

**RayWhite.**

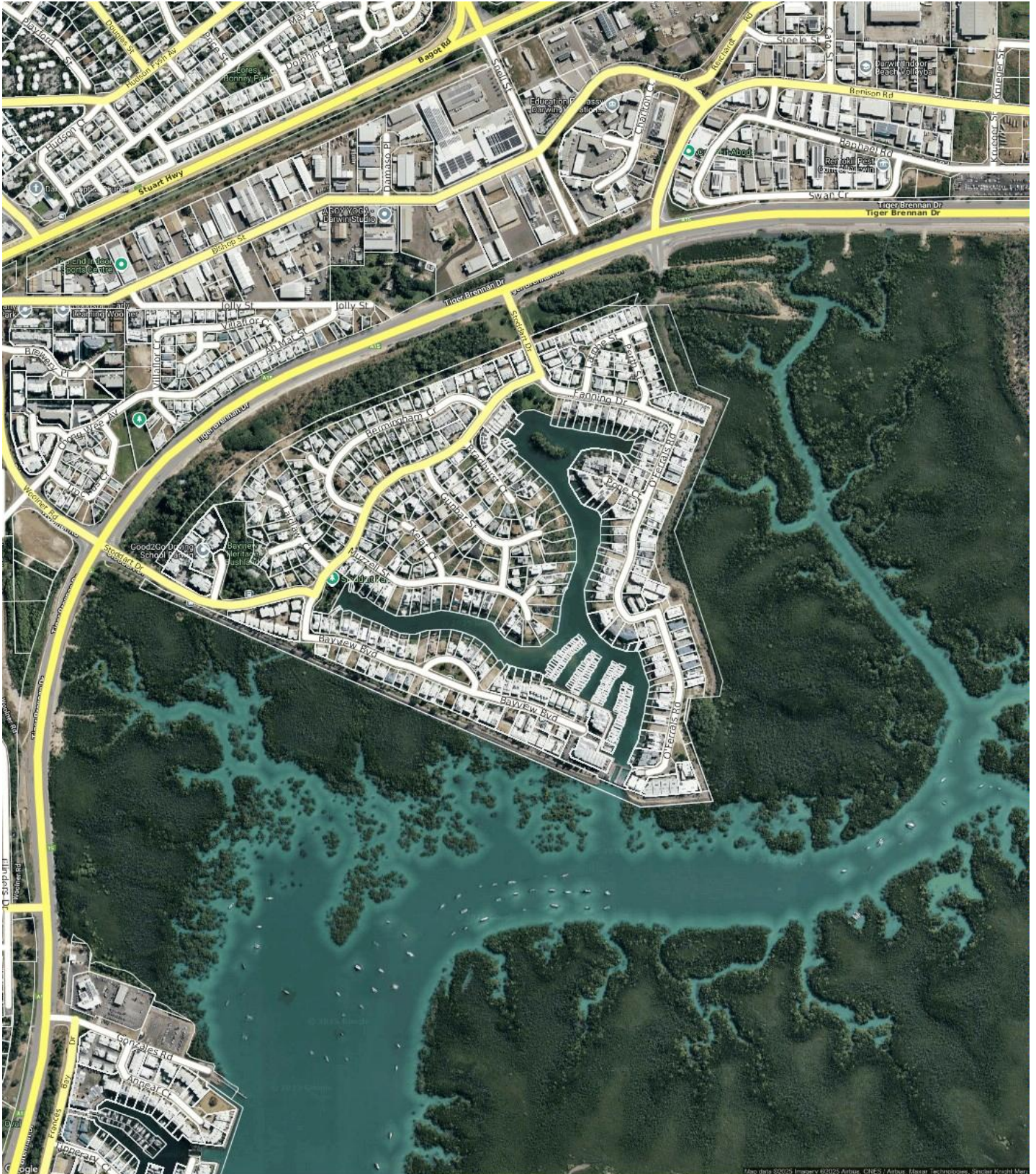
**Suburb  
flyover  
report**

**BAYVIEW (HOUSE)**

**PREPARED BY: KRISTINA BILLIAS , RAY WHITE NIGHTCLIFF**



## BAYVIEW - Suburb Map





BAYVIEW - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	31	\$ 582,000	0.0 %	\$ 325,000	\$ 1,420,000
2008	16	\$ 720,000	23.7 %	\$ 340,000	\$ 1,490,000
2009	21	\$ 800,000	11.1 %	\$ 20,000	\$ 2,300,000
2010	9	\$ 790,000	-1.2 %	\$ 374,000	\$ 1,500,000
2011	7	\$ 1,017,000	28.7 %	\$ 776,000	\$ 1,800,000
2012	12	\$ 777,500	-23.5 %	\$ 525,000	\$ 1,085,000
2013	11	\$ 880,000	13.2 %	\$ 447,000	\$ 1,850,000
2014	14	\$ 812,500	-7.7 %	\$ 262,500	\$ 1,080,000
2015	15	\$ 1,050,000	29.2 %	\$ 395,000	\$ 1,810,000
2016	15	\$ 1,000,000	-4.8 %	\$ 370,000	\$ 2,125,000
2017	10	\$ 805,000	-19.5 %	\$ 387,000	\$ 2,300,000
2018	8	\$ 722,500	-10.2 %	\$ 450,000	\$ 1,200,000
2019	21	\$ 825,000	14.2 %	\$ 315,000	\$ 1,480,000
2020	5	\$ 750,000	-9.1 %	\$ 650,000	\$ 970,000
2021	0				
2022	10	\$ 960,000	0.0 %	\$ 405,000	\$ 1,350,000
2023	15	\$ 950,000	-1.0 %	\$ 200,000	\$ 1,950,000
2024	10	\$ 706,500	-25.6 %	\$ 450,000	\$ 1,500,000
2025	16	\$ 1,097,500	55.3 %	\$ 508,500	\$ 1,720,500

Median Sale Price

\$990k

Based on 17 recorded House sales within the last 12 months (Financial Year 2025)

