

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.'

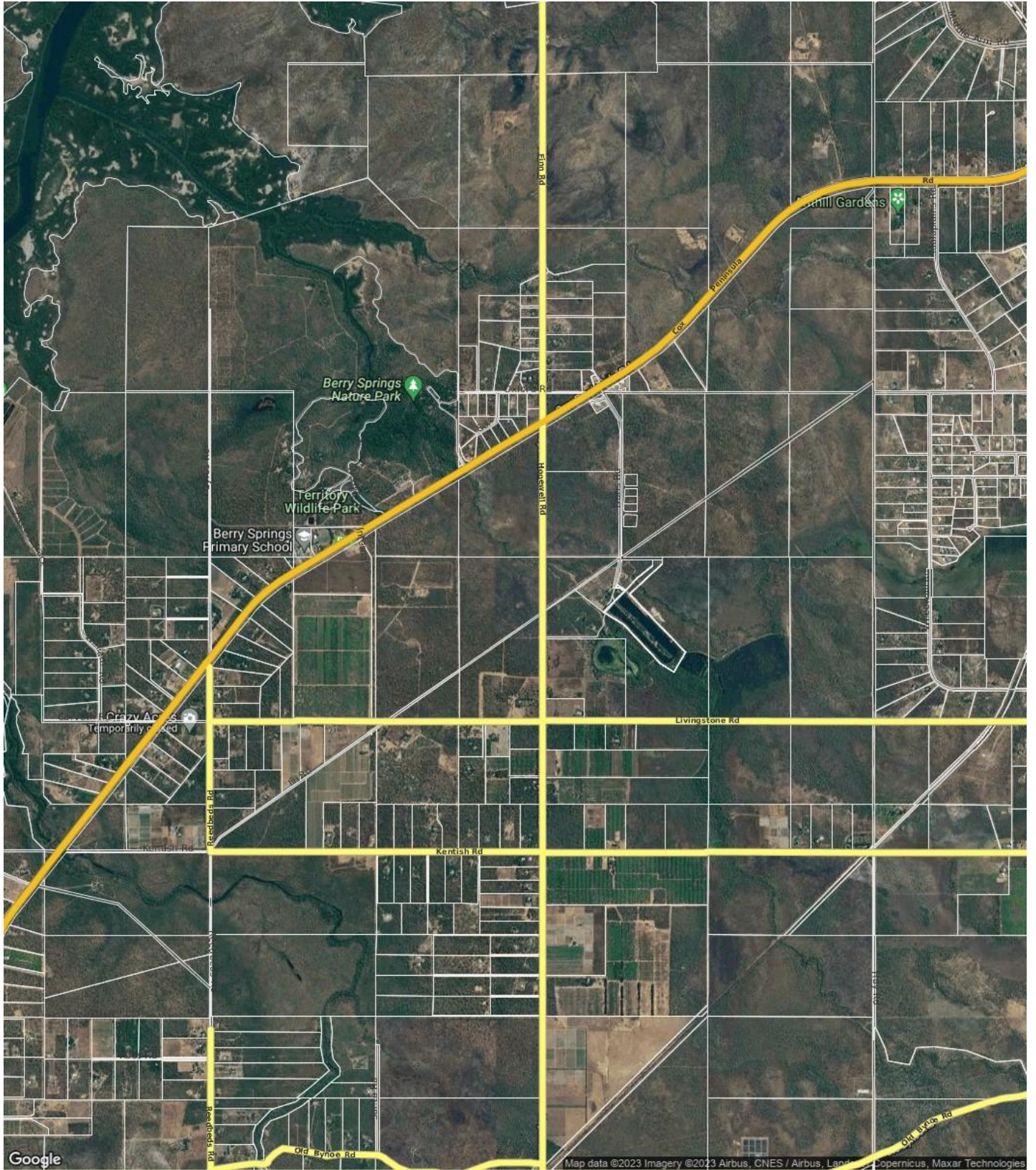
RayWhite.

