

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.**

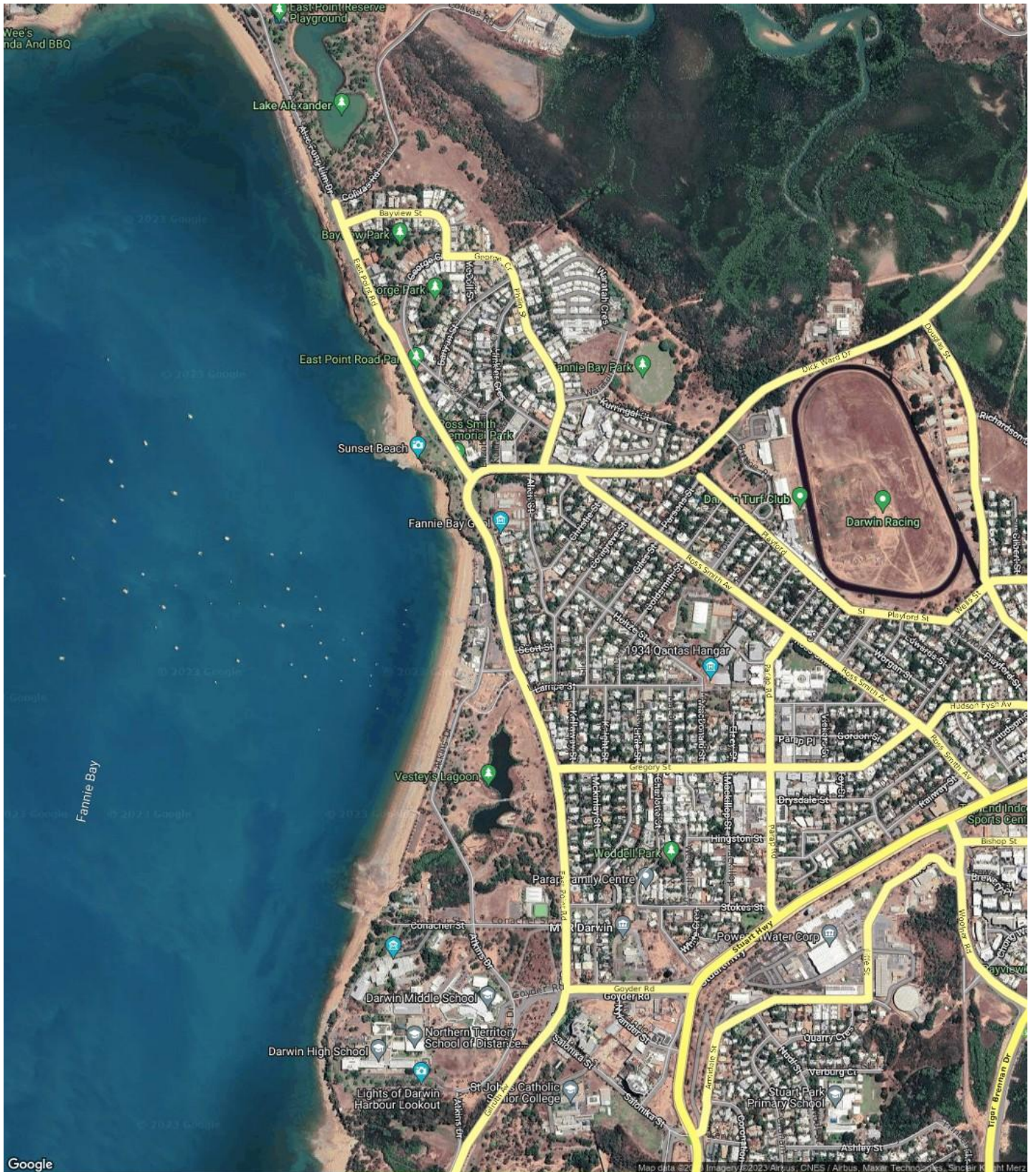
**Suburb**  
flyover  
report

FANNIE BAY (HOUSE)

