

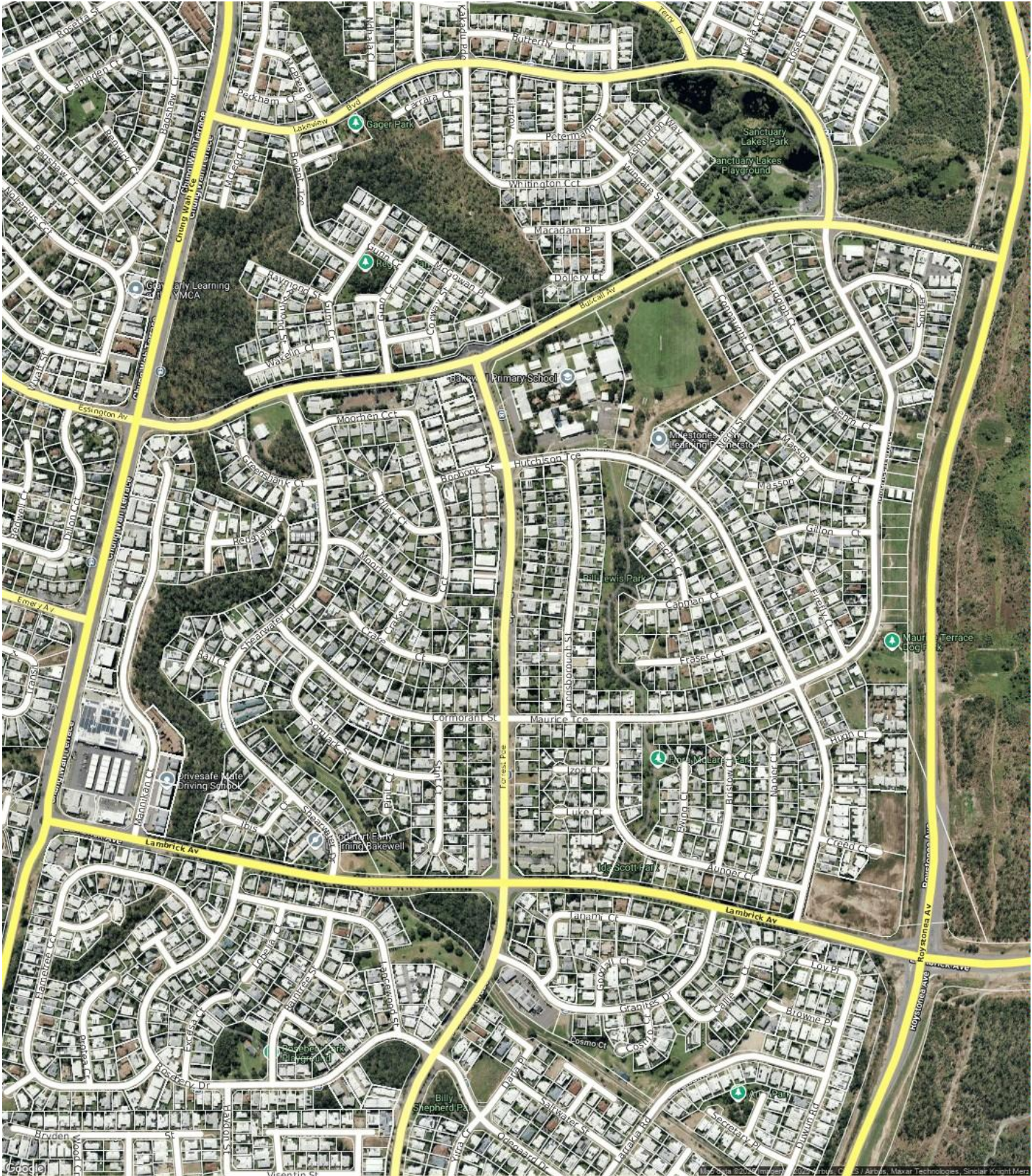
RayWhite.