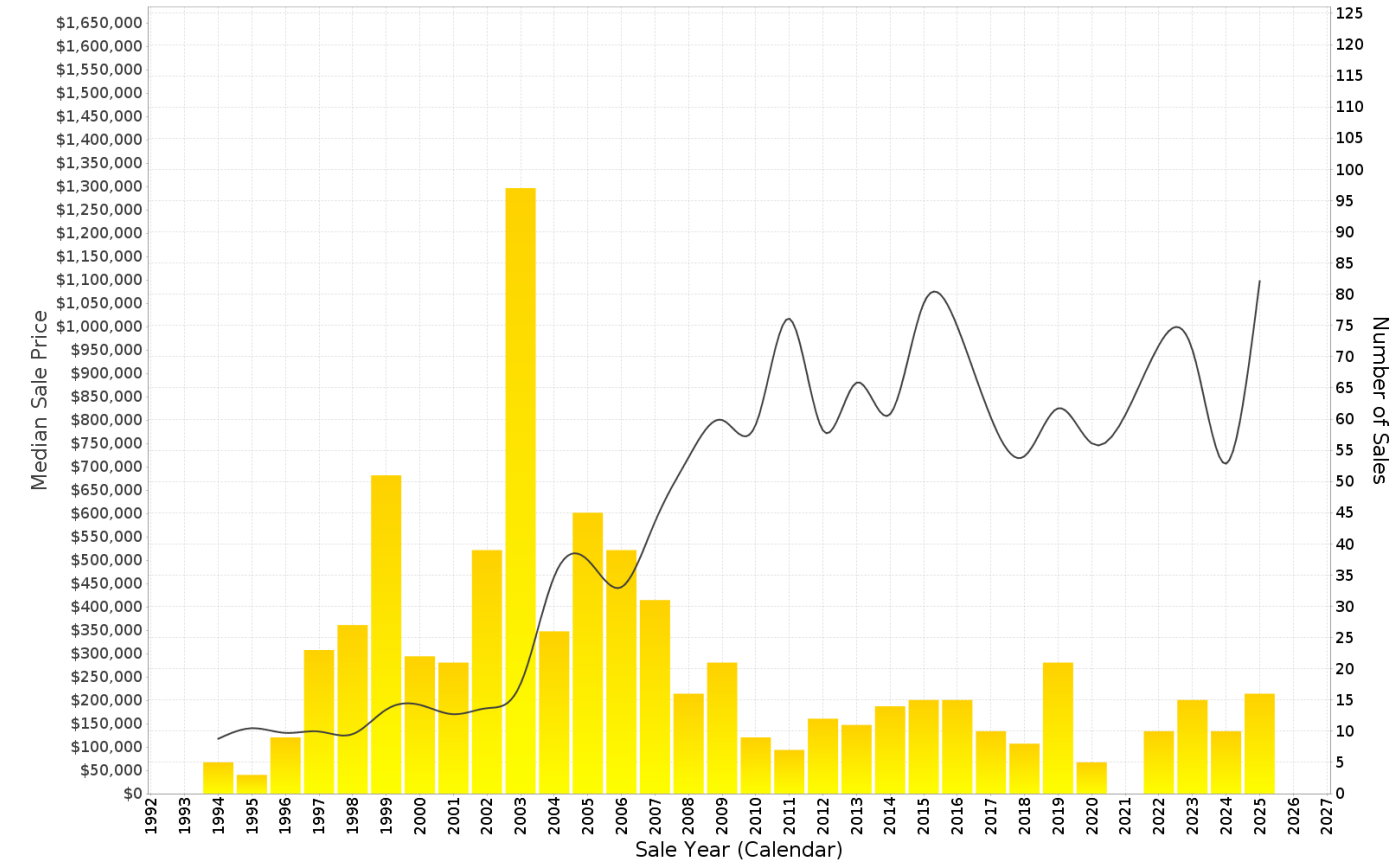
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