PREPARED BY: DEMI LOLIAS , RAY WHITE NIGHTCLIFF



# FANNIE BAY - Suburb Map



# FANNIE BAY - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	29	\$ 555,000	0.0 %	\$ 92,500	\$ 1,188,000
2006	35	\$ 630,000	13.5 %	\$ 50,000	\$ 1,100,000
2007	21	\$ 785,000	24.6 %	\$ 135,500	\$ 1,150,000
2008	22	\$ 799,000	1.8 %	\$ 190,000	\$ 1,300,000
2009	24	\$ 1,010,000	26.4 %	\$ 80,000	\$ 2,000,000
2010	16	\$ 992,500	-1.7 %	\$ 265,000	\$ 1,250,000
2011	12	\$ 782,500	-21.2 %	\$ 246,000	\$ 1,300,000
2012	25	\$ 840,000	7.3 %	\$ 147,500	\$ 2,250,000
2013	17	\$ 900,000	7.1 %	\$ 242,000	\$ 2,000,000
2014	20	\$ 1,125,000	25.0 %	\$ 420,000	\$ 2,425,000
2015	16	\$ 935,000	-16.9 %	\$ 217,000	\$ 1,600,000
2016	11	\$ 918,000	-1.8 %	\$ 180,000	\$ 1,250,000
2017	14	\$ 864,000	-5.9 %	\$ 635,000	\$ 2,100,000
2018	15	\$ 945,000	9.4 %	\$ 600,000	\$ 1,635,000
2019	13	\$ 790,000	-16.4 %	\$ 180,000	\$ 920,000
2020	0				
2021	0				
2022	24	\$ 1,100,000		\$ 371,000	\$ 8,500,000
2023	18	\$ 1,117,500	0.0 %	\$ 600,000	\$ 2,950,000

Median Sale Price  
**\$1.12m**

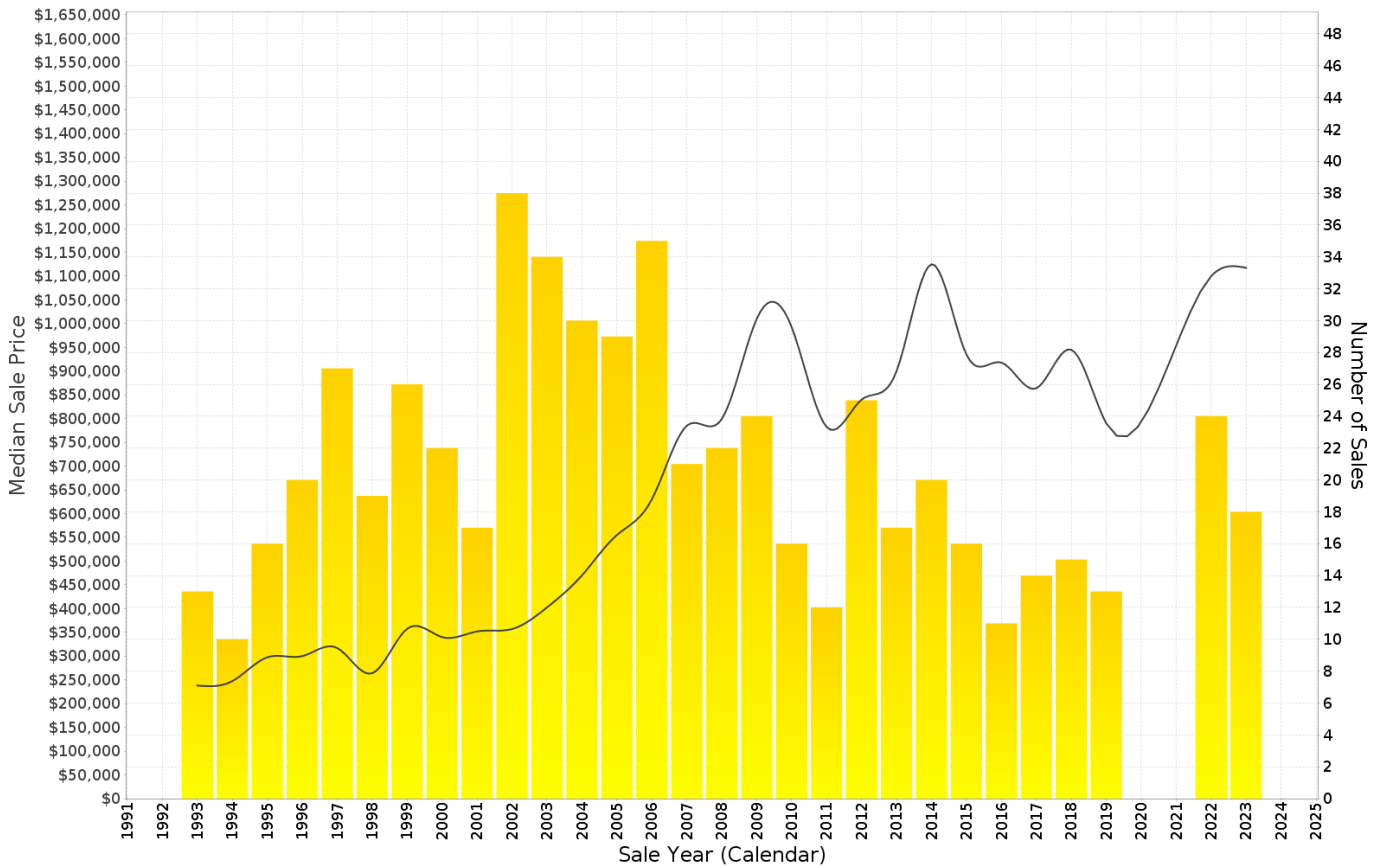
Based on 20 recorded House sales within the last 12 months (Oct '22 - Sep '23)