Suburb
flyover
report

BAKEWELL (UNIT)

PREPARED BY: KRISTINA BILLIAS , RAY WHITE NIGHTCLIFF

BAKEWELL - Suburb Map



BAKEWELL - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2007	116	\$ 260,500	0.0 %	\$ 18,603	\$ 726,000
2008	86	\$ 298,000	14.4 %	\$ 11,685	\$ 450,000
2009	85	\$ 330,000	10.7 %	\$ 8,000	\$ 500,000
2010	50	\$ 391,000	18.5 %	\$ 100,800	\$ 465,000
2011	56	\$ 350,000	-10.5 %	\$ 58,160	\$ 445,000
2012	57	\$ 356,500	1.9 %	\$ 72,000	\$ 449,000
2013	55	\$ 380,000	6.6 %	\$ 51,000	\$ 470,000
2014	43	\$ 402,000	5.8 %	\$ 40,000	\$ 485,000
2015	26	\$ 365,000	-9.2 %	\$ 55,840	\$ 562,000
2016	23	\$ 300,000	-17.8 %	\$ 51,520	\$ 425,000
2017	19	\$ 270,000	-10.0 %	\$ 32,200	\$ 369,500
2018	27	\$ 260,000	-3.7 %	\$ 32,400	\$ 550,000
2019	21	\$ 235,000	-9.6 %	\$ 27,300	\$ 360,000
2020	10	\$ 200,000	-14.9 %	\$ 29,750	\$ 555,000
2021	8	\$ 297,500	48.8 %	\$ 190,000	\$ 350,000
2022	49	\$ 285,000	-4.2 %	\$ 54,800	\$ 430,000
2023	39	\$ 293,000	2.8 %	\$ 31,000	\$ 515,000
2024	38	\$ 285,000	-2.7 %	\$ 195,000	\$ 525,000
2025	54	\$ 376,850	32.2 %	\$ 62,700	\$ 495,000

Median Sale Price

\$315k

Based on 50 recorded Unit sales within the last 12 months (Financial Year 2025)

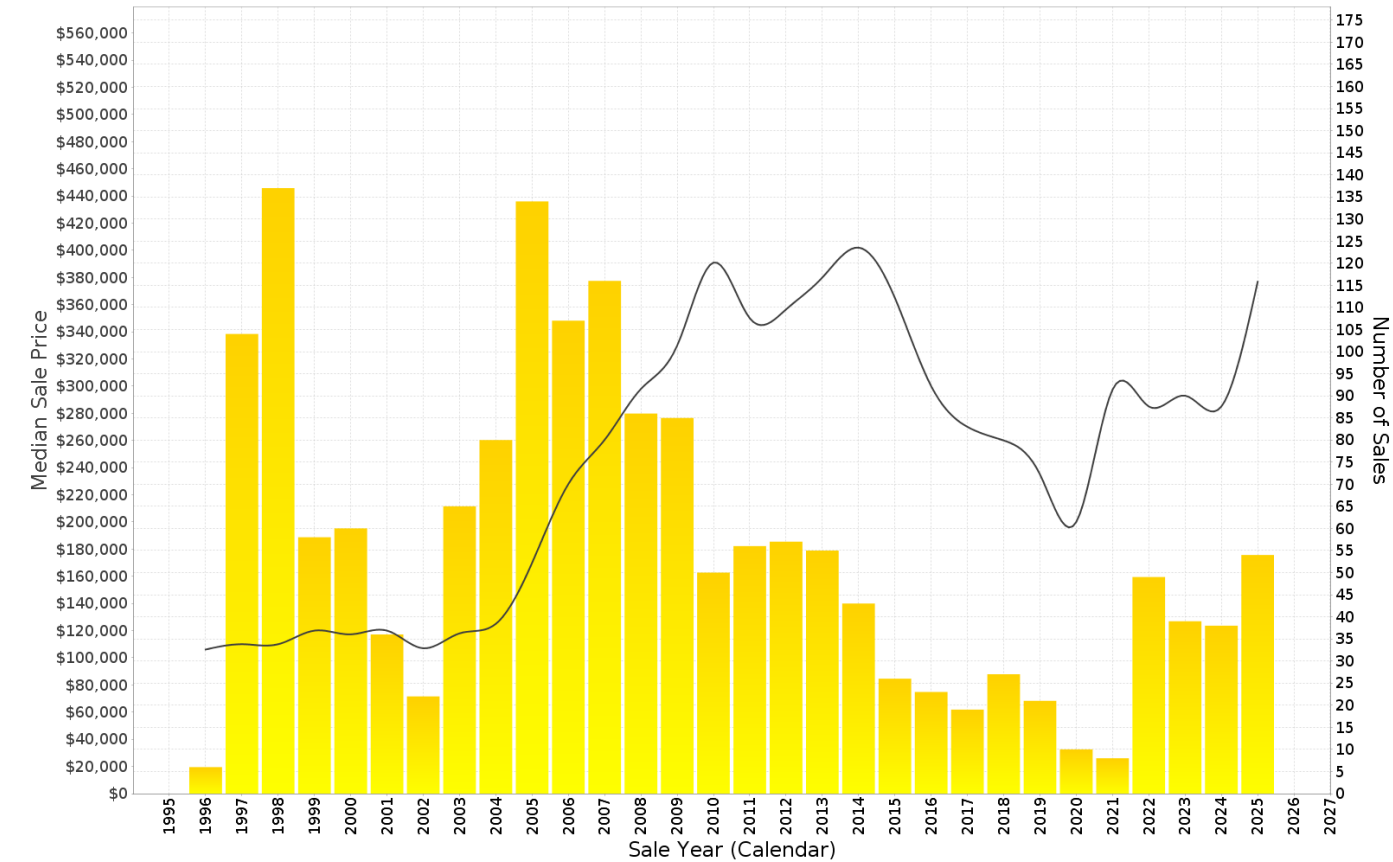
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

