

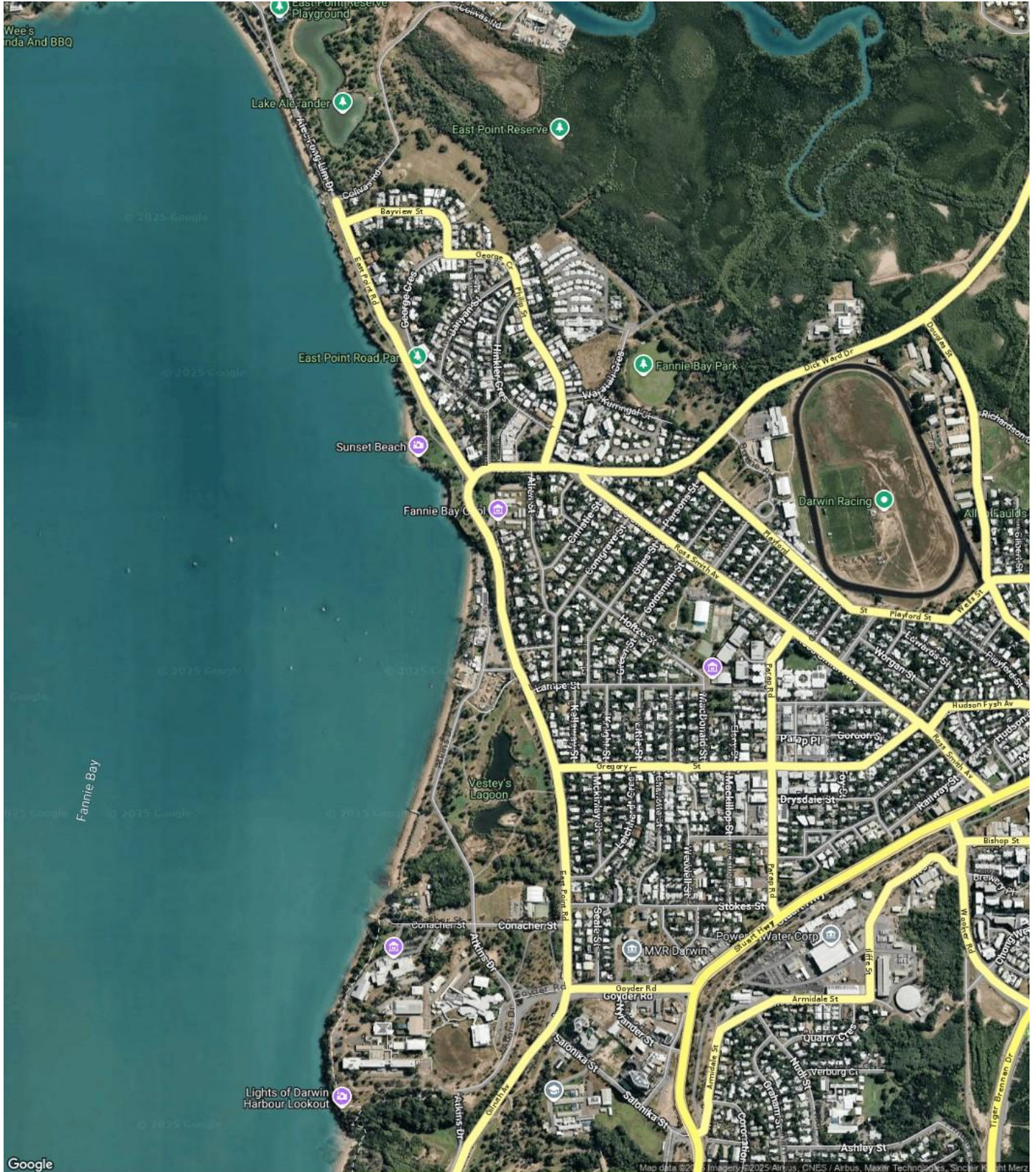
**RayWhite.**

# Suburb flyover report

FANNIE BAY (HOUSE)

