

**RayWhite.**

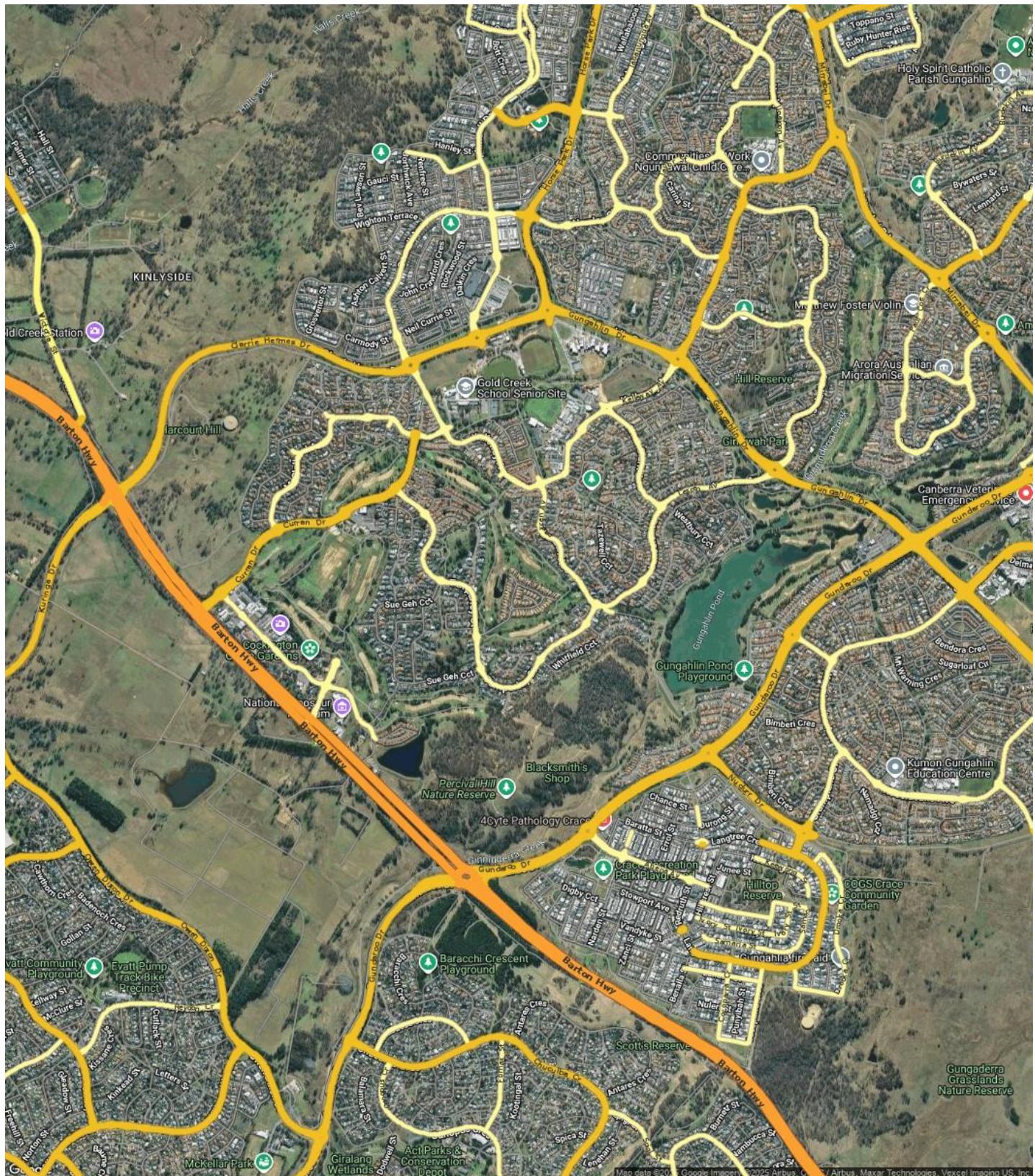
# Suburb flyover report

**NICHOLLS (HOUSE)**

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA