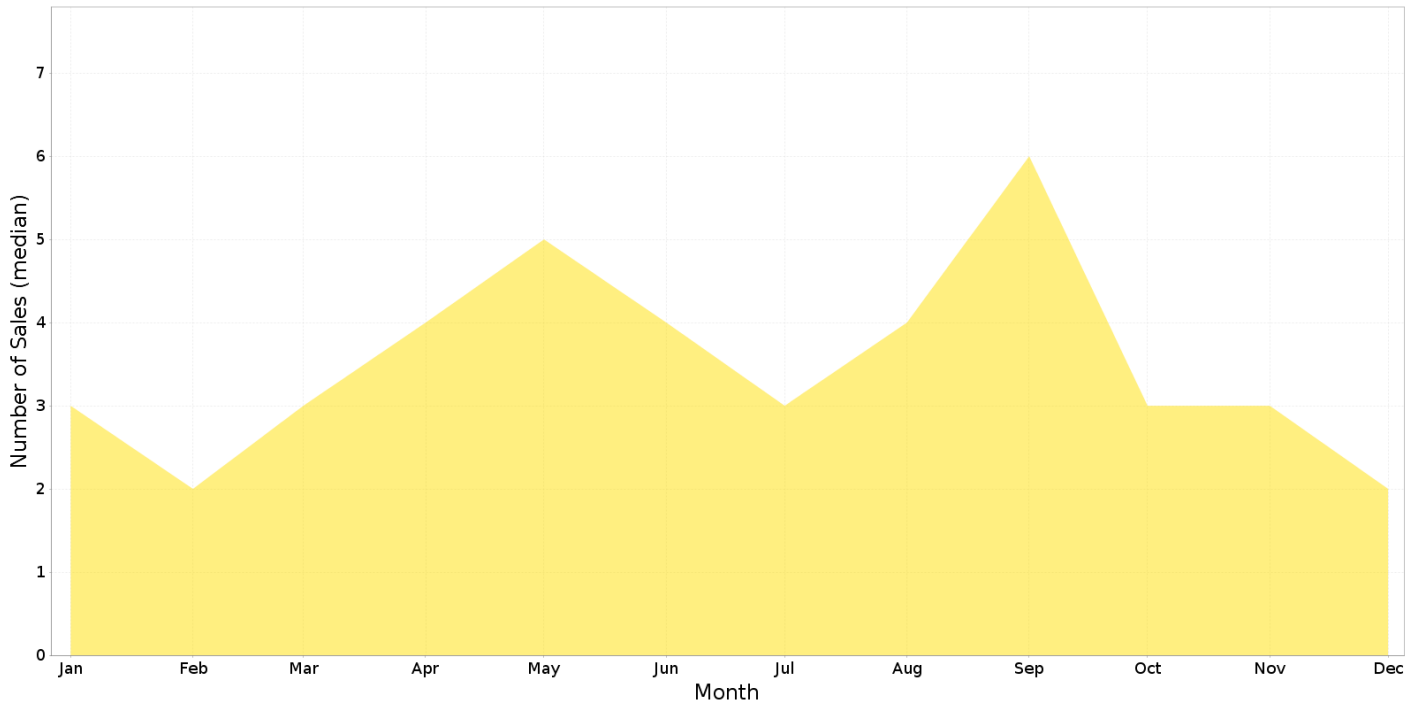
+10.9%

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

