

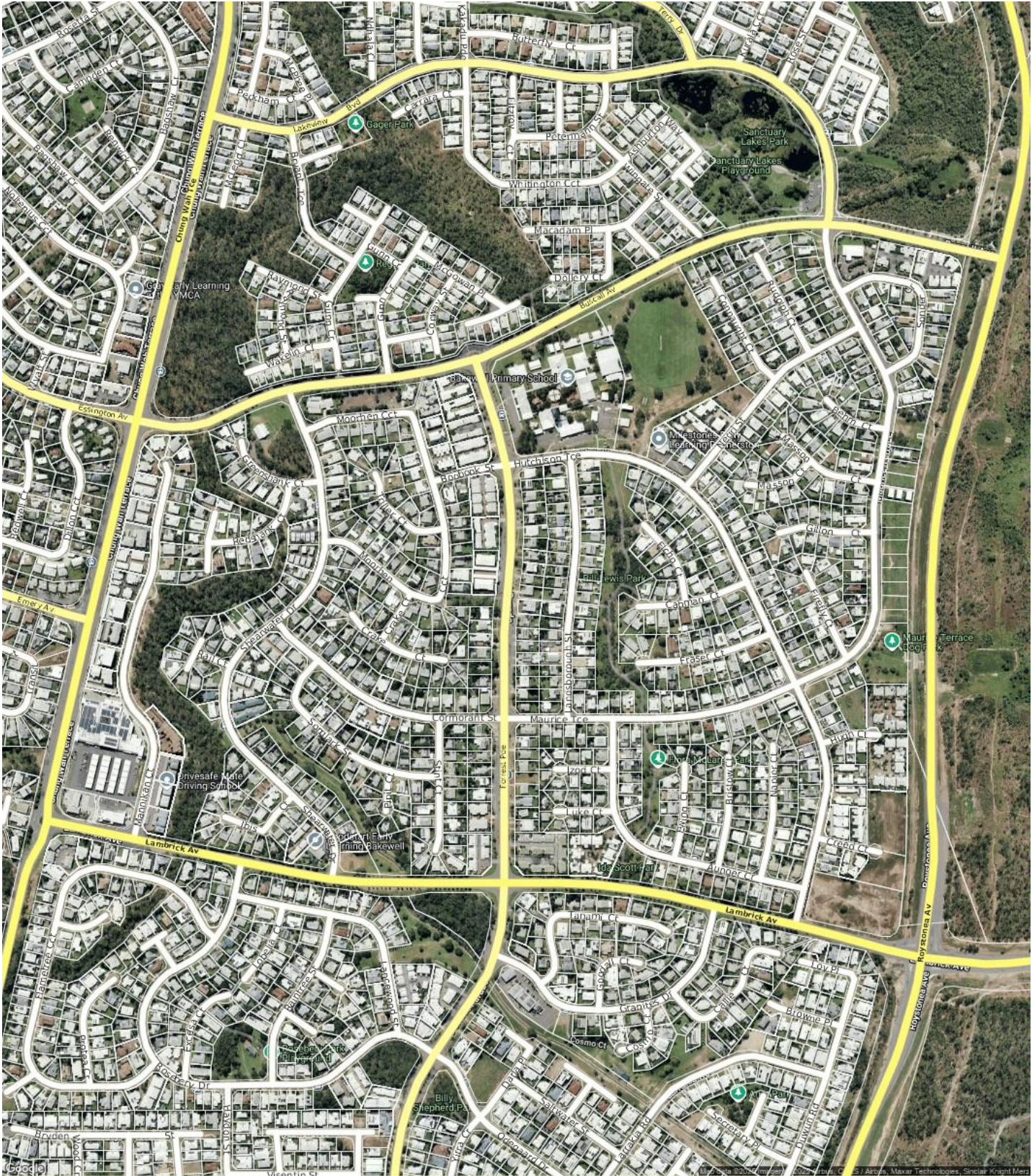
RayWhite.

