

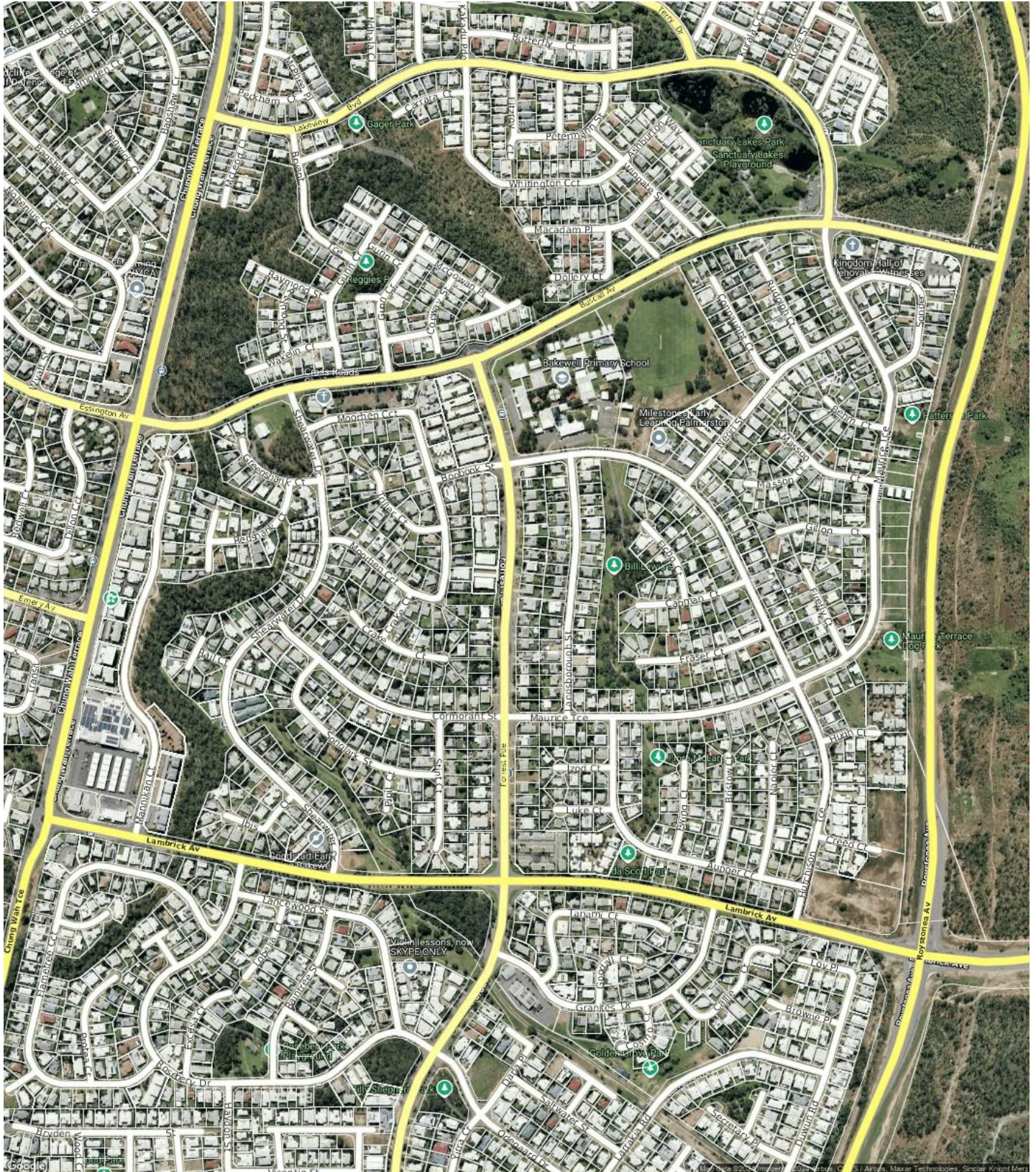
RayWhite.

