

**RayWhite.**

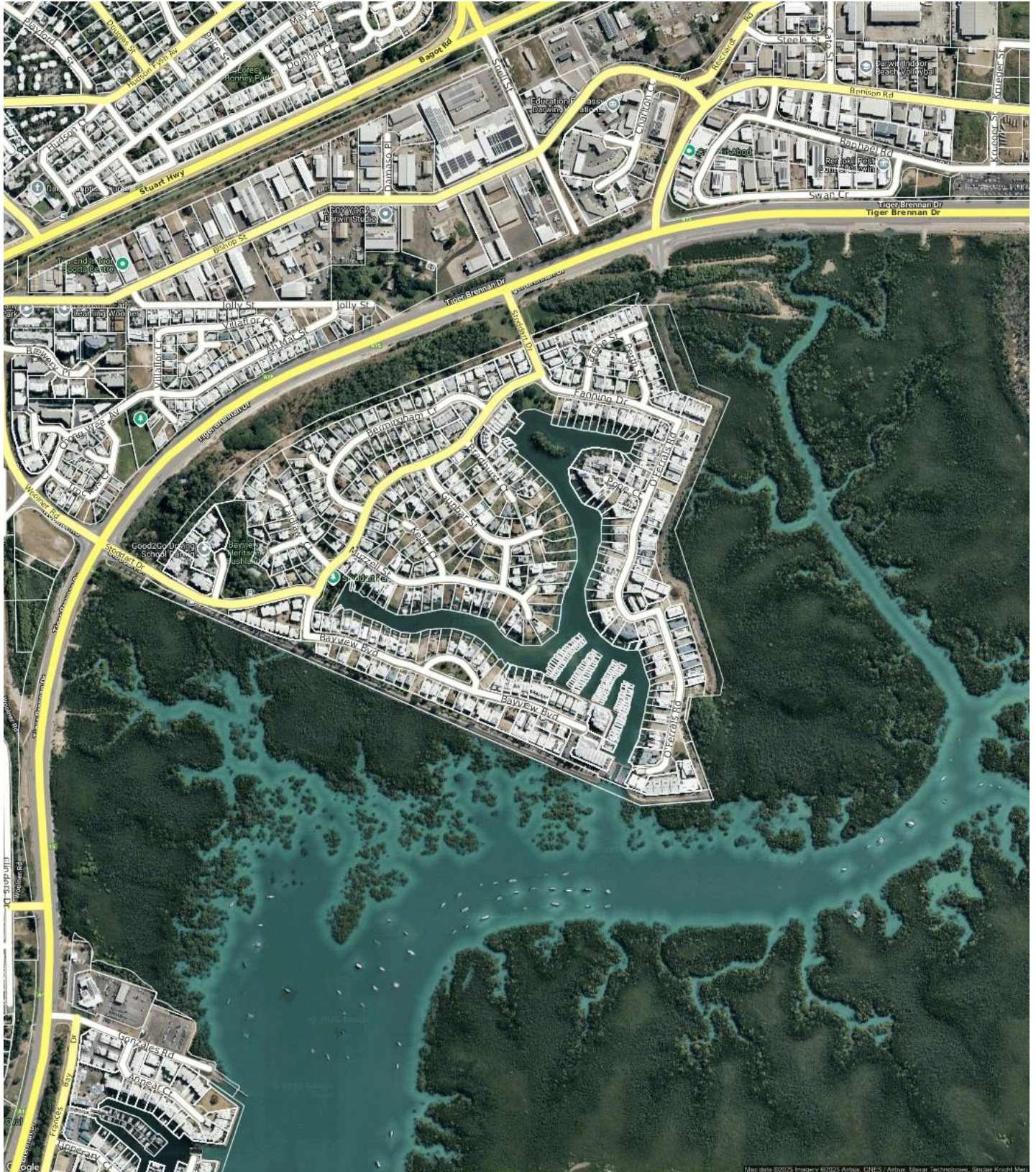
**Suburb**  
flyover  
report

**BAYVIEW (UNIT)**

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



## BAYVIEW - Suburb Map





BAYVIEW - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2007	56	\$ 457,500	0.0 %	\$ 307,500	\$ 1,100,000
2008	43	\$ 508,000	11.0 %	\$ 360,000	\$ 1,600,000
2009	30	\$ 602,500	18.6 %	\$ 225,400	\$ 2,200,000
2010	19	\$ 795,000	32.0 %	\$ 325,000	\$ 1,120,000
2011	20	\$ 563,500	-29.1 %	\$ 435,000	\$ 965,000
2012	21	\$ 635,000	12.7 %	\$ 410,000	\$ 950,000
2013	18	\$ 715,000	12.6 %	\$ 134,000	\$ 1,275,000
2014	15	\$ 742,500	3.8 %	\$ 325,000	\$ 910,000
2015	23	\$ 690,000	-7.1 %	\$ 455,000	\$ 1,043,000
