

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.'

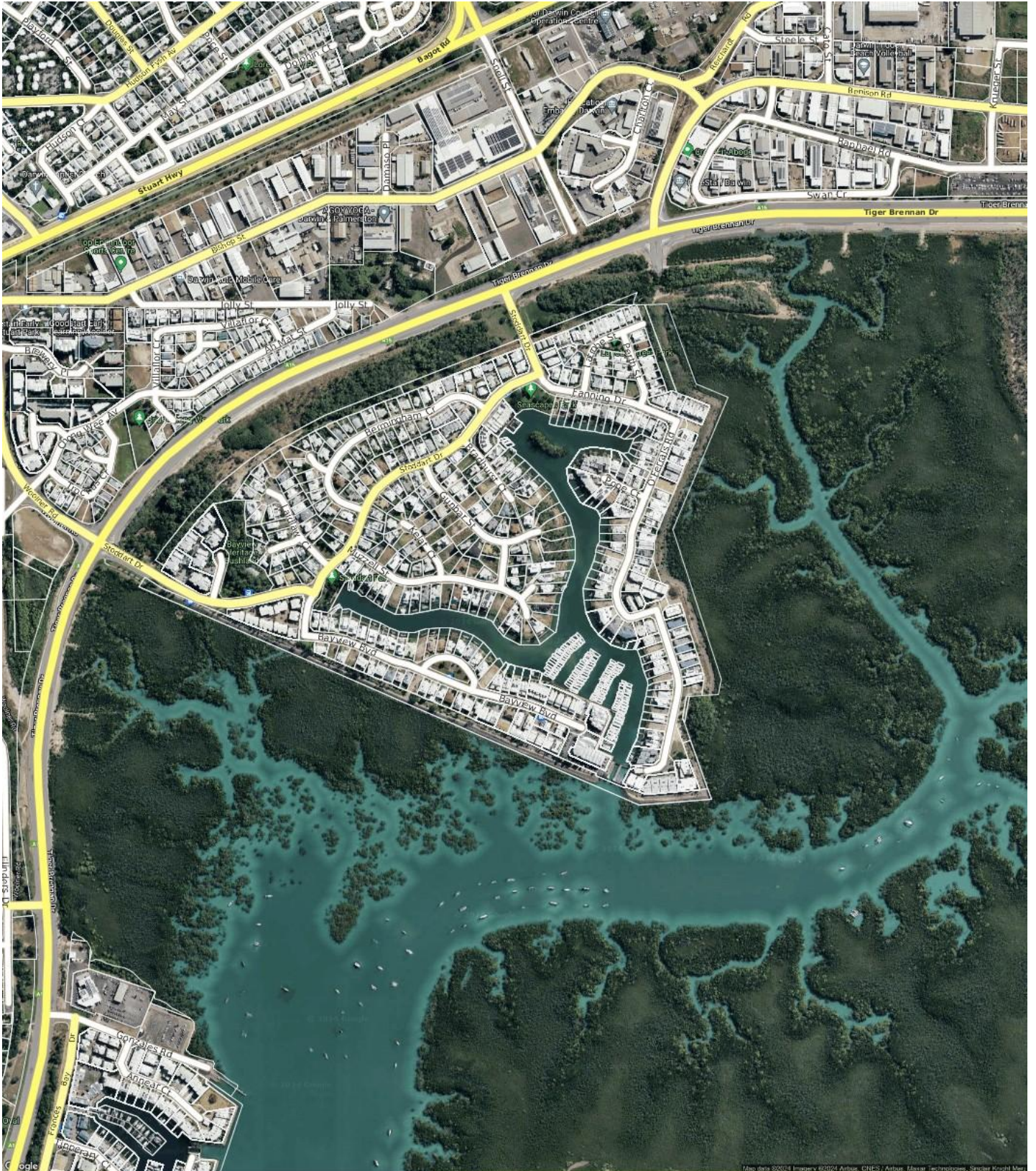
**RayWhite.**

**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
2006	75	\$ 380,000	0.0 %	\$ 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	33	\$ 576,000	26.6 %	\$ 390,000	\$ 950,000
2024	7	\$ 440,000	-23.6 %	\$ 370,000	\$ 630,000

## Median Sale Price

# \$576k

Based on 32 recorded Unit sales within the last 12 months (Apr '23 - Mar '24)