**Suburb
flyover
report**

BAKEWELL (HOUSE)

PREPARED BY: KRISTINA BILLIAS , RAY WHITE NIGHTCLIFF

BAKEWELL - Suburb Map



BAKEWELL - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	86	\$ 355,000	0.0 %	\$ 41,340	\$ 495,000
2008	82	\$ 389,500	9.7 %	\$ 64,000	\$ 565,000
2009	51	\$ 430,000	10.4 %	\$ 100,000	\$ 570,000
2010	44	\$ 486,250	13.1 %	\$ 121,500	\$ 595,000
2011	54	\$ 455,000	-6.4 %	\$ 117,248	\$ 550,000
2012	56	\$ 505,750	11.2 %	\$ 172,800	\$ 668,000
2013	47	\$ 530,000	4.8 %	\$ 85,500	\$ 615,000
2014	34	\$ 523,750	-1.2 %	\$ 125,000	\$ 647,000
2015	22	\$ 510,000	-2.6 %	\$ 290,000	\$ 636,000
2016	31	\$ 475,000	-6.9 %	\$ 129,900	\$ 575,000
2017	20	\$ 447,500	-5.8 %	\$ 225,000	\$ 580,000
2018	25	\$ 410,000	-8.4 %	\$ 100,000	\$ 510,000
2019	20	\$ 390,000	-4.9 %	\$ 249,000	\$ 495,000
2020	6	\$ 382,500	-1.9 %	\$ 320,000	\$ 515,000
2021	0				
2022	52	\$ 480,000	0.0 %	\$ 159,100	\$ 680,000
2023	32	\$ 489,000	1.9 %	\$ 155,100	\$ 770,000
2024	43	\$ 485,000	-0.8 %	\$ 410,000	\$ 600,000
2025	13	\$ 510,000	5.2 %	\$ 360,000	\$ 907,000

Median Sale Price

\$485k

Based on 43 recorded House sales within the last 12 months (2024)

