

RayWhite.

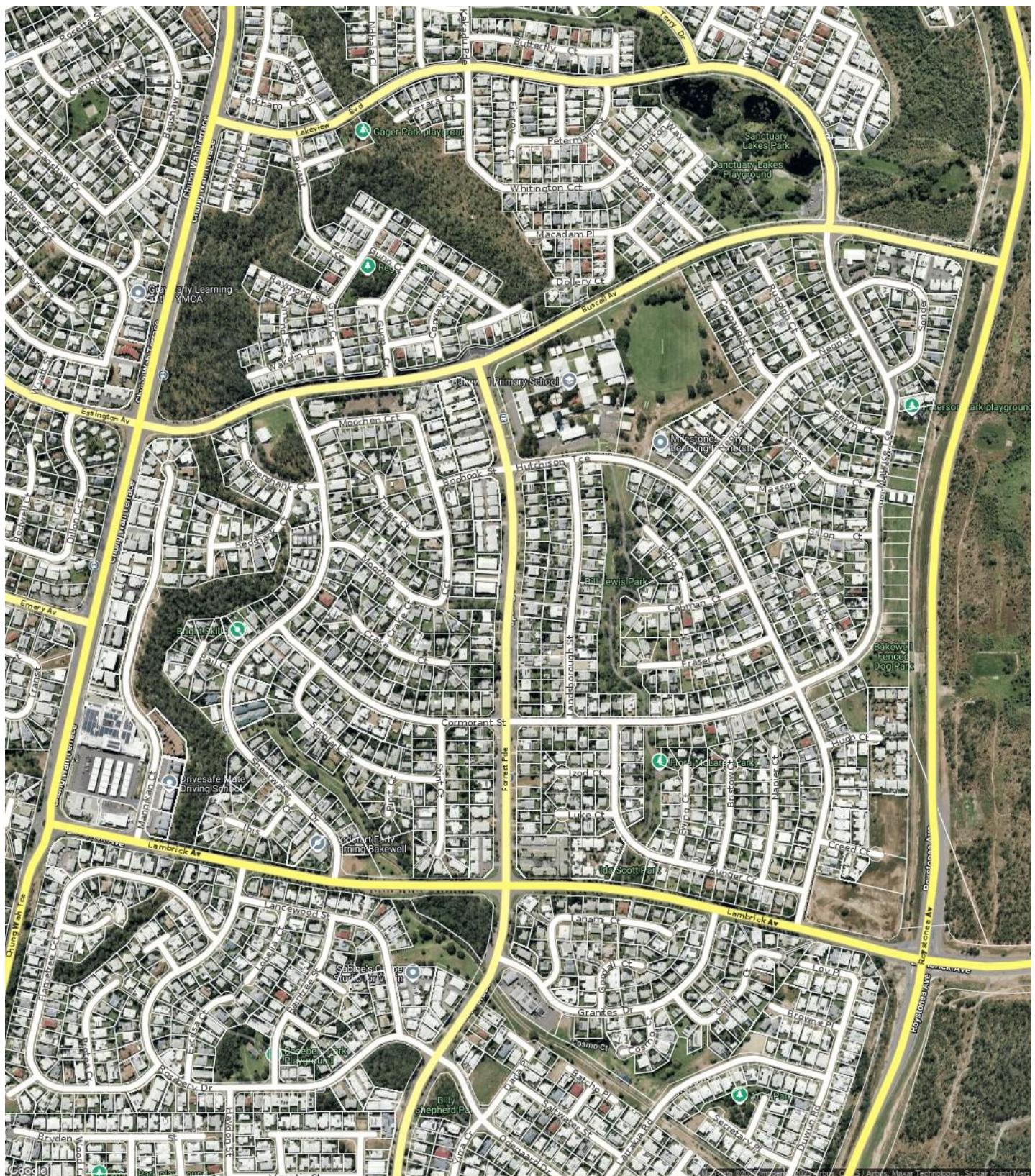


Suburb flyover report

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)