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

Suburb Growth  
**-6.8%**

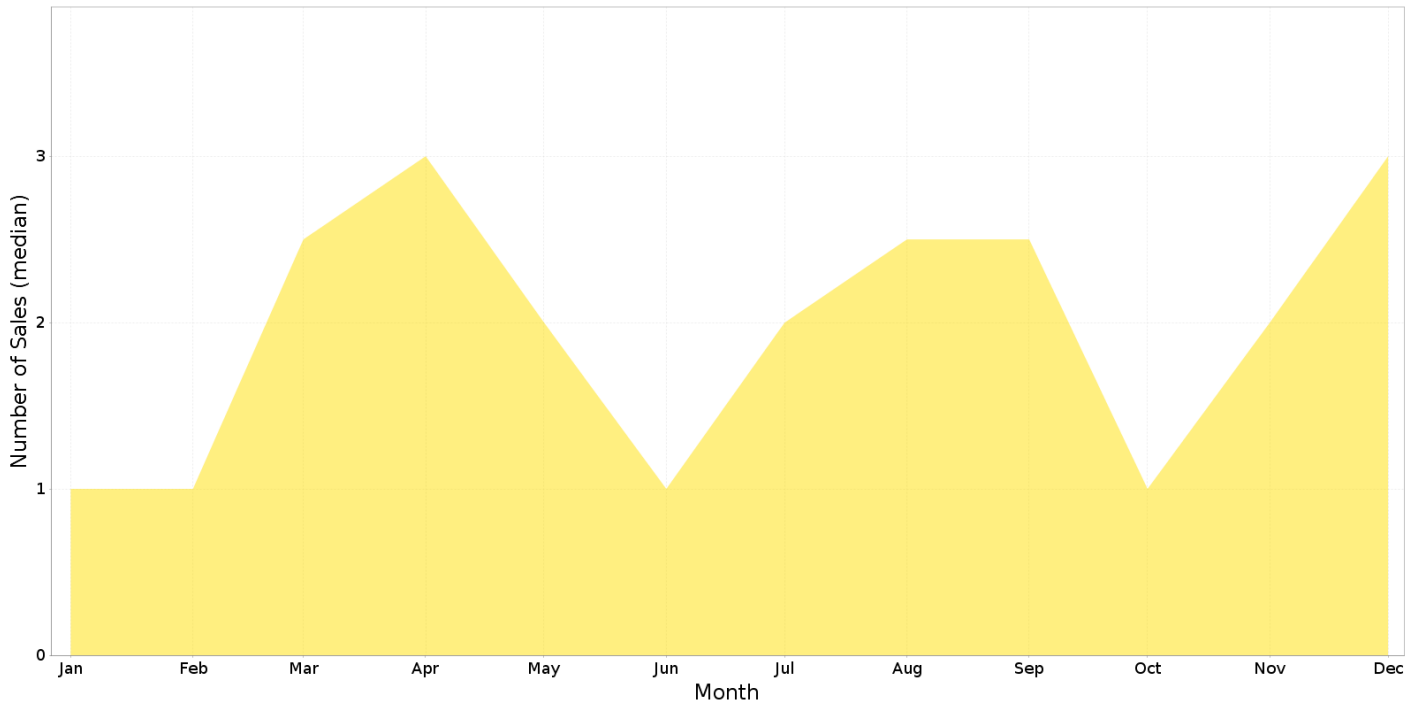
Current Median Price: \$1,117,500  
Previous Median Price: \$1,199,000

