



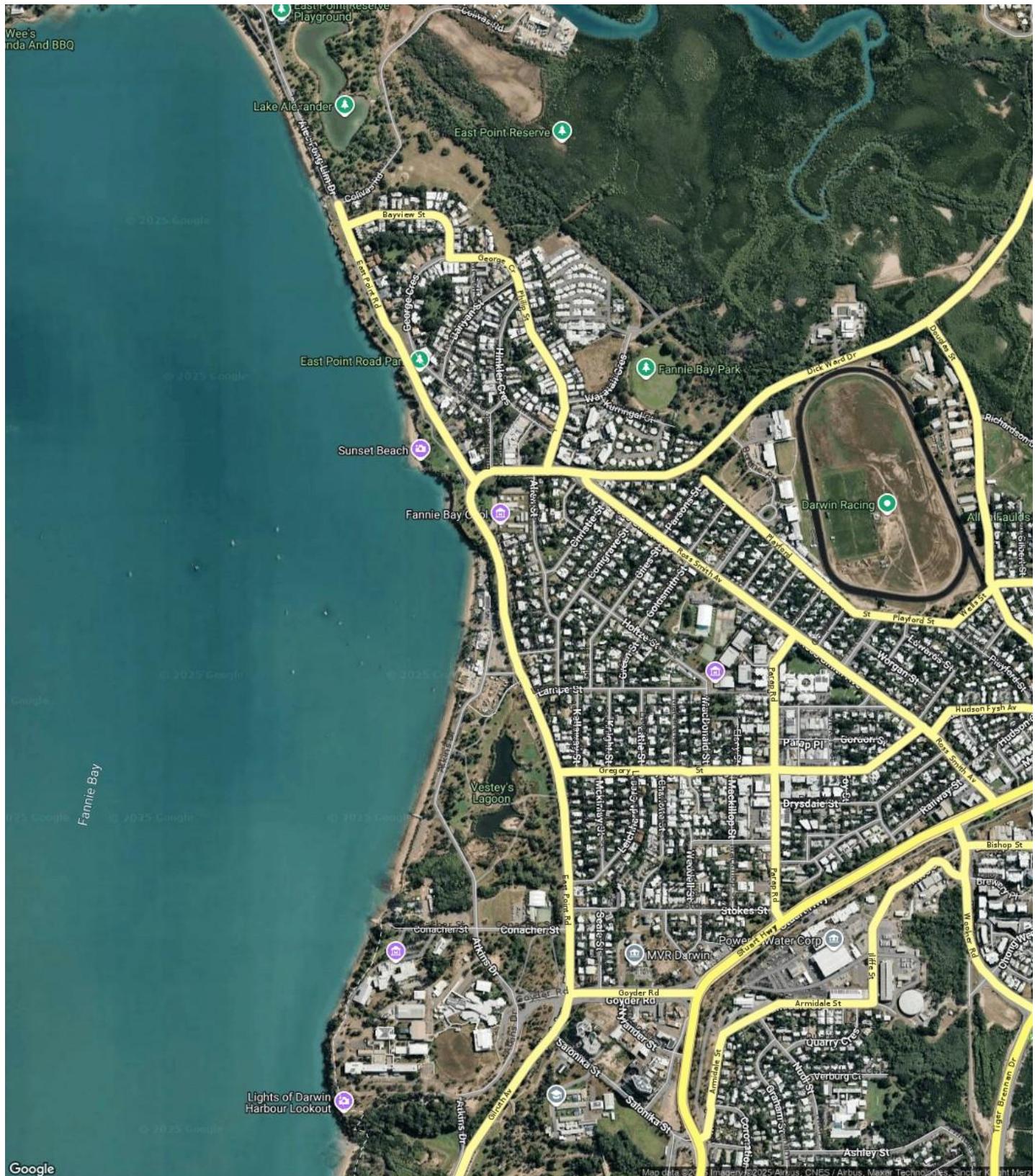
**RayWhite.**

# 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)

