

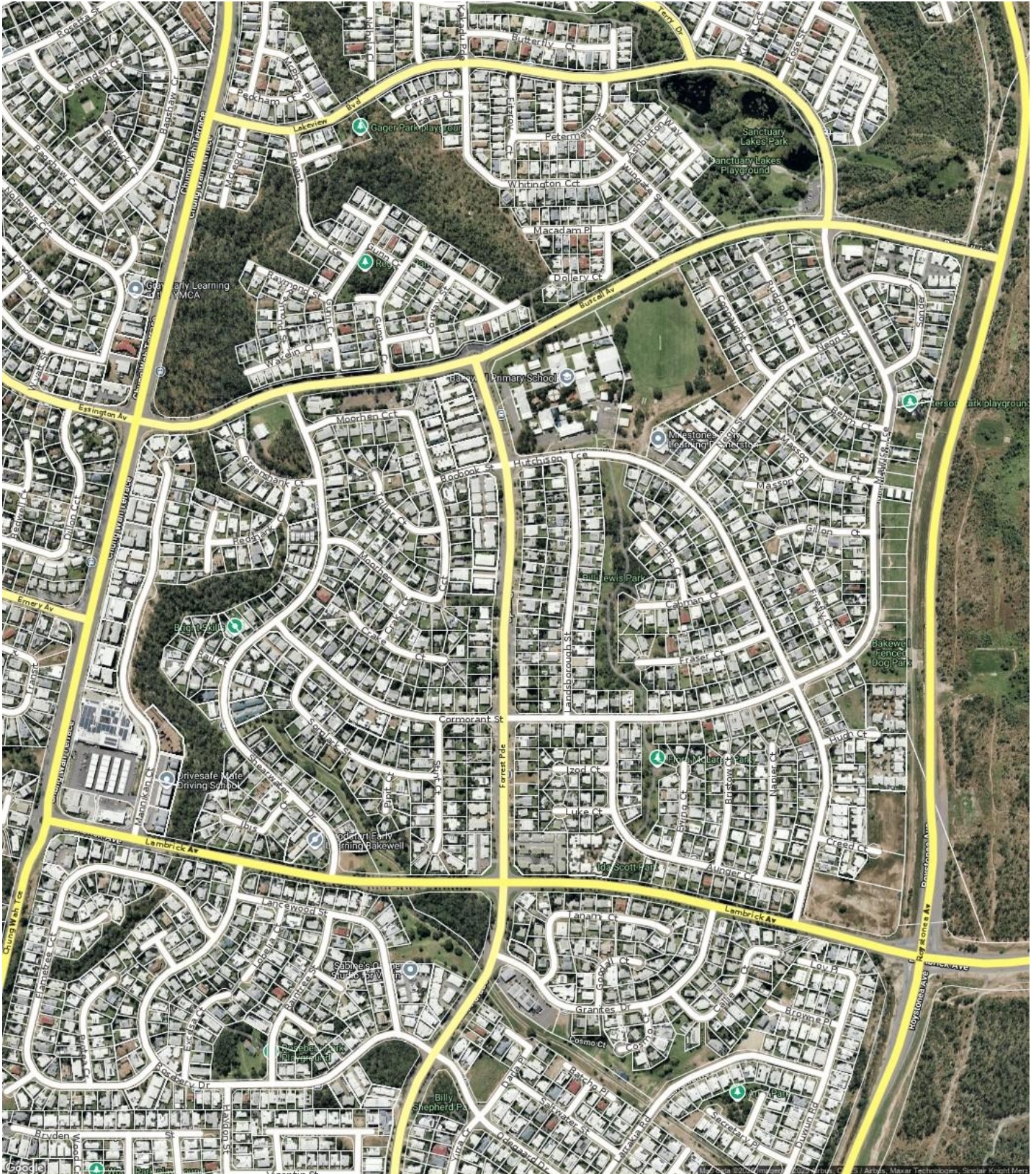
RayWhite.

