

A bright yellow bicycle is parked on a paved surface against 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.

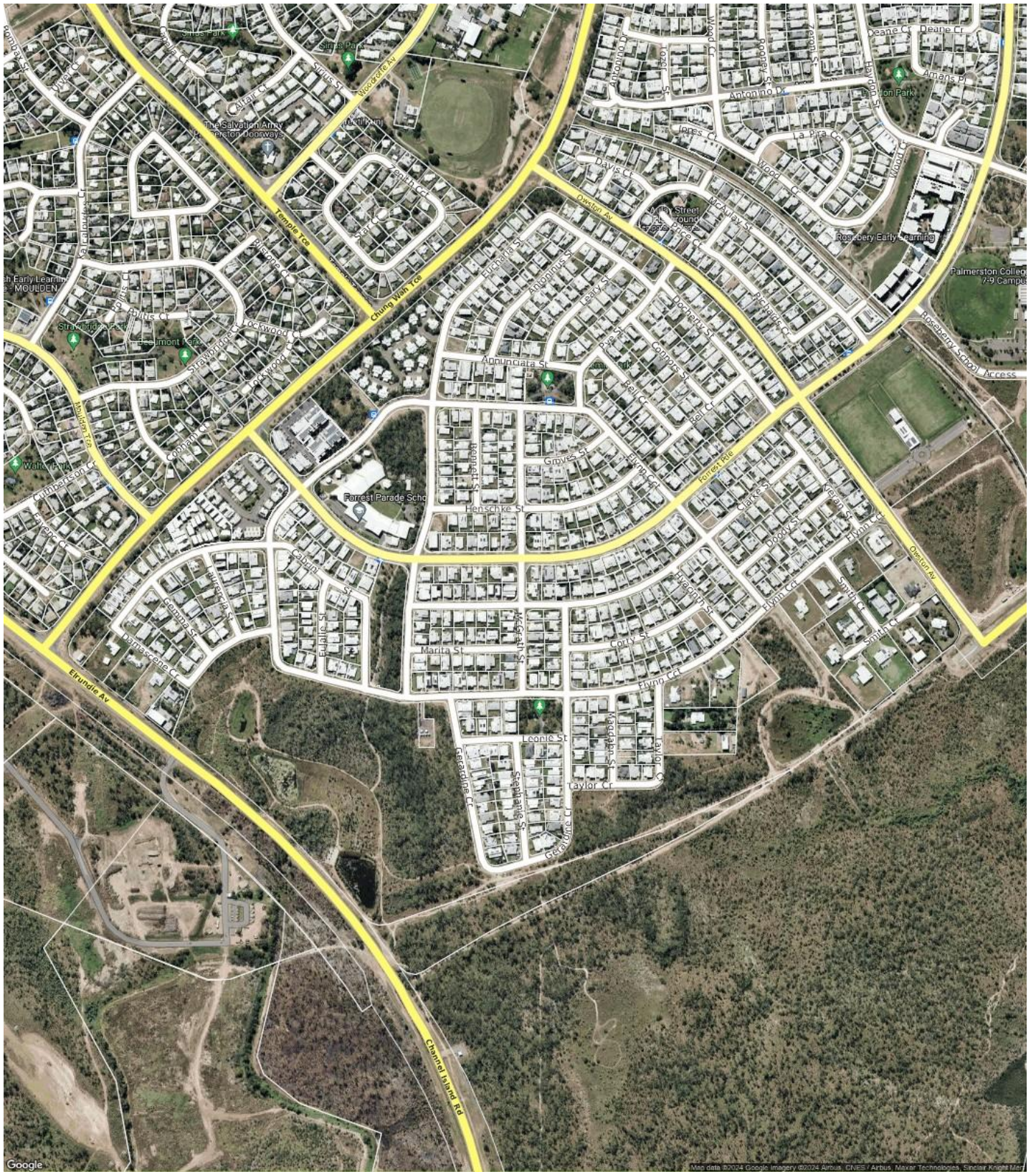
RayWhite.

