

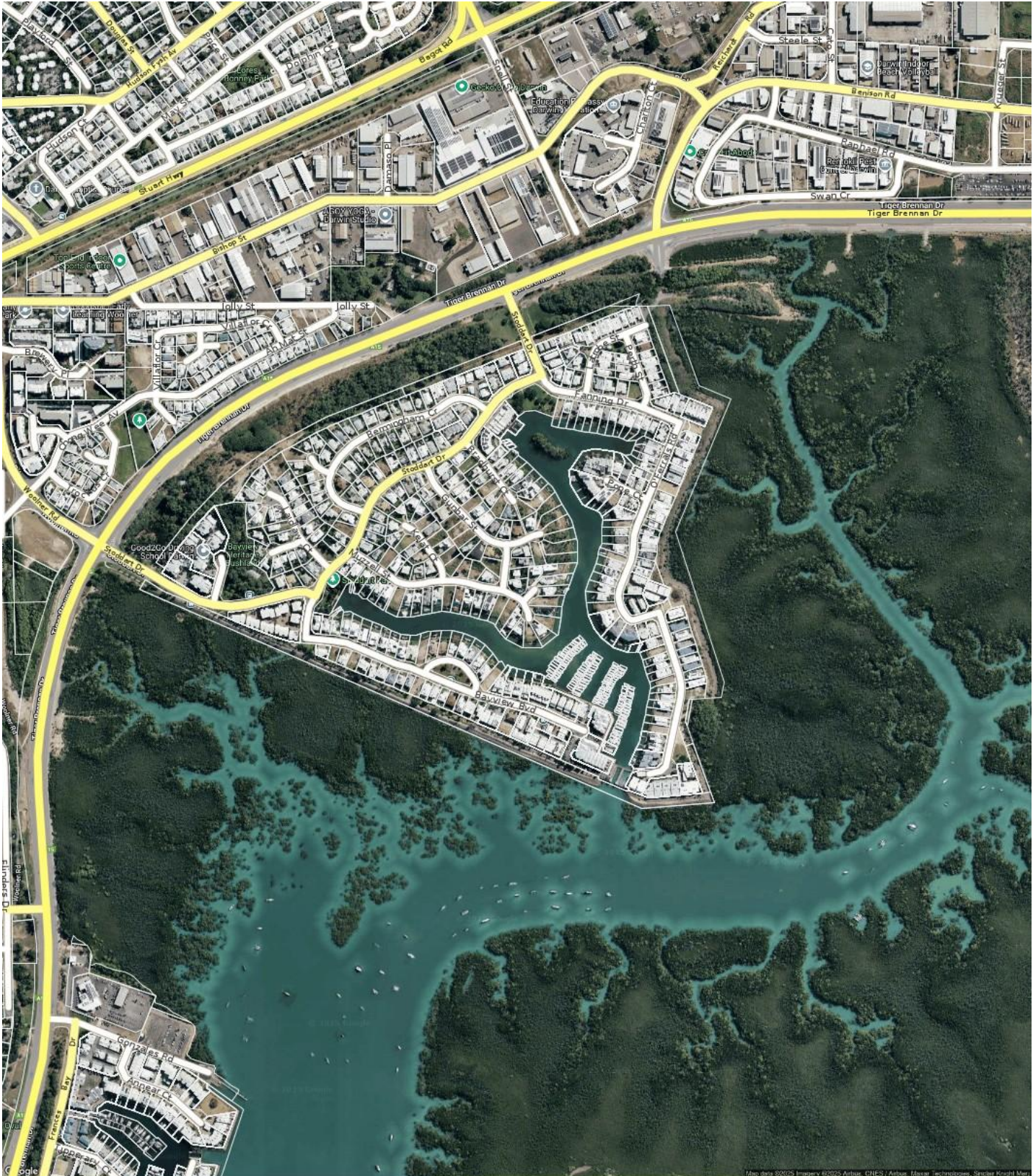
RayWhite.