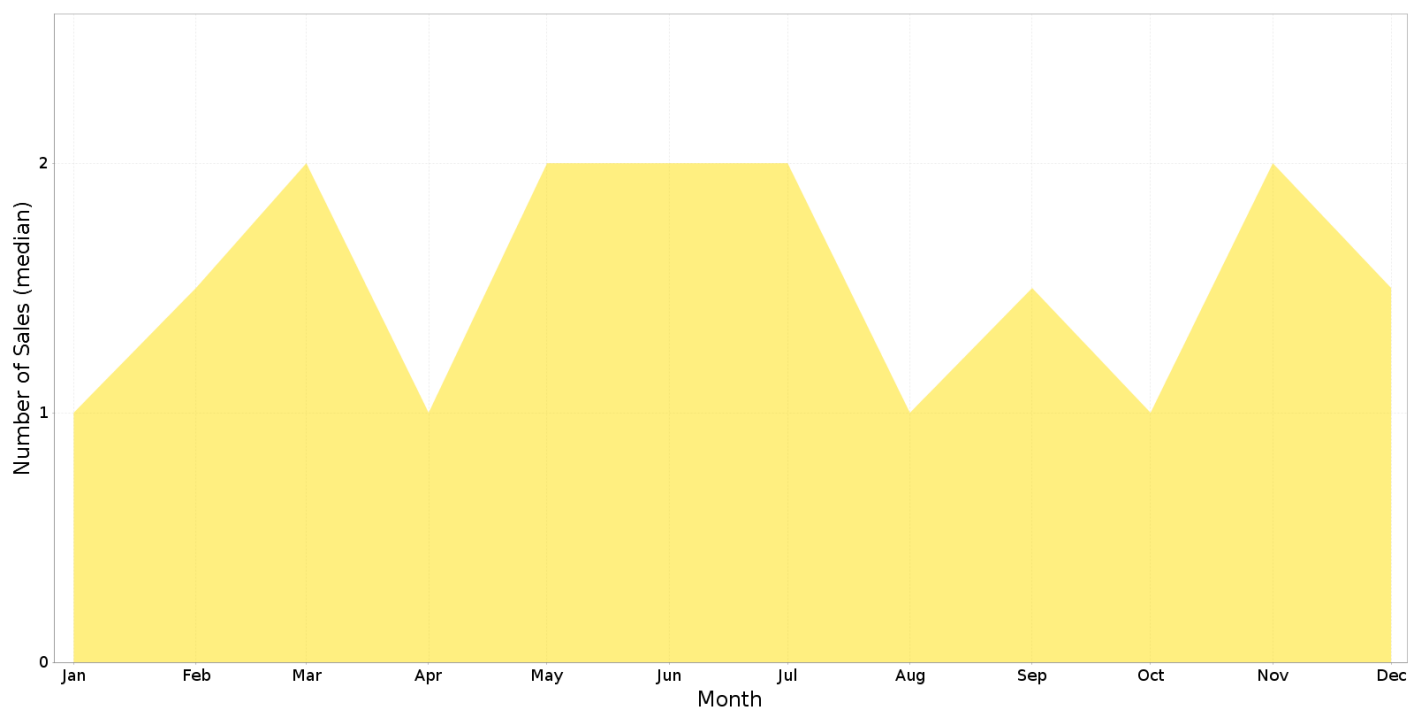
+10.9%

Current Median Price: \$990,000  
Previous Median Price: \$892,500

