

**RayWhite.**

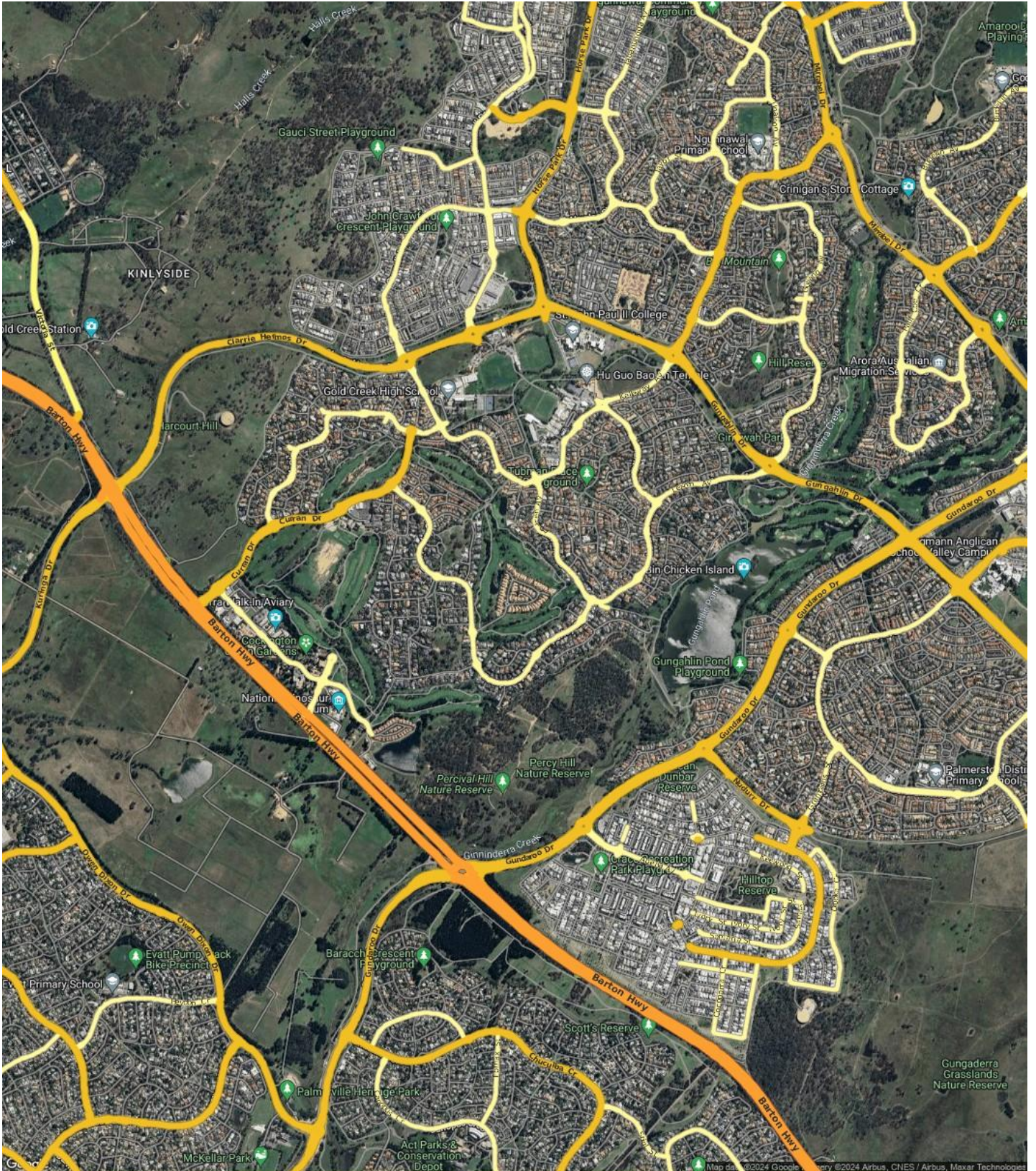
# Suburb flyover report

NICHOLLS (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA



# NICHOLLS - Suburb Map



Prepared on 11/07/2024 by Customer Care VA , +61 (02) 6173 6300 at Ray White Canberra. © Property Data Solutions Pty Ltd 2024 (pricfinder.com.au)