Suburb
flyover
report

BELLAMACK (HOUSE)

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

BELLAMACK - Suburb Map



BELLAMACK - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2010	125	\$ 180,000	0.0 %	\$ 140,000	\$ 240,000
2011	179	\$ 196,250	9.0 %	\$ 148,500	\$ 660,000
2012	264	\$ 228,000	16.2 %	\$ 5,500	\$ 745,000
2013	114	\$ 301,625	32.3 %	\$ 78,750	\$ 790,000
2014	81	\$ 665,000	120.5 %	\$ 66,600	\$ 840,000
2015	46	\$ 665,012	0.0 %	\$ 59,180	\$ 910,000
2016	26	\$ 631,500	-5.0 %	\$ 94,180	\$ 781,000
2017	28	\$ 570,000	-9.7 %	\$ 230,000	\$ 775,000
2018	19	\$ 585,000	2.6 %	\$ 325,000	\$ 1,015,000
2019	21	\$ 545,000	-6.8 %	\$ 130,000	\$ 715,000
2020	14	\$ 548,500	0.6 %	\$ 300,000	\$ 655,000
2021	0				
2022	39	\$ 615,000	0.0 %	\$ 183,600	\$ 945,000
2023	45	\$ 550,000	-10.6 %	\$ 82,250	\$ 1,050,000
2024	19	\$ 600,000	9.1 %	\$ 475,000	\$ 735,000

Median Sale Price

\$550k

Based on 45 recorded House sales within the last 12 months (Apr '23 - Mar '24)

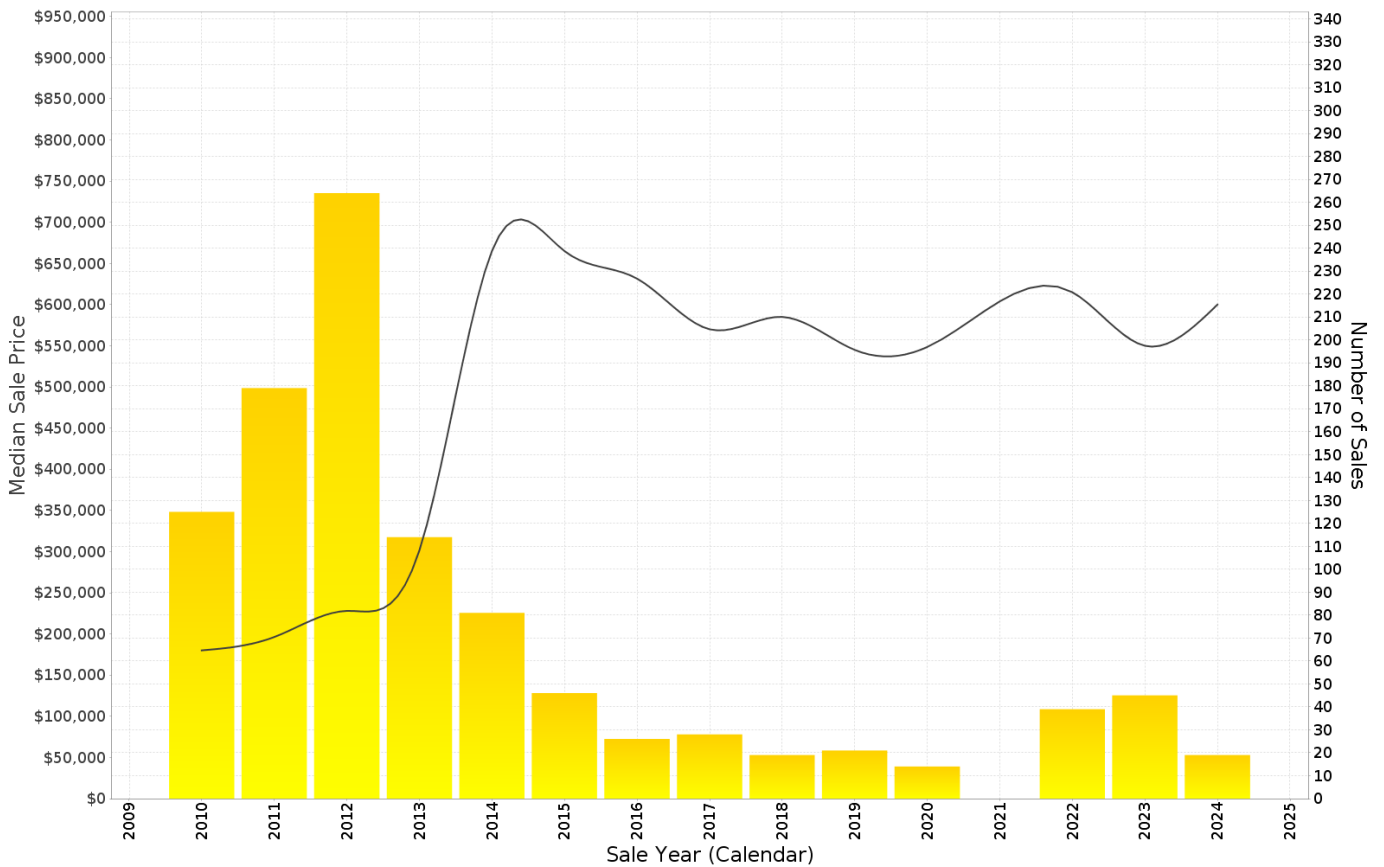
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

