

A vintage-style yellow bicycle is parked on a paved surface in front of a white picket fence. The bicycle has a brown leather saddle, a rear rack, and a front basket filled with pink flowers. The background shows a blurred house and trees. A yellow rectangular box in the top right corner contains the text 'RayWhite.'

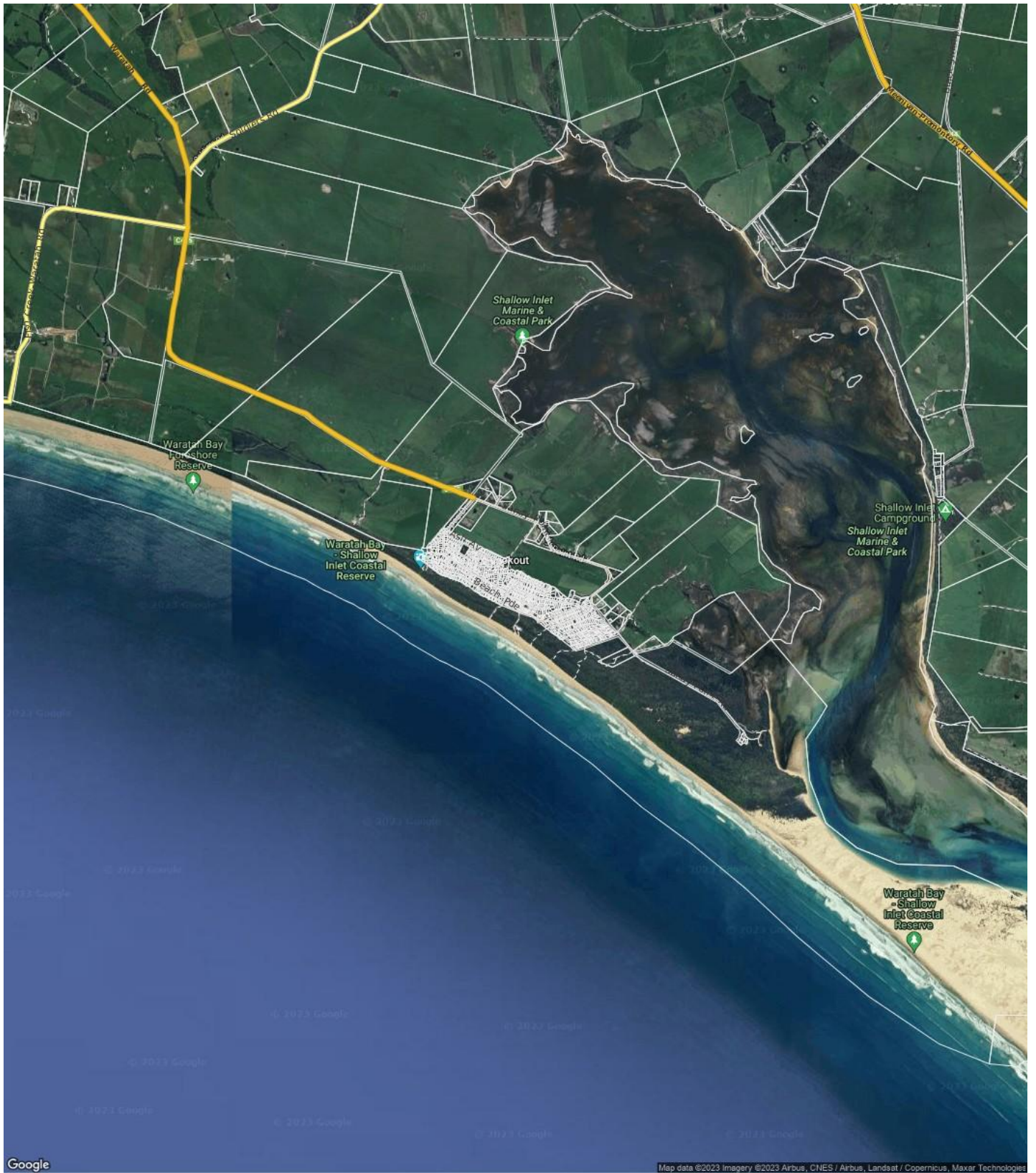
RayWhite.

