

A bright 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.'

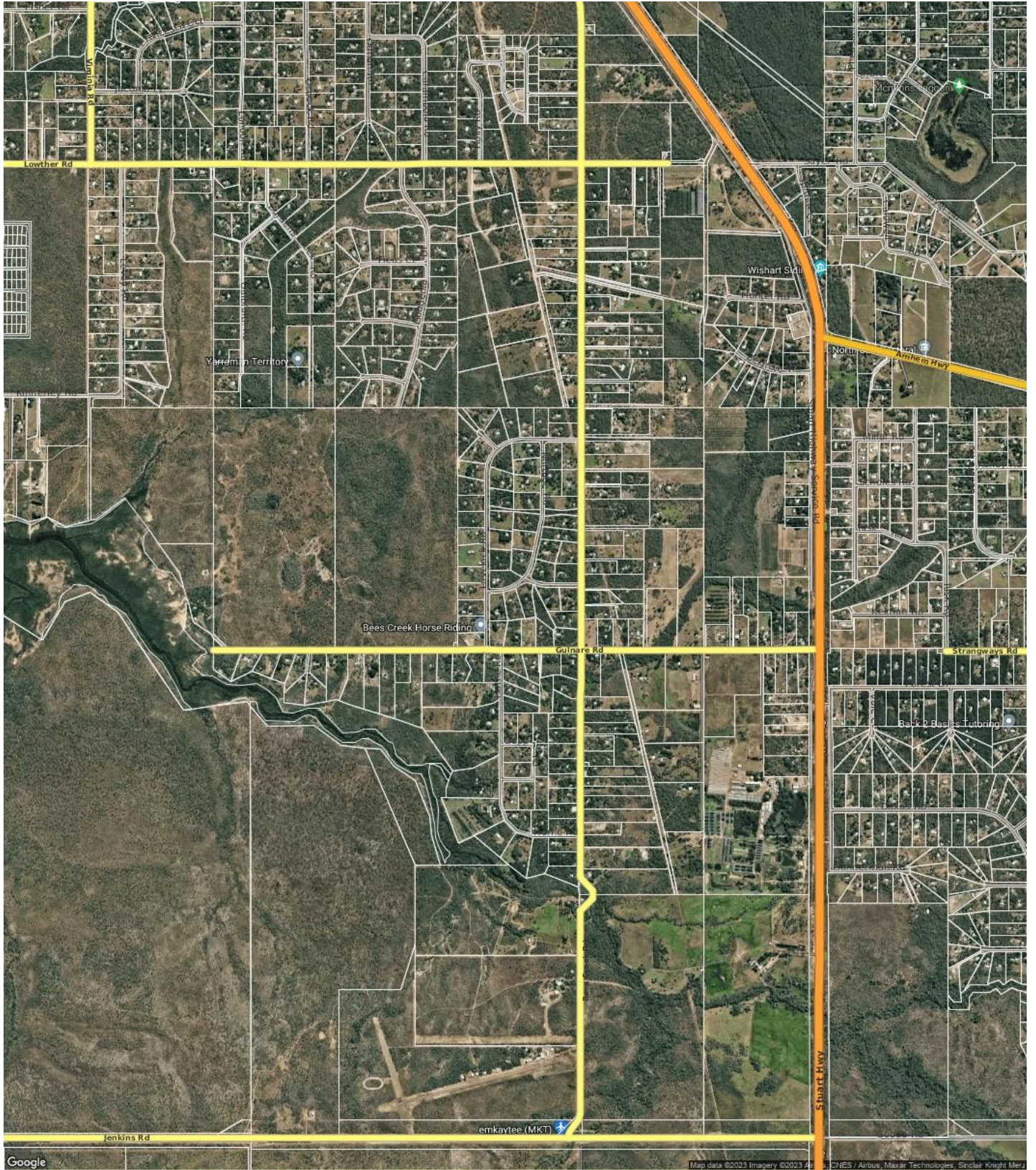
**RayWhite.**

**Suburb**  
flyover  
report

**BEES CREEK (HOUSE)**

**PREPARED BY: DEMI LOLIAS , RAY WHITE NIGHTCLIFF**

# BEES CREEK - Suburb Map



# BEES CREEK - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	23	\$ 285,000	0.0 %	\$ 53,950	\$ 412,000
2006	16	\$ 340,000	19.3 %	\$ 200,000	\$ 594,000
2007	26	\$ 391,500	15.1 %	\$ 120,000	\$ 885,000
2008	24	\$ 420,000	7.3 %	\$ 125,000	\$ 1,350,000
2009	14	\$ 401,250	-4.5 %	\$ 265,000	\$ 765,000
2010	11	\$ 535,000	33.3 %	\$ 325,000	\$ 950,000
2011	13	\$ 515,000	-3.7 %	\$ 66,000	\$ 857,000
2012	24	\$ 617,250	19.9 %	\$ 87,500	\$ 875,000