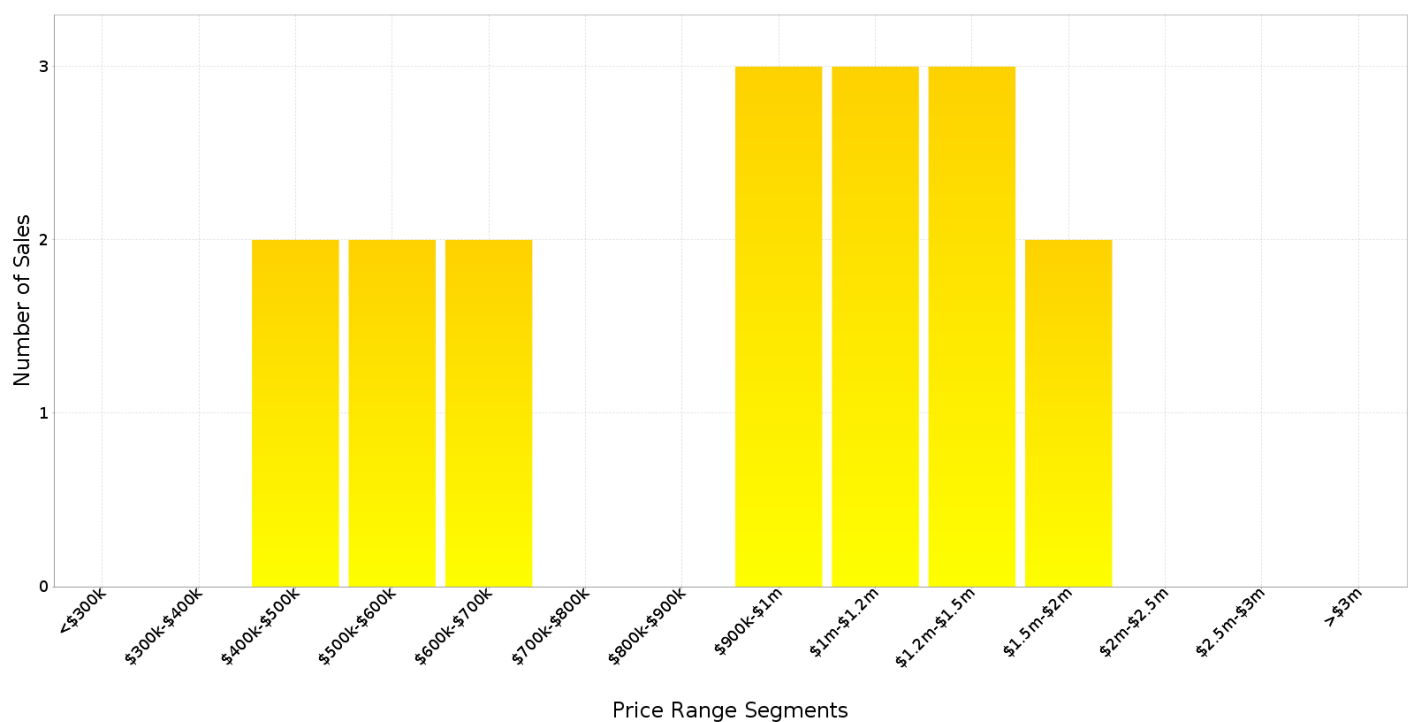
Based on 31 recorded House sales compared over the last two rolling 12 month periods



