

RayWhite.

Suburb
flyover
report

BAYVIEW (HOUSE)

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BAYVIEW - Suburb Map



BAYVIEW - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	45	\$ 500,000	0.0 %	\$ 136,500	\$ 1,035,000
2006	39	\$ 442,000	-11.6 %	\$ 220,000	\$ 1,100,000
2007	31	\$ 582,000	31.7 %	\$ 325,000	\$ 1,420,000
2008	16	\$ 720,000	23.7 %	\$ 340,000	\$ 1,490,000
2009	21	\$ 800,000	11.1 %	\$ 20,000	\$ 2,300,000
2010	9	\$ 790,000	-1.2 %	\$ 374,000	\$ 1,500,000
2011	7	\$ 1,017,000	28.7 %	\$ 776,000	\$ 1,800,000
2012	12	\$ 777,500	-23.5 %	\$ 525,000	\$ 1,085,000
2013	11	\$ 880,000	13.2 %	\$ 447,000	\$ 1,850,000
2014	14	\$ 812,500	-7.7 %	\$ 262,500	\$ 1,080,000
2015	15	\$ 1,050,000	29.2 %	\$ 395,000	\$ 1,810,000
2016	15	\$ 1,000,000	-4.8 %	\$ 370,000	\$ 2,125,000
2017	10	\$ 805,000	-19.5 %	\$ 387,000	\$ 2,300,000
2018	8	\$ 722,500	-10.2 %	\$ 450,000	\$ 1,200,000
2019	21	\$ 825,000	14.2 %	\$ 315,000	\$ 1,480,000
2020	5	\$ 750,000	-9.1 %	\$ 650,000	\$ 970,000
2021	0				
2022	10	\$ 960,000	0.0 %	\$ 405,000	\$ 1,350,000
2023	13	\$ 950,000	-1.0 %	\$ 500,000	\$ 1,500,000

Median Sale Price

\$960k

Based on 13 recorded House sales within the last 12 months (Oct '22 - Sep '23)

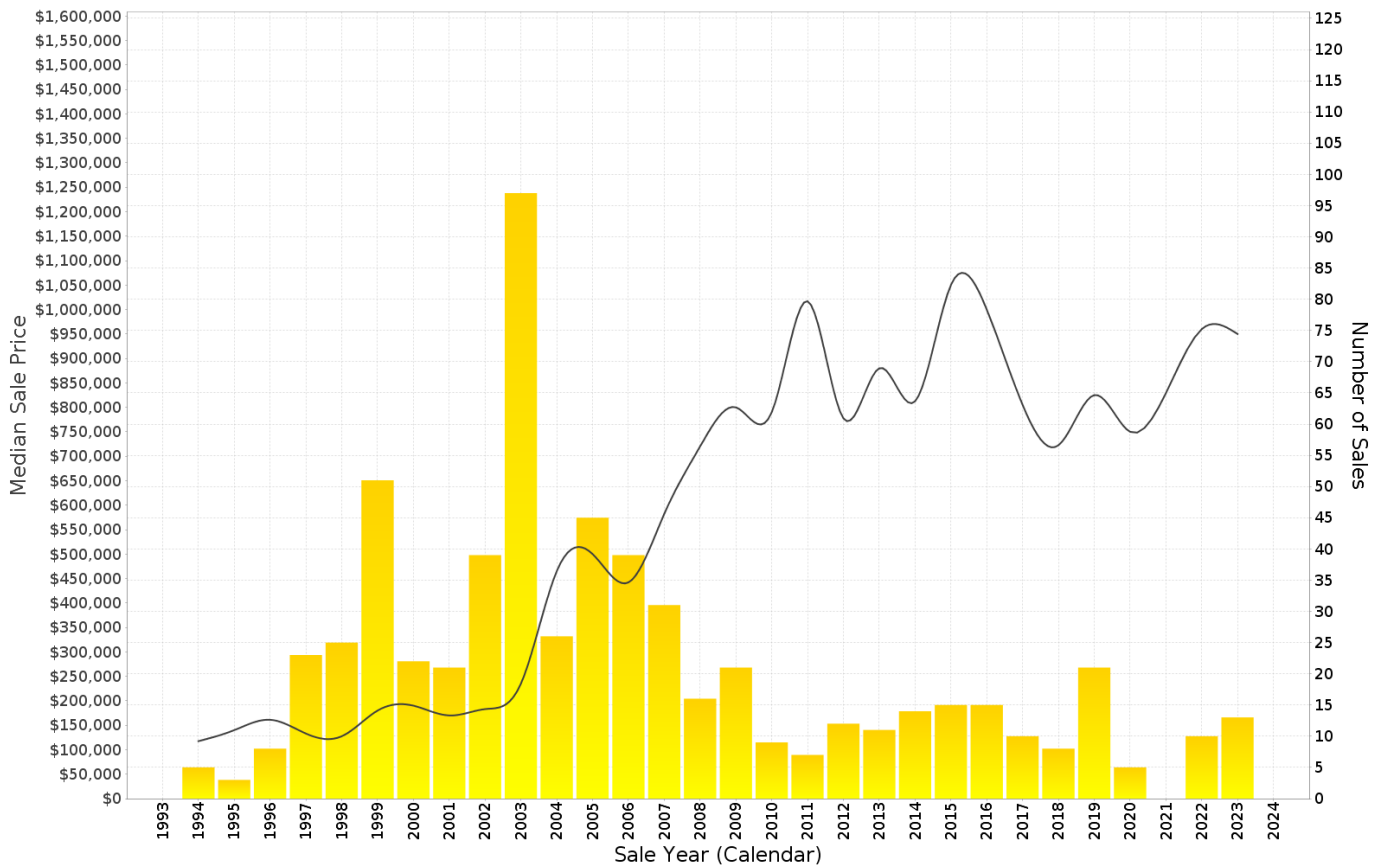
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

