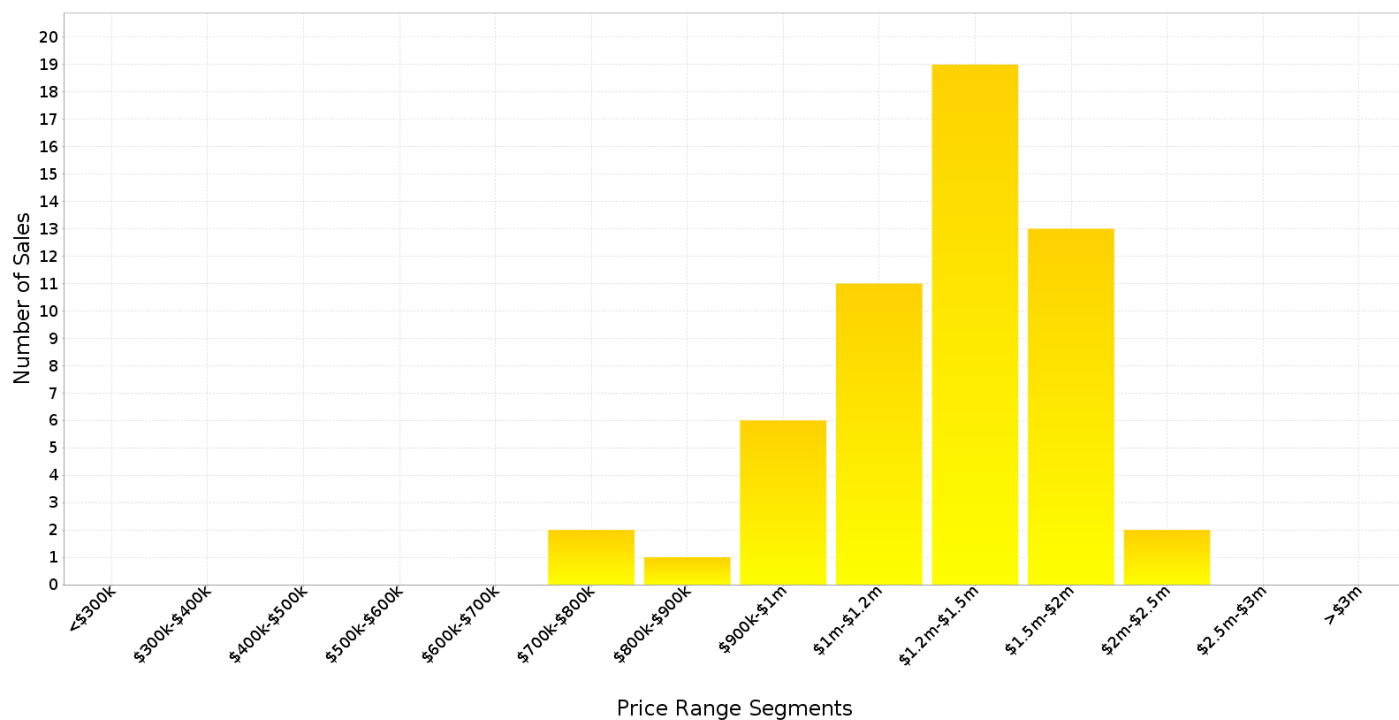
Based on 126 recorded House sales compared over the last two rolling 12 month periods



