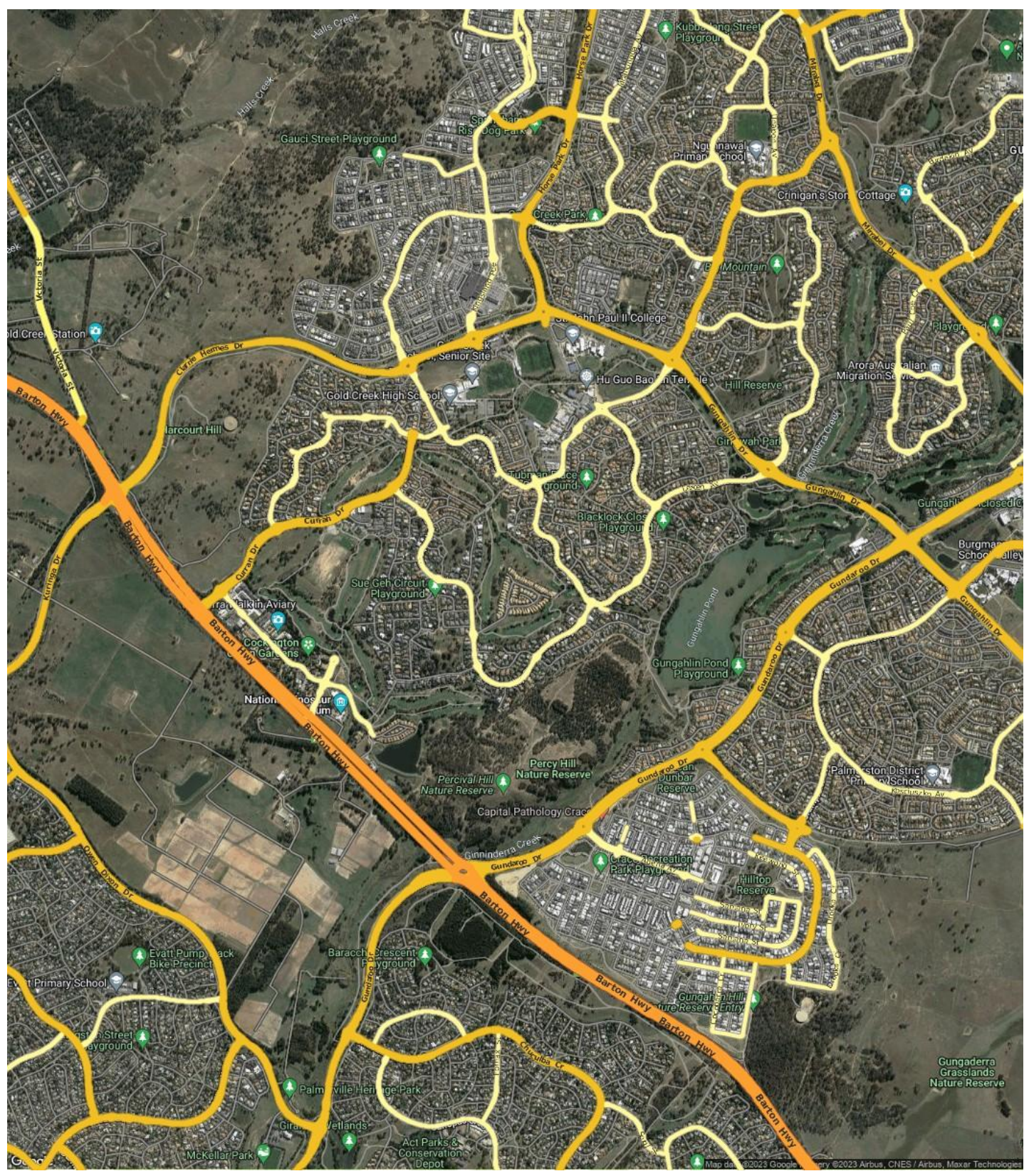


SUBURB FLYOVER REPORT

NICHOLLS (HOUSE)

Prepared by [Independent Property Group](#)