**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	49	\$ 543,000	12.0 %	\$ 255,000	\$ 907,000

Median Sale Price

\$510k

Based on 66 recorded House sales within the last 12 months (Financial Year 2025)

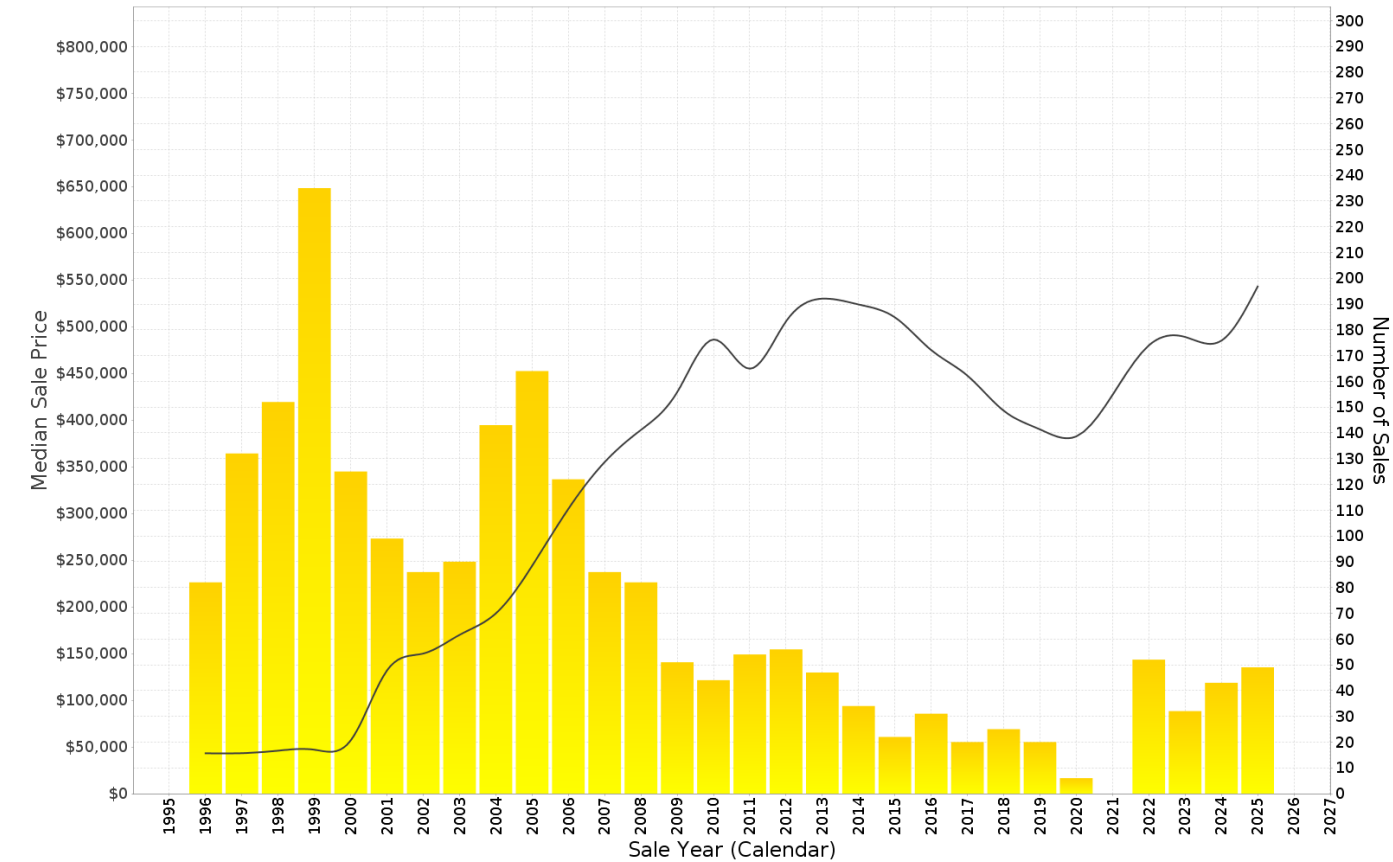
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

