

Suburb flyover report

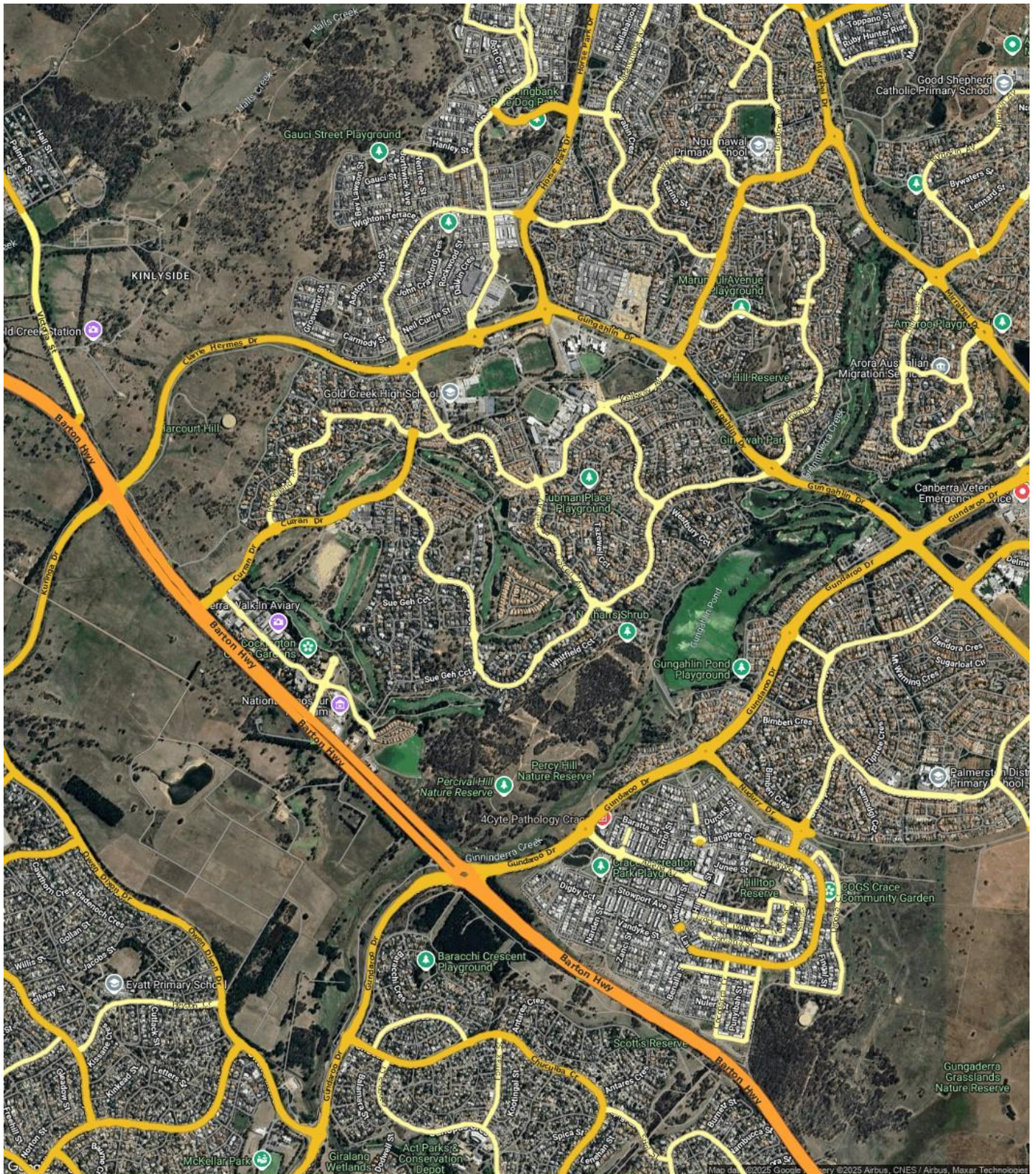
NICHOLLS (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



NICHOLLS - Suburb Map



Prepared on 01/10/2025 by Customer Care VA , +61 (02) 6173 6300 at Ray White Canberra. © Property Data Solutions Pty Ltd 2025 (pricefinder.com.au)