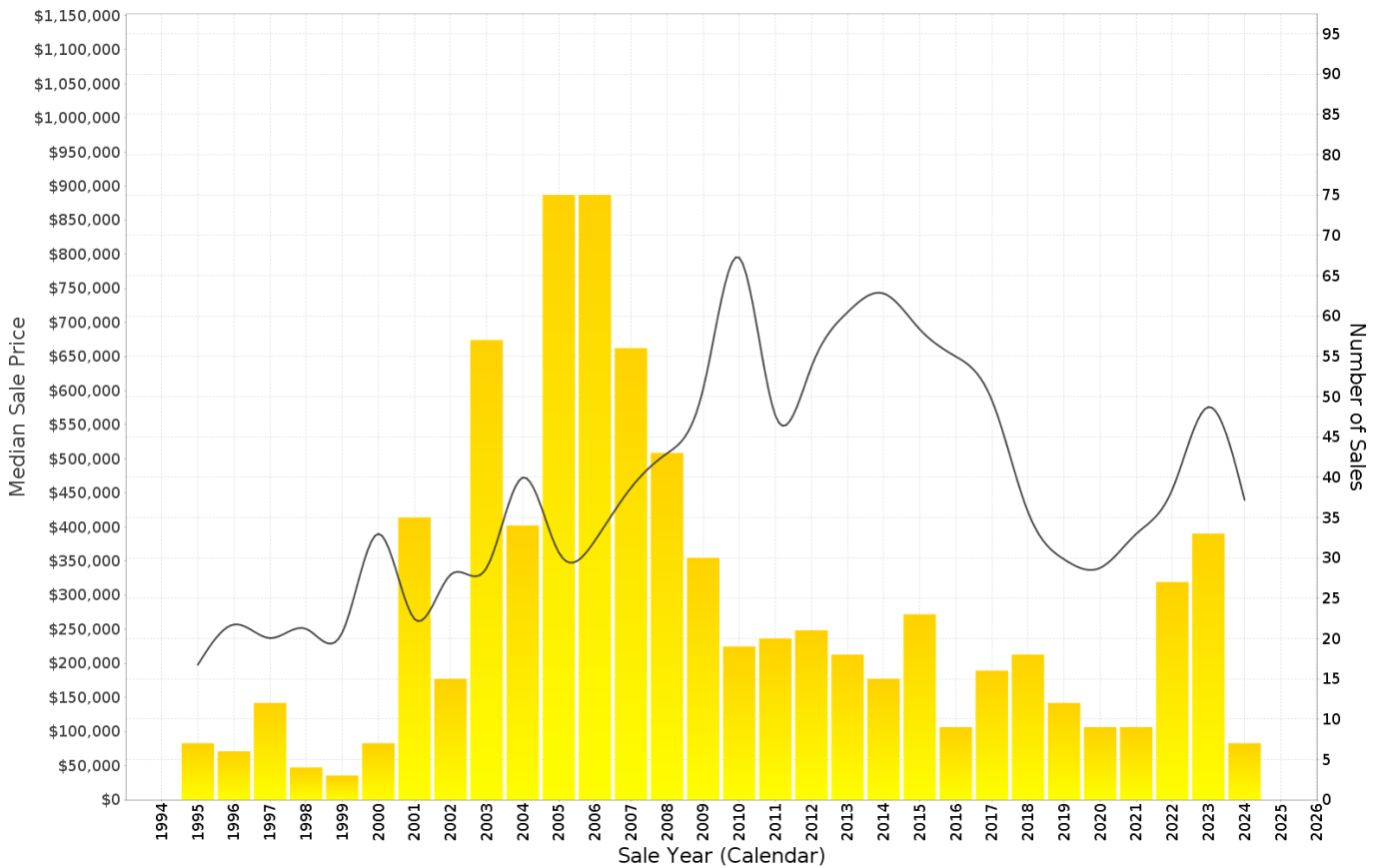
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

