

RayWhite.

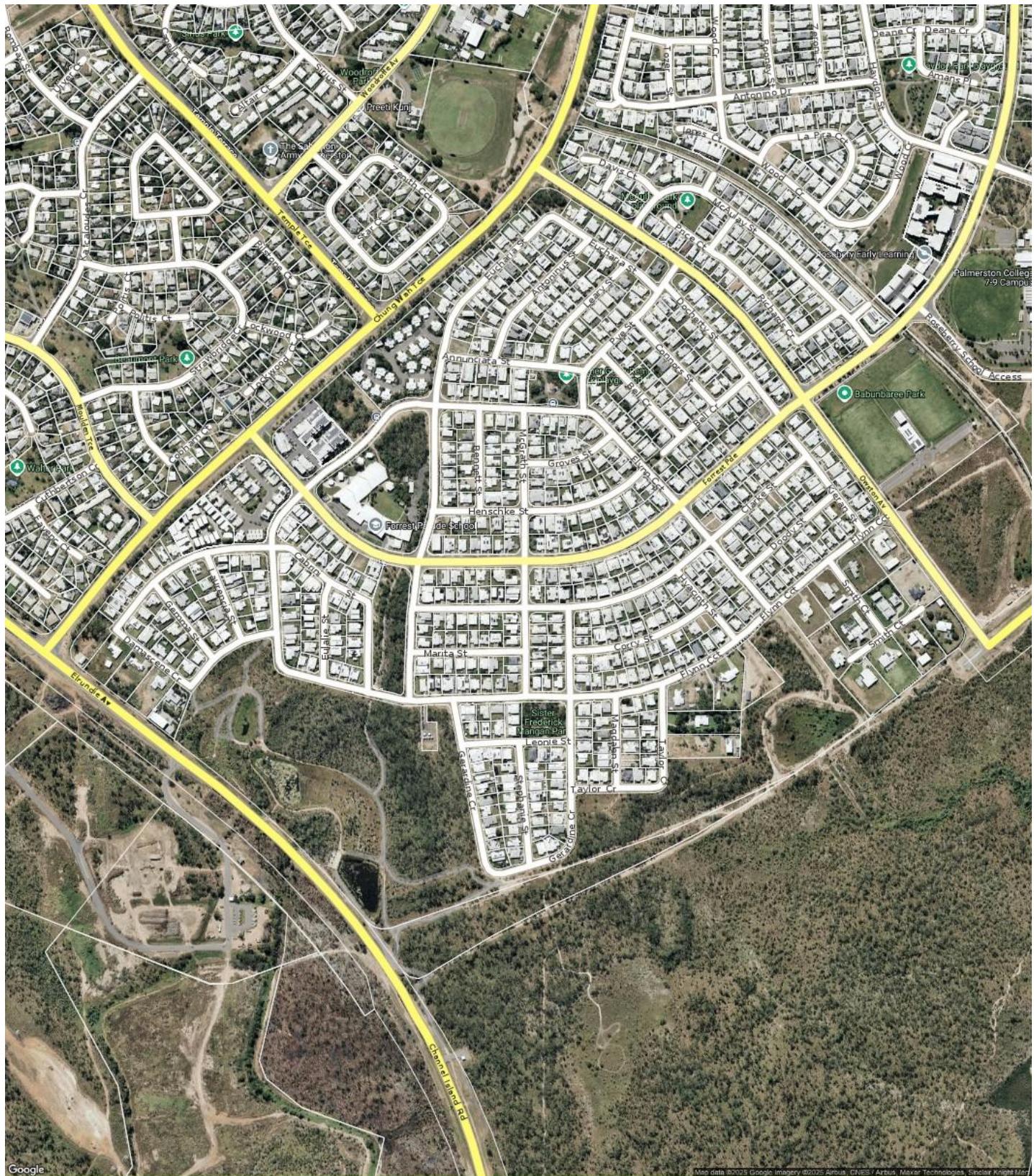


Suburb flyover report

BELLAMACK (HOUSE)