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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	34	\$ 1,085,000	-16.5 %	\$ 550,000	\$ 1,791,000

Median Sale Price

\$1.19m

Based on 54 recorded House sales within the last 12 months (Oct '24 - Sep '25)

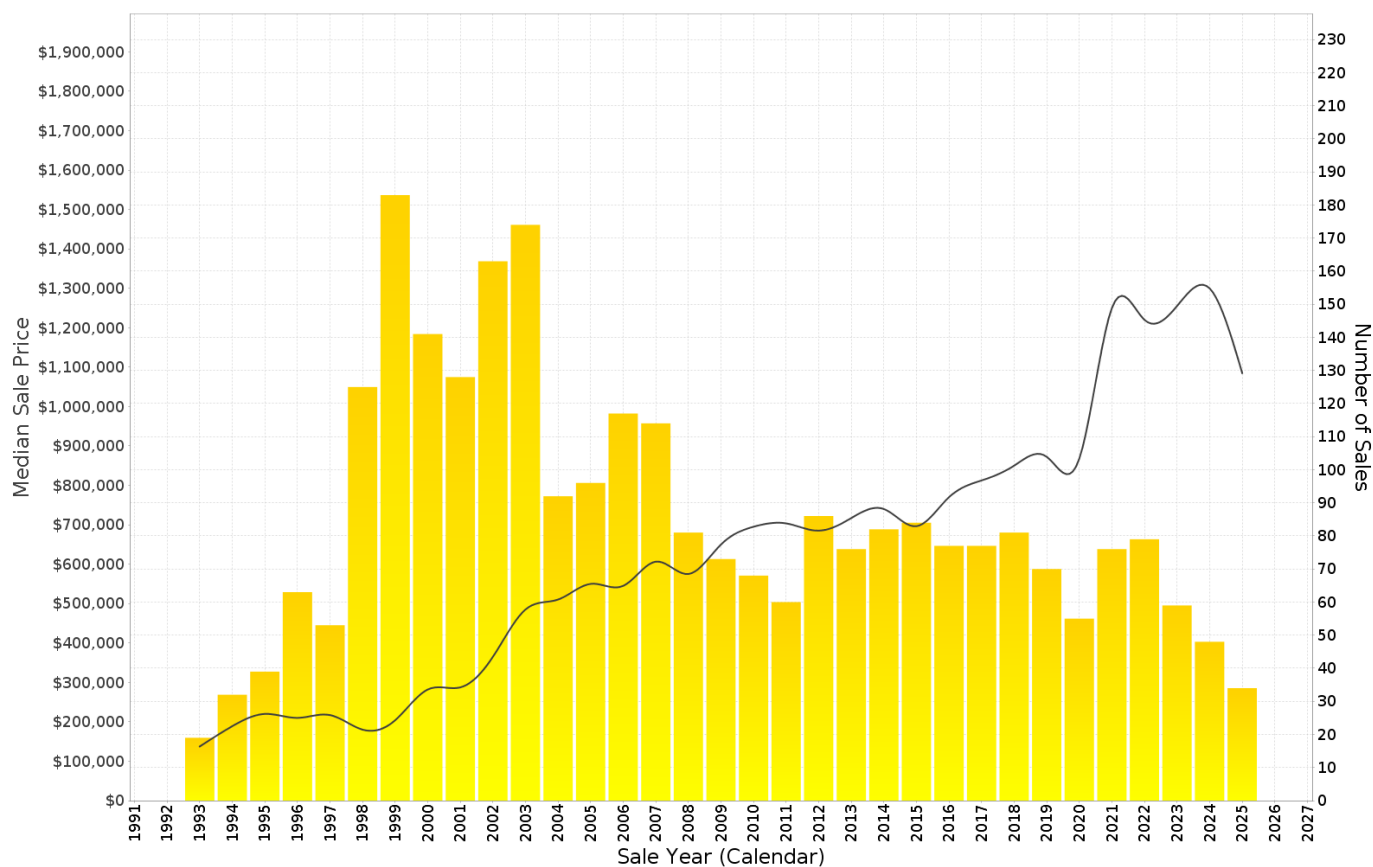
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

