

Suburb Profile Report

Kingscliff NSW 2487

Prepared on 18 March 2021 for Ray Real Estate

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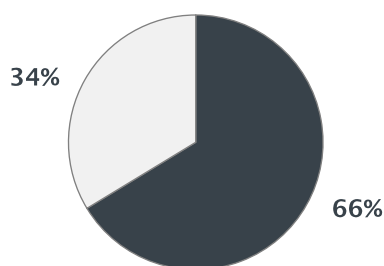
662km
Distance from GPO



7.5k
Population
↑17.0%
5 year population change



9 years
Average length of ownership



■ Owner Occupiers □ Renters



The size of Kingscliff is approximately 6.5 square kilometres. It has 9 parks covering nearly 7.2% of total area. The population of Kingscliff in 2011 was 6,392 people. By 2016 the population was 7,480 showing a population growth of 17.0% in the area during that time. The predominant age group in Kingscliff is 50-59 years. Households in Kingscliff are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Kingscliff work in a professional occupation. In 2011, 60.1% of the homes in Kingscliff were owner-occupied compared with 64.6% in 2016. Currently the median sales price of houses in the area is \$1,218,500.

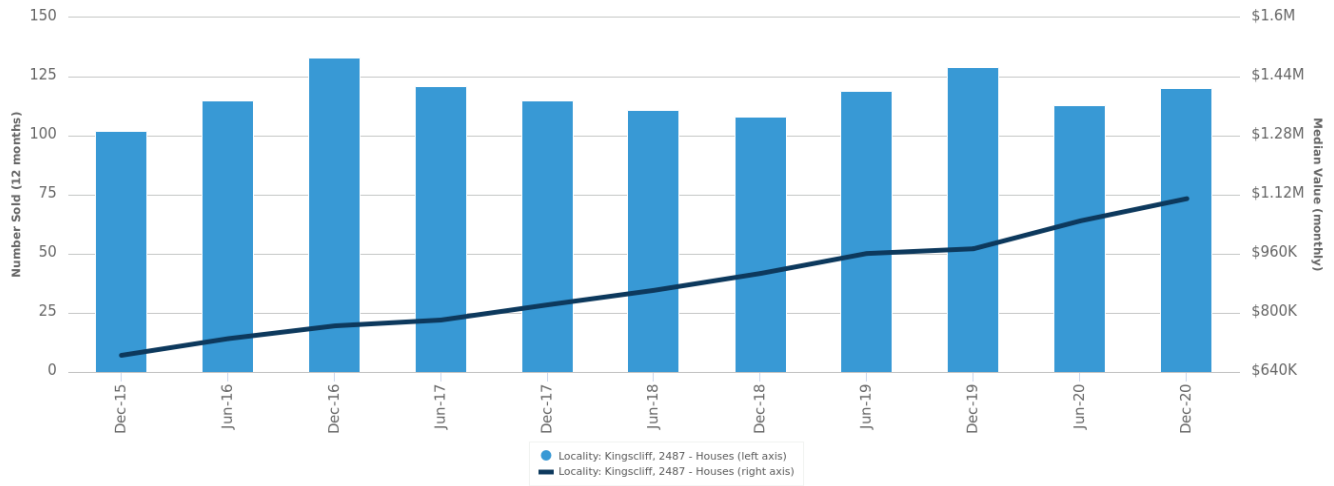
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	1,962	83	\$1,147,402	9
	1,990	92	\$603,992	20

*Total number of unique properties listed for sale over the past 12 months.

