

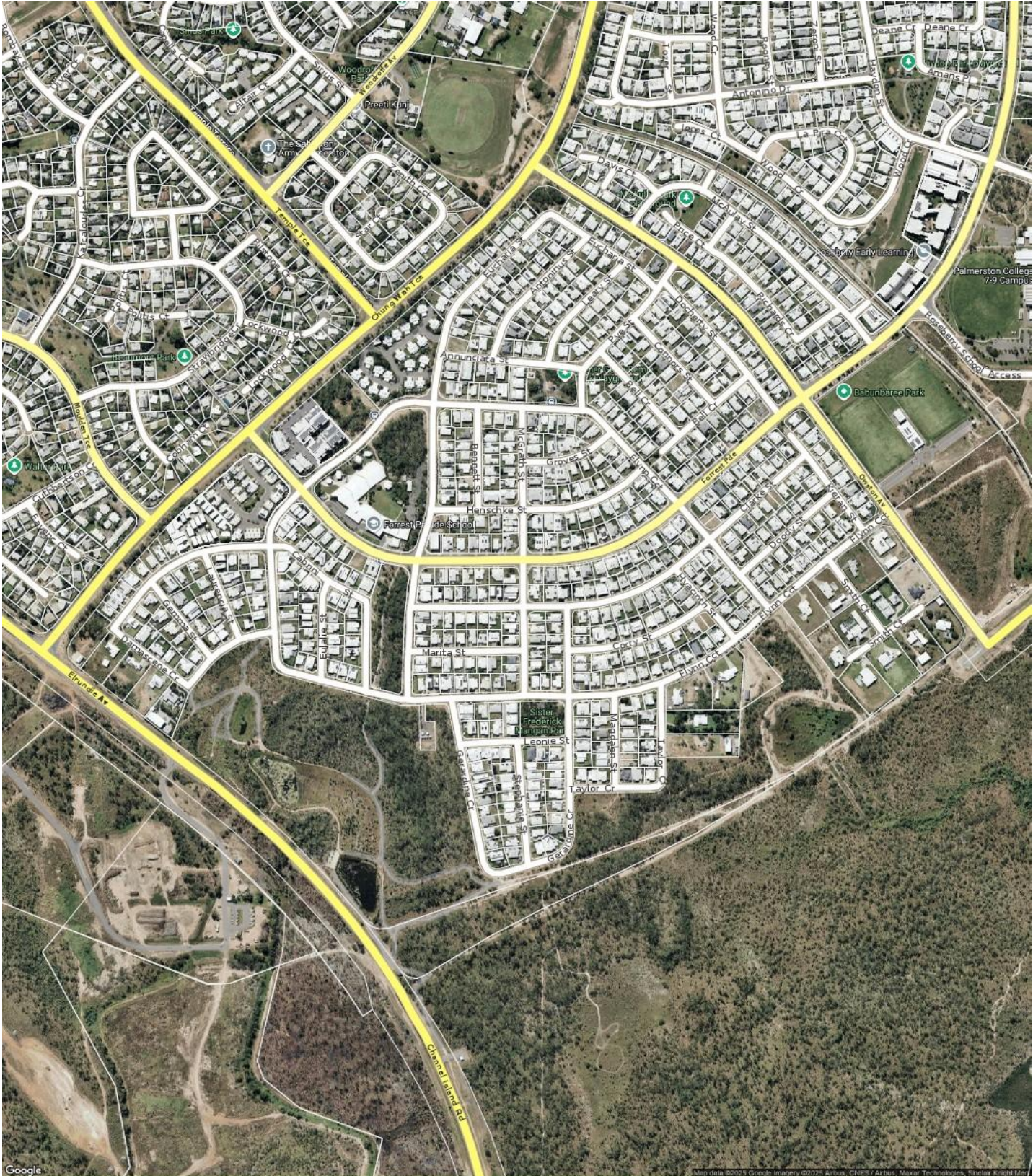
**RayWhite.**

**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)