PREPARED BY: KRISTINA BILLIAS, RAY WHITE NIGHTCLIFF

# FANNIE BAY - Suburb Map



# FANNIE BAY - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	21	\$ 785,000	0.0 %	\$ 135,500	\$ 1,150,000
2008	22	\$ 799,000	1.8 %	\$ 190,000	\$ 1,300,000
2009	24	\$ 1,010,000	26.4 %	\$ 80,000	\$ 2,000,000
2010	16	\$ 992,500	-1.7 %	\$ 265,000	\$ 1,250,000
2011	12	\$ 782,500	-21.2 %	\$ 246,000	\$ 1,300,000
2012	25	\$ 840,000	7.3 %	\$ 147,500	\$ 2,250,000
2013	17	\$ 900,000	7.1 %	\$ 242,000	\$ 2,000,000
2014	20	\$ 1,125,000	25.0 %	\$ 420,000	\$ 2,425,000
2015	16	\$ 935,000	-16.9 %	\$ 217,000	\$ 1,600,000
2016	11	\$ 918,000	-1.8 %	\$ 180,000	\$ 1,250,000
2017	14	\$ 864,000	-5.9 %	\$ 635,000	\$ 2,100,000
2018	15	\$ 945,000	9.4 %	\$ 600,000	\$ 1,635,000
2019	13	\$ 790,000	-16.4 %	\$ 180,000	\$ 920,000
2020	0				
2021	0				
2022	24	\$ 1,100,000		\$ 371,000	\$ 8,500,000
2023	19	\$ 1,135,000	0.0 %	\$ 600,000	\$ 2,950,000
2024	19	\$ 970,000	-14.5 %	\$ 250,000	\$ 1,825,000
2025	21	\$ 1,230,000	26.8 %	\$ 550,000	\$ 2,000,000

Median Sale Price

\$1.23m

Based on 17 recorded House sales within the last 12 months (Oct '24 - Sep '25)