NICHOLLS - Suburb Map



NICHOLLS - Sales Statistics (Houses)

| Year | # Sales | Median | Growth | Low | High |
|------|---------|--------------|--------|------------|--------------|
| 2005 | 96 | \$ 550,000 | 0.0 % | \$ 275,000 | \$ 1,300,000 |
| 2006 | 117 | \$ 545,000 | -0.9 % | \$ 100,234 | \$ 1,230,000 |
| 2007 | 113 | \$ 605,000 | 11.0 % | \$ 56,000 | \$ 1,500,000 |
| 2008 | 81 | \$ 575,000 | -5.0 % | \$ 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 | 22 | \$ 1,246,000 | 2.1 % | \$ 720,000 | \$ 1,755,000 |

Median Sale Price

\$1.21m

Based on 46 recorded House sales within the last 12 months (Oct '22 - Sep '23)

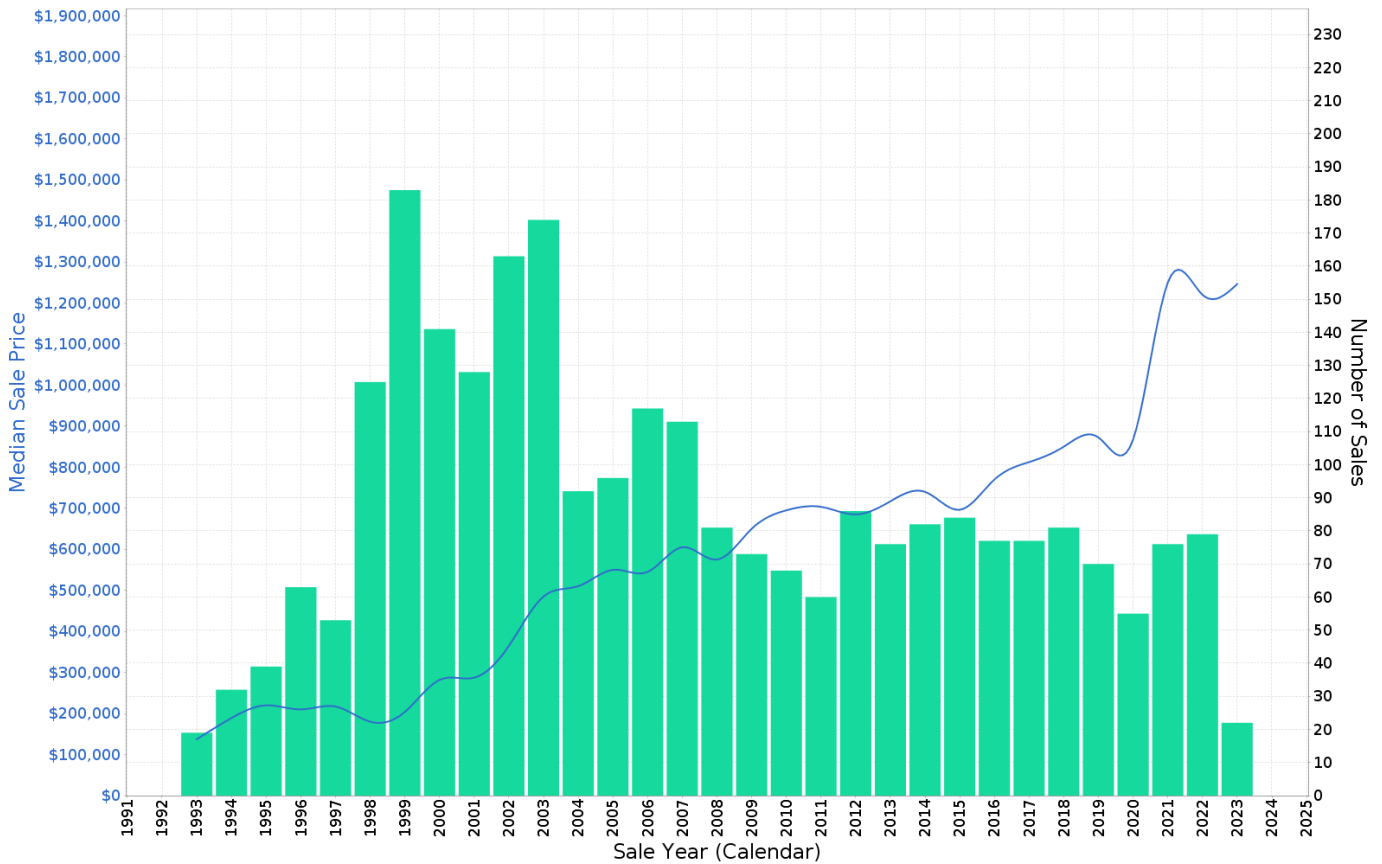
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