**Suburb
flyover
report**

BAKEWELL (HOUSE)

PREPARED BY: KRISTINA BILLIAS , RAY WHITE NIGHTCLIFF

BAKEWELL - Suburb Map



BAKEWELL - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	86	\$ 355,000	0.0 %	\$ 41,340	\$ 495,000
2008	82	\$ 389,500	9.7 %	\$ 64,000	\$ 565,000
2009	51	\$ 430,000	10.4 %	\$ 100,000	\$ 570,000
2010	44	\$ 486,250	13.1 %	\$ 121,500	\$ 595,000
2011	54	\$ 455,000	-6.4 %	\$ 117,248	\$ 550,000
2012	56	\$ 505,750	11.2 %	\$ 172,800	\$ 668,000
2013	47	\$ 530,000	4.8 %	\$ 85,500	\$ 615,000
2014	34	\$ 523,750	-1.2 %	\$ 125,000	\$ 647,000
2015	22	\$ 510,000	-2.6 %	\$ 290,000	\$ 636,000
2016	31	\$ 475,000	-6.9 %	\$ 129,900	\$ 575,000
2017	20	\$ 447,500	-5.8 %	\$ 225,000	\$ 580,000
2018	25	\$ 410,000	-8.4 %	\$ 100,000	\$ 510,000
2019	20	\$ 390,000	-4.9 %	\$ 249,000	\$ 495,000
2020	6	\$ 382,500	-1.9 %	\$ 320,000	\$ 515,000
2021	0				
2022	52	\$ 480,000	0.0 %	\$ 159,100	\$ 680,000
2023	32	\$ 489,000	1.9 %	\$ 155,100	\$ 770,000
2024	43	\$ 485,000	-0.8 %	\$ 410,000	\$ 600,000
2025	67	\$ 565,000	16.5 %	\$ 255,000	\$ 907,000

Median Sale Price

\$532k

Based on 64 recorded House sales within the last 12 months (Oct '24 - Sep '25)

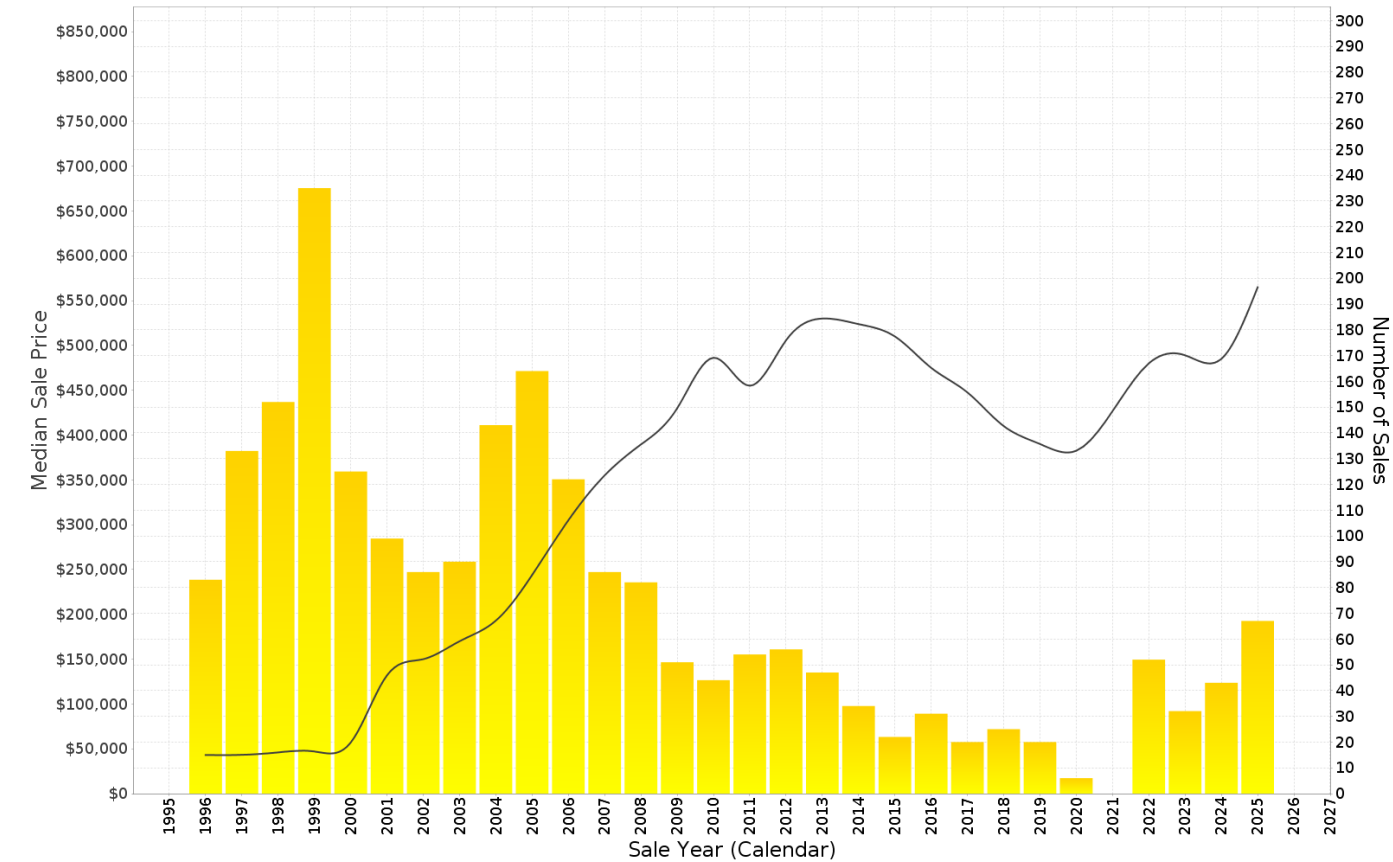
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

