

Suburb flyover report

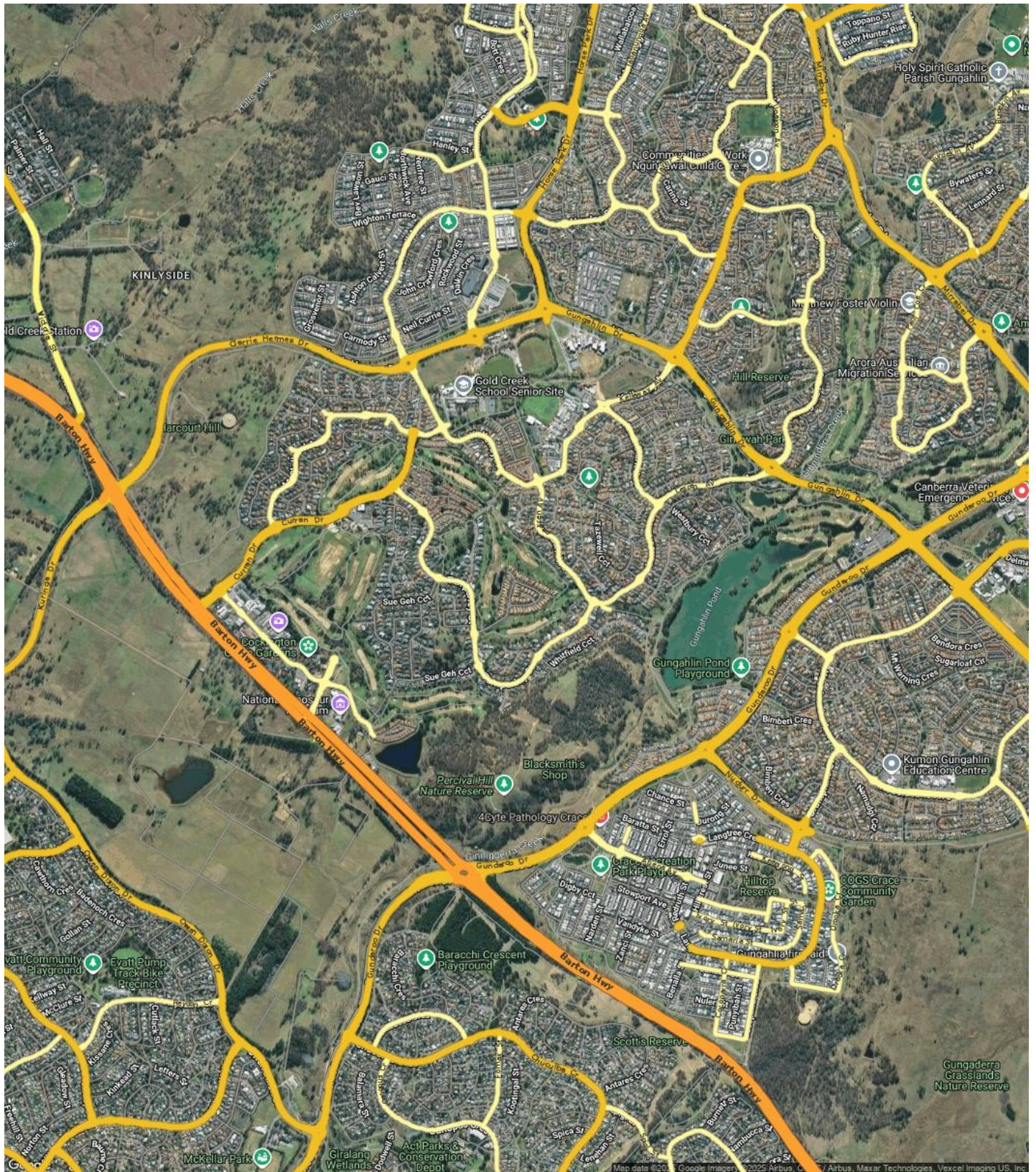
NICHOLLS (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



NICHOLLS - Suburb Map



Prepared on 05/01/2026 by Customer Care VA , +61 (02) 6173 6300 at Ray White Canberra. © Property Data Solutions Pty Ltd 2026 (pricefinder.com.au)