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# 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	10	\$ 1,165,000	-7.2 %	\$ 910,000	\$ 2,015,000

Median Sale Price  
**\$1.23m**

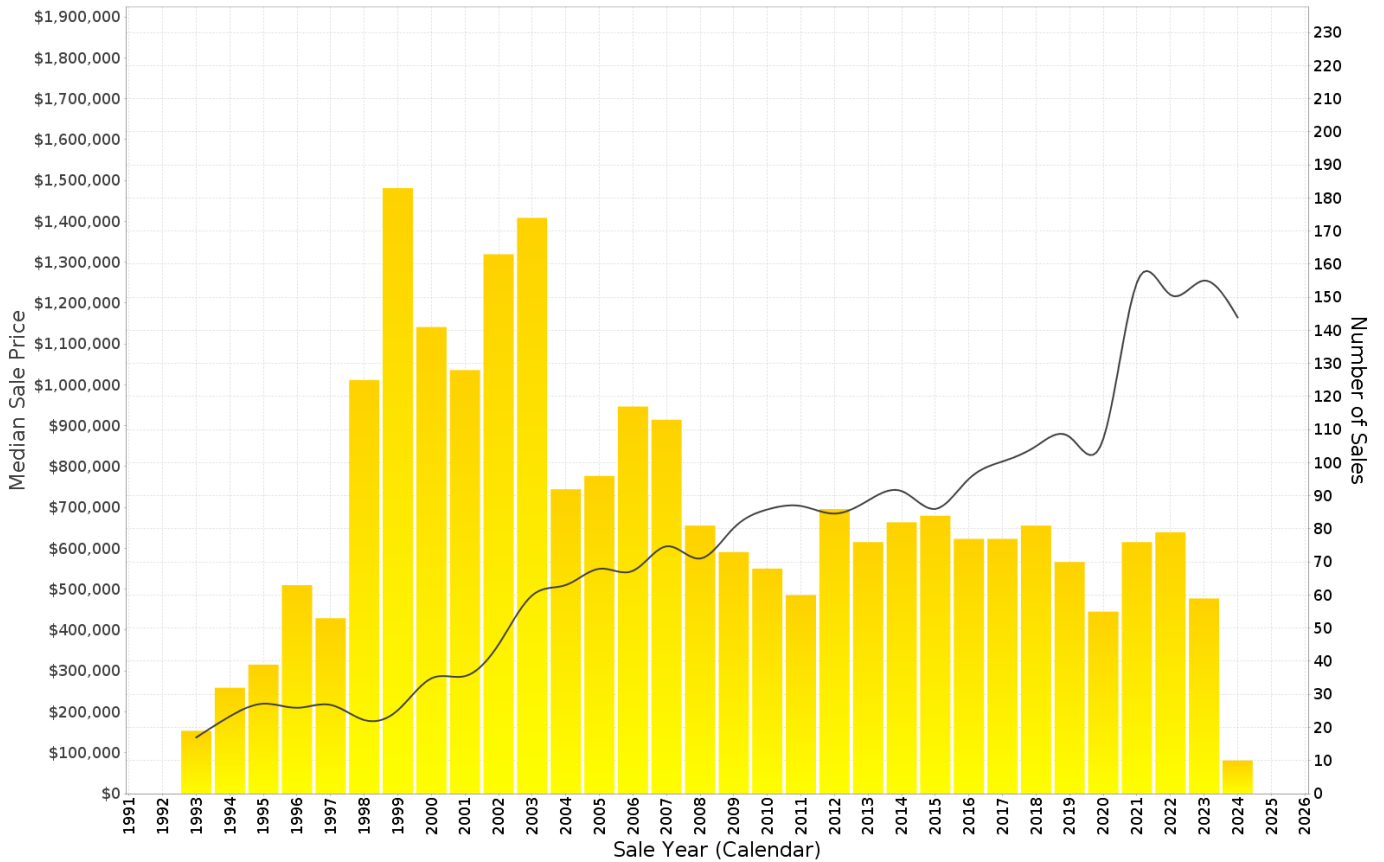
Based on 41 recorded House sales within the last 12 months (Financial Year 2024)