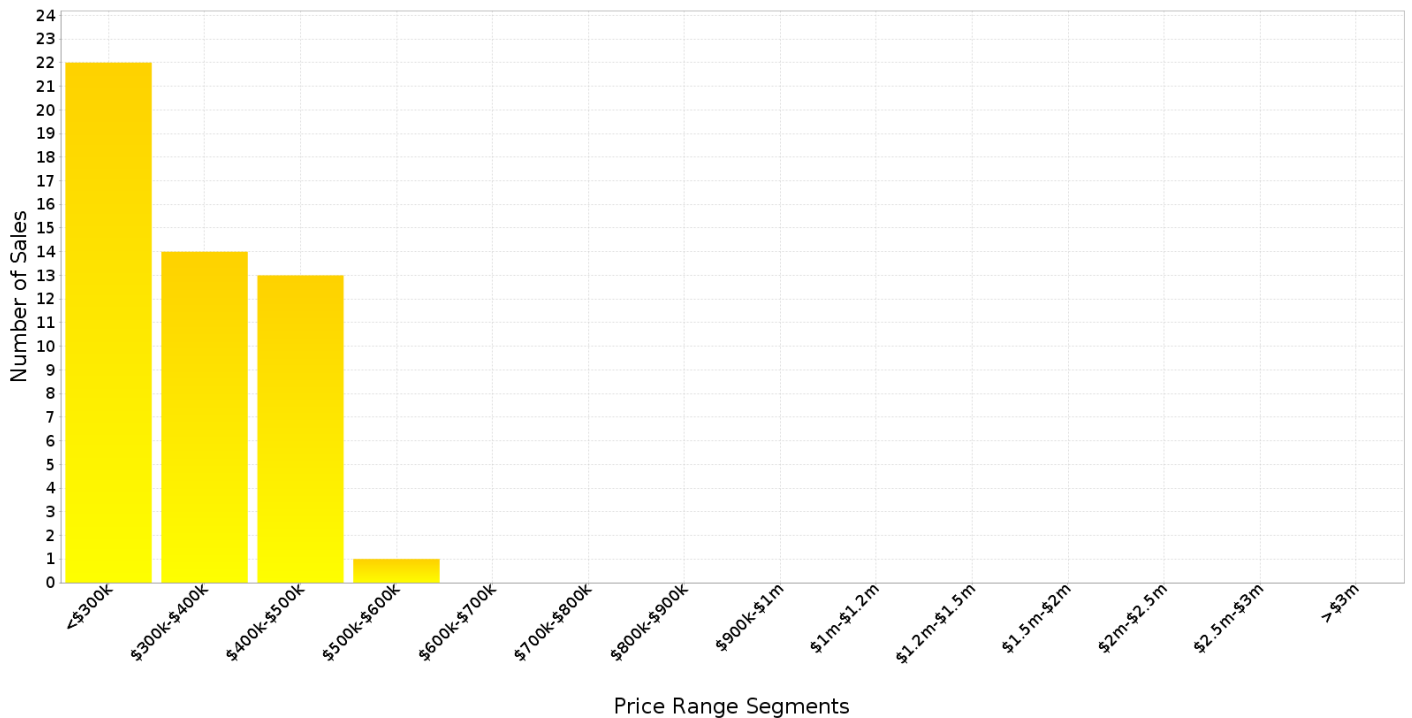
Based on 86 recorded Unit sales compared over the last two rolling 12 month periods