PREPARED BY: KRISTINA BILLIAS, RAY WHITE NIGHTCLIFF

BELLAMACK - Suburb Map



BELLAMACK - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2010	125	\$ 180,000	0.0 %	\$ 140,000	\$ 240,000
2011	179	\$ 196,250	9.0 %	\$ 148,500	\$ 660,000
2012	264	\$ 228,000	16.2 %	\$ 5,500	\$ 745,000
2013	114	\$ 301,625	32.3 %	\$ 78,750	\$ 790,000
2014	81	\$ 665,000	120.5 %	\$ 66,600	\$ 840,000
2015	46	\$ 665,012	0.0 %	\$ 59,180	\$ 910,000
2016	26	\$ 631,500	-5.0 %	\$ 94,180	\$ 781,000
2017	28	\$ 570,000	-9.7 %	\$ 230,000	\$ 775,000
2018	19	\$ 585,000	2.6 %	\$ 325,000	\$ 1,015,000
2019	21	\$ 545,000	-6.8 %	\$ 130,000	\$ 715,000
2020	14	\$ 548,500	0.6 %	\$ 300,000	\$ 655,000
2021	0				
2022	39	\$ 615,000	0.0 %	\$ 183,600	\$ 945,000
2023	45	\$ 550,000	-10.6 %	\$ 82,250	\$ 1,050,000
2024	59	\$ 610,000	10.9 %	\$ 285,000	\$ 1,400,000
2025	85	\$ 682,000	11.8 %	\$ 9,200	\$ 970,000

Median Sale Price

\$632k

Based on 92 recorded House sales within the last 12 months (Oct '24 - Sep '25)

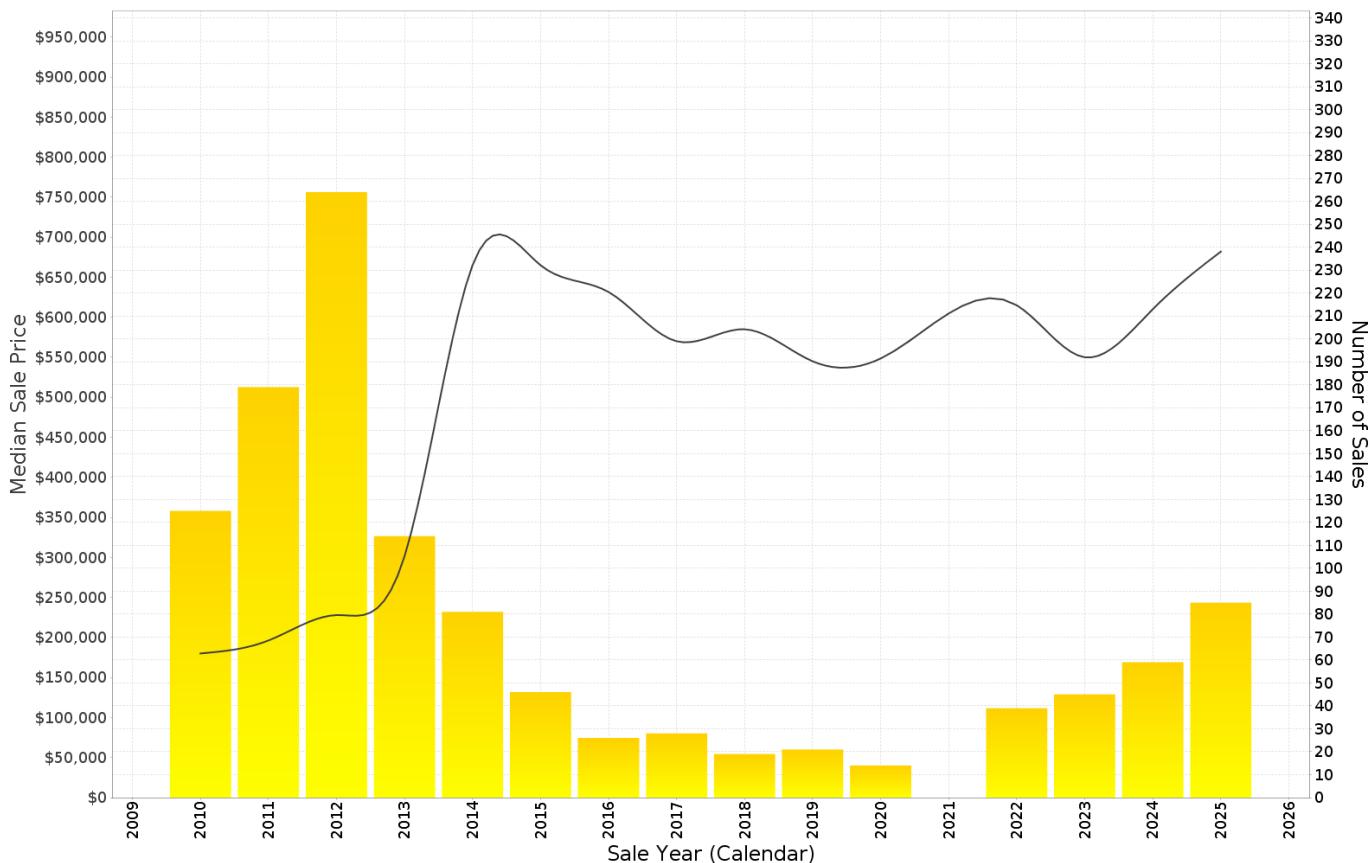
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