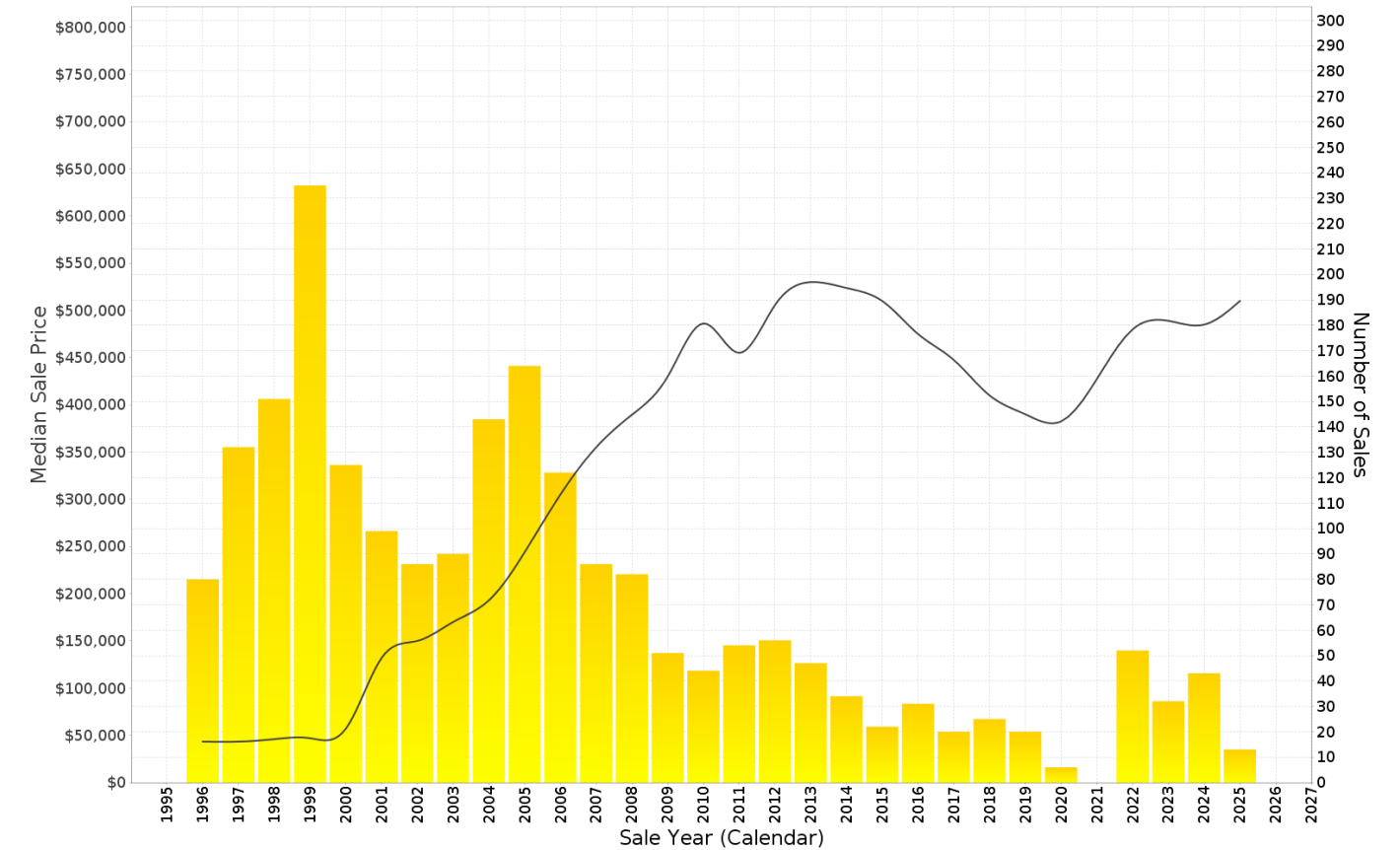
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