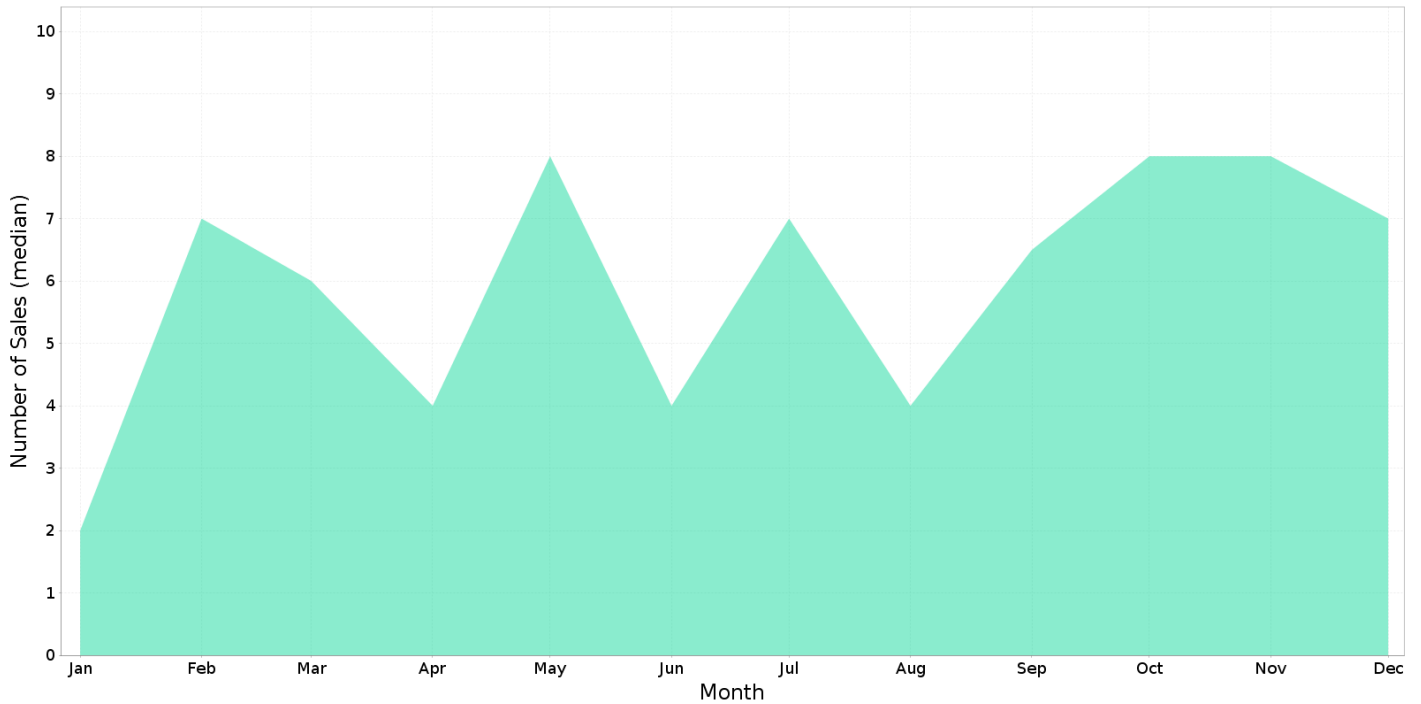
-5.8%

Current Median Price: \$1,205,500
Previous Median Price: \$1,280,000

