

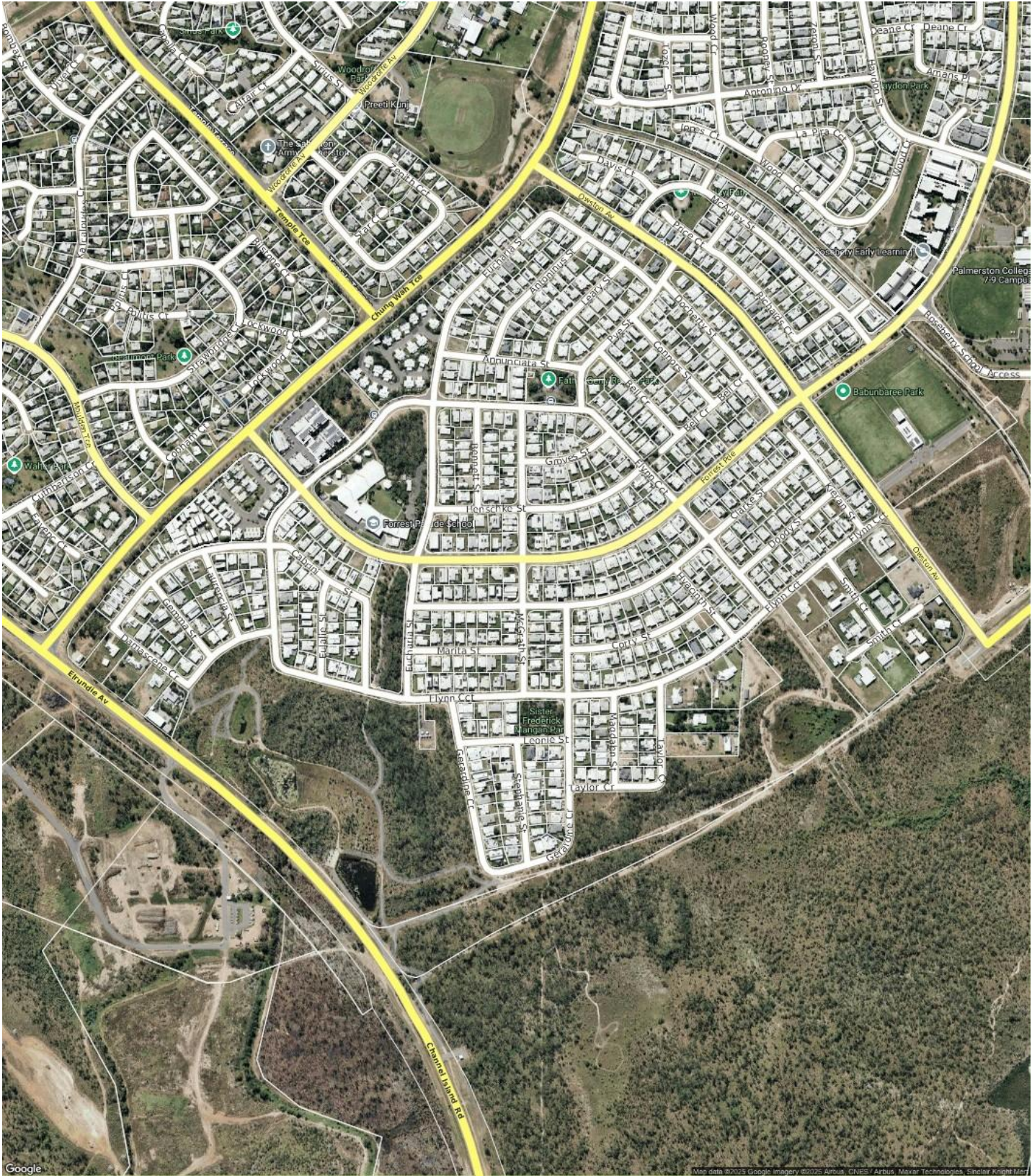
RayWhite.