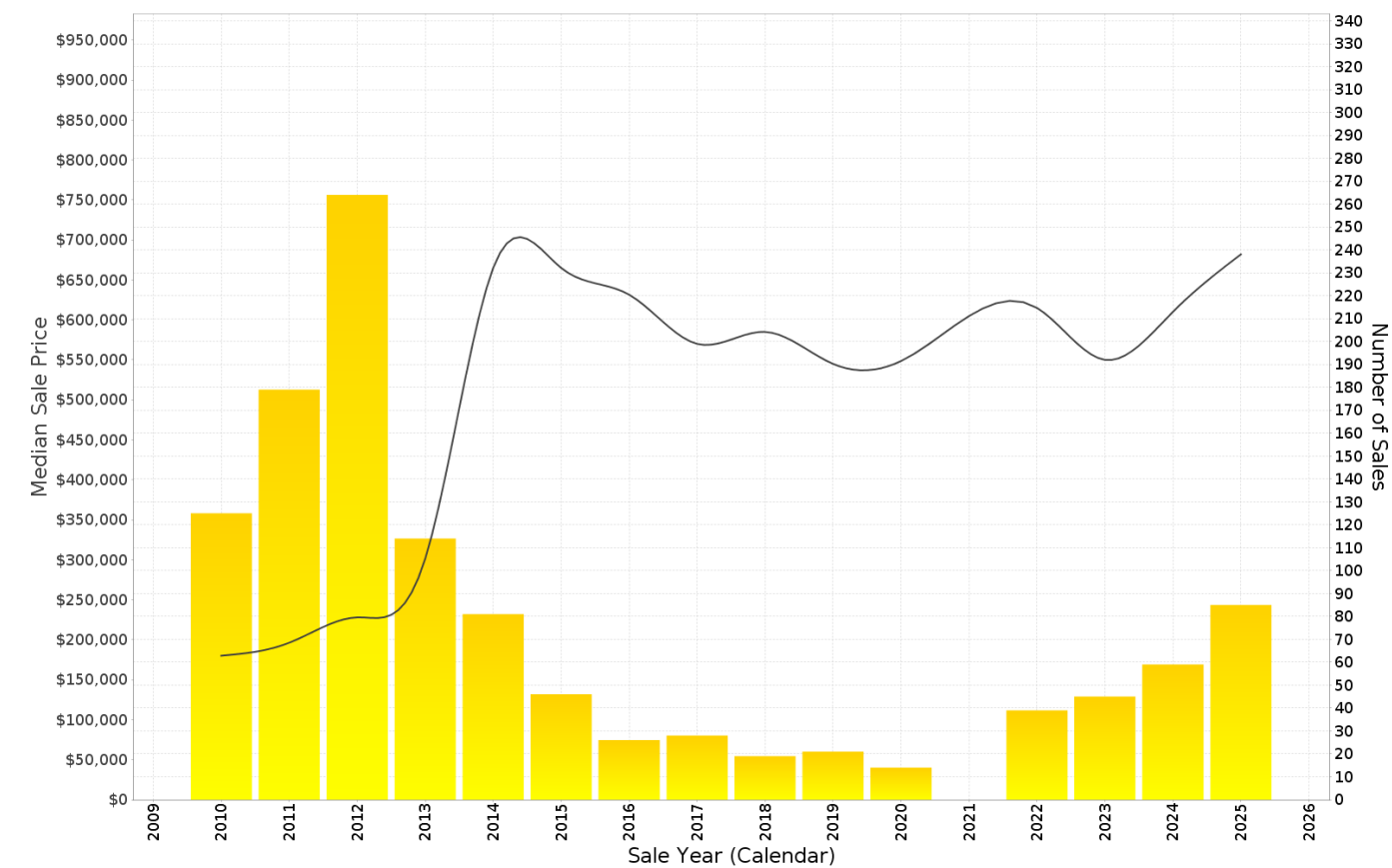
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