2016	9	\$ 650,000	-5.8 %	\$ 425,000	\$ 900,000
2017	16	\$ 586,000	-9.8 %	\$ 375,000	\$ 850,000
2018	18	\$ 422,000	-28.0 %	\$ 270,000	\$ 760,000
2019	12	\$ 352,500	-16.5 %	\$ 295,000	\$ 1,225,000
2020	9	\$ 340,000	-3.5 %	\$ 300,000	\$ 515,000
2021	9	\$ 390,000	14.7 %	\$ 350,000	\$ 420,000
2022	27	\$ 455,000	16.7 %	\$ 135,000	\$ 800,000
2023	33	\$ 576,000	26.6 %	\$ 390,000	\$ 950,000
2024	26	\$ 575,000	-0.2 %	\$ 355,000	\$ 850,000
2025	19	\$ 640,000	11.3 %	\$ 392,500	\$ 1,110,000

Median Sale Price

\$635k

Based on 26 recorded Unit sales within the last 12 months (Financial Year 2025)

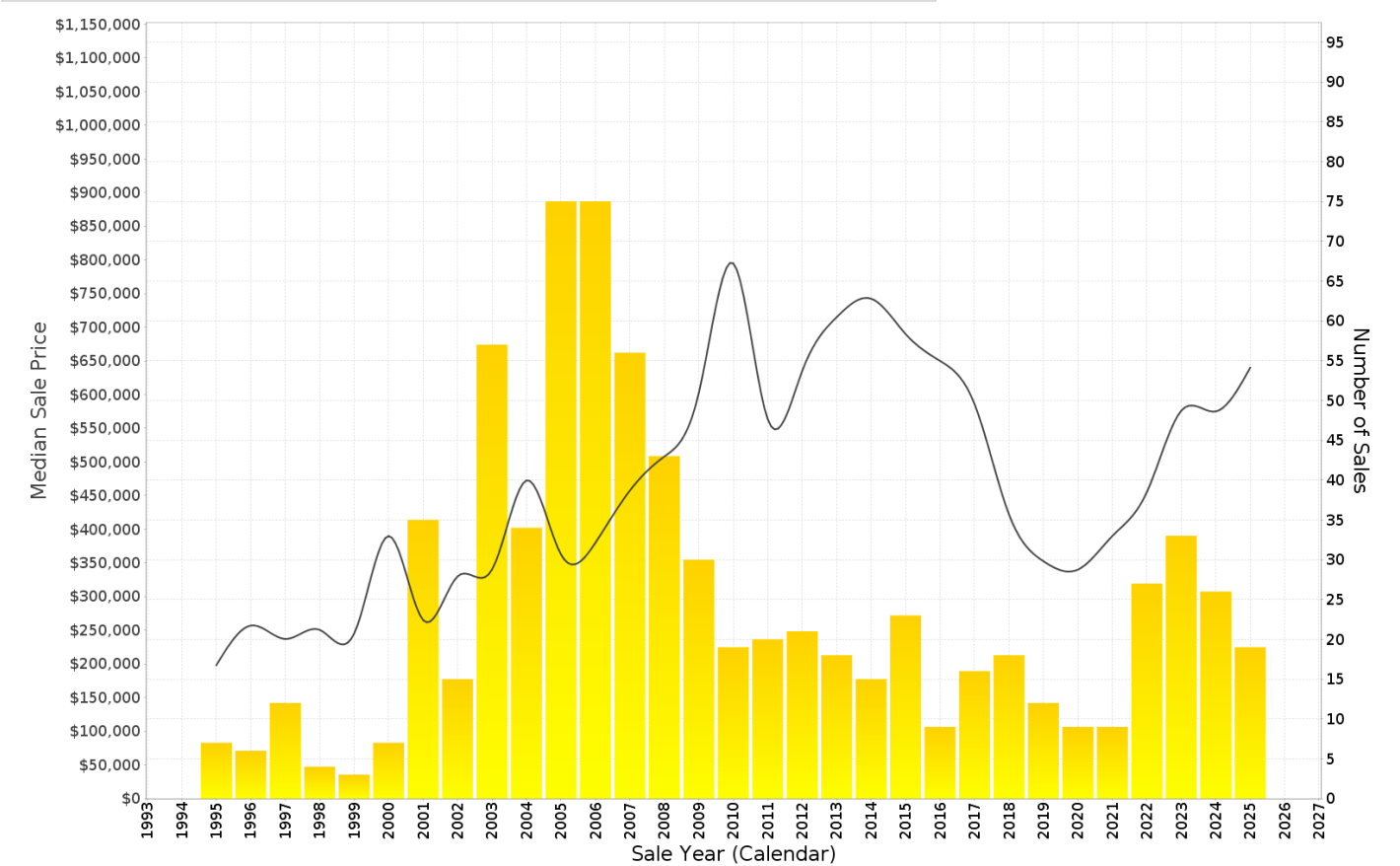
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