**Suburb
flyover
report**

BAYVIEW (HOUSE)

PREPARED BY: KRISTINA BILLIAS , RAY WHITE NIGHTCLIFF

BAYVIEW - Suburb Map



BAYVIEW - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	31	\$ 582,000	0.0 %	\$ 325,000	\$ 1,420,000
2008	16	\$ 720,000	23.7 %	\$ 340,000	\$ 1,490,000
2009	21	\$ 800,000	11.1 %	\$ 20,000	\$ 2,300,000
2010	9	\$ 790,000	-1.2 %	\$ 374,000	\$ 1,500,000
2011	7	\$ 1,017,000	28.7 %	\$ 776,000	\$ 1,800,000
2012	12	\$ 777,500	-23.5 %	\$ 525,000	\$ 1,085,000
2013	11	\$ 880,000	13.2 %	\$ 447,000	\$ 1,850,000
2014	14	\$ 812,500	-7.7 %	\$ 262,500	\$ 1,080,000
2015	15	\$ 1,050,000	29.2 %	\$ 395,000	\$ 1,810,000
2016	15	\$ 1,000,000	-4.8 %	\$ 370,000	\$ 2,125,000
2017	10	\$ 805,000	-19.5 %	\$ 387,000	\$ 2,300,000
2018	8	\$ 722,500	-10.2 %	\$ 450,000	\$ 1,200,000
2019	21	\$ 825,000	14.2 %	\$ 315,000	\$ 1,480,000
2020	5	\$ 750,000	-9.1 %	\$ 650,000	\$ 970,000
2021	0				
2022	10	\$ 960,000	0.0 %	\$ 405,000	\$ 1,350,000
2023	15	\$ 950,000	-1.0 %	\$ 200,000	\$ 1,950,000
2024	10	\$ 706,500	-25.6 %	\$ 450,000	\$ 1,500,000
2025	18	\$ 1,097,500	55.3 %	\$ 508,500	\$ 1,720,500

Median Sale Price

\$990k

Based on 18 recorded House sales within the last 12 months (Oct '24 - Sep '25)

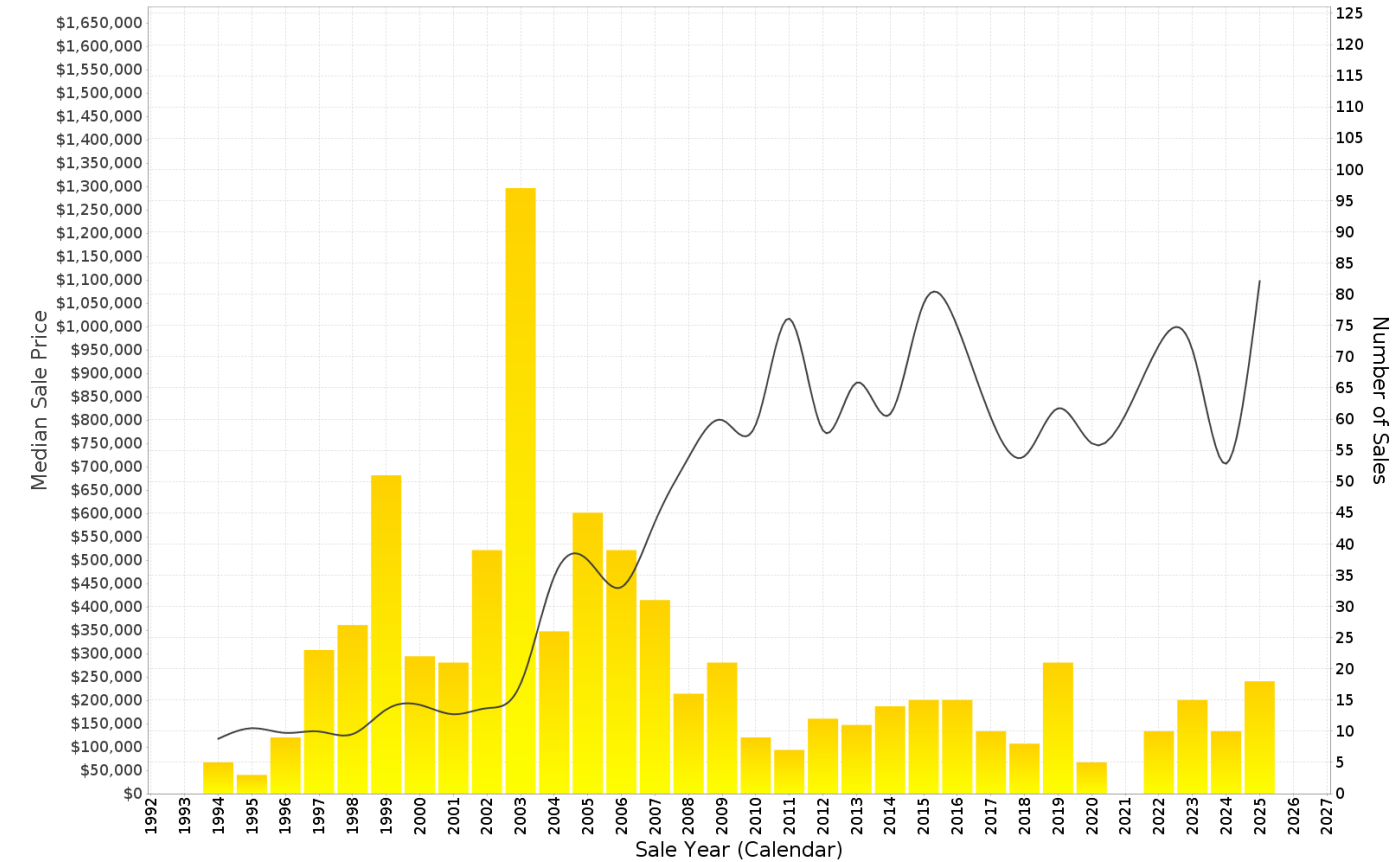
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