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NICHOLLS - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	81	\$ 575,000	0.0 %	\$ 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	48	\$ 1,300,000	3.6 %	\$ 588,000	\$ 2,550,000
2025	48	\$ 1,114,600	-14.3 %	\$ 550,000	\$ 1,791,000
2026	0				

Median Sale Price

\$1.11m

Based on 48 recorded House sales within the last 12 months (2025)

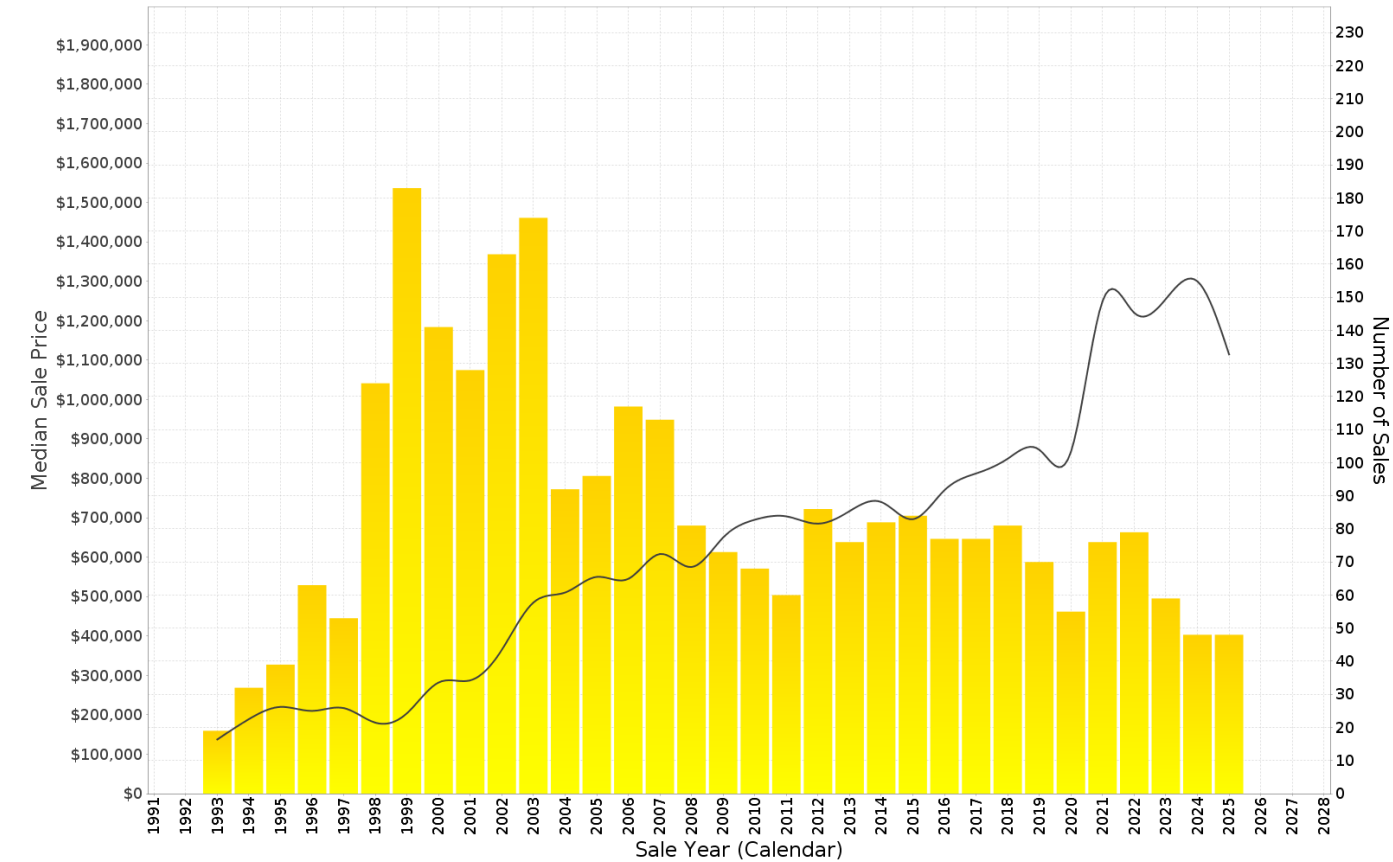
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