**Suburb
flyover
report**

BELLAMACK (HOUSE)

PREPARED BY: KRISTINA BILLIAS , RAY WHITE NIGHTCLIFF

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	59	\$ 610,000	10.9 %	\$ 285,000	\$ 1,400,000
2025	64	\$ 640,000	4.9 %	\$ 9,200	\$ 970,000

Median Sale Price

\$620k

Based on 77 recorded House sales within the last 12 months (Financial Year 2025)

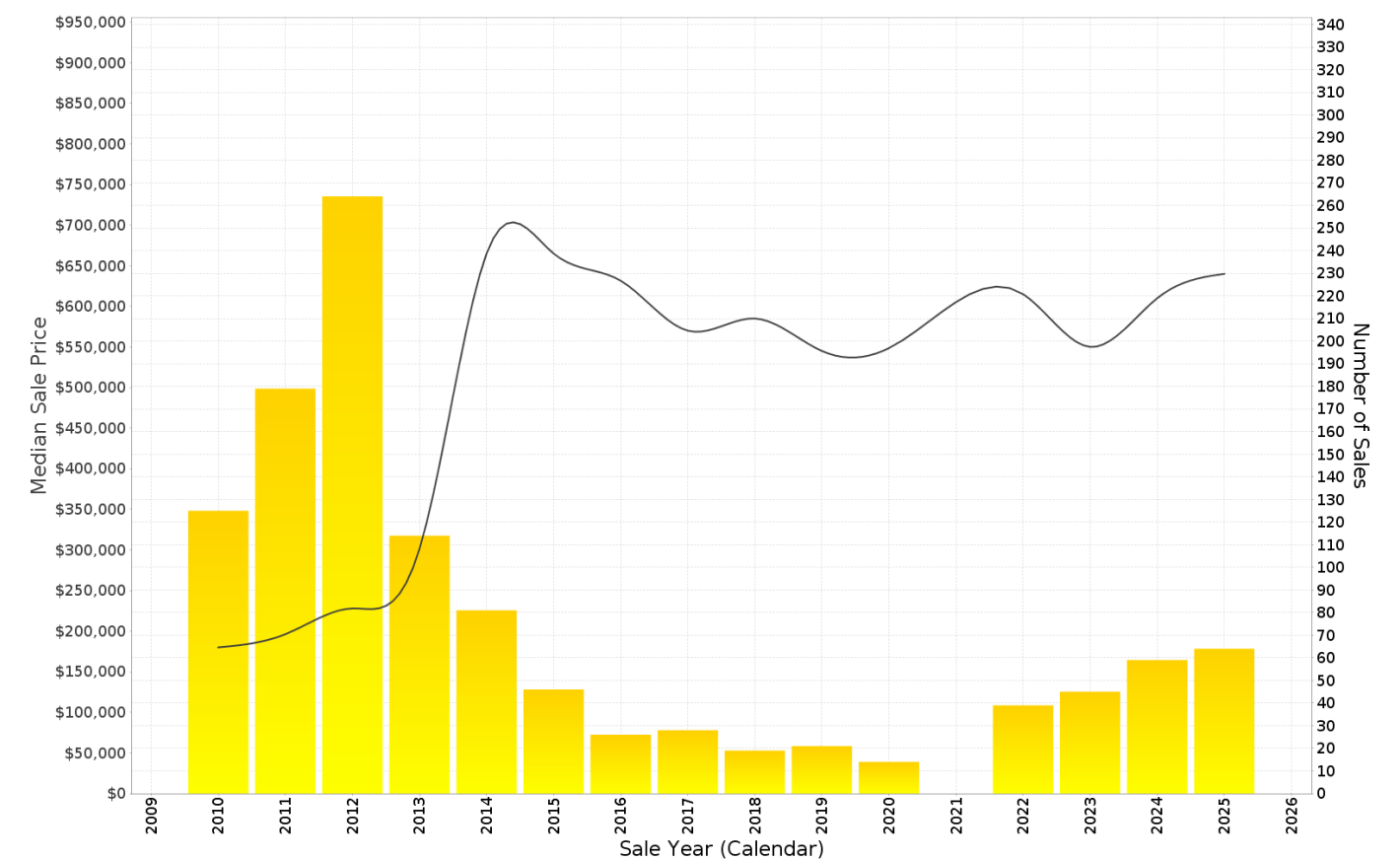
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

