

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

**RayWhite.**

**Suburb**  
flyover  
report

**BAYVIEW (UNIT)**

**PREPARED BY: DEMI WILLIAMS, RAY WHITE NIGHTCLIFF, PH: 0448951305**

# BAYVIEW - Suburb Map



# BAYVIEW - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2005	75	\$ 362,500	0.0 %	\$ 138,333	\$ 1,600,000
2006	75	\$ 380,000	4.8 %	\$ 225,000	\$ 810,000
2007	56	\$ 457,500	20.4 %	\$ 307,500	\$ 1,100,000
2008	43	\$ 508,000	11.0 %	\$ 360,000	\$ 1,600,000
2009	30	\$ 602,500	18.6 %	\$ 225,400	\$ 2,200,000
2010	19	\$ 795,000	32.0 %	\$ 325,000	\$ 1,120,000
2011	20	\$ 563,500	-29.1 %	\$ 435,000	\$ 965,000
2012	21	\$ 635,000	12.7 %	\$ 410,000	\$ 950,000
2013	18	\$ 715,000	12.6 %	\$ 134,000	\$ 1,275,000
2014	15	\$ 742,500	3.8 %	\$ 325,000	\$ 910,000
2015	23	\$ 690,000	-7.1 %	\$ 455,000	\$ 1,043,000
2016	9	\$ 650,000	-5.8 %	\$ 425,000	\$ 900,000
2017	16	\$ 586,000	-9.8 %	\$ 375,000	\$ 850,000
2018	18	\$ 422,000	-28.0 %	\$ 270,000	\$ 760,000
2019	12	\$ 352,500	-16.5 %	\$ 295,000	\$ 1,225,000
2020	9	\$ 340,000	-3.5 %	\$ 300,000	\$ 515,000
2021	9	\$ 390,000	14.7 %	\$ 350,000	\$ 420,000
2022	27	\$ 455,000	16.7 %	\$ 135,000	\$ 800,000
2023	9	\$ 565,000	24.2 %	\$ 410,000	\$ 770,000

## Median Sale Price

# \$594k

Based on 18 recorded Unit sales within the last 12 months (Oct '22 - Sep '23)

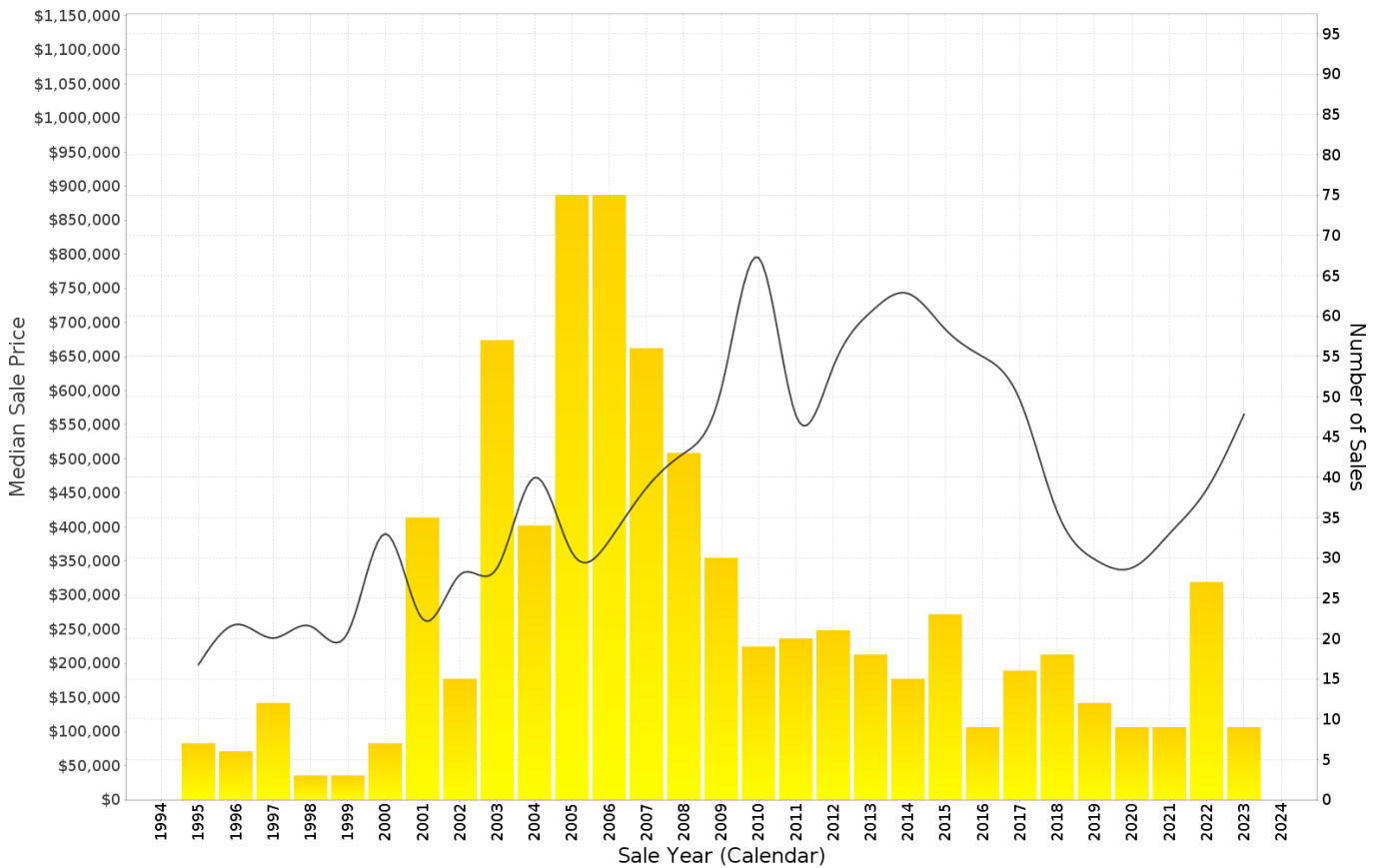
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