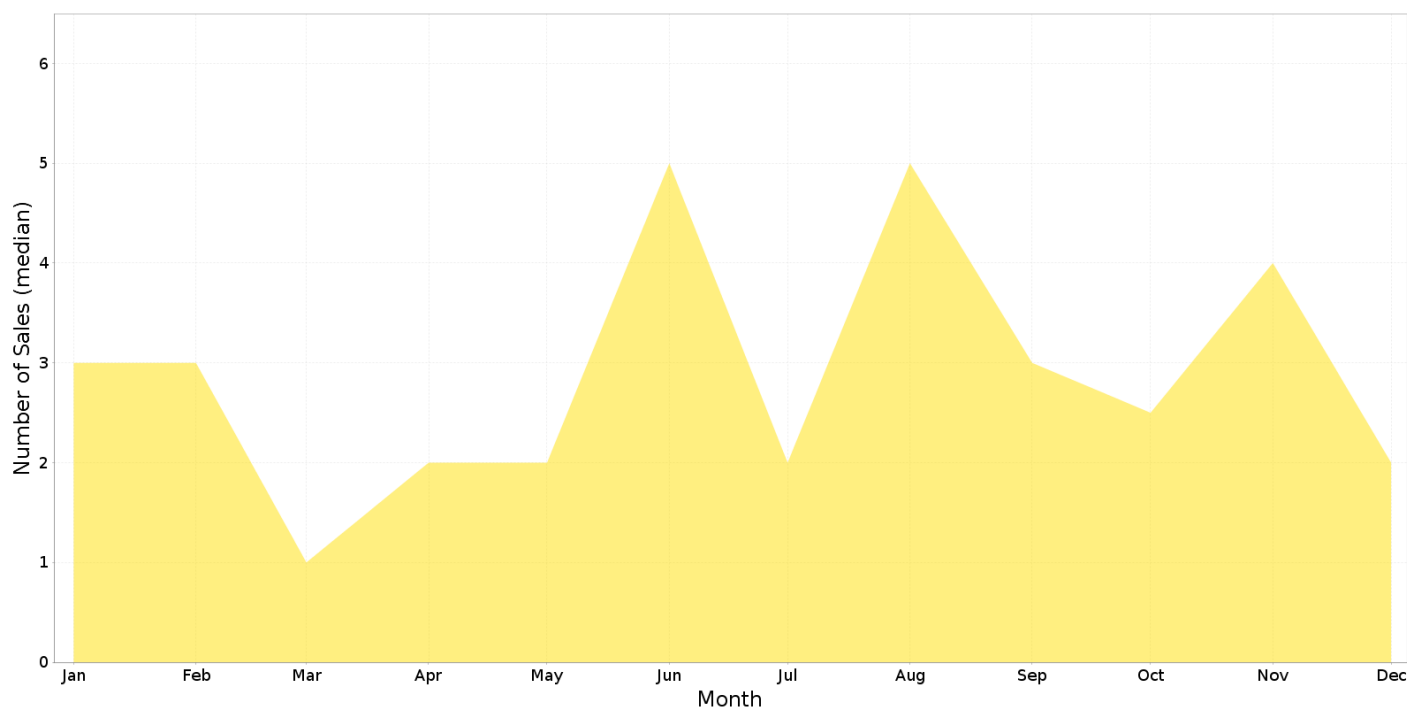
+9.9%

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