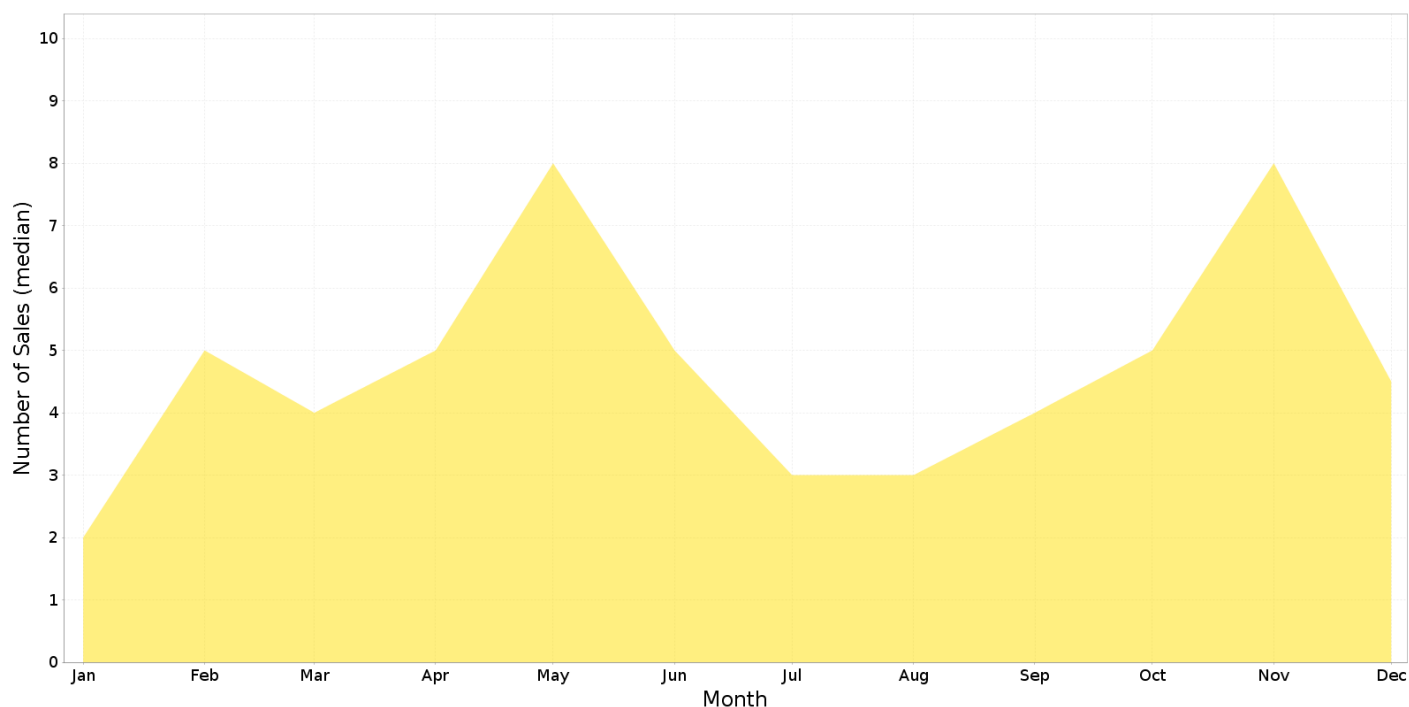
-14.3%

Current Median Price: \$1,114,600
Previous Median Price: \$1,300,000

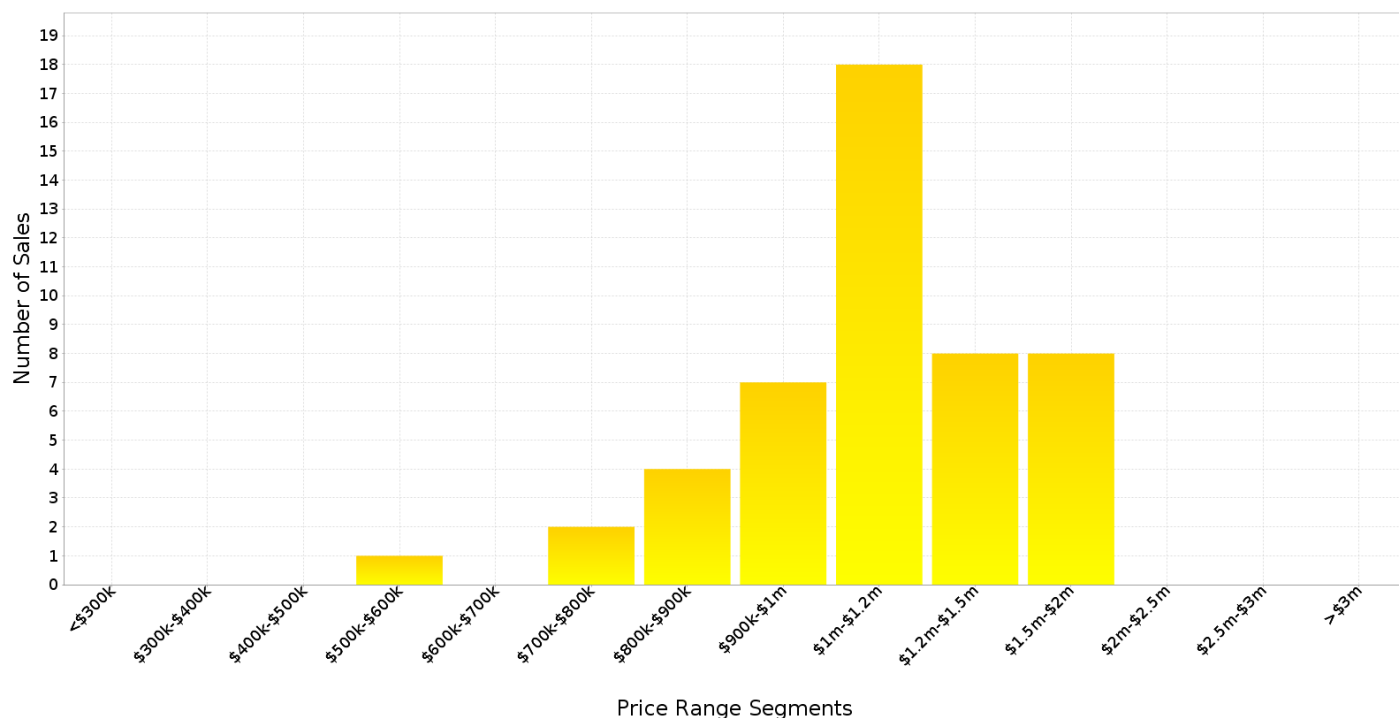