Based on 38 recorded House sales compared over the last two rolling 12 month periods

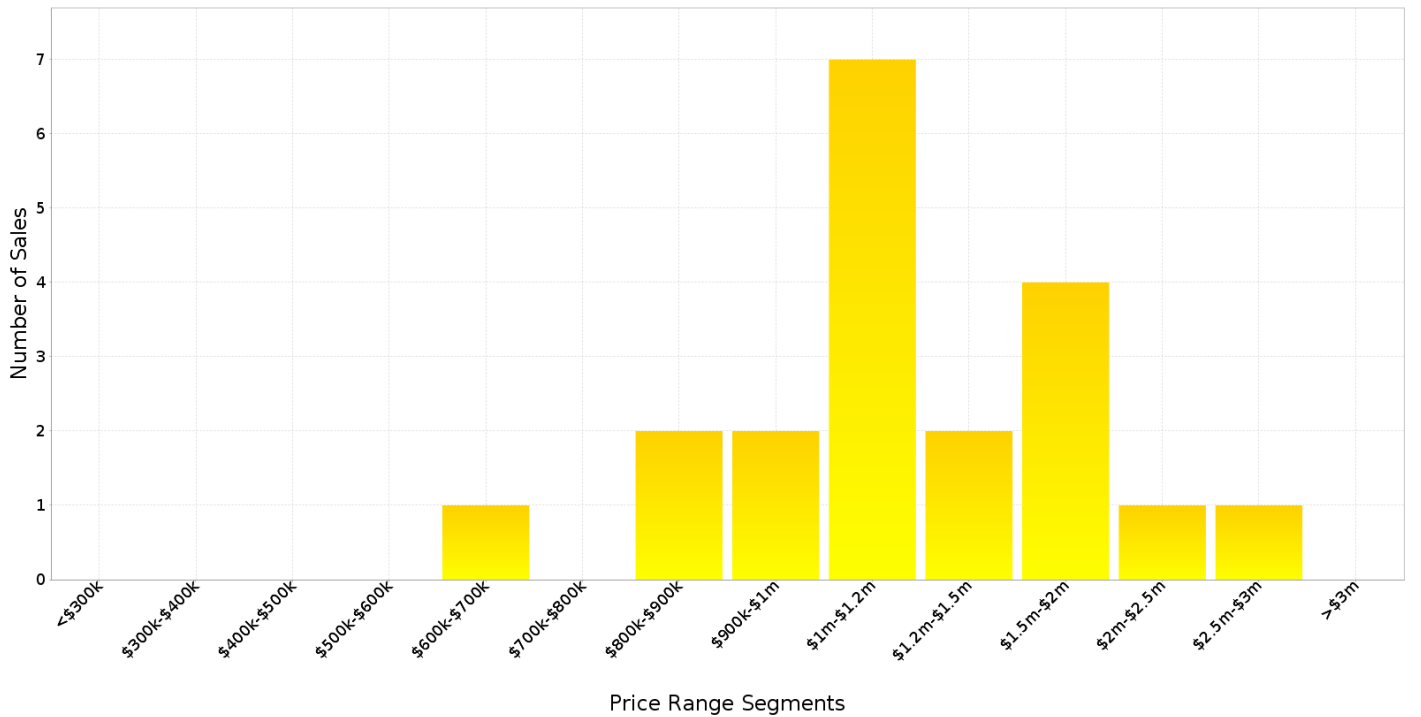




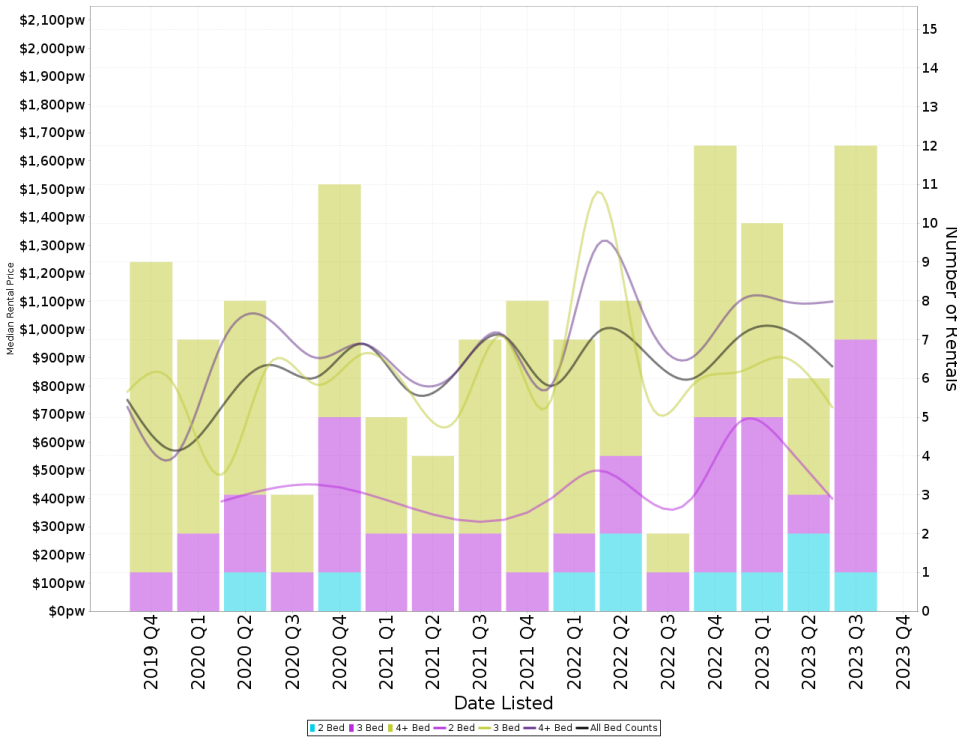
## FANNIE BAY - Peak Selling Periods (3 years)



## FANNIE BAY - Price Range Segments (12 months)