# NICHOLLS - Suburb Map



# 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)

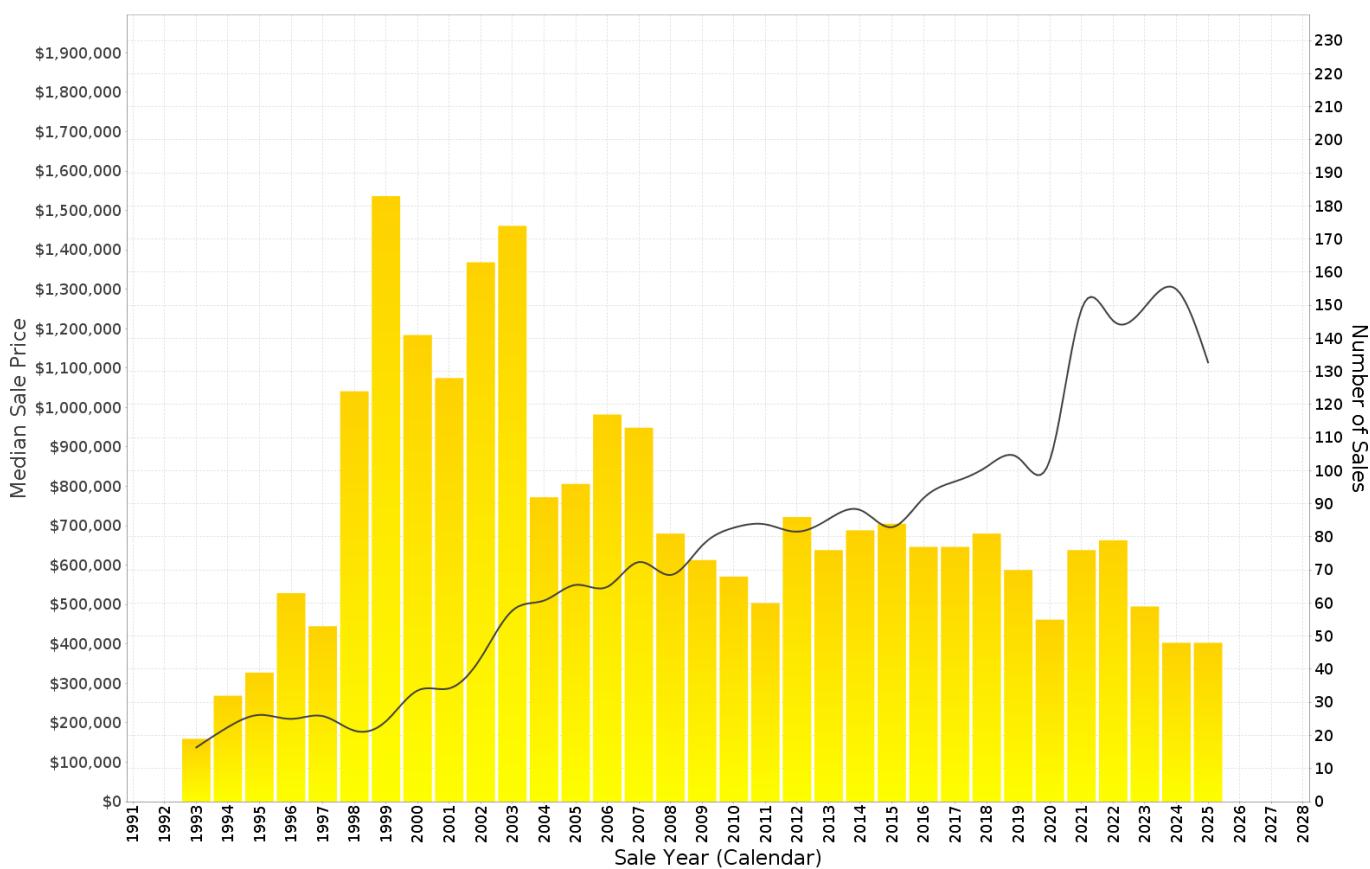
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