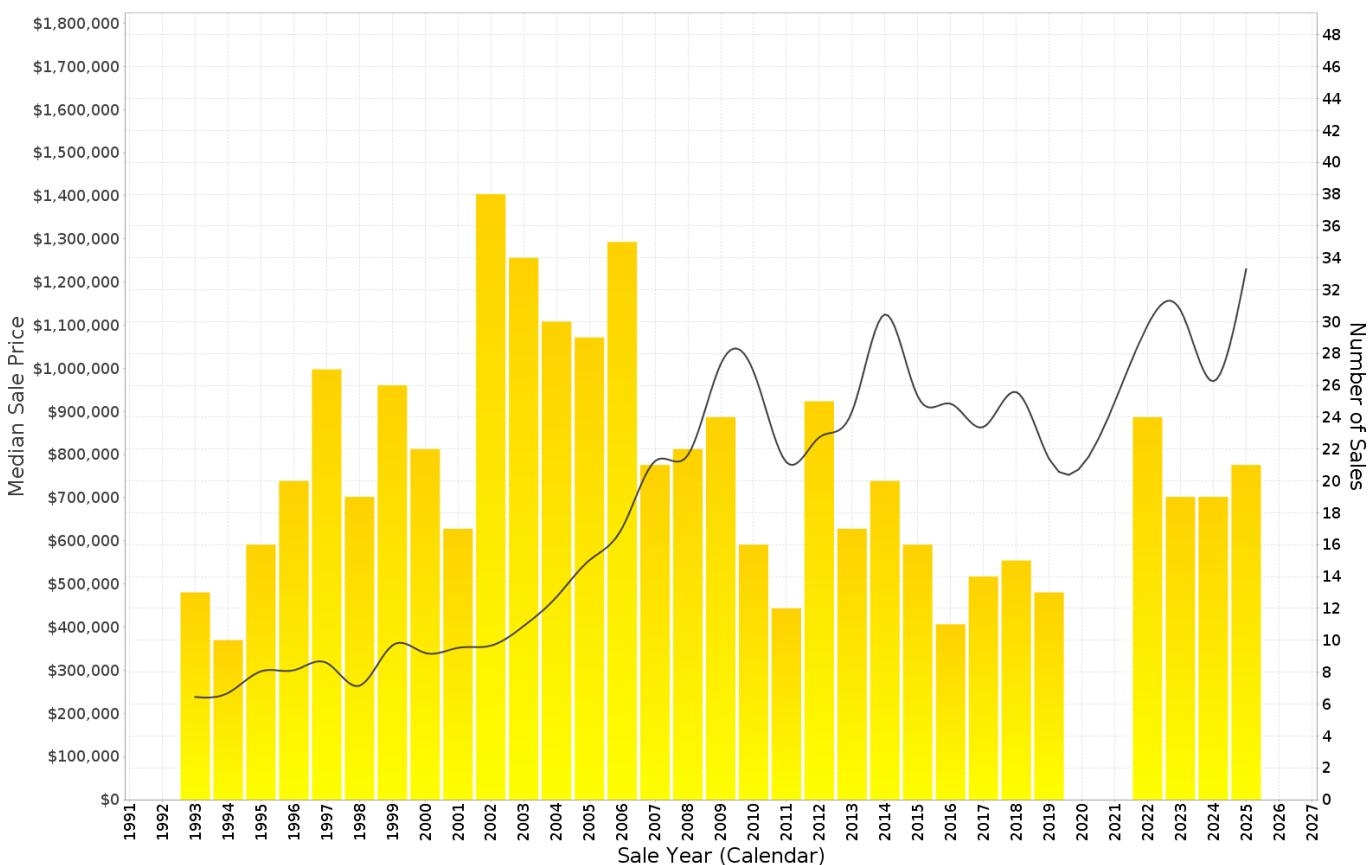
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

