

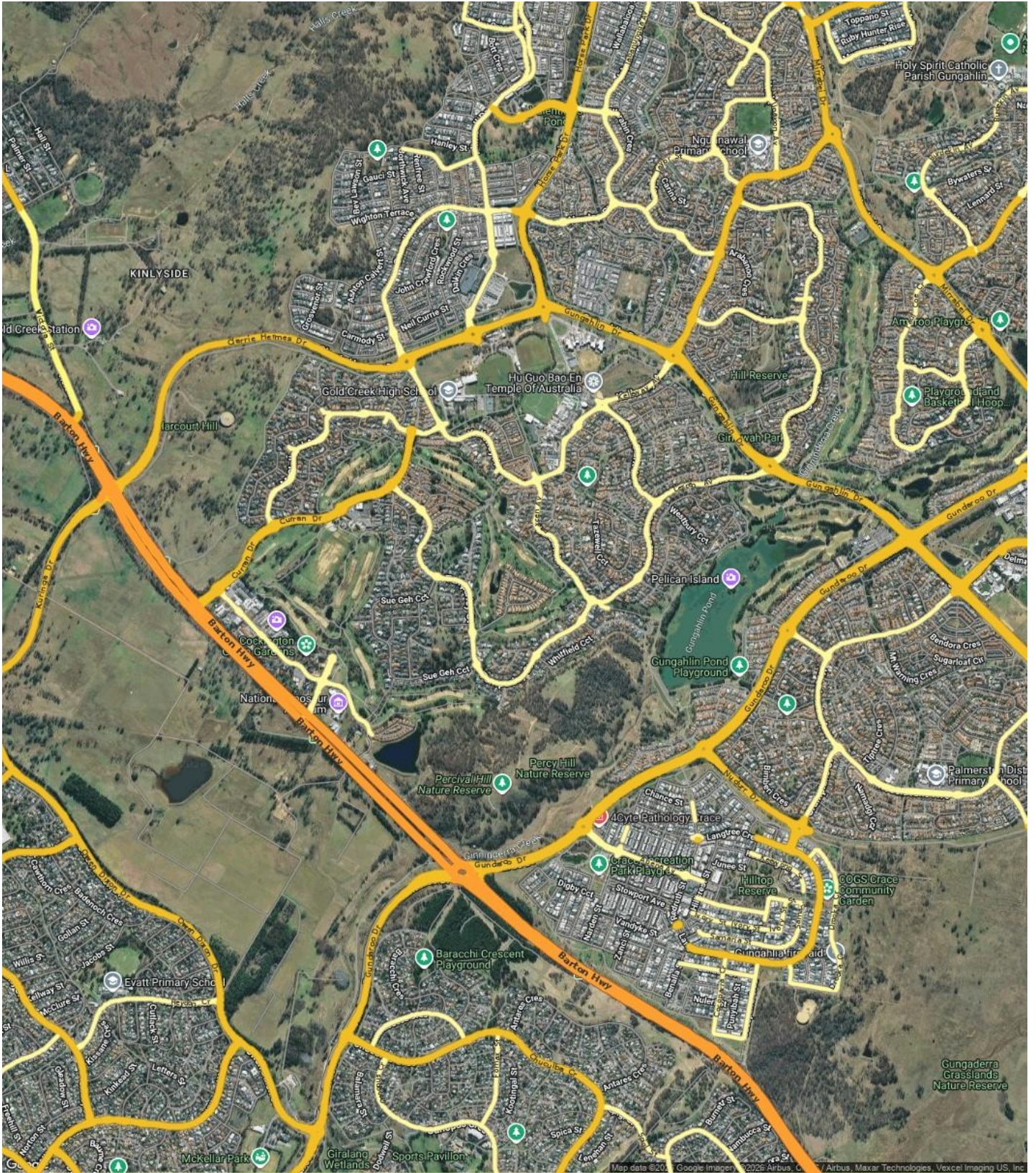
SUBURB FLYOVER REPORT

NICHOLLS (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655



NICHOLLS - Suburb Map



Prepared on 01/04/2026 by Auction Advantage. © Property Data Solutions Pty Ltd 2026 (pricfinder.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	58	\$ 1,150,000	-11.5 %	\$ 450,000	\$ 2,130,000
2026	6	\$ 1,187,500	3.3 %	\$ 900,000	\$ 2,150,000

Median Sale Price

\$1.15m

Based on 45 recorded House sales within the last 12 months (Apr '25 - Mar '26)

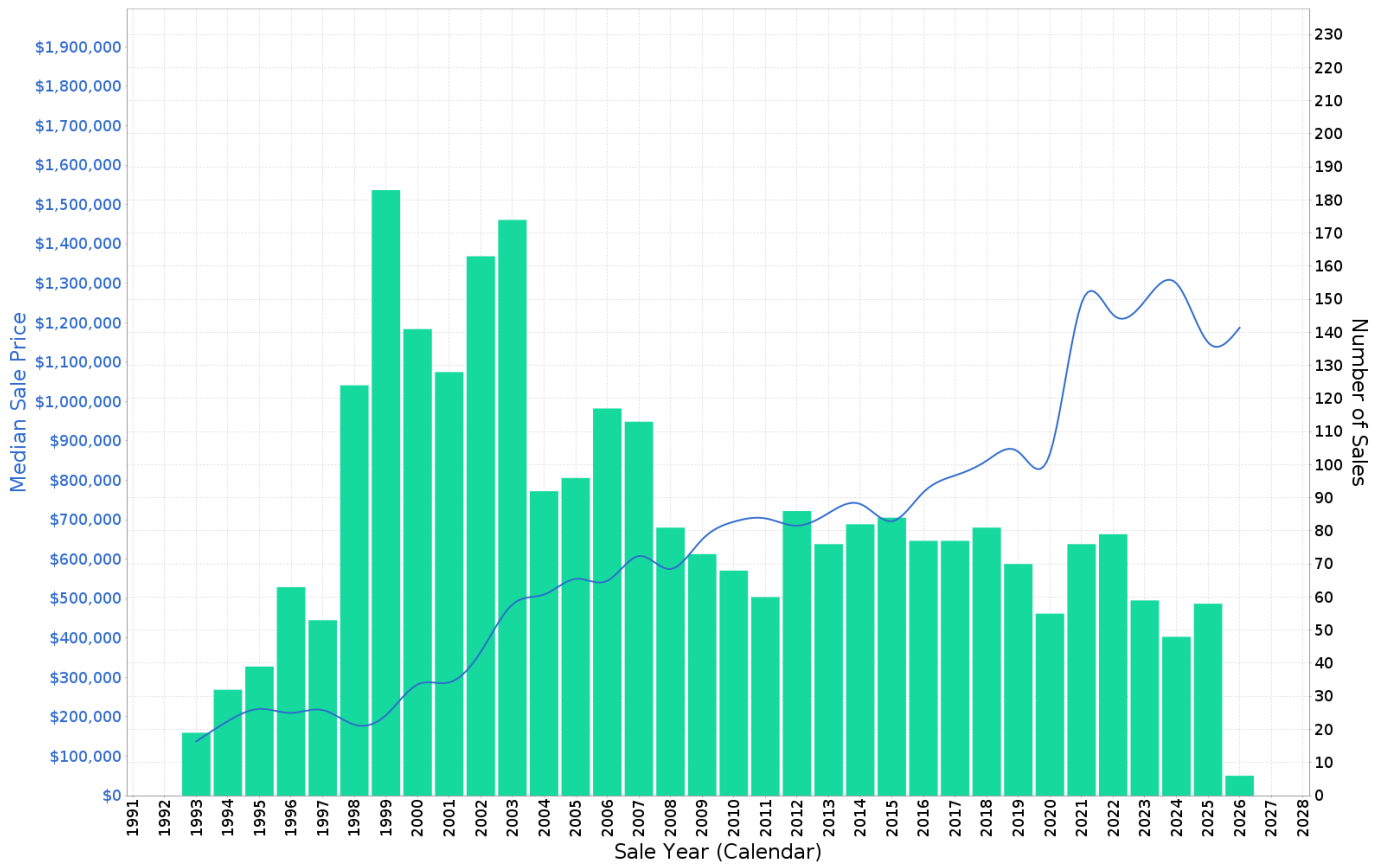
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