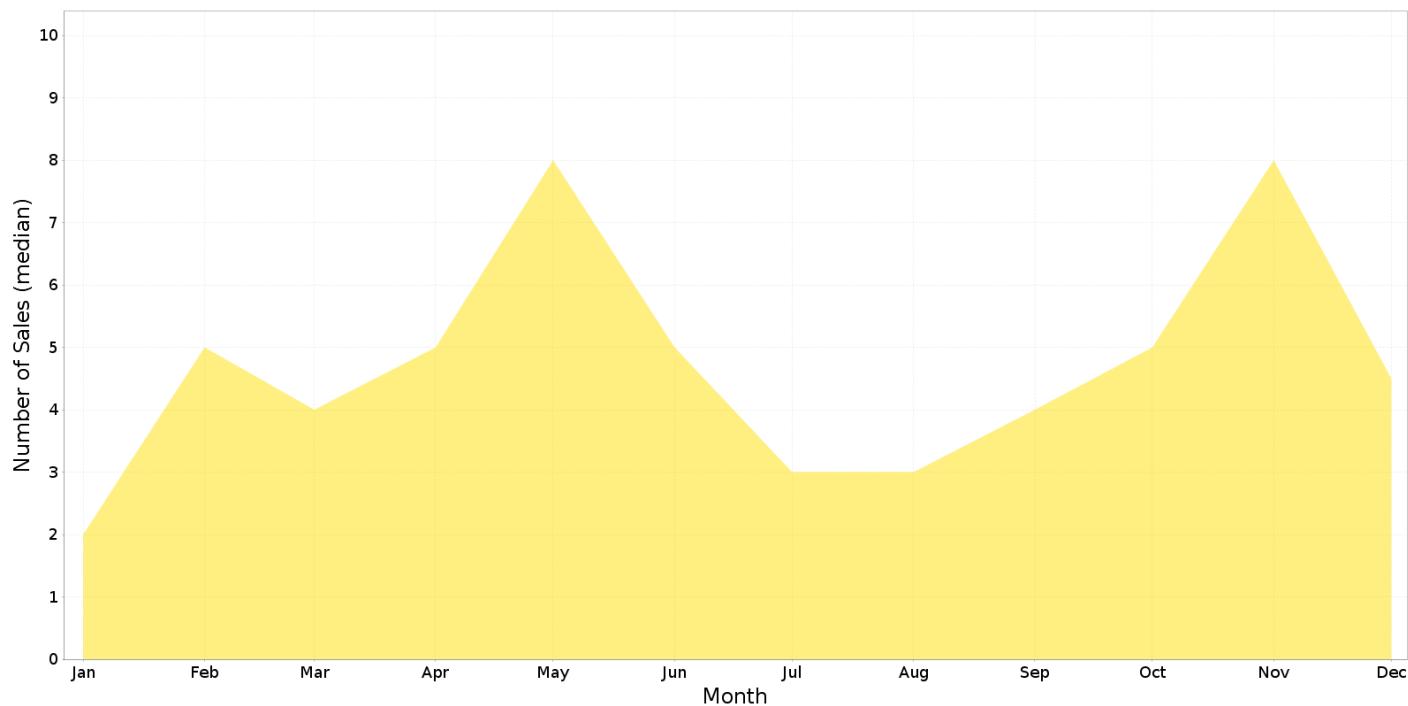
**-14.3%**

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