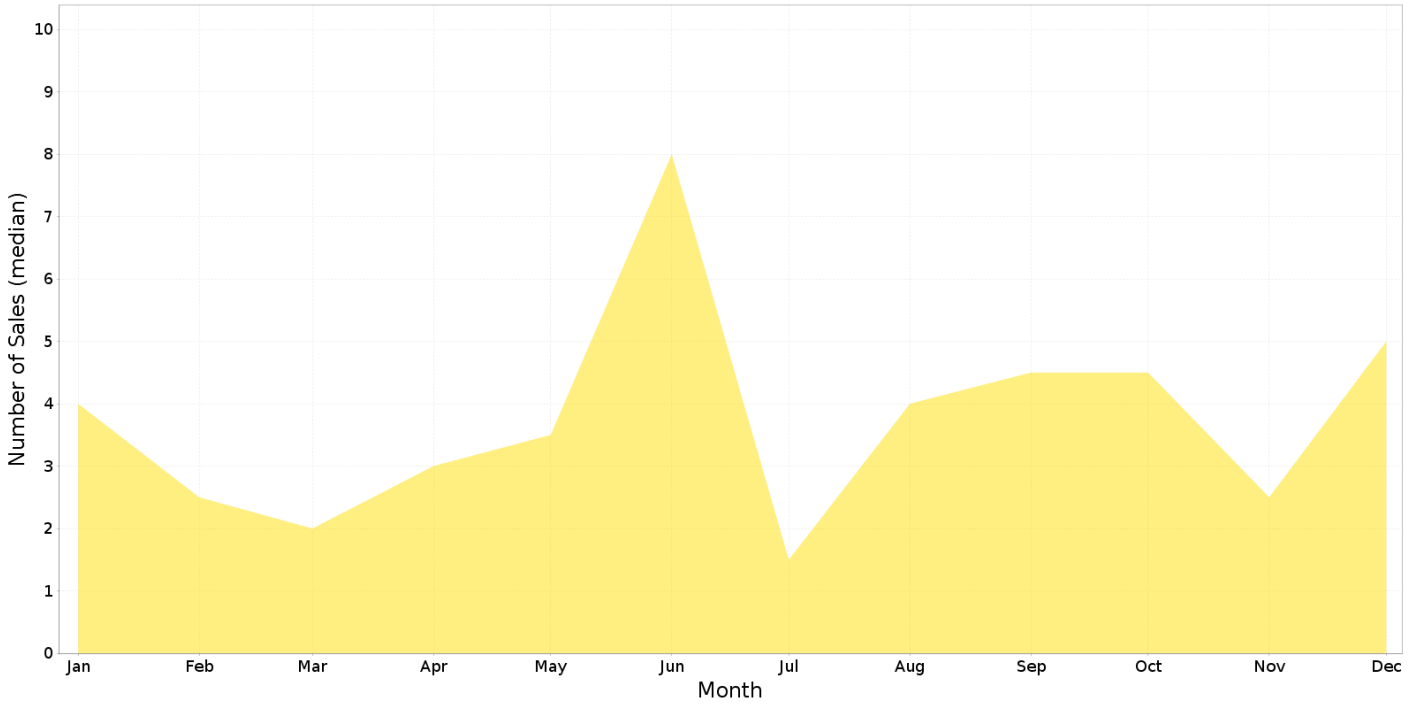
-9.6%

Current Median Price: \$550,000
Previous Median Price: \$608,500