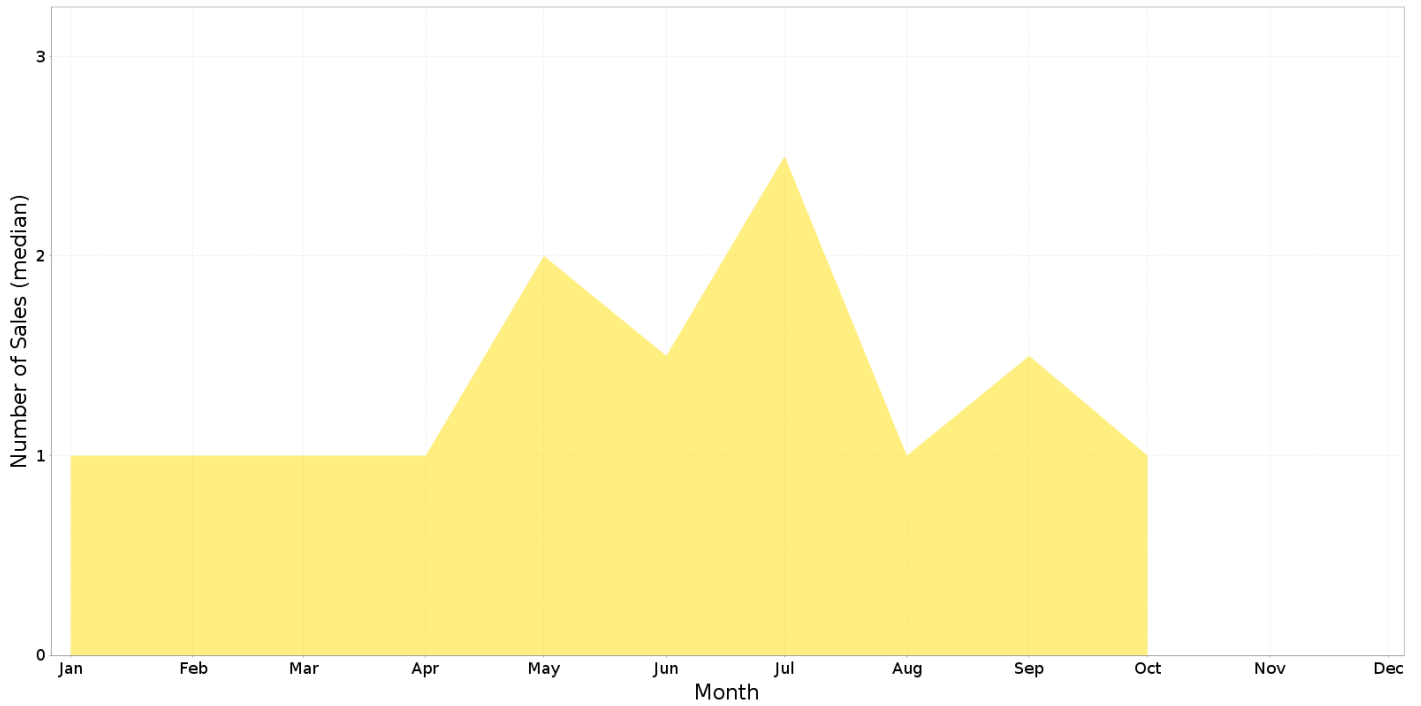
0.0%

Current Median Price: \$960,000
Previous Median Price: \$960,000