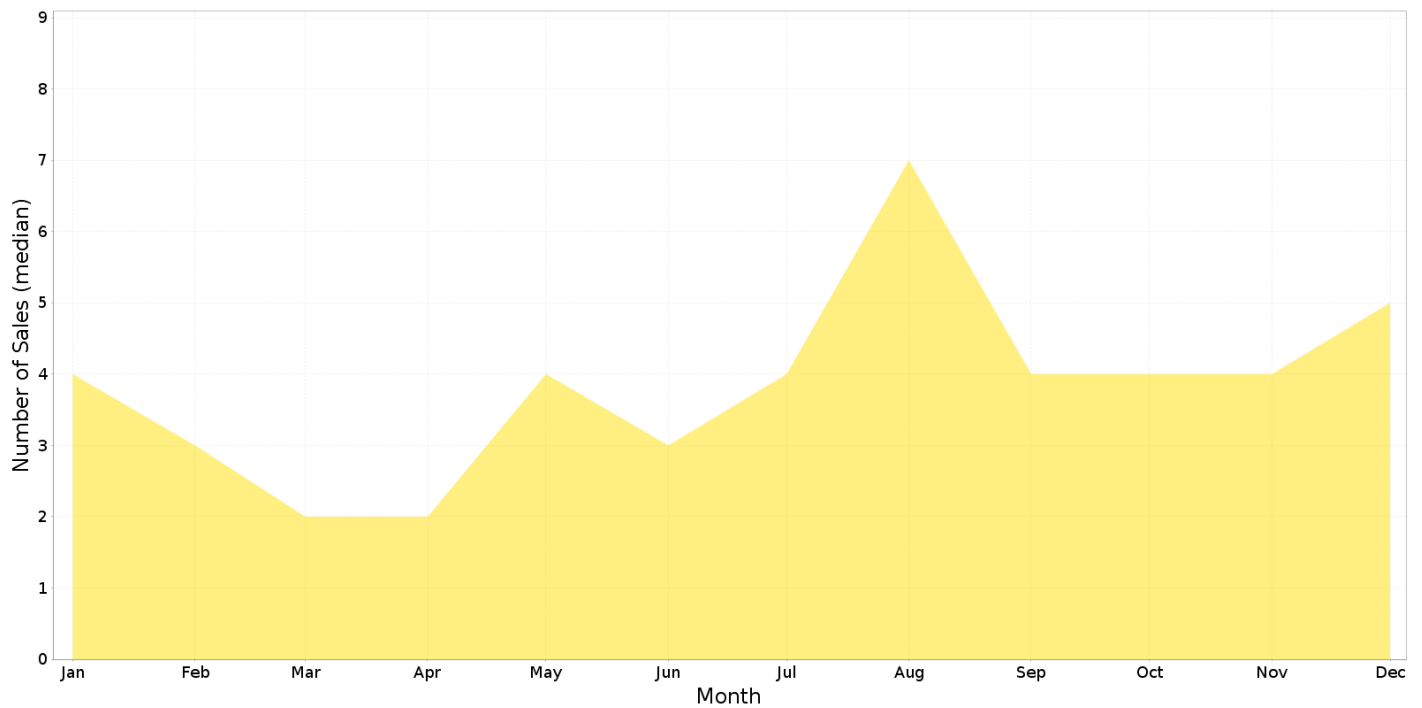
+5.0%

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

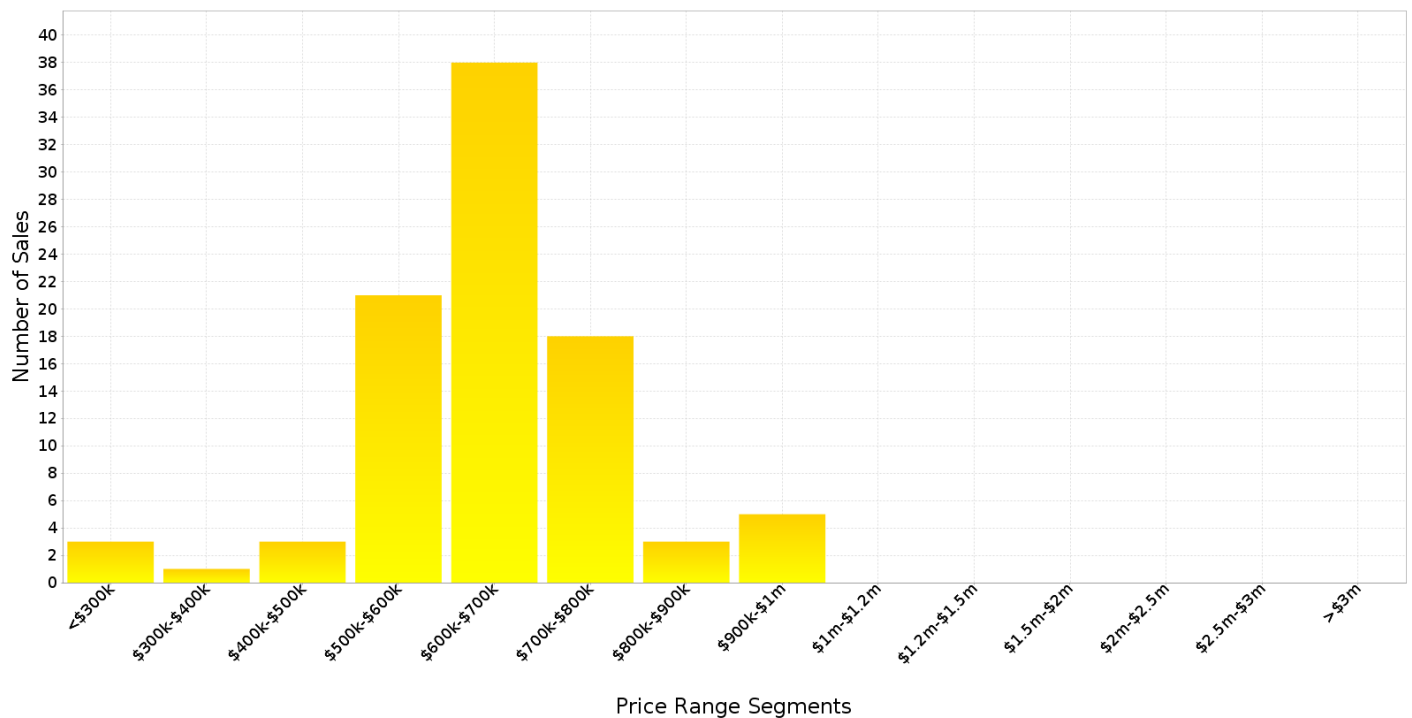
Based on 140 recorded House sales compared over the last two rolling 12 month periods