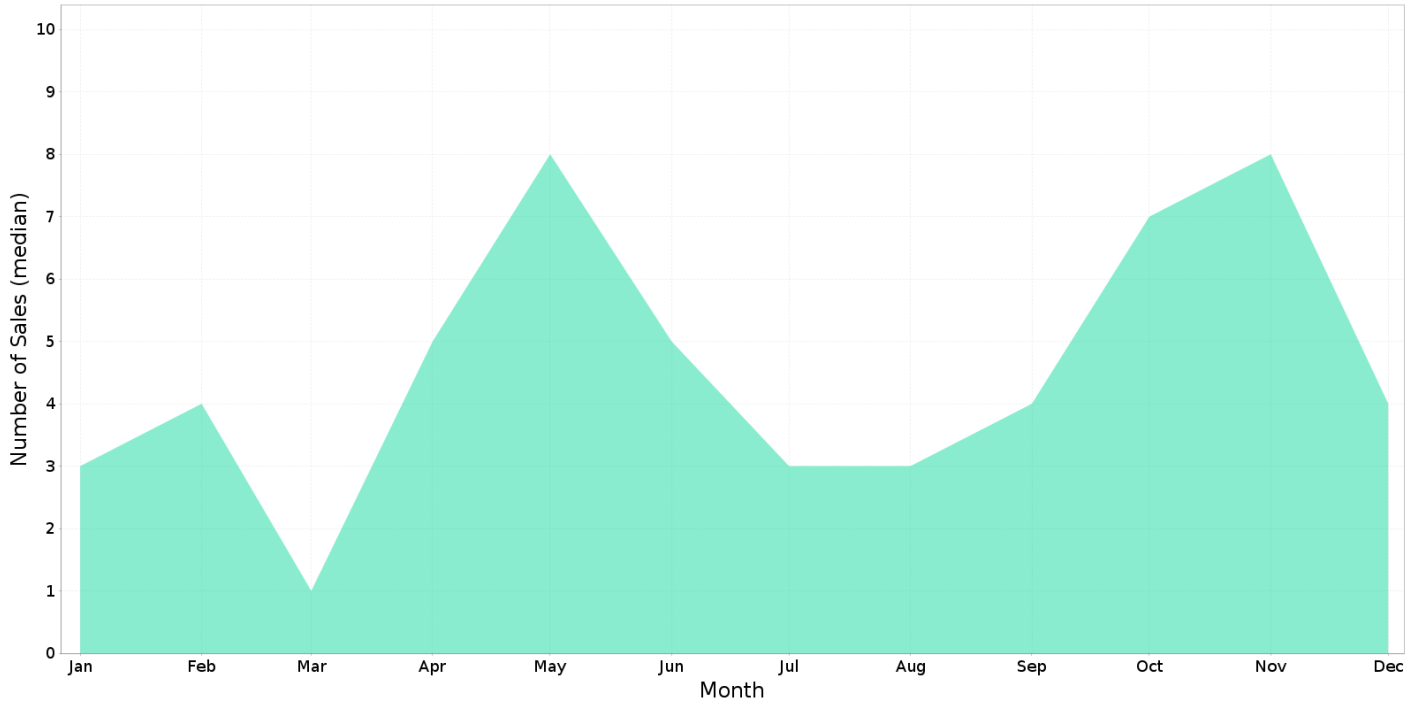
-10.7%

Current Median Price: \$1,150,000
Previous Median Price: \$1,287,500

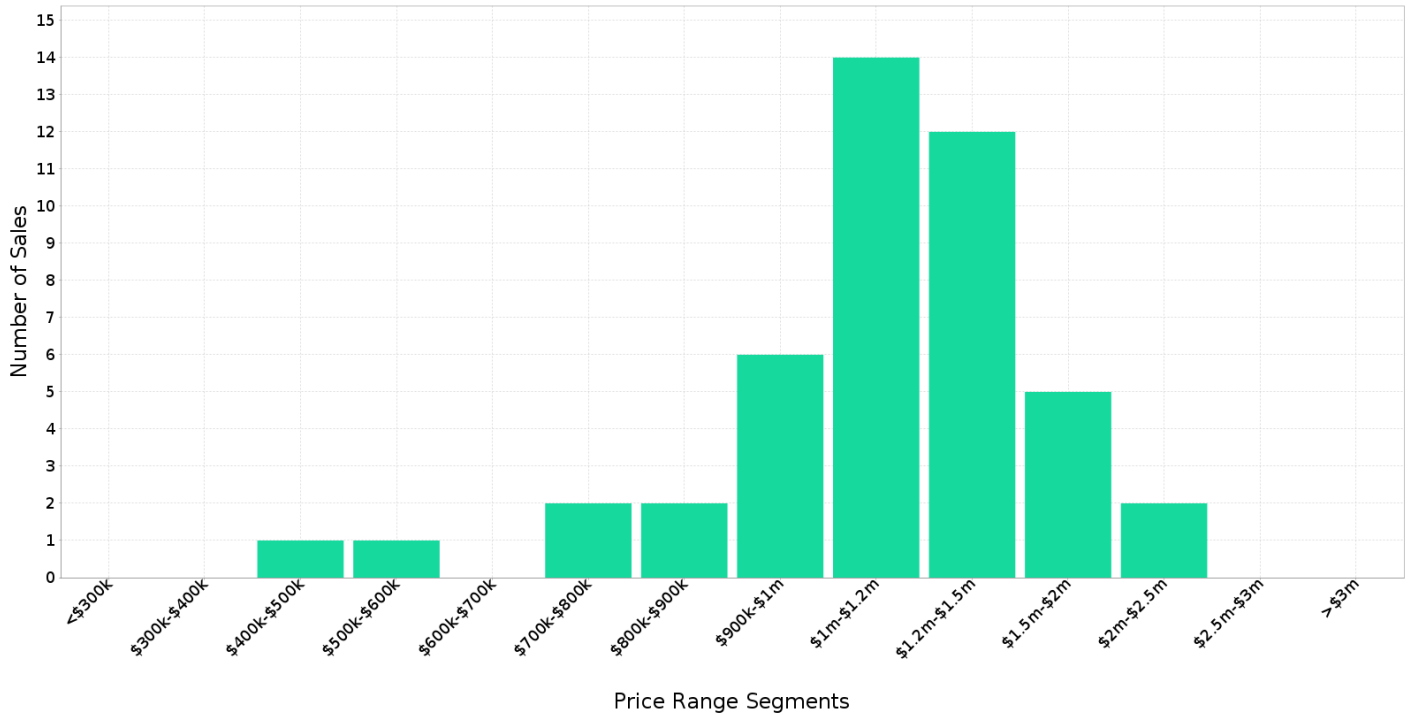
Based on 107 recorded House sales compared over the last two rolling 12 month periods



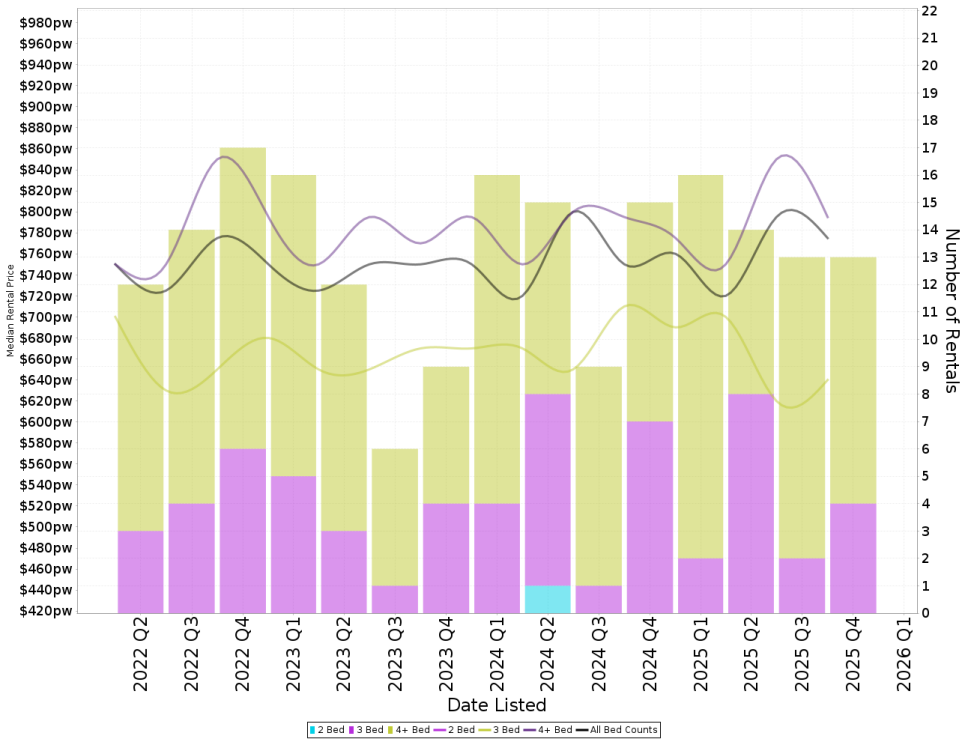