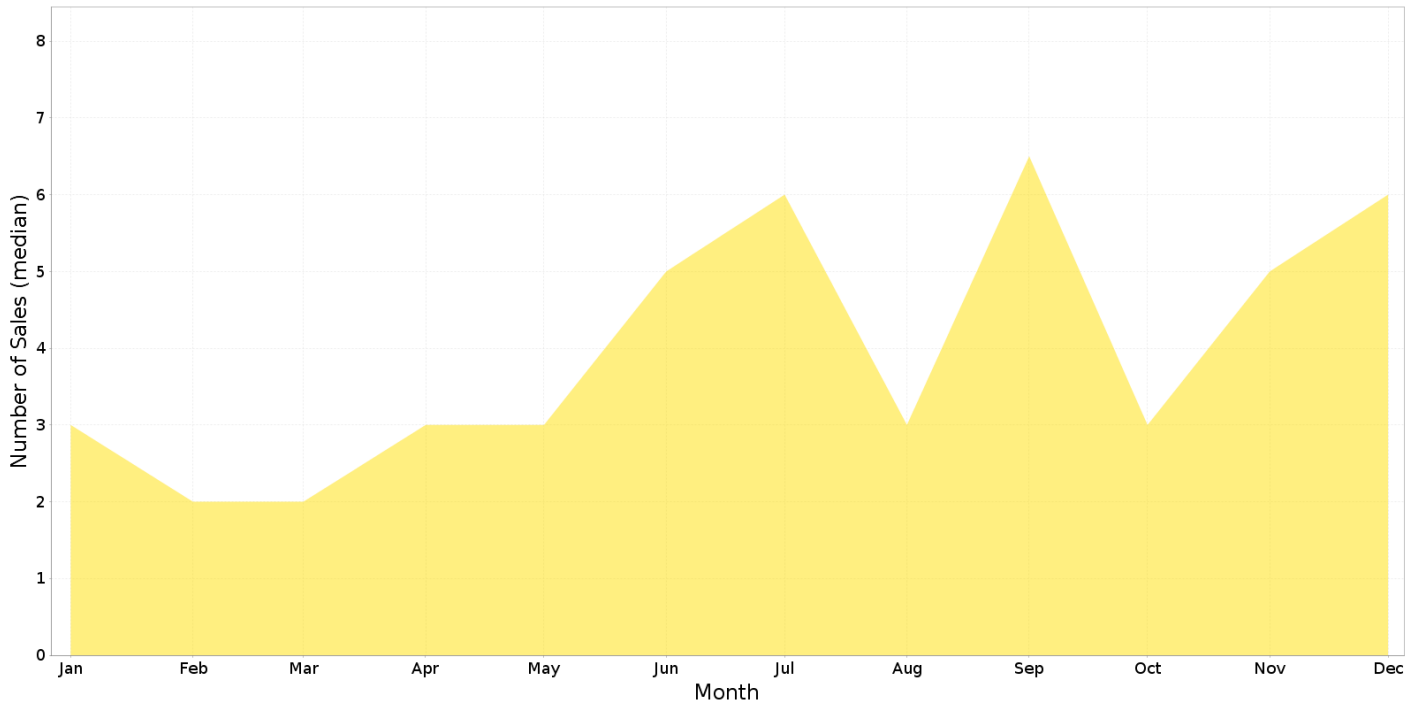
+5.7%

Current Median Price: \$510,000
Previous Median Price: \$482,500

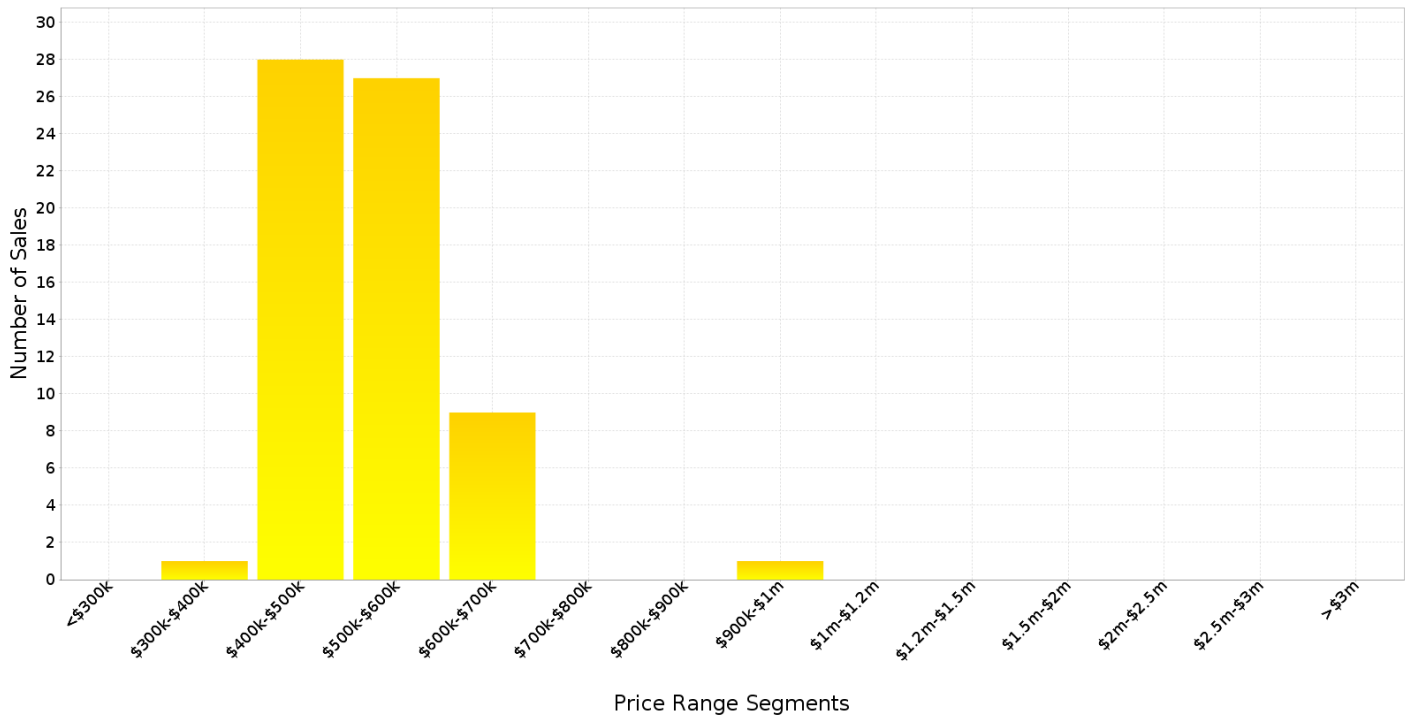
Based on 101 recorded House sales compared over the last two rolling 12 month periods



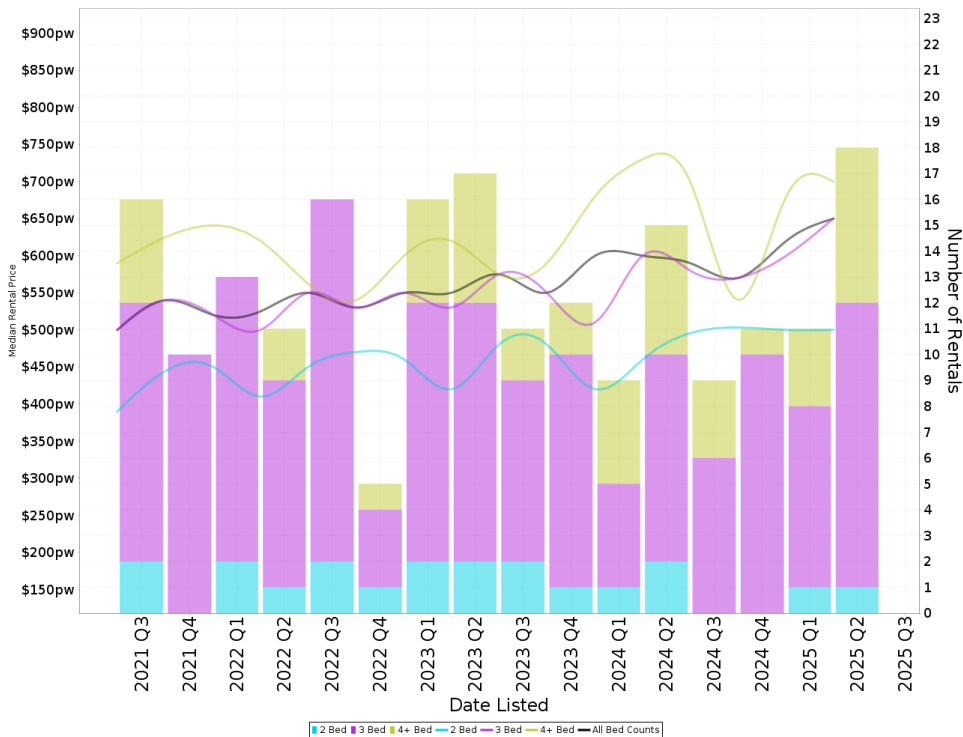
BAKEWELL - Peak Selling Periods (3 years)



BAKEWELL - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+5.7%

Current Median Price: \$510,000
Previous Median Price: \$482,500

Based on 101 registered House sales compared over the last two rolling 12 month periods.