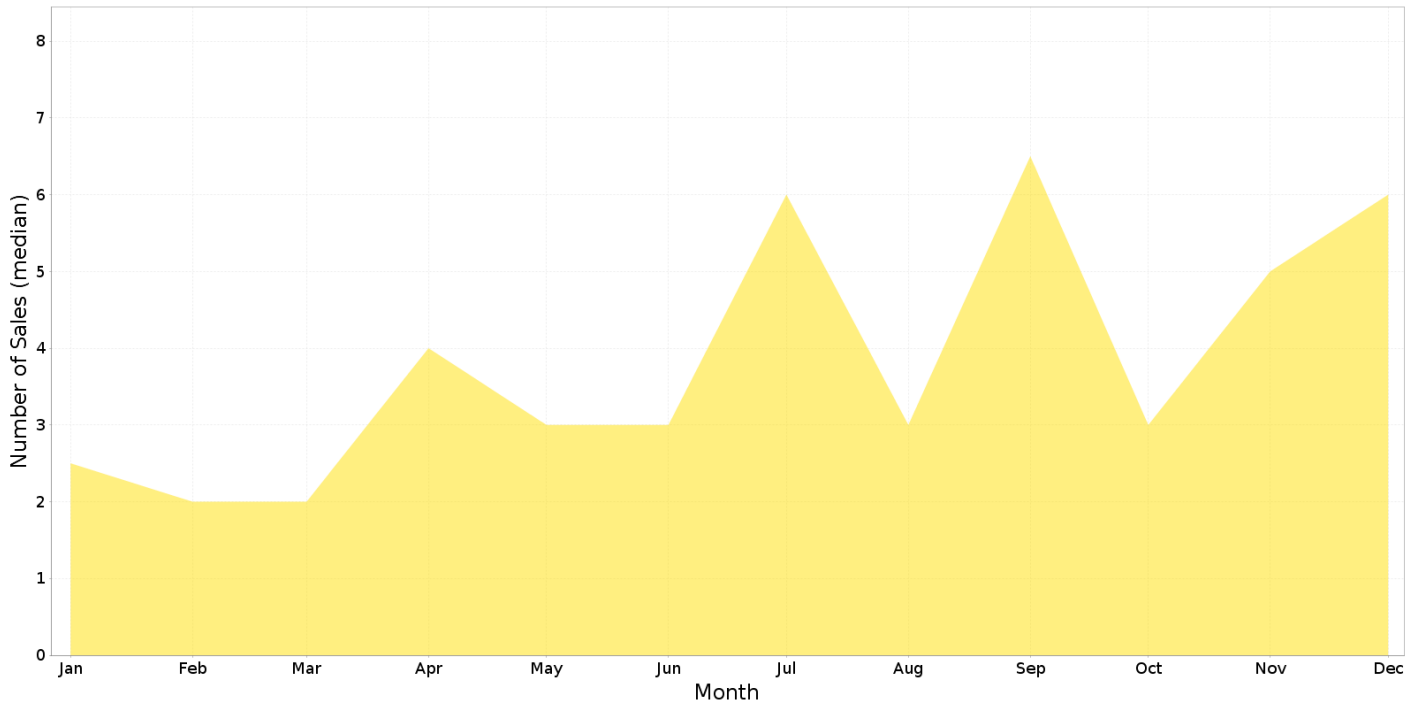
-0.8%

Current Median Price: \$485,000
Previous Median Price: \$489,000

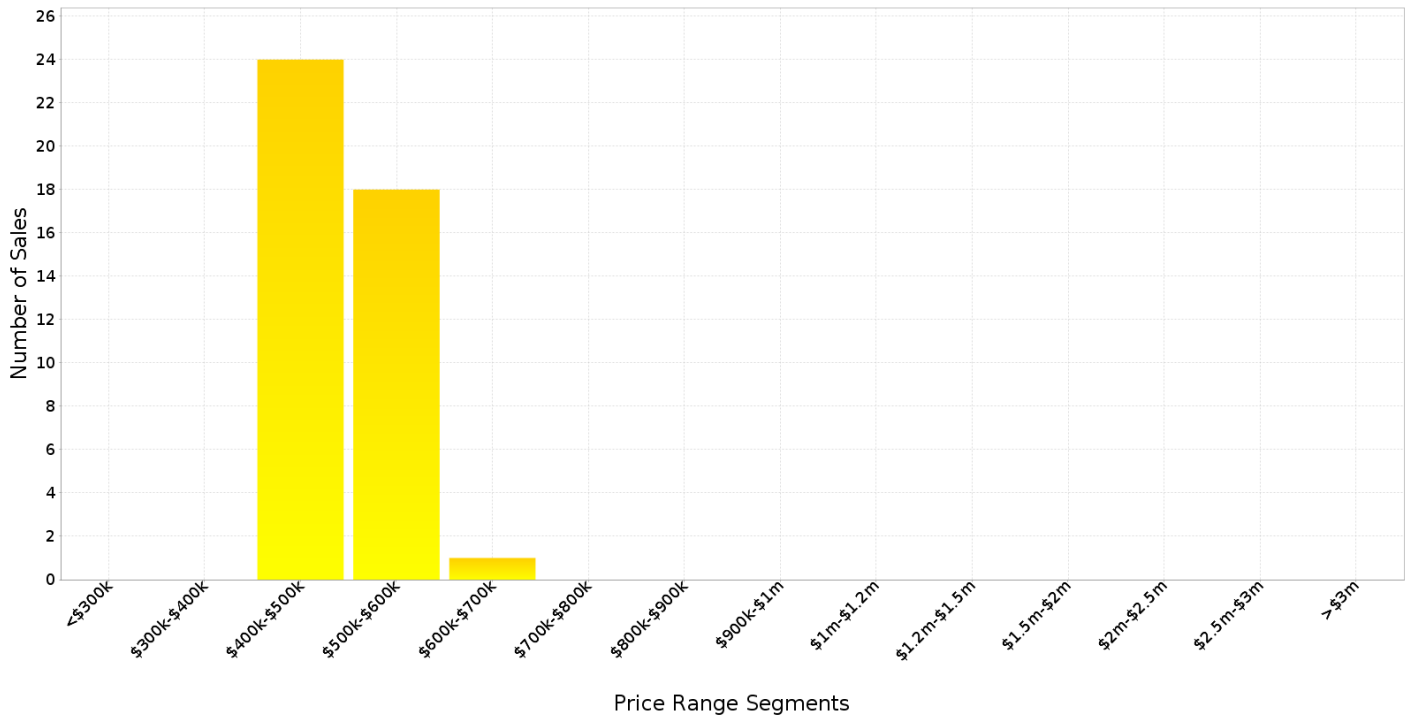
Based on 75 recorded House sales compared over the last two rolling 12 month periods