NICHOLLS - Peak Selling Periods (3 years)



NICHOLLS - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

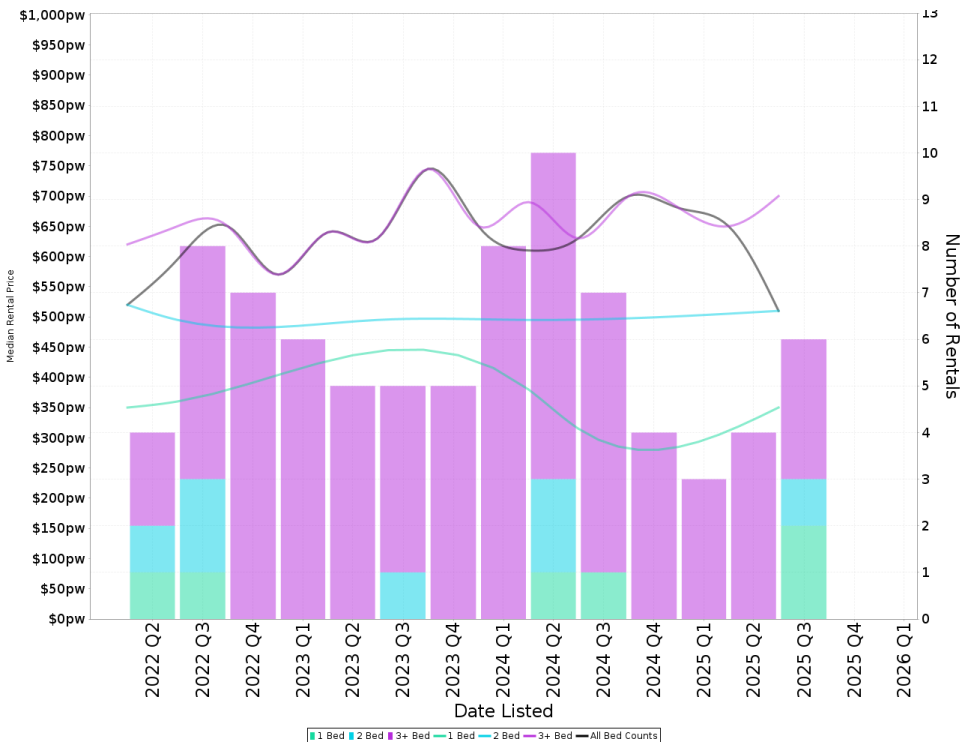
-10.7%

Current Median Price: \$1,150,000
Previous Median Price: \$1,287,500
Based on 107 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

