

Suburb flyover report

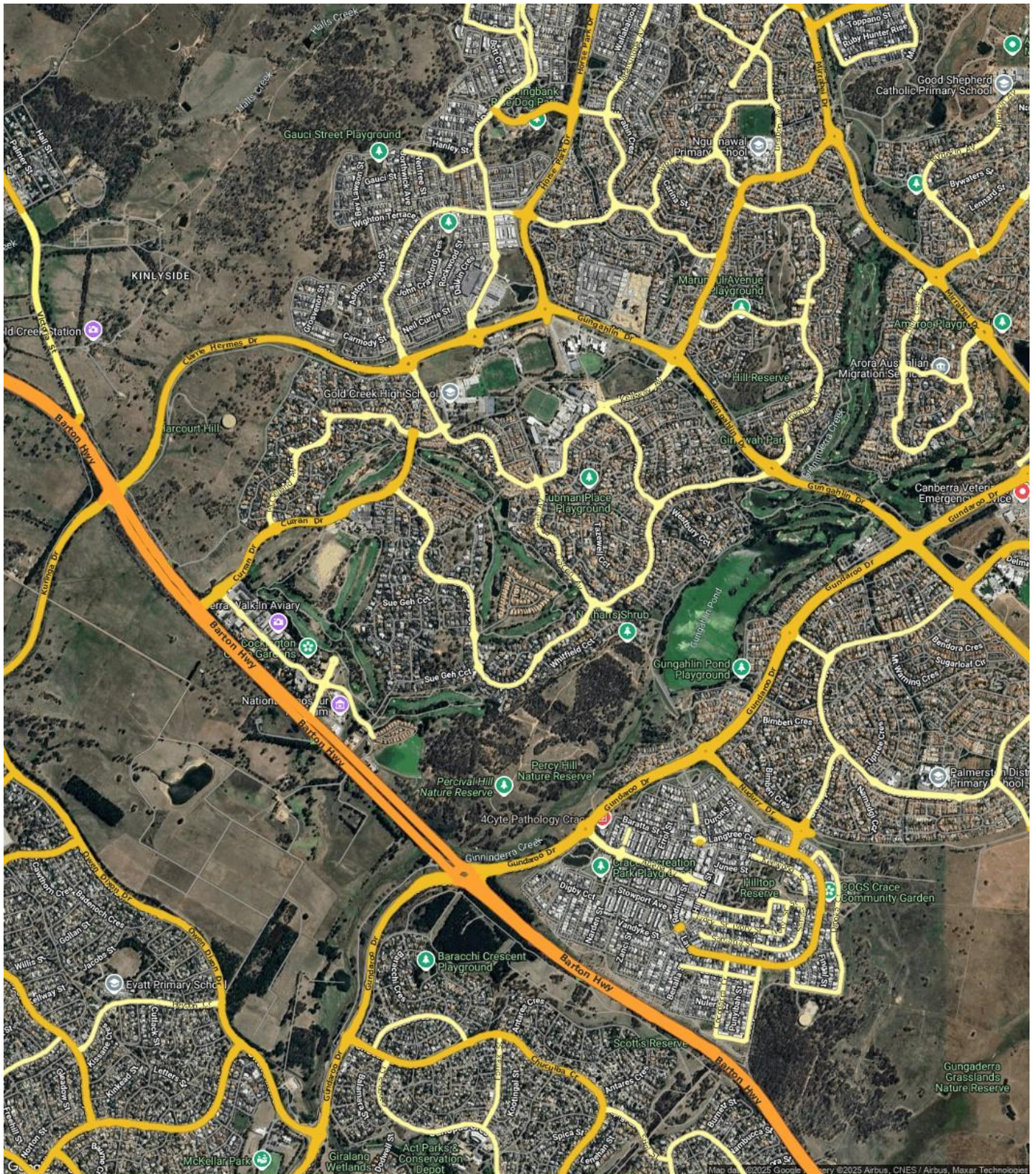
NICHOLLS (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



NICHOLLS - Suburb Map



Prepared on 01/08/2025 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	29	\$ 1,100,000	-15.4 %	\$ 795,000	\$ 1,791,000

Median Sale Price

\$1.21m

Based on 59 recorded House sales within the last 12 months (Financial Year 2025)