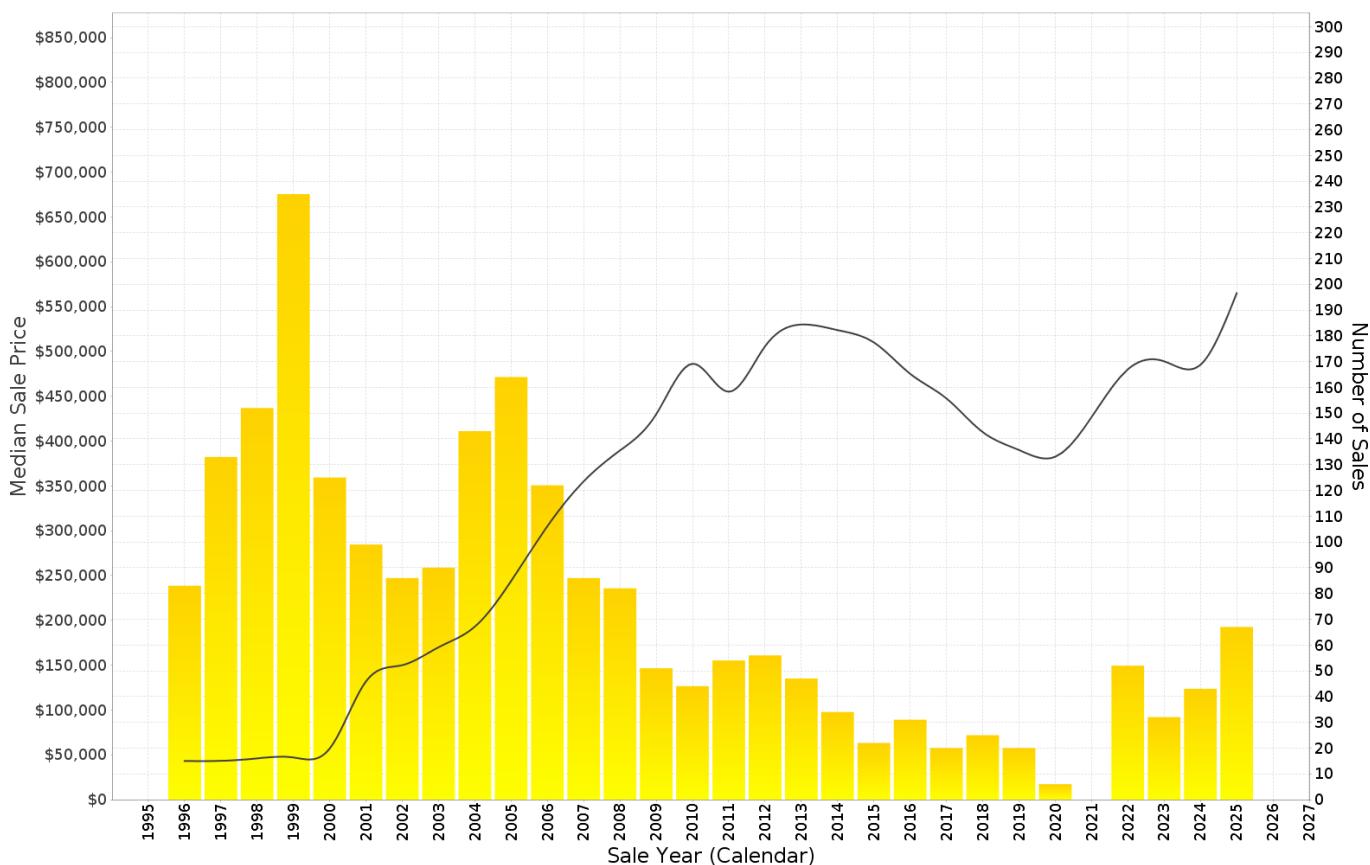
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