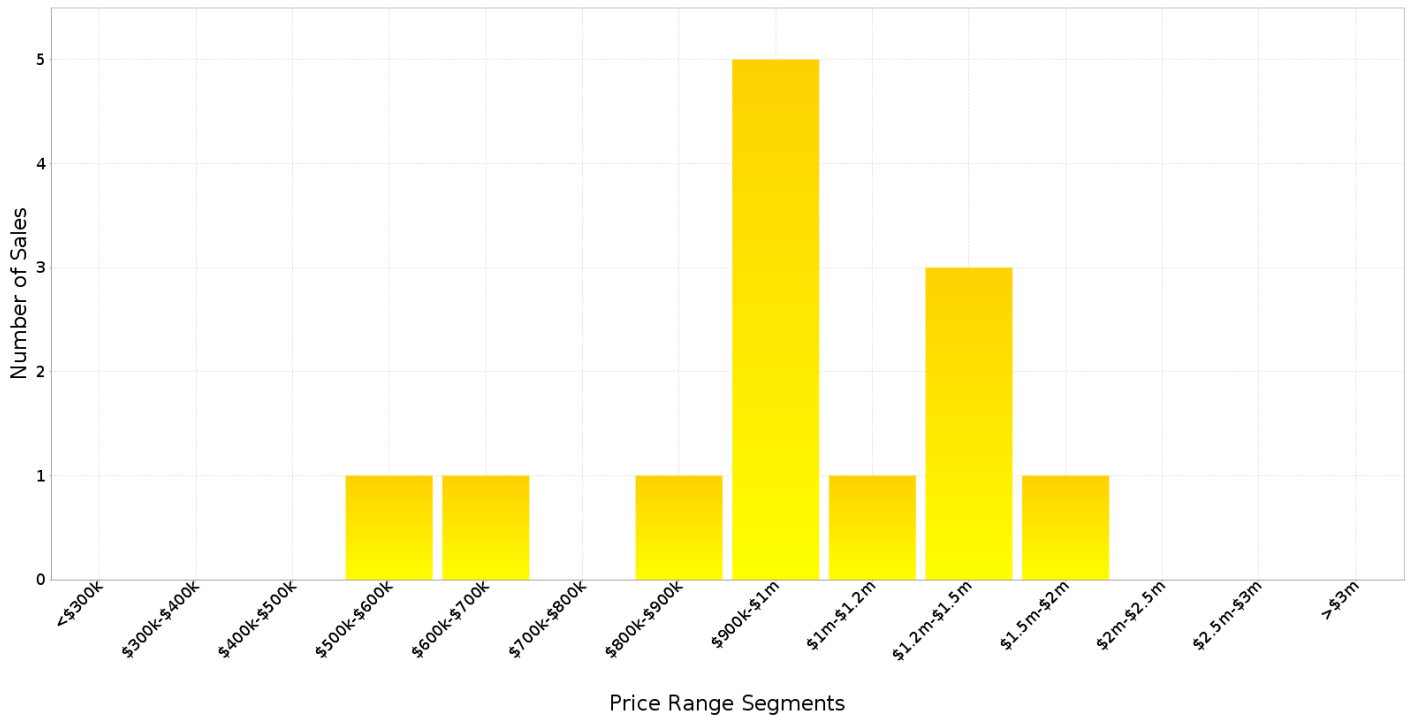
Based on 22 recorded House sales compared over the last two rolling 12 month periods