N/A

Median Weekly Rents (Units)



Suburb Sale Price Growth

+7.8%

Current Median Price: \$845,000
Previous Median Price: \$783,750
Based on 50 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

N/A

NICHOLLS - Recently Sold Properties

Median Sale Price

\$1.15m

Based on 45 recorded House sales within the last 12 months (Apr '25 - Mar '26)

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

Suburb Growth

-10.7%

Current Median Price: \$1,150,000
Previous Median Price: \$1,287,500

Based on 107 recorded House sales compared over the last two rolling 12 month periods


Sold Properties

45

Based on recorded House sales within the 12 months (Apr '25 - Mar '26)

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

24 DOOLAND CRT



\$1,030,000

663 m² 4 2 2

Sold Mar 2026 (15 Days)

72 SUE GEH CCT



\$1,450,000

802 m² 5 2 2

Sold Mar 2026 (9 Days)

64 SUE GEH CCT



\$1,510,000

802 m² 4 2 2

Sold Mar 2026 (21 Days)

94 KRANTZCKE CCT



\$1,150,000

591.6 m²

592 m² - - -

Sold Mar 2026 (15 Days)

23 HENDRY CL

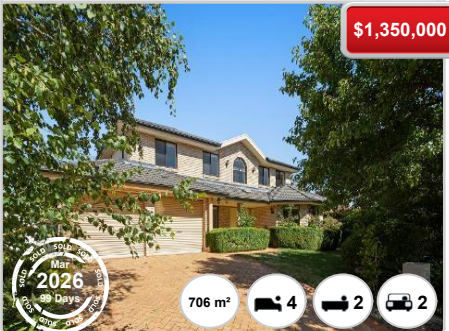


\$2,240,000

1,035 m² 4 3 2

Sold Mar 2026 (27 Days)

53 KELLEWAY AVE



\$1,350,000

706 m² 4 2 2

Sold Mar 2026 (39 Days)

2 CLEMENGER ST




\$1,090,000

775 m² 4 2 2

Sold Feb 2026 (19 Days)

16 KLEINIG ST



\$1,572,500

828 m² 4 3 2

Sold Feb 2026 (8 Days)

29 KANGAROO CL



\$1,100,000

548 m² 5 4 2

Sold Feb 2026 (421 Days)