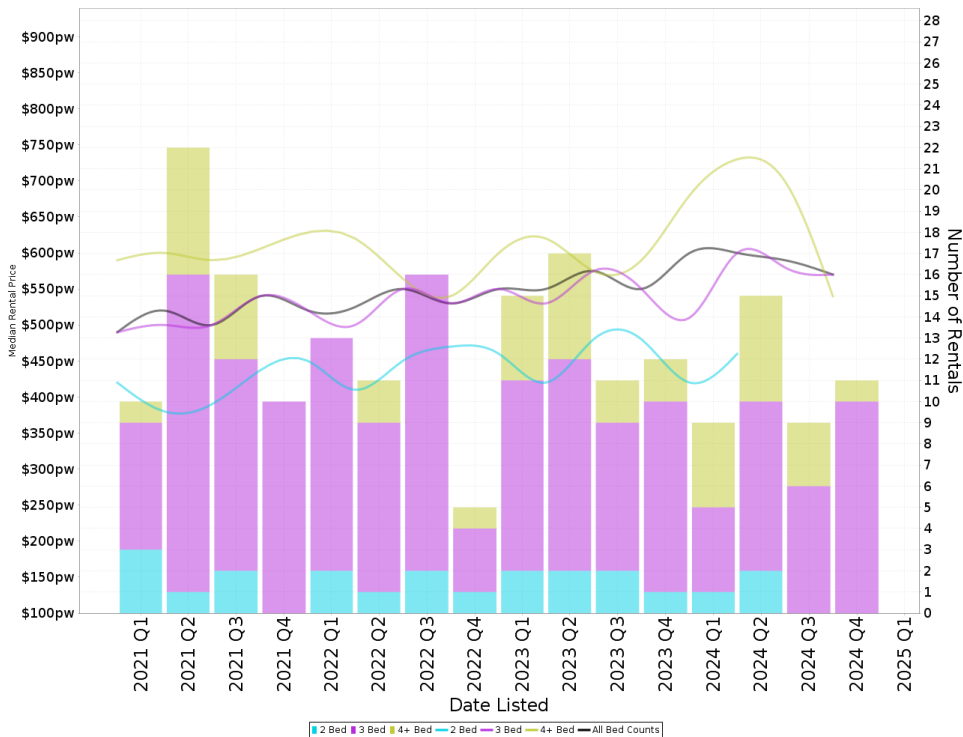
BAKEWELL - Peak Selling Periods (3 years)