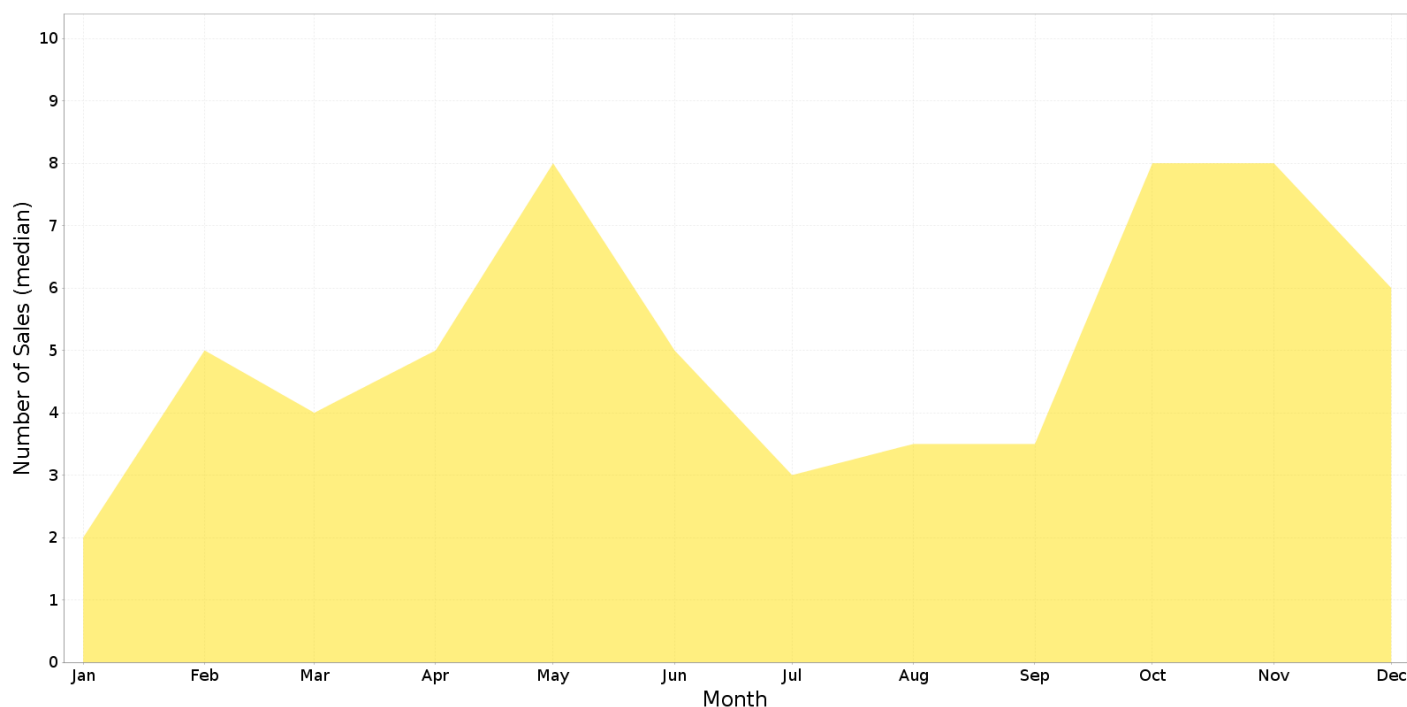
-7.8%

Current Median Price: \$1,187,500
Previous Median Price: \$1,287,500

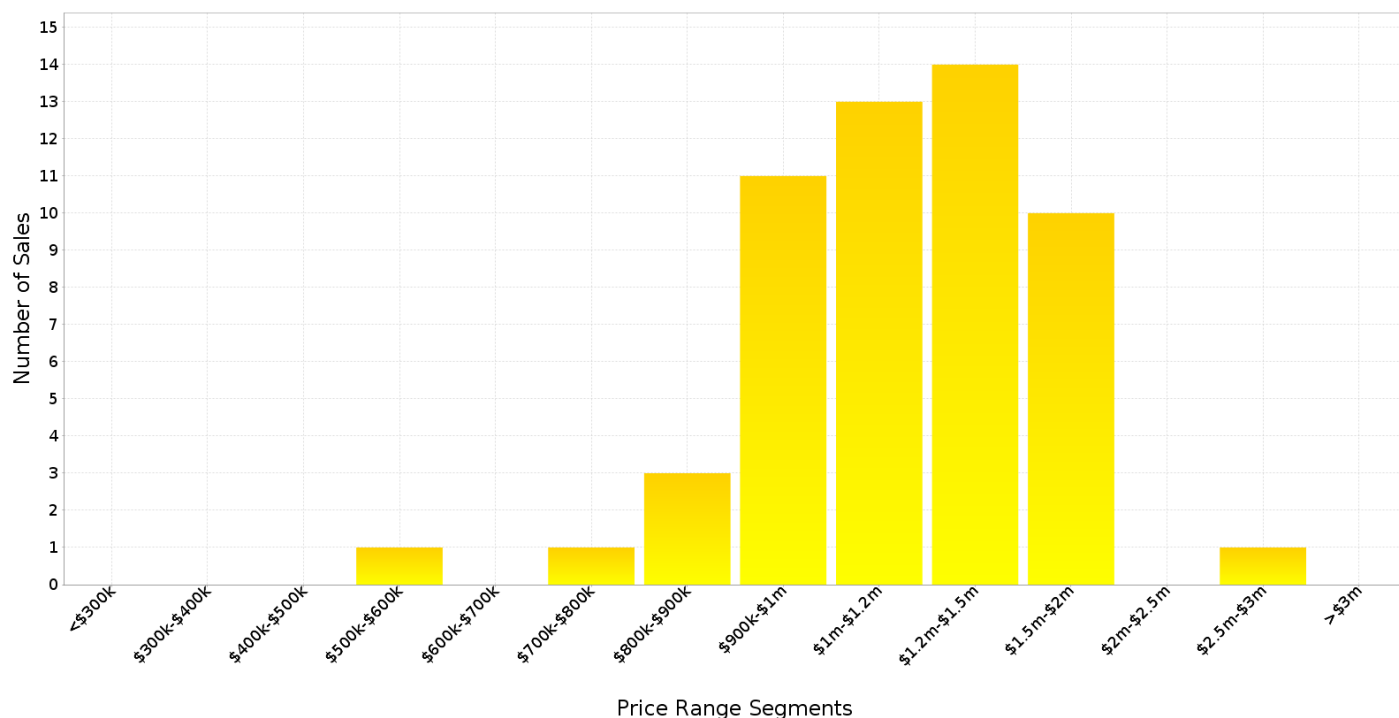