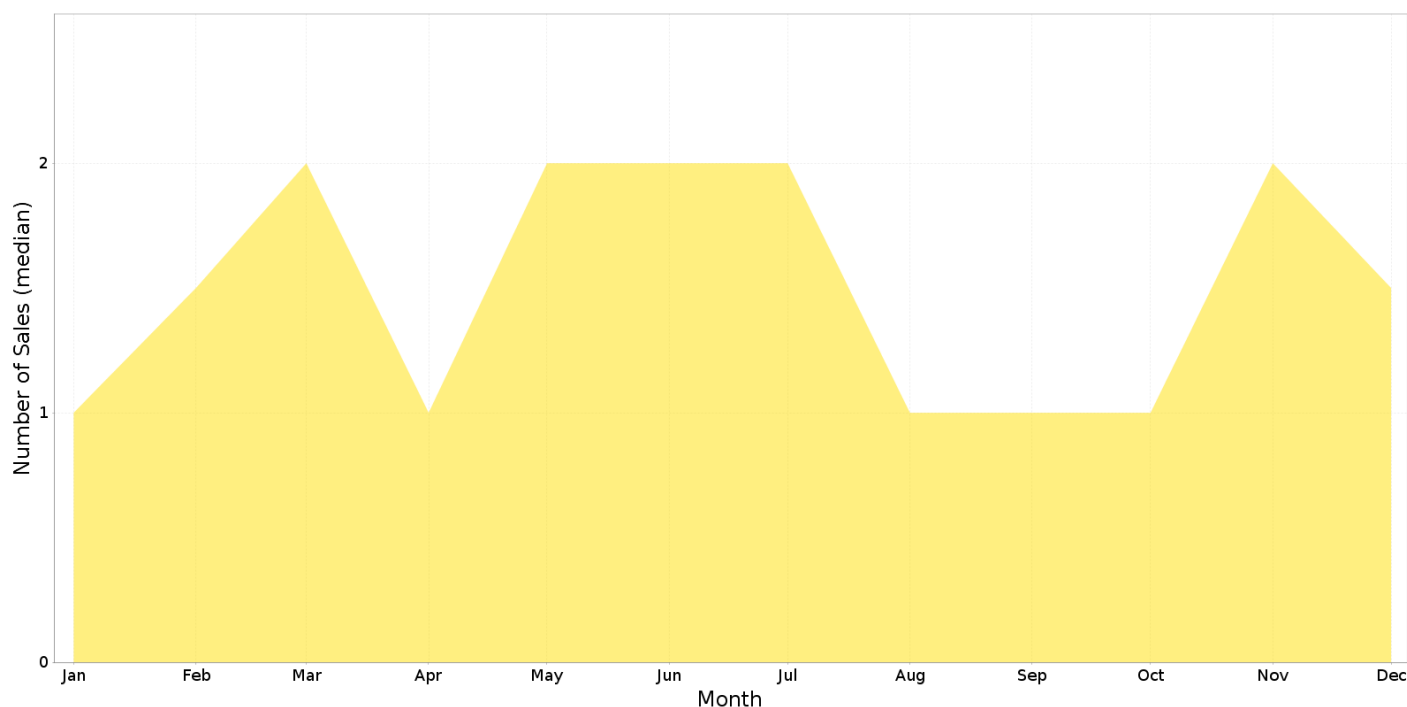
+34.1%

Current Median Price: \$990,000
Previous Median Price: \$738,000

