

# Suburb flyover report

NICHOLLS (HOUSE)

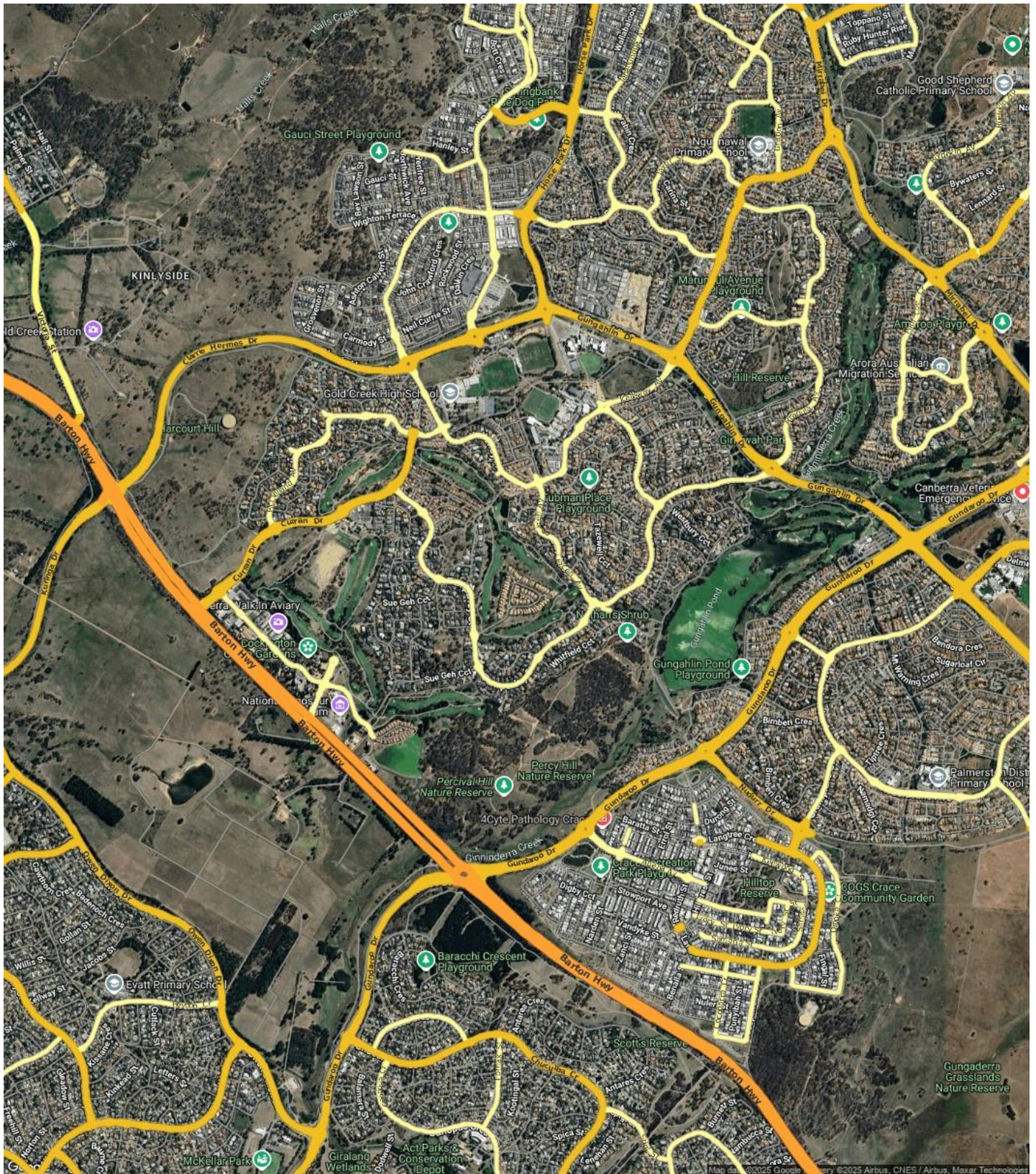
PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