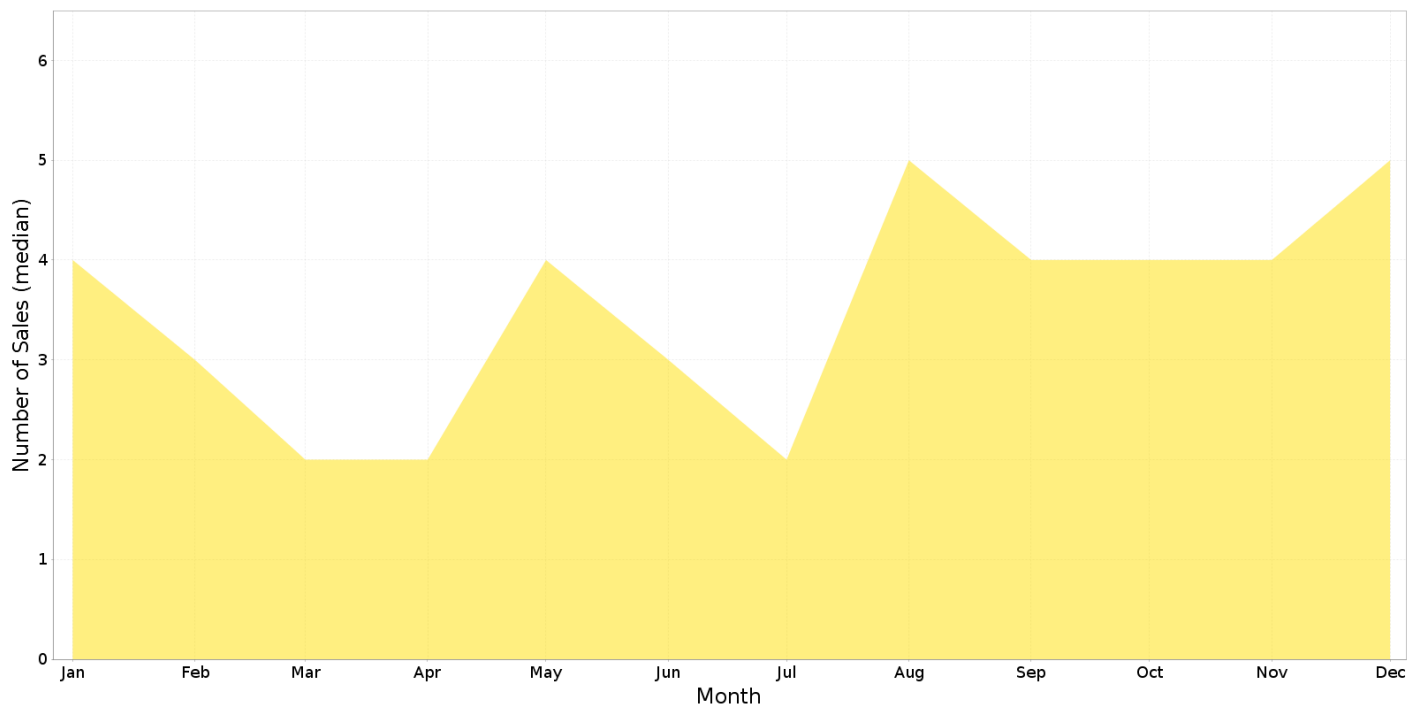
+3.3%

Current Median Price: \$620,000
Previous Median Price: \$600,000

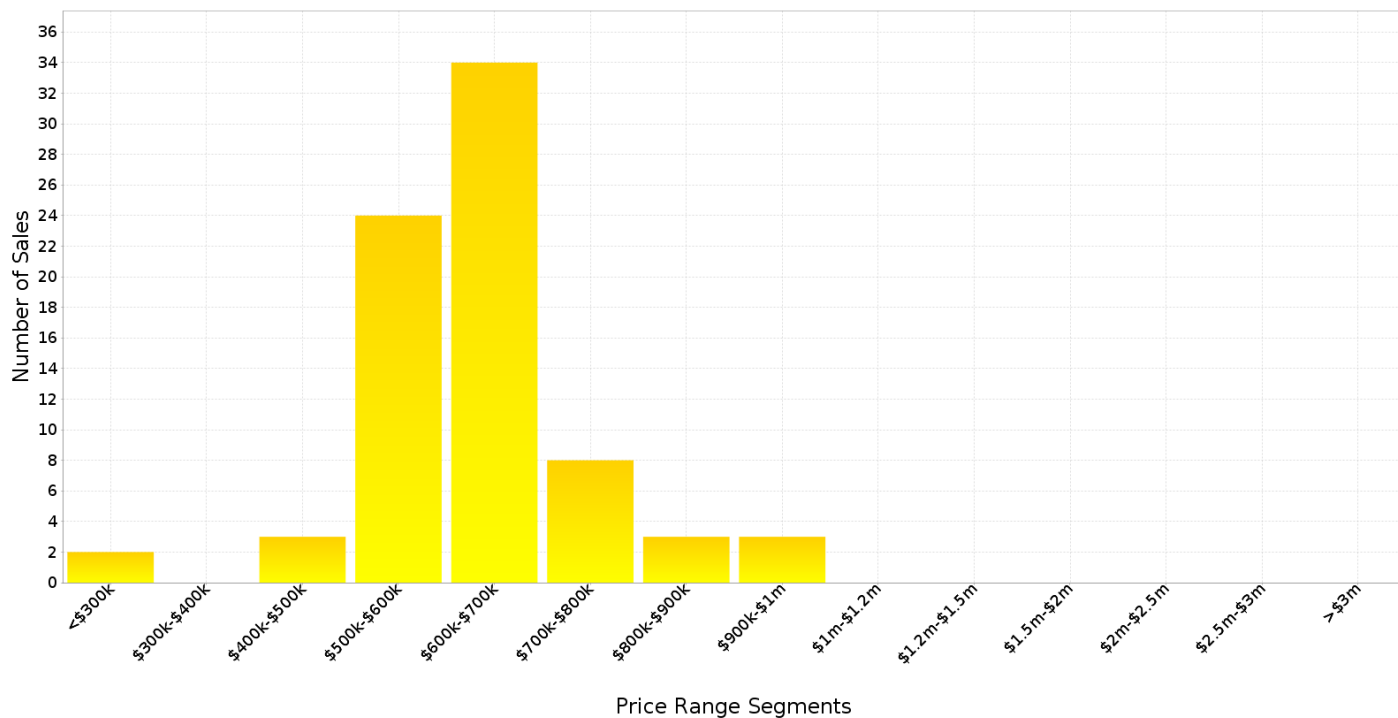