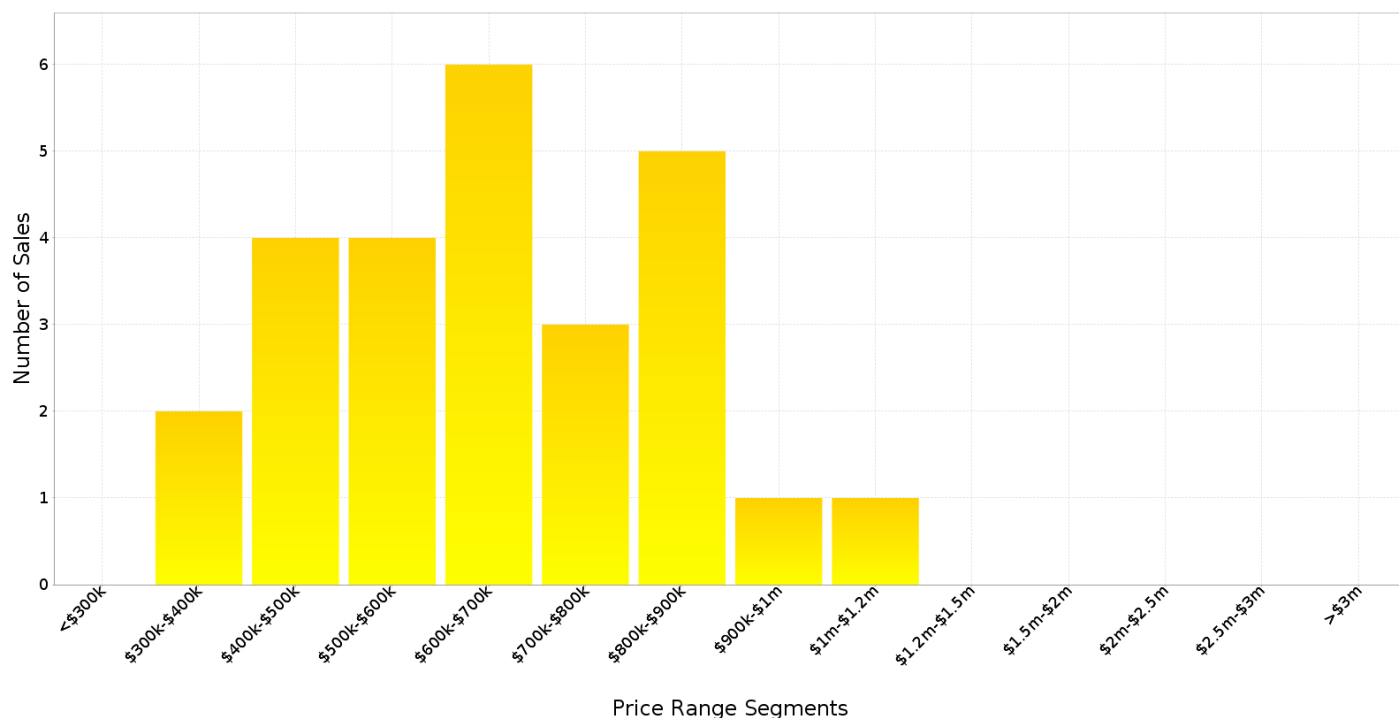
Based on 54 recorded Unit sales compared over the last two rolling 12 month periods