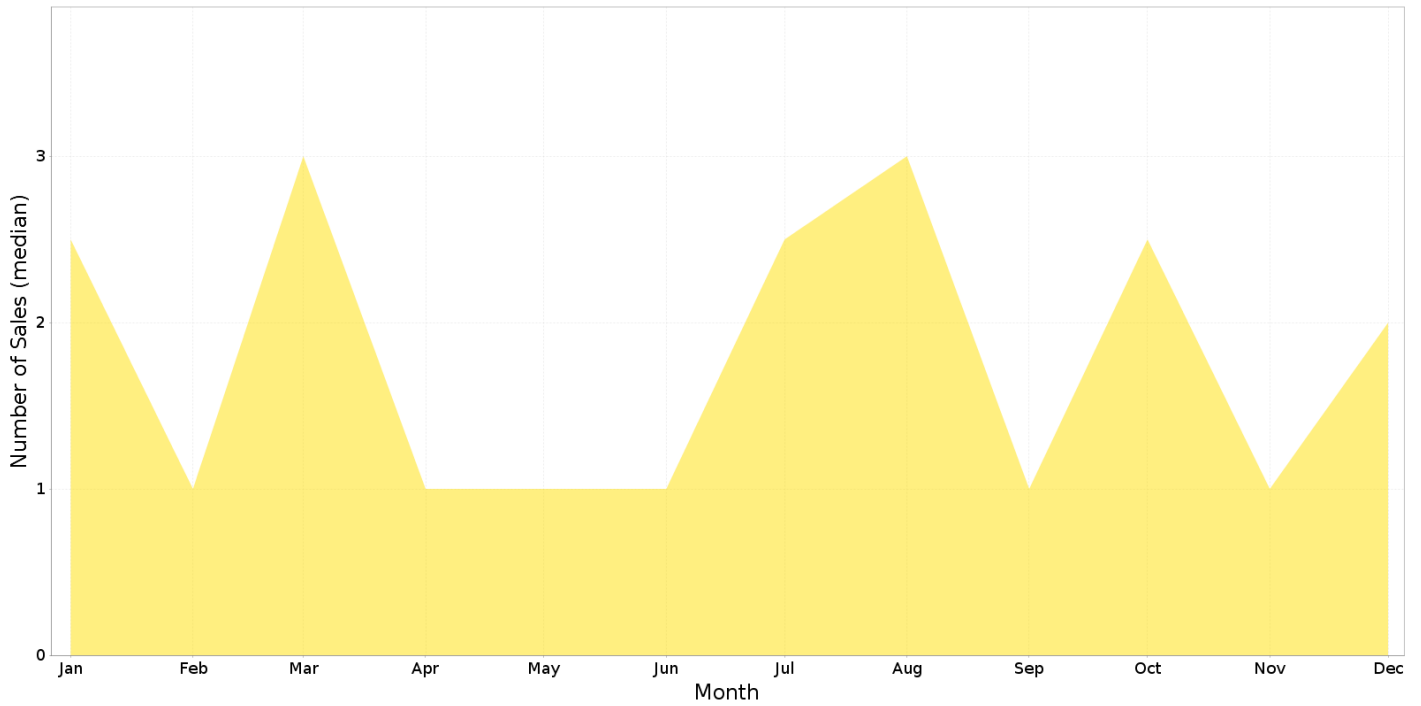
# +39.9%

Current Median Price: \$594,000  
Previous Median Price: \$424,500