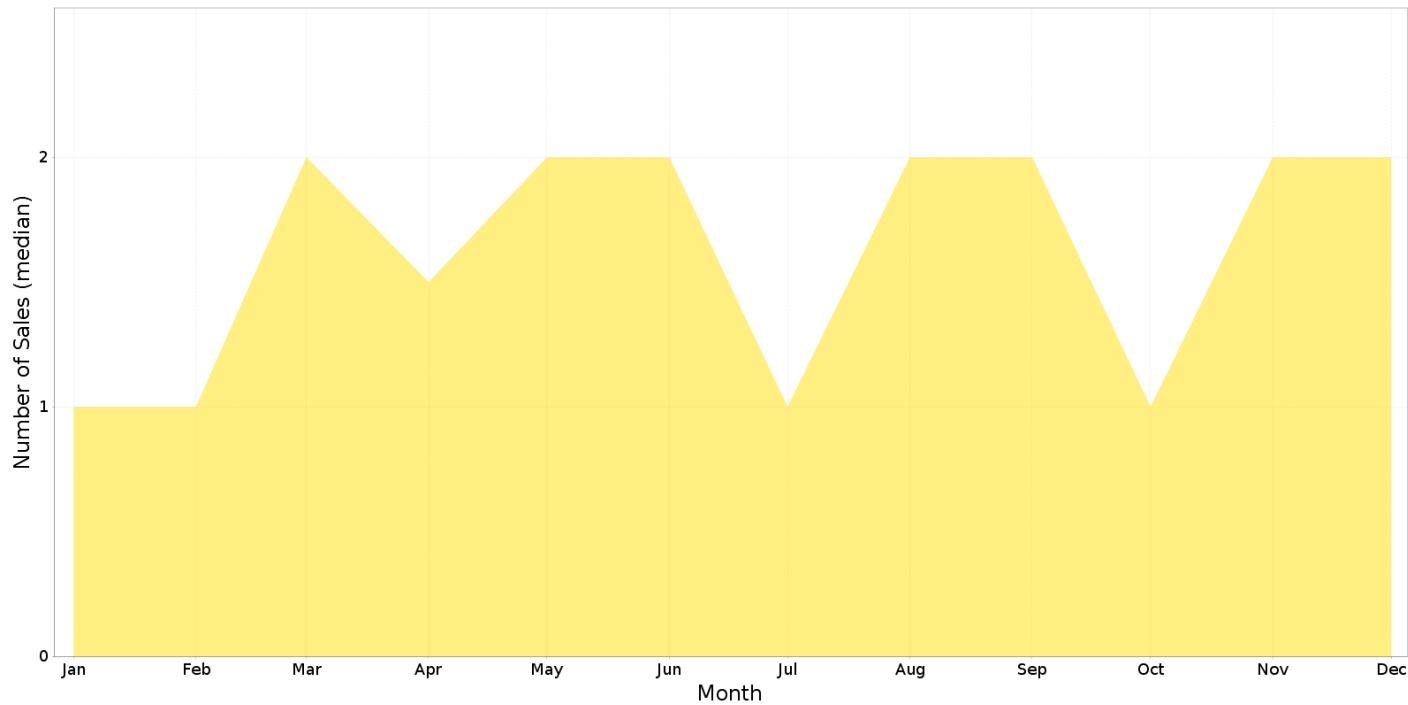
**+11.8%**

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

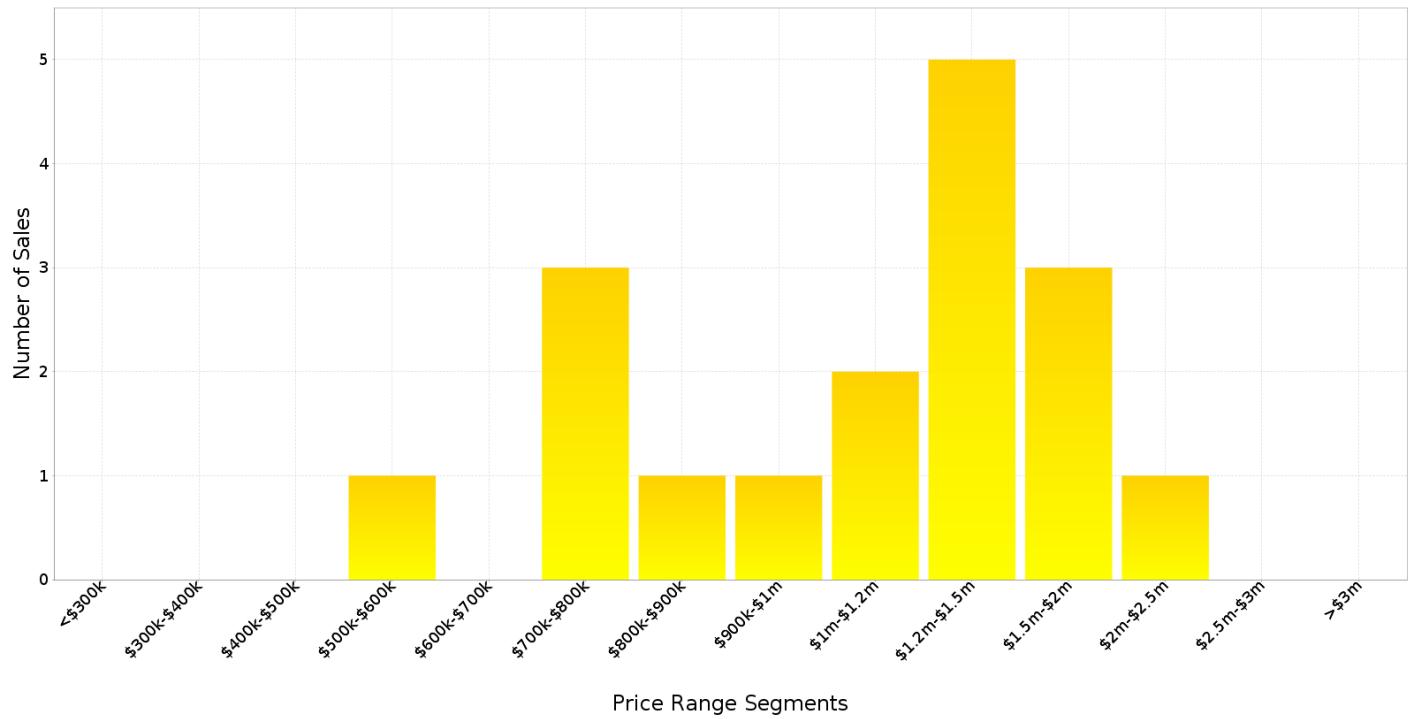