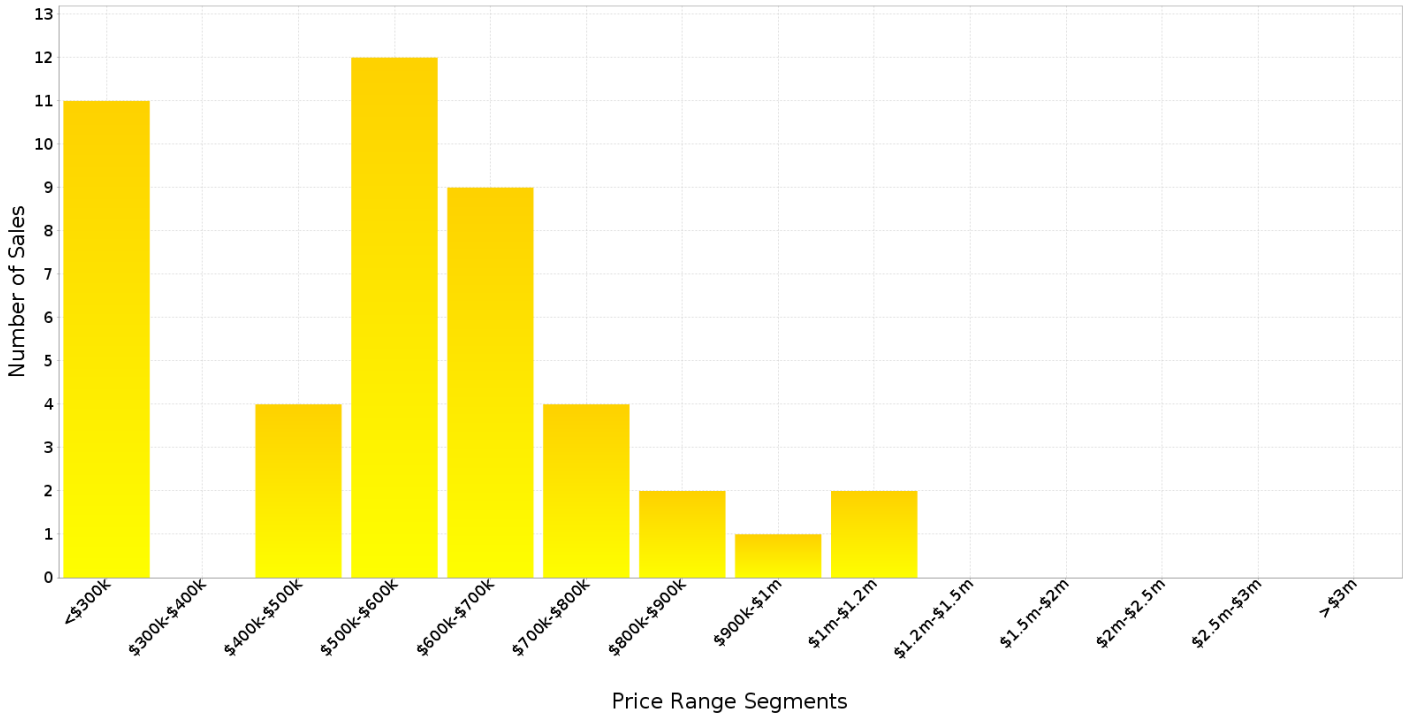
Based on 89 recorded House sales compared over the last two rolling 12 month periods