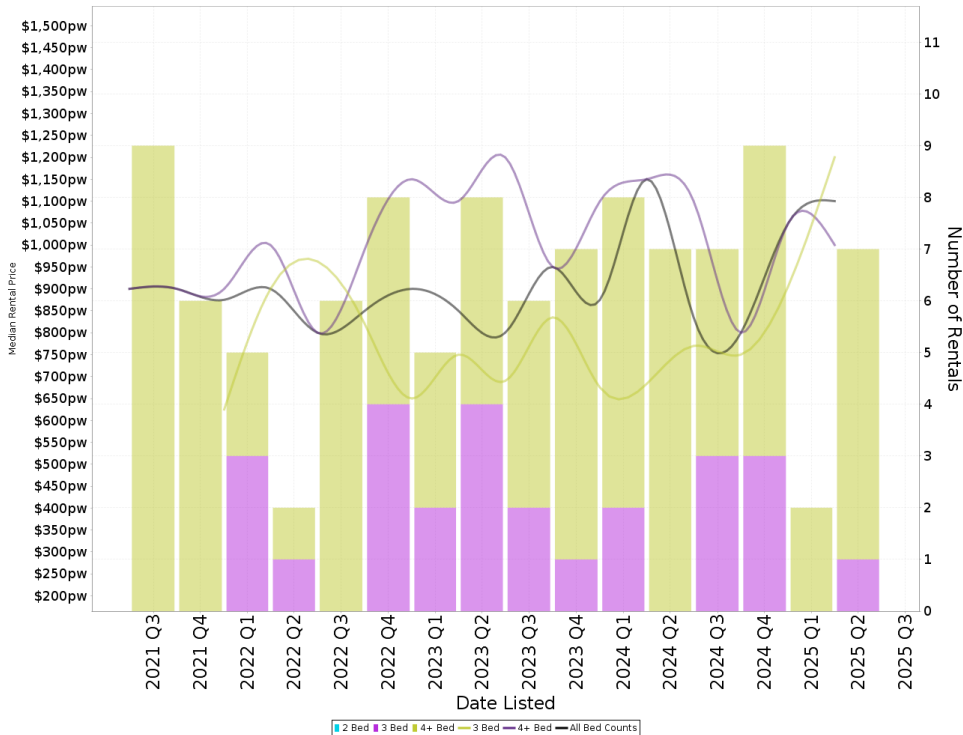
## BAYVIEW - Peak Selling Periods (3 years)