Based on 100 recorded House sales compared over the last two rolling 12 month periods



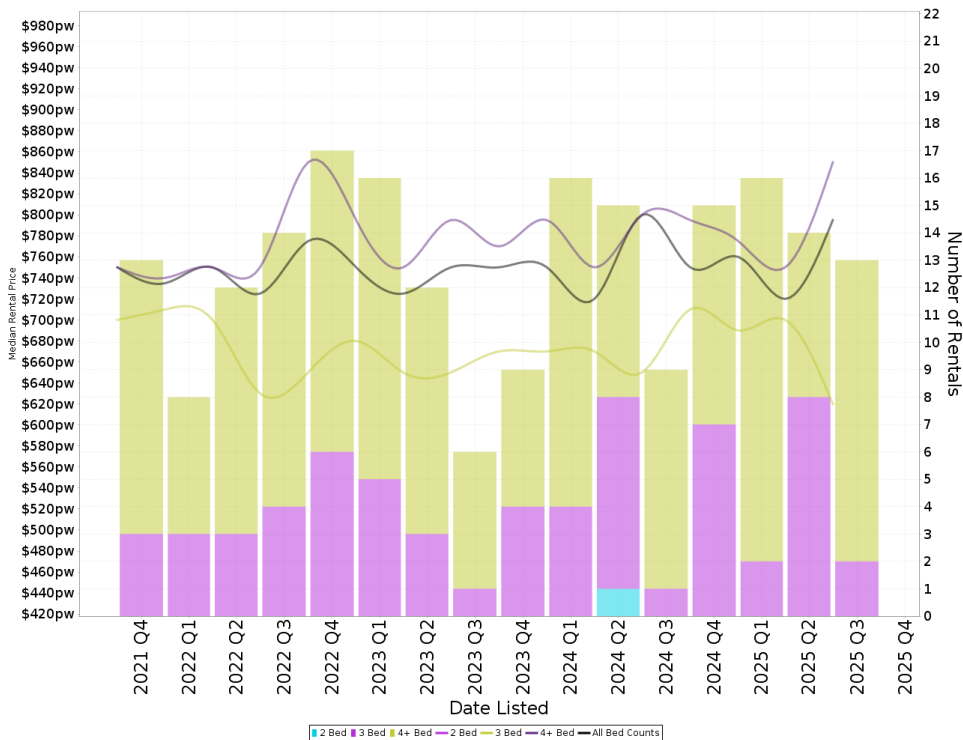
NICHOLLS - Peak Selling Periods (3 years)



