

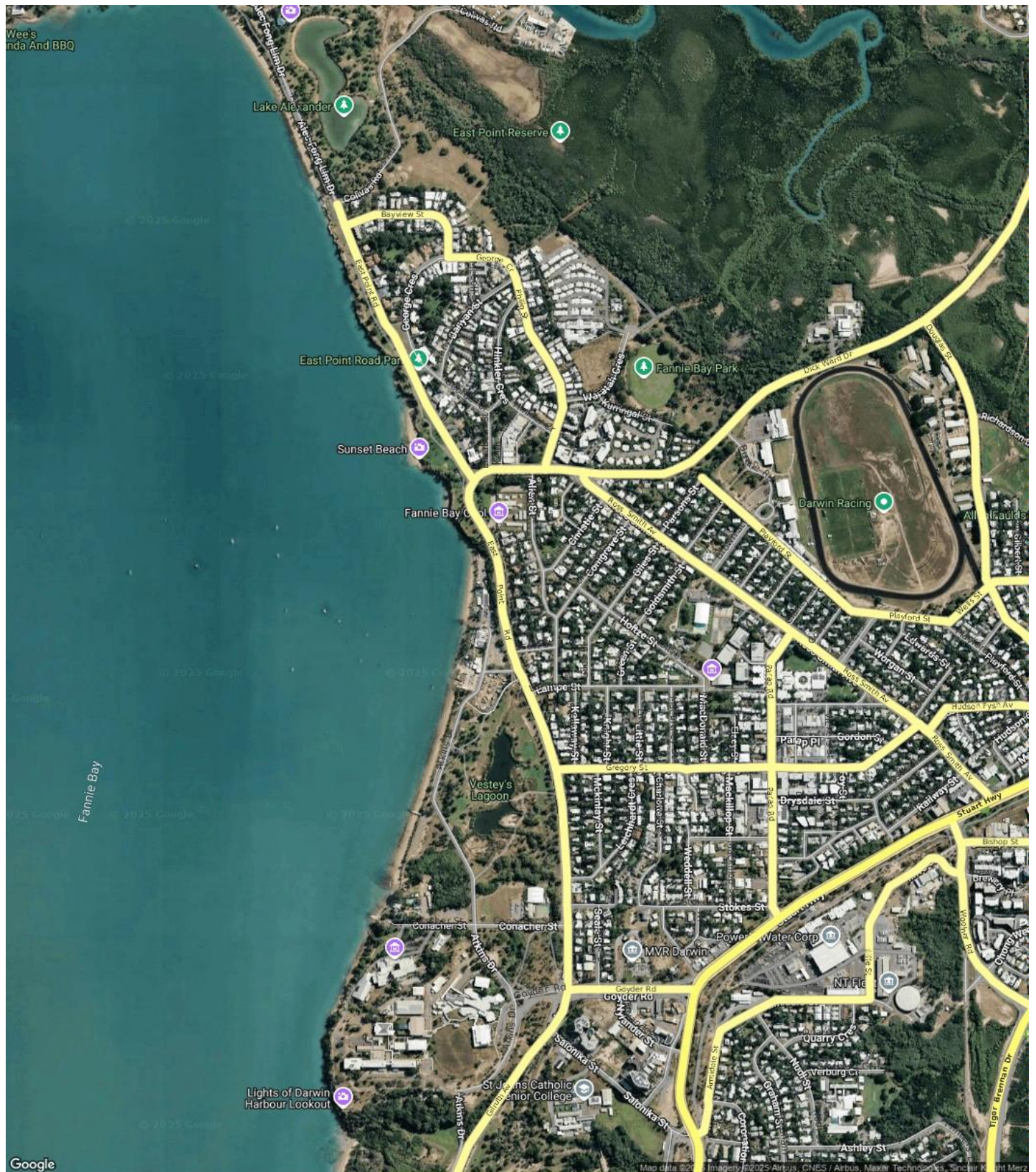
RayWhite.