Based on 36 recorded House sales compared over the last two rolling 12 month periods



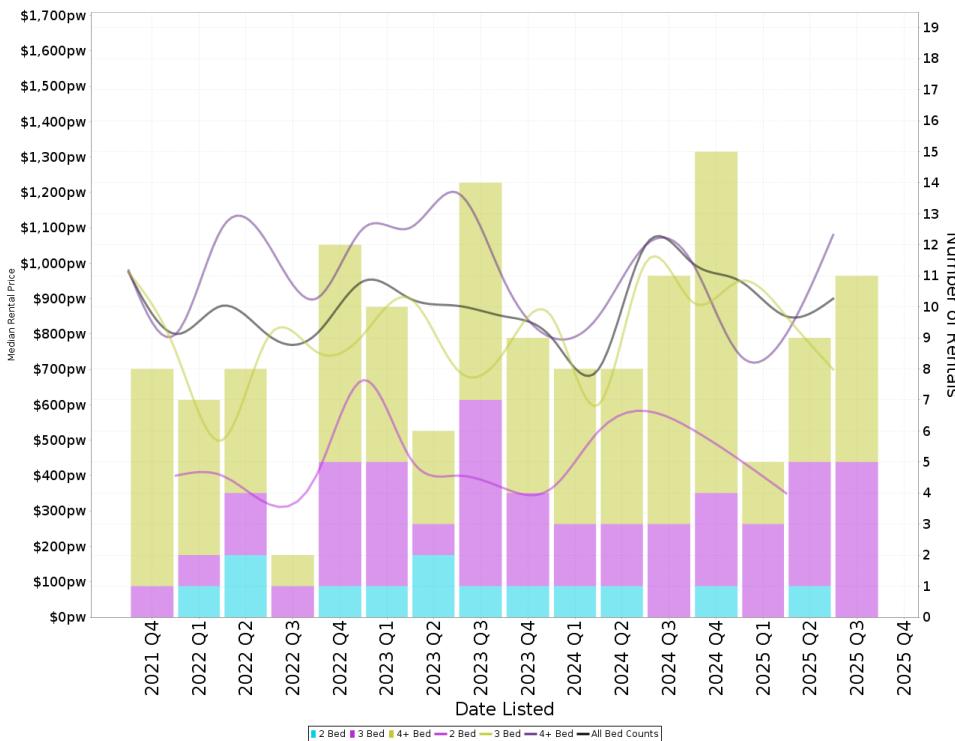
## FANNIE BAY - Peak Selling Periods (3 years)