55 ROSELLA ST

\$900,000

Jan 2026
29 Days

405 m² 3 2 2

4 MIDWINTER PL

\$2,150,000

Jan 2026
104 Days

959 m² 6 3 3

23 OLDERSHAW CRT

\$1,350,000

Jan 2026
32 Days

790 m² 4 2 2

7 MCSHANE PL

\$1,300,000

Jan 2026
62 Days

814 m² 4 2 3

5 WENDY EY PL

\$1,225,000

7025

739 m² 4 1 2

2 COCKATOO CL

\$1,130,000

Gold Creek High School
Cresey Marketplace

Dec 2025
9 Days

450 m² 3 2 2

7 KLEINIG ST

\$450,000

Dec 2025
N/A

1,044 m² 4 3 3

29 IBIS ST

\$1,230,000

Dec 2025
24 Days

392 m² 3 2 2

8 NORTHAM ST

\$1,340,000

Dec 2025
12 Days

810 m² 4 3 2

28 AYERS-FOWLER ST

\$1,275,000

Nov 2025
20 Days

766 m² 3 2 2

6 ARTHALDO CRT

\$1,720,000

Nov 2025
6 Days

996 m² 5 3 2

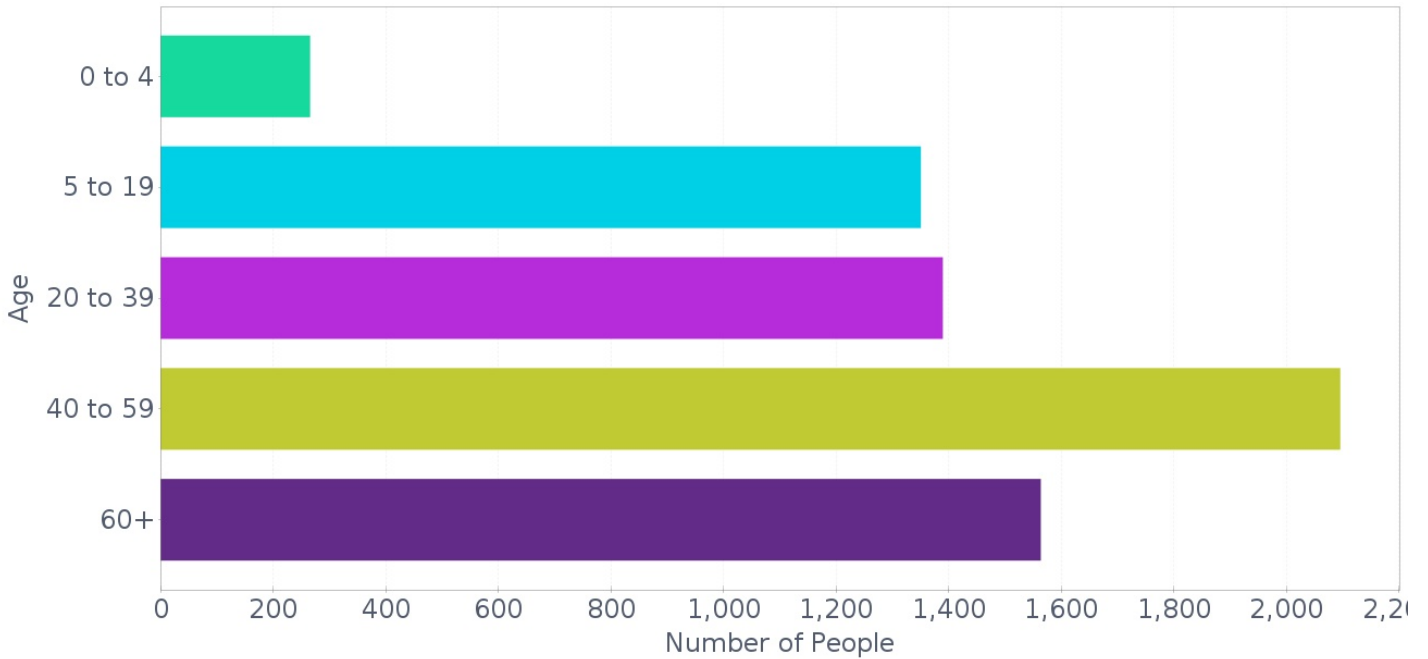
27 MAY MILLS CL

\$1,351,000

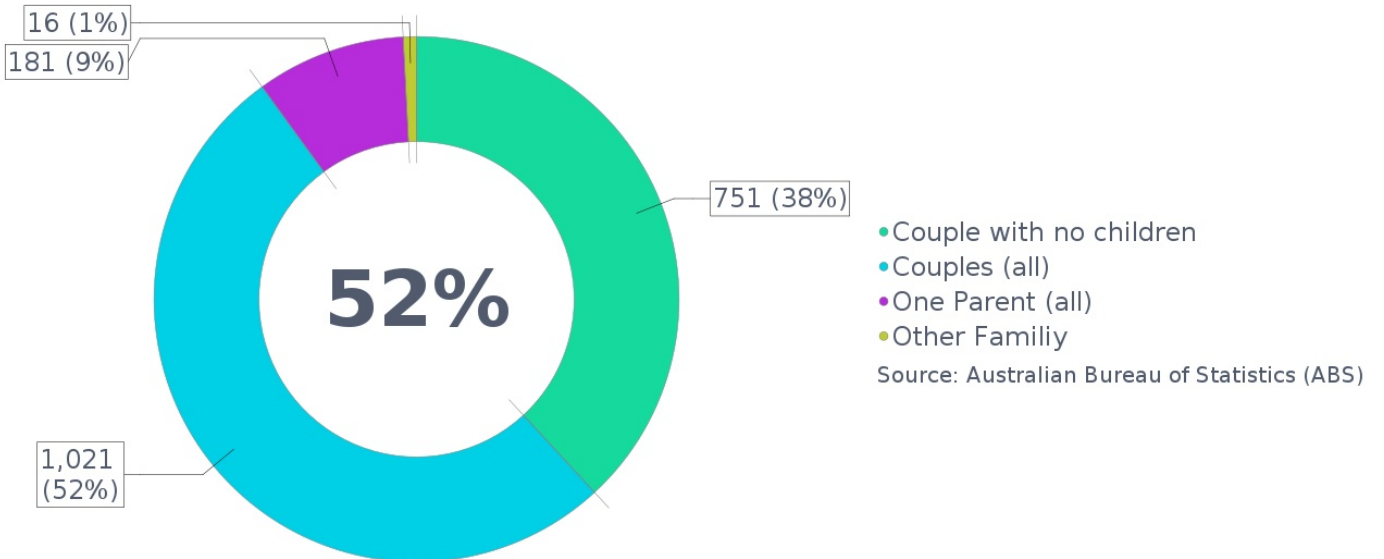
Nov 2025
25 Days

540 m² 4 2 2

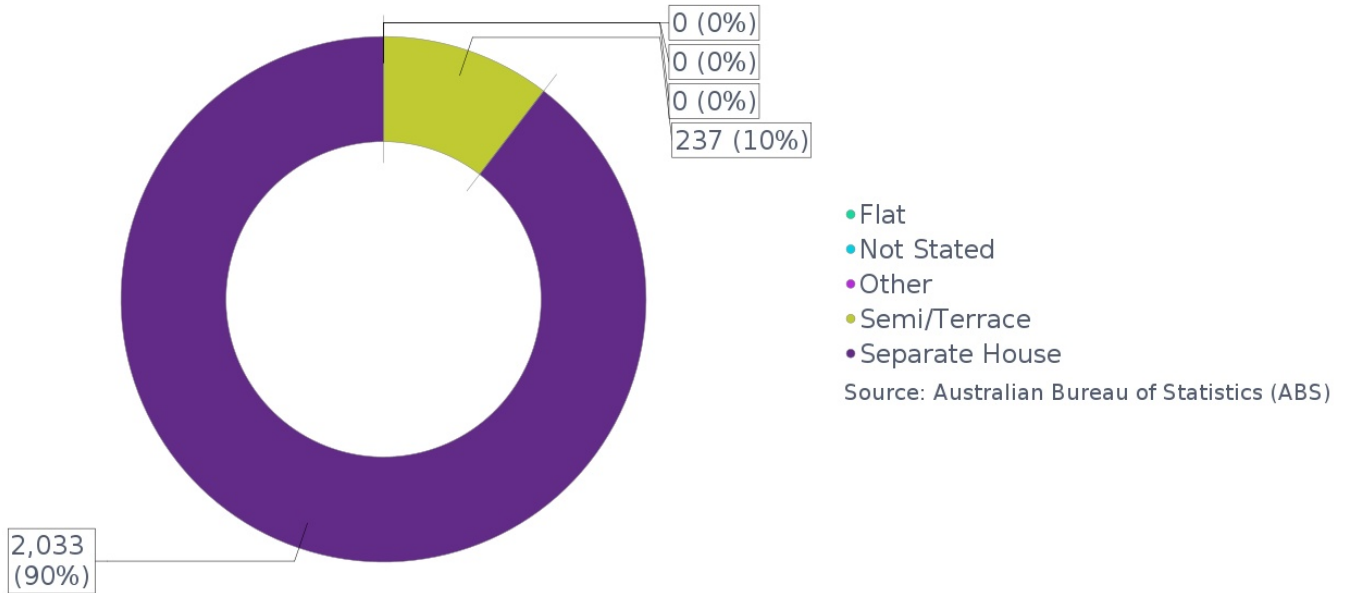
Age of Population (2021)