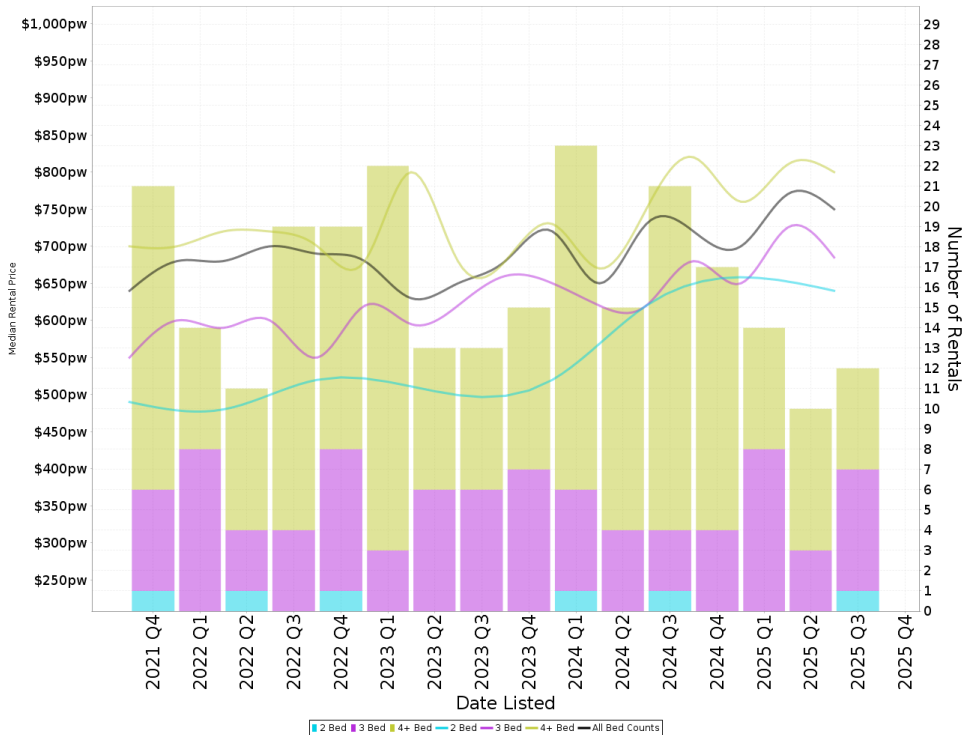
## BELLAMACK - Peak Selling Periods (3 years)