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

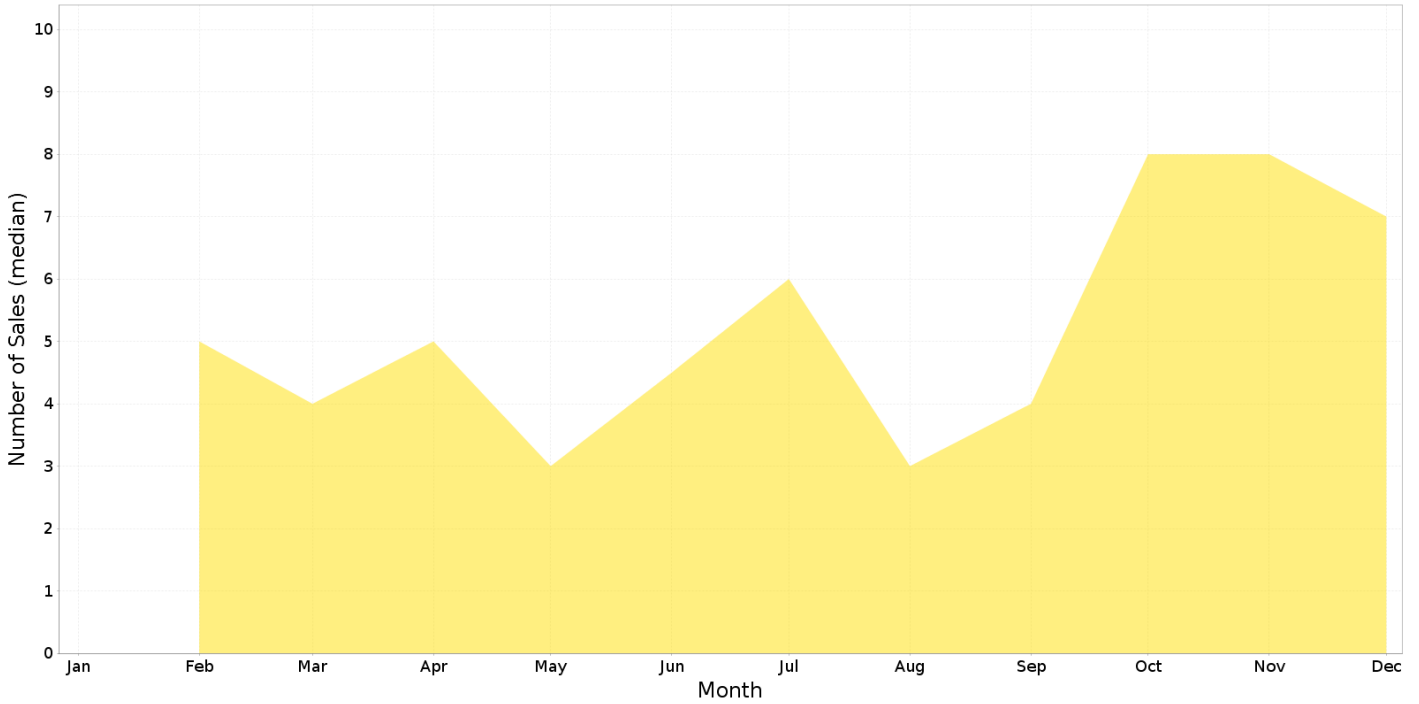
Suburb Growth  
**-0.5%**

Current Median Price: \$1,225,000  