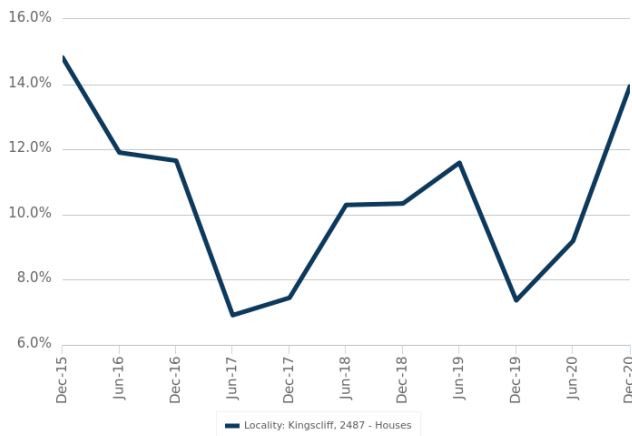


Houses: For Sale

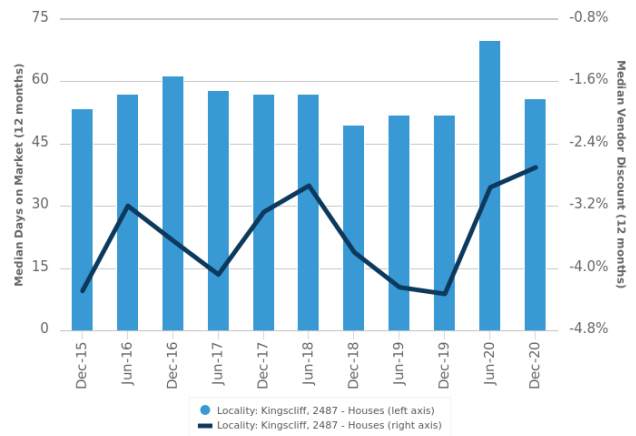
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$1,556,250

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price*

\$1,218,500

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$

Lower Quartile Price*

\$900,000

The 25th percentile sale price of sales over the past 12 months within the suburb.

*Statistics are calculated over a rolling 12 month period

Houses: Market Activity Snapshot

On The Market

Recently Sold

1



**2/26 Gibson Street
Kingscliff NSW 2487**

Listed on 17 Mar 2021
\$685,000-\$750,000

2
BEDROOMS



686m²

4



**142 Marine Parade
Kingscliff NSW 2487**

Sold on 27 Jan 2021
\$1,795,000



670m²

**3 Sunfish Lane Kingscliff
NSW 2487**

Sold on 03 Dec 2020
\$749,000



211m²

1



**40 Cudgen Road Kingscliff
NSW 2487**

Listed on 12 Mar 2021
Under Offer

3
BEDROOMS



620m²

22



**18 Hungerford Lane
Kingscliff NSW 2487**

Sold on 08 Feb 2021
\$850,000



307m²

**24 Quigan Street Kingscliff
NSW 2487**

Sold on 21 Jan 2021
\$1,195,500



563m²

6



**28 Banzai Street Kingscliff
NSW 2487**

Listed on 16 Mar 2021
Expressions of Interest

4
BEDROOMS



525m²

32



**3 North Point Avenue
Kingscliff NSW 2487**

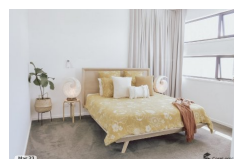
Sold on 17 Mar 2021
Not Disclosed



600m²

**38A Cylinders Drive
Kingscliff NSW 2487**

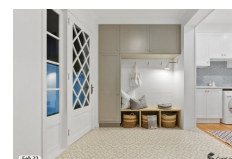
Listed on 16 Mar 2021
Guide: Mid-Higher Two Million