## 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

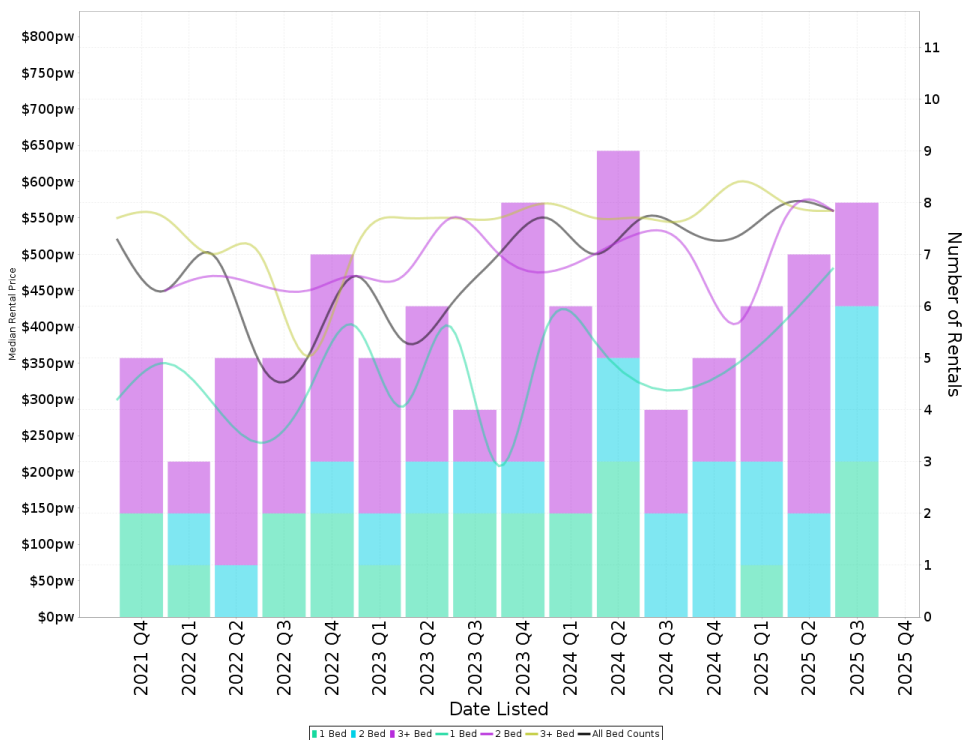
**+6.2%**

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



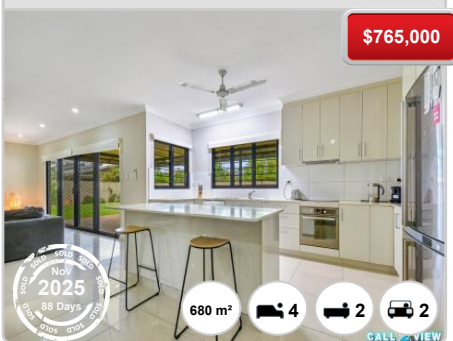
13 EUCHARIA ST



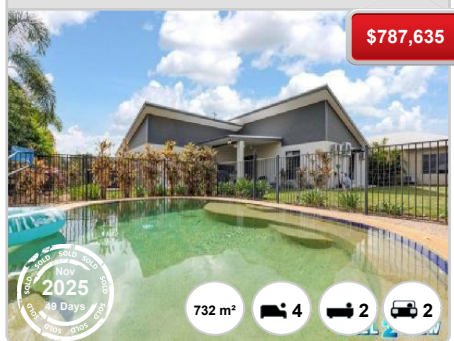
154 FLYNN CCT



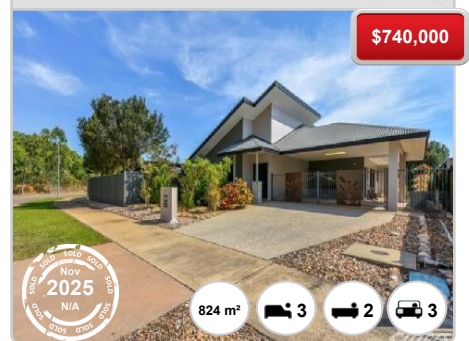
11 CLARKE ST



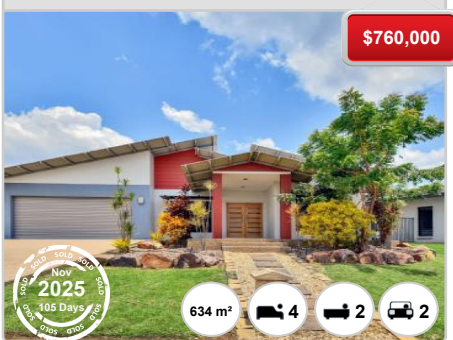
4 MCGRATH ST



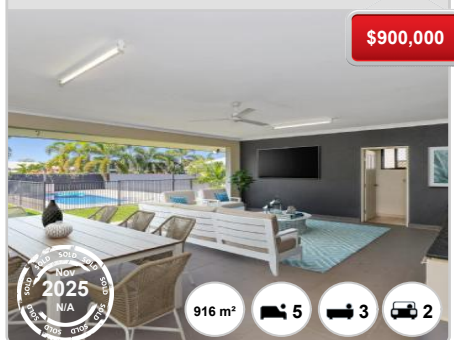
22 GERARDINE CRES



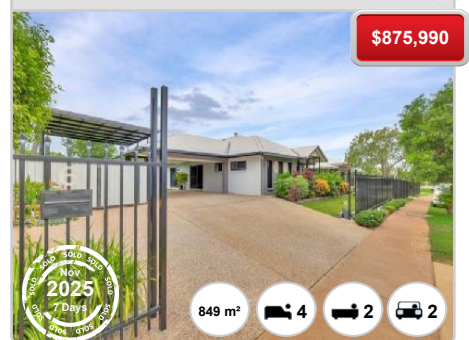
7 CABRINI ST



3 HENSCHKE ST



6 EUCHARIA ST



150 FLYNN CCT



\$695,000

53 CLARKE ST



\$780,000

11 BENNETT ST



\$790,000

14 STEPHANIE ST



\$720,000

9 CONNORS ST



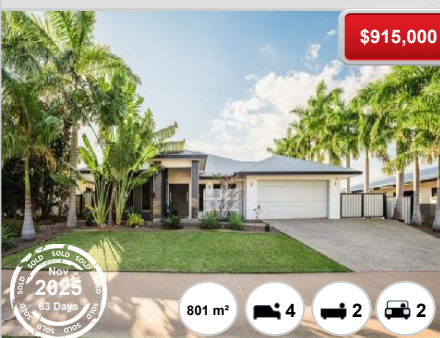
\$705,000

238 FORREST PDE



\$797,000

220 FORREST PDE



\$915,000

