

A bright yellow bicycle is parked on a paved surface, leaning against a white picket fence. The bicycle has a brown leather saddle, a rear rack, and a front basket filled with pink flowers. The background shows a blurred residential street with trees and a house. A yellow rectangular box is in the top right corner.

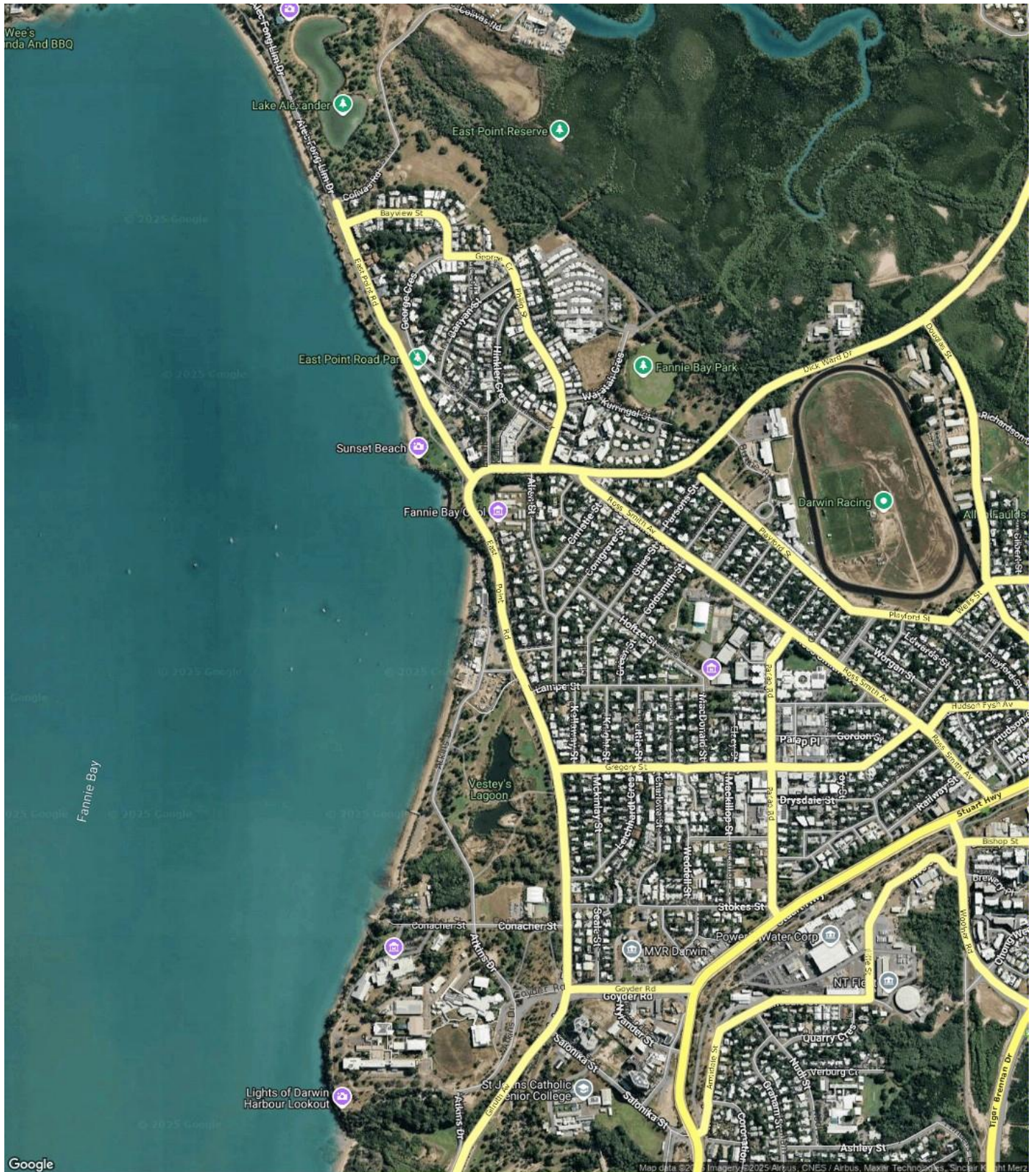
RayWhite.