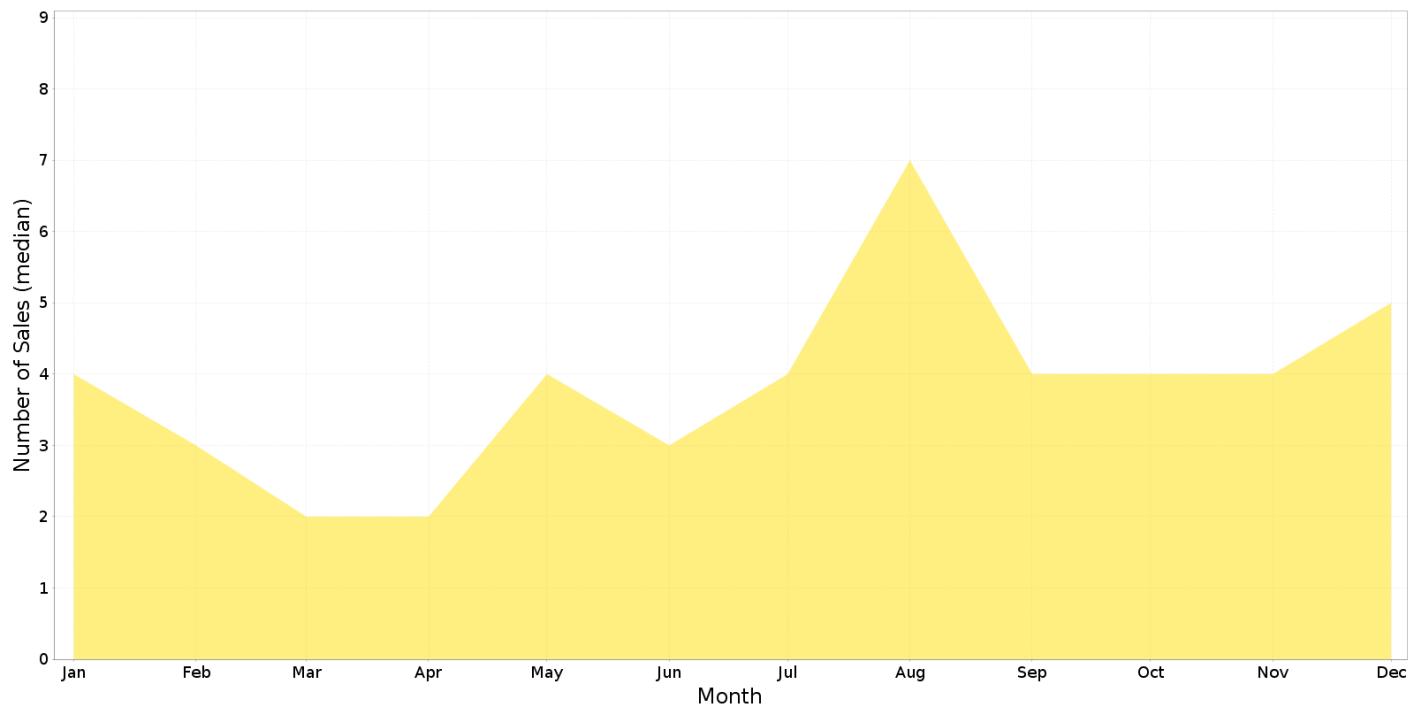
+5.0%

Current Median Price: \$632,500
Previous Median Price: \$602,500