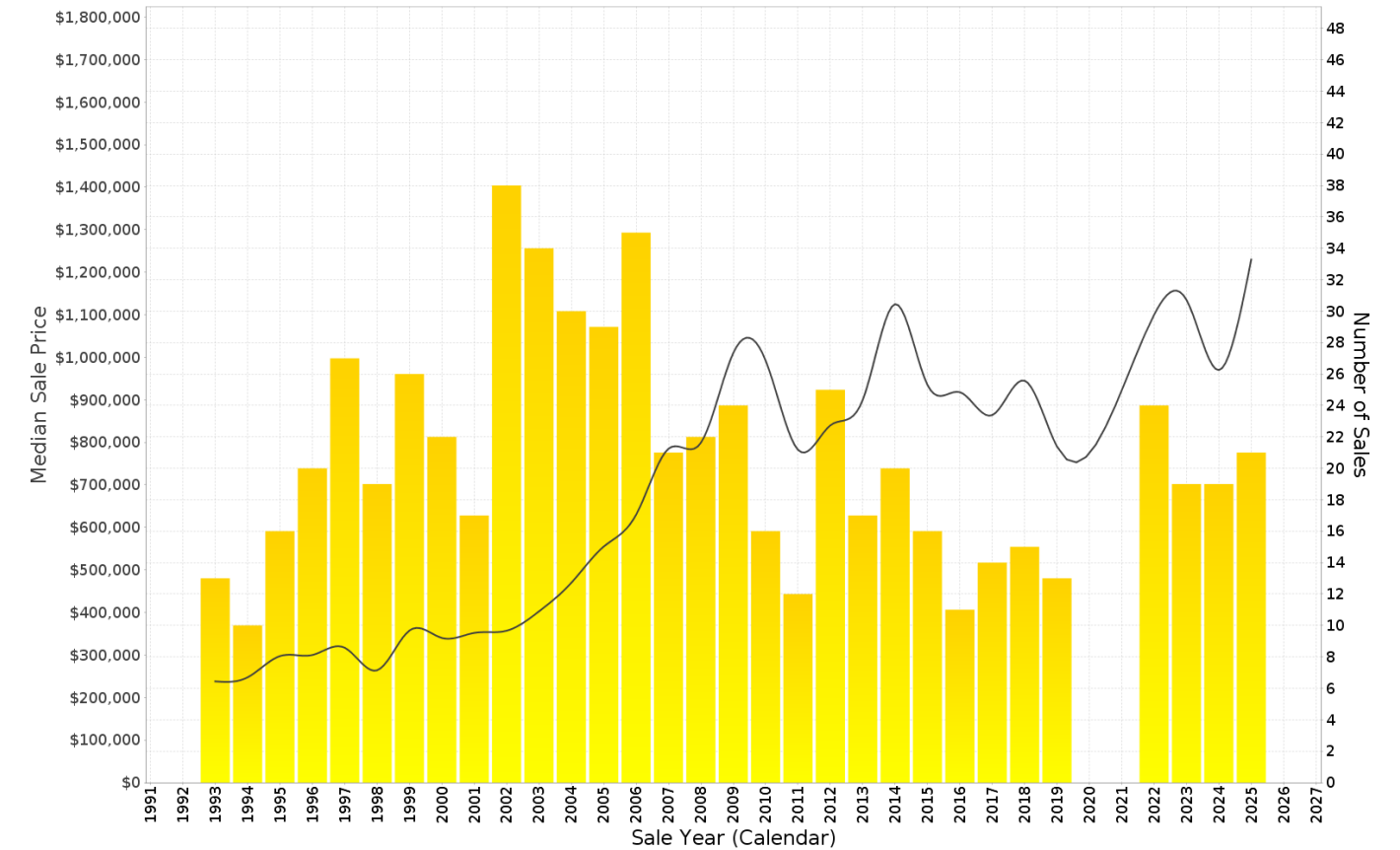
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