Based on 120 recorded House sales compared over the last two rolling 12 month periods



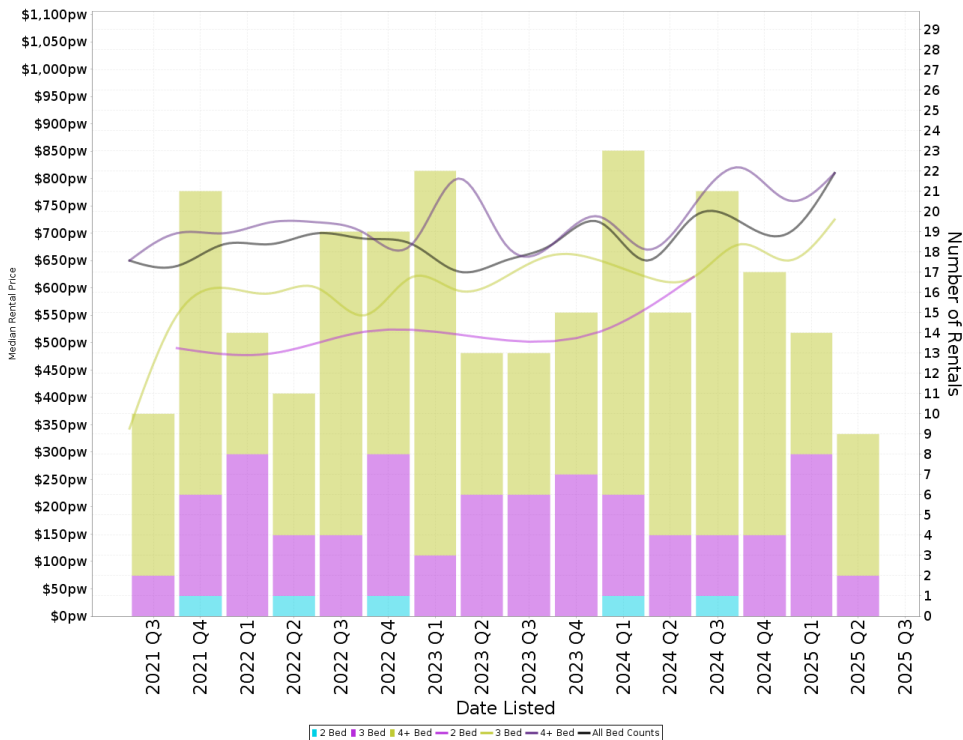
BELLAMACK - Peak Selling Periods (3 years)