Based on 96 recorded House sales compared over the last two rolling 12 month periods



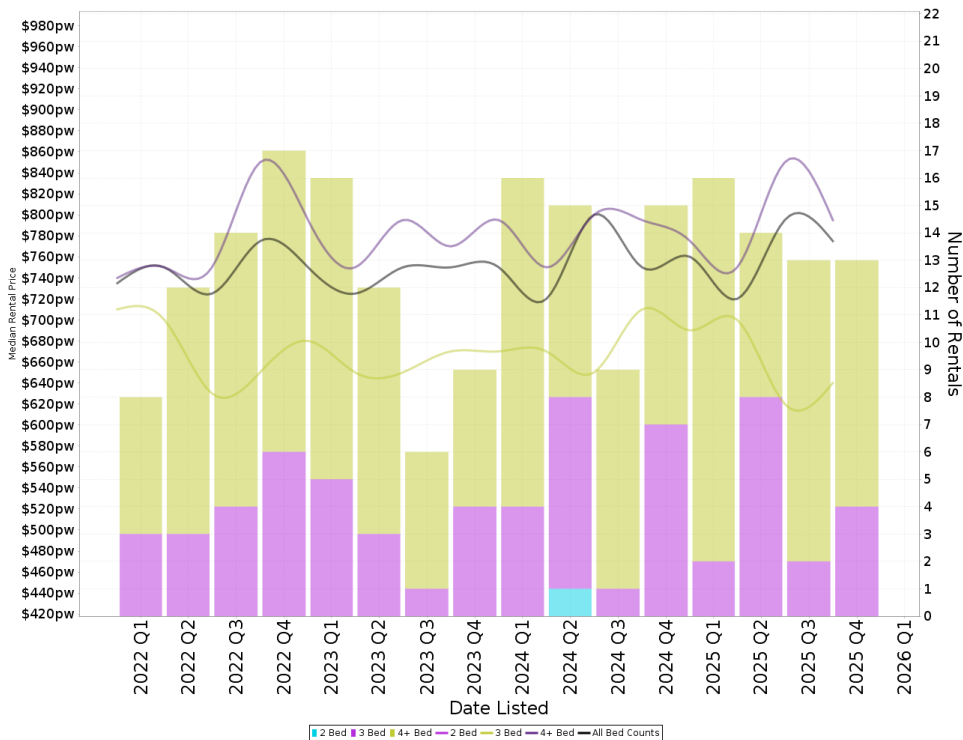
NICHOLLS - Peak Selling Periods (3 years)