Previous Median Price: \$1,231,000

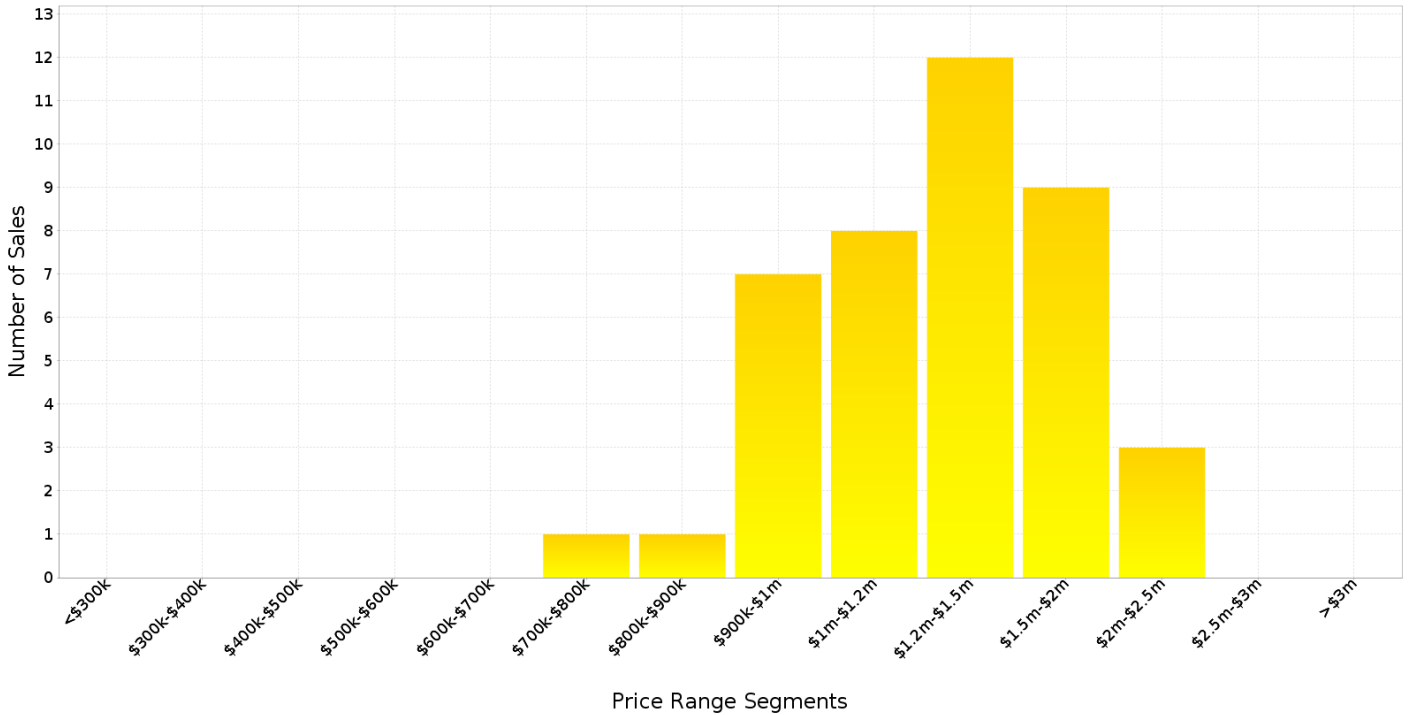
Based on 117 recorded House sales compared over the last two rolling 12 month periods