**Suburb
flyover
report**

FANNIE BAY (HOUSE)

PREPARED BY: KRISTINA BILLIAS , RAY WHITE NIGHTCLIFF

FANNIE BAY - Suburb Map



FANNIE BAY - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	21	\$ 785,000	0.0 %	\$ 135,500	\$ 1,150,000
2008	22	\$ 799,000	1.8 %	\$ 190,000	\$ 1,300,000
2009	24	\$ 1,010,000	26.4 %	\$ 80,000	\$ 2,000,000
2010	16	\$ 992,500	-1.7 %	\$ 265,000	\$ 1,250,000
2011	12	\$ 782,500	-21.2 %	\$ 246,000	\$ 1,300,000
2012	25	\$ 840,000	7.3 %	\$ 147,500	\$ 2,250,000
2013	17	\$ 900,000	7.1 %	\$ 242,000	\$ 2,000,000
2014	20	\$ 1,125,000	25.0 %	\$ 420,000	\$ 2,425,000
2015	16	\$ 935,000	-16.9 %	\$ 217,000	\$ 1,600,000
2016	11	\$ 918,000	-1.8 %	\$ 180,000	\$ 1,250,000
2017	14	\$ 864,000	-5.9 %	\$ 635,000	\$ 2,100,000
2018	15	\$ 945,000	9.4 %	\$ 600,000	\$ 1,635,000
2019	13	\$ 790,000	-16.4 %	\$ 180,000	\$ 920,000
2020	0				
2021	0				
2022	24	\$ 1,100,000		\$ 371,000	\$ 8,500,000
2023	19	\$ 1,135,000	0.0 %	\$ 600,000	\$ 2,950,000
2024	19	\$ 970,000	-14.5 %	\$ 250,000	\$ 1,825,000
2025	10	\$ 1,265,000	30.4 %	\$ 550,000	\$ 2,000,000

Median Sale Price

\$1.23m

Based on 19 recorded House sales within the last 12 months (Financial Year 2025)

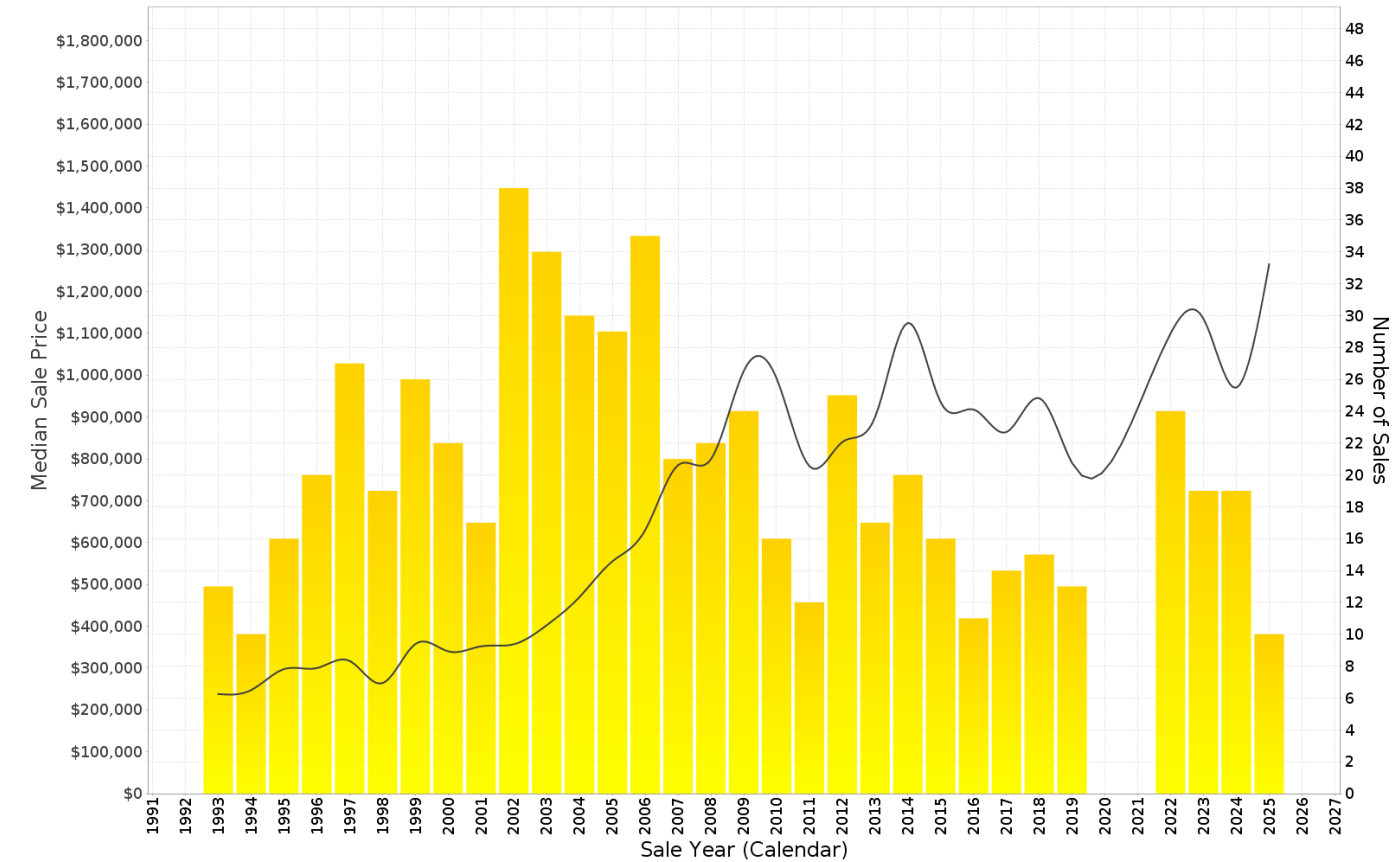
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