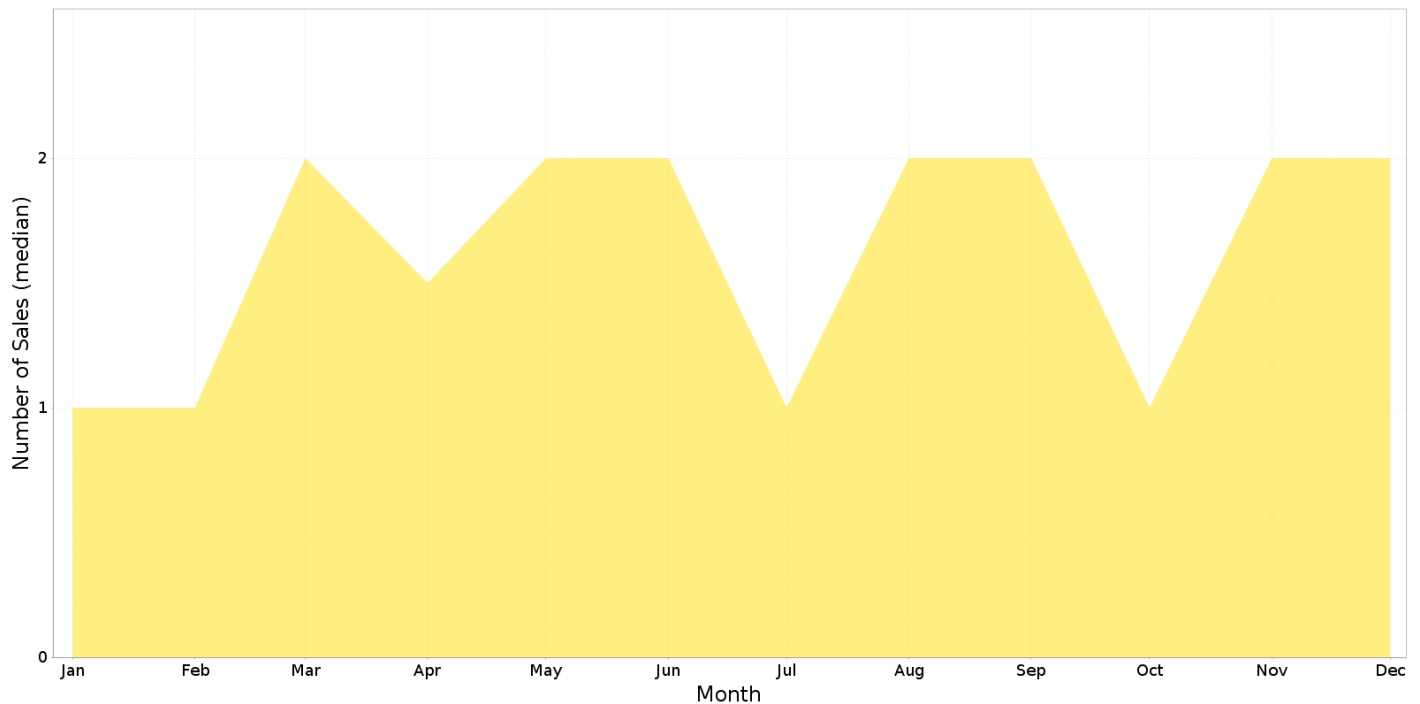
+11.8%

Current Median Price: \$1,230,000  
Previous Median Price: \$1,100,000

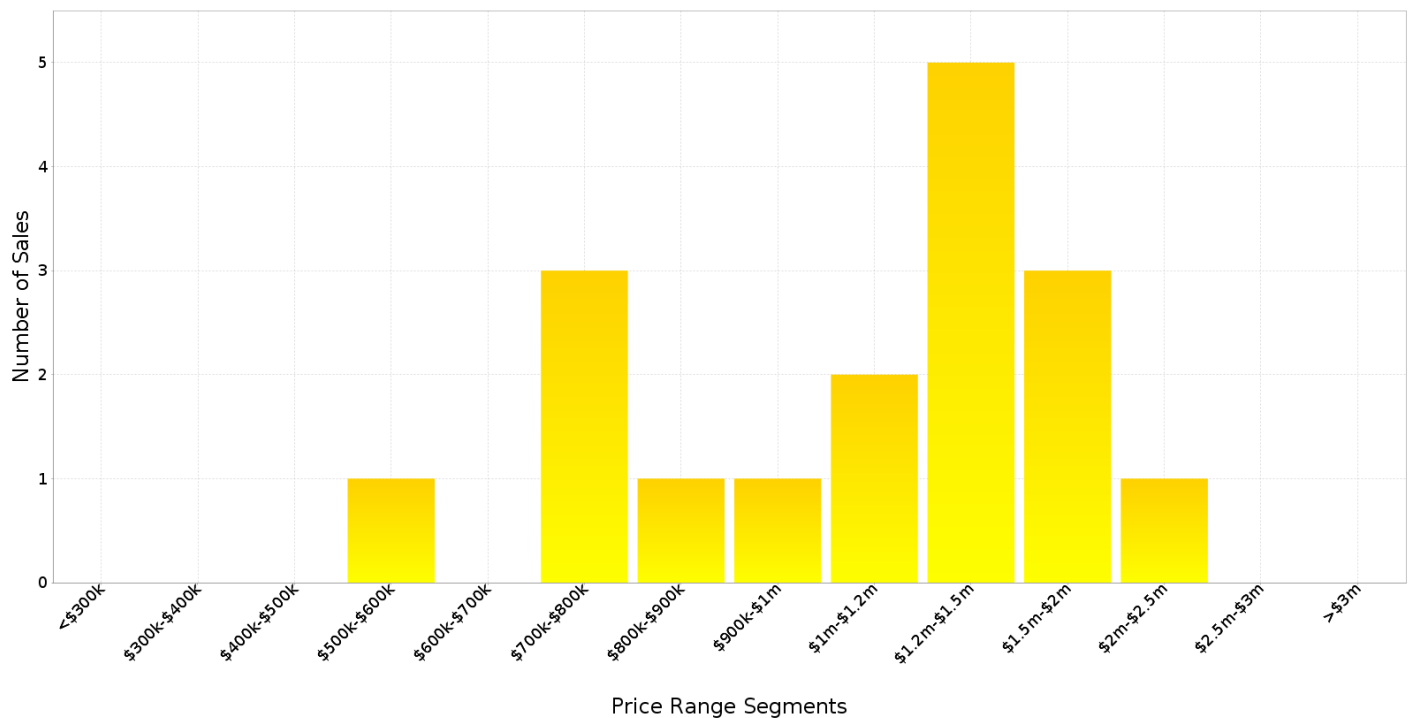
Based on 36 recorded House sales compared over the last two rolling 12 month periods