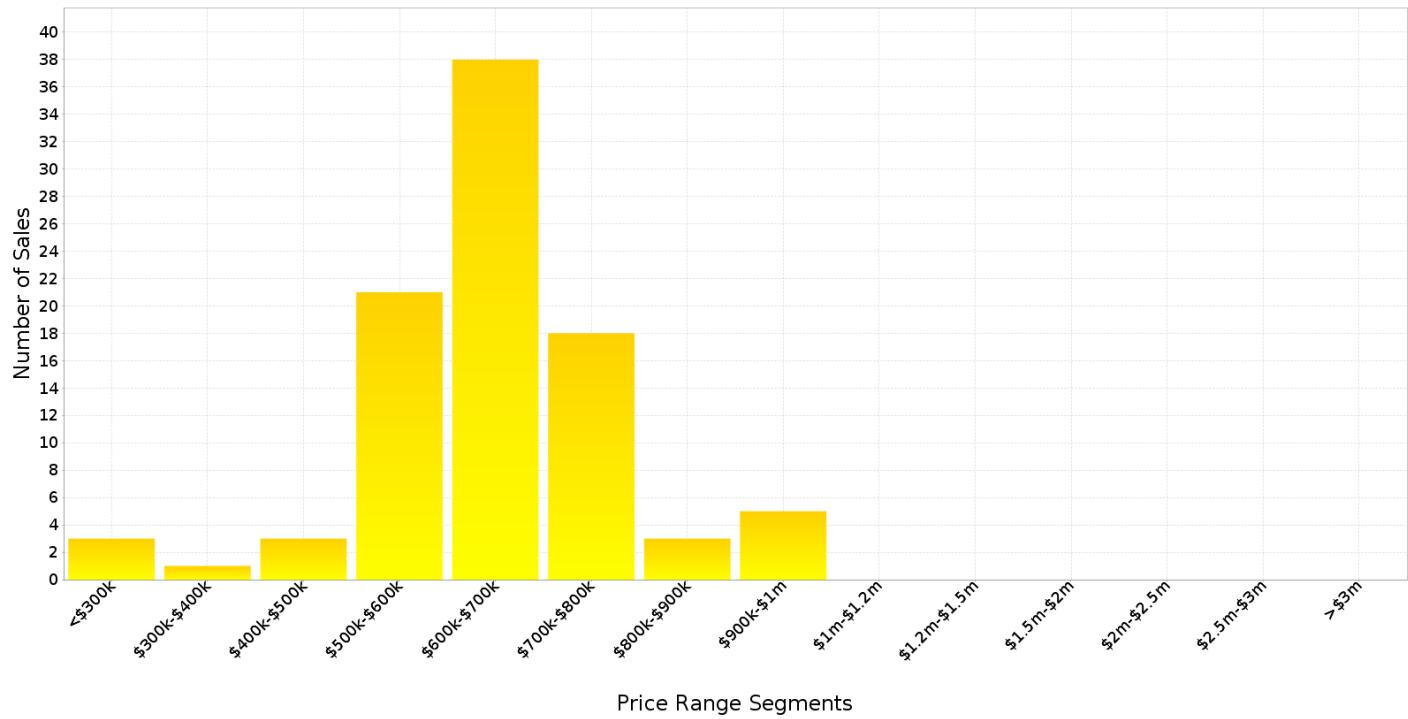
Based on 140 recorded House sales compared over the last two rolling 12 month periods