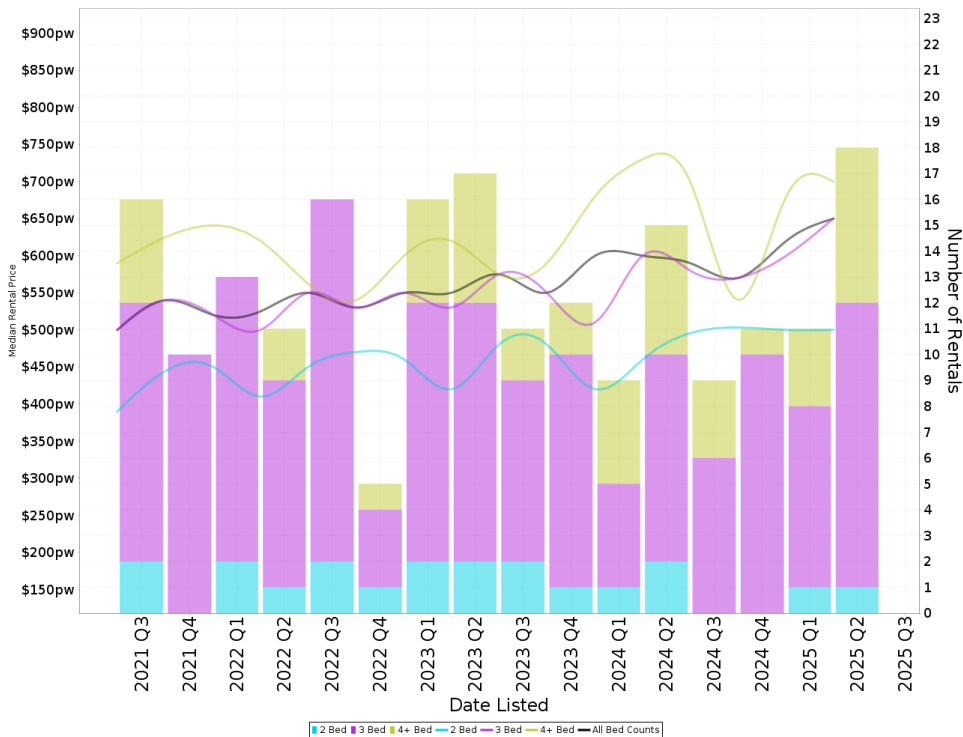
BAKEWELL - Peak Selling Periods (3 years)



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.

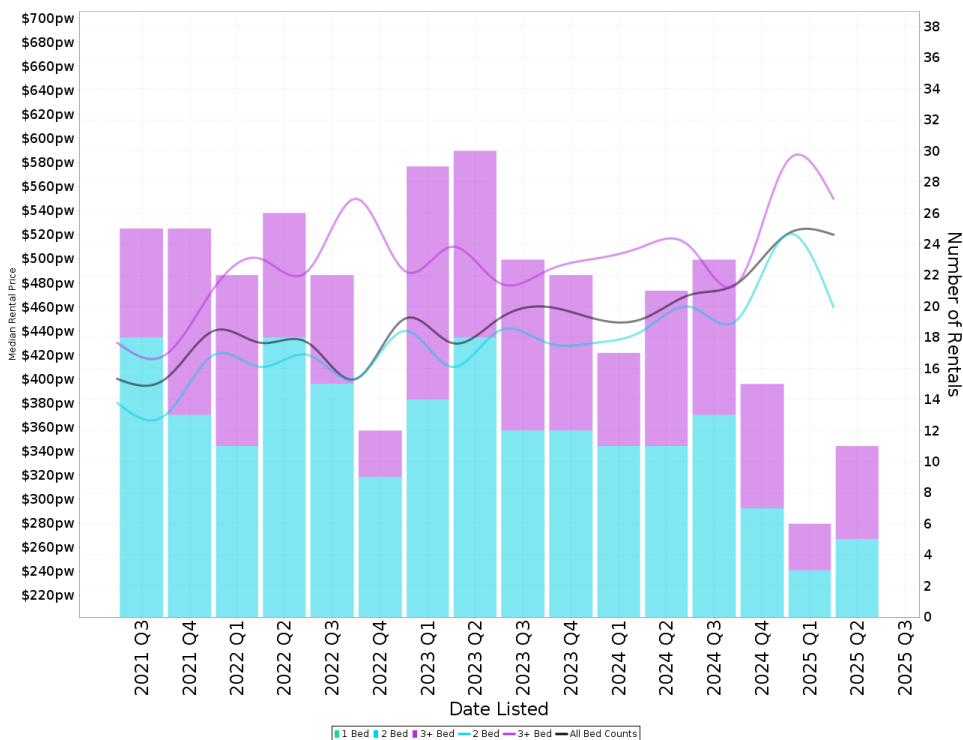
Suburb Rental Yield

+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

\$315k

Based on 50 recorded Unit 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: \$315,000
Previous Median Price: \$284,000