16 ANNUNCIATA ST



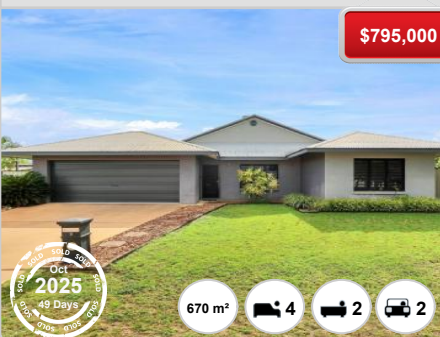
\$575,000

7 BENNETT ST



\$670,000

3 MCGRATH ST



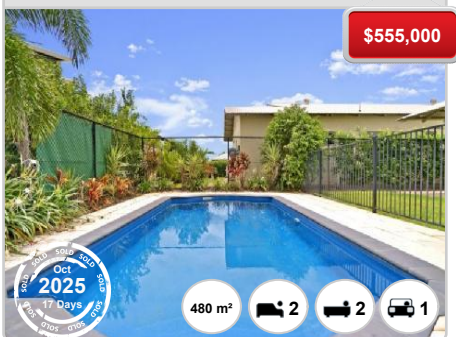
\$795,000

70 FLYNN CCT



\$900,000

160 FLYNN CCT



\$555,000

# 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 m<sup>2</sup>

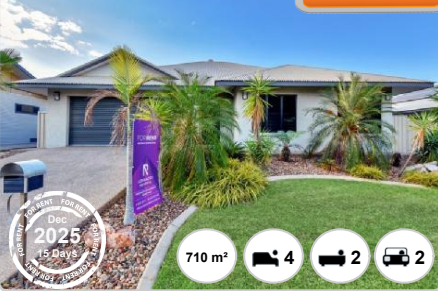
4

2

3

### 34 CLARKE STREET

\$780 per week



710 m<sup>2</sup>

4

2

2

### 3 GABRIELLA STREET

\$750 per week



480 m<sup>2</sup>

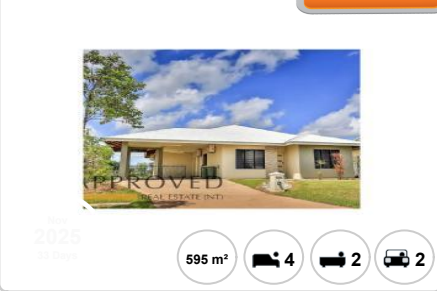
3

2

2

### 9 HENSCHKE STREET

\$750 per week



595 m<sup>2</sup>

4

2

2

### 268 FORREST PARADE

\$900 per week



875 m<sup>2</sup>

4

2

2

### 227 FORREST PARADE

\$950 per week



640 m<sup>2</sup>

4

3

2

### 197 FLYNN CIRCUIT

\$730 per week



757 m<sup>2</sup>

3

2

2