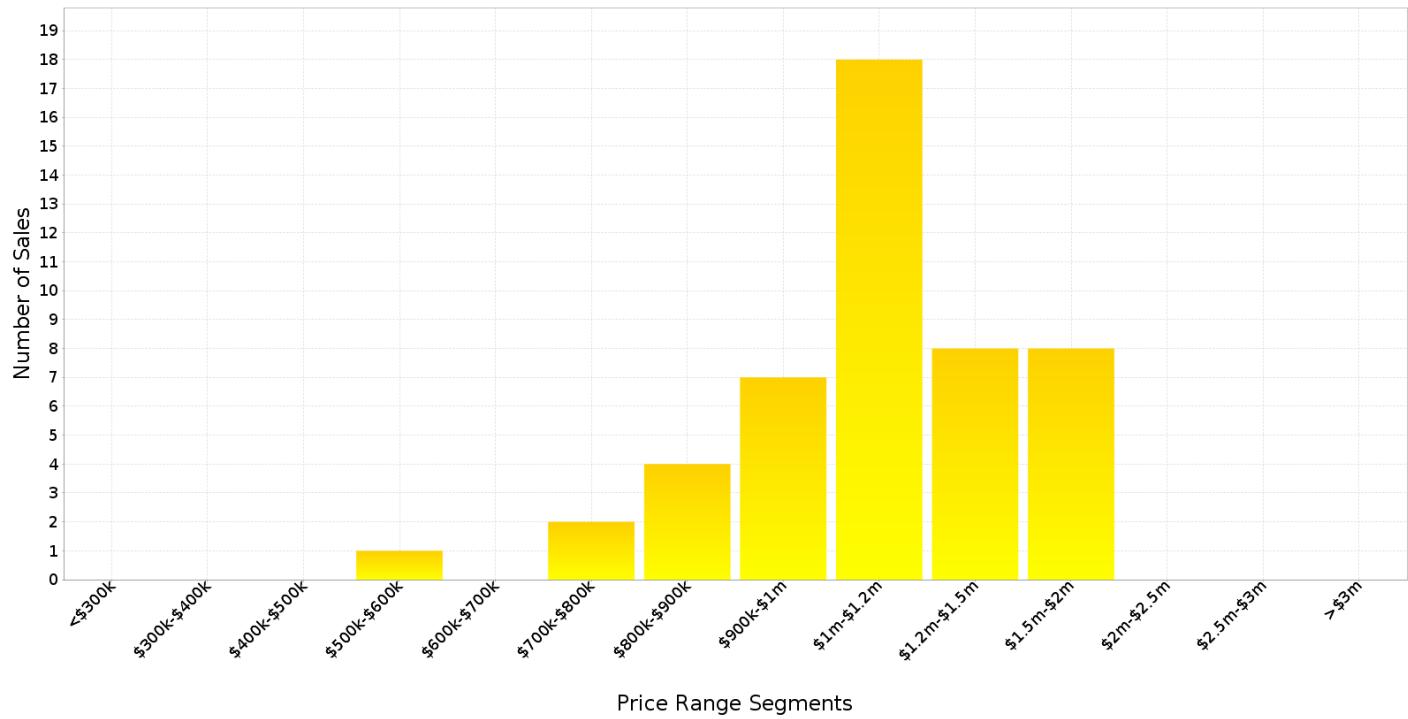
Based on 96 recorded House sales compared over the last two rolling 12 month periods