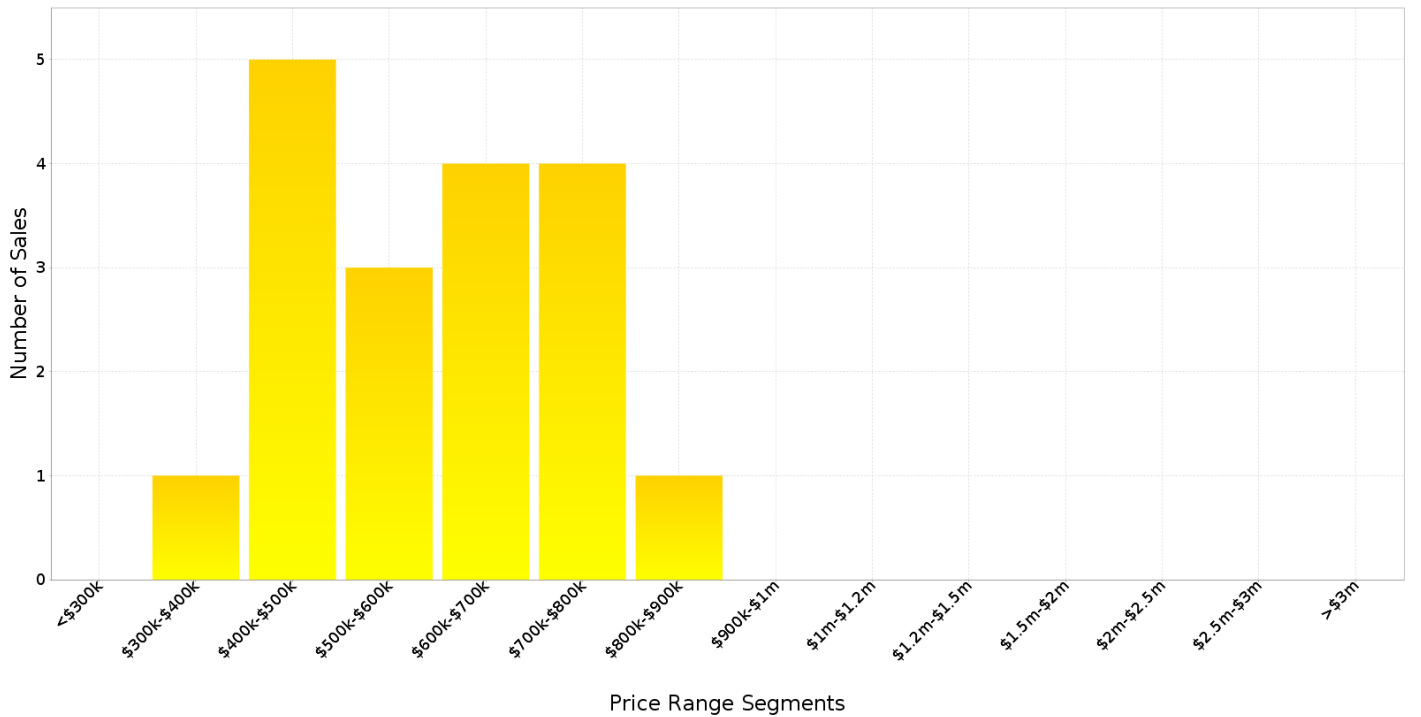
Based on 40 recorded Unit sales compared over the last two rolling 12 month periods