**Suburb
flyover
report**

FANNIE BAY (UNIT)

PREPARED BY: KRISTINA BILLIAS , RAY WHITE NIGHTCLIFF

FANNIE BAY - Suburb Map



FANNIE BAY - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2007	57	\$ 394,000	0.0 %	\$ 179,199	\$ 1,200,000
2008	52	\$ 418,000	6.1 %	\$ 245,000	\$ 1,230,000
2009	40	\$ 522,500	25.0 %	\$ 115,000	\$ 1,200,000
2010	45	\$ 510,000	-2.4 %	\$ 175,000	\$ 1,090,000
2011	32	\$ 523,500	2.6 %	\$ 250,000	\$ 4,700,000
2012	42	\$ 580,000	10.8 %	\$ 120,000	\$ 1,100,000
2013	46	\$ 596,500	2.8 %	\$ 66,728	\$ 2,600,000
2014	52	\$ 610,000	2.3 %	\$ 225,000	\$ 3,488,888
2015	34	\$ 752,500	23.4 %	\$ 200,000	\$ 8,400,000
2016	22	\$ 645,000	-14.3 %	\$ 295,000	\$ 1,375,000
2017	69	\$ 540,000	-16.3 %	\$ 259,000	\$ 4,000,000
2018	52	\$ 391,250	-27.5 %	\$ 15,000	\$ 1,250,000
2019	18	\$ 356,500	-8.9 %	\$ 137,000	\$ 865,000
2020	6	\$ 450,000	26.2 %	\$ 350,000	\$ 615,000
2021	5	\$ 360,000	-20.0 %	\$ 333,000	\$ 430,000
2022	37	\$ 500,000	38.9 %	\$ 240,000	\$ 1,270,000
2023	48	\$ 504,500	0.9 %	\$ 265,000	\$ 1,400,000
2024	43	\$ 455,000	-9.8 %	\$ 175,000	\$ 1,200,000
2025	49	\$ 471,000	3.5 %	\$ 195,000	\$ 1,450,000

Median Sale Price

\$460k

Based on 49 recorded Unit sales within the last 12 months (Financial Year 2025)

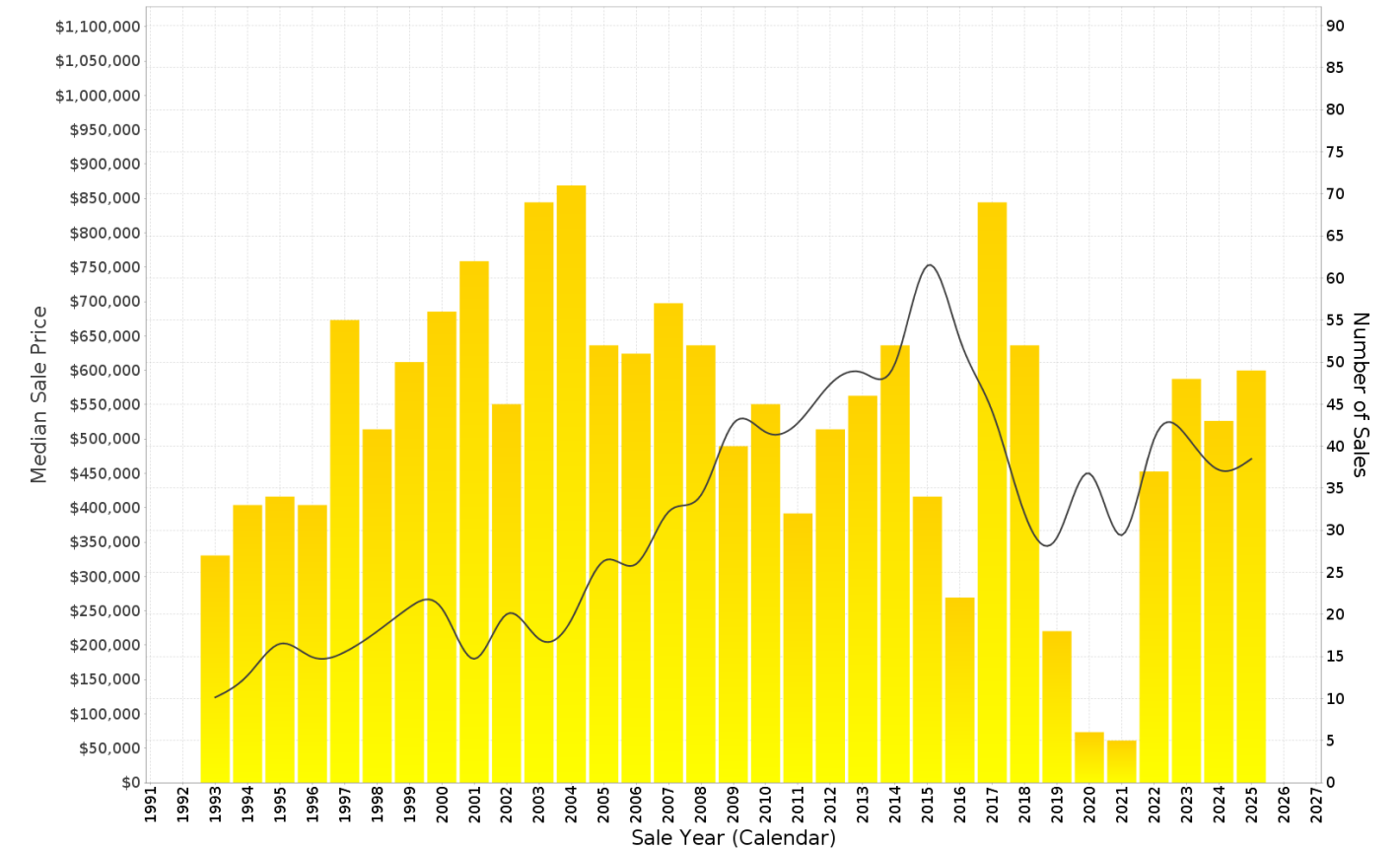
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