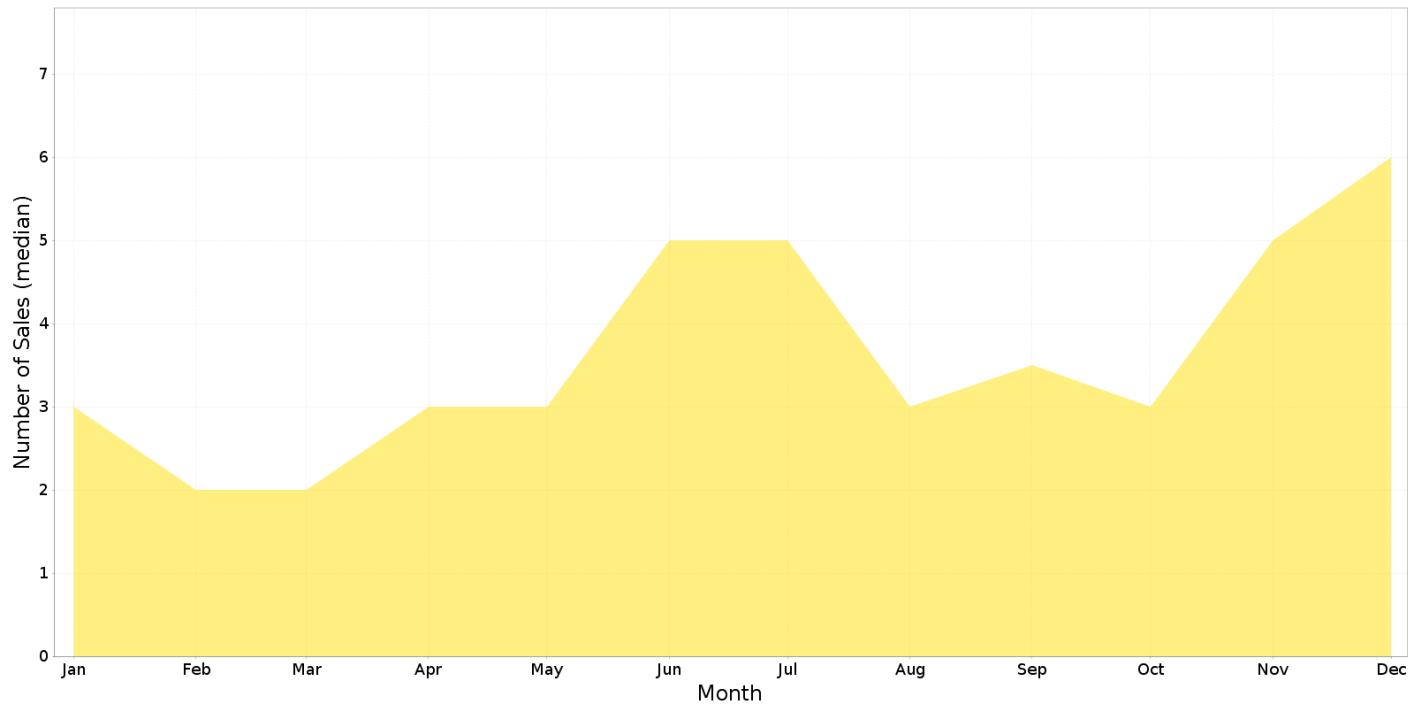
+10.9%

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

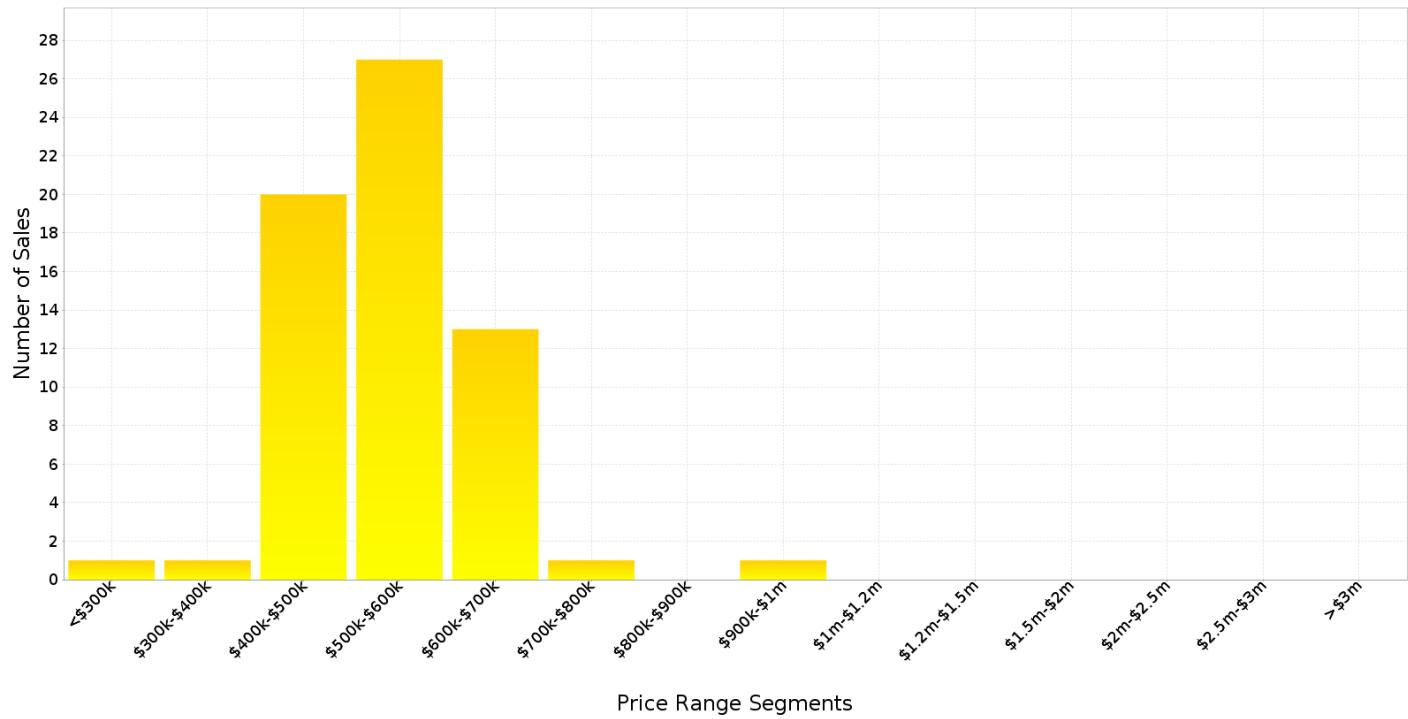