2013	21	\$ 650,000	5.3 %	\$ 6,300	\$ 1,050,000
2014	20	\$ 570,000	-12.3 %	\$ 267,500	\$ 1,200,000
2015	20	\$ 690,000	21.1 %	\$ 3,500	\$ 1,050,000
2016	11	\$ 590,000	-14.5 %	\$ 200,000	\$ 900,000
2017	12	\$ 600,000	1.7 %	\$ 290,000	\$ 840,000
2018	9	\$ 505,000	-15.8 %	\$ 220,000	\$ 1,160,000
2019	10	\$ 571,000	13.1 %	\$ 310,000	\$ 730,000
2020	10	\$ 560,000	-1.9 %	\$ 280,000	\$ 960,000
2021	23	\$ 669,000	19.5 %	\$ 520,000	\$ 1,455,000
2022	31	\$ 355,000	-46.9 %	\$ 10,535	\$ 1,090,000
2023	10	\$ 450,000	26.8 %	\$ 355,000	\$ 1,710,000

## Median Sale Price

# \$450k

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

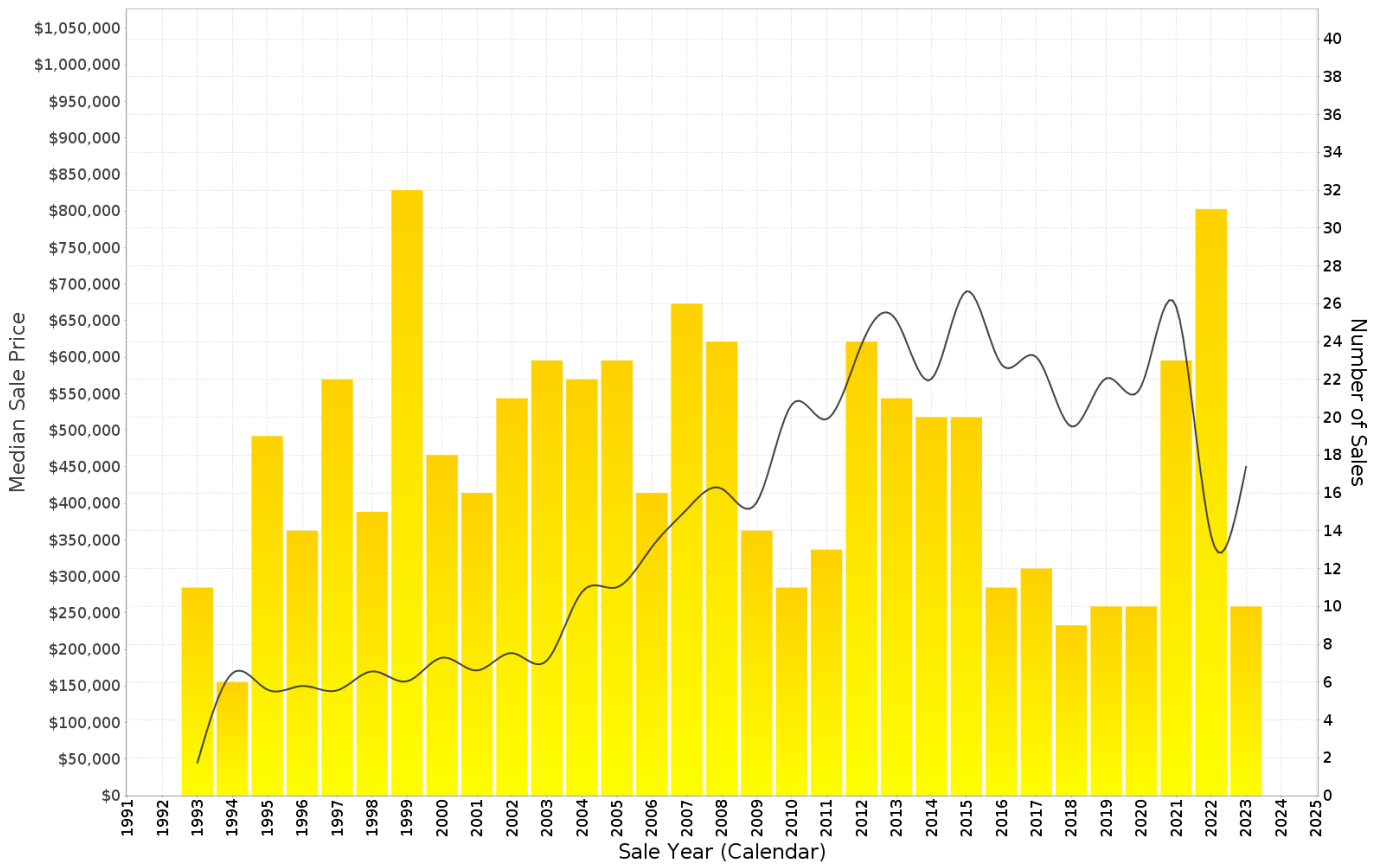
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