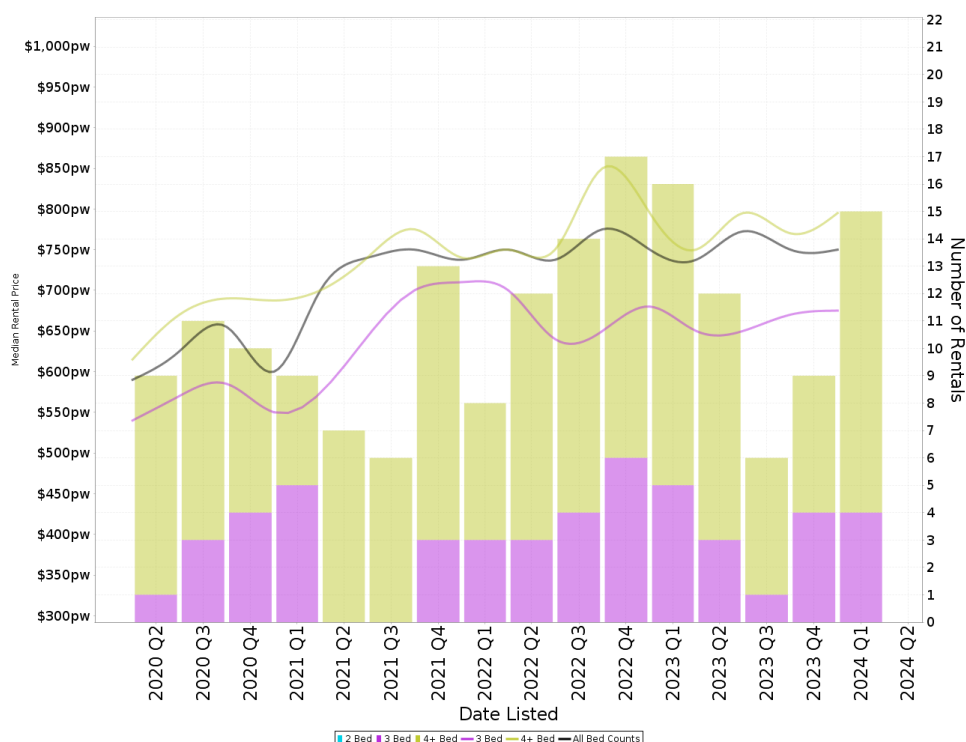
## NICHOLLS - Peak Selling Periods (3 years)



## NICHOLLS - Price Range Segments (12 months)



# Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+4.6%**

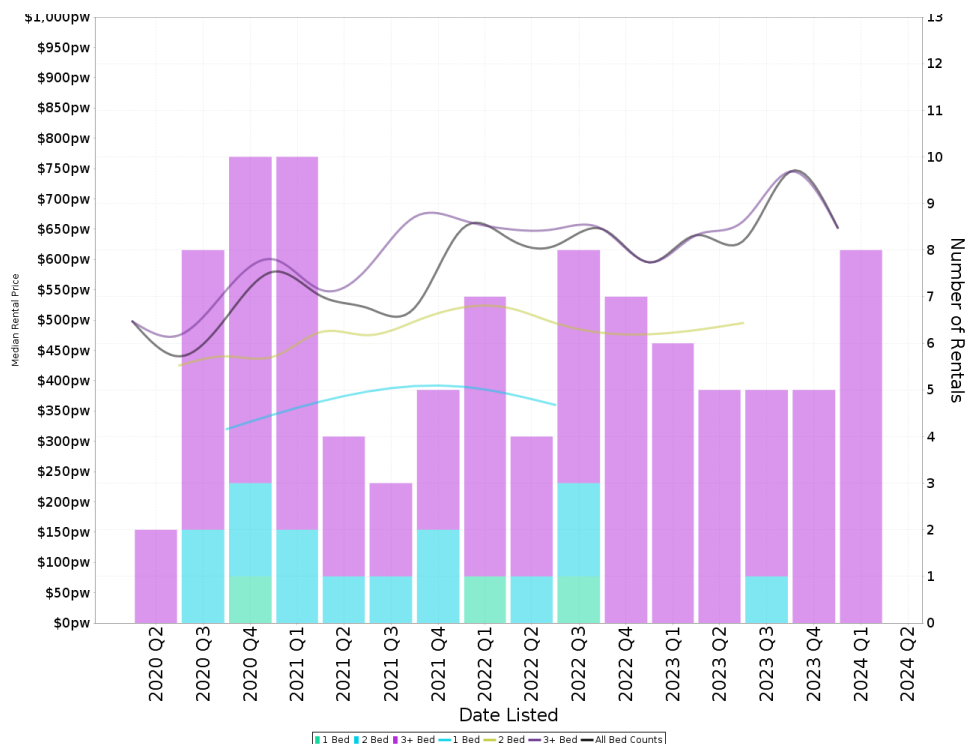
Current Median Price: \$1,255,000  
 Previous Median Price: \$1,200,000  
 Based on 126 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.1%**

Current Median Price: \$1,255,000  
 Current Median Rent: \$750  
 Based on 42 registered House rentals compared over the last 12 months.

# Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-3.9%**

Current Median Price: \$760,000  
 Previous Median Price: \$791,000  
 Based on 45 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.4%**

Current Median Price: \$760,000  
 Current Median Rent: \$650  
 Based on 23 registered Unit rentals compared over the last 12 months.