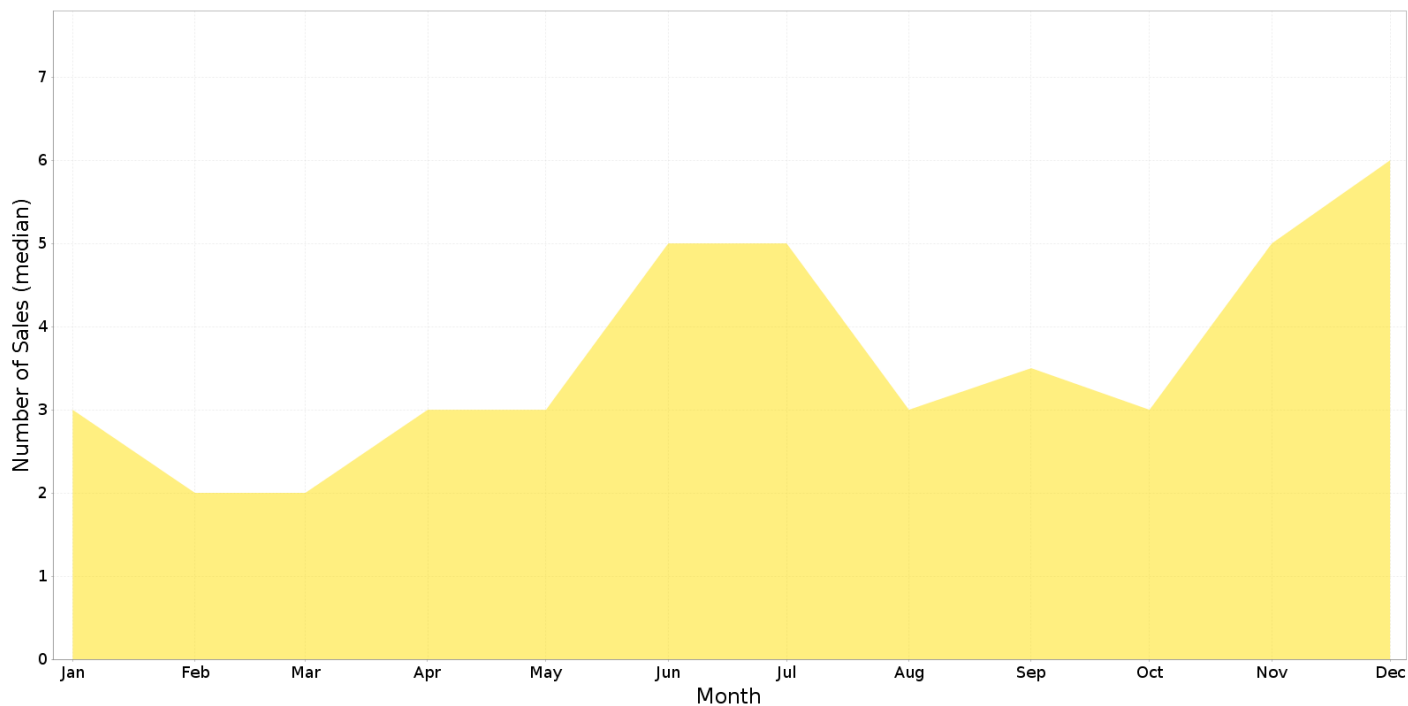
+10.9%

Current Median Price: \$532,500
Previous Median Price: \$480,000