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

Sold Properties

50

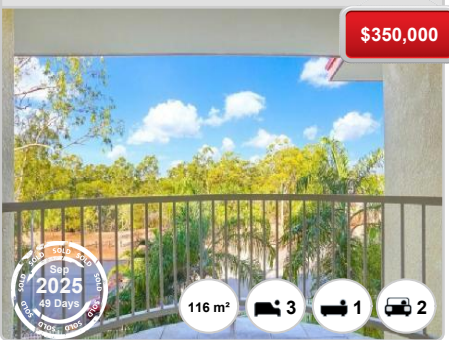
Based on recorded Unit sales within the 12 months (Financial Year 2025)

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

3/80 FORREST PDE



9/19 MANNIKAN CRT



8/5 SHEARWATER DR



2/11 STINT CRT



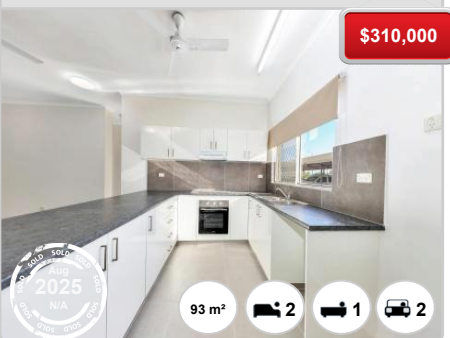
2/59 FORREST PDE



7/7 HUGH CRT



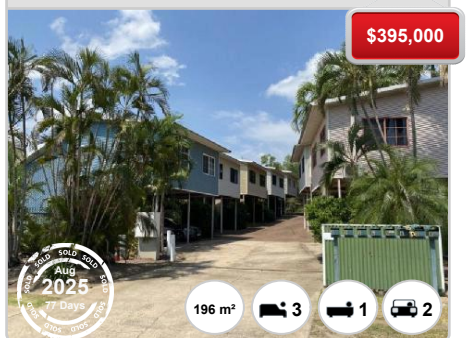
2/10 MANNIKAN CRT

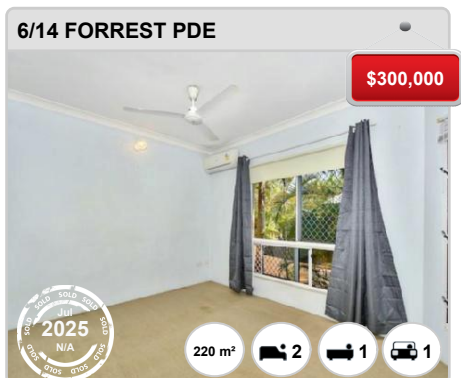
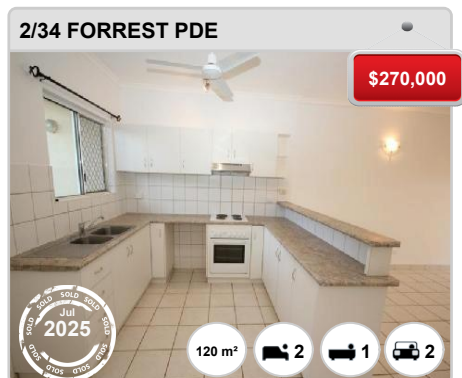
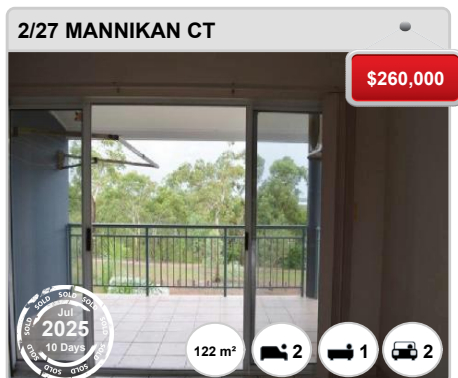
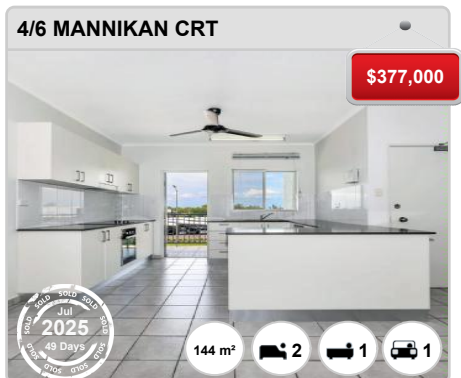
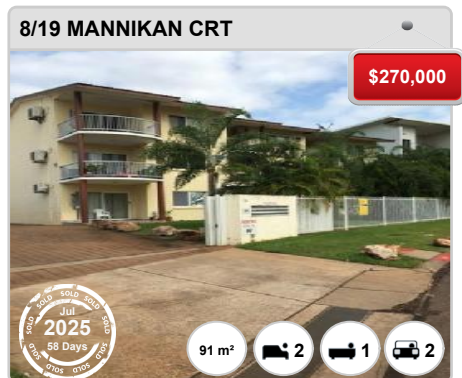
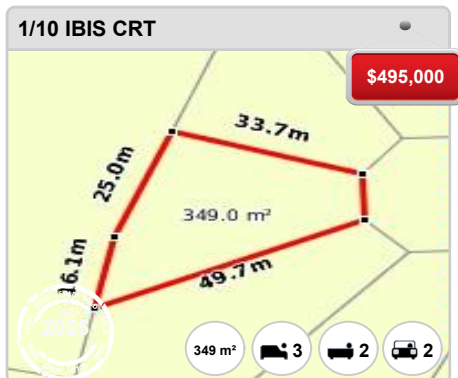
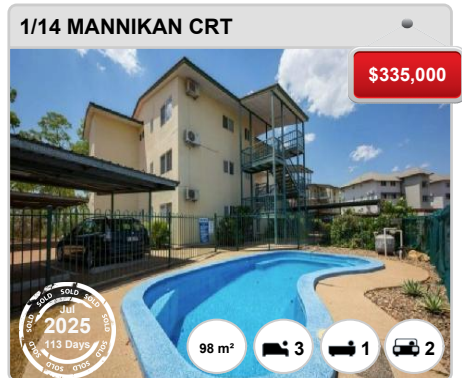
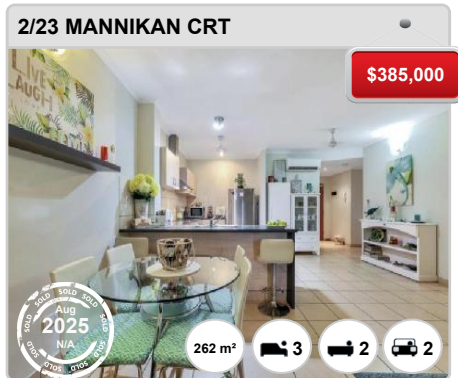
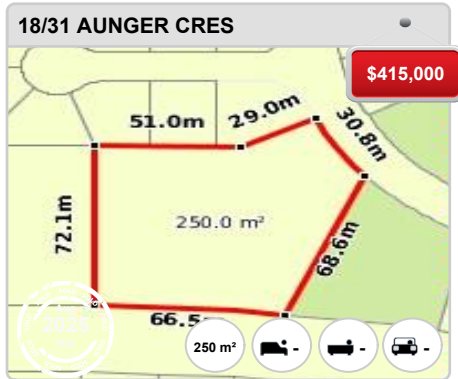