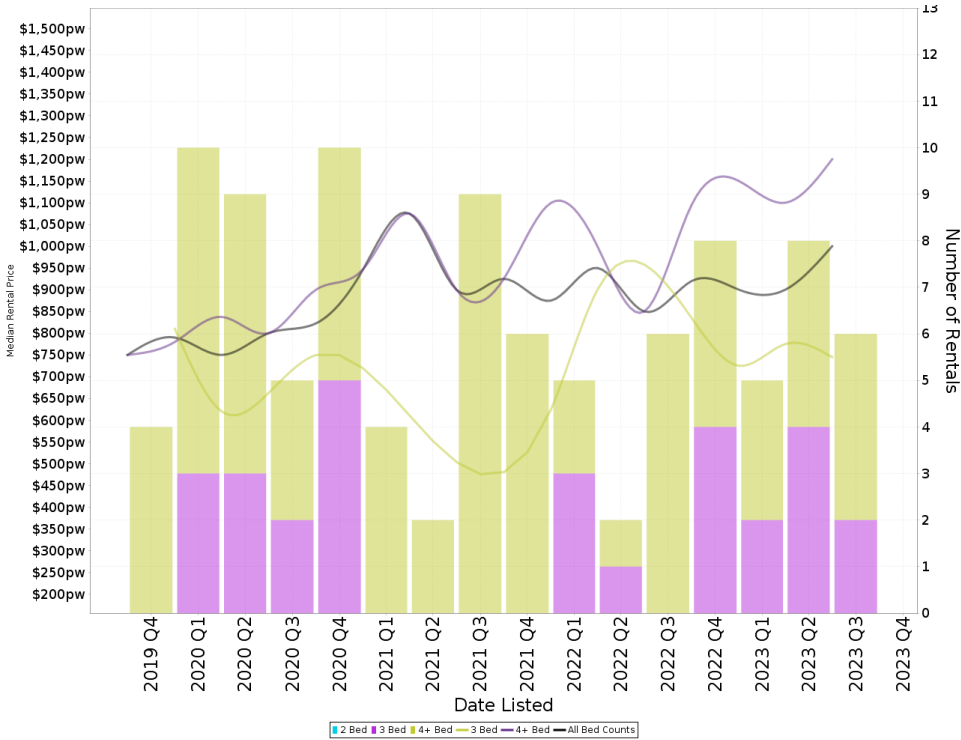
## BAYVIEW - Peak Selling Periods (3 years)



## BAYVIEW - Price Range Segments (12 months)



# Median Weekly Rents (Houses)



## Suburb Sale Price Growth

0.0%

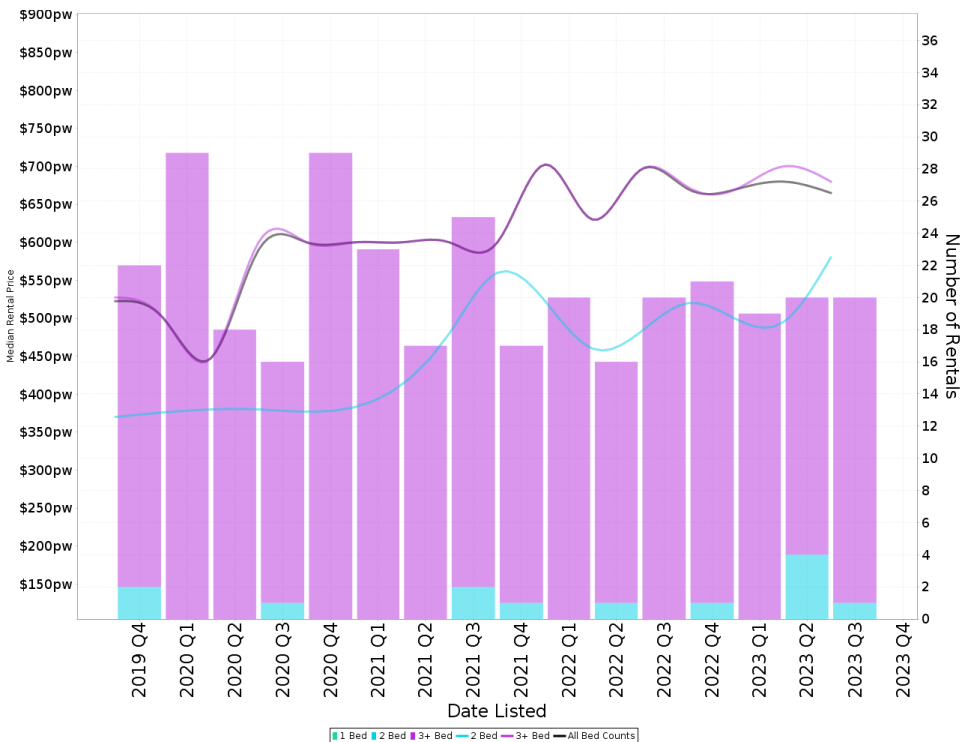
Current Median Price: \$960,000  
Previous Median Price: \$960,000  
Based on 22 registered House sales compared over the last two rolling 12 month periods.