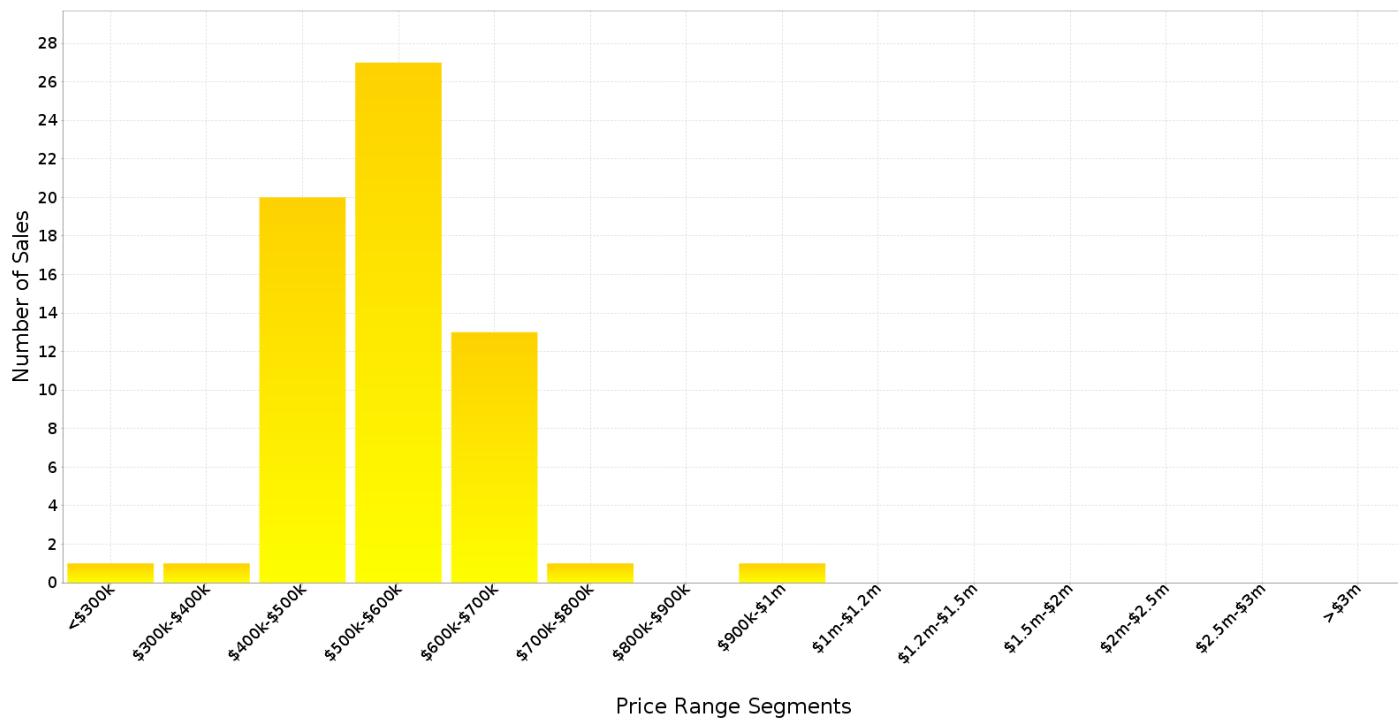
Based on 107 recorded House sales compared over the last two rolling 12 month periods