12/79 FORREST PDE



2/65 SHEARWATER DR





BAKEWELL - Properties For Rent

Median Rental Price

\$480 /w

Based on 55 recorded Unit 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

+7.9%

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

Based on 50 recorded Unit sales and 55 Unit rentals compared over the last 12 months

Number of Rentals

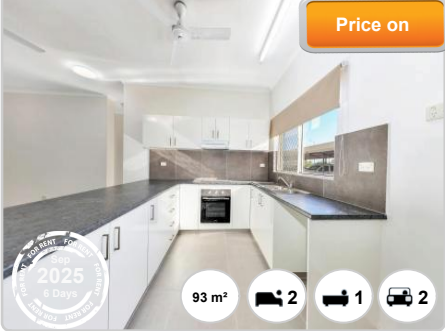
55

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

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

2/10 MANNIKAN Court

Price on



Sep 2025 6 Days

93 m²

2

1

2

7/26 FORREST PARADE

\$550 per week



Sep 2025 8 Days

200 m²

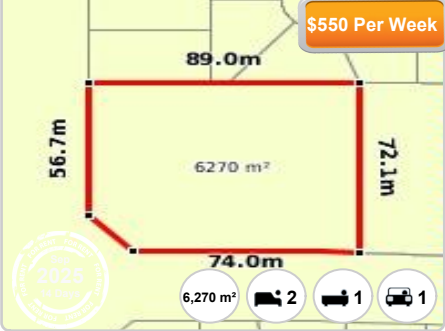
2

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4/79 FORREST PARADE

\$550 Per Week



Sep 2025 16 Days

6,270 m²

2

1

1