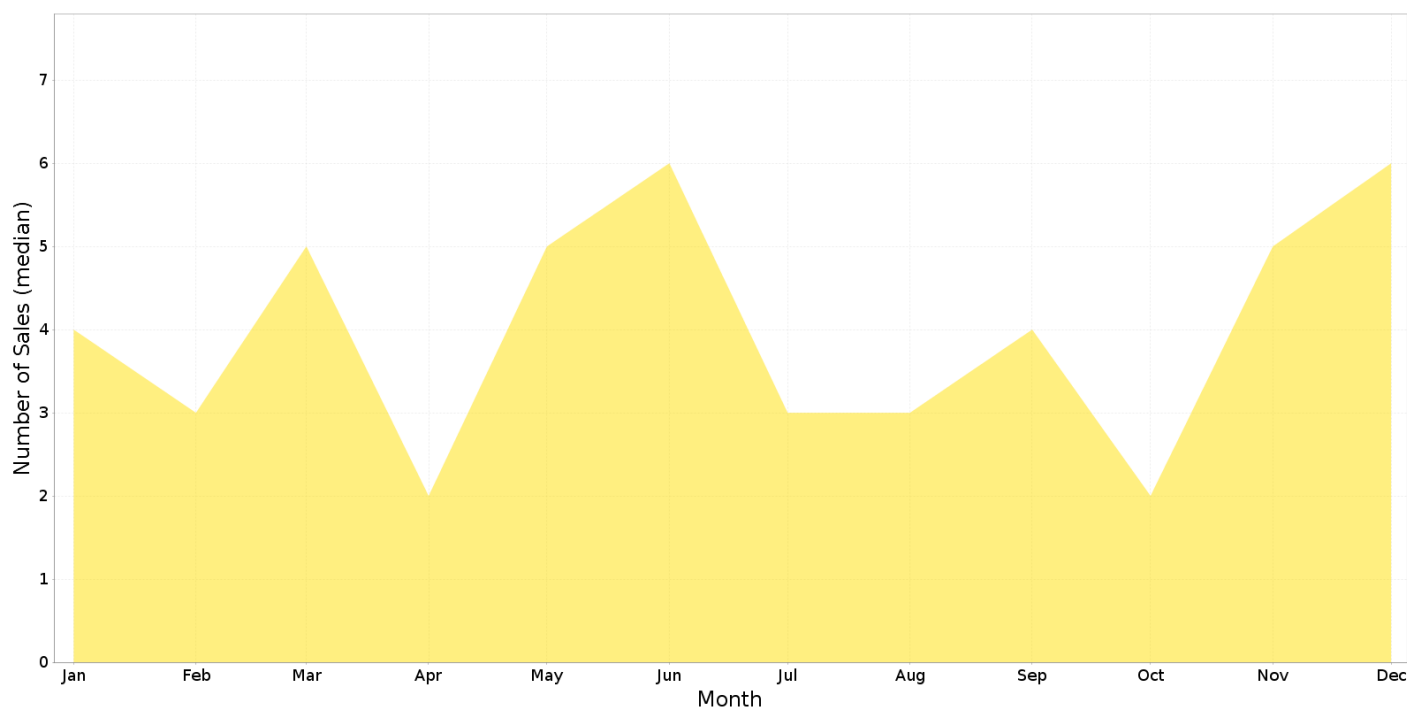
-9.6%

Current Median Price: \$460,000
Previous Median Price: \$509,000