NICHOLLS - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-7.8%

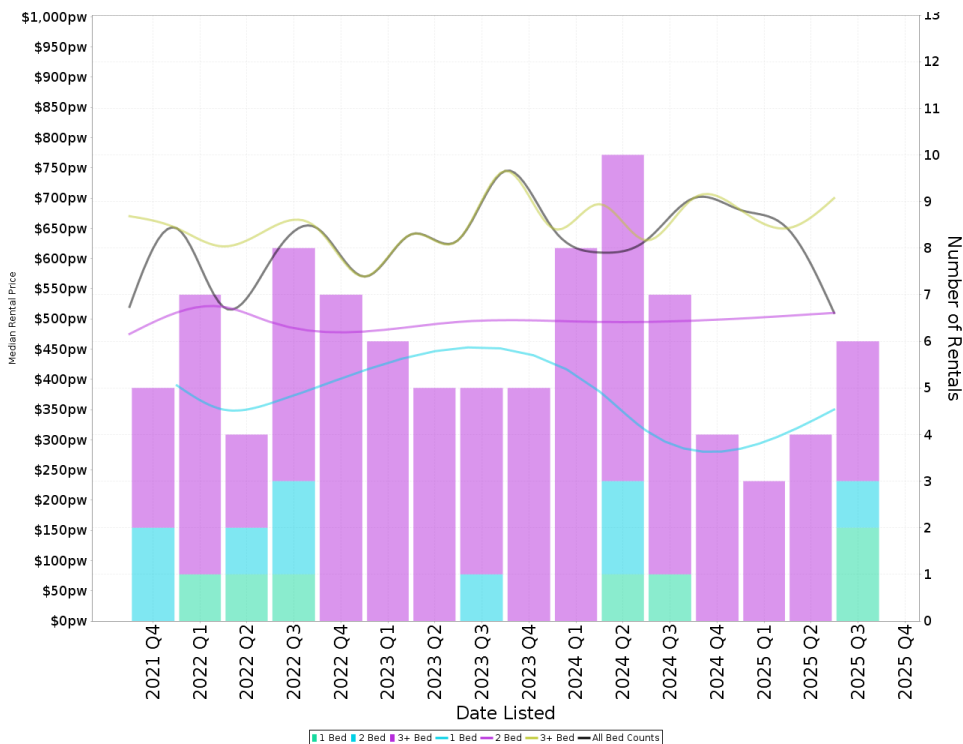
Current Median Price: \$1,187,500
Previous Median Price: \$1,287,500
Based on 100 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.3%

Current Median Price: \$1,187,500
Current Median Rent: \$750
Based on 58 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+1.9%

Current Median Price: \$792,345
Previous Median Price: \$777,500
Based on 53 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.5%

Current Median Price: \$792,345
Current Median Rent: \$680
Based on 17 registered Unit rentals compared over the last 12 months.