# Median Weekly Rents (Houses)



## Suburb Sale Price Growth

**-6.8%**

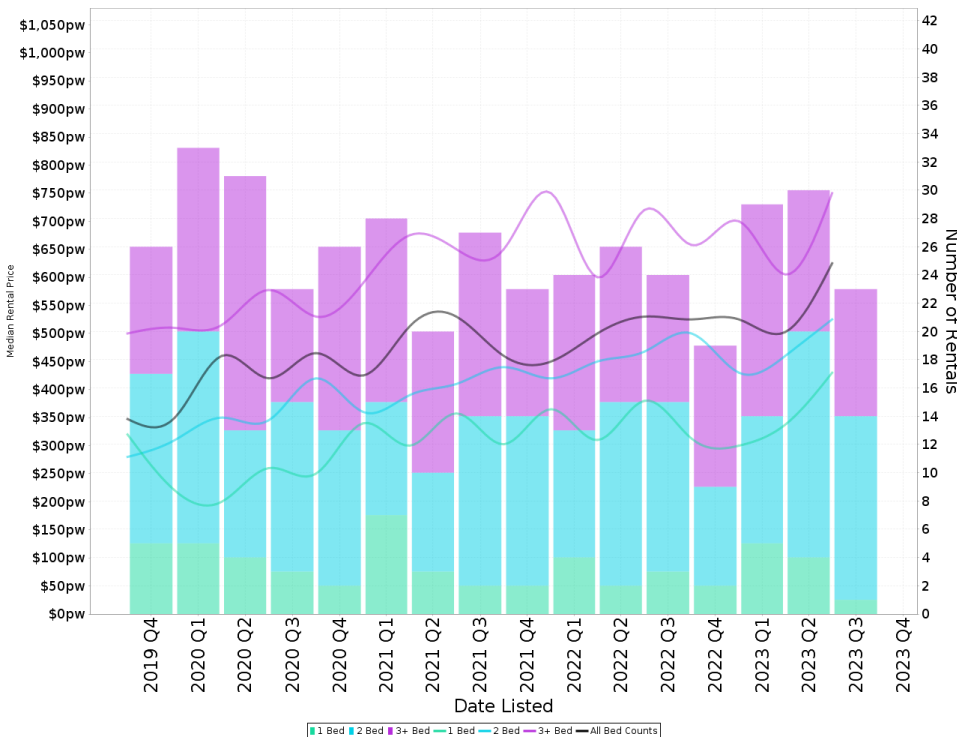
Current Median Price: \$1,117,500  
Previous Median Price: \$1,199,000  
Based on 38 registered House sales compared over the last two rolling 12 month periods.