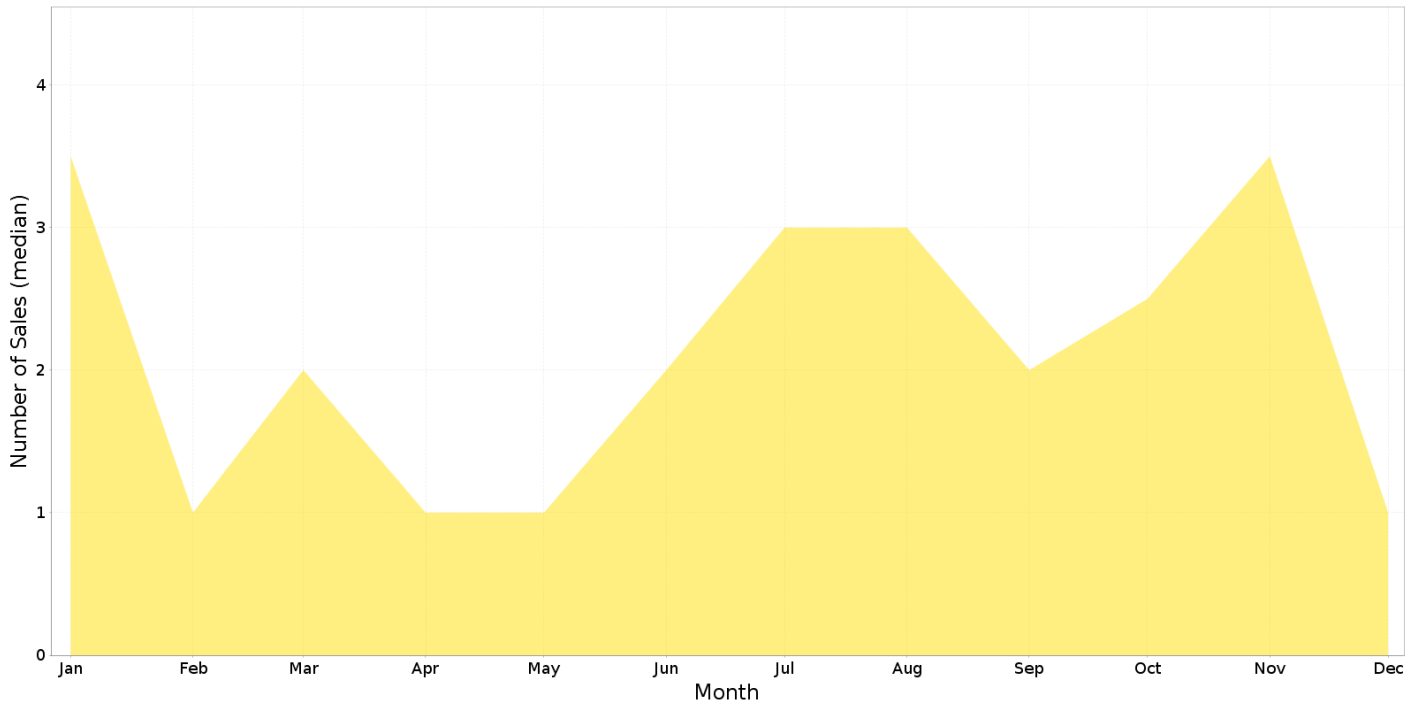
# -14.7%

Current Median Price: \$450,000  
Previous Median Price: \$527,500

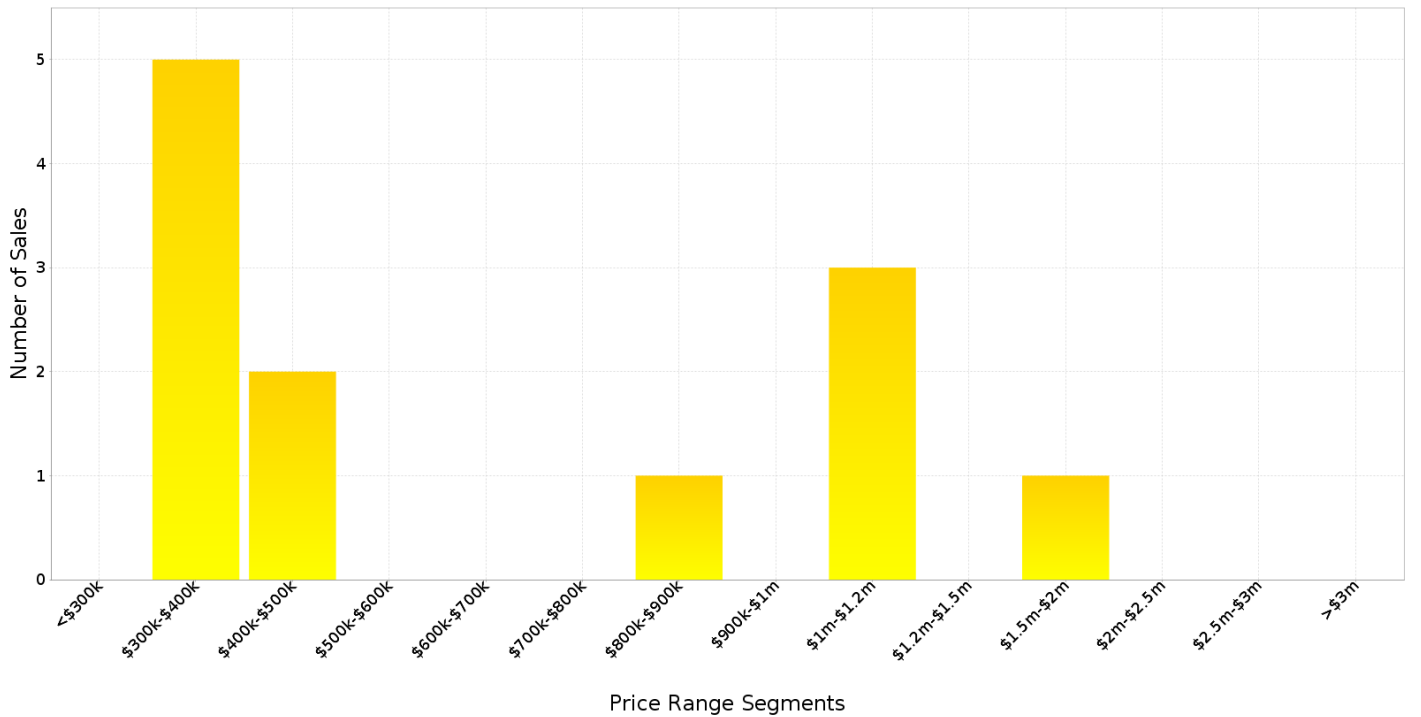