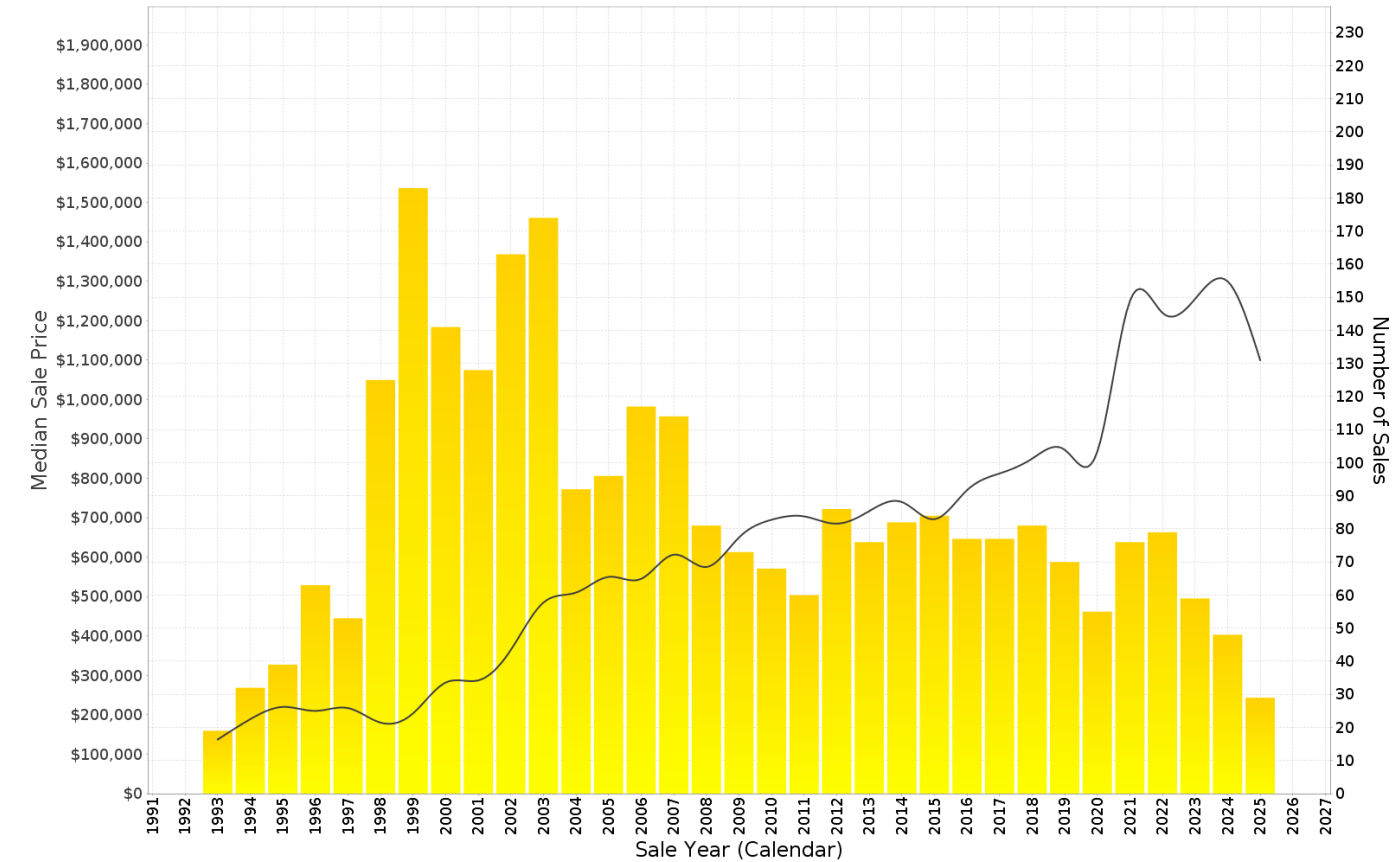
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