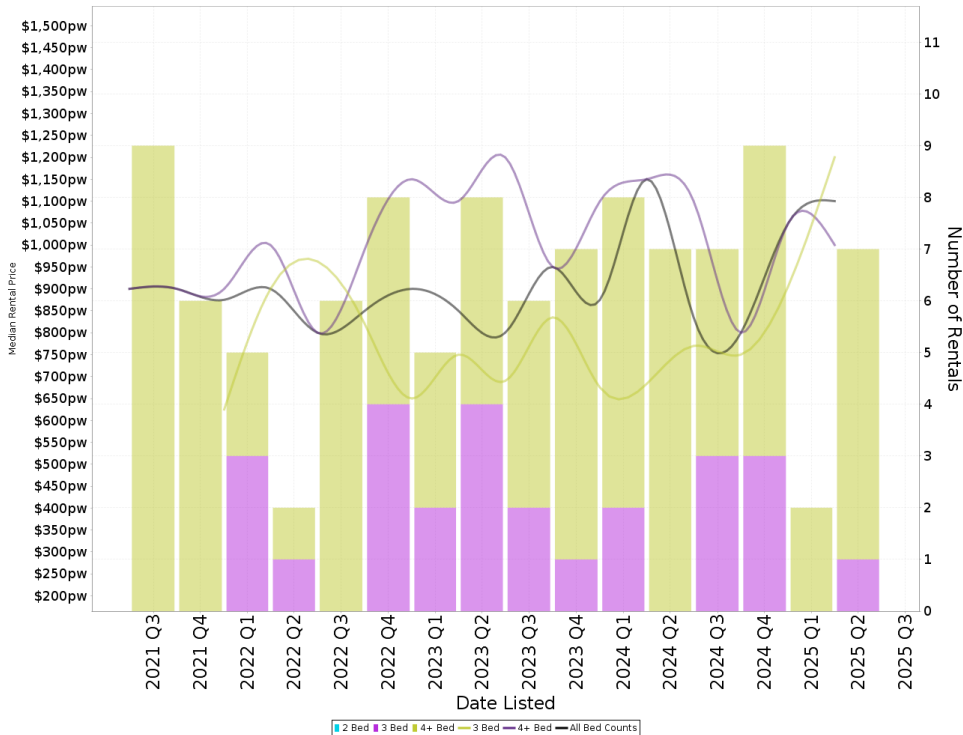
## BAYVIEW - Peak Selling Periods (3 years)



## BAYVIEW - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+10.9%**

Current Median Price: \$990,000  
Previous Median Price: \$892,500

Based on 31 registered House sales compared over the last two rolling 12 month periods.