**RayWhite.**





# NICHOLLS - Suburb Map



Prepared on 03/06/2025 by Customer Care VA , +61 (02) 6173 6300 at Ray White Canberra. © Property Data Solutions Pty Ltd 2025 (pricefinder.com.au)

The materials are provided as an information source only. © The Property Insights are Territory Data, which is the property of the Australian Capital Territory. No part of it may in any form or by any means (electronic, mechanical, microcopying, photocopying, recording or otherwise) be reproduced, stored in a retrieval system or transmitted without prior permission. Enquiries should be directed to: Manager, Customer Services, Environment and Planning Directorate, GPO Box 158, Canberra ACT 2601.



# NICHOLLS - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	114	\$ 606,500	0.0 %	\$ 56,000	\$ 1,500,000
2008	81	\$ 575,000	-5.2 %	\$ 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	48	\$ 1,300,000	3.6 %	\$ 588,000	\$ 2,550,000
2025	19	\$ 1,100,000	-15.4 %	\$ 810,000	\$ 1,791,000

Median Sale Price

\$1.27m

Based on 60 recorded House sales within the last 12 months (Apr '24 - Mar '25)

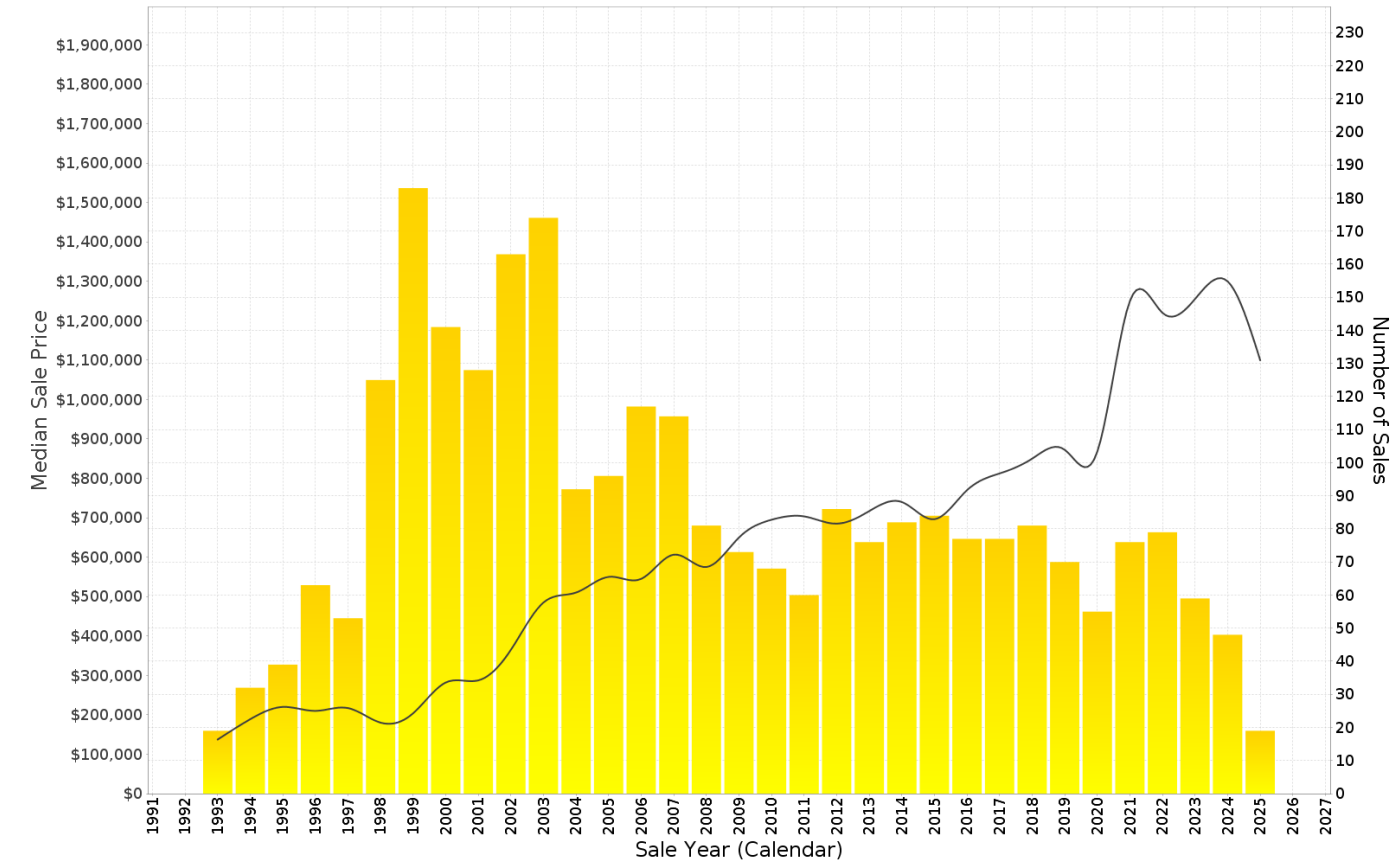
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