Suburb
flyover
report

SANDY POINT (HOUSE)

PREPARED BY: JASON HELLYER, RAY WHITE RURAL VICTORIA

SANDY POINT - Suburb Map



This report has been compiled on 12/11/2023 by Ray White Rural Victoria. Property Data Solutions Pty Ltd 2023 - www.pricerfinder.com.au

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SANDY POINT - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	21	\$ 250,000	0.0 %	\$ 53,000	\$ 390,000
2006	16	\$ 320,000	28.0 %	\$ 130,000	\$ 410,000
2007	37	\$ 275,000	-14.1 %	\$ 182,000	\$ 822,000
2008	34	\$ 276,500	0.5 %	\$ 8,800	\$ 525,000
2009	20	\$ 296,000	7.1 %	\$ 110,000	\$ 550,000
2010	33	\$ 300,000	1.4 %	\$ 135,000	\$ 575,000
2011	20	\$ 372,500	24.2 %	\$ 205,000	\$ 1,068,000
2012	21	\$ 350,000	-6.0 %	\$ 260,000	\$ 612,500
2013	21	\$ 345,000	-1.4 %	\$ 130,000	\$ 745,002
2014	15	\$ 380,000	10.1 %	\$ 90,000	\$ 550,000
2015	24	\$ 365,000	-3.9 %	\$ 81,000	\$ 700,000
2016	22	\$ 357,000	-2.2 %	\$ 165,000	\$ 599,000
2017	27	\$ 420,000	17.6 %	\$ 130,000	\$ 745,000
2018	20	\$ 415,000	-1.2 %	\$ 100,000	\$ 850,000
2019	29	\$ 410,000	-1.2 %	\$ 200,000	\$ 690,000
2020	27	\$ 515,000	25.6 %	\$ 125,000	\$ 820,000
2021	24	\$ 755,000	46.6 %	\$ 300,000	\$ 920,000
2022	21	\$ 820,000	8.6 %	\$ 400,000	\$ 1,610,000
2023	4	\$ 905,000	10.4 %	\$ 805,000	\$ 1,020,000

Median Sale Price
\$820k

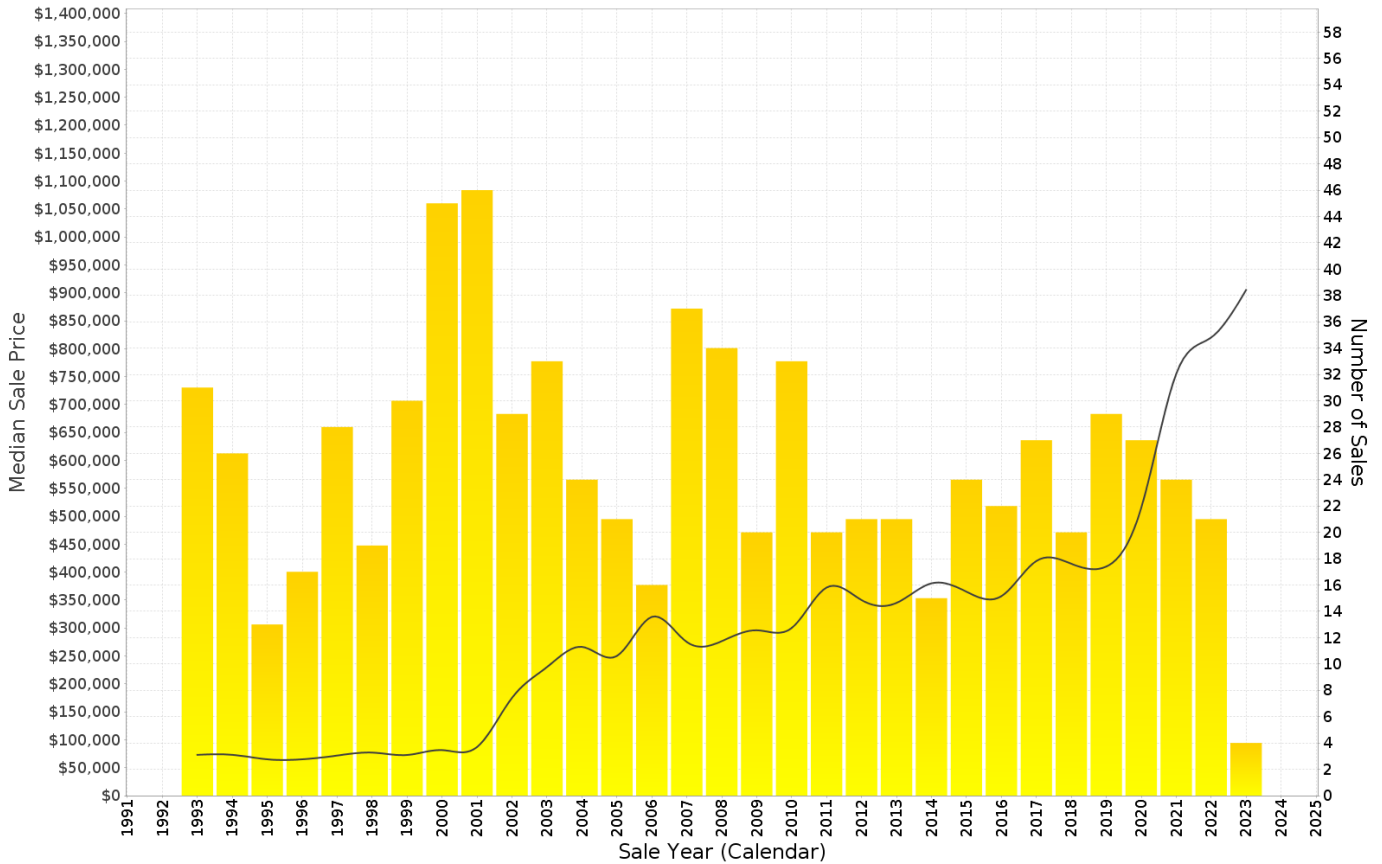
Based on 7 recorded House sales within the last 12 months (Oct '22 - Sep '23)