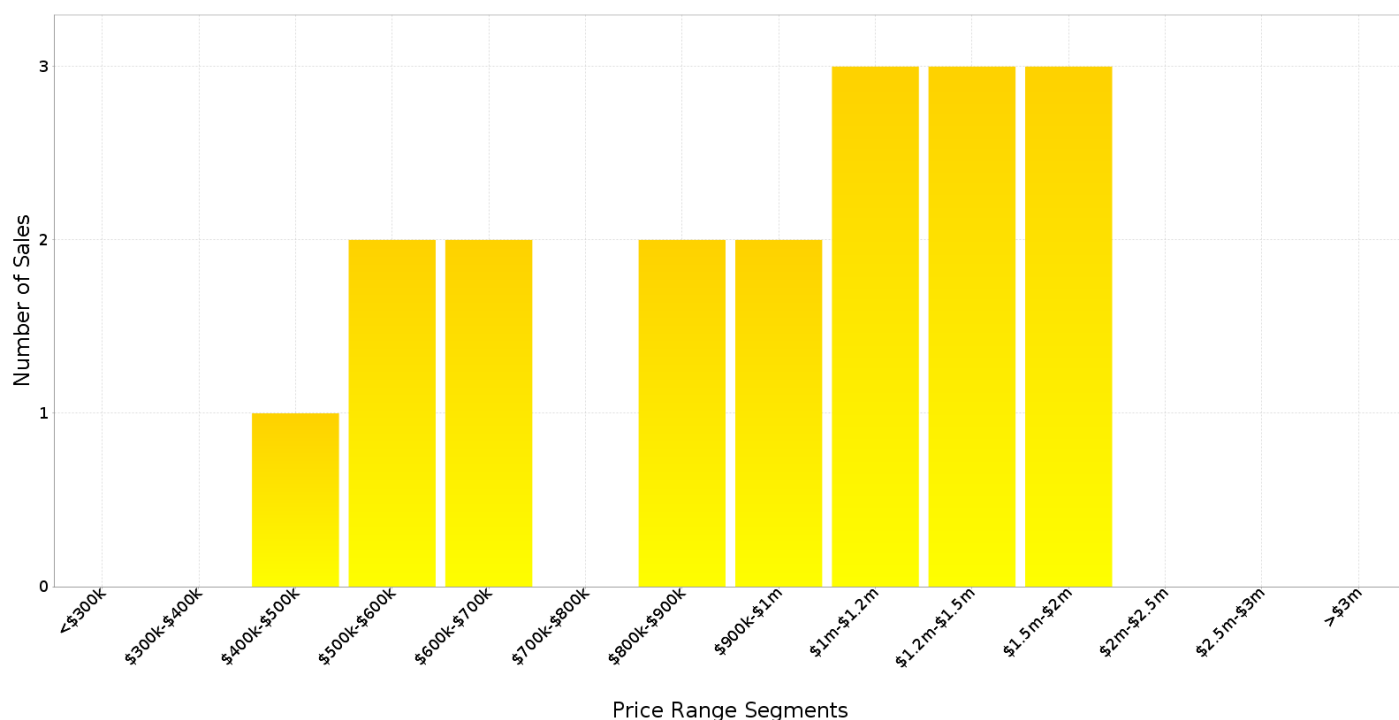
Based on 29 recorded House sales compared over the last two rolling 12 month periods