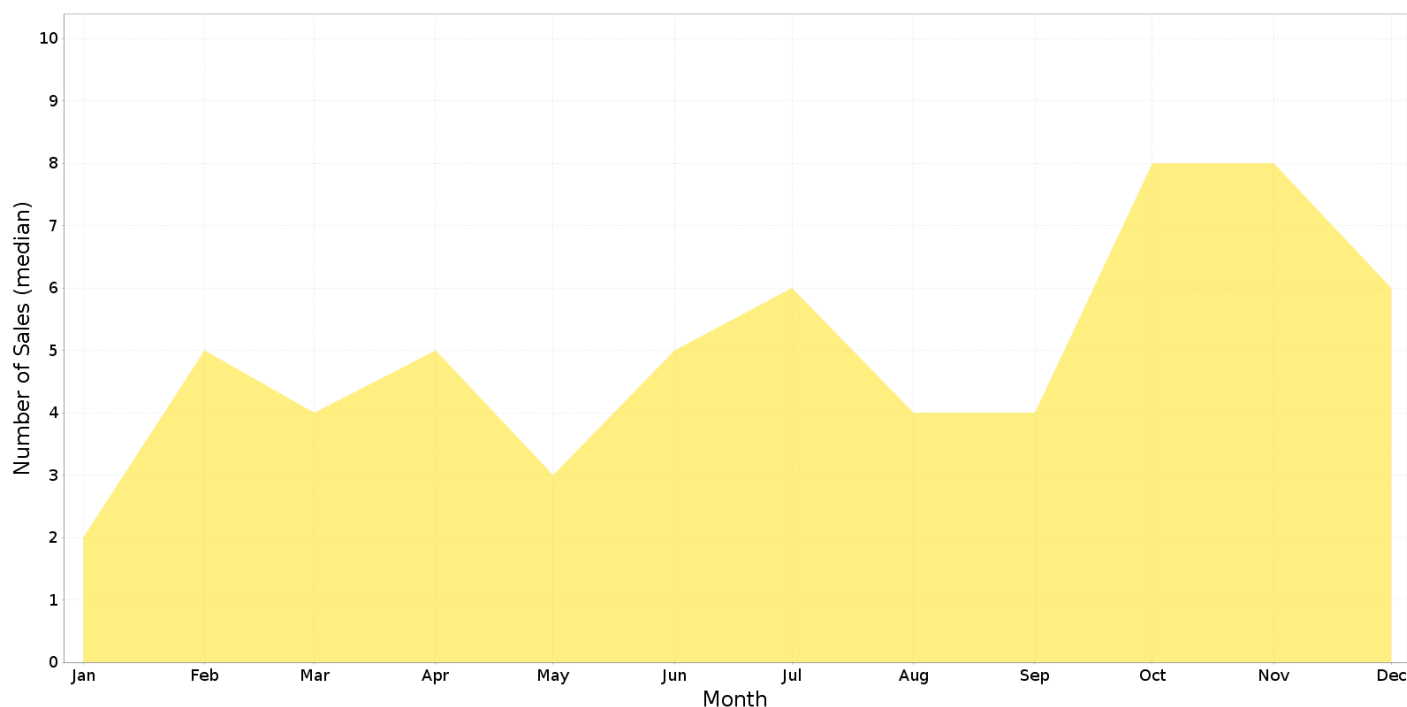
+1.4%

Current Median Price: \$1,272,500  
Previous Median Price: \$1,255,000