BELLAMACK - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+3.3%

Current Median Price: \$620,000
Previous Median Price: \$600,000

Based on 120 registered House sales compared over the last two rolling 12 month periods.

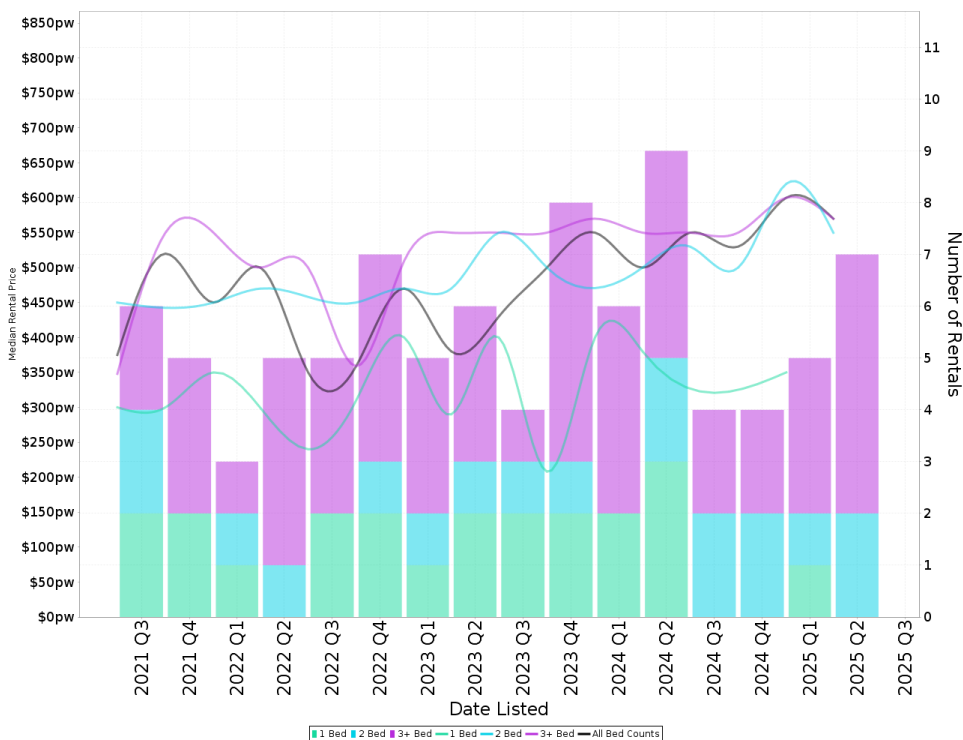
Suburb Rental Yield

+6.2%

Current Median Price: \$620,000
Current Median Rent: \$740

Based on 61 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+34.1%

Current Median Price: \$471,250
Previous Median Price: \$351,500

Based on 24 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+6.1%

Current Median Price: \$471,250
Current Median Rent: \$550

Based on 20 registered Unit rentals compared over the last 12 months.

BELLAMACK - Recently Sold Properties

Median Sale Price

\$620k

Based on 77 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

+3.3%

Current Median Price: \$620,000
Previous Median Price: \$600,000

Based on 120 recorded House sales compared over the last two rolling 12 month periods