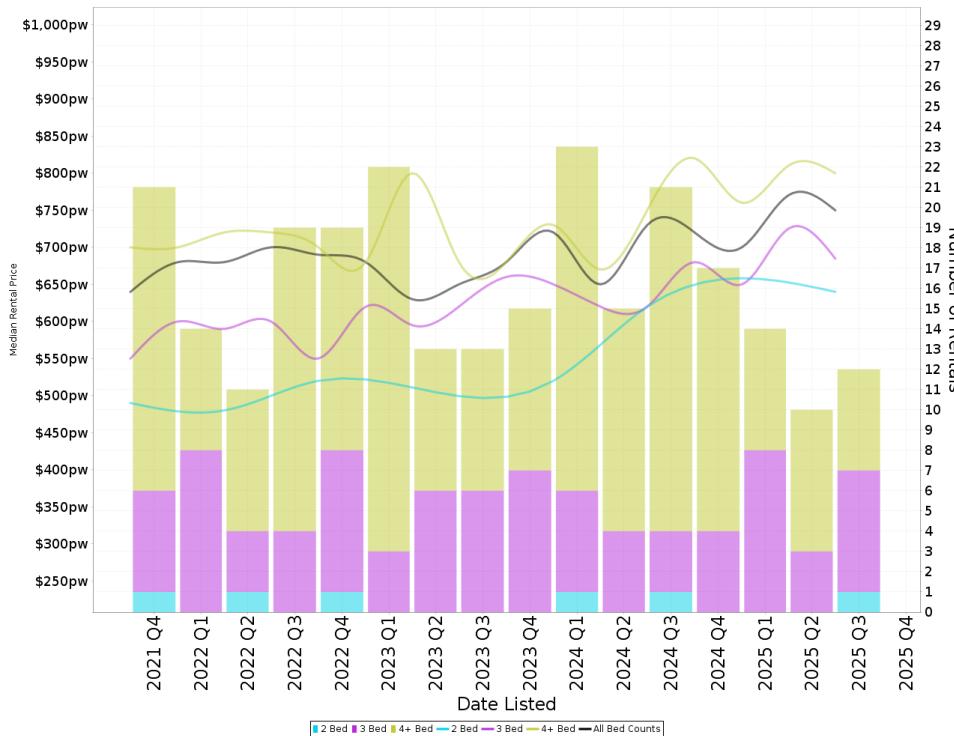
BELLAMACK - Peak Selling Periods (3 years)



BELLAMACK - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+5.0%

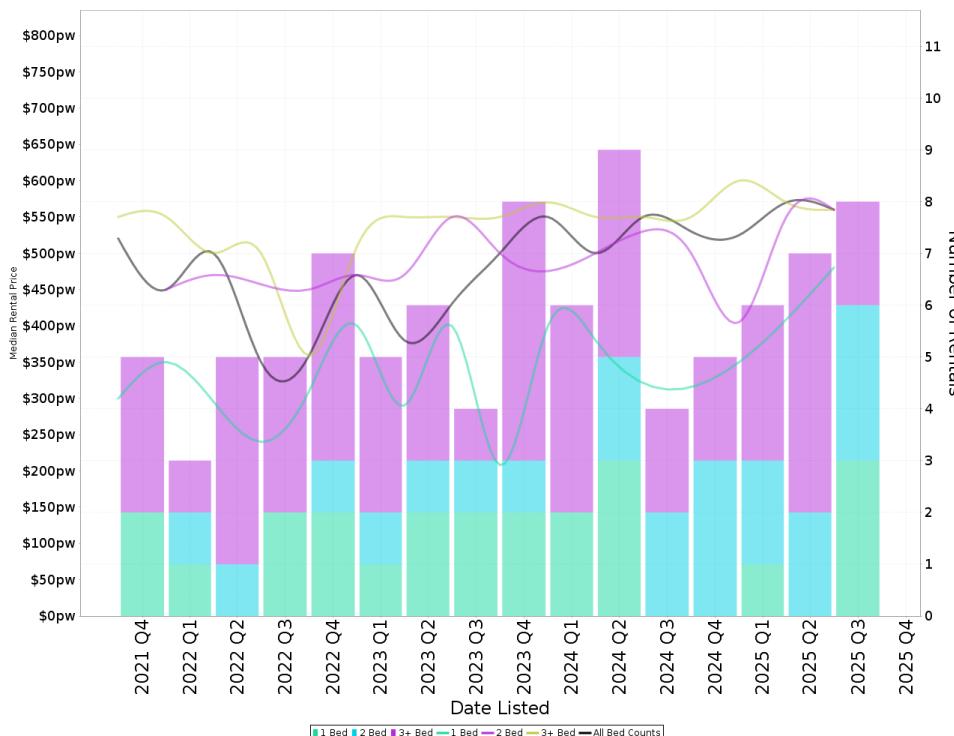
Current Median Price: \$632,500
Previous Median Price: \$602,500
Based on 140 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+6.2%

Current Median Price: \$632,500
Current Median Rent: \$750
Based on 53 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+38.7%

Current Median Price: \$487,500
Previous Median Price: \$351,500
Based on 24 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.9%

Current Median Price: \$487,500
Current Median Rent: \$550
Based on 26 registered Unit rentals compared over the last 12 months.