# NICHOLLS - Recently Sold Properties

Median Sale Price

**\$1.25m**

Based on 53 recorded House sales within the last 12 months (Apr '23 - Mar '24)

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

Suburb Growth

**+4.6%**

Current Median Price: \$1,255,000  
Previous Median Price: \$1,200,000

Based on 126 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**53**

Based on recorded House sales within the 12 months (Apr '23 - Mar '24)

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

**168 TEMPERLEY ST**

**\$1,110,000**

831 m<sup>2</sup> 5 2 2

**3 GORDON CL**

**\$1,306,000**

724 m<sup>2</sup> 5 2 3

**54 WESTBURY CCT**

**\$1,550,000**

872 m<sup>2</sup> 4 3 2

**4 GORDON CL**

**\$1,050,000**

701 m<sup>2</sup> 4 2 2

**8 WALLABY PL**

**\$922,500**

585 m<sup>2</sup> 4 2 2

**33 WESTBURY CCT**

**\$1,220,000**

852 m<sup>2</sup> 4 2 2

**37 WHATMORE CRT**

**\$1,100,000**

822 m<sup>2</sup> 4 2 2

**28 HENDRY CL**

**\$2,015,000**

1,316 m<sup>2</sup> 5 3 2

**23 DOBBIN CCT**

**\$1,679,500**

851 m<sup>2</sup> 5 2 2

**40 FREDA BENNETT CCT**

**\$953,000**

Feb 2024  
35 Days

843 m<sup>2</sup> 4 2 2

**56 DOOLAND CRT**

**\$770,000**

Dec 2023  
103 Days

427 m<sup>2</sup> 3 1 1

**32 FREDA BENNETT CCT**

**\$1,050,000**

Dec 2023  
24 Days

778 m<sup>2</sup> 4 2 3

**29 DOOLAND CRT**

**\$1,050,000**

728 m<sup>2</sup> 3 1 2

**53 WESTBURY CCT**

**\$1,525,000**

Dec 2023  
43 Days

871 m<sup>2</sup> 4 3 2

**22 HATTERSLEY CRT**

**\$1,600,000**

Dec 2023  
89 Days

819 m<sup>2</sup> 5 2 2

**15 SUE GEH CCT**

**\$2,280,000**

Dec 2023  
23 Days

980 m<sup>2</sup> 5 3 2

**36 MCAULIFFE CRT**

**\$1,505,000**

Nov 2023  
42 Days

889 m<sup>2</sup> 5 2 2

**25 ROSELLA ST**

**\$980,000**

Nov 2023  
7 Days

571 m<sup>2</sup> 3 2 2

**35 SUE GEH CCT**

**\$2,186,000**

Nov 2023  
23 Days

1,245 m<sup>2</sup> 5 3 3

**9 ARTHALDO CRT**

**\$1,180,000**

Nov 2023  
30 Days

820 m<sup>2</sup> 4 2 2

**21 LINDWALL PL**

**\$875,000**

924 m<sup>2</sup> 5 1 2

# NICHOLLS - Properties For Rent

## Median Rental Price

**\$750 /w**

Based on 42 recorded House rentals within the last 12 months (Apr '23 - Mar '24)

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

## Rental Yield

**+3.1%**

Current Median Price: \$1,255,000  
Current Median Rent: \$750

Based on 53 recorded House sales and 42 House rentals compared over the last 12 months

## Number of Rentals

**42**

Based on recorded House rentals within the last 12 months (Apr '23 - Mar '24)

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

**12 IBIS STREET**

**\$670 per week**




Apr 2024  
9 Days

420 m<sup>2</sup> 3 2 2

BLACROSSAW

**44 CANDLEBARK CLOSE**

**\$770 weekly**



Apr 2024  
16 Days

434 m<sup>2</sup> 4 2 2

**5 DOOLAND COURT**

**\$740**

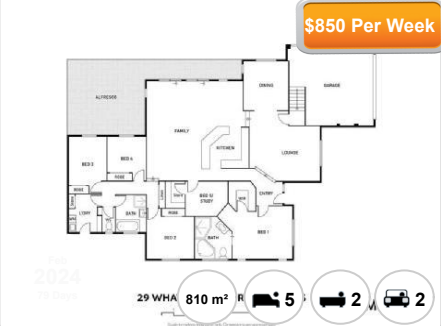


Apr 2024  
34 Days

669 m<sup>2</sup> 4 2 2

**29 WHATMORE COURT**

**\$850 Per Week**



Apr 2024  
19 Days

29 WHA 810 m<sup>2</sup> 5 2 2