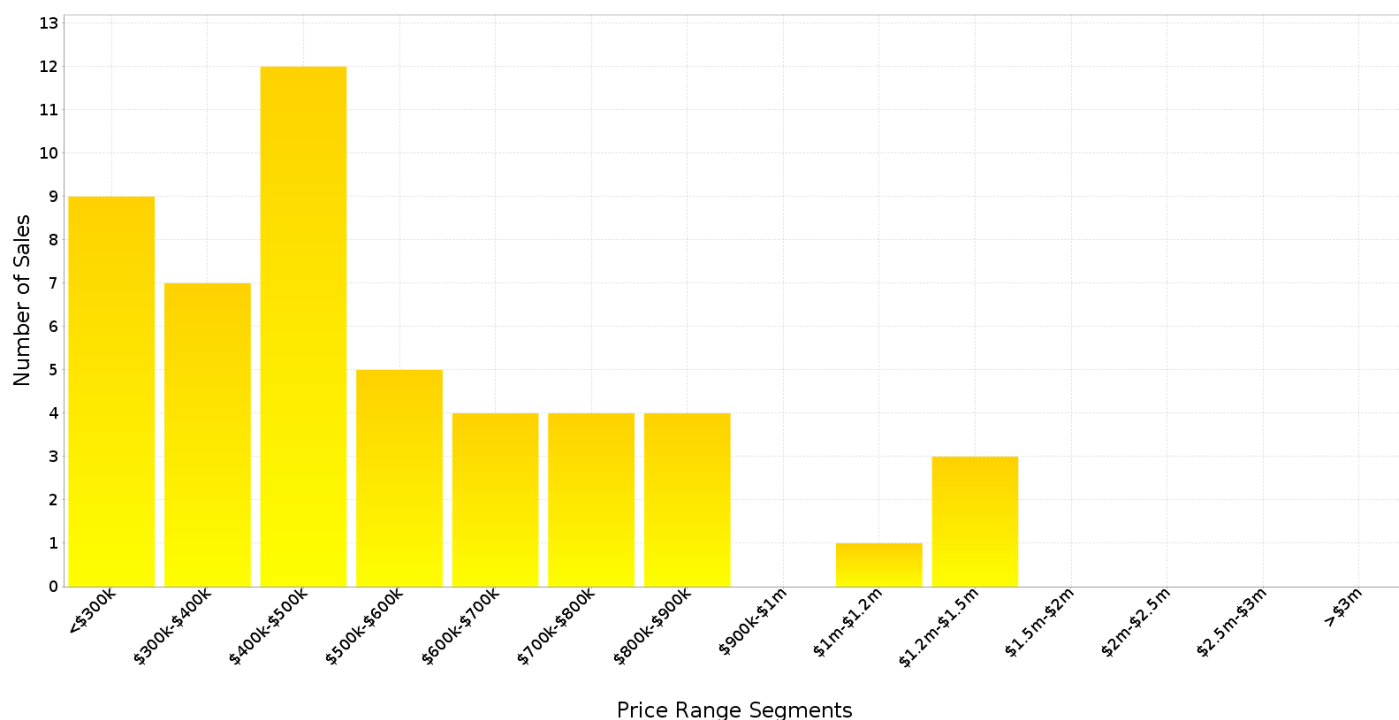
Based on 94 recorded Unit sales compared over the last two rolling 12 month periods