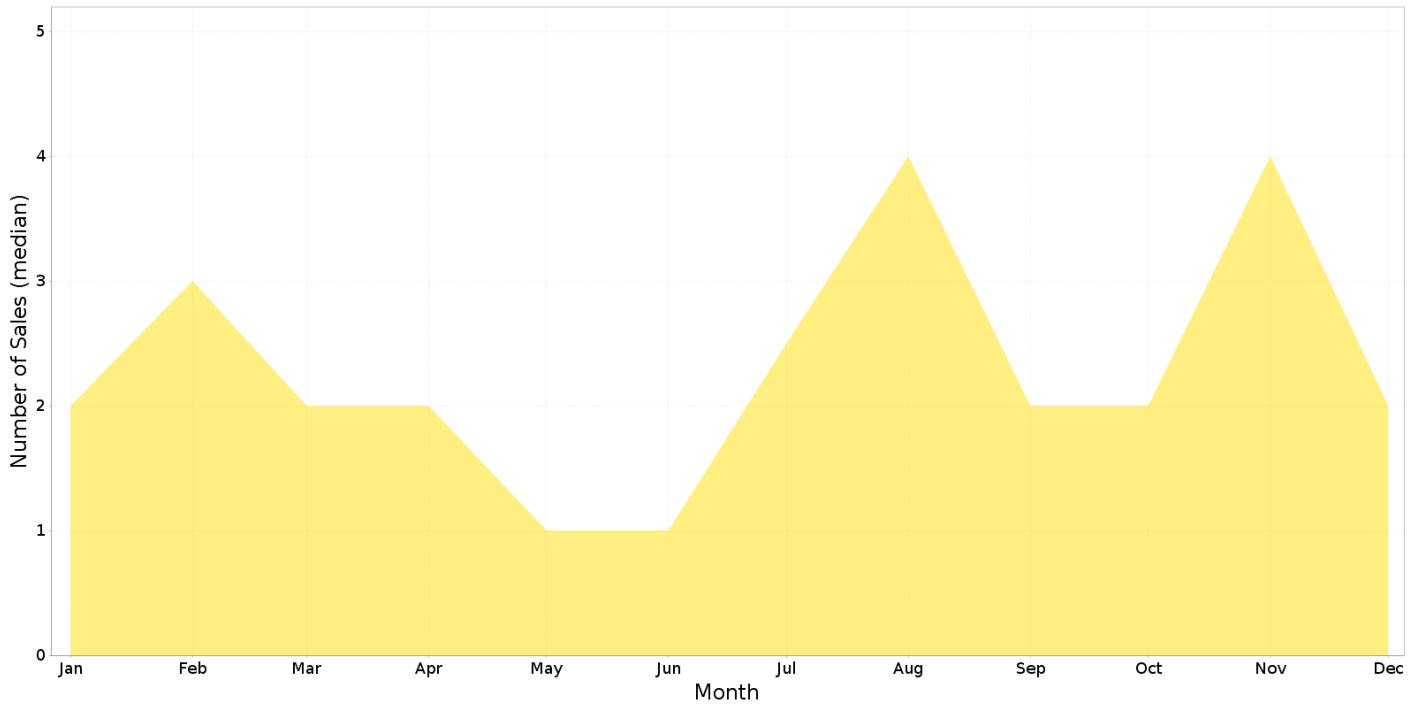
# +4.6%

Current Median Price: \$575,500  
Previous Median Price: \$550,000

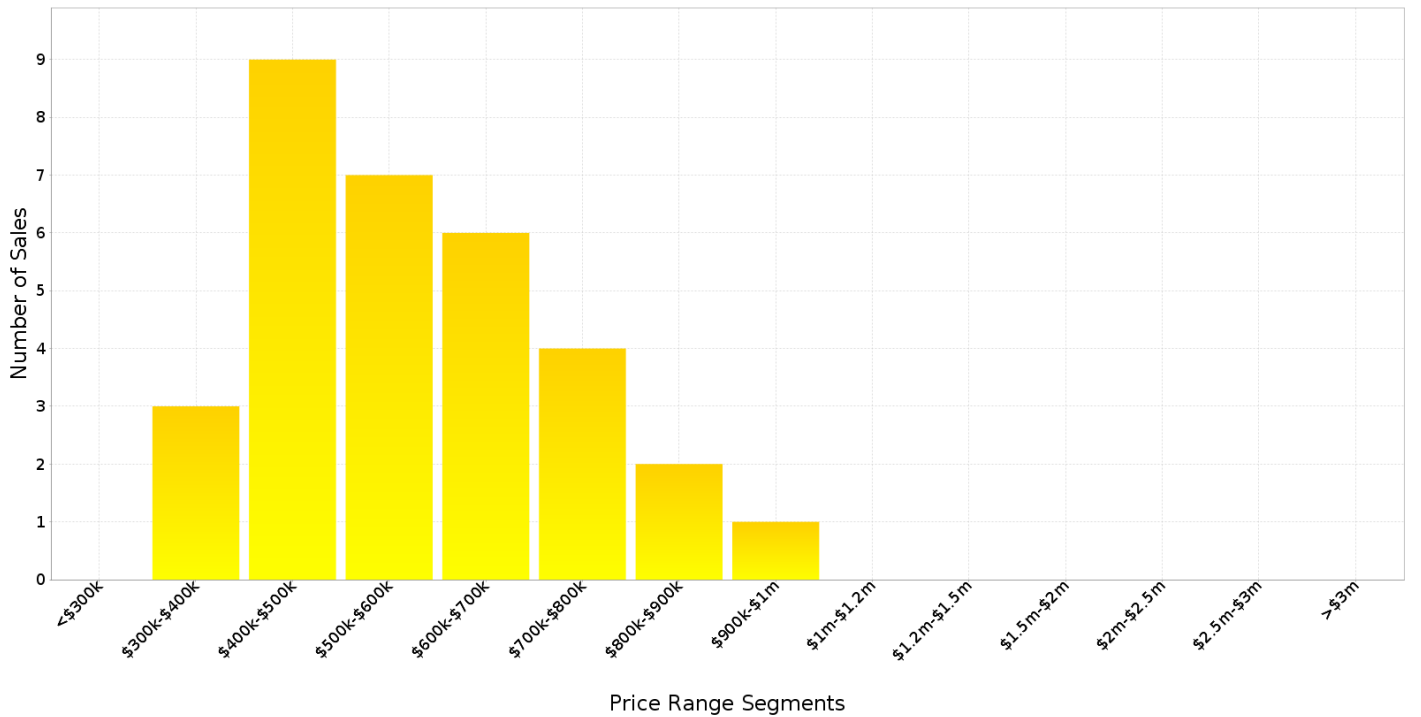