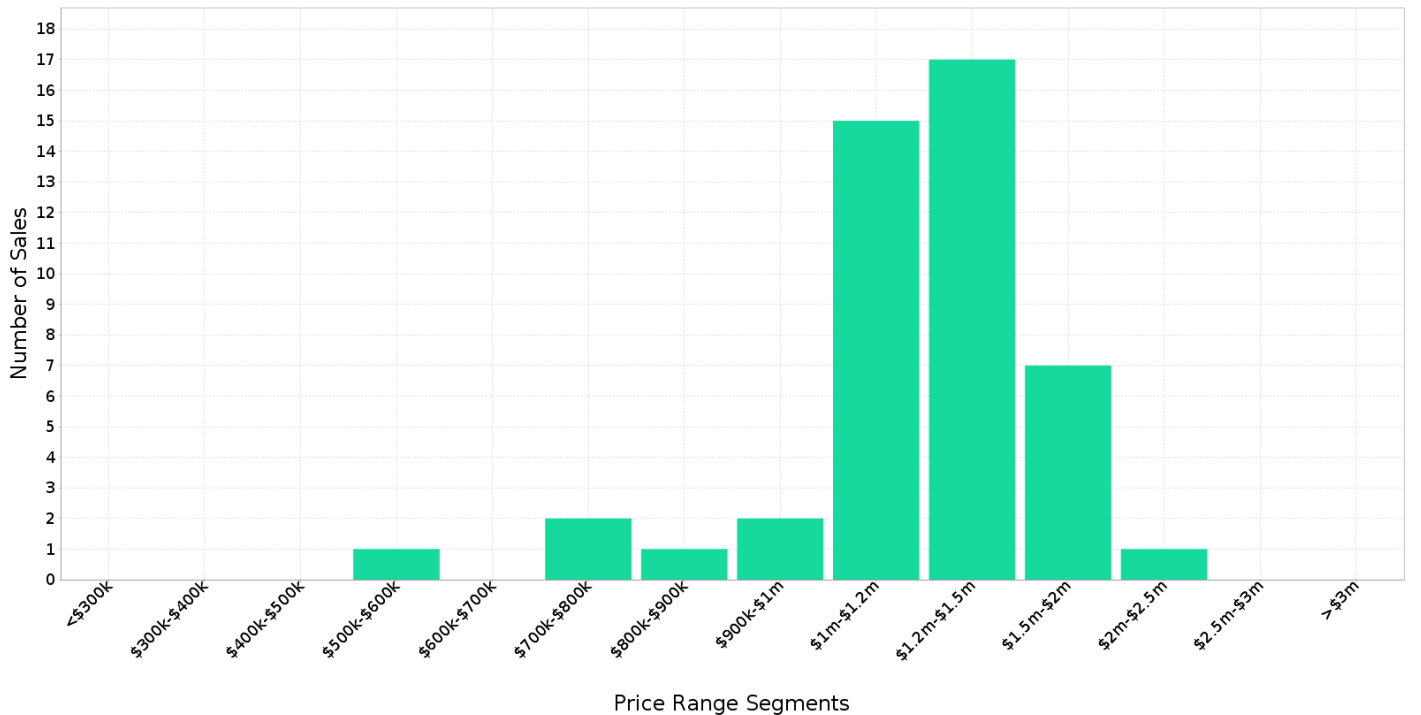
Based on 125 recorded House sales compared over the last two rolling 12 month periods