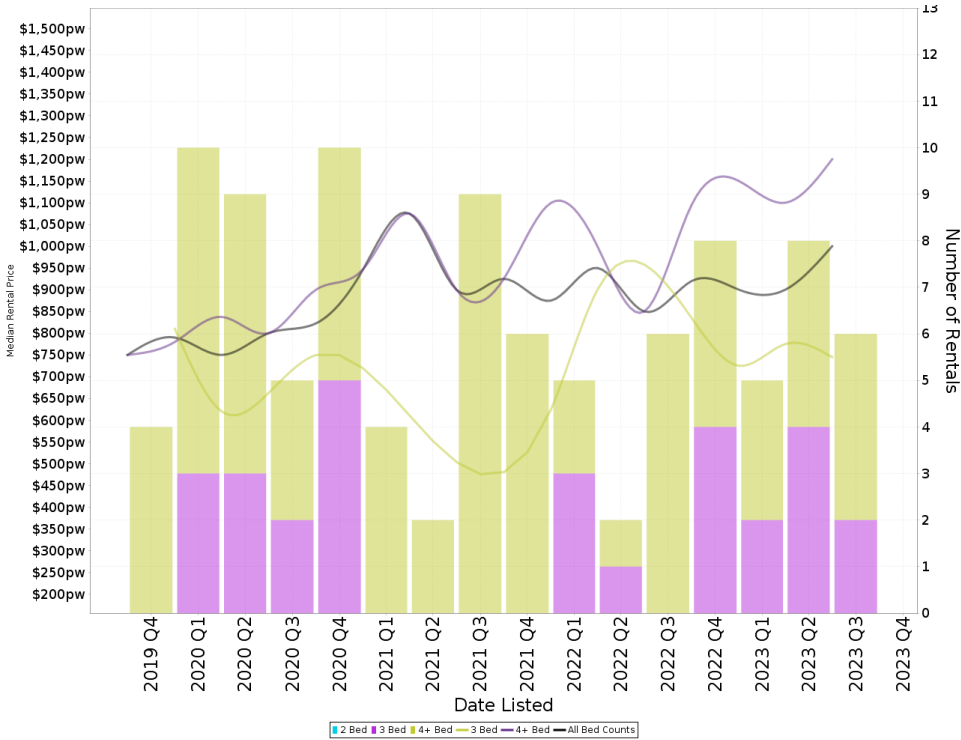
BAYVIEW - Peak Selling Periods (3 years)