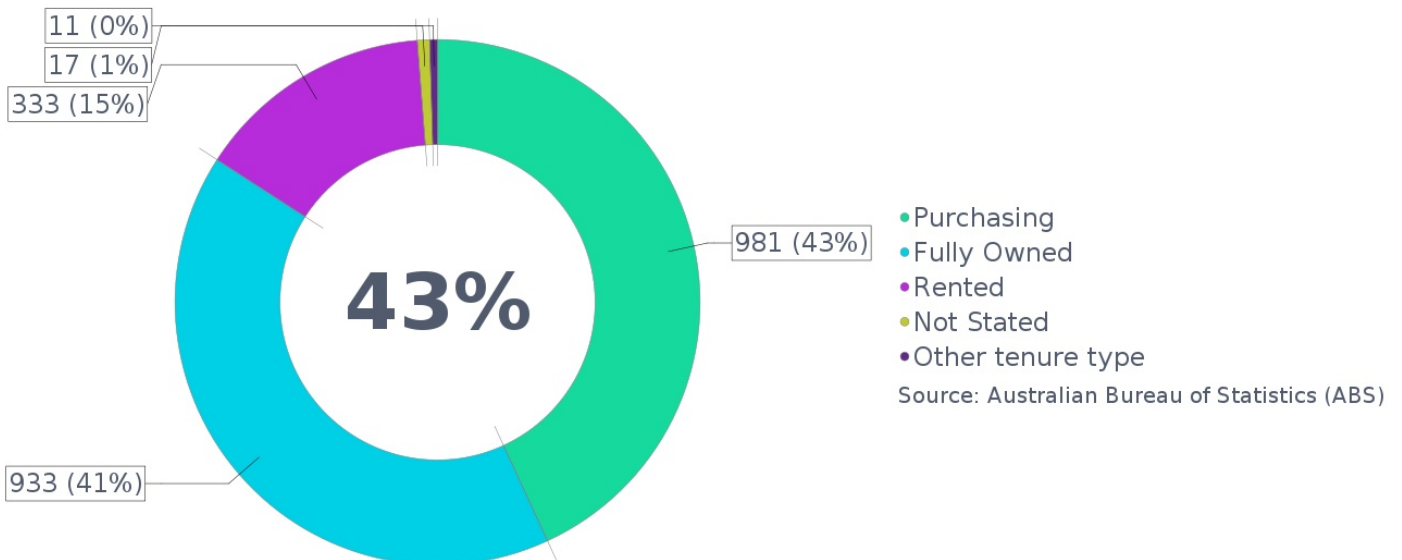
Family Composition (2021)



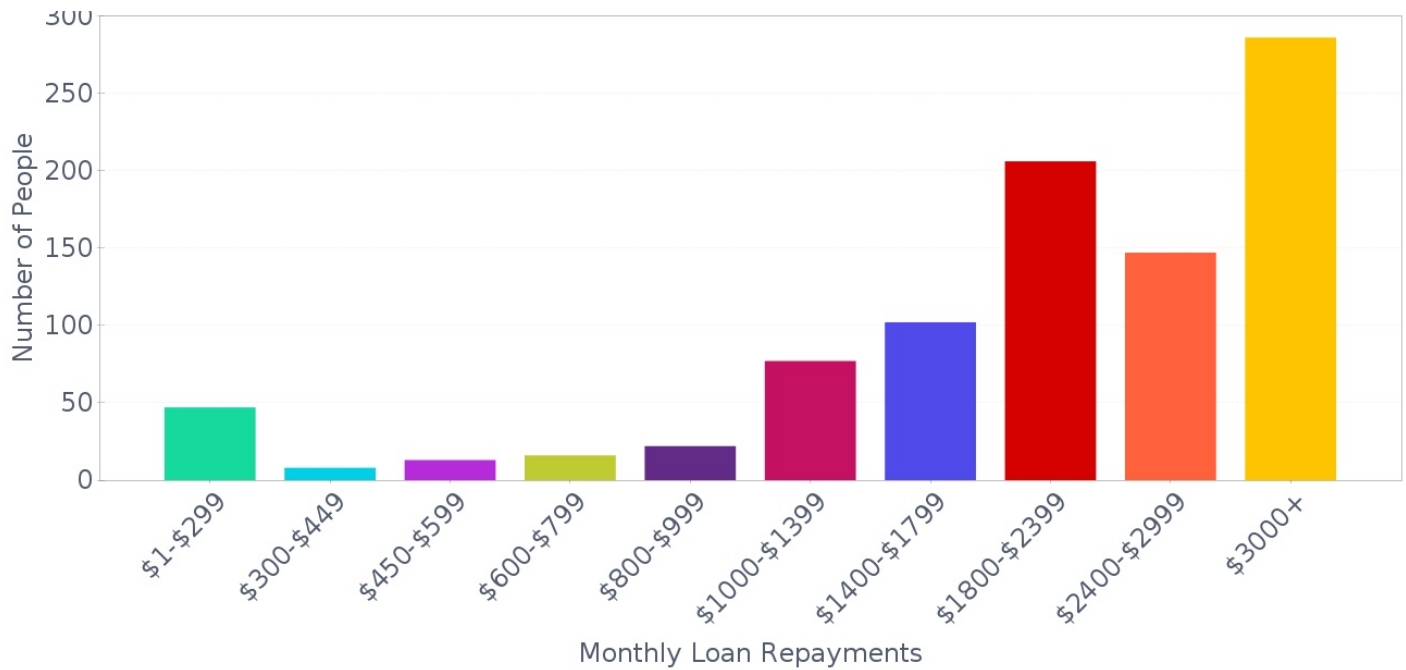
Dwelling Structure (2021)