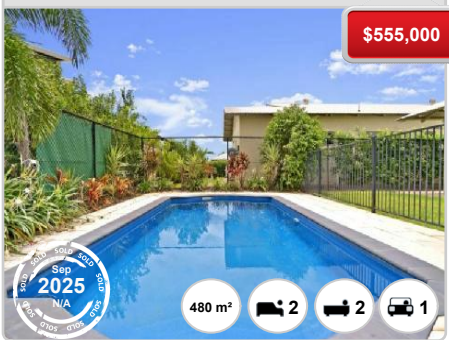
Sold Properties

77

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

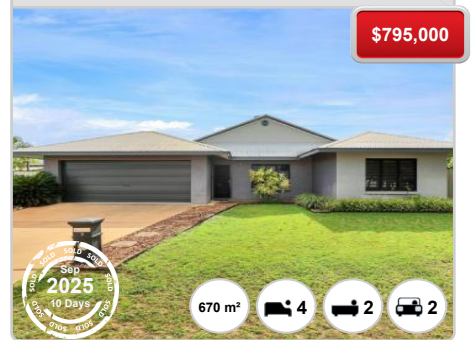
160 FLYNN CCT



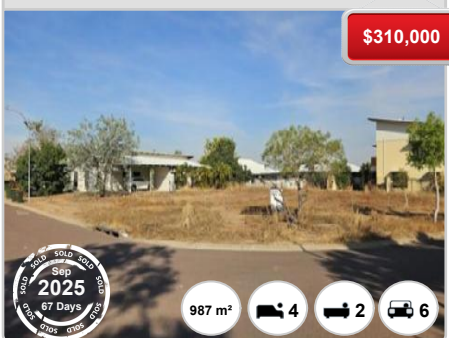
9 STEPHANIE ST



3 MCGRATH ST



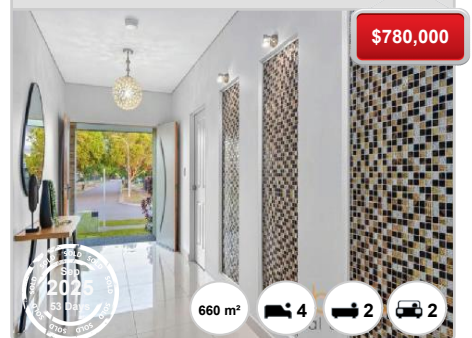
31 HENSCHKE ST



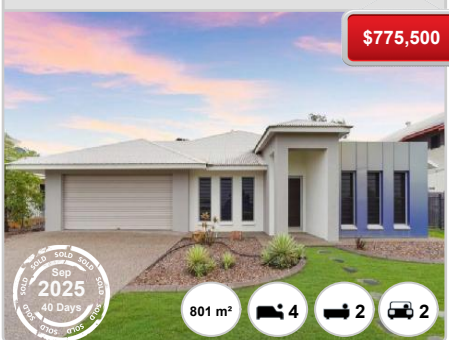
12 DOCHERTY ST



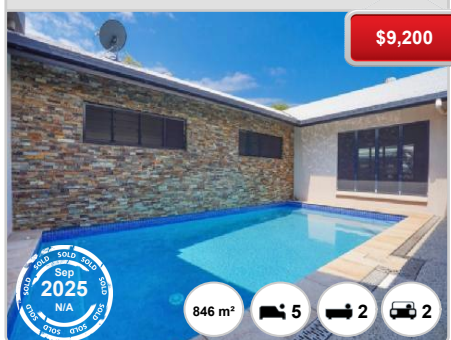
8 PYE ST



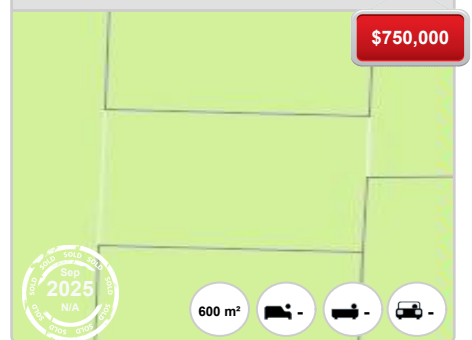
232 FORREST PDE



281 FORREST PDE



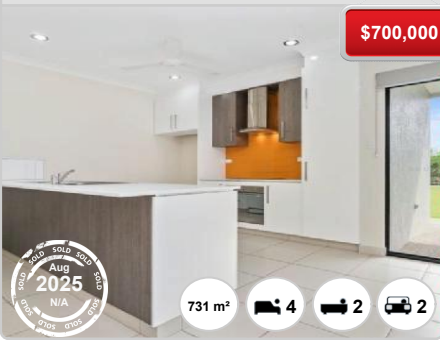
73 EUCHARIA ST



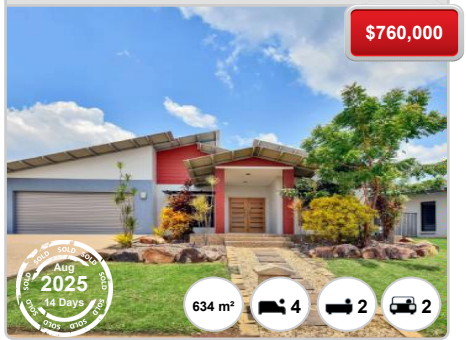
136 FLYNN CCT



40 GERARDINE CRES



7 CABRINI ST



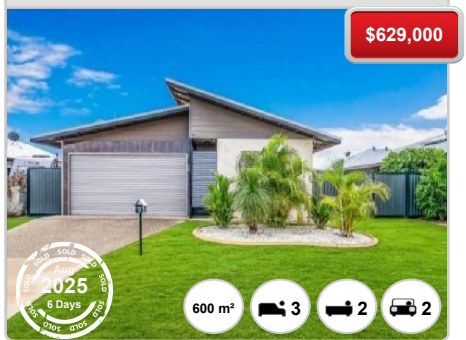
20 TAYLOR CRES



7 PYE ST



9 MCGRATH ST



11 STEPHANIE ST