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

Suburb Growth
+3.1%

Current Median Price: \$820,000
Previous Median Price: \$795,000

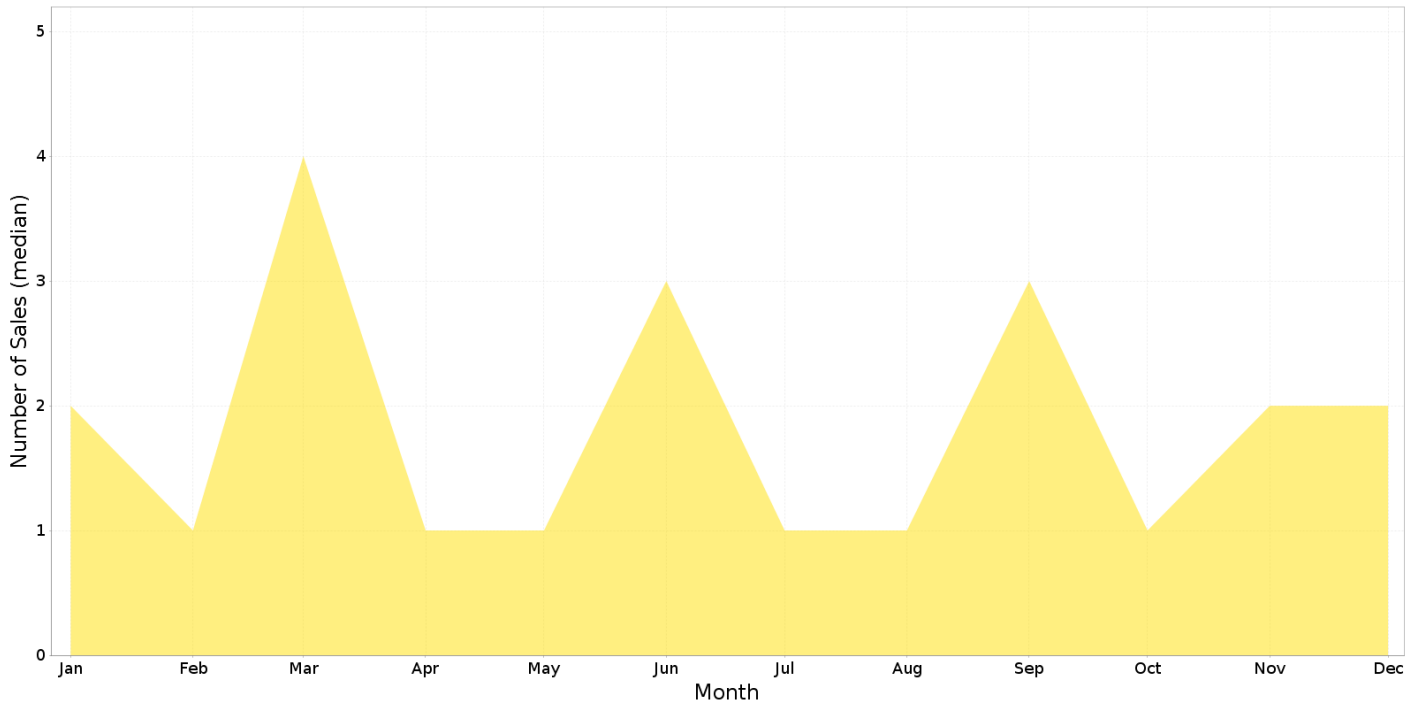
Based on 30 recorded House sales compared over the last two rolling 12 month periods