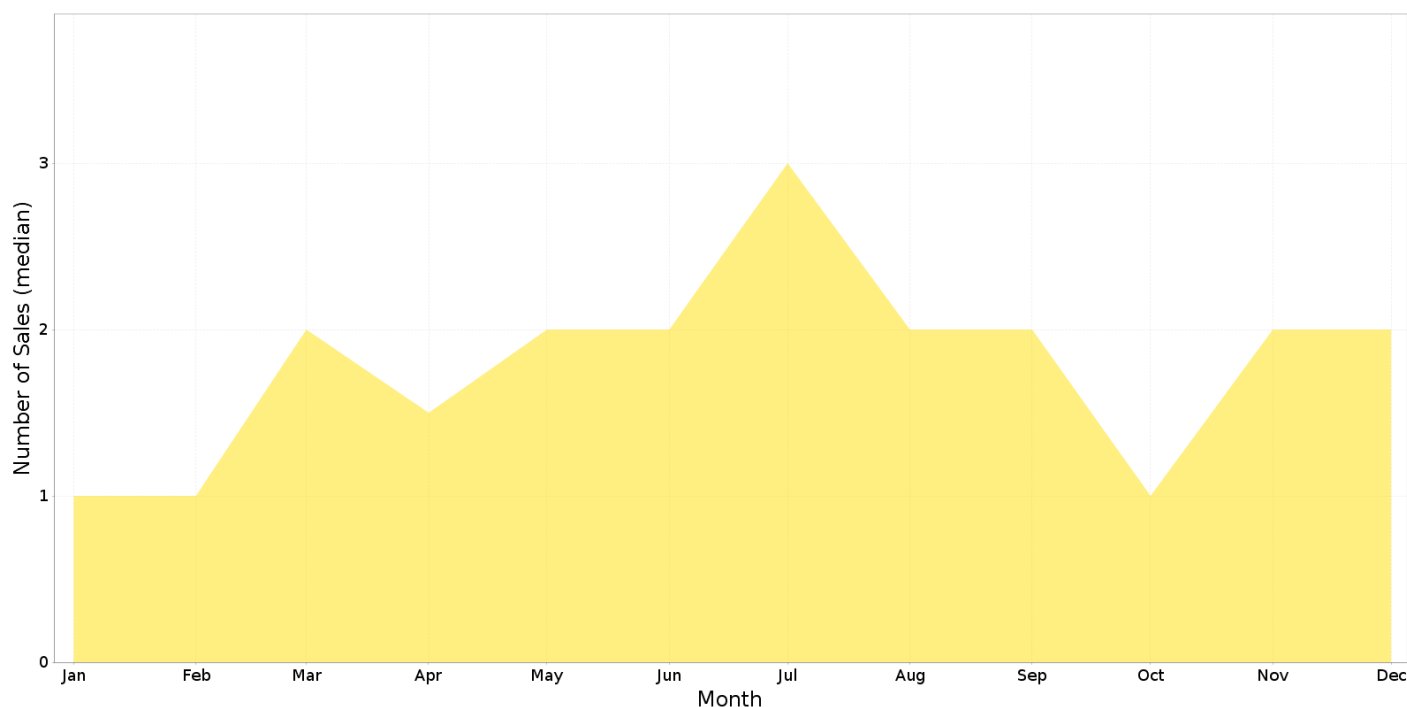
+10.1%

Current Median Price: \$1,230,000
Previous Median Price: \$1,117,500

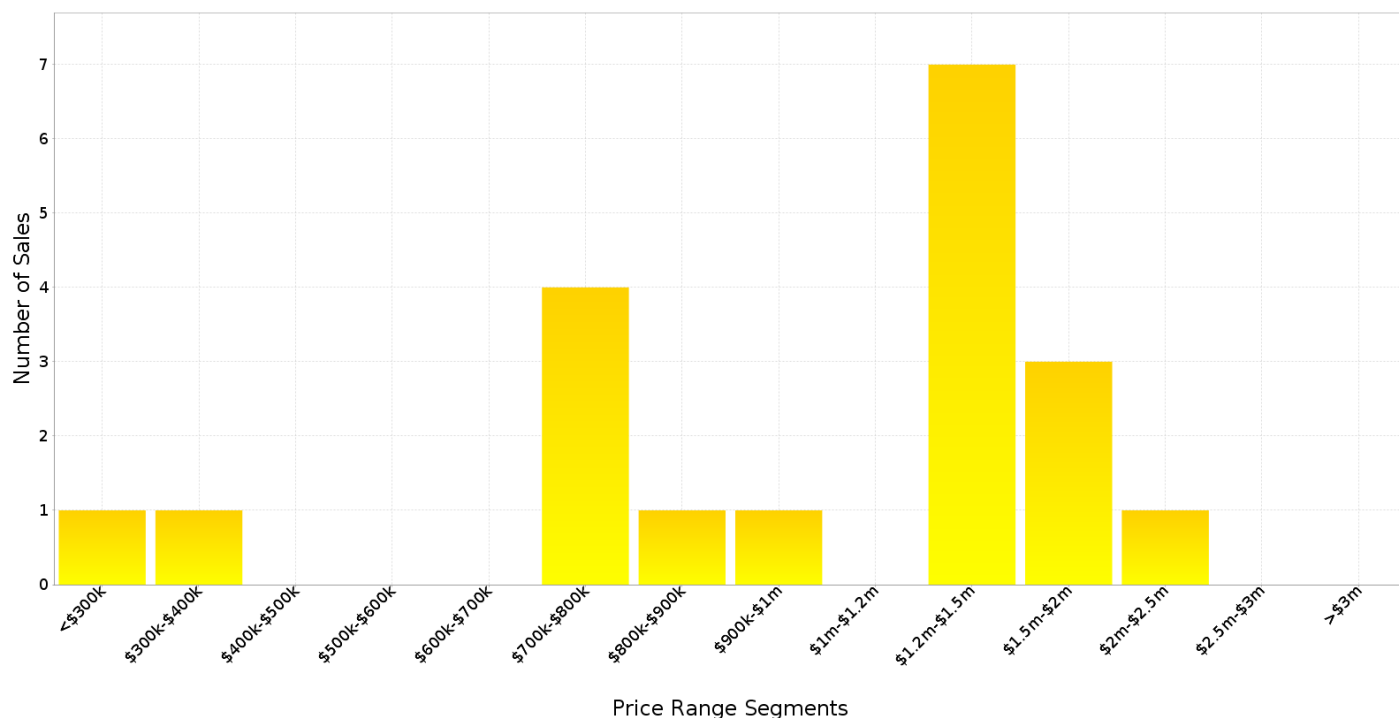