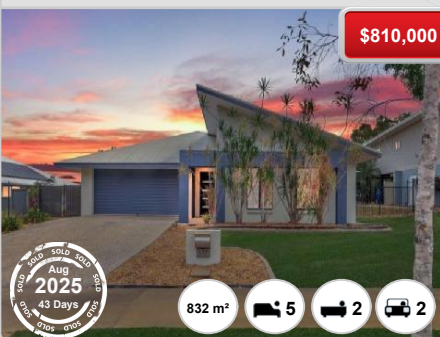
8 KIERAN ST



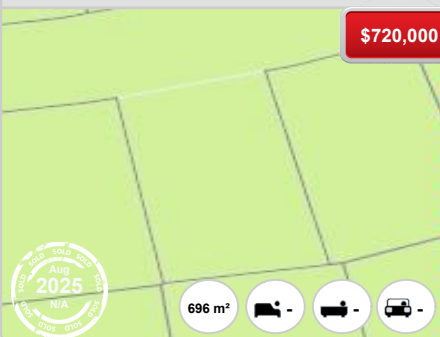
70 FLYNN CCT



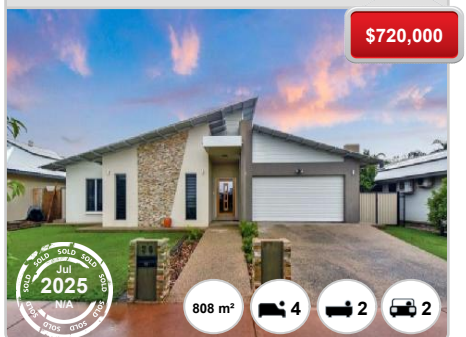
20 CABRINI ST



37 CLARKE ST



36 EUCHARIA ST



BELLAMACK - Properties For Rent

Median Rental Price

\$740 /w

Based on 61 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

+6.2%

Current Median Price: \$620,000
Current Median Rent: \$740

Based on 77 recorded House sales and 61 House rentals compared over the last 12 months

Number of Rentals

61

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

19 DOCHERTY STREET

\$640 per week

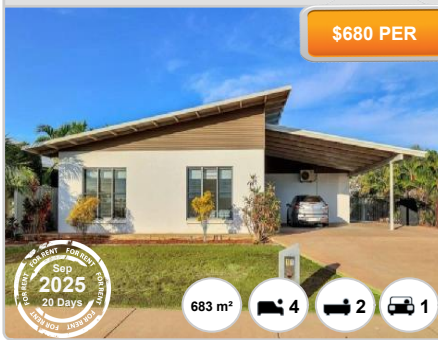


524 m²



11 STEPHANIE STREET

\$680 PER



683 m²



1 CORRY STREET

\$850 Per Week



437 m²



29 EUCHARIA STREET

\$750



640 m²