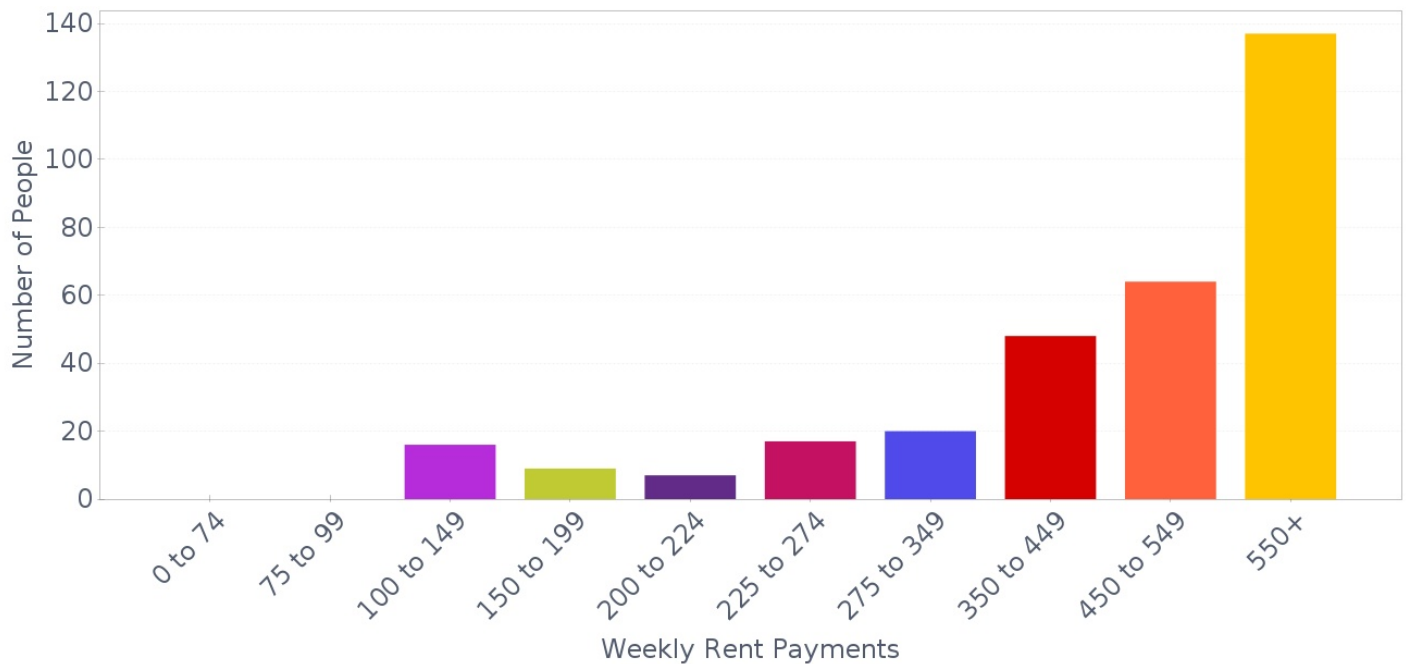
Home Ownership (2021)



Home Loan Repayments - Monthly (2021)

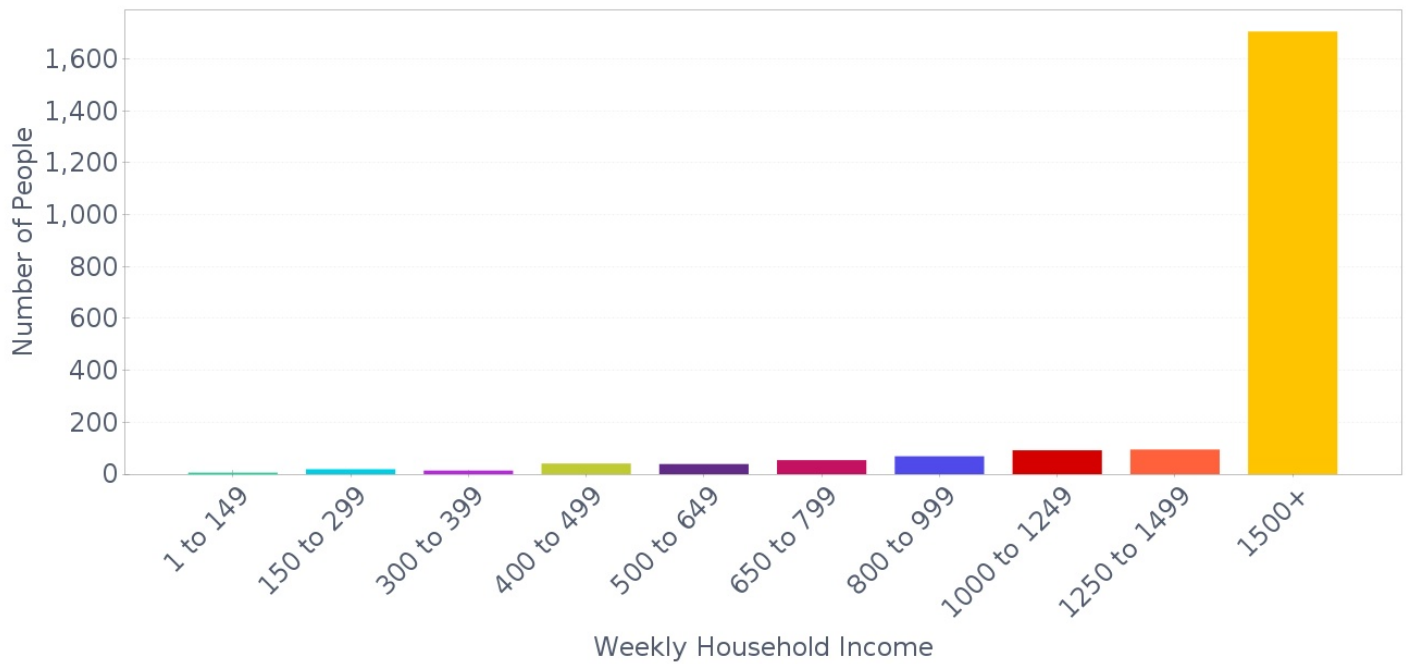


Rent Payments - Weekly (2021)