416m²

**17 Narrabeen Street
Kingscliff NSW 2487**

Sold on 08 Mar 2021
Not Disclosed

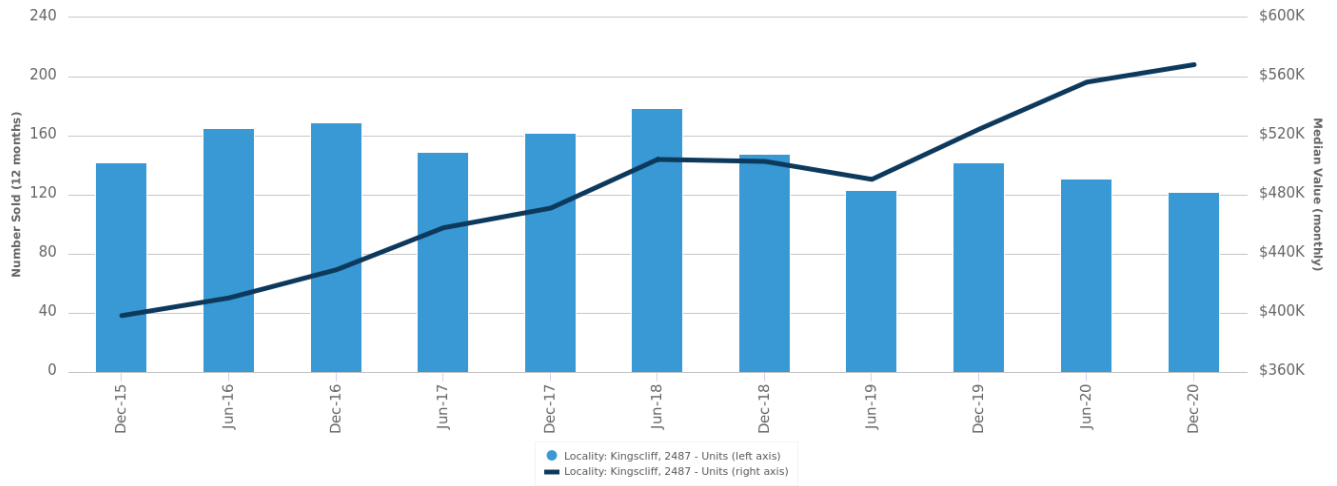


623m²

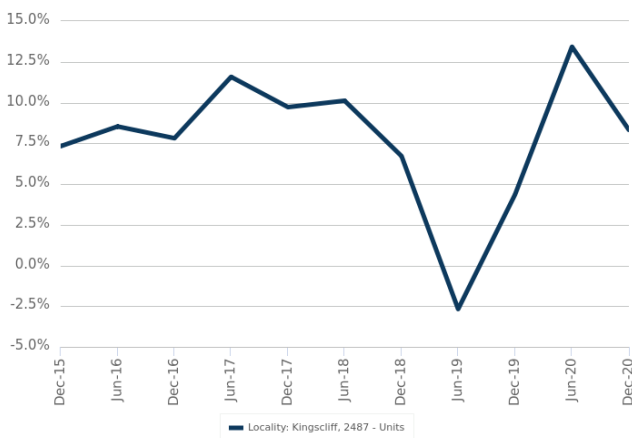
= number of houses currently On the Market or Sold within the last 6 months

Units: For Sale

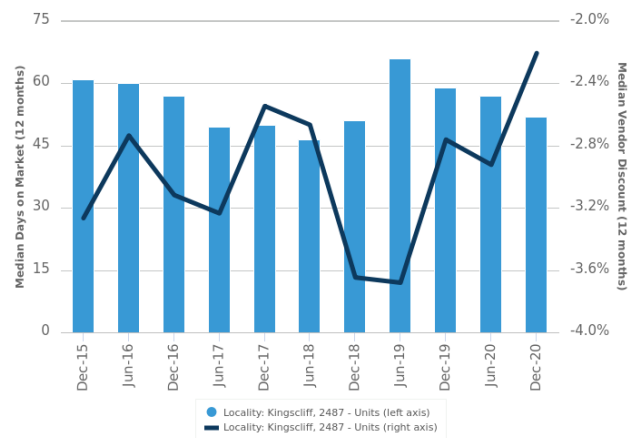
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$875,000

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price*

\$670,000

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$

Lower Quartile Price*

\$425,000

The 25th percentile sale price of sales over the past 12 months within the suburb.