Based on 60 recorded Unit sales compared over the last two rolling 12 month periods



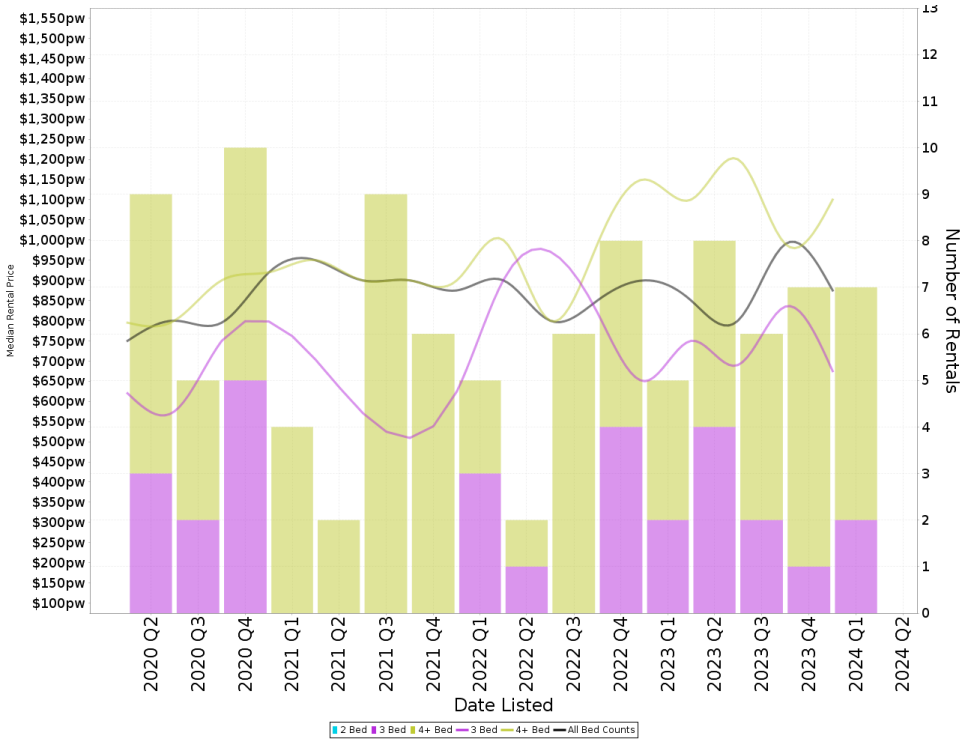
## BAYVIEW - Peak Selling Periods (3 years)