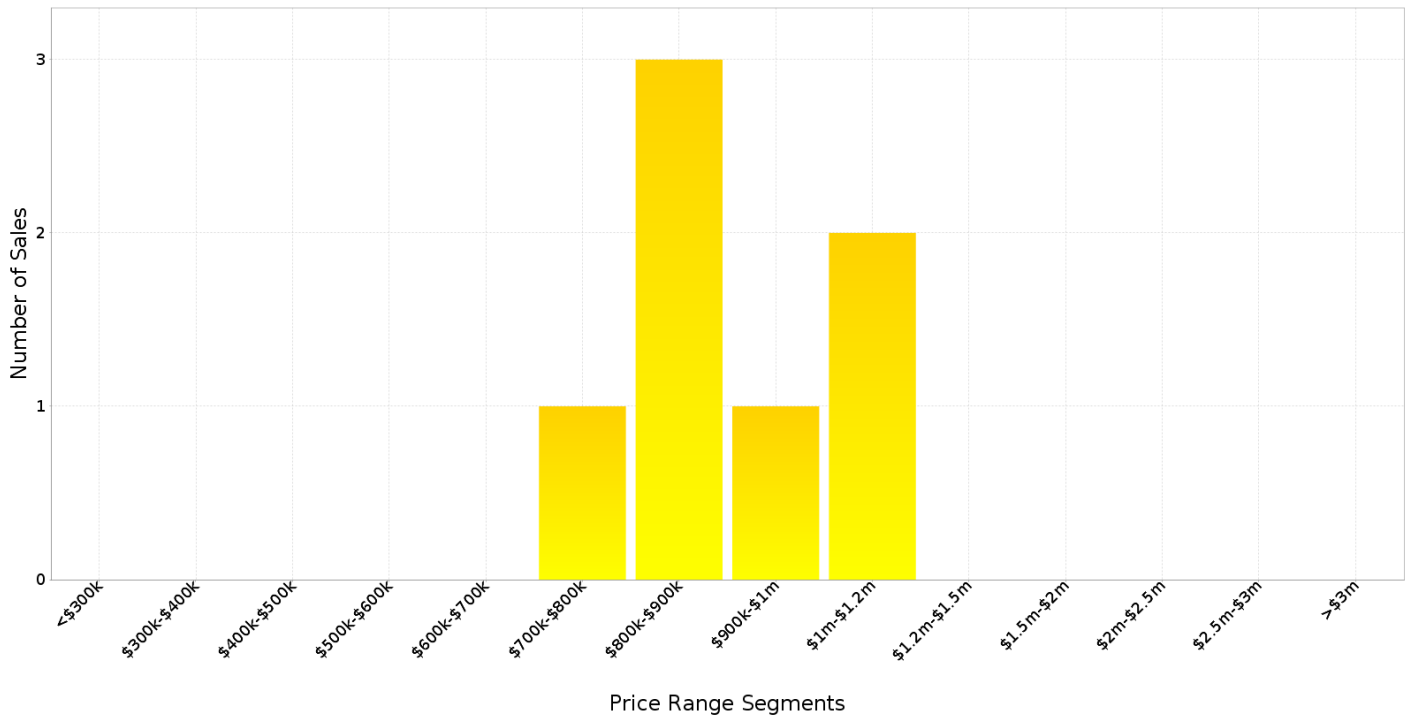
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SANDY POINT - Peak Selling Periods (3 years)