Based on 37 recorded House sales compared over the last two rolling 12 month periods



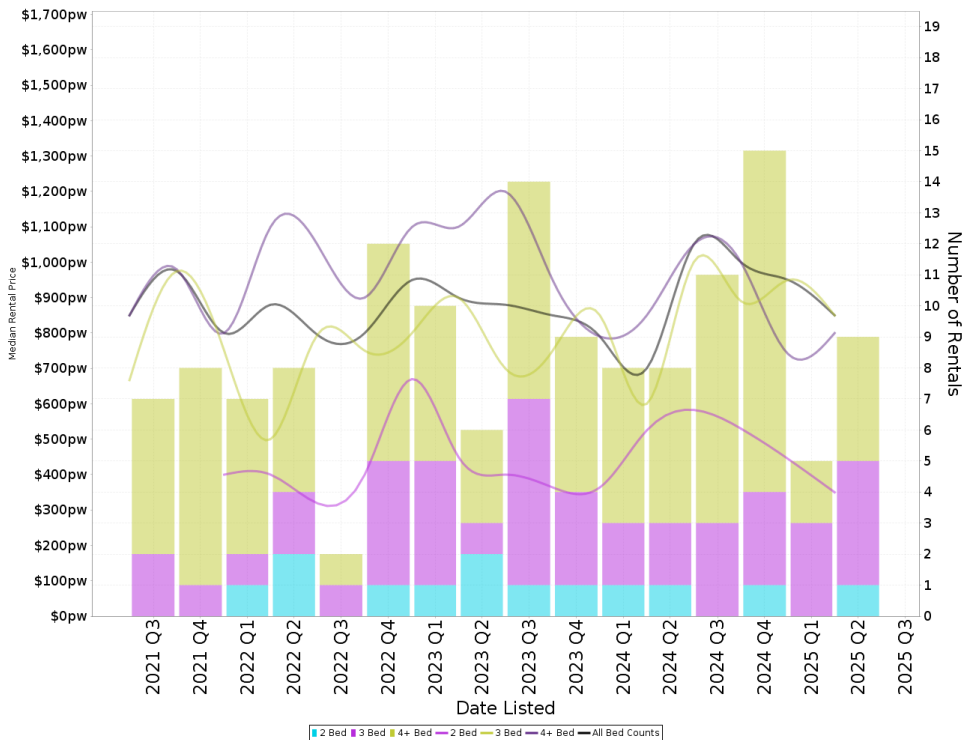
FANNIE BAY - Peak Selling Periods (3 years)