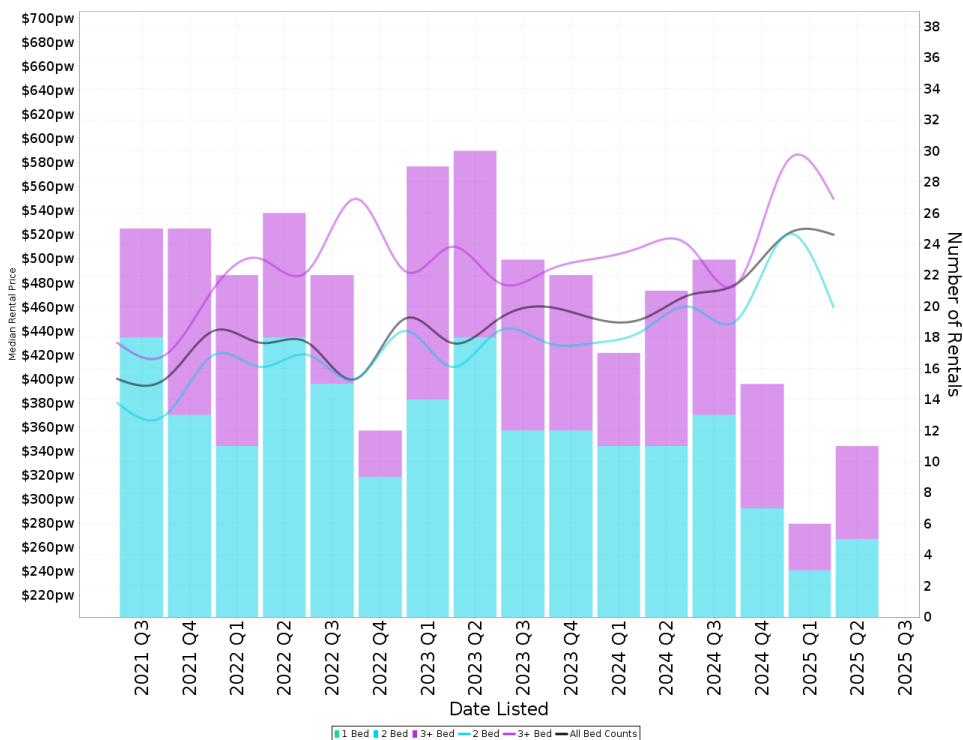
Suburb Rental Yield

+6.4%

Current Median Price: \$510,000
Current Median Rent: \$630

Based on 49 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+10.9%

Current Median Price: \$315,000
Previous Median Price: \$284,000

Based on 86 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+7.9%

Current Median Price: \$315,000
Current Median Rent: \$480

Based on 55 registered Unit rentals compared over the last 12 months.

BAKEWELL - Recently Sold Properties

Median Sale Price

\$510k

Based on 66 recorded House sales within the last 12 months (Financial Year 2025)

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

Suburb Growth

+5.7%

Current Median Price: \$510,000
Previous Median Price: \$482,500

Based on 101 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

66

Based on recorded House sales within the 12 months (Financial Year 2025)