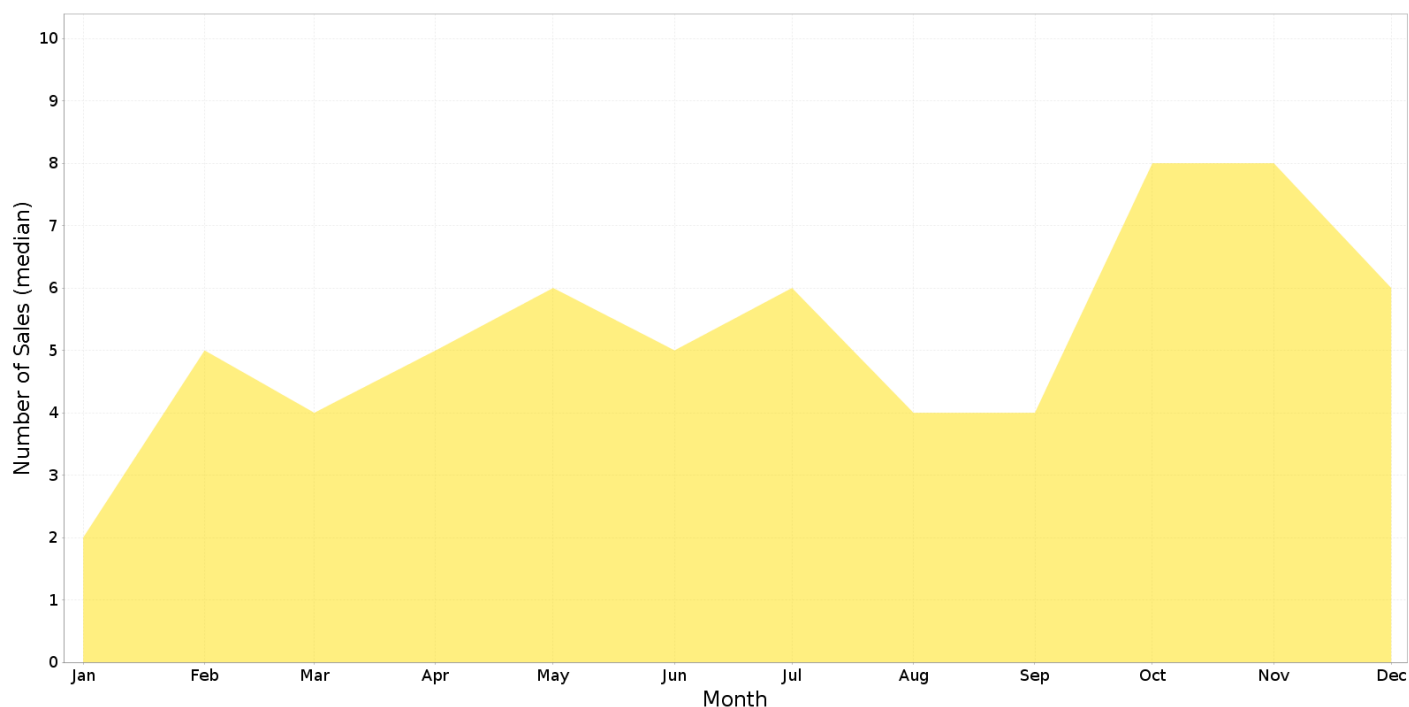
-1.2%

Current Median Price: \$1,210,000
Previous Median Price: \$1,225,000

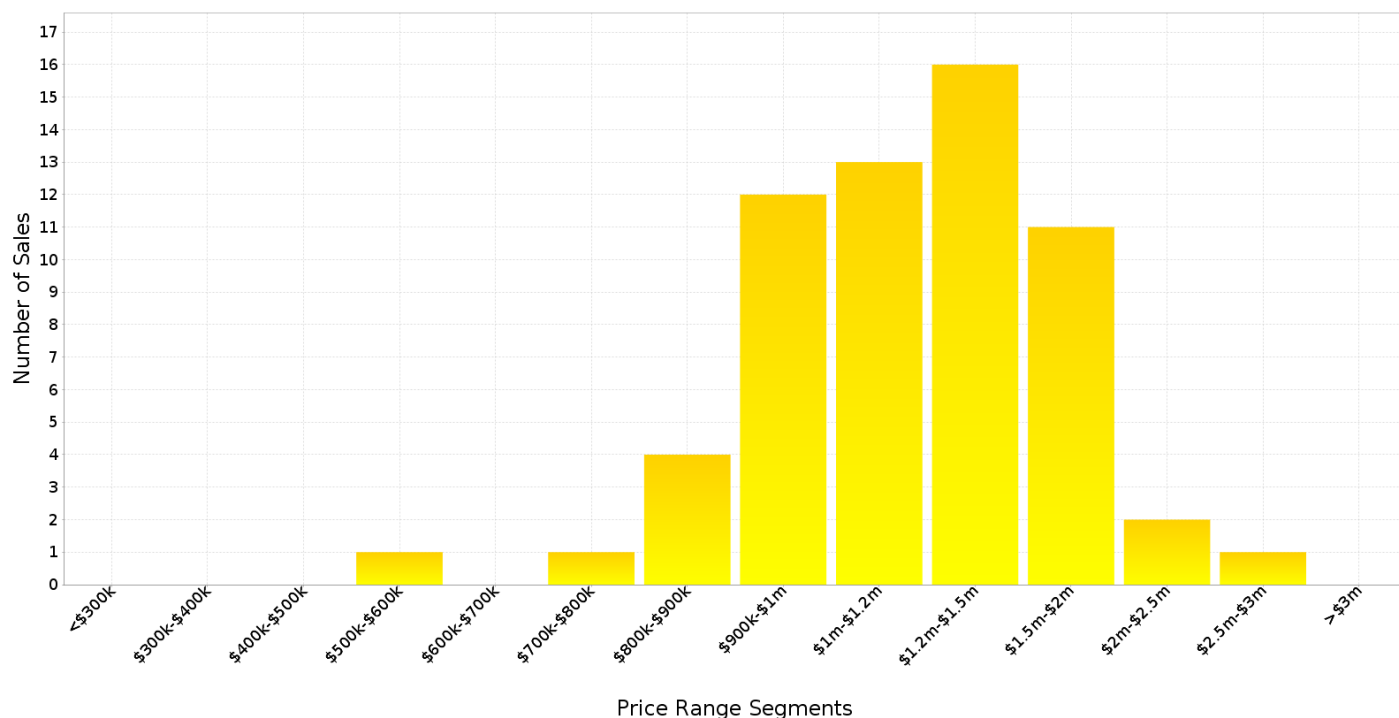