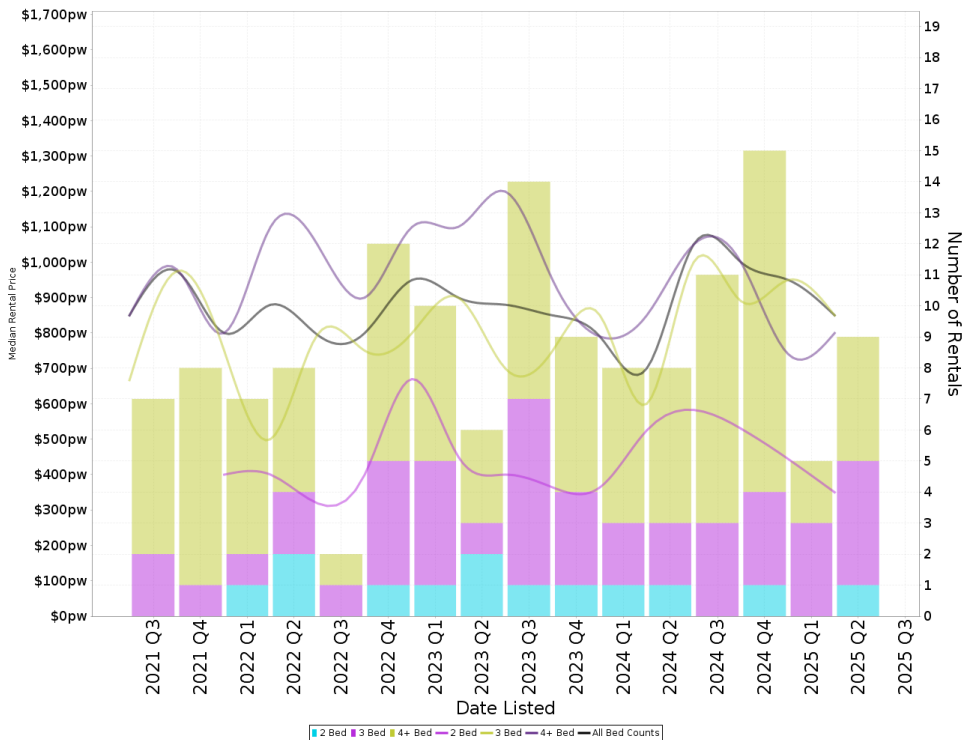
FANNIE BAY - Peak Selling Periods (3 years)



FANNIE BAY - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+10.1%

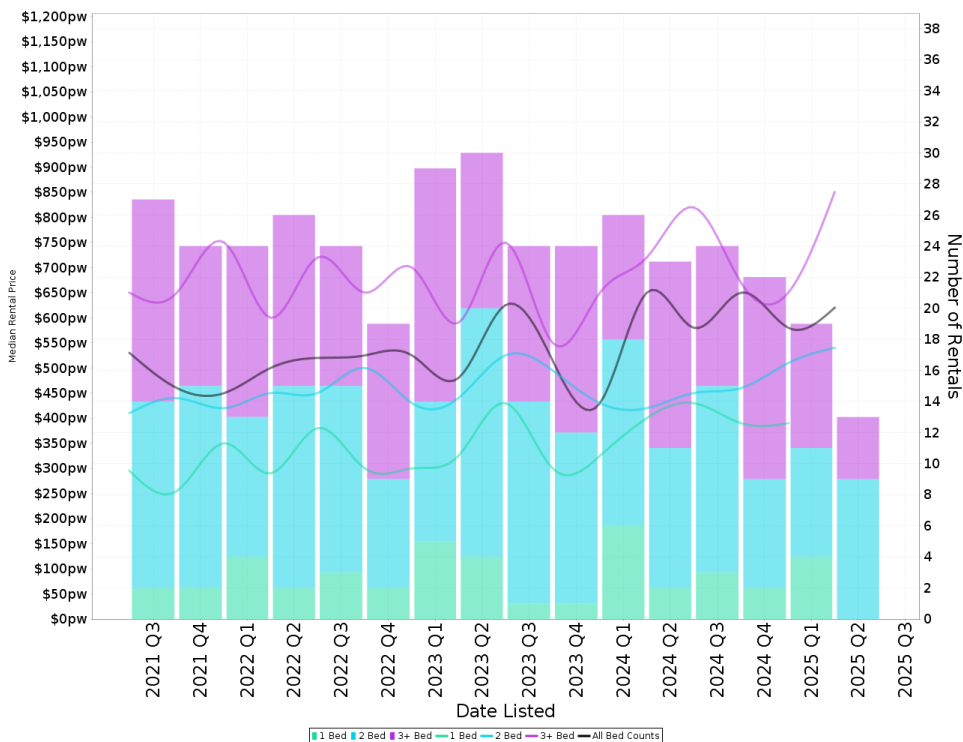
Current Median Price: \$1,230,000
Previous Median Price: \$1,117,500
Based on 37 registered House sales compared over the last two rolling 12 month periods.