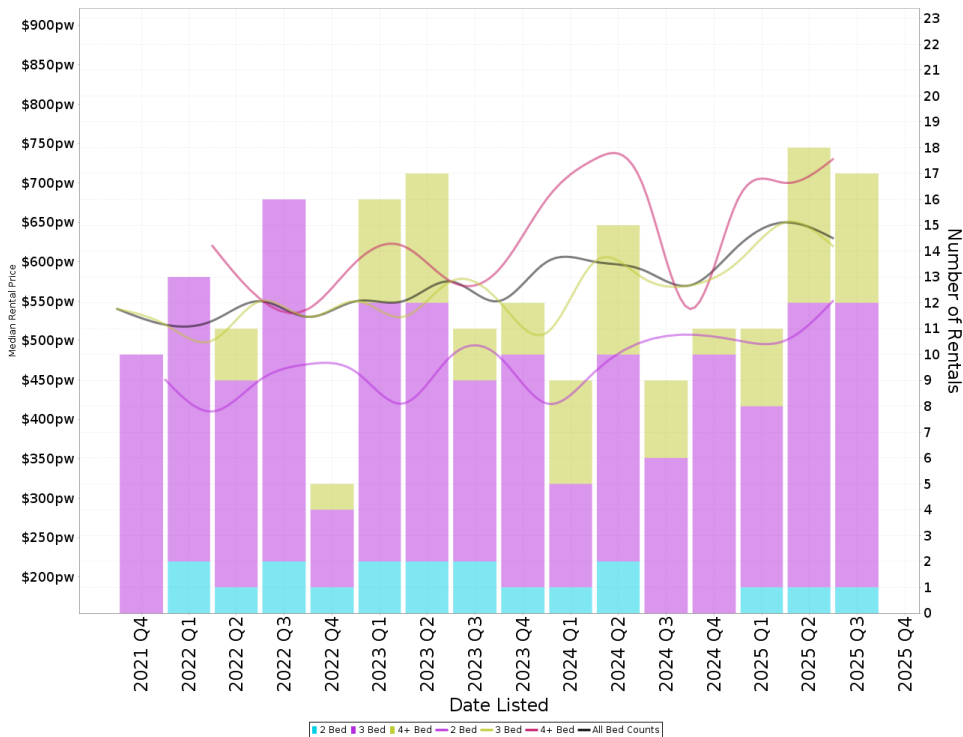
BAKEWELL - Peak Selling Periods (3 years)