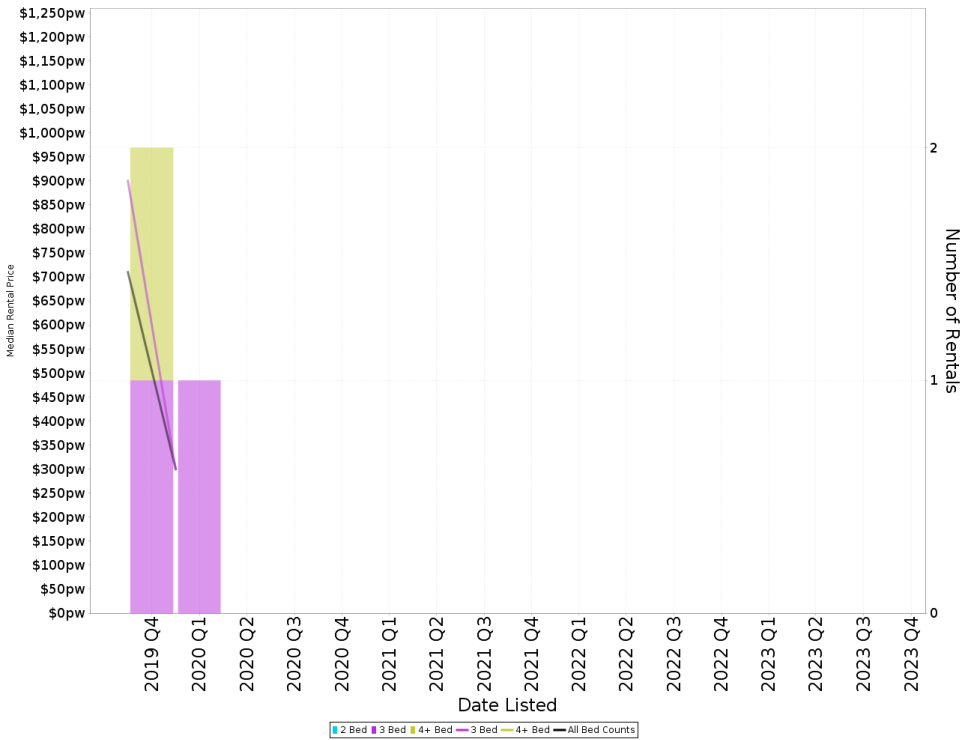
SANDY POINT - Price Range Segments (12 months)



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Median Weekly Rents (Houses)



Suburb Sale Price Growth

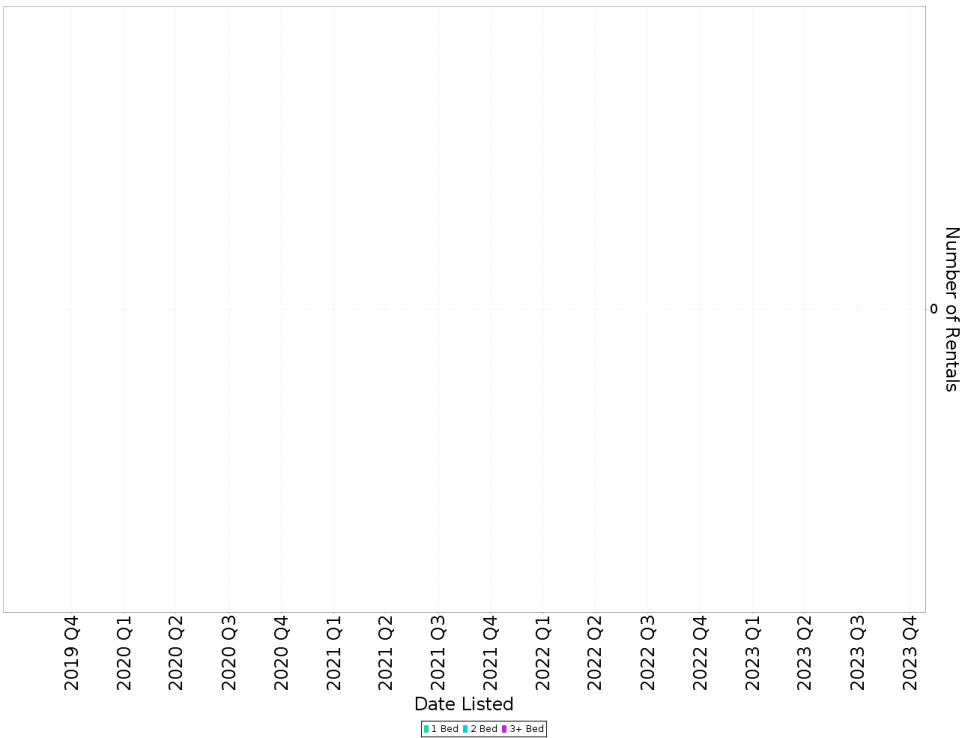
+3.1%

Current Median Price: \$820,000
Previous Median Price: \$795,000
Based on 30 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

N/A

Suburb Rental Yield

N/A

SANDY POINT - Recently Sold Properties

Median Sale Price

\$820k

Based on 7 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

+3.1%

Current Median Price: \$820,000
Previous Median Price: \$795,000

Based on 30 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

7

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

39 BEACH PDE



\$810,000

Sold Aug 2023
110 Days

669 m² 3 1 8

59 SUNSHINE RISE



\$1,000,000

Sold May 2023
166 Days

763 m² 3 2 4

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