NICHOLLS - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-14.3%

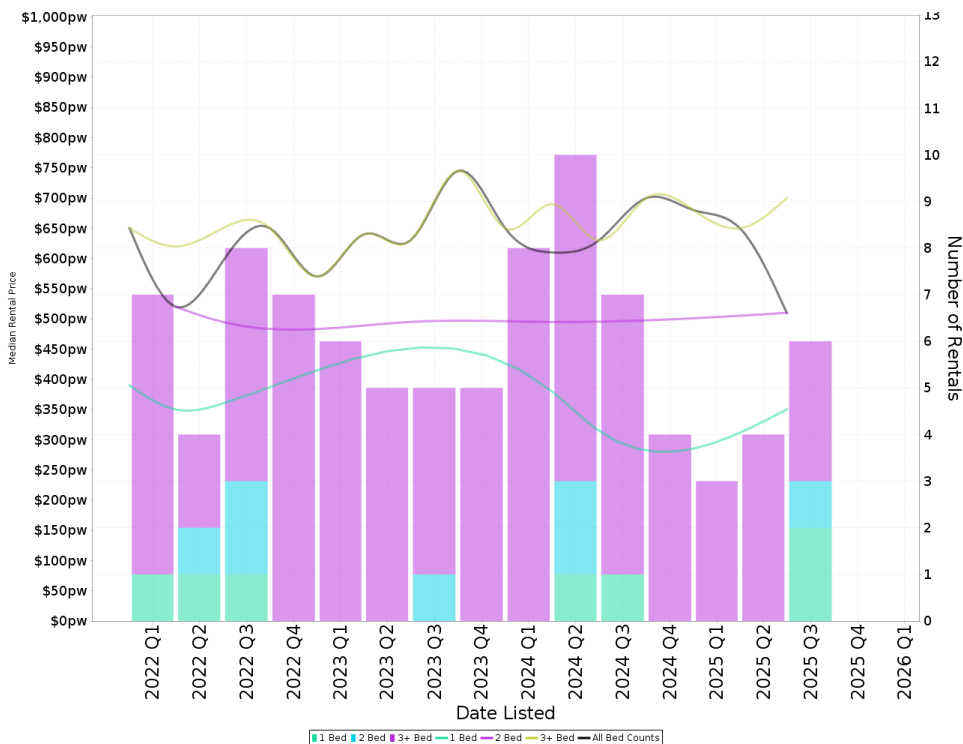
Current Median Price: \$1,114,600
Previous Median Price: \$1,300,000
Based on 96 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.5%

Current Median Price: \$1,114,600
Current Median Rent: \$750
Based on 56 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+1.7%

Current Median Price: \$813,500
Previous Median Price: \$800,000
Based on 52 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.2%

Current Median Price: \$813,500
Current Median Rent: \$650
Based on 13 registered Unit rentals compared over the last 12 months.

NICHOLLS - Recently Sold Properties

Median Sale Price

\$1.11m

Based on 48 recorded House sales within the last 12 months (2025)

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

Suburb Growth

-14.3%

Current Median Price: \$1,114,600
Previous Median Price: \$1,300,000

Based on 96 recorded House sales compared over the last two rolling 12 month periods