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

\$460k

Based on 49 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

-9.6%

Current Median Price: \$460,000
Previous Median Price: \$509,000

Based on 94 recorded Unit sales compared over the last two rolling 12 month periods

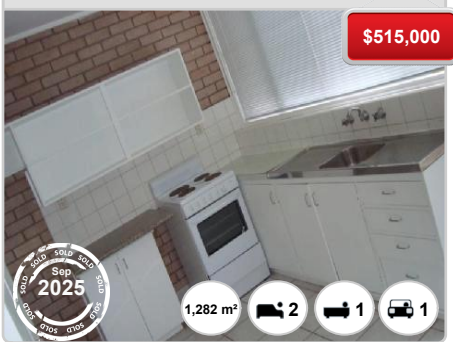
Sold Properties

49

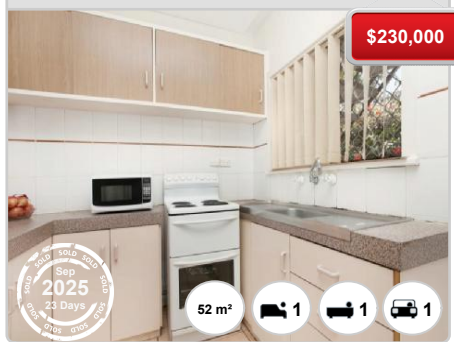
Based on recorded Unit sales within the 12 months (Financial Year 2025)