FANNIE BAY - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+10.1%

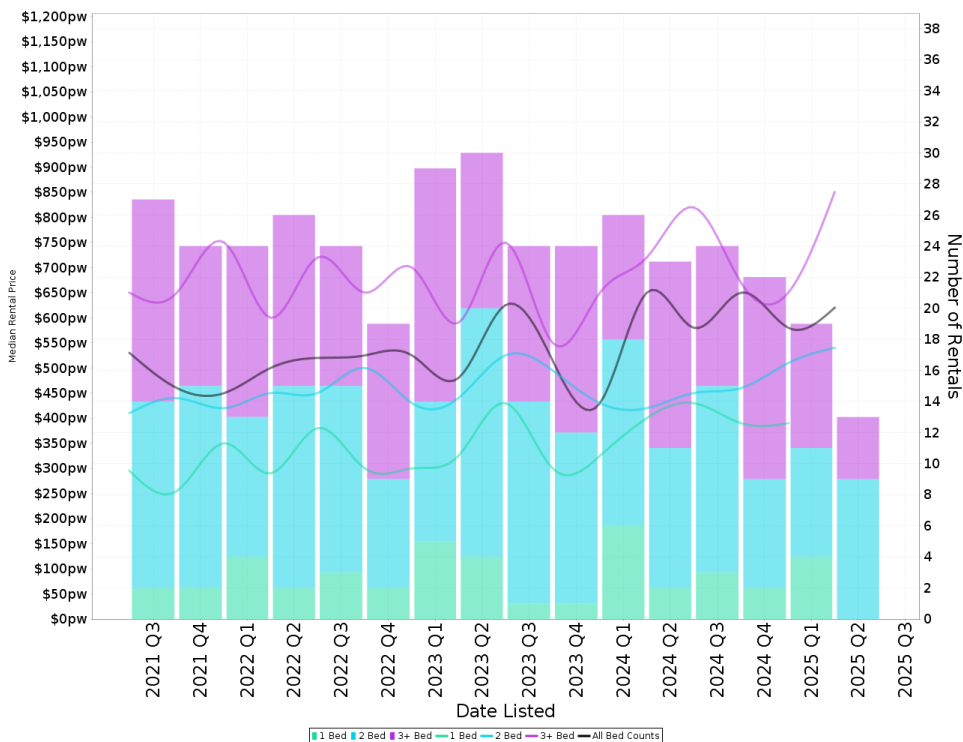
Current Median Price: \$1,230,000
Previous Median Price: \$1,117,500
 Based on 37 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.2%

Current Median Price: \$1,230,000
Current Median Rent: \$1,000
 Based on 40 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-9.6%

Current Median Price: \$460,000
Previous Median Price: \$509,000
 Based on 94 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+6.8%

Current Median Price: \$460,000
Current Median Rent: \$600
 Based on 78 registered Unit rentals compared over the last 12 months.