## BAYVIEW - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+10.9%**

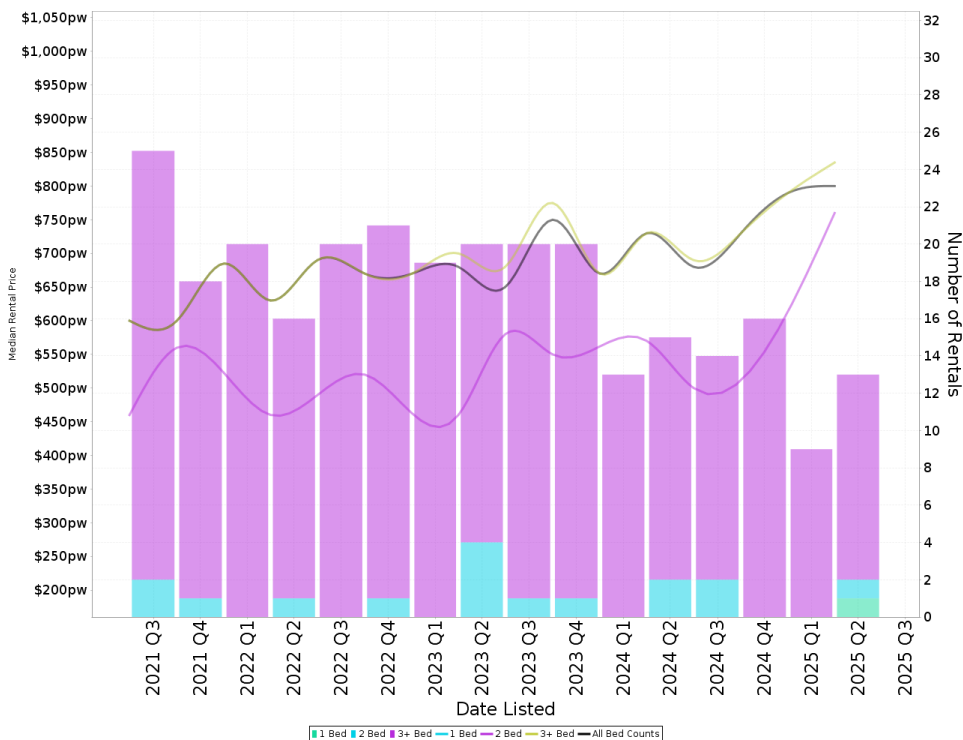
**Current Median Price: \$990,000**  
**Previous Median Price: \$892,500**  
 Based on 31 registered House sales compared over the last two rolling 12 month periods.

### 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

**\$635k**

Based on 26 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

**+9.9%**

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

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

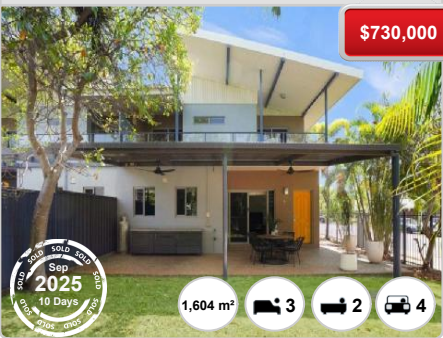
# Sold Properties

**26**

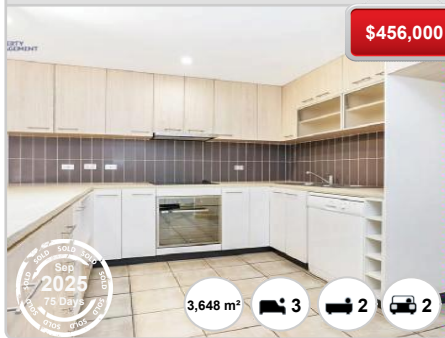
Based on recorded Unit sales within the 12 months (Financial Year 2025)