Based on 107 recorded House sales compared over the last two rolling 12 month periods



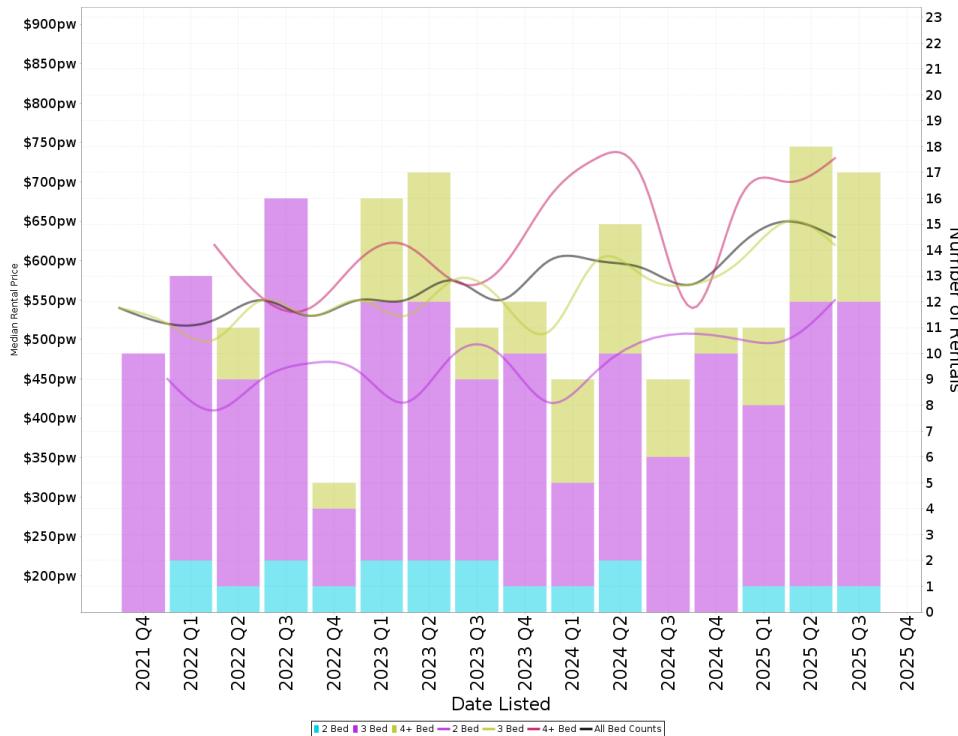
BAKEWELL - Peak Selling Periods (3 years)