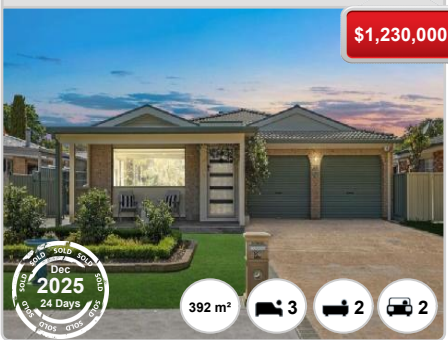
Sold Properties

48

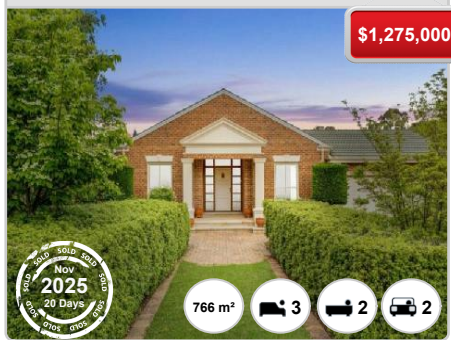
Based on recorded House sales within the 12 months (2025)

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

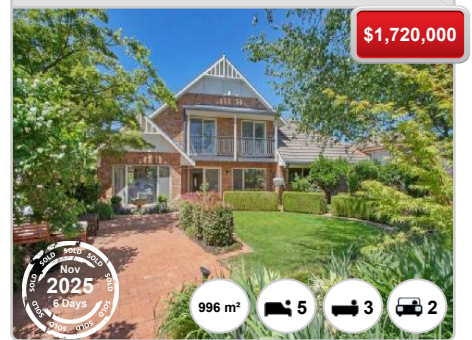
29 IBIS ST



28 AYERS-FOWLER ST



6 ARTHALDO CRT



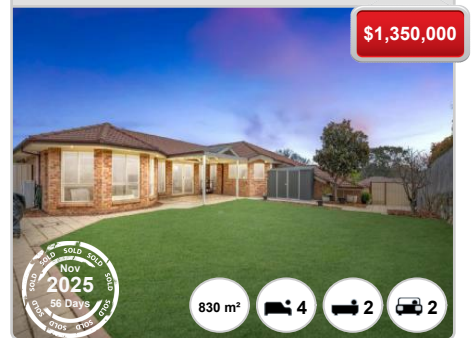
27 MAY MILLS CL



1 HATTERSLEY CRT



154 TEMPERLEY ST



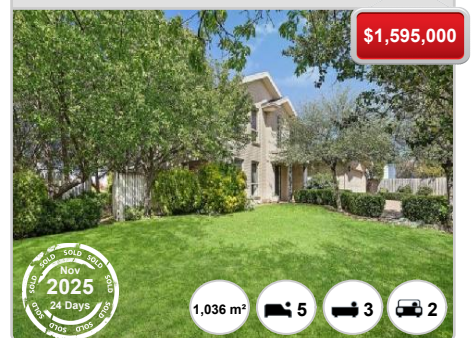
74 KRANTZCKE CCT



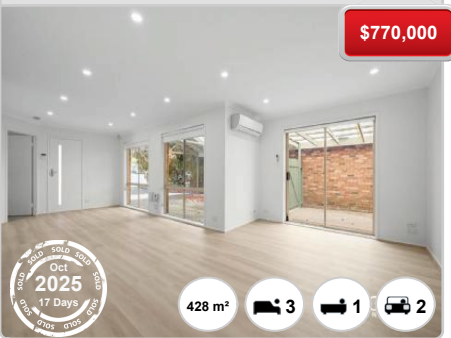
3/149 KELLEWAY AVE



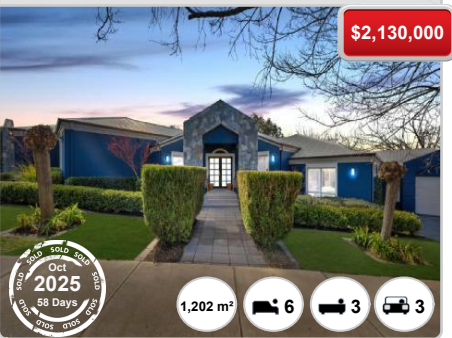
30 SUTCLIFFE ST



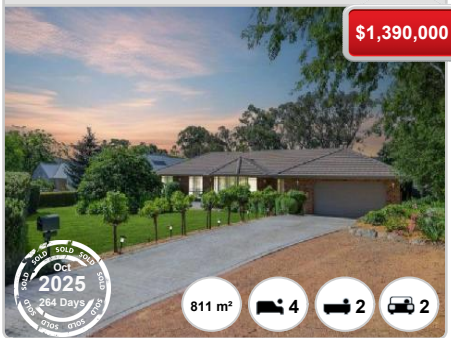
37 DOOLAND CRT



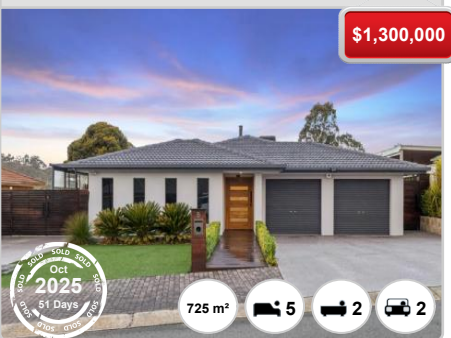
2 VINER PL



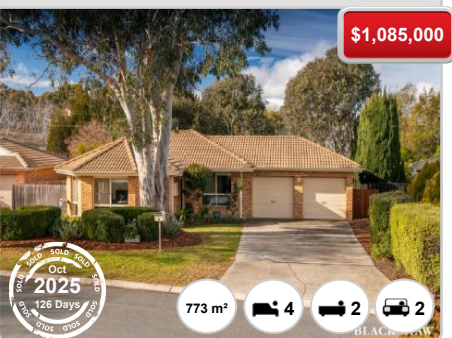
21 METCALFE ST



5 COTTAM PL