FANNIE BAY - Recently Sold Properties

Median Sale Price

\$1.23m

Based on 19 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

+10.1%

Current Median Price: \$1,230,000
Previous Median Price: \$1,117,500

Based on 37 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

19

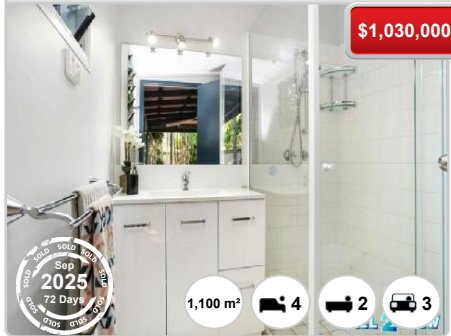
Based on recorded House sales within the 12 months (Financial Year 2025)

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

11 GILES ST



2 BROWN ST



4 DICK WARD DR



7 KELLAWAY ST



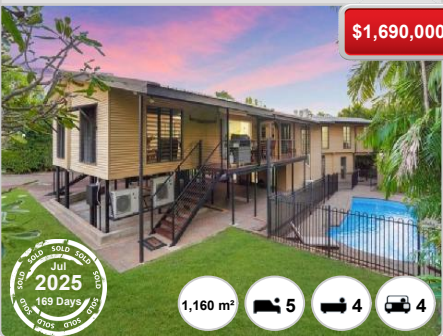
11 MCKINLAY ST



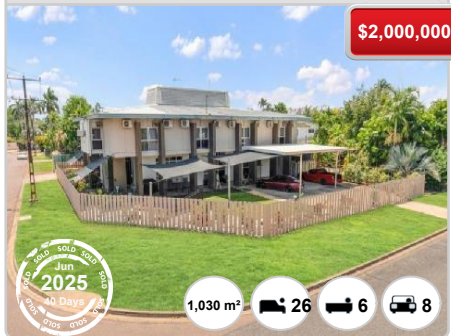
6 CLANCY ST



11 LITTLE ST



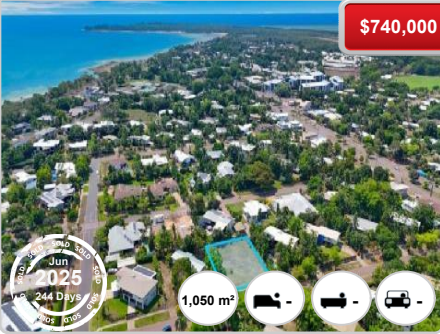
31 GEORGE CRES



9 GREGORY ST

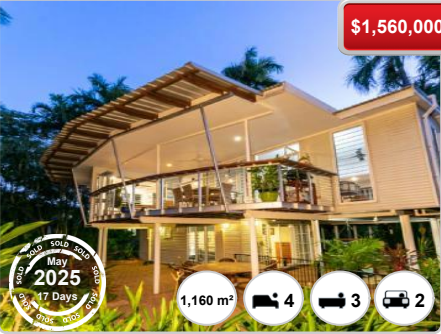


5 GOLDSMITH ST



\$740,000

6 MACARTNEY ST



\$1,560,000

4 CRUSH ST



\$1,300,000

FANNIE BAY - Properties For Rent

Median Rental Price

\$1,000 /w

Based on 40 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

+4.2%

Current Median Price: \$1,230,000
Current Median Rent: \$1,000

Based on 19 recorded House sales and 40 House rentals compared over the last 12 months

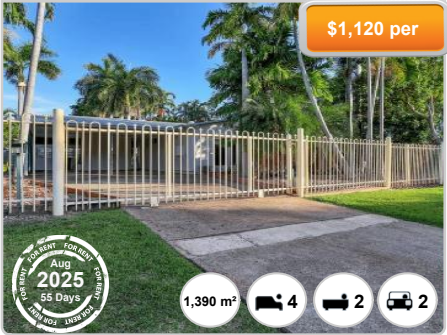
Number of Rentals

40

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

12 CONIGRAVE STREET



\$1,120 per

FOR RENT

FOR RENT

FOR RENT

Aug 2025

55 Days

FOR RENT

FOR RENT

FOR RENT

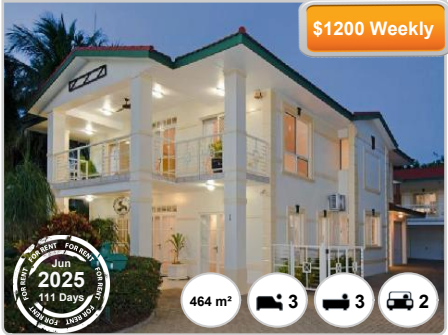
1,390 m²

4

2

2

1/130 EAST POINT ROAD



\$1200 Weekly

FOR RENT

FOR RENT

FOR RENT

Jun 2025

111 Days

FOR RENT

FOR RENT

FOR RENT

464 m²

3

3

2

Prepared on 29/09/2025 by Kristina Billias , +61 405191295 at Ray White Nightcliff. © Property Data Solutions Pty Ltd 2025 (pricefinder.com.au)
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