*Statistics are calculated over a rolling 12 month period

Units: Market Activity Snapshot

On The Market

Recently Sold

1

1
BEDROOMS

3



**343 Casuarina Way
Kingscliff NSW 2487**

Listed on 18 Feb 2021
[Contact agent](#)



503m²



**10/52-74 Marine Parade
Kingscliff NSW 2487**

Sold on 13 Nov 2020
\$0



632m²



**32 Nautilus Way Kingscliff
NSW 2487**

Sold on 13 Oct 2020
\$1

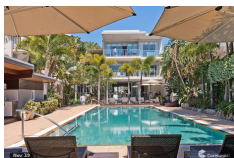


87m²

7

2
BEDROOMS

29

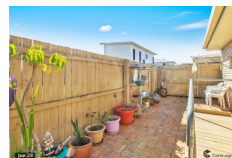


**1118/27-37 Bells Boulevard
Kingscliff**

Listed on 16 Mar 2021
Buyers Range \$680,000 - \$730,000



6,565m²



**15/1-9 Blue Jay Circuit
Kingscliff NSW 2487**

Sold on 11 Mar 2021
\$295,000*



7,145m²

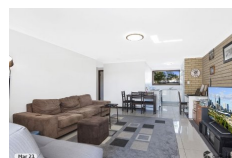


**2/174 Marine Parade
Kingscliff NSW 2487**

Listed on 13 Mar 2021
[Auction 27th March](#)



806m²



**1/99 Kingscliff Street
Kingscliff NSW 2487**

Sold on 05 Feb 2021
\$1,000,000



353m²

9

3
BEDROOMS

38



**1/130 Marine Parade
Kingscliff NSW 2487**

Listed on 16 Mar 2021
Price Guide \$895,000 - \$925,000



706m²



**27-37 Bells Boulevard
Kingscliff NSW 2487**

Sold on 17 Mar 2021
Not Disclosed



141m²



**204 Marine Parade
Kingscliff NSW 2487**

Listed on 15 Mar 2021
[Contact Agent](#)



835m²



**11/16 Blue Jay Circuit
Kingscliff NSW 2487**

Sold on 05 Mar 2021
\$750,000*



4,030

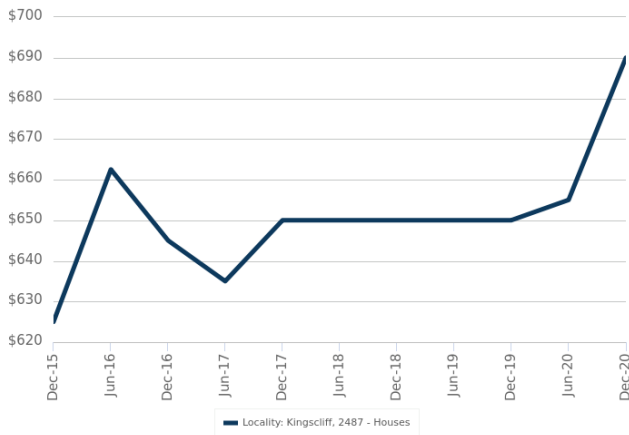


= number of units currently On the Market or Sold within the last 6 months

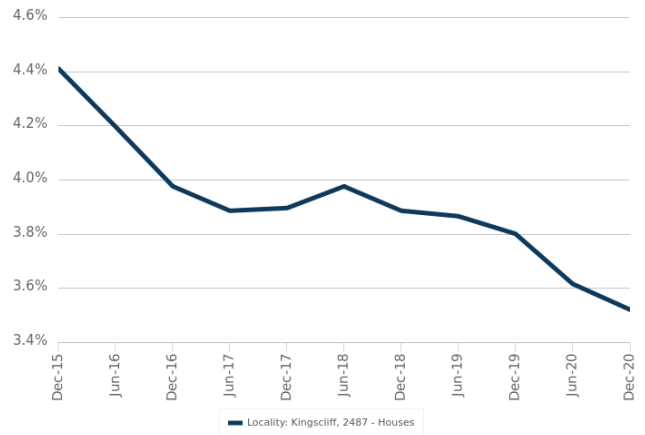
*Agent advised

Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Houses: Rental Activity Snapshot