BAKEWELL - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+10.9%

Current Median Price: \$532,500

Previous Median Price: \$480,000

Based on 107 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

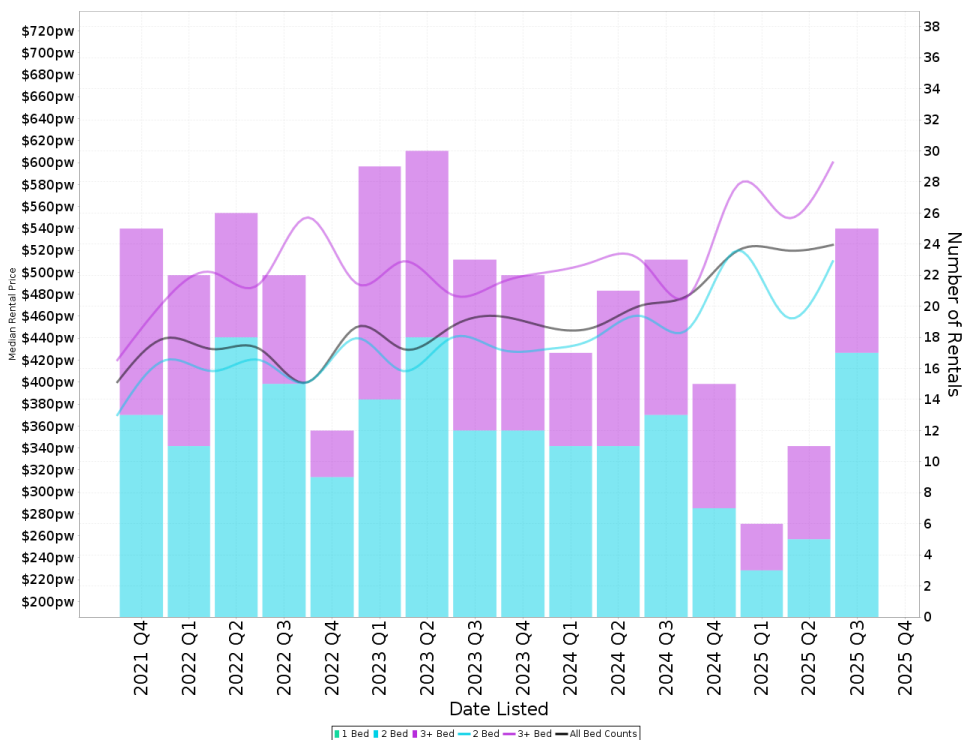
+6.2%

Current Median Price: \$532,500

Current Median Rent: \$630

Based on 57 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+31.0%

Current Median Price: \$370,000

Previous Median Price: \$282,500

Based on 103 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+7.3%

Current Median Price: \$370,000

Current Median Rent: \$520

Based on 57 registered Unit rentals compared over the last 12 months.

BAKEWELL - Recently Sold Properties

Median Sale Price

\$532k

Based on 64 recorded House sales within the last 12 months (Oct '24 - Sep '25)

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

Suburb Growth

+10.9%

Current Median Price: \$532,500
Previous Median Price: \$480,000

Based on 107 recorded House sales compared over the last two rolling 12 month periods

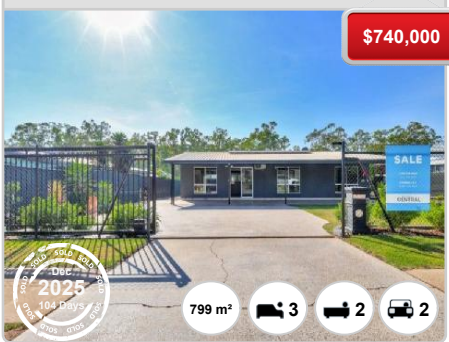
Sold Properties

64

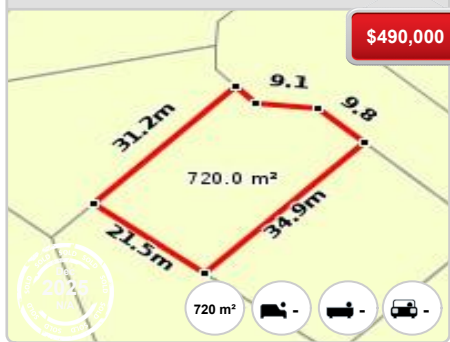
Based on recorded House sales within the 12 months (Oct '24 - Sep '25)