## BAYVIEW - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-1.3%**

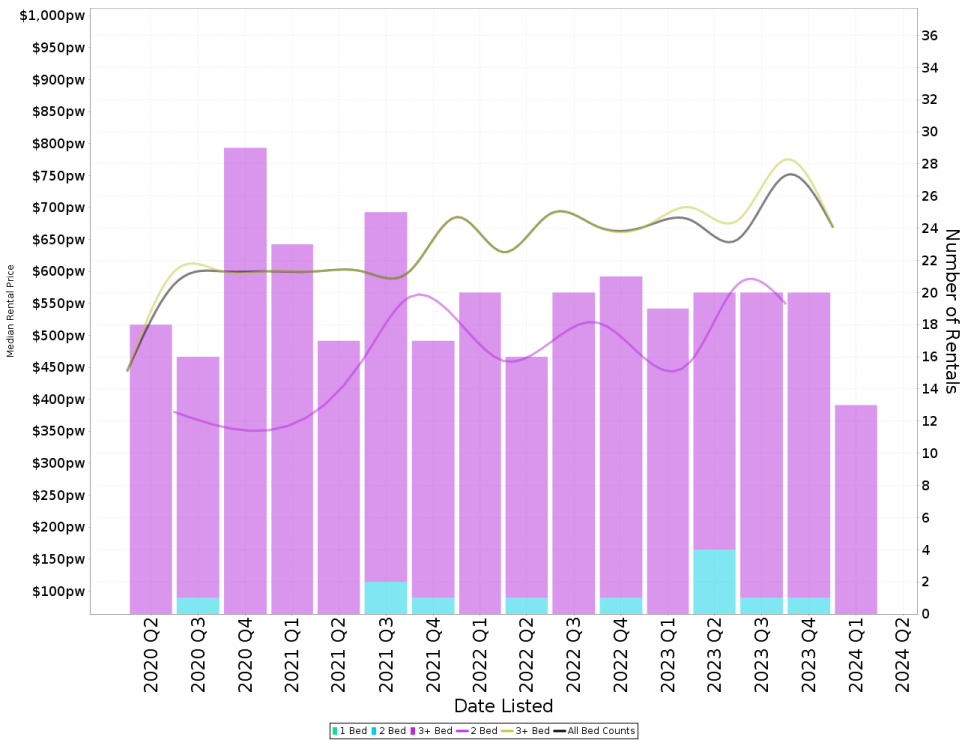
Current Median Price: \$947,500  
Previous Median Price: \$960,000  
Based on 27 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.8%**

Current Median Price: \$947,500  
Current Median Rent: \$875  
Based on 28 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+4.6%**

Current Median Price: \$575,500  
Previous Median Price: \$550,000  
Based on 60 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+6.1%**

Current Median Price: \$575,500  
Current Median Rent: \$680  
Based on 73 registered Unit rentals compared over the last 12 months.

# BAYVIEW - Recently Sold Properties

Median Sale Price

**\$576k**

Based on 32 recorded Unit 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

**+4.6%**

Current Median Price: \$575,500  
Previous Median Price: \$550,000

Based on 60 recorded Unit sales compared over the last two rolling 12 month periods

# Sold Properties

**32**

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

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

**2/54 BAYVIEW BVD**

**\$700,000**

Sold May 2024 (N/A)

1,295 m<sup>2</sup> 3 2 2

**33/3 MICHIE CRT**

**\$428,000**

Sold Apr 2024 (74 Days)

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

**1/52 BAYVIEW BVD**

**\$741,000**

Sold Apr 2024 (17 Days)

1,295 m<sup>2</sup> 3 2 2

**1/59 BAYVIEW BVD**

**\$520,000**

Sold Apr 2024 (150 Days)

2,118 m<sup>2</sup> 3 2 2

**2/51 STODDART DR**

**\$530,000**

Sold Apr 2024 (51 Days)