16 MASSIE PL



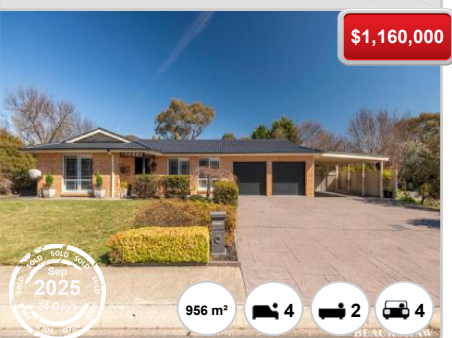
11 IBIS ST



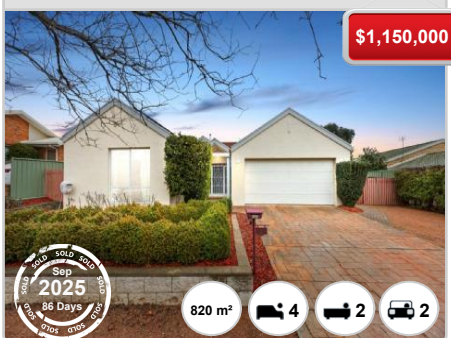
54 DOOLAND CRT



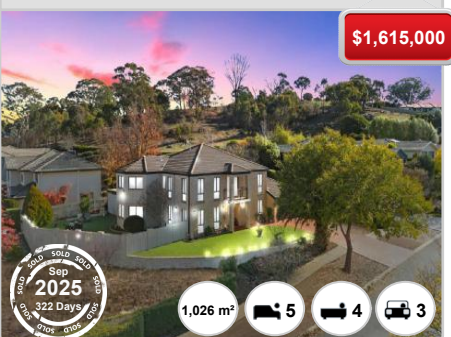
1 DOOLAND CRT



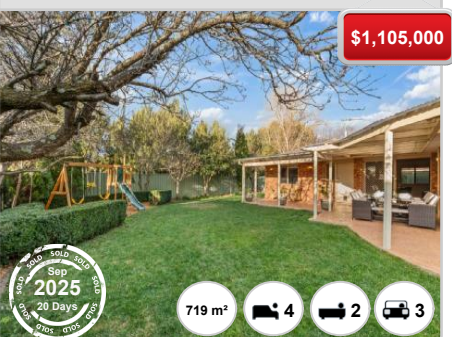
4 CHARLICK PL



2 SUE GEH CCT



43 FRED A BENNETT CCT



14 KLEINIG ST



NICHOLLS - Properties For Rent

Median Rental Price

\$750 /w

Based on 56 recorded House rentals within the last 12 months (2025)

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

Rental Yield

+3.5%

Current Median Price: \$1,114,600
Current Median Rent: \$750

Based on 48 recorded House sales and 56 House rentals compared over the last 12 months

Number of Rentals

56

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

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