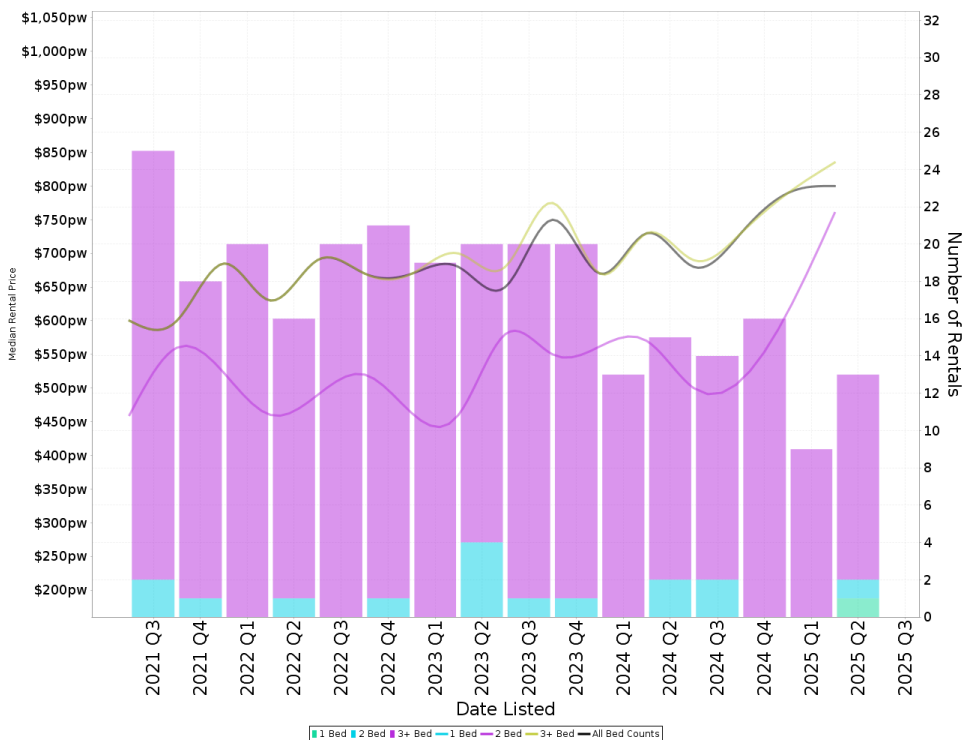
### Suburb Rental Yield

**+4.7%**

Current Median Price: \$990,000  
Current Median Rent: \$900

Based on 25 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+9.9%**

Current Median Price: \$635,000  
Previous Median Price: \$578,000

Based on 54 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+6.1%**

Current Median Price: \$635,000  
Current Median Rent: \$750

Based on 52 registered Unit rentals compared over the last 12 months.