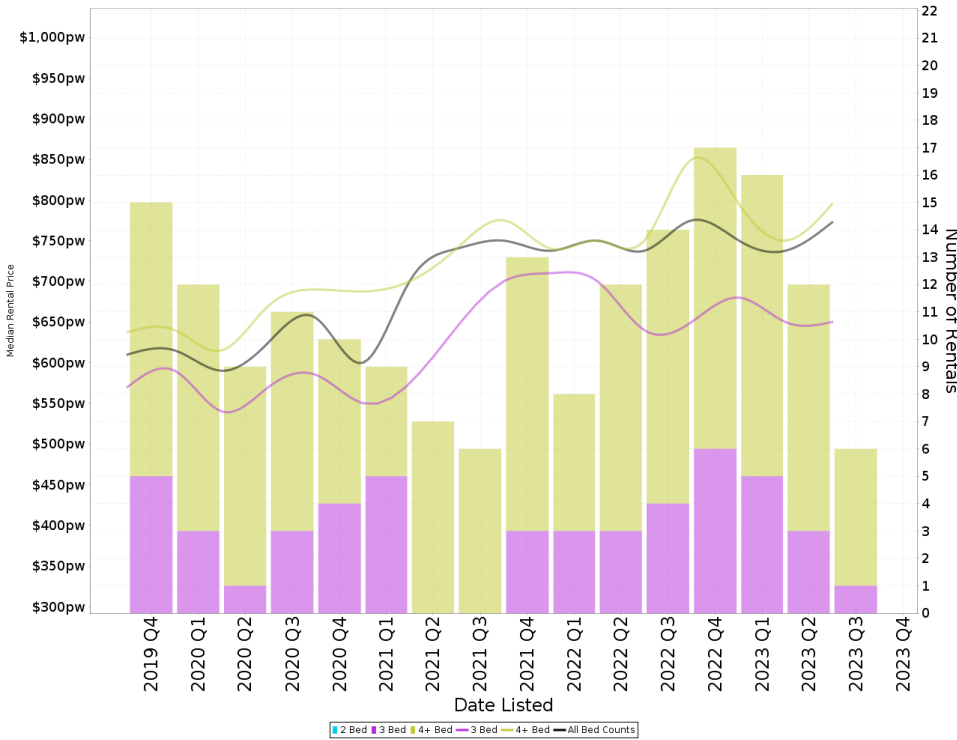
NICHOLLS - Peak Selling Periods (3 years)



NICHOLLS - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-5.8%

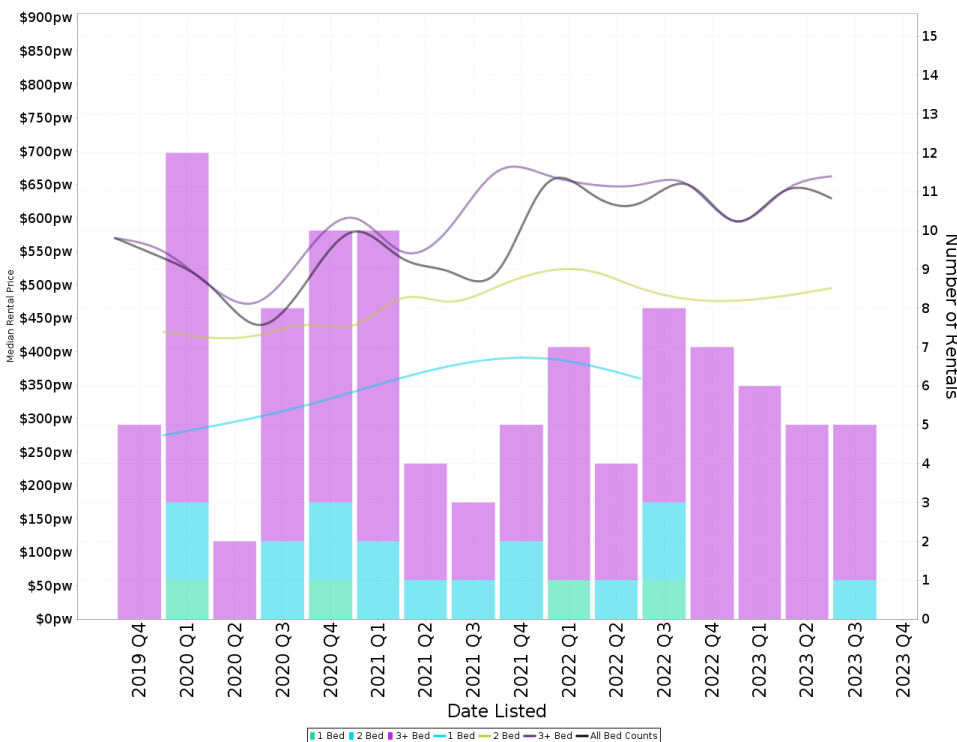
Current Median Price: \$1,205,500
Previous Median Price: \$1,280,000
Based on 125 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.2%

Current Median Price: \$1,205,500
Current Median Rent: \$750
Based on 51 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+6.2%

Current Median Price: \$840,000
Previous Median Price: \$791,000
Based on 44 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.9%

Current Median Price: \$840,000
Current Median Rent: \$630
Based on 23 registered Unit rentals compared over the last 12 months.