BELLAMACK - Recently Sold Properties

Median Sale Price

\$632k

Based on 92 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

+5.0%

Current Median Price: \$632,500
Previous Median Price: \$602,500

Based on 140 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

92

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

4 HENSCHKE ST

\$807,500

929 m² | 4 | 2 | 2

13 EUCHARIA ST

\$850,000

654.0 m² | 4 | 2 | 2

154 FLYNN CCT

\$900,000

931 m² | 4 | 2 | 4

11 CLARKE ST

\$765,000

680 m² | 4 | 2 | 2

CALL TO VIEW

4 MCGRATH ST

\$787,635

732 m² | 4 | 2 | 2

22 GERARDINE CRES

\$740,000

824 m² | 3 | 2 | 3

7 CABRINI ST

\$760,000

634 m² | 4 | 2 | 2

3 HENSCHKE ST

\$900,000

916 m² | 5 | 3 | 2

6 EUCHARIA ST

\$875,990

849 m² | 4 | 2 | 2

150 FLYNN CCT



\$695,000

534 m² • 3 • 2 • 1

Nov 2025
10 Days

53 CLARKE ST



\$780,000

640 m² • 4 • 3 • 3

Nov 2025
N/A

11 BENNETT ST



\$790,000

800 m² • 4 • 2 • 3

Nov 2025
10 Days

14 STEPHANIE ST



\$720,000

705 m² • 4 • 2 • 2

Nov 2025
N/A

9 CONNORS ST



\$705,000

578 m² • 3 • 2 • 2

Nov 2025
N/A

238 FORREST PDE



\$797,000

809 m² • 4 • 2 • 2

Nov 2025
12 Days

220 FORREST PDE



\$915,000

801 m² • 4 • 2 • 2

Nov 2025
63 Days

16 ANNUNCIATA ST



\$575,000

599 m² • 3 • 2 • 2

Oct 2025
15 Days

7 BENNETT ST



\$670,000

640 m² • 3 • 2 • 2

Oct 2025
9 Days

3 MCGRATH ST



\$795,000

670 m² • 4 • 2 • 2

Oct 2025
49 Days

70 FLYNN CCT



\$900,000

876 m² • 4 • 2 • 4

Oct 2025
43 Days

160 FLYNN CCT



\$555,000

480 m² • 2 • 2 • 1

Oct 2025
17 Days

BELLAMACK - Properties For Rent

Median Rental Price

\$750 /w

Based on 53 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: \$632,500
Current Median Rent: \$750

Based on 92 recorded House sales and 53 House rentals compared over the last 12 months

Number of Rentals

53

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

268 FORREST PARADE

\$900 per week



875 m²

34 CLARKE STREET

\$780 per week



710 m²

3 GABRIELLA STREET

\$750 per week



480 m²

9 HENSCHKE STREET

\$750 per week



595 m²

268 FORREST PARADE

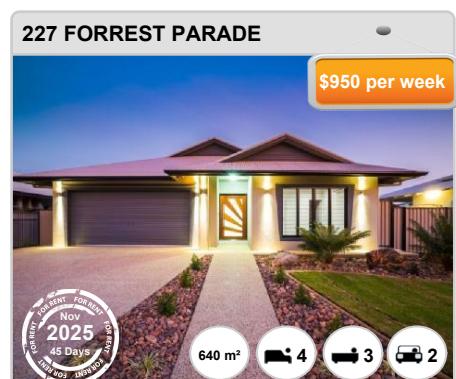
\$900 per week



875 m²

227 FORREST PARADE

\$950 per week



640 m²

197 FLYNN CIRCUIT

\$730 per week



757 m²