BAKEWELL - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-0.8%

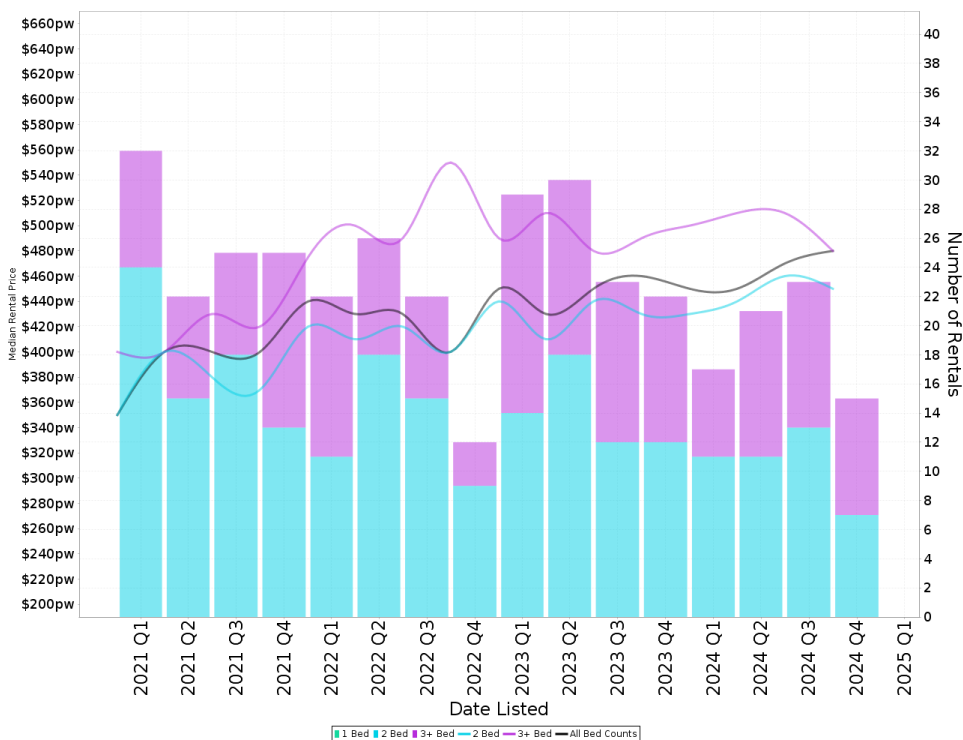
Current Median Price: \$485,000
Previous Median Price: \$489,000
Based on 75 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+6.3%

Current Median Price: \$485,000
Current Median Rent: \$590
Based on 44 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-2.7%

Current Median Price: \$285,000
Previous Median Price: \$293,000
Based on 77 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+8.4%

Current Median Price: \$285,000
Current Median Rent: \$460
Based on 76 registered Unit rentals compared over the last 12 months.

BAKEWELL - Recently Sold Properties

Median Sale Price

\$485k

Based on 43 recorded House sales within the last 12 months (2024)

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

Suburb Growth

-0.8%

Current Median Price: \$485,000
Previous Median Price: \$489,000

Based on 75 recorded House sales compared over the last two rolling 12 month periods

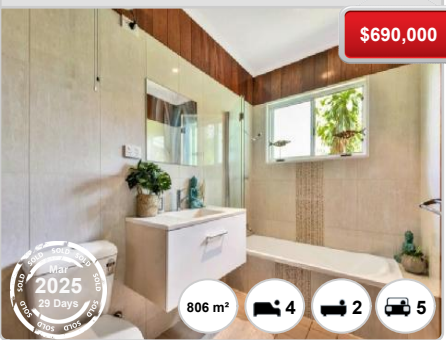
Sold Properties

43

Based on recorded House sales within the 12 months (2024)