Based on 108 recorded House sales compared over the last two rolling 12 month periods



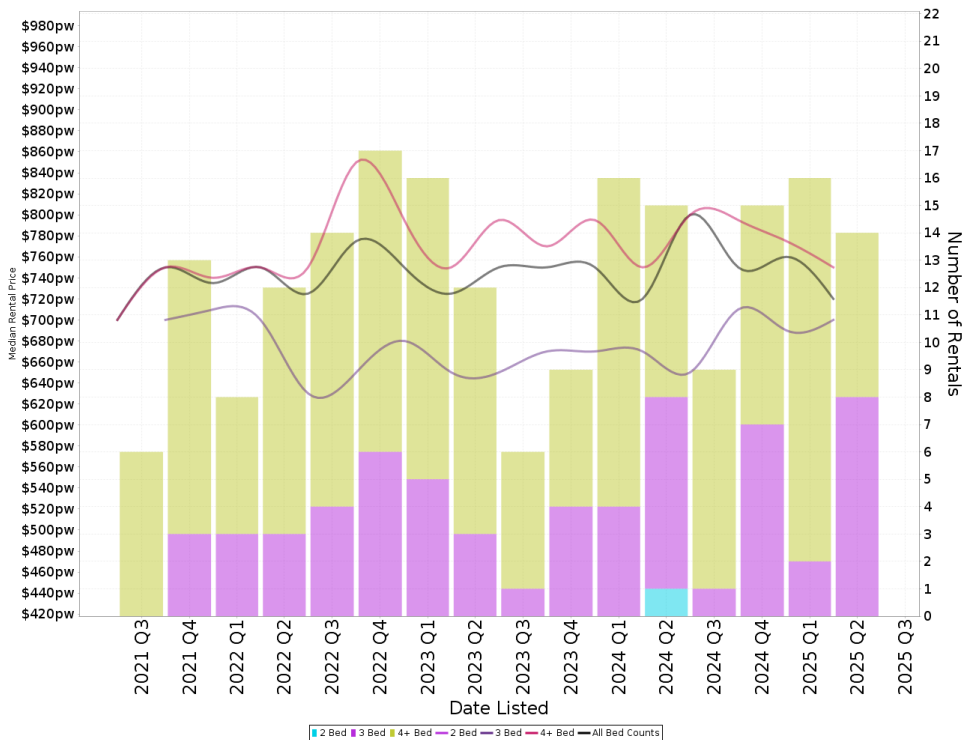
NICHOLLS - Peak Selling Periods (3 years)