For Rent

2

2
BEDROOMS



1/28 Monarch Drive
Kingscliff NSW 2487

Listed on 08 Mar 2021
\$600/W

2

1

602m²



5/4-6 Pearl Street
Kingscliff NSW 2487

Listed on 01 Mar 2021
\$530/W

1

1

1,493m²

4

3
BEDROOMS



49 Sailfish Way Kingscliff
NSW 2487

Listed on 15 Mar 2021
\$795/W

2

2

596m²



20 Cudgen Road Kingscliff
NSW 2487

Listed on 13 Mar 2021
\$570/W

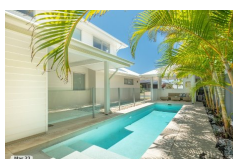
1

2

620m²

4

4
BEDROOMS



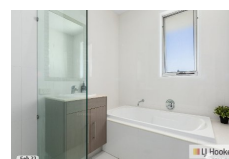
6 Fairy Bower Street
Kingscliff NSW 2487

Listed on 12 Mar 2021
\$1,490/W

-

2

525m²



13 Shipstern Street
Kingscliff NSW 2487

Listed on 12 Mar 2021
\$1,600/W

-

2

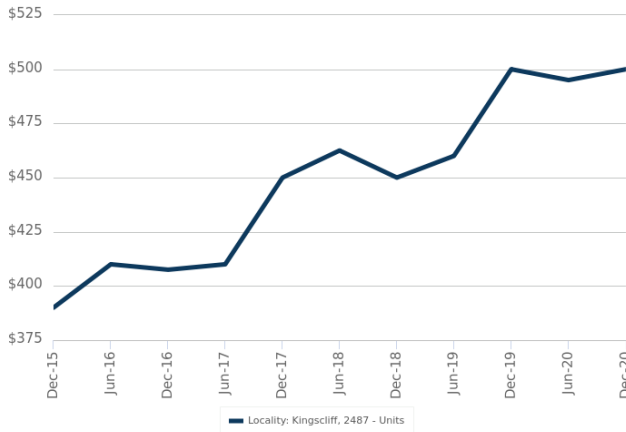
621m²



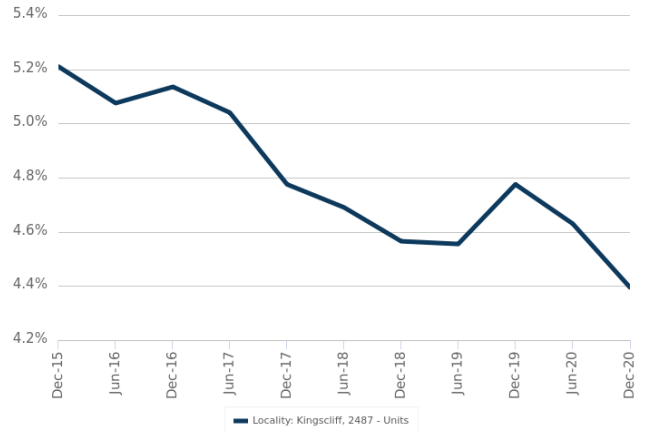
= number of houses observed as On the Market for Rent within the last month

Units: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Units: Rental Activity Snapshot

For Rent

3

1
BEDROOMS



343 Casuarina Way
Kingscliff NSW 2487

Listed on 16 Mar 2021
\$475/W



503m²



6/105 Kingscliff Street
Kingscliff NSW 2487

Listed on 15 Mar 2021
\$350/W



741m²

10

2
BEDROOMS



1/99 Kingscliff Street
Kingscliff NSW 2487

Listed on 16 Mar 2021
\$430/W



353m²



2/2 Pearl Street Kingscliff
NSW 2487

Listed on 16 Mar 2021
\$550/W



604m²

6

3
BEDROOMS



2/7 Hungerford Lane
Kingscliff NSW 2487

Listed on 11 Mar 2021
- /W



762m²



13/1 Murphys Road
Kingscliff NSW 2487

Listed on 11 Mar 2021
\$850/W



740m²



= number of units observed as On the Market for Rent within the last month

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