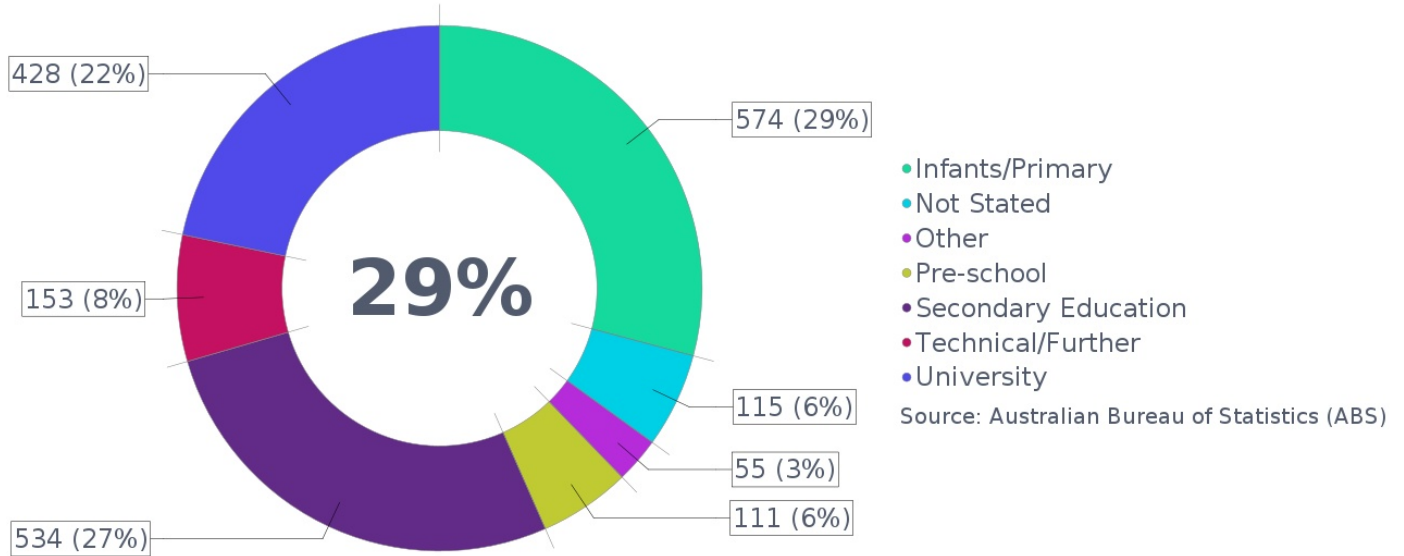




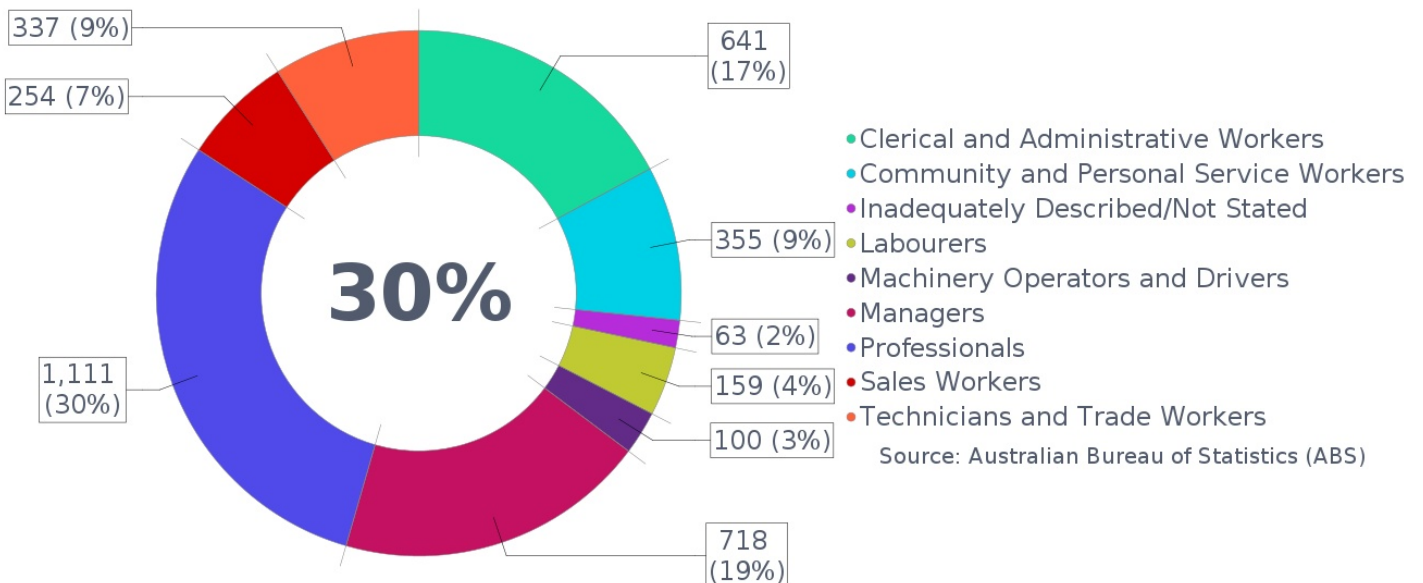
Household Income - Weekly (2021)



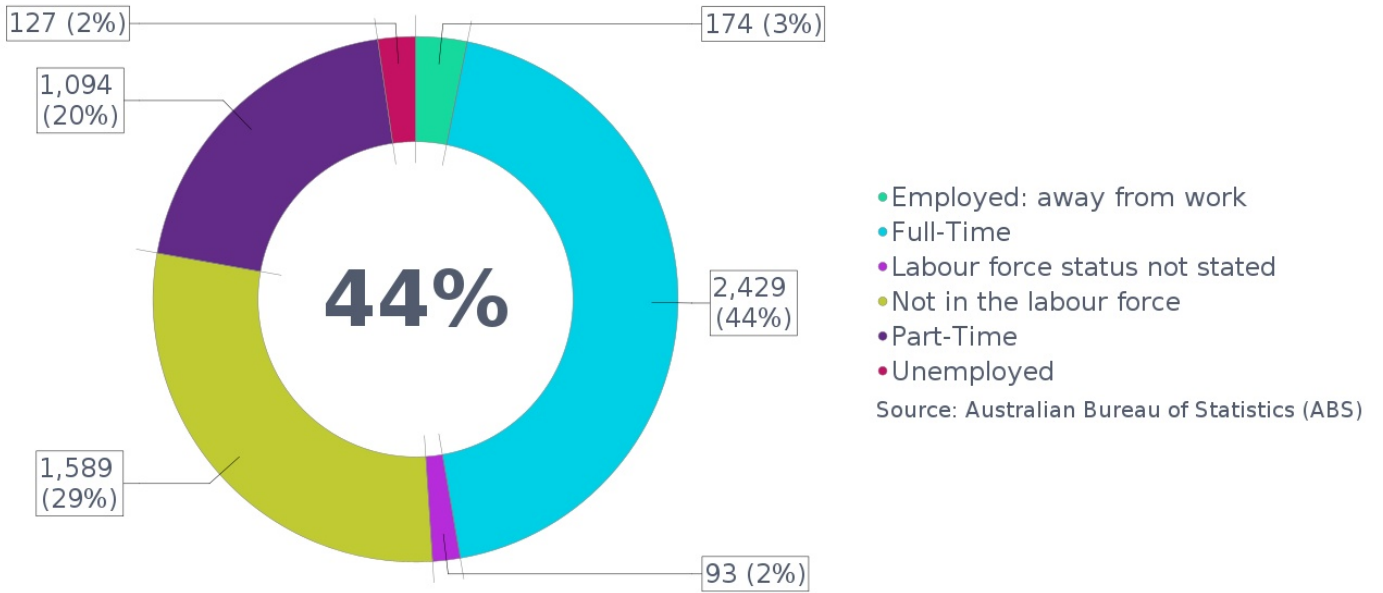
Non-School Qualification: Level of Education (2021)



Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)