## Suburb Rental Yield

**+4.2%**

Current Median Price: \$1,117,500  
Current Median Rent: \$900  
Based on 40 registered House rentals compared over the last 12 months.

# Median Weekly Rents (Units)



## Suburb Sale Price Growth

**+2.0%**

Current Median Price: \$512,500  
Previous Median Price: \$502,500  
Based on 49 registered Unit sales compared over the last two rolling 12 month periods.

## Suburb Rental Yield

**+5.6%**

Current Median Price: \$512,500  
Current Median Rent: \$550  
Based on 101 registered Unit rentals compared over the last 12 months.

# FANNIE BAY - Recently Sold Properties

Median Sale Price

**\$1.12m**

Based on 20 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

**-6.8%**

Current Median Price: \$1,117,500  
Previous Median Price: \$1,199,000

Based on 38 recorded House sales compared over the last two rolling 12 month periods

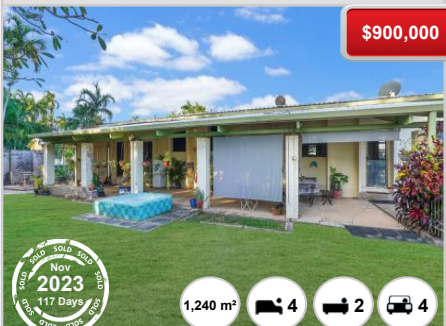
# Sold Properties

**20**

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

**3 SCOTT ST**



**\$900,000**

Nov 2023  
117 Days

1,240 m<sup>2</sup> 4 2 4

**27 CONIGRAVE ST**




**\$800,000**

Oct 2023  
111 Days

1,110 m<sup>2</sup> 5 2 5

**16 GILES ST**

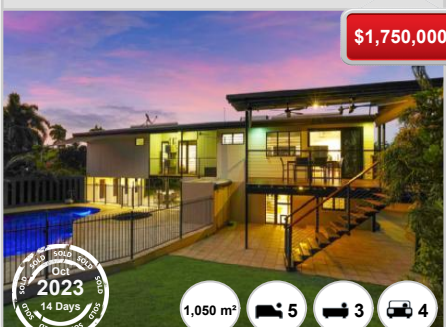


**\$1,100,000**

Oct 2023  
N/A

1,050 m<sup>2</sup> 3 1 2

**18 GILES ST**




**\$1,750,000**

Oct 2023  
14 Days

1,050 m<sup>2</sup> 5 3 4

**34 GEORGE CRES**

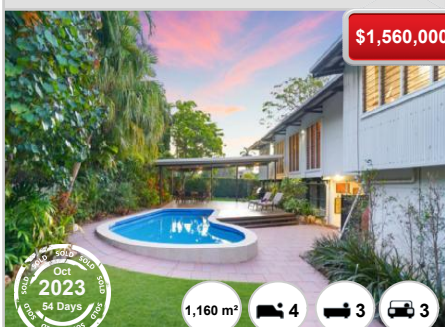


**\$1,400,000**

Oct 2023  
113 Days

1,212 m<sup>2</sup> 4 3 2

**8 MACARTNEY ST**



**\$1,560,000**

Oct 2023  