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

19/24 GEORGE CRES



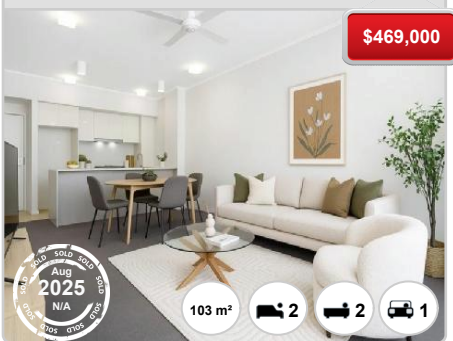
5/8 BANYAN ST



2/8 BANYAN ST



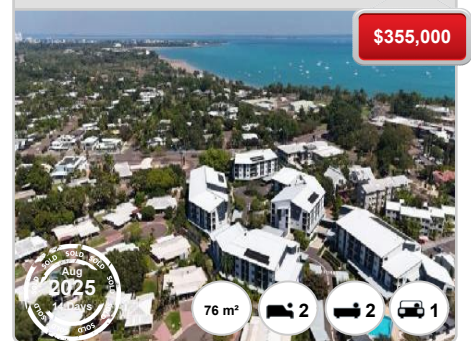
5106/4 KURRINGAL CRT



1/24 GEORGE CRES



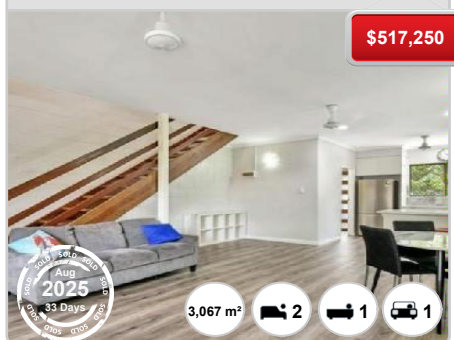
1105/4 KURRINGAL CRT



9/91 ROSS SMITH AVE



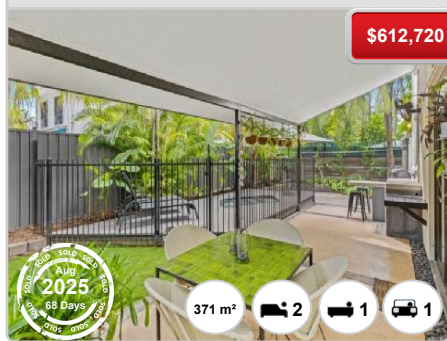
7/39 GEORGE CRES



1/1 MCCOLL ST



4/9 HINKLER CRES



\$612,720

2/21 GEORGE CRES



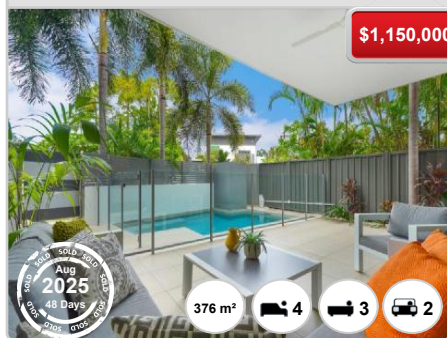
\$630,000

4/18 PHILIP ST



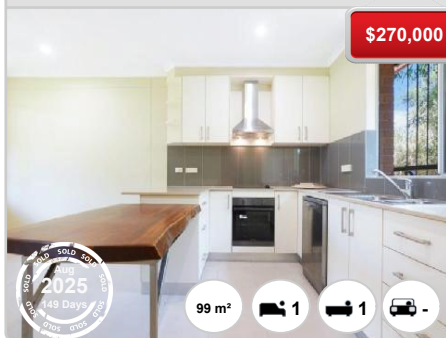
\$652,000

4/25 PHILIP ST



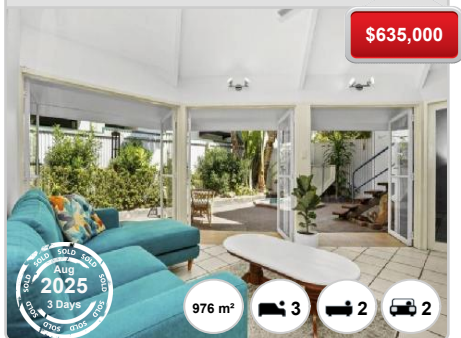
\$1,150,000

15/2 KURRINGAL CRT



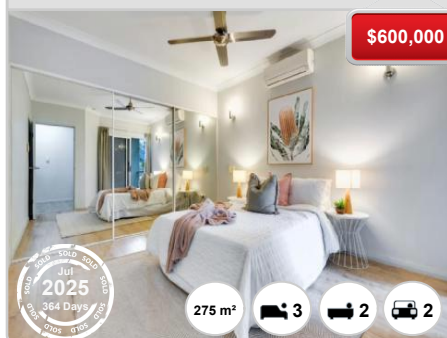
\$270,000

2/14 HINKLER CRES



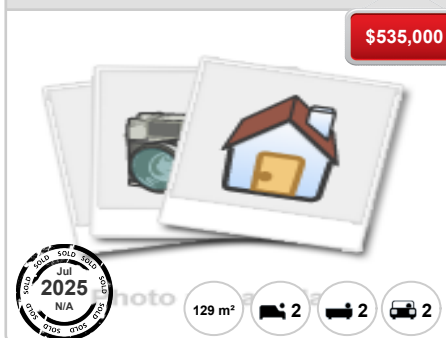
\$635,000

2/18 PHILIP ST



\$600,000

5207/4 KURRINGAL CT



\$535,000

5203/4 KURRINGAL CT



\$345,000

1111/4 KURRINGAL CT



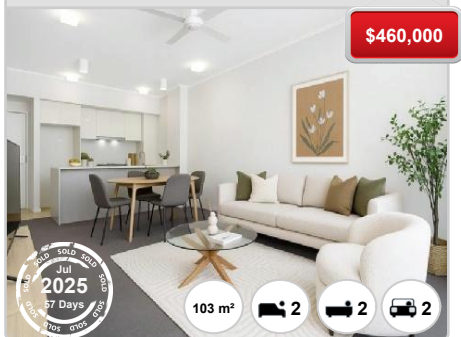
\$471,000

7/3 BANYAN ST



\$290,000