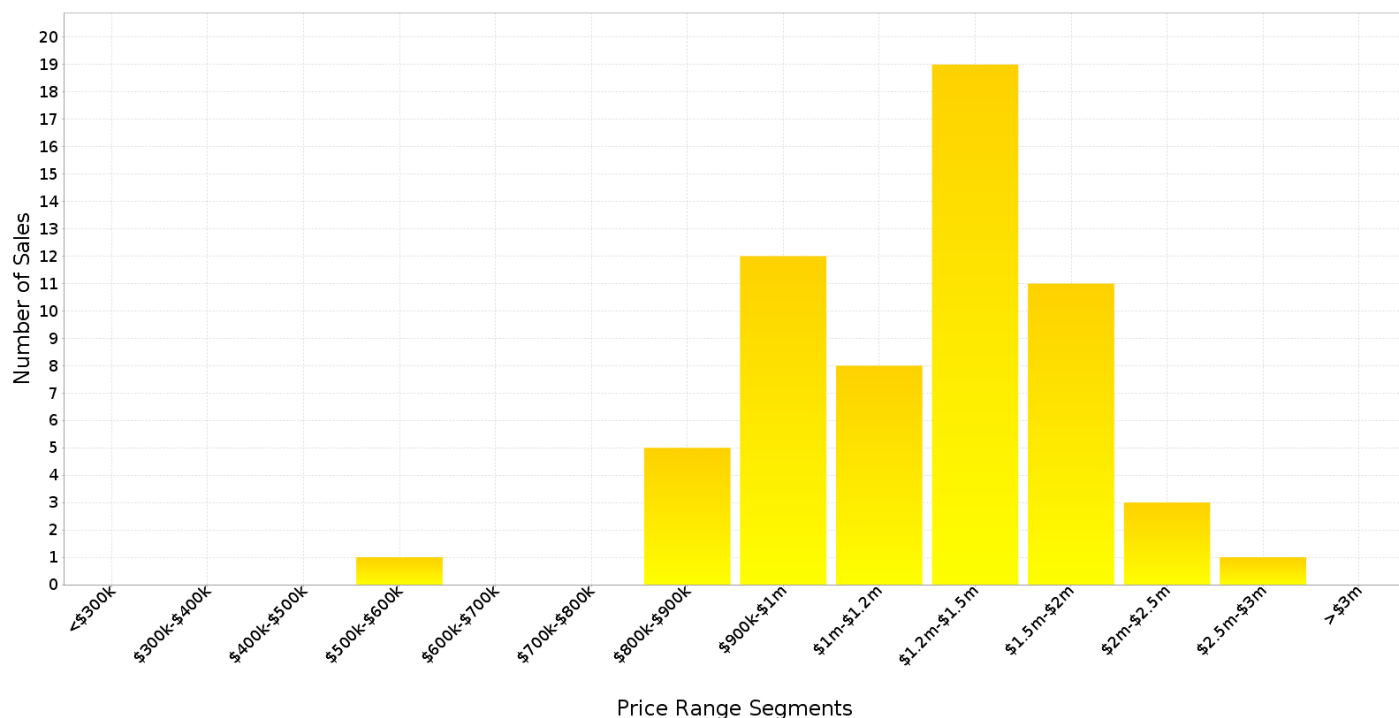
Based on 115 recorded House sales compared over the last two rolling 12 month periods