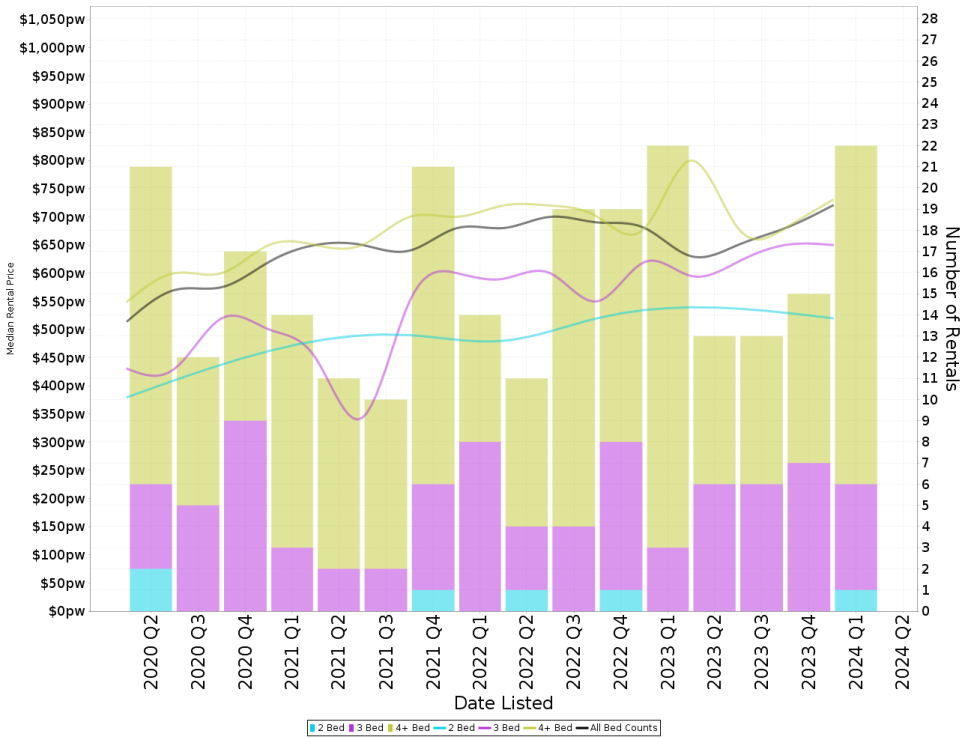
BELLAMACK - Peak Selling Periods (3 years)



BELLAMACK - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-9.6%

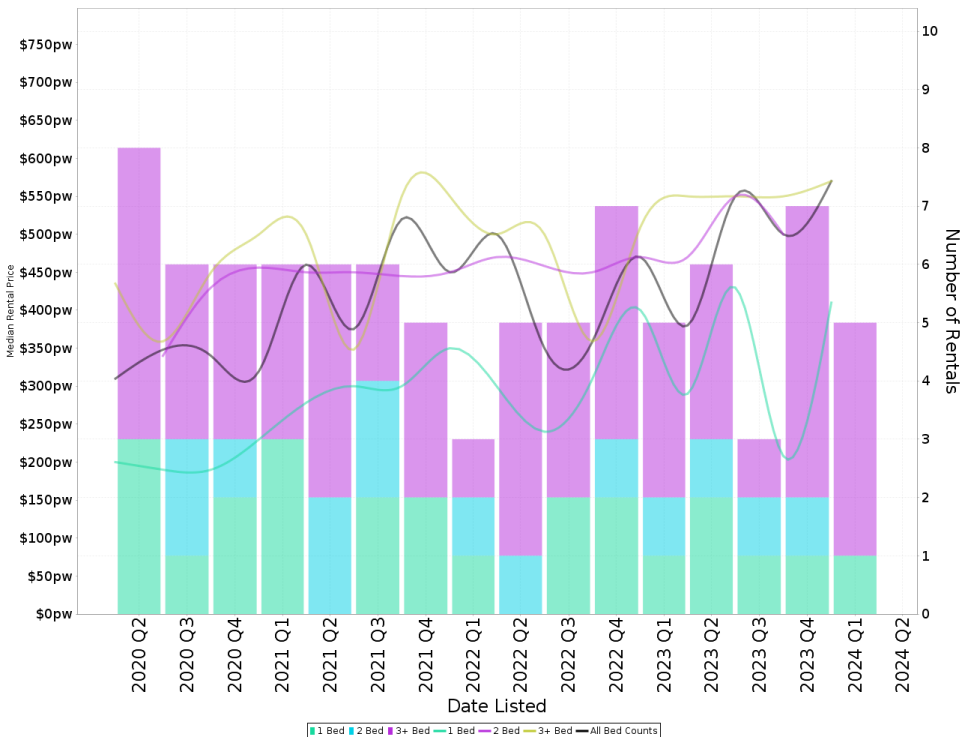
Current Median Price: \$550,000
Previous Median Price: \$608,500
Based on 89 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+6.4%