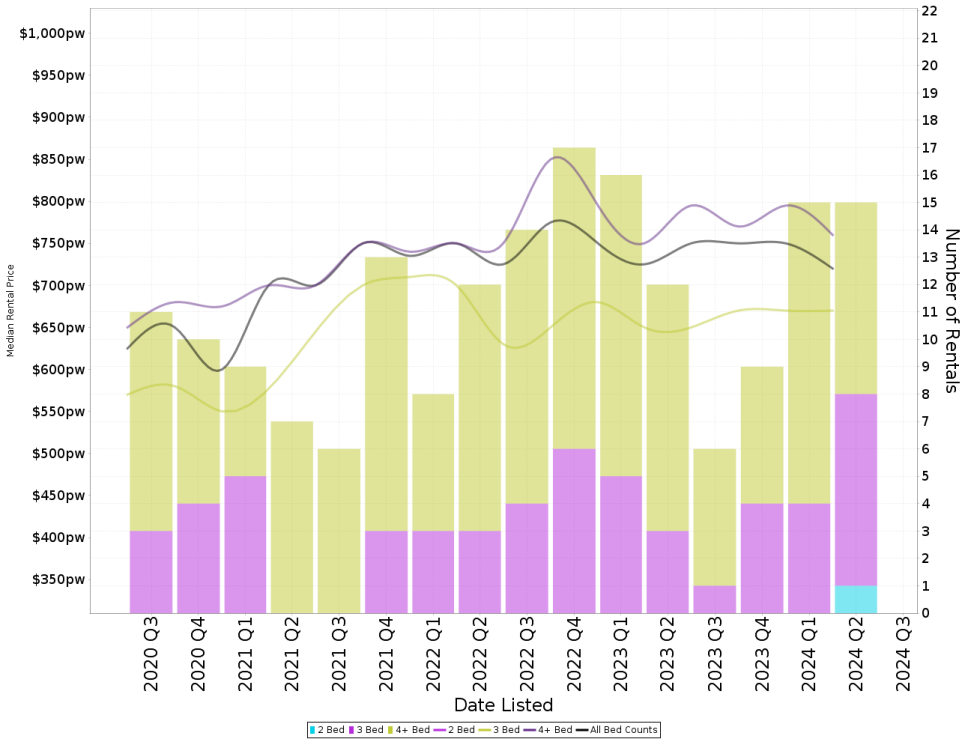
## NICHOLLS - Peak Selling Periods (3 years)



## NICHOLLS - Price Range Segments (12 months)



# Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-0.5%**

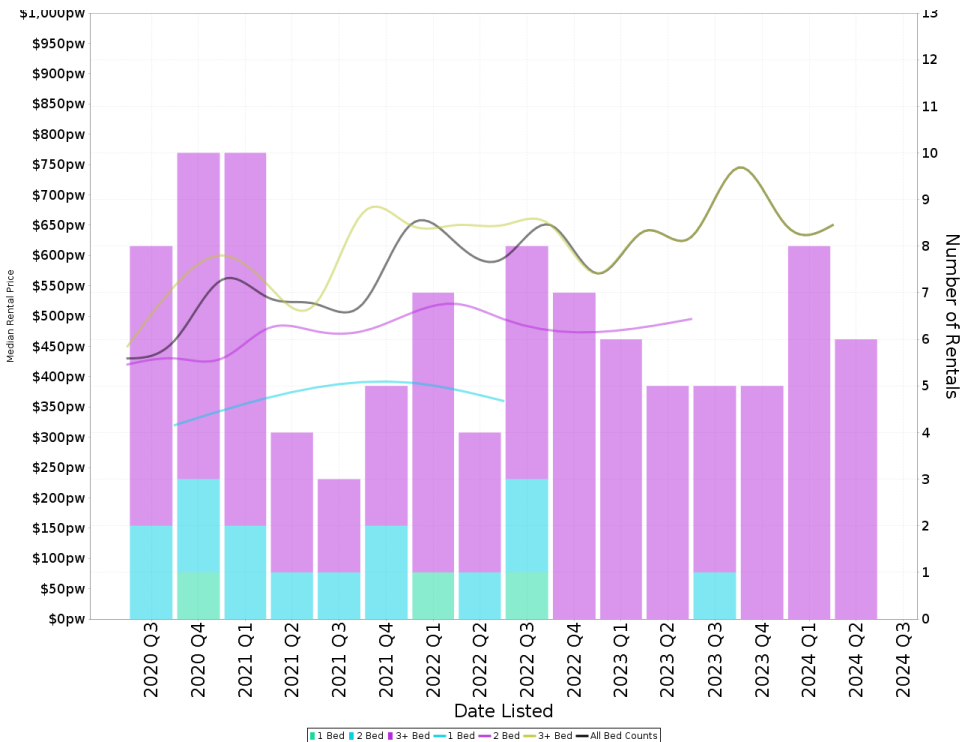
Current Median Price: \$1,225,000  
 Previous Median Price: \$1,231,000  
 Based on 117 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.2%**

Current Median Price: \$1,225,000  
 Current Median Rent: \$750  
 Based on 45 registered House rentals compared over the last 12 months.

# Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-9.6%**

Current Median Price: \$750,000  
 Previous Median Price: \$830,000  
 Based on 43 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.5%**

Current Median Price: \$750,000  
 Current Median Rent: \$650  
 Based on 24 registered Unit rentals compared over the last 12 months.

# NICHOLLS - Recently Sold Properties

Median Sale Price

**\$1.23m**

Based on 41 recorded House sales within the last 12 months (Financial Year 2024)

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

Suburb Growth

**-0.5%**

Current Median Price: \$1,225,000  
Previous Median Price: \$1,231,000

Based on 117 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**41**

Based on recorded House sales within the 12 months (Financial Year 2024)

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

**30 CANDLEBARK CL**

**\$880,000**

Sold Jul 2024  
32 Days

426 m<sup>2</sup> 3 2 2

**4 VINER PL**

**\$2,000,000**

Sold Jun 2024  
121 Days

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

**13 COCKATOO CL**

**\$935,000**

Sold Jun 2024  
47 Days

420 m<sup>2</sup> 4 2 2

**22/25 TEMPERLEY ST**

**\$915,000**

Sold Jun 2024  
59 Days

1.5 ha 3 2 2

**11 COTTAM PL**

**\$937,850**

Sold Jun 2024  
56 Days

662 m<sup>2</sup> 4 2 2

**59 DOBBIN CCT**

**\$1,220,000**

Sold May 2024  
178 Days

650 m<sup>2</sup> 5 2 2

**28 HENDRY CL**

**\$2,150,000**

Sold May 2024  
N/A

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

**15 MASSIE PL**

**\$1,040,000**

Sold May 2024  
61 Days

699 m<sup>2</sup> 4 2 2

**14 KANGAROO CL**

**\$910,000**

Sold May 2024  
61 Days

426 m<sup>2</sup> 4 2 2

**3 GORDON CL**

**\$1,306,000**

Apr 2024  
24 Days

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

**4 KUHN PL**

**\$1,500,000**

Apr 2024  
66 Days

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

**168 TEMPERLEY ST**

**\$1,110,000**

Apr 2024  
20 Days

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

**54 WESTBURY CCT**

**\$1,550,000**

Apr 2024  
49 Days

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

**4 GORDON CL**

**\$1,050,000**

Apr 2024  
23 Days

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

**8 WALLABY PL**

**\$922,500**

Apr 2024  
16 Days

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

**33 WESTBURY CCT**

**\$1,220,000**

Apr 2024  
22 Days

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

**37 WHATMORE CRT**

**\$1,100,000**

Feb 2024  
167 Days

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

**28 HENDRY CL**

**\$2,015,000**

Feb 2024  
27 Days

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

**23 DOBBIN CCT**

**\$1,679,500**

Feb 2024  
24 Days

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

# NICHOLLS - Properties For Rent

## Median Rental Price

**\$750 /w**

Based on 45 recorded House rentals within the last 12 months (Financial Year 2024)

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

## Rental Yield

**+3.2%**

Current Median Price: \$1,225,000  
Current Median Rent: \$750

Based on 41 recorded House sales and 45 House rentals compared over the last 12 months


## Number of Rentals

**45**


Based on recorded House rentals within the last 12 months (Financial Year 2024)




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

**5 PEKEN PLACE**




**\$1150 per week**







911 m<sup>2</sup>   

**11 COTTAM PLACE**



**\$760 per week**



662 m<sup>2</sup>   

**2/16 Weetman Place**




**\$565 pw**







241 m<sup>2</sup>   

**44 CANDLEBARK CLOSE**



**\$750 weekly**



434 m<sup>2</sup>   

**5 DOOLAND COURT**




**\$740**




669 m<sup>2</sup>   

**29 Whatmore Court**



**\$850 per week**



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