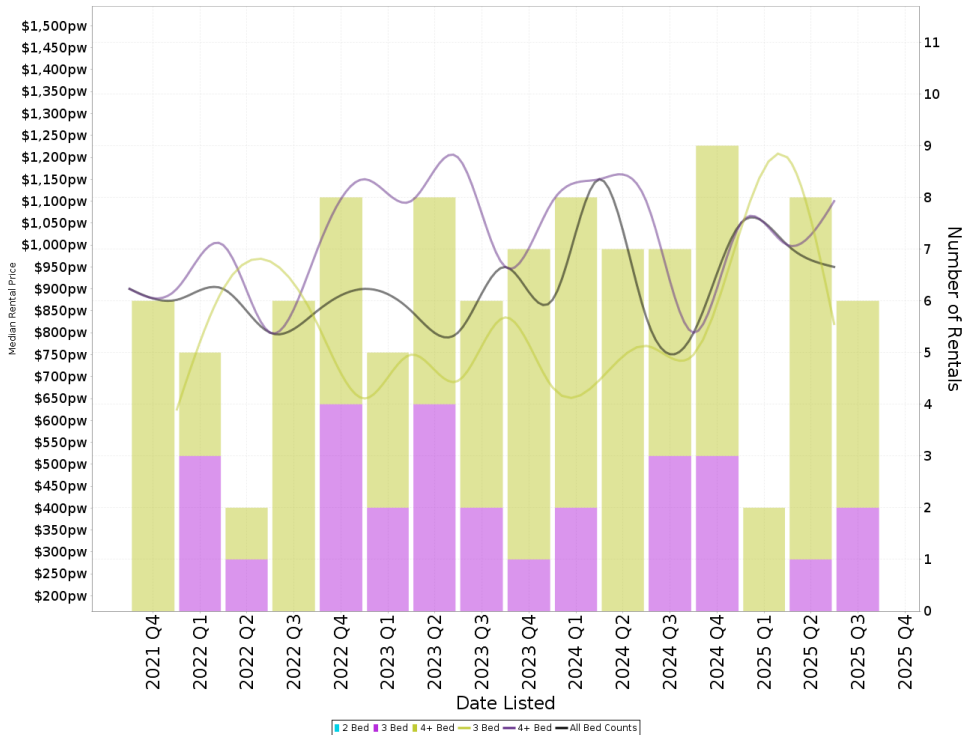
BAYVIEW - Peak Selling Periods (3 years)



BAYVIEW - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+34.1%

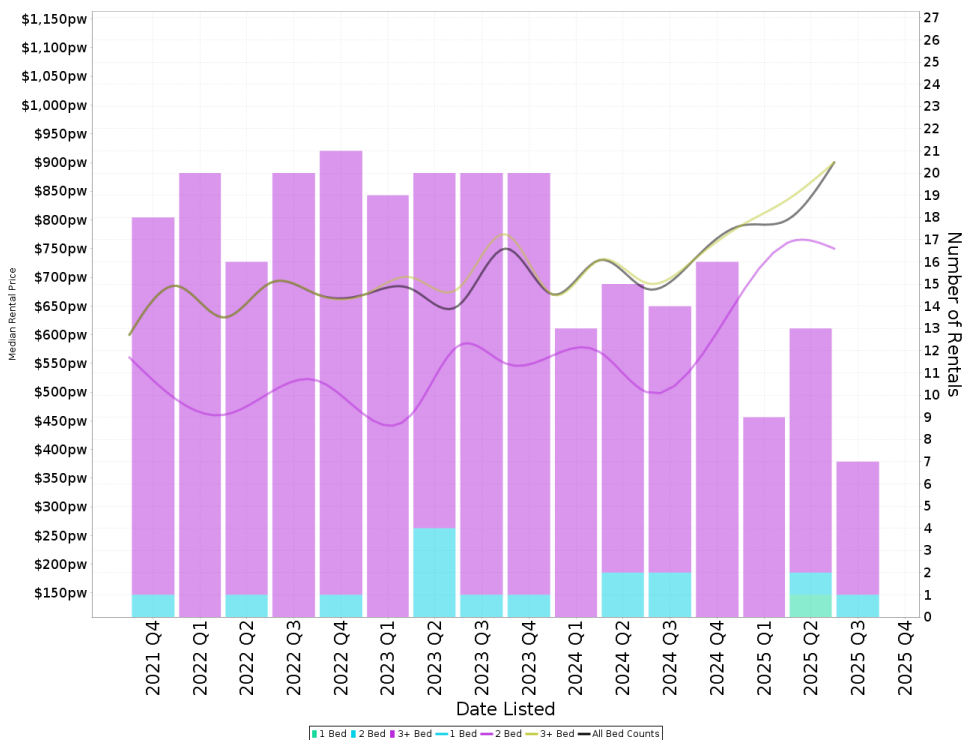
Current Median Price: \$990,000
Previous Median Price: \$738,000
Based on 29 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.0%