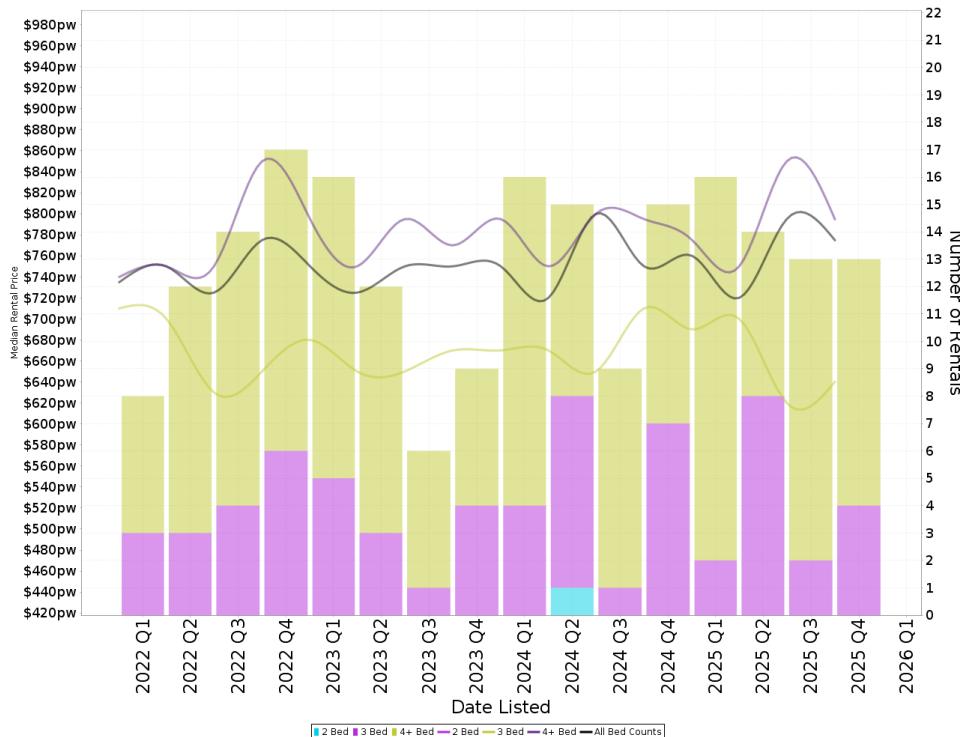
## NICHOLLS - Peak Selling Periods (3 years)



## NICHOLLS - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



Suburb Sale Price Growth

**-14.3%**

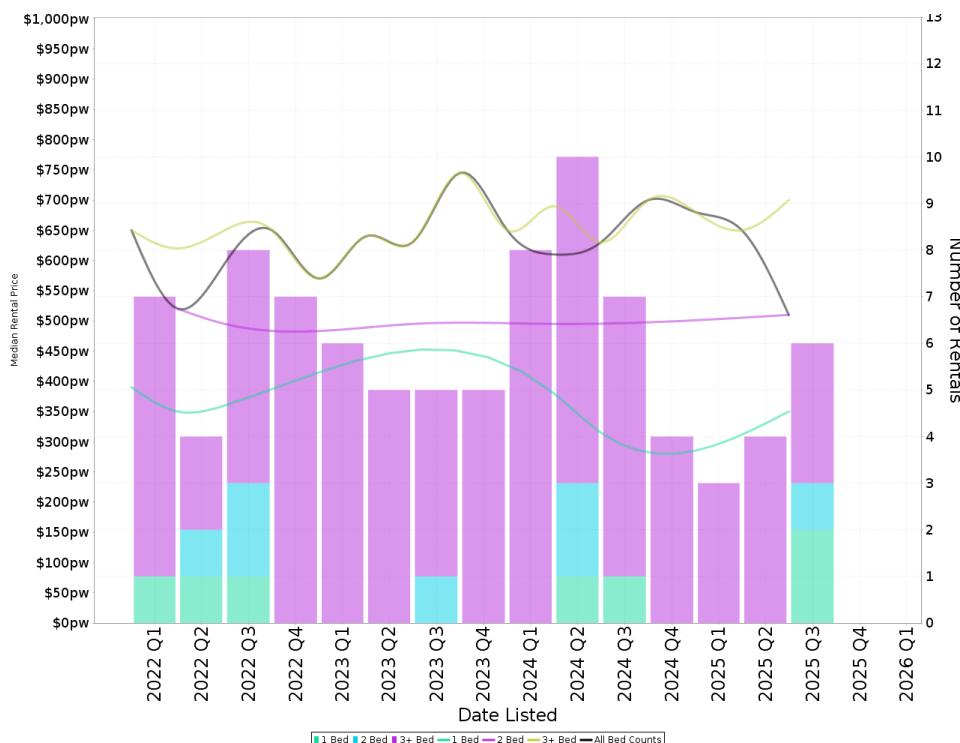
Current Median Price: \$1,114,600  
Previous Median Price: \$1,300,000  
Based on 96 registered House sales compared over the last two rolling 12 month periods.