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

69 FORREST PDE



7 AUNGER CRES



5 SONGLARK ST



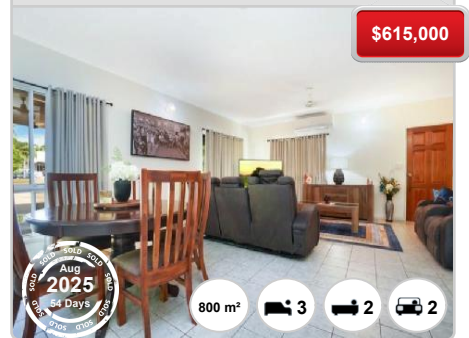
7 CRAKE CRT



42 HUTCHISON TCE



71 FORREST PDE



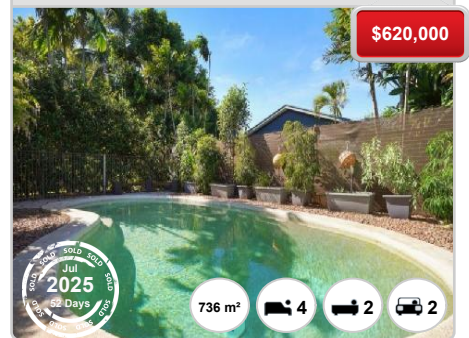
5 CABMAN CRT



3 STINT CRT



14 CONNAUGHT CRT



41 FORREST PDE



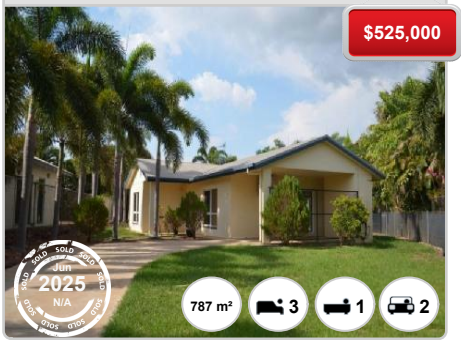
926 m² 3 2 2

44 MANNIKAN CRT



915 m² - - -

21 MASSON CT



787 m² 3 1 2

8 SONGLARK ST



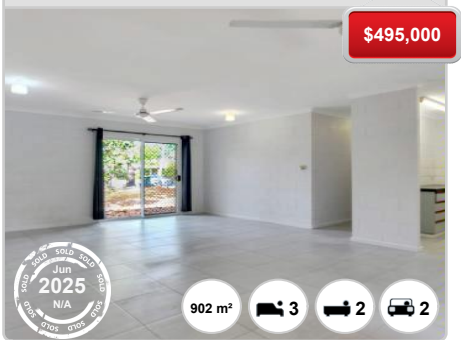
910 m² 3 1 2

115 MAURICE TCE



745 m² 4 2 4

9 EWING CRT



902 m² 3 2 2

52 MANNIKAN CRT



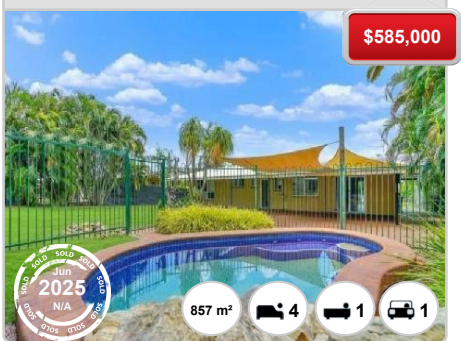
884 m² 4 2 2

40 FORREST PDE



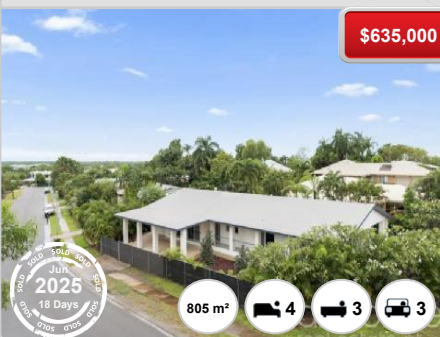
920 m² 3 2 2

22 MOORHEN CCT



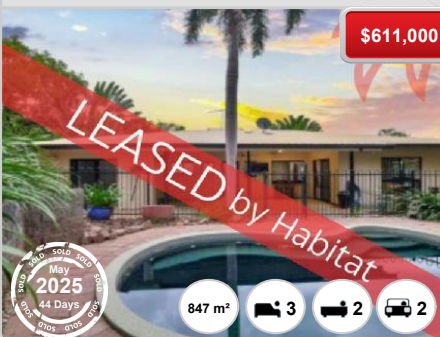
857 m² 4 1 1

2 MOORHEN CCT



805 m² 4 3 3

9 GREENSHANK CRT



847 m² 3 2 2

16 SHEARWATER DR



836 m² 3 2 2

BAKEWELL - Properties For Rent

Median Rental Price

\$630 /w

Based on 49 recorded House rentals within the last 12 months (Financial Year 2025)

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

Rental Yield

+6.4%

Current Median Price: \$510,000
Current Median Rent: \$630

Based on 66 recorded House sales and 49 House rentals compared over the last 12 months

Number of Rentals

49

Based on recorded House rentals within the last 12 months (Financial Year 2025)

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