NICHOLLS - Recently Sold Properties

Median Sale Price

\$1.19m

Based on 54 recorded House 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

-7.8%

Current Median Price: \$1,187,500
Previous Median Price: \$1,287,500

Based on 100 recorded House sales compared over the last two rolling 12 month periods

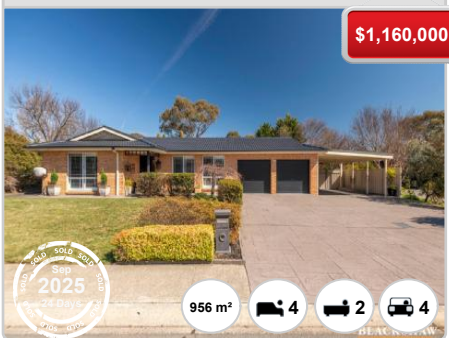
Sold Properties

54

Based on recorded House sales within the 12 months (Oct '24 - Sep '25)

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

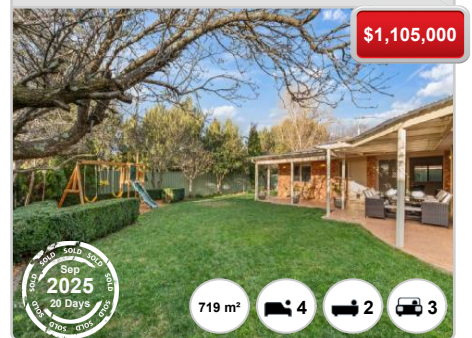
1 DOOLAND CRT



4 CHARLICK PL



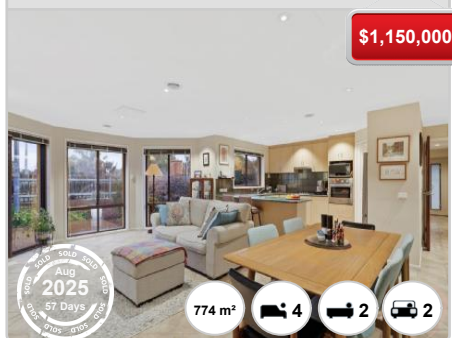
43 FRED A BENNETT CRT



14 KLEINIG ST



61 DOBBIN CRT



35 FRED A BENNETT CRT



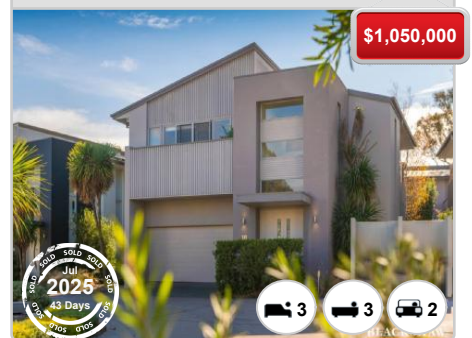
57 ROSELLA ST



10 LEXCEN AVE



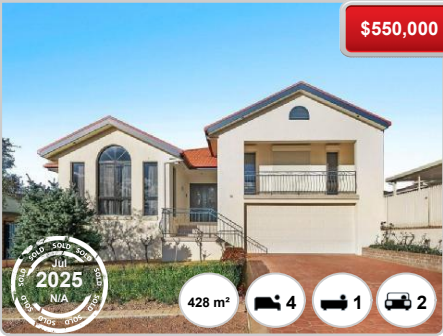
10/45 DOBBIN CRT



3 CECINS PL



38 CANDLEBARK CL



73 TAZEWELL CCT



13 BILBY PL



29 FRED A BENNETT CCT



38 FRED A BENNETT CCT



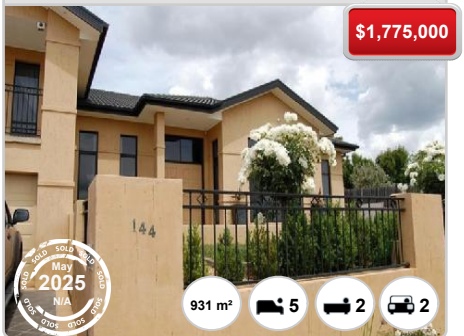
17 DOBBIN CCT



6/25 TEMPERLEY ST



144 TEMPERLEY ST



48 TEMPERLEY ST



12 COTTAM PL



48 KANGAROO CL



NICHOLLS - Properties For Rent

Median Rental Price

\$750 /w

Based on 58 recorded House 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

+3.3%

Current Median Price: \$1,187,500
Current Median Rent: \$750

Based on 54 recorded House sales and 58 House rentals compared over the last 12 months

Number of Rentals

58

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

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