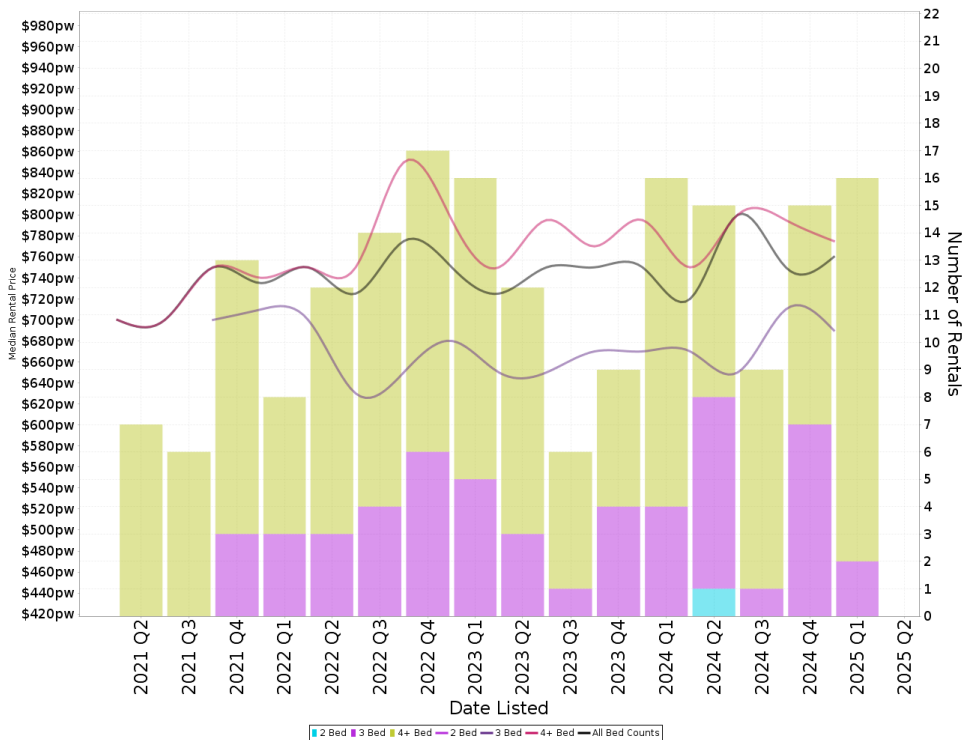
## NICHOLLS - Peak Selling Periods (3 years)



## NICHOLLS - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+1.4%**

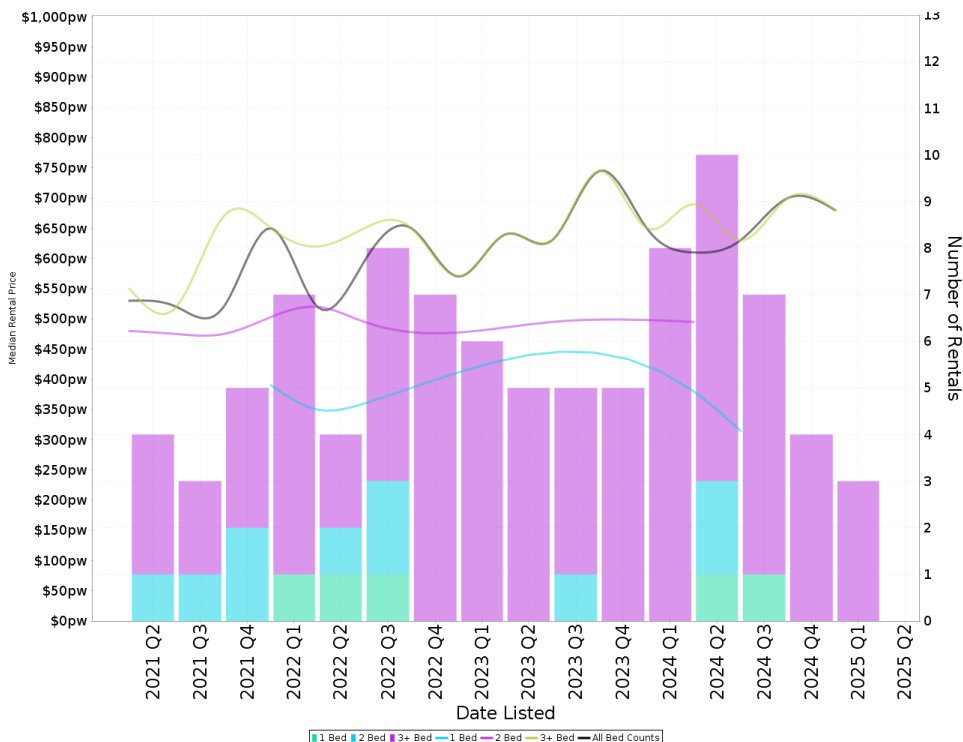
**Current Median Price: \$1,272,500**  
**Previous Median Price: \$1,255,000**  
 Based on 115 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.1%**