Based on 50 recorded House sales compared over the last two rolling 12 month periods



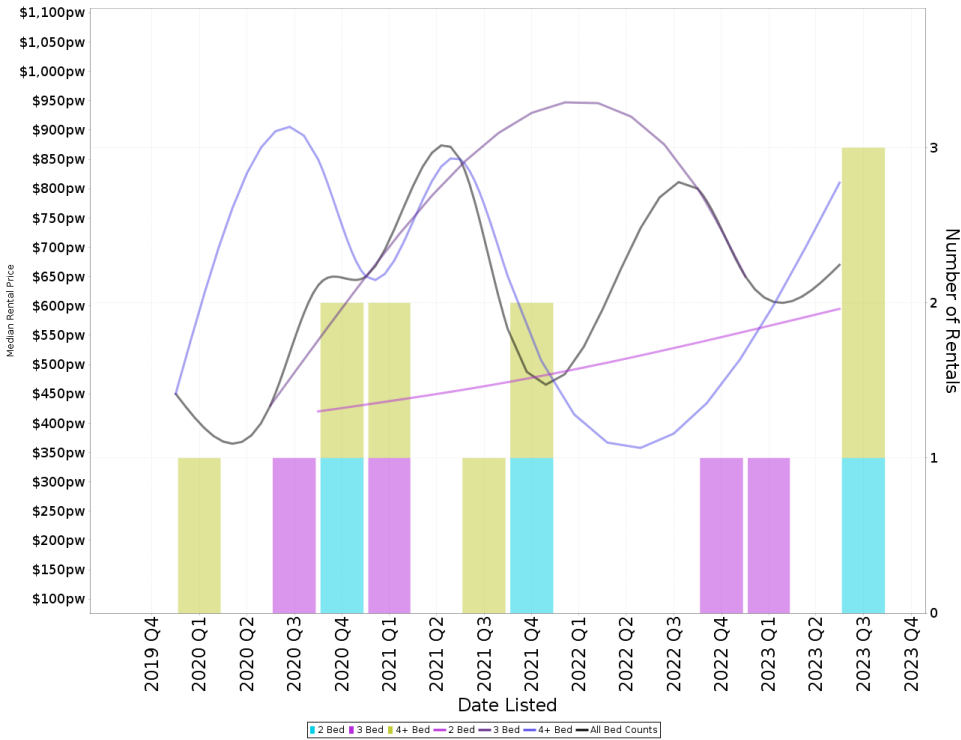
## BEES CREEK - Peak Selling Periods (3 years)