5108/4 KURRINGAL CRT



\$460,000

FANNIE BAY - Properties For Rent

Median Rental Price

\$600 /w

Based on 78 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

+6.8%

Current Median Price: \$460,000
Current Median Rent: \$600

Based on 49 recorded Unit sales and 78 Unit rentals compared over the last 12 months

Number of Rentals

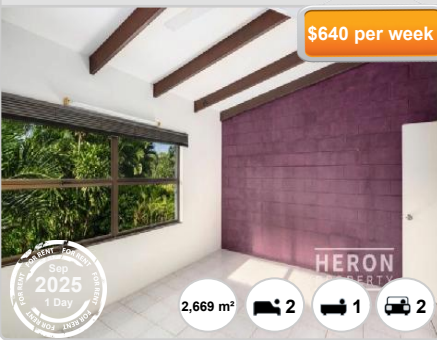
78

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

2/33 GEORGE CRESCENT

\$640 per week



2,669 m²

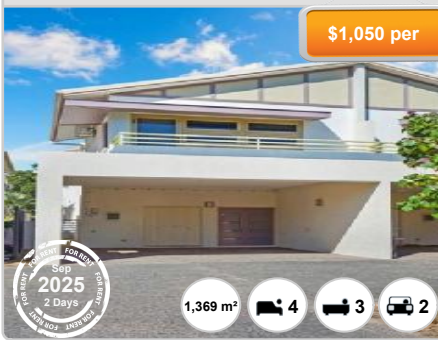
2

1

2

2/14 BAYVIEW STREET

\$1,050 per



1,369 m²

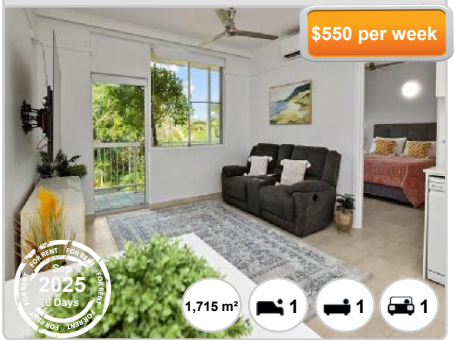
4

3

2

12/60 EAST POINT ROAD

\$550 per week



1,715 m²

1

1

1

1103/4 KURRINGAL COURT

\$600 per week



1.74 ha

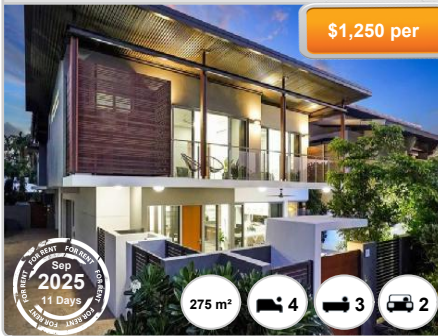
2

2

2

1/34 GEORGE CRESCENT

\$1,250 per



275 m²

4

3

2

4/60 EAST POINT ROAD

APPLICATION



1,715 m²

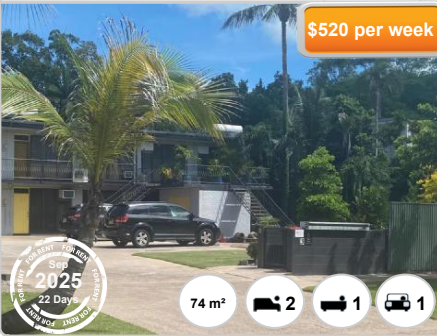
1

1

1

6/3 BANYAN STREET

\$520 per week



74 m²

2

1

1