NICHOLLS - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-1.2%

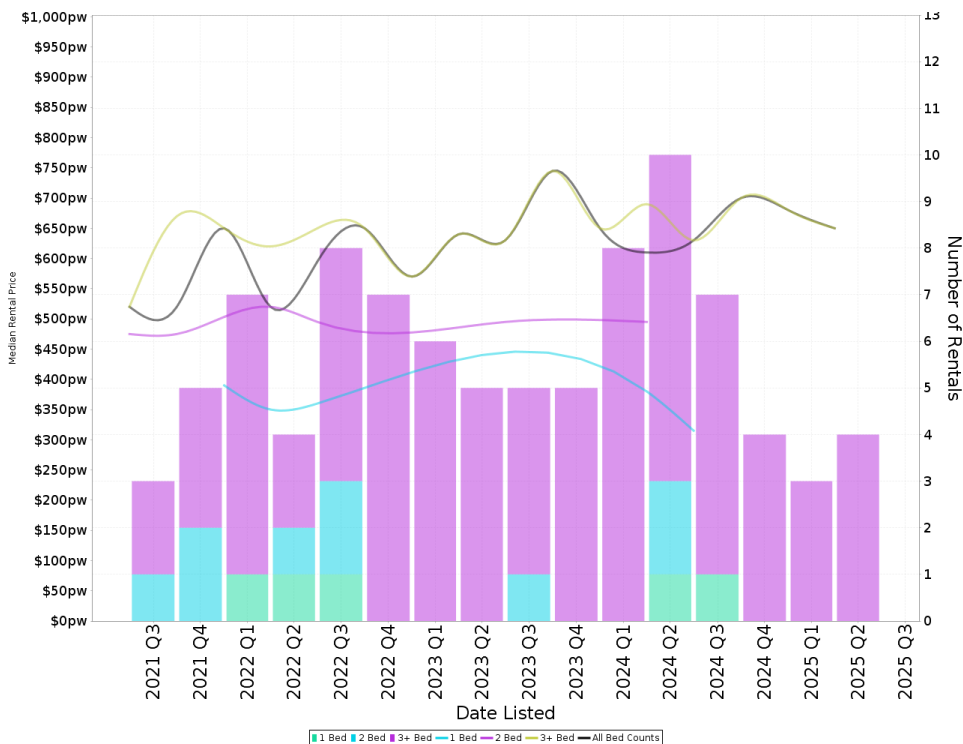
Current Median Price: \$1,210,000
Previous Median Price: \$1,225,000
 Based on 108 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.2%

Current Median Price: \$1,210,000
Current Median Rent: \$750
 Based on 54 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-1.3%

Current Median Price: \$760,000
Previous Median Price: \$770,000
 Based on 50 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 18 registered Unit rentals compared over the last 12 months.

NICHOLLS - Recently Sold Properties

Median Sale Price
\$1.21m

Based on 59 recorded House sales within the last 12 months (Financial Year 2025)

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

Suburb Growth
-1.2%

Current Median Price: \$1,210,000
Previous Median Price: \$1,225,000


Based on 108 recorded House sales compared over the last two rolling 12 month periods

Sold Properties
59

Based on recorded House sales within the 12 months (Financial Year 2025)

