

