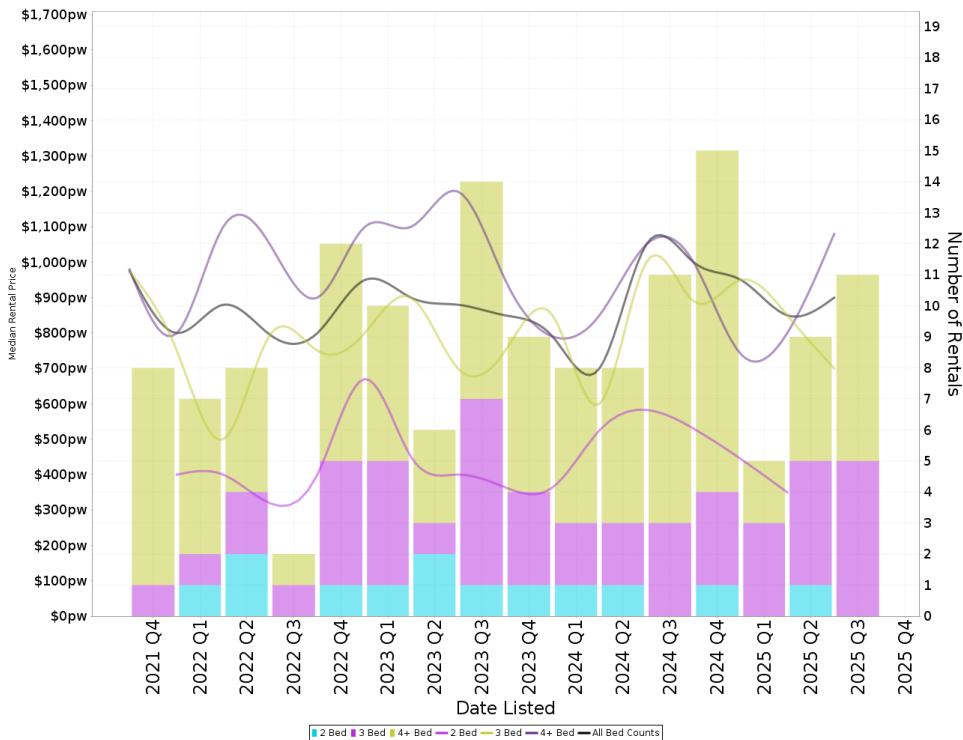
## FANNIE BAY - Peak Selling Periods (3 years)