Suburb
flyover
report

BERRY SPRINGS (HOUSE)

PREPARED BY: DEMI LOLIAS , RAY WHITE NIGHTCLIFF

BERRY SPRINGS - Suburb Map



BERRY SPRINGS - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	43	\$ 235,000	0.0 %	\$ 31,233	\$ 537,500
2006	25	\$ 190,000	-19.1 %	\$ 29,125	\$ 540,000
2007	2	\$ 179,000	-5.8 %	\$ 8,000	\$ 350,000
2008	0				
2009	0				
2010	2	\$ 485,000		\$ 320,000	\$ 650,000
2011	6	\$ 270,000	0.0 %	\$ 266,000	\$ 280,000
2012	16	\$ 280,000	3.7 %	\$ 270,000	\$ 285,000
2013	11	\$ 328,000	17.1 %	\$ 290,000	\$ 340,000
2014	14	\$ 330,000	0.6 %	\$ 11,000	\$ 640,000
2015	8	\$ 341,500	3.5 %	\$ 315,000	\$ 700,000
2016	5	\$ 330,000	-3.4 %	\$ 330,000	\$ 355,000
2017	14	\$ 352,250	6.7 %	\$ 325,000	\$ 690,000
2018	5	\$ 345,500	-1.9 %	\$ 330,000	\$ 606,000
2019	7	\$ 595,000	72.2 %	\$ 125,000	\$ 783,000
2020	2	\$ 670,000	12.6 %	\$ 660,000	\$ 680,000
2021	24	\$ 479,250	-28.5 %	\$ 216,250	\$ 1,300,000
2022	9	\$ 480,000	0.2 %	\$ 300,000	\$ 710,000
2023	8	\$ 545,000	13.5 %	\$ 3,000	\$ 775,000

Median Sale Price
\$495k

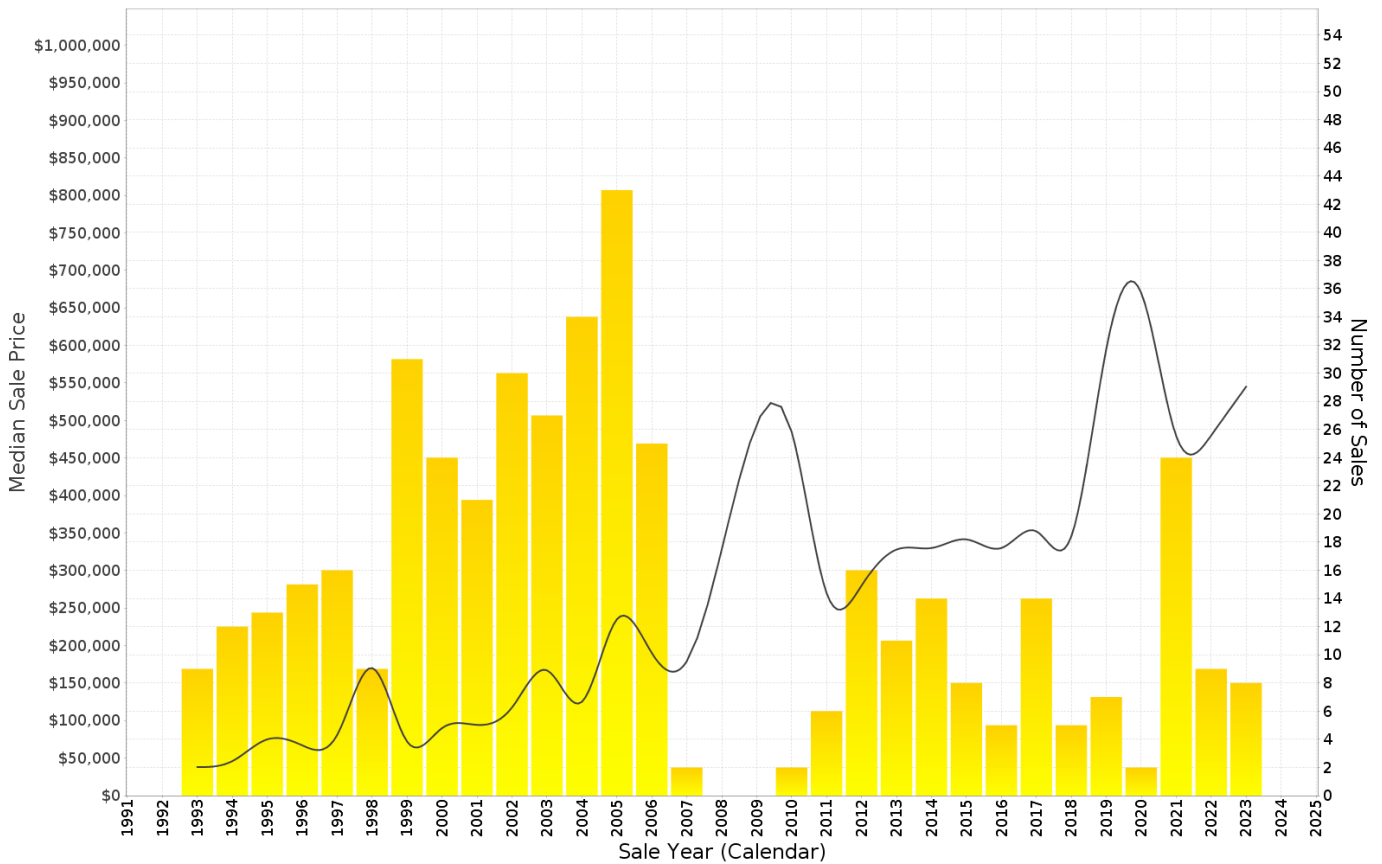
Based on 9 recorded House sales within the last 12 months (Oct '22 - Sep '23)

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

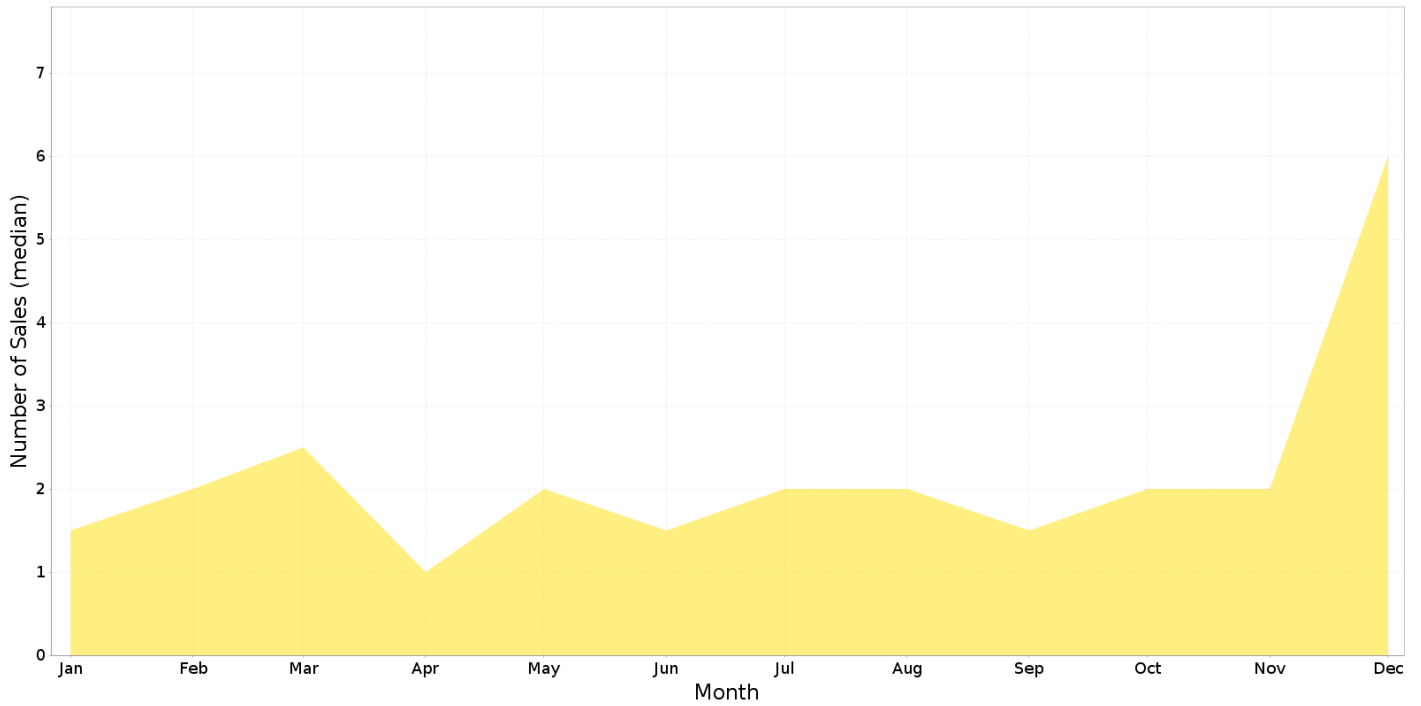
Suburb Growth
-5.7%

Current Median Price: \$495,000
Previous Median Price: \$525,000

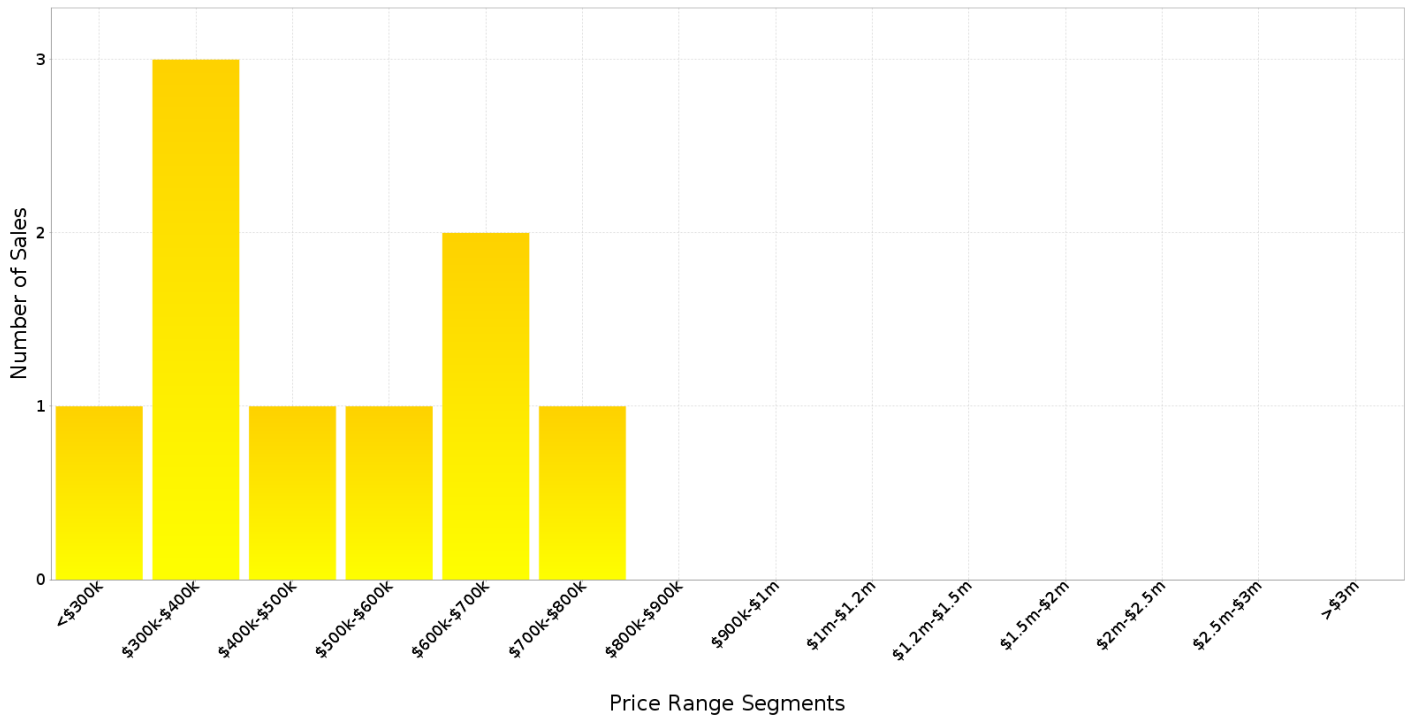
Based on 29 recorded House sales compared over the last two rolling 12 month periods



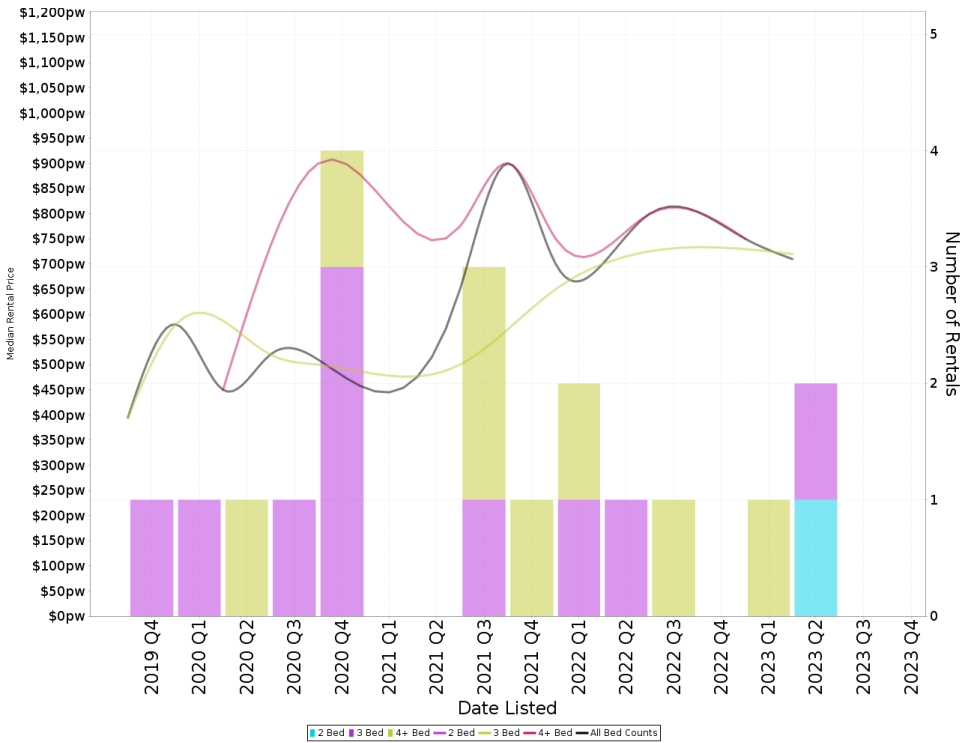
BERRY SPRINGS - Peak Selling Periods (3 years)



BERRY SPRINGS - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-5.7%

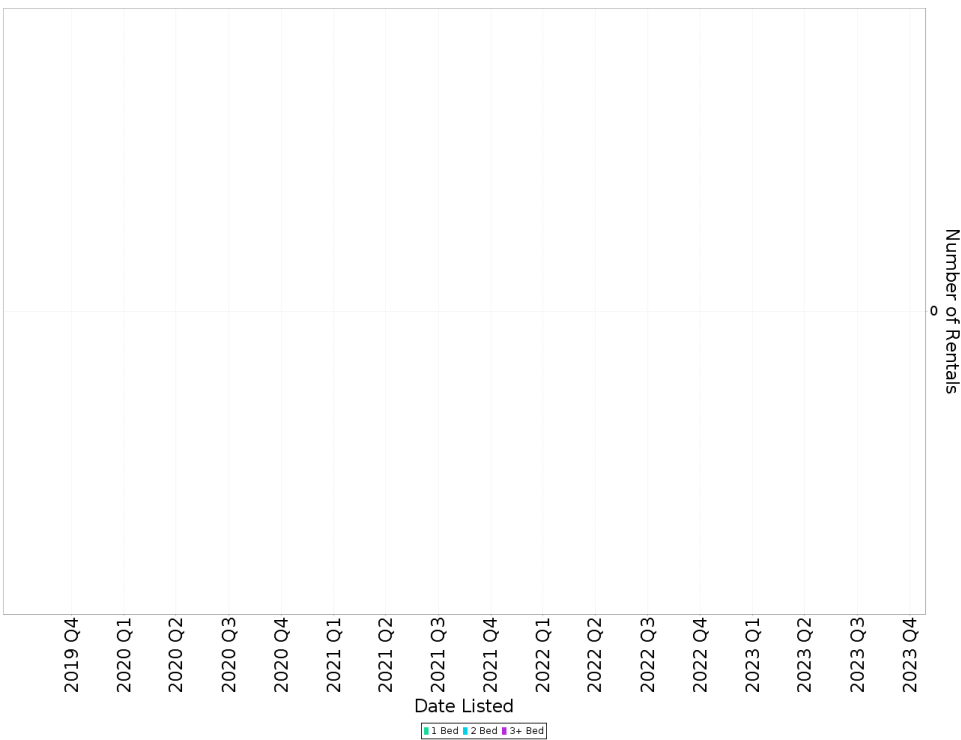
Current Median Price: \$495,000
 Previous Median Price: \$525,000
 Based on 29 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+7.6%

Current Median Price: \$495,000
 Current Median Rent: \$720
 Based on 3 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

N/A

Suburb Rental Yield

N/A

BERRY SPRINGS - Recently Sold Properties

Median Sale Price

\$495k

Based on 9 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

-5.7%

Current Median Price: \$495,000
Previous Median Price: \$525,000

Based on 29 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

9

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

185 WHEEWALL RD



\$555,000

Nov 2023
56 Days

3 2 -

WHEEWALL RD




\$390,000

Aug 2023
N/A

4.45 ha - - -

4 NUMBAT CRT




\$3,000

Aug 2023
N/A

2.02 ha 2 2 5

108 KULTARR RD

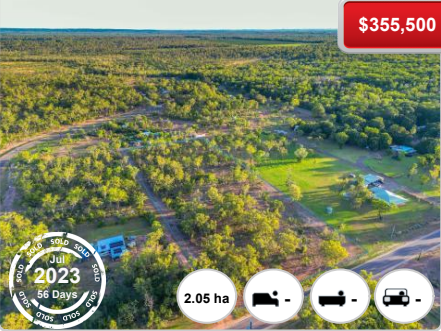


\$775,000

Jul 2023
75 Days

2 ha 3 2 8

105 OXFORD RD



\$355,500

Jul 2023
56 Days

2.05 ha - - -

338 WHEEWALL RD



\$660,000

Jun 2023
71 Days

2 ha 5 3 4

91 BANDICOOT RD



\$680,000

Jun 2023
108 Days

2 ha 3 2 2

BERRY SPRINGS - Properties For Rent

Median Rental Price

\$720 /w

Based on 3 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

+7.6%

Current Median Price: \$495,000
Current Median Rent: \$720

Based on 9 recorded House sales and 3 House rentals compared over the last 12 months

Number of Rentals

3

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