3,119 m<sup>2</sup> 4 3 2

**1/4 BAYVIEW BVD**

**\$630,000**

Sold Mar 2024 (69 Days)

322 m<sup>2</sup> 3 2 2

**1/6 STODDART DR**

**\$600,000**

Sold Mar 2024 (112 Days)

301 m<sup>2</sup> 3 2 2

**3/65 STODDART DR**

**\$575,000**

Sold Feb 2024 (142 Days)

297 m<sup>2</sup> 3 2 2

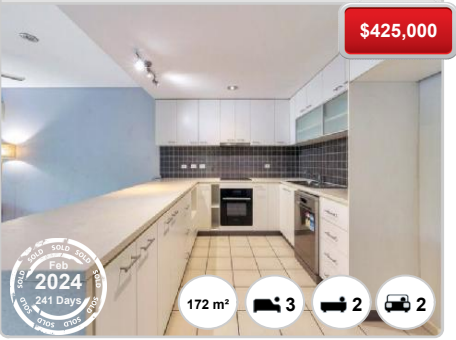
**4/1 MICHIE CRT**

**\$440,000**

Sold Feb 2024 (193 Days)

248 m<sup>2</sup> 3 2 2

5/1 MICHIE CRT

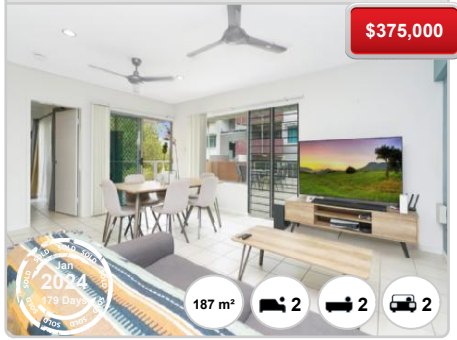


\$425,000

Feb 2024  
241 Days

172 m<sup>2</sup> 3 2 2

49/3 MICHIE CRT



\$375,000

Jan 2024  
179 Days

187 m<sup>2</sup> 2 2 2

54/3 MICHIE CRT

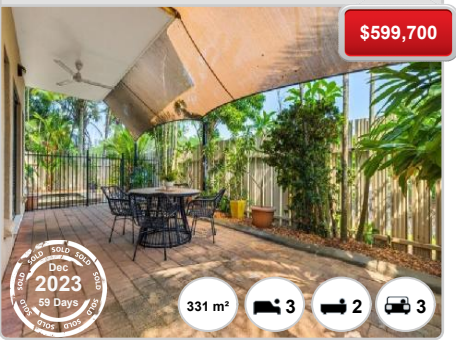


\$370,000

Jan 2024  
179 Days

148 m<sup>2</sup> 2 2 2

1/68 STODDART DR



\$599,700

Dec 2023  
59 Days

331 m<sup>2</sup> 3 2 3

# BAYVIEW - Properties For Rent

## Median Rental Price

**\$680 /w**

Based on 73 recorded Unit 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

**+6.1%**

Current Median Price: \$575,500  
Current Median Rent: \$680

Based on 32 recorded Unit sales and 73 Unit rentals compared over the last 12 months


## Number of Rentals

**73**

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

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

**2/1 BAYVIEW BOULEVARD**



**\$780.00 per**

Jun 2024 3 Days

737 m<sup>2</sup> 3 2 2

**73/5 MICHIE COURT**




**\$600 per week**

Jun 2024 8 Days

3,648 m<sup>2</sup> 2 2 2

**1/7 LATROBE STREET**



**APPLICATION**

Jun 2024 11 Days

1,003 m<sup>2</sup> 3 2 2

**6/59 BAYVIEW BOULEVARD**




**\$640 per week**

May 2024 18 Days

2,118 m<sup>2</sup> 3 2 2

**2/51 STODDART DRIVE**




**\$730 per week**

May 2024 20 Days

3,119 m<sup>2</sup> 4 3 2

**5/44 BAYVIEW BOULEVARD**



**\$750 per week**

May 2024 32 Days

1,511 m<sup>2</sup> 3 2 3

**8/59 BAYVIEW BOULEVARD**



**\$690 PER**

Mar 2024 91 Days

2,118 m<sup>2</sup> 3 2 2