**Current Median Price: \$1,272,500**  
**Current Median Rent: \$750**  
 Based on 55 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-3.8%**

**Current Median Price: \$783,750**  
**Previous Median Price: \$815,000**  
 Based on 46 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.3%**

**Current Median Price: \$783,750**  
**Current Median Rent: \$650**  
 Based on 24 registered Unit rentals compared over the last 12 months.

# NICHOLLS - Recently Sold Properties

## Median Sale Price

# \$1.27m

Based on 60 recorded House sales within the last 12 months (Apr '24 - Mar '25)

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

## Suburb Growth

# +1.4%

Current Median Price: \$1,272,500  
Previous Median Price: \$1,255,000

Based on 115 recorded House sales compared over the last two rolling 12 month periods

## # Sold Properties

# 60

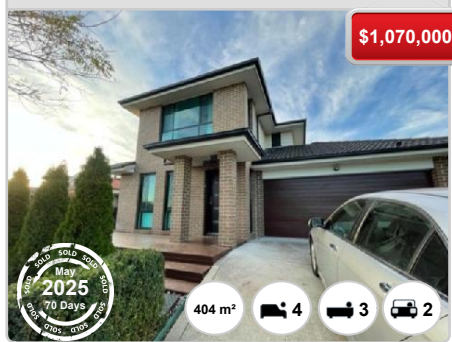
Based on recorded House sales within the 12 months (Apr '24 - Mar '25)