# BAYVIEW - Recently Sold Properties

Median Sale Price  
**\$990k**

Based on 17 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  
**+10.9%**

Current Median Price: \$990,000  
Previous Median Price: \$892,500

Based on 31 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties  
**17**

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

6 PERTH ST



28 BERMINGHAM CRES



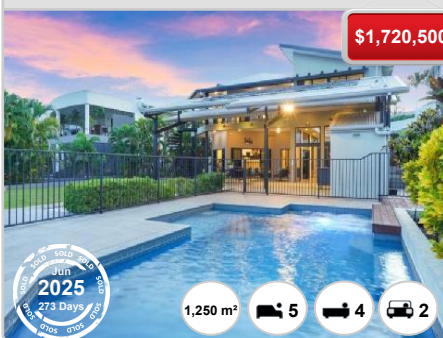
18 BERMINGHAM CRES



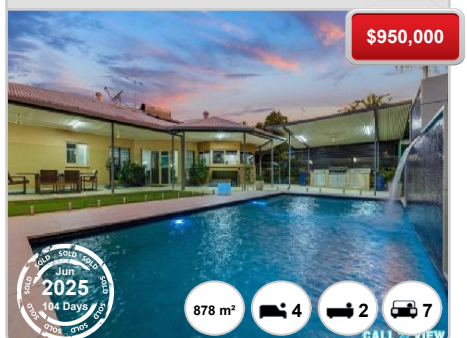
64 O'FERRALS RD



4 CASTLEMAINE CL



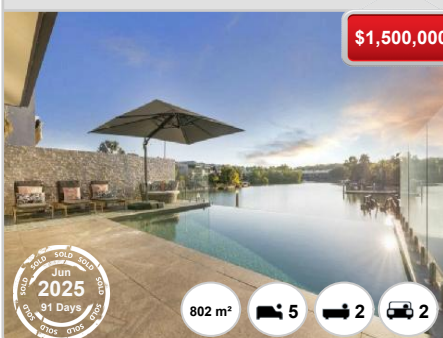
25 BERMINGHAM CRES



2 LAIDLAW CRT



2 O'FERRALS RD



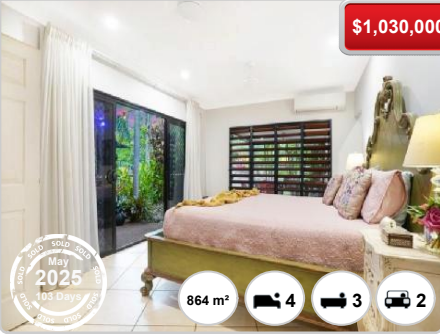
21 STODDART DR





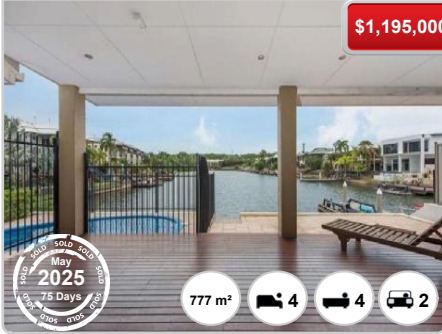
11 LAIDLAW CRT

\$1,030,000



8 O'FERRALS RD

\$1,195,000



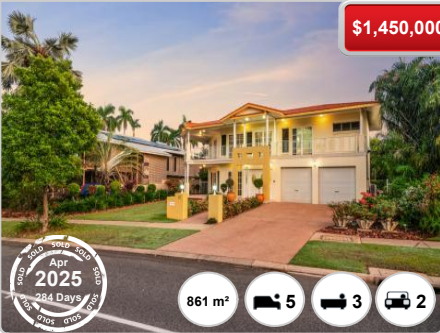
30 GUNBAR ST

\$550,000



31 STODDART DR

\$1,450,000



40 O'FERRALS RD

\$620,000



# BAYVIEW - Properties For Rent

## Median Rental Price

**\$900 /w**

Based on 25 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

**+4.7%**

Current Median Price: \$990,000  
Current Median Rent: \$900

Based on 17 recorded House sales and 25 House rentals compared over the last 12 months

## Number of Rentals

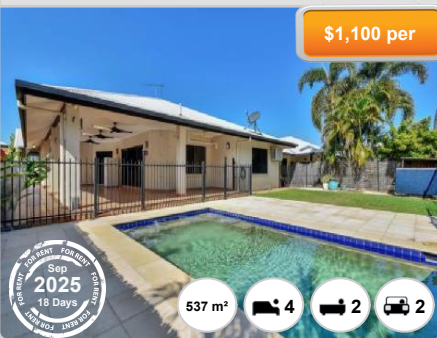
**25**

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

### 17 LATROBE STREET

**\$1,100 per**



537 m<sup>2</sup>

4

2

2

### 21 BAYVIEW BOULEVARD

**\$1,190 per**



1,160 m<sup>2</sup>

4

3

2

### 1 KELAT COURT

**\$1100 per week**



830 m<sup>2</sup>

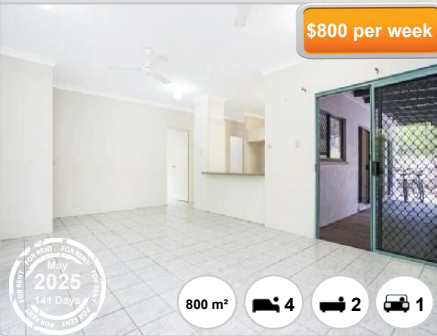
5

3

2

### 24 BIRMINGHAM CRESCENT

**\$800 per week**



800 m<sup>2</sup>

4

2

1