## 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

**\$594k**

Based on 18 recorded Unit 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

**+39.9%**

Current Median Price: \$594,000  
Previous Median Price: \$424,500

Based on 40 recorded Unit sales compared over the last two rolling 12 month periods

# Sold Properties

**18**

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

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

**2/39 BERMINGHAM CRES**

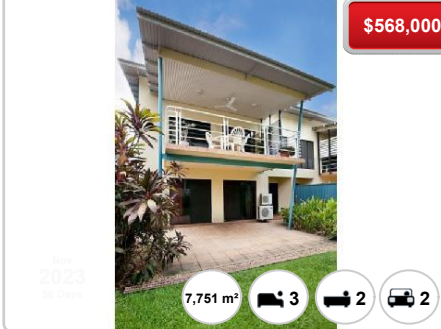


**\$615,000**

Sold 2023 Nov 87 Days

890 m<sup>2</sup> 3 2 3

**6/6 STODDART DR**




**\$568,000**

Sold 2023 84 Days

7,751 m<sup>2</sup> 3 2 2

**1/27 FANNING DR**



**\$685,000**

Sold 2023 138 Days

1,971 m<sup>2</sup> 3 2 2

**55/3 MICHIE CRT**



**\$410,000**

Sold 2023 Oct N/A

175 m<sup>2</sup> - - -

**2/55 STODDART DR**



**\$580,000**

Sold 2023 Oct 23 Days

3,010 m<sup>2</sup> 3 2 2

**8/58 BAYVIEW BVD**



**\$414,000**

Sold 2023 Oct 138 Days

3,686 m<sup>2</sup> 3 2 2

**1/1 BAYVIEW BVD**



**\$750,000**

Sold 2023 Sep 59 Days

387 m<sup>2</sup> 3 2 3

**6/5 POPE CRT**




**\$850,000**

Sold 2023 Aug 56 Days

3,514 m<sup>2</sup> 3 2 2

**25/1 MICHIE CRT**



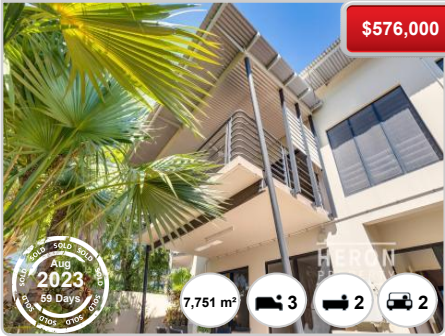
**\$450,000**

Sold 2023 Aug 41 Days

4,468 m<sup>2</sup> 3 2 2

LEASED by Habitat

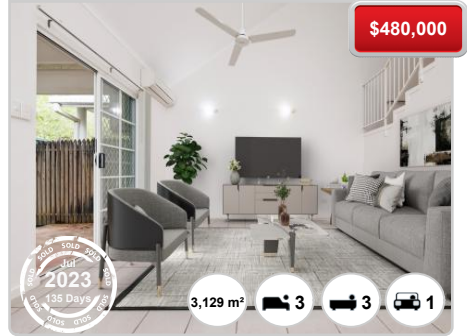
8/6 STODDART DR



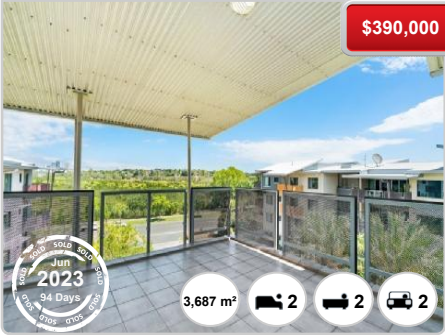
3/78 O'FERRALS RD



2/41 BIRMINGHAM CRES



62/3 MICHIE CRT



# BAYVIEW - Properties For Rent

## Median Rental Price

**\$673 /w**

Based on 80 recorded Unit 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

**+5.9%**

Current Median Price: \$594,000  
Current Median Rent: \$673

Based on 18 recorded Unit sales and 80 Unit rentals compared over the last 12 months