NICHOLLS - Recently Sold Properties

Median Sale Price

\$1.21m

Based on 46 recorded House sales within the last 12 months (Oct '22 - Sep '23)

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

Suburb Growth

-5.8%

Current Median Price: \$1,205,500
Previous Median Price: \$1,280,000

Based on 125 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

46

Based on recorded House sales within the 12 months (Oct '22 - Sep '23)

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

2 ROSELLA ST

\$970,000

Sold Sep 2023, 35 Days

545 m² 4 bedrooms 2 bathrooms 2 car spaces

9 SEABORN PL

\$955,000

Sold Aug 2023, 22 Days

677 m² 4 bedrooms 2 bathrooms 2 car spaces

7 MCAULIFFE CRT

\$1,255,000

Sold Aug 2023, 34 Days

751 m² 4 bedrooms 2 bathrooms 2 car spaces

21 SUE GEH CCT

\$1,770,000

Sold Jun 2023, 66 Days

1,000 m² 5 bedrooms 3 bathrooms 2 car spaces

29 DONNAN ST

\$1,500,000

Sold Jun 2023, 17 Days

822 m² 4 bedrooms 2 bathrooms 2 car spaces

Lot dimensions: 12.4m, 48.1m, 38.8m

7 BEAL PL

\$1,255,000

Sold Jun 2023, 28 Days

941 m² 4 bedrooms 2 bathrooms 2 car spaces

9 KLEINIG ST

\$1,590,000

Sold Jun 2023, 22 Days

1,025 m² 4 bedrooms 2 bathrooms 2 car spaces

47 KELLEWAY AVE

\$1,002,000

Sold Jun 2023, 72 Days

685 m² 4 bedrooms 2 bathrooms 2 car spaces

28 DOOLAND CRT

\$1,185,000

Sold Jun 2023, 32 Days

692 m² 4 bedrooms 2 bathrooms 2 car spaces

Independent

PROPERTY GROUP

1 BARCLAY PL

\$1,750,000

May 2023
113 Days

822 m² 6 3 2

23 FREDA BENNETT CCT

\$1,242,000

May 2023
5 Days

703 m² 4 2 2

6 SEABORN PL

\$1,135,000

May 2023
16 Days

651 m² 4 2 3

32 TAZEWELL CCT

\$1,275,000

2023

804 m² - - -

15 WENDY EY PL

\$1,405,000

May 2023
57 Days

839 m² 5 3 3

18 HATTERSLEY CRT

\$1,415,000

May 2023
44 Days

803 m² 4 3 2

7 EVE PL

\$1,430,000

May 2023
26 Days

897 m² 5 4 2

10 KLEINIG ST

\$1,850,000

May 2023
77 Days

866 m² 5 2 2

30 ARTHALDO CRT

\$1,470,000

2023

848 m² 6 2 2

10 MIDWINTER PL

\$1,670,000

Apr 2023

1,102 m² 4 2 2

61 TAZEWELL CCT

\$720,000

May 2023
63 Days

414 m² 3 1 1

118 TEMPERLEY ST

\$1,211,000

Apr 2023
22 Days

841 m² 4 2 2

NICHOLLS - Properties For Rent

Median Rental Price

\$750 /w

Based on 51 recorded House rentals within the last 12 months (Oct '22 - Sep '23)

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

Rental Yield

+3.2%

Current Median Price: \$1,205,500
Current Median Rent: \$750

Based on 46 recorded House sales and 51 House rentals compared over the last 12 months

Number of Rentals

51

Based on recorded House rentals within the last 12 months (Oct '22 - Sep '23)

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