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

21 LANDSBOROUGH ST



17 MASSON CRT



12 BEHM CT



7 LANDSBOROUGH ST



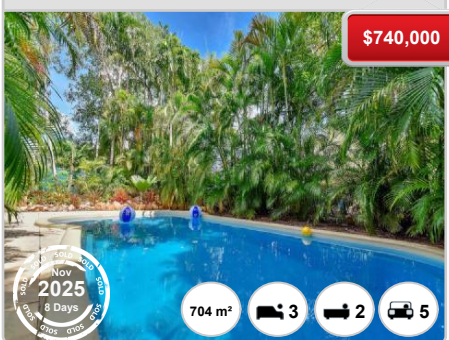
17 AUNGER CRES



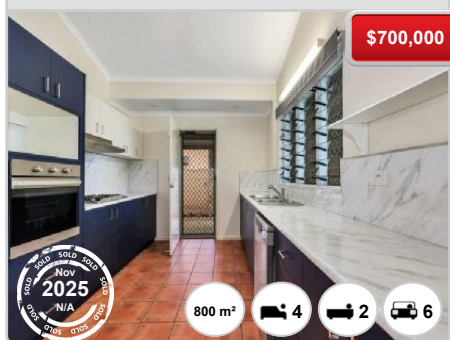
12 IBIS CRT



11 GILLON CRT



36 AUNGER CRES



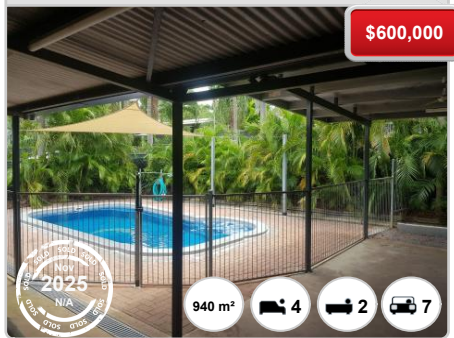
6 RAIL CRT



25 MOORHEN CCT



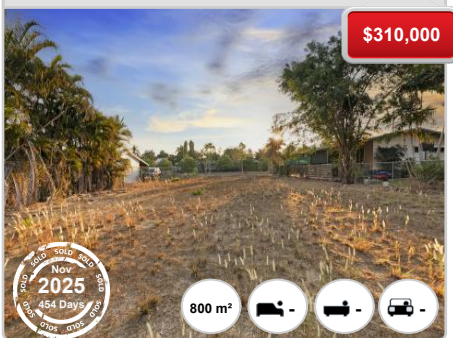
9 SONGLARK ST



19 RUDOLPH CRT



67 FORREST PDE



8 SHEARWATER DR



29 HUTCHISON TCE



14 CORMORANT ST



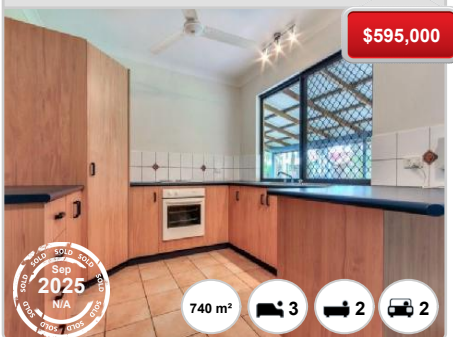
9 BRISTOW CRT



17 LANDBOROUGH ST



83 MAURICE TCE



35 FORREST PDE



69 FORREST PDE



BAKEWELL - Properties For Rent

Median Rental Price

\$630 /w

Based on 57 recorded House rentals within the last 12 months (Oct '24 - Sep '25)

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

Rental Yield

+6.2%

Current Median Price: \$532,500
Current Median Rent: \$630

Based on 64 recorded House sales and 57 House rentals compared over the last 12 months

Number of Rentals

57

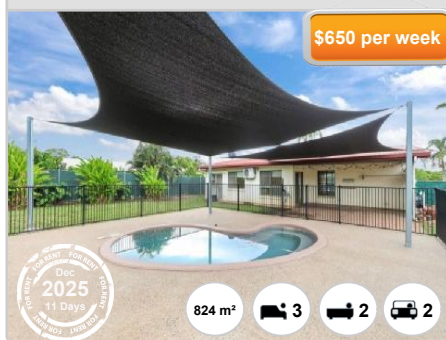
Based on recorded House rentals within the last 12 months (Oct '24 - Sep '25)

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

10 REDSHANK COURT



119 MAURICE TERRACE



44 MANNIKAN COURT