BAYVIEW - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

0.0%

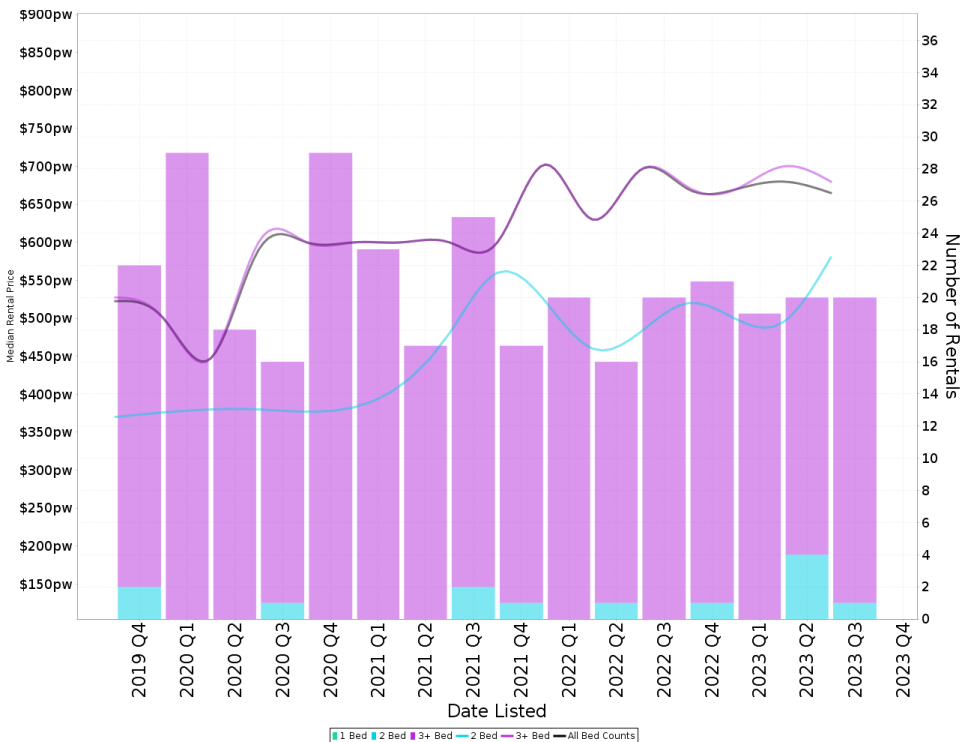
Current Median Price: \$960,000
Previous Median Price: \$960,000
Based on 22 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.9%

Current Median Price: \$960,000
Current Median Rent: \$900
Based on 27 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+39.9%

Current Median Price: \$594,000
Previous Median Price: \$424,500
Based on 40 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.9%

Current Median Price: \$594,000
Current Median Rent: \$673
Based on 80 registered Unit rentals compared over the last 12 months.

BAYVIEW - Recently Sold Properties

Median Sale Price
\$960k

Based on 13 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
0.0%

Current Median Price: \$960,000
Previous Median Price: \$960,000


Based on 22 recorded House sales compared over the last two rolling 12 month periods

Sold Properties
13

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

29 BIRMINGHAM CRES



\$718,000

804 m² 4 1 2

Sold 2023
68 Days

37 BAYVIEW BVD



\$1,270,000

996 m² 4 2 2

Sold 2023
74 Days

70 O'FERRALS RD




\$500,000

784 m² 5 4 2

Sold 2023
N/A

6 LATROBE ST



\$940,000

651 m² 4 2 2

Sold 2023
74 Days

21 O'FERRALS RD



\$1,105,000

602 m² 4 3 4

Sold 2023
112 Days

14 FANNING DR



\$1,200,000

828 m² 5 3 2

Sold 2023
360 Days

47 STODDART DR




\$945,000

800 m² 4 2 5

Sold 2023
N/A

2 DEW PL



\$950,000

1,120 m² 4 3 2

Sold 2023
N/A

BAYVIEW - Properties For Rent

Median Rental Price

\$900 /w

Based on 27 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

+4.9%

Current Median Price: \$960,000
Current Median Rent: \$900

Based on 13 recorded House sales and 27 House rentals compared over the last 12 months

Number of Rentals

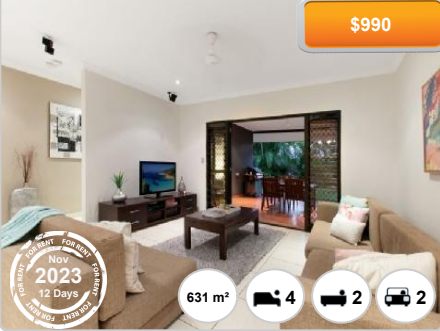
27

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

3 PERTH STREET

\$990

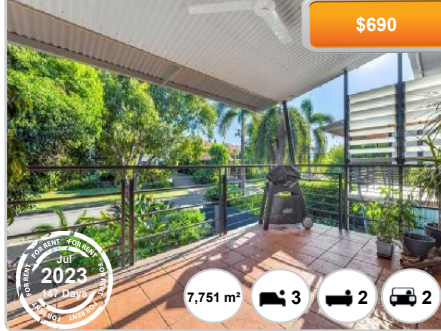


Nov 2023
12 Days

631 m² 4 2 2

5/6 STODDART DRIVE

\$690



Jul 2023
147 Days

7,751 m² 3 2 2