## FANNIE BAY - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+11.8%**

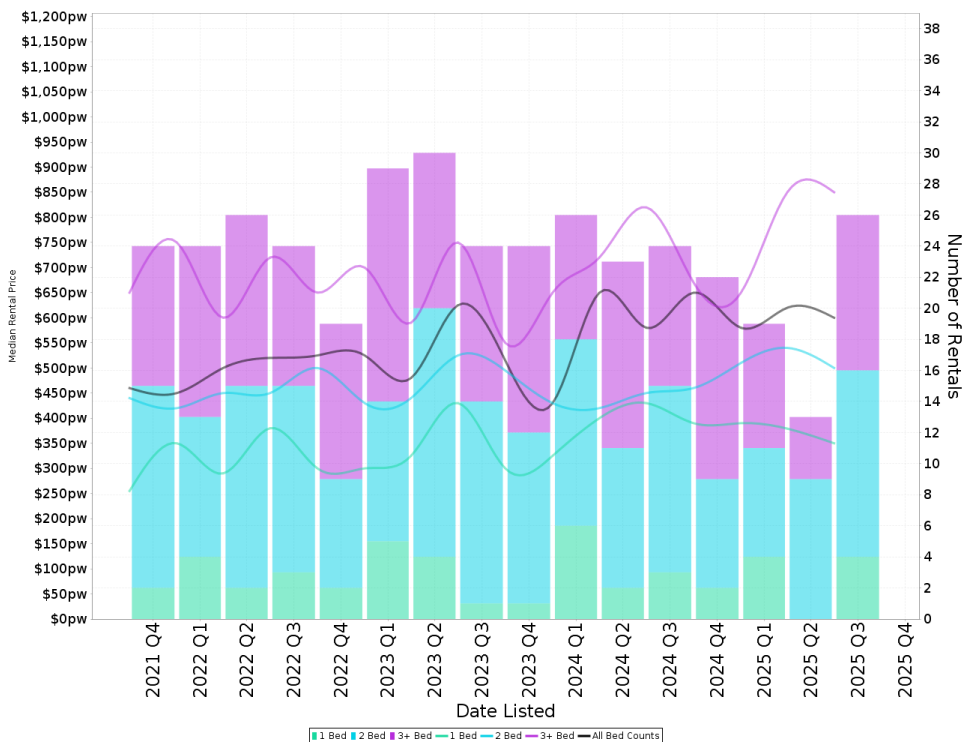
Current Median Price: \$1,230,000  
Previous Median Price: \$1,100,000  
Based on 36 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.8%**

Current Median Price: \$1,230,000  
Current Median Rent: \$900  
Based on 40 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+0.2%**

Current Median Price: \$461,000  
Previous Median Price: \$460,000  
Based on 109 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+6.8%**

Current Median Price: \$461,000  
Current Median Rent: \$600  
Based on 80 registered Unit rentals compared over the last 12 months.