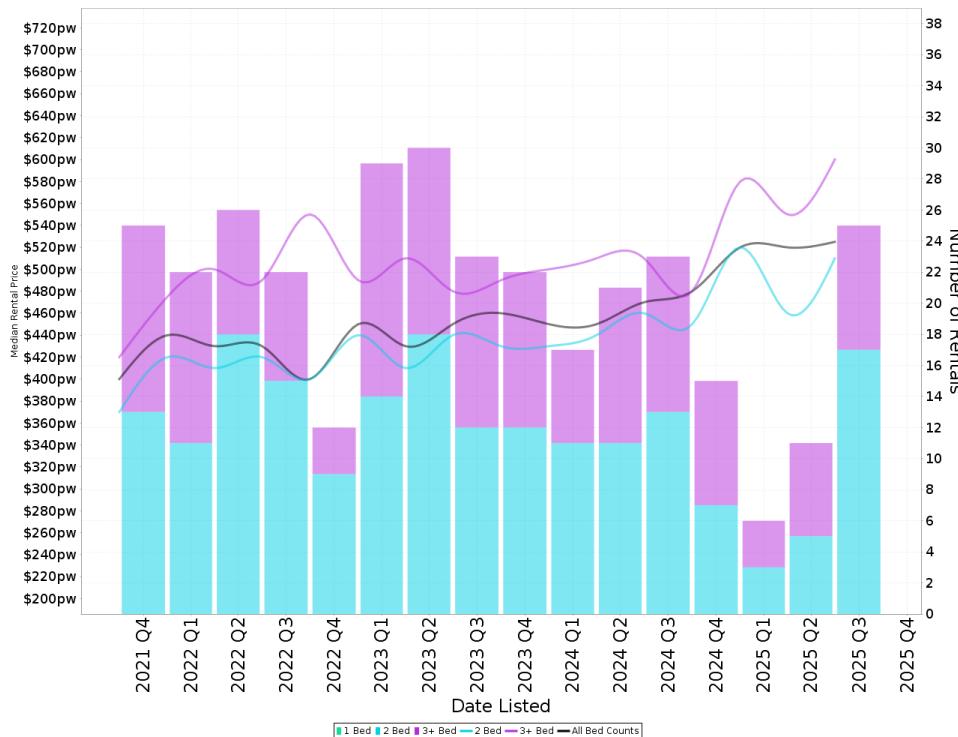
BAKEWELL - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Median Weekly Rents (Units)



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



\$740,000

7 LANDSBOROUGH ST



\$685,000

11 GILLON CRT

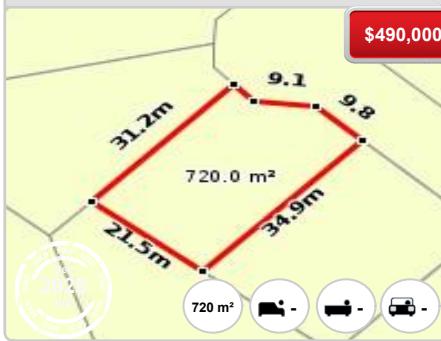


\$740,000

Prepared on 29/12/2025 by Kristina Billias, +61 405191295 at Ray White Nightcliff. © Property Data Solutions Pty Ltd 2025 (pricefinder.com.au)

The materials are provided as an information source only. © Copyright in the underlying data for the Northern Territory is owned by the Northern Territory of Australia represented by the Department of Infrastructure, Planning and Logistics for which no responsibility is accepted.