## Number of Rentals

**80**

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

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

**62/3 MICHIE COURT**

**\$550 per week**

Nov 2023  
2 Days

3,687 m<sup>2</sup> 2 2 2

**14/58 BAYVIEW BOULEVARD**

**\$600 per week**

Nov 2023  
2 Days

3,686 m<sup>2</sup> 3 2 2

**3/18 O'FERRALS ROAD**

**\$1,000 per**

Nov 2023  
2 Days

1,255 m<sup>2</sup> 4 3 2

**1/27 FANNING DRIVE**

**\$820 per week**

Nov 2023  
5 Days

1,971 m<sup>2</sup> 3 2 2

**3/33 O'FERRALS ROAD**

**\$780 weekly**

Nov 2023  
6 Days

1,519 m<sup>2</sup> 4 2 2

**6/41 BIRMINGHAM CRESCENT**

**\$650 Per Week**

Nov 2023  
15 Days

3,210 m<sup>2</sup> 3 3 1

**2/18 O'FERRALS ROAD**

**\$750 Per Week**

Nov 2023  
21 Days

1,255 m<sup>2</sup> 4 3 3

**12/1 MICHIE COURT**

**\$630 PW**

Nov 2023  
21 Days

4,468 m<sup>2</sup> 3 2 2

**1/58 STODDART DRIVE**

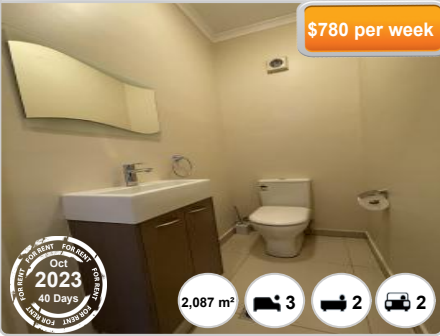
**Application**

Oct 2023  
30 Days

3,019 m<sup>2</sup> 3 2 2



1/49 BAYVIEW BOULEVARD

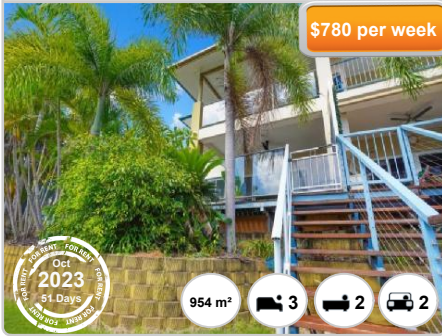


\$780 per week

2,087 m<sup>2</sup> 3 2 2

Oct 2023 40 Days

2/6 POPE COURT



\$780 per week

954 m<sup>2</sup> 3 2 2

Oct 2023 51 Days

57/3 MICHIE COURT



\$580 PER

3,687 m<sup>2</sup> 2 2 2

Sep 2023 72 Days

2/8 POPE COURT

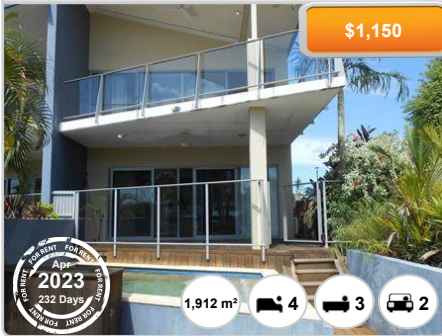


REDUCED to

1,010 m<sup>2</sup> 3 2 2

Apr 2023 232 Days

5/78 O'FERRALS ROAD



\$1,150

1,912 m<sup>2</sup> 4 3 2

Apr 2023 232 Days

5/78 O'FERRALS ROAD



\$1,150 per

1,912 m<sup>2</sup> 4 3 2

Mar 2023 250 Days

3/18 O'Ferrals Road



\$1,000 per

1,255 m<sup>2</sup> 4 3 2

Mar 2023 254 Days