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

### 48 KANGAROO CL



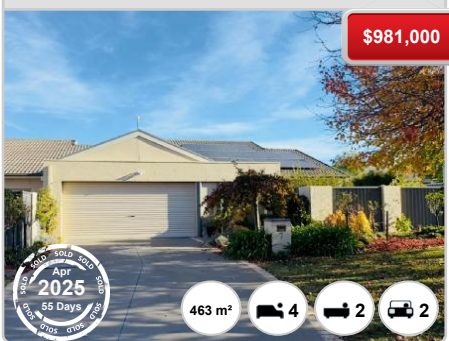
### 3 NUMBAT PL



### 2 MONAGHAN PL



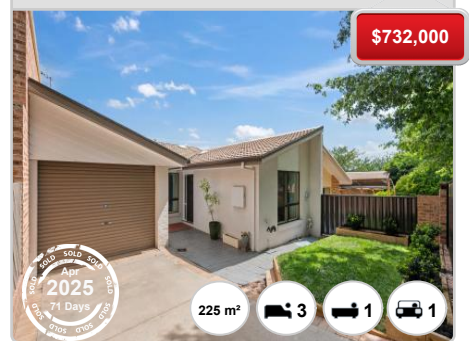
### 7 MCKINNON ST



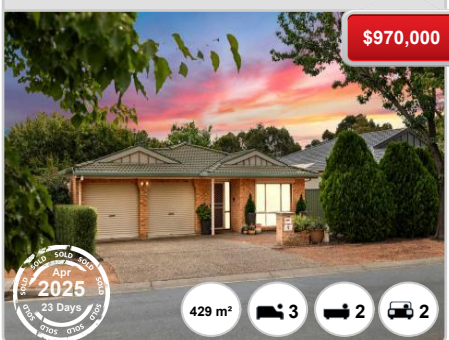
### 20 EBELING CRT



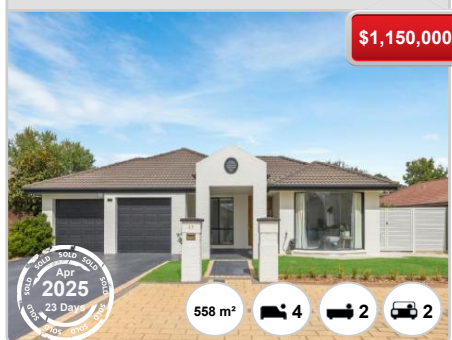
### 3 FREDA BENNETT CCT



### 5 ROSELLA ST



### 17 MAY MILLS CL



### 8 COTTAM PL





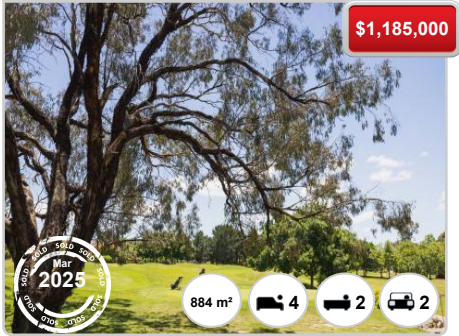
4 DONNAN ST



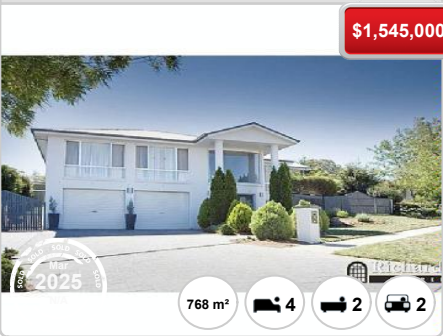
36 KRANTZCKE CCT



2 RYDER PL



31 MCCLELLAND AVE



23 FITZSIMMONS ST



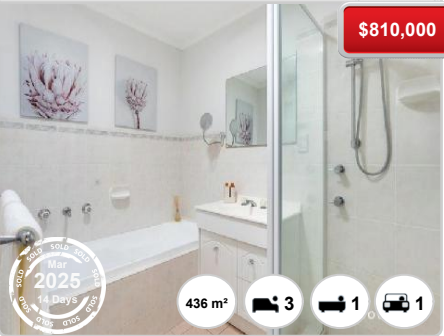
50 LEXCEN AVE



6 BERWICK PL



43 DOOLAND CRT



11 PLATYPUS PL



18 COTTAM PL



13/123 KELLEWAY AVE



59 MCCLELLAND AVE





# NICHOLLS - Properties For Rent

## Median Rental Price

# \$750 /w

Based on 55 recorded House rentals within the last 12 months (Apr '24 - Mar '25)

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

## Rental Yield

# +3.1%

Current Median Price: \$1,272,500  
Current Median Rent: \$750

Based on 60 recorded House sales and 55 House rentals compared over the last 12 months

## Number of Rentals


# 55

Based on recorded House rentals within the last 12 months (Apr '24 - Mar '25)

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

**3 NUMBAT PLACE**

**\$950 per week**



404 m<sup>2</sup> 4 beds 3 baths 2 cars

May 2025 4 Days

**23 LEXCEN AVENUE**

**\$750 per week**



665 m<sup>2</sup> 4 beds 2 baths 2 cars

May 2025 6 Days

**7 Mckinnon Street**

**\$750 per week**



463 m<sup>2</sup> 4 beds 2 baths 2 cars

May 2025 7 Days

**11 KANGAROO CLOSE**

**\$720 pw**



400 m<sup>2</sup> 3 beds 2 baths 2 cars

May 2025 7 Days

**16/35 Edie Payne Crescent**

**\$750 per week**



1.69 ha 3 beds 2 baths 2 cars

May 2025 18 Days

**6 BROLGA STREET**

**\$770 per week**



photo not available

4 beds 2 baths 2 cars

May 2025 22 Days

**17 METCALFE STREET**

**\$900 per week**



839 m<sup>2</sup> 4 beds 2 baths 2 cars

Dec 2024 182 Days