17 MASSON CRT



\$490,000

17 AUNGER CRES



\$615,000

36 AUNGER CRES



\$700,000

12 BEHM CT



\$640,000

12 IBIS CRT



\$620,000

6 RAIL CRT



\$600,000

25 MOORHEN CCT



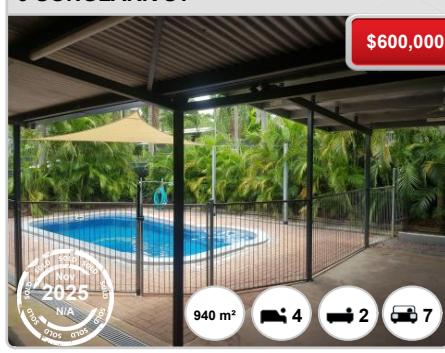
\$630,000

858.0 m²

16.7m, 14.1m, 16.7m

3 Bed, 2 Bath, 2 Car

9 SONGLARK ST



\$600,000

940 m²

4 Bed, 2 Bath, 7 Car

19 RUDOLPH CRT

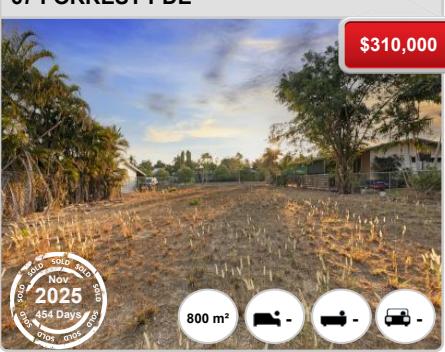


\$600,000

702 m²

3 Bed, 2 Bath, 2 Car

67 FORREST PDE



\$310,000

800 m²

454 Days

Nov 2025

3 Bed, 2 Bath, 2 Car

8 SHEARWATER DR



\$386,000

801 m²

3 Bed, 1 Bath, 2 Car

29 HUTCHISON TCE



\$750,000

740.0 m²

40.0m, 18.5m

5 Bed, 2 Bath, 2 Car

14 CORMORANT ST



\$565,000

914 m²

3 Bed, 1 Bath, 2 Car

9 BRISTOW CRT



\$560,000

734.0 m²

32.1m, 27.7m

3 Bed, 1 Bath, 1 Car

17 LANDSBOROUGH ST



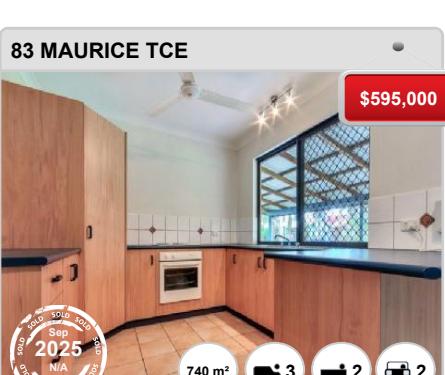
\$665,000

804.0 m²

40.0m, 20.3m

4 Bed, 2 Bath, 2 Car

83 MAURICE TCE



\$595,000

740 m²

3 Bed, 2 Bath, 2 Car

35 FORREST PDE



\$580,000

772.0 m²

39.0m, 19.8m

3 Bed, 2 Bath, 4 Car

69 FORREST PDE



\$450,000

800 m²

3 Bed, 1 Bath, 2 Car

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)

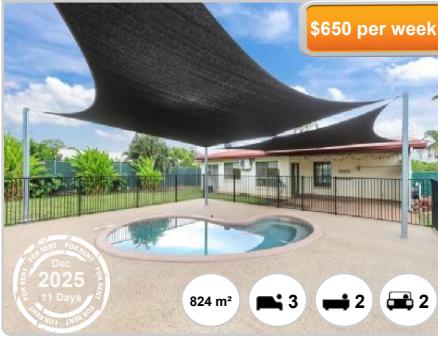
Based on a rolling 12 month period and may differ from calendar year statistics

10 REDSHANK COURT



846 m² 2 1

119 MAURICE TERRACE



824 m² 3 2

44 MANNIKAN COURT



824 m² 3 2