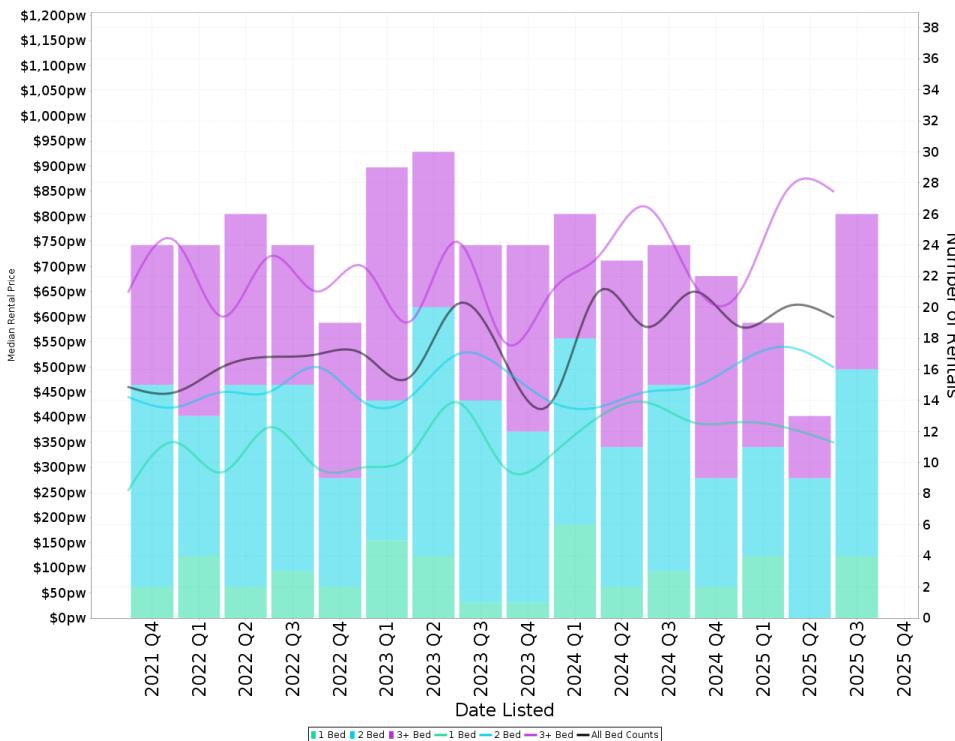
## FANNIE BAY - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



## Median Weekly Rents (Units)



# 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

**7 CRUSH ST**

**\$1,015,000**

1,050 m<sup>2</sup> | 3 | 2 | 2

**5 SEALE ST**

**\$1,510,000**

817 m<sup>2</sup> | 5 | 3 | 4

**99 ROSS SMITH AVE**

**\$1,300,000**

365 m<sup>2</sup> | 4 | 2 | 2

**11 PARSONS ST**

**\$890,000**

1,050 m<sup>2</sup> | 5 | 2 | 2

**7 KELLAWAY ST**

**\$1,250,000**

1,300 m<sup>2</sup> | 5 | 3 | 2

**9 MACDONALD ST**

**\$1,401,000**

1,160 m<sup>2</sup> | 4 | 2 | 2

**11 GILES ST**

**\$982,500**

1,390 m<sup>2</sup> | 3 | 2 | 2

**8 GREGORY ST**

**\$1,175,000**

1,190 m<sup>2</sup> | 4 | 3 | 3

**3 CLANCY ST**

**\$1,720,000**

1,000 m<sup>2</sup> | 4 | 3 | 3

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**

FOR RENT  
Dec 2025 7 Days

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

### 40 PHILIP STREET



**\$1,200 per week**

FOR RENT  
Dec 2025 14 Days

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

### 138 EAST POINT ROAD



**\$2000 per week**

FOR RENT  
Nov 2025 35 Days

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