# FANNIE BAY - Recently Sold Properties

Median Sale Price

**\$1.23m**

Based on 17 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

**+11.8%**

Current Median Price: \$1,230,000  
Previous Median Price: \$1,100,000

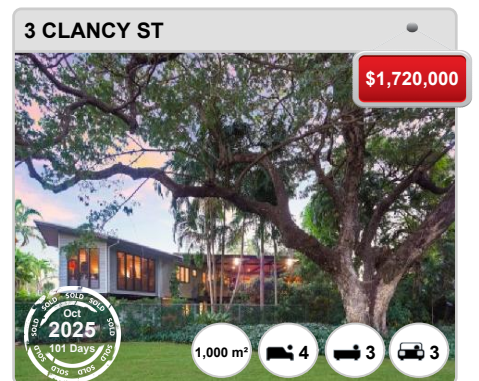
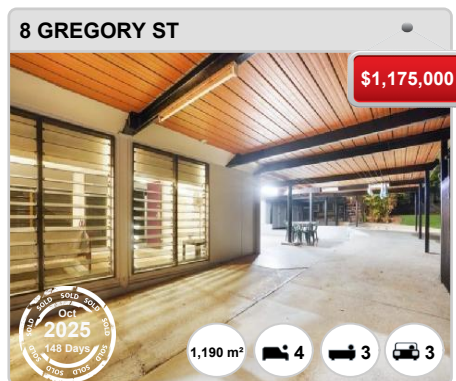
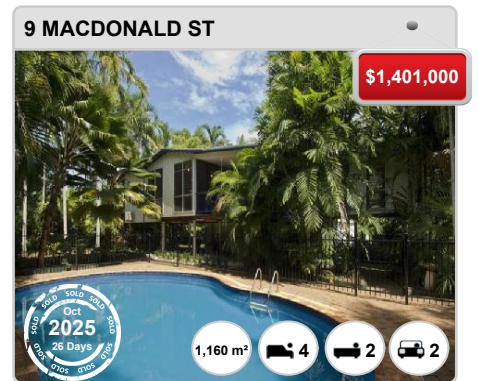
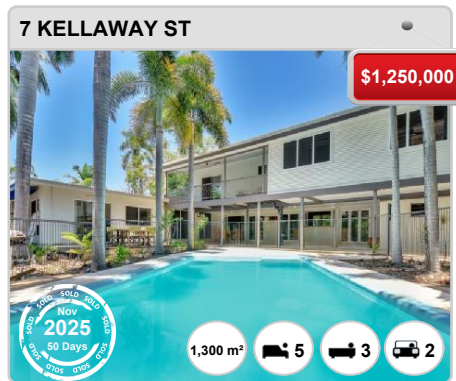
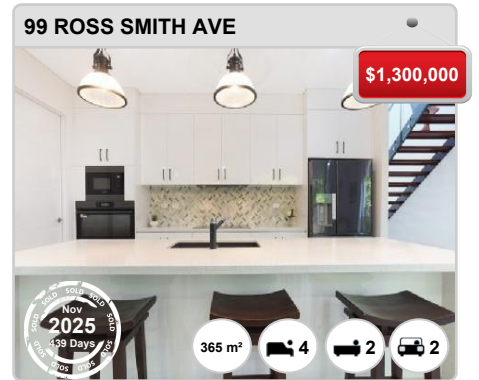
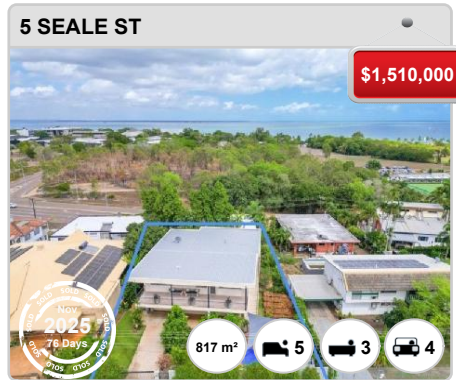
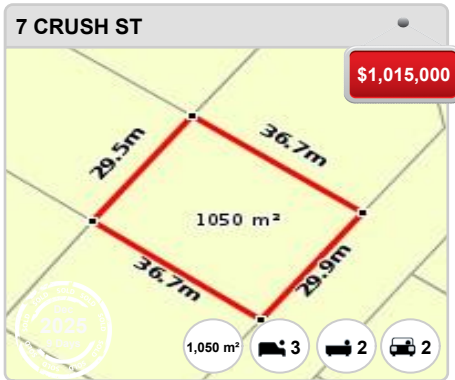
Based on 36 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**17**

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



2 BROWN ST



11 MCKINLAY ST



5 BLEESER ST



4 DICK WARD DR



6 CLANCY ST



11 LITTLE ST



# FANNIE BAY - Properties For Rent

## Median Rental Price

# \$900 /w

Based on 40 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

# +3.8%

Current Median Price: \$1,230,000  
Current Median Rent: \$900

Based on 17 recorded House sales and 40 House rentals compared over the last 12 months

## Number of Rentals


# 40

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

**48 EAST POINT ROAD**

**\$900 per week**



**Dec 2025**  
7 Days

1,090 m<sup>2</sup> 3 2 3

**40 PHILIP STREET**

**\$1,200 per**




**Dec 2025**  
14 Days

1,420 m<sup>2</sup> 4 3 2

**138 EAST POINT ROAD**

**\$2000 per week**



**Nov 2025**  
55 Days

2,790 m<sup>2</sup> 4 3 3