## BEES CREEK - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-14.7%**

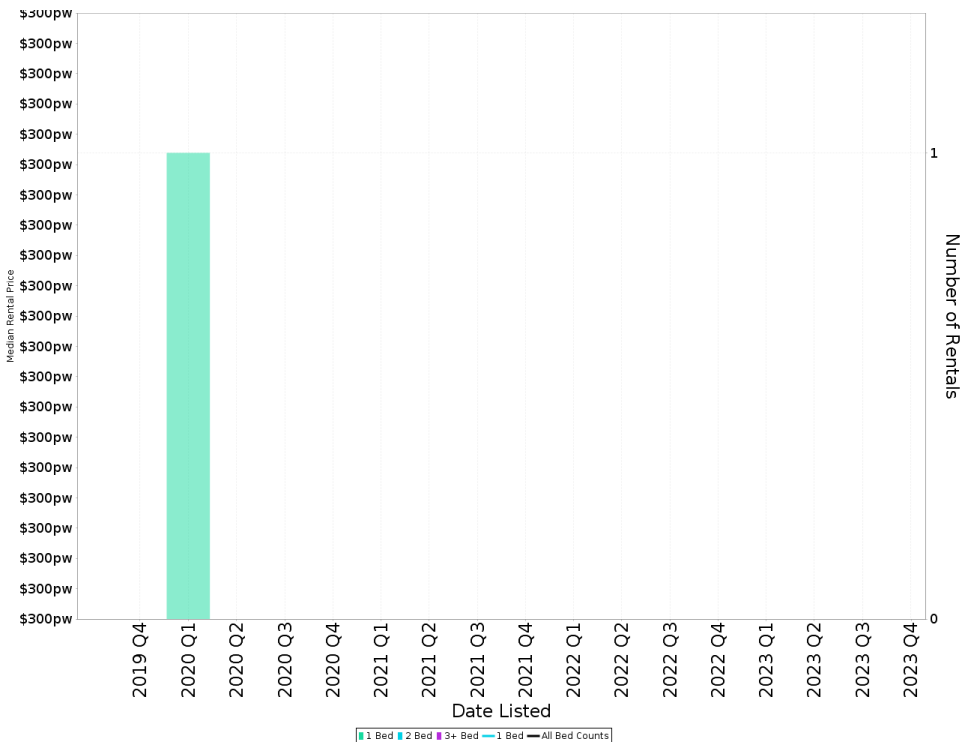
Current Median Price: \$450,000  
 Previous Median Price: \$527,500  
 Based on 50 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+7.7%**

Current Median Price: \$450,000  
 Current Median Rent: \$670  
 Based on 5 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

N/A

### Suburb Rental Yield

N/A

# BEES CREEK - Recently Sold Properties

Median Sale Price

**\$450k**

Based on 12 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

**-14.7%**

Current Median Price: \$450,000  
Previous Median Price: \$527,500

Based on 50 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**12**

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

**1040 STUART HWY**

**\$725,000**

Oct 2023  
111 Days

2.04 ha 4 2 4

**359 BEES CREEK RD**

**\$1,150,000**

Sep 2023  
23 Days

2.01 ha 5 3 5

**379 BEES CREEK RD**

**\$1,030,000**

Sep 2023  
215 Days

2.3 ha 6 3 6

**795 BEES CREEK RD**

**\$1,710,000**

Sep 2023  
58 Days

120.5 ha 4 2 2

**54 GULNARE RD**

**\$859,000**

Aug 2023  
270 Days

2 ha 6 3 3

**61 LOWTHER RD**

**\$445,000**

Jul 2023  
83 Days

2.03 ha 3 3 -