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



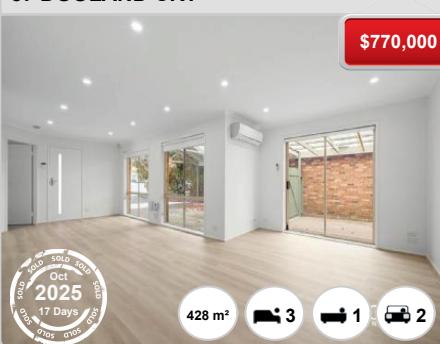
3/149 KELLEWAY AVE



30 SUTCLIFFE ST



**37 DOOLAND CRT**



**\$770,000**

Oct 2025  
17 Days

428 m<sup>2</sup> 3 1 2

**2 VINGER PL**

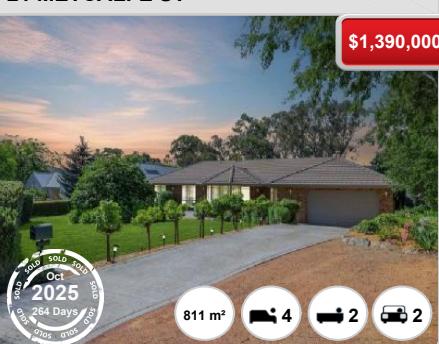


**\$2,130,000**

Oct 2025  
58 Days

1,202 m<sup>2</sup> 6 3 3

**21 METCALFE ST**



**\$1,390,000**

Oct 2025  
264 Days

811 m<sup>2</sup> 4 2 2

**5 COTTAM PL**



**\$1,300,000**

Oct 2025  
51 Days

725 m<sup>2</sup> 5 2 2

**16 MASSIE PL**



**\$1,085,000**

Oct 2025  
126 Days

773 m<sup>2</sup> 4 2 2

**11 IBIS ST**



**\$950,000**

Oct 2025  
22 Days

420 m<sup>2</sup> 3 2 2

**54 DOOLAND CRT**



**\$835,000**

Oct 2025  
244 Days

432 m<sup>2</sup> 3 1 1

**1 DOOLAND CRT**



**\$1,160,000**

Oct 2025  
24 Days

956 m<sup>2</sup> 4 2 4

**4 CHARLICK PL**



**\$1,150,000**

Oct 2025  
86 Days

820 m<sup>2</sup> 4 2 2

**2 SUE GEH CCT**

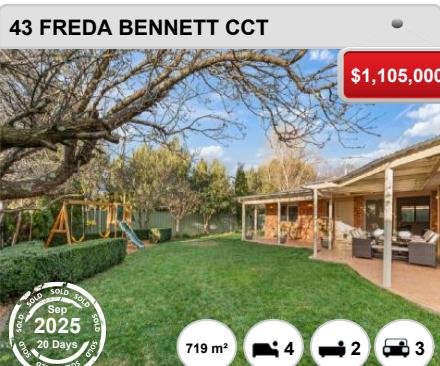


**\$1,615,000**

Sep 2025  
322 Days

1,026 m<sup>2</sup> 5 4 3

**43 FREDA BENNETT CCT**



**\$1,105,000**

Sep 2025  
20 Days

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

**14 KLEINIG ST**



**\$1,850,000**

Sep 2025  
18 Days

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

# 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

### 6 Tange Place