Current Median Price: \$550,000
Current Median Rent: \$680
Based on 63 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

N/A

Suburb Rental Yield

N/A

BELLAMACK - Recently Sold Properties

Median Sale Price
\$550k

Based on 45 recorded House sales within the last 12 months (Apr '23 - Mar '24)

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

Suburb Growth
-9.6%

Current Median Price: \$550,000
Previous Median Price: \$608,500

Based on 89 recorded House sales compared over the last two rolling 12 month periods

Sold Properties
45

Based on recorded House sales within the 12 months (Apr '23 - Mar '24)

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

18 STEPHANIE ST

\$500,000

726 m² 4 2 2

Sold Jun 2024 N/A

235/129 FLYNN CCT

\$289,000

4,495 m² 2 2 2

Sold Jun 2024 454 Days

35 CLARKE ST

\$610,000

710 m² 4 2 2

Sold May 2024 133 Days

8 DOCHERTY ST

\$650,000

693 m² 4 2 2

Sold May 2024 64 Days

28 EUCHARIA ST

\$660,000

805 m² 4 2 2

Sold May 2024 10 Days

7 MARITA ST

\$605,000

640 m² 5 3 3

Sold May 2024 16 Days

38 FLYNN CCT

\$735,000

745 m² 4 3 3

Sold May 2024 312 Days

5 MAGDALEN ST

\$610,950

680 m² 4 2 2

Sold May 2024 371 Days

12 GERARDINE CRES

\$483,000

544 m² 4 2 2

Sold May 2024 71 Days

59 CLARKE ST

\$565,000

May 2024
52 Days

683 m² 4 2 2

5 CONNORS ST

\$600,000

May 2024
69 Days

850 m² 4 2 2

21 DOCHERTY ST

\$475,000

May 2024
58 Days

519 m² 3 2 2

13 CORRY ST

\$650,000

Apr 2024
74 Days

735 m² 5 2 2

2 MARITA ST

\$520,000

Apr 2024
54 Days

664 m² 4 2 2

138 FLYNN CCT

\$540,000

Mar 2024
N/A

701 m² 4 2 2

3 GABRIELLA ST

\$510,000

Mar 2024
64 Days

480 m² 3 2 2

34 DAMASCENE CRES

\$532,500

Feb 2024
N/A

4,000 m² - - -

36 GERARDINE CRES

\$600,000

Feb 2024
81 Days

684 m² 5 3 2

43 DAMASCENE CRES

\$635,000

Jan 2024
179 Days

896 m² 4 2 2

75 EUCHARIA ST

\$500,000

Jan 2024
43 Days

637 m² 4 2 2

9 KIERAN ST

\$620,000

Jan 2024
68 Days

728 m² 4 2 2

BELLAMACK - Properties For Rent

Median Rental Price

\$680 /w

Based on 63 recorded House rentals within the last 12 months (Apr '23 - Mar '24)

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

Rental Yield

+6.4%

Current Median Price: \$550,000
Current Median Rent: \$680

Based on 45 recorded House sales and 63 House rentals compared over the last 12 months

Number of Rentals

63

Based on recorded House rentals within the last 12 months (Apr '23 - Mar '24)

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

11 PYE STREET

\$620 per week

Jun 2024
9 Days

597 m² 3 2 6

58 FLYNN CIRCUIT

\$750 per week

Jun 2024
14 Days

640 m² 4 2 2

12 GERARDINE CRESCENT

\$670 per week

May 2024
27 Days

544 m² 4 2 2

13 LEARY STREET

\$670 per week

May 2024
27 Days

815 m² 4 2 2

1 ANTONINUS STREET

\$650 per week

May 2024
28 Days

590 m² 3 2 2