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

3/56 BAYVIEW BVD



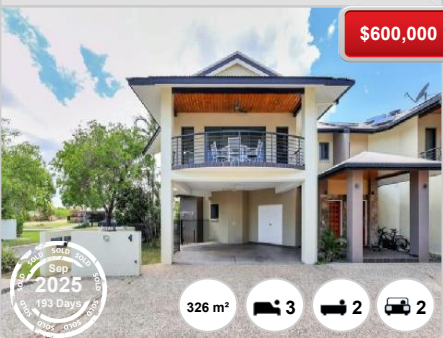
84/5 MICHIE CRT



1/50 O'FERRALS RD



1/1 POPE CRT



1/65 STODDART DR



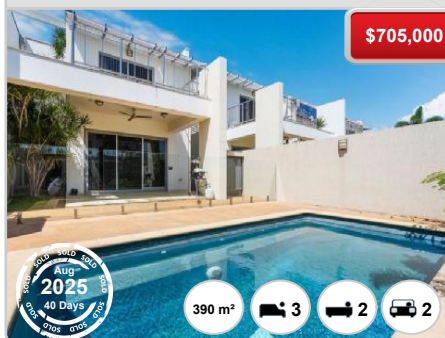
21/6 STODDART DR



6/45 O'FERRALS RD



4/27 FANNING DR



1/21 FANNING DR





**2/1 O'FERRALS RD**

**\$850,000**



**SOLD**  
Jun 2025  
21 Days

724 m<sup>2</sup> 3 2 2

**5/63 STODDART DR**

**\$540,000**




**SOLD**  
Jun 2025

324 m<sup>2</sup> 3 2 2

**2/41 BAYVIEW BVD**

**\$1,110,000**




**SOLD**  
2025  
125 Days

677 m<sup>2</sup> 4 3 2

**1/44 BAYVIEW BVD**

**\$660,000**

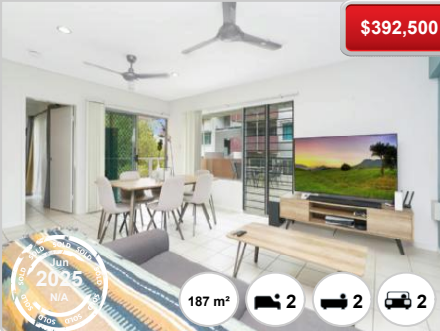


**SOLD**  
2025  
N/A

366 m<sup>2</sup> 3 2 2

**49/3 MICHIE CRT**

**\$392,500**



**SOLD**  
Jun 2025  
N/A

187 m<sup>2</sup> 2 2 2

**71/5 MICHIE CRT**

**\$448,000**




**SOLD**  
Jun 2025  
55 Days

175 m<sup>2</sup> 3 2 2

**15/6 STODDART DR**

**\$630,000**

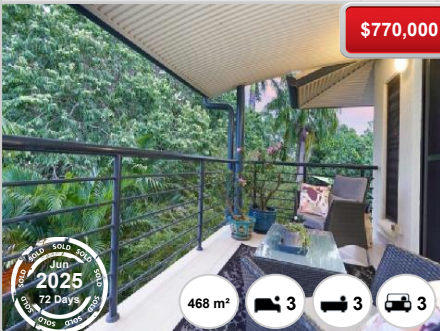


**SOLD**  
Jun 2025  
75 Days

308 m<sup>2</sup> 3 2 2

**1/16 STODDART DR**

**\$770,000**



**SOLD**  
Jun 2025  
72 Days

468 m<sup>2</sup> 3 3 3

**5/45 O'FERRALS RD**

**\$640,000**



**SOLD**  
May 2025  
614 Days

333 m<sup>2</sup> 3 3 2

**2/18 O'FERRALS RD**

**\$905,000**




**SOLD**  
May 2025  
217 Days

307 m<sup>2</sup> 4 3 3

**1/78 O'FERRALS RD**

**\$800,000**



**SOLD**  
Apr 2025  
N/A

466 m<sup>2</sup> 4 2 2

# BAYVIEW - Properties For Rent

Median Rental Price

\$750 /w

Based on 52 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

+6.1%

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

Based on 26 recorded Unit sales and 52 Unit rentals compared over the last 12 months

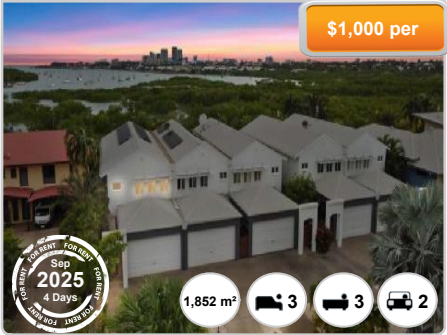
Number of Rentals

52

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

5/42 BAYVIEW BOULEVARD



\$1,000 per

Sep 2025  
4 Days

1,852 m<sup>2</sup>

3

3

2

6/58 STODDART DRIVE



\$1,200 Per

Aug 2025  
52 Days

308 m<sup>2</sup>

3

2

2