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

3 SONGLARK ST



95 MAURICE TCE



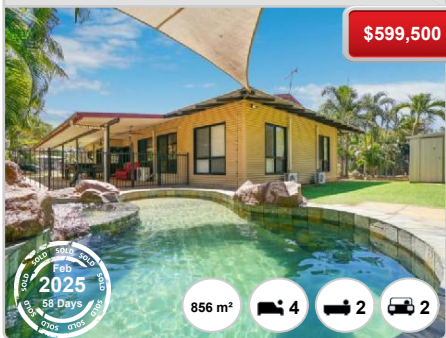
16 SONDER CRES



23 CORMORANT ST



3 FRASER CRT



3 NAPIER CRT



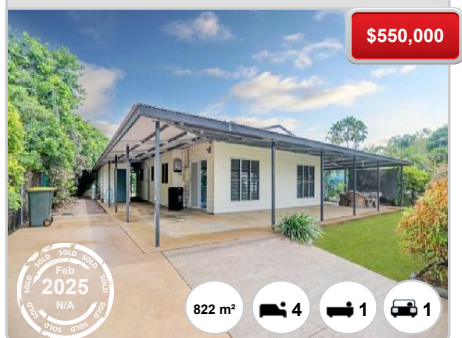
17 CABMAN CRT



3 ELCHO CRT



13 REDSHANK CRT



6 SONGLARK ST

\$600,000



18 SONDER CRES

\$455,000



16 CONNAUGHT CRT

\$470,000



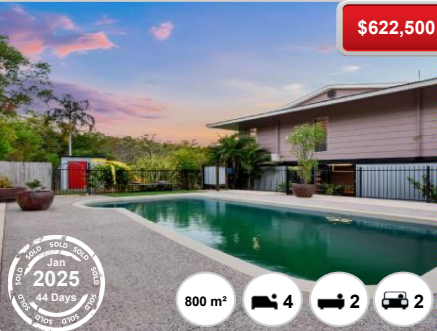
12 MASSON CRT

\$485,000



5 RAIL CRT

\$622,500



9 CRAKE CRT

\$530,000



26 MAURICE TCE

\$460,000



2 IZOD CRT

\$430,000



8 NAPIER CRT

\$510,000



4 REDSHANK CRT

\$907,000



5 RUDOLPH CT

\$485,000



21 SONDER CRES

\$455,000



BAKEWELL - Properties For Rent

Median Rental Price

\$590 /w

Based on 44 recorded House rentals within the last 12 months (2024)

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

Rental Yield

+6.3%

Current Median Price: \$485,000
Current Median Rent: \$590

Based on 43 recorded House sales and 44 House rentals compared over the last 12 months

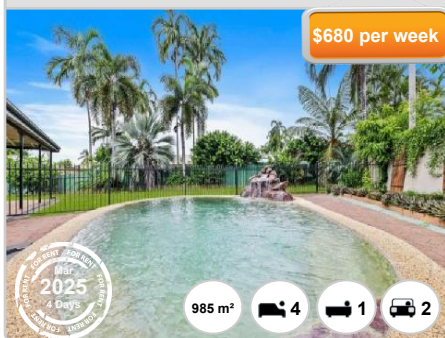
Number of Rentals

44

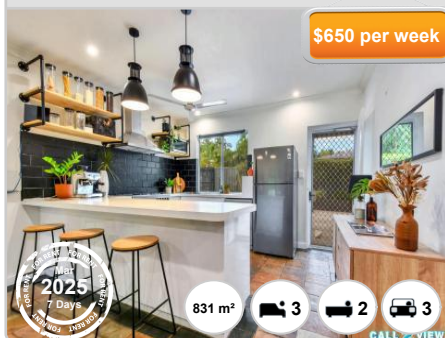
Based on recorded House rentals within the last 12 months (2024)

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

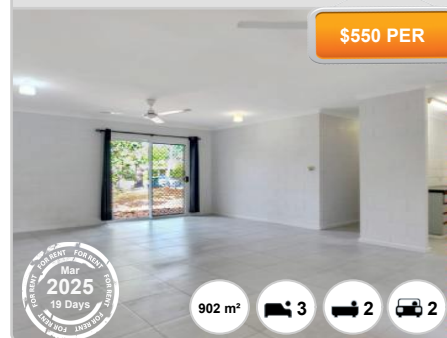
9 CRAKE COURT



14 SONGLARK STREET



9 EWING COURT



8 LANDBOROUGH STREET



14 NAPIER COURT