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

57 ROSELLA ST




\$990,000

527 m² 4 2 2

Sold Jul 2025 62 Days

10 LEXCEN AVE



\$1,425,000

718 m² 5 3 2

Sold Jul 2025 29 Days

10/45 DOBBIN CCT




\$1,050,000

3 3 2

Sold Jul 2025 43 Days

73 TAZEWELL CCT




\$1,300,000

800 m² 4 3 4

Sold Jun 2025 70 Days

13 BILBY PL



\$1,060,000

420 m² 4 3 2

Sold Jun 2025 36 Days

29 FREDA BENNETT CCT




\$1,100,000

680 m² 4 2 2

Sold Jun 2025 70 Days

38 FREDA BENNETT CCT



\$950,000

864 m² 3 2 2

Sold Jun 2025 21 Days

17 DOBBIN CCT




\$1,812,500

1,024 m² 5 2 2

Sold Jun 2025 109 Days

6/25 TEMPERLEY ST



\$1,370,000

566 m² 4 2 2

Sold Jun 2025 207 Days

12 COTTAM PL

\$1,050,000



670 m² 4 2 2

48 KANGAROO CL

\$895,000



522 m² 3 2 2

15 ANNE CLARK PL

\$795,000



440 m² 2 2 2

22 DOOLAND CRT

\$1,124,200



723 m² 5 2 2

21 MCRTCHIE CCT

\$1,550,000



829 m² 6 3 2

3 NUMBAT PL

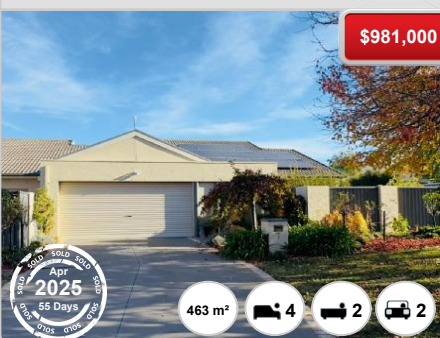
\$1,070,000



404 m² 4 3 2

20 CLEMENGER ST

\$981,000



463 m² 4 2 2

20 EBELING CRT

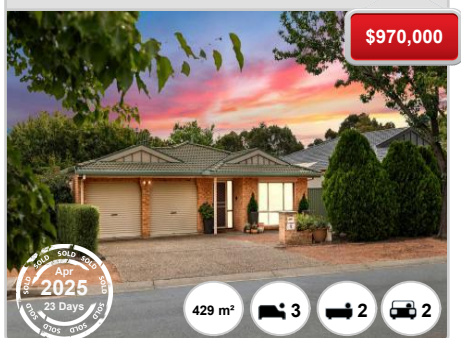
\$1,180,000



724 m² 4 2 2

5 ROSELLA ST

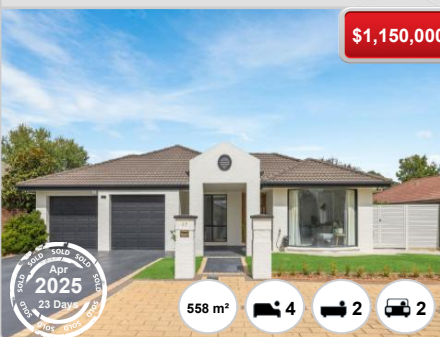
\$970,000



429 m² 3 2 2

17 MAY MILLS CL

\$1,150,000



558 m² 4 2 2

8 COTTAM PL

\$989,000



663 m² 4 2 2

4 DONNAN ST

\$1,470,000



797 m² 5 2 2

NICHOLLS - Properties For Rent

Median Rental Price

\$750 /w

Based on 54 recorded House rentals within the last 12 months (Financial Year 2025)

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

Rental Yield

+3.2%

Current Median Price: \$1,210,000
Current Median Rent: \$750

Based on 59 recorded House sales and 54 House rentals compared over the last 12 months

Number of Rentals

54

Based on recorded House rentals within the last 12 months (Financial Year 2025)

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

35 SUTCLIFFE STREET

\$850 per week

819 m² 4 bedrooms 2 bathrooms 2 car spaces

Jul 2025 1 Day

7 Ebeling Ct

\$750 per week

762 m² 4 bedrooms 2 bathrooms 2 car spaces

Jul 2025 1 Day

7 EBELING COURT

\$750 weekly

762 m² 4 bedrooms 2 bathrooms 2 car spaces

Jul 2025 1 Day

25 CANDLEBARK CLOSE

\$795 per week

535 m² 4 bedrooms 2 bathrooms 2 car spaces

Jul 2025 22 Days

16 HENDRY CLOSE

\$950

1,290 m² 4 bedrooms 2 bathrooms 2 car spaces

Jul 2025 29 Days

13 Candlebark Close

\$700 per week

420 m² 3 bedrooms 2 bathrooms 2 car spaces

Jun 2025 43 Days

6 BROLGA STREET

\$745 per week

462 m² 4 bedrooms 2 bathrooms 2 car spaces

Jul 2025 4 Days