Current Median Price: \$990,000
Current Median Rent: \$950
Based on 25 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+11.3%

Current Median Price: \$640,000
Previous Median Price: \$575,000
Based on 54 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+6.1%

Current Median Price: \$640,000
Current Median Rent: \$750
Based on 45 registered Unit rentals compared over the last 12 months.

BAYVIEW - Recently Sold Properties

Median Sale Price

\$990k

Based on 18 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

+34.1%

Current Median Price: \$990,000
Previous Median Price: \$738,000

Based on 29 recorded House sales compared over the last two rolling 12 month periods

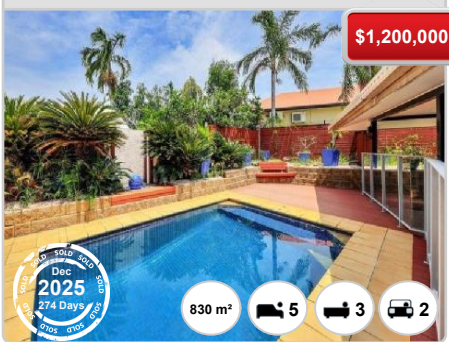
Sold Properties

18

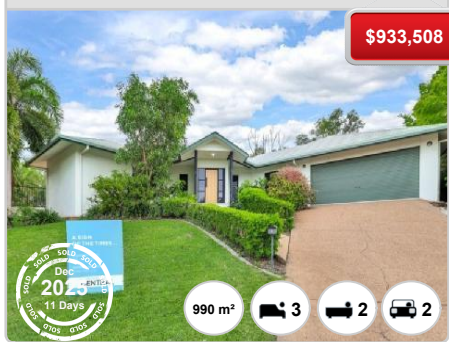
Based on recorded House sales within the 12 months (Oct '24 - Sep '25)

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

1 KELAT CRT



6 INVERELL CRT



6 PERTH ST



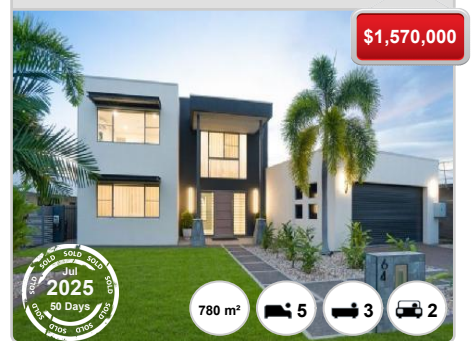
28 BERMINGHAM CRES



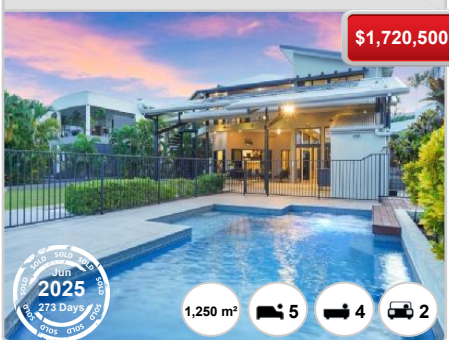
18 BERMINGHAM CRES



64 O'FERRALS RD



4 CASTLEMAINE CL



BAYVIEW - Properties For Rent

Median Rental Price

\$950 /w

Based on 25 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

+5.0%

Current Median Price: \$990,000
Current Median Rent: \$950

Based on 18 recorded House sales and 25 House rentals compared over the last 12 months

Number of Rentals

25

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

27 LATROBE STREET

\$806 per week

FOR RENT

FOR RENT

FOR RENT

2025

19 Days

FOR RENT

FOR RENT

FOR RENT

548 m²

3

2

2

30 STODDART DRIVE

\$1,000 per

FOR RENT

FOR RENT

FOR RENT

2025

34 Days

FOR RENT

FOR RENT

FOR RENT

844 m²

5

3

2