54 Days

1,160 m<sup>2</sup> 4 3 3

**6 MCKINLAY ST**




**\$980,000**

Oct 2023  
N/A

1,206 m<sup>2</sup> - - -

**6 CONIGRAVE ST**

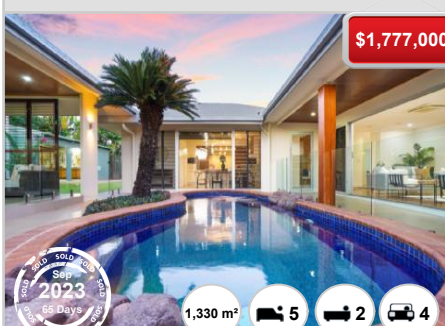


**\$1,160,000**

Sep 2023  
105 Days

1,214 m<sup>2</sup> 3 3 3

**4 GILES ST**

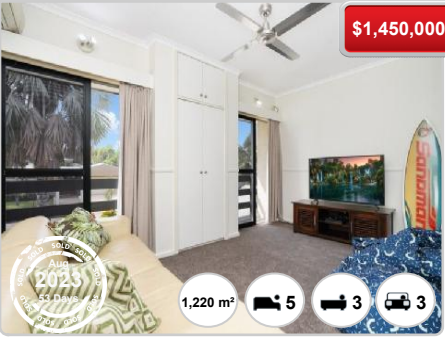


**\$1,777,000**

Sep 2023  
65 Days

1,330 m<sup>2</sup> 5 2 4

3 GILES ST



\$1,450,000

1,220 m<sup>2</sup> 5 3 3

2023

11 KNIGHT ST



\$1,135,000

1,160 m<sup>2</sup> - - -

2023

8 GREEN ST



\$1,865,000

801 m<sup>2</sup> 4 2 4

2023



# FANNIE BAY - Properties For Rent

## Median Rental Price

**\$900 /w**

Based on 40 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

**+4.2%**

Current Median Price: \$1,117,500  
Current Median Rent: \$900

Based on 20 recorded House sales and 40 House rentals compared over the last 12 months


## Number of Rentals

**40**

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

**10 CRUSH STREET**



**\$750 Weekly**

Nov 2023  
10 Days

1,120 m<sup>2</sup> 3 1 2

**48 EAST POINT ROAD**



**\$850**

Nov 2023  
20 Days

1,090 m<sup>2</sup> 3 2 3

**4 MACARTNEY STREET**

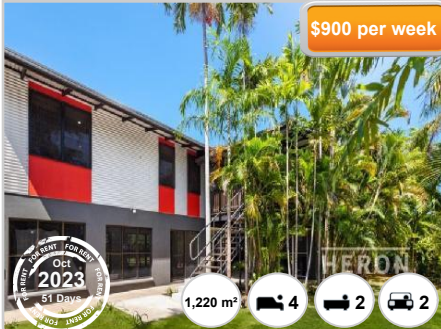


**\$690 per week**

Oct 2023  
30 Days

1,160 m<sup>2</sup> 3 1 3

**7 HOLTZE STREET**

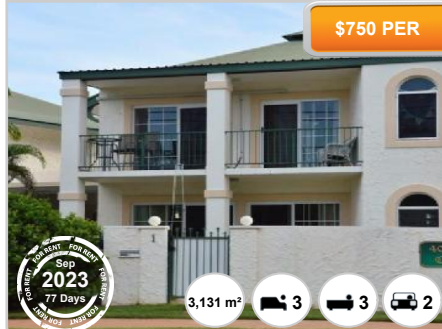


**\$900 per week**

Oct 2023  
51 Days

1,220 m<sup>2</sup> 4 2 2

**1/40 GEORGE CRESCENT**




**\$750 PER**

Sep 2023  
77 Days

3,131 m<sup>2</sup> 3 3 2

**16 LEICHARDT STREET**



**\$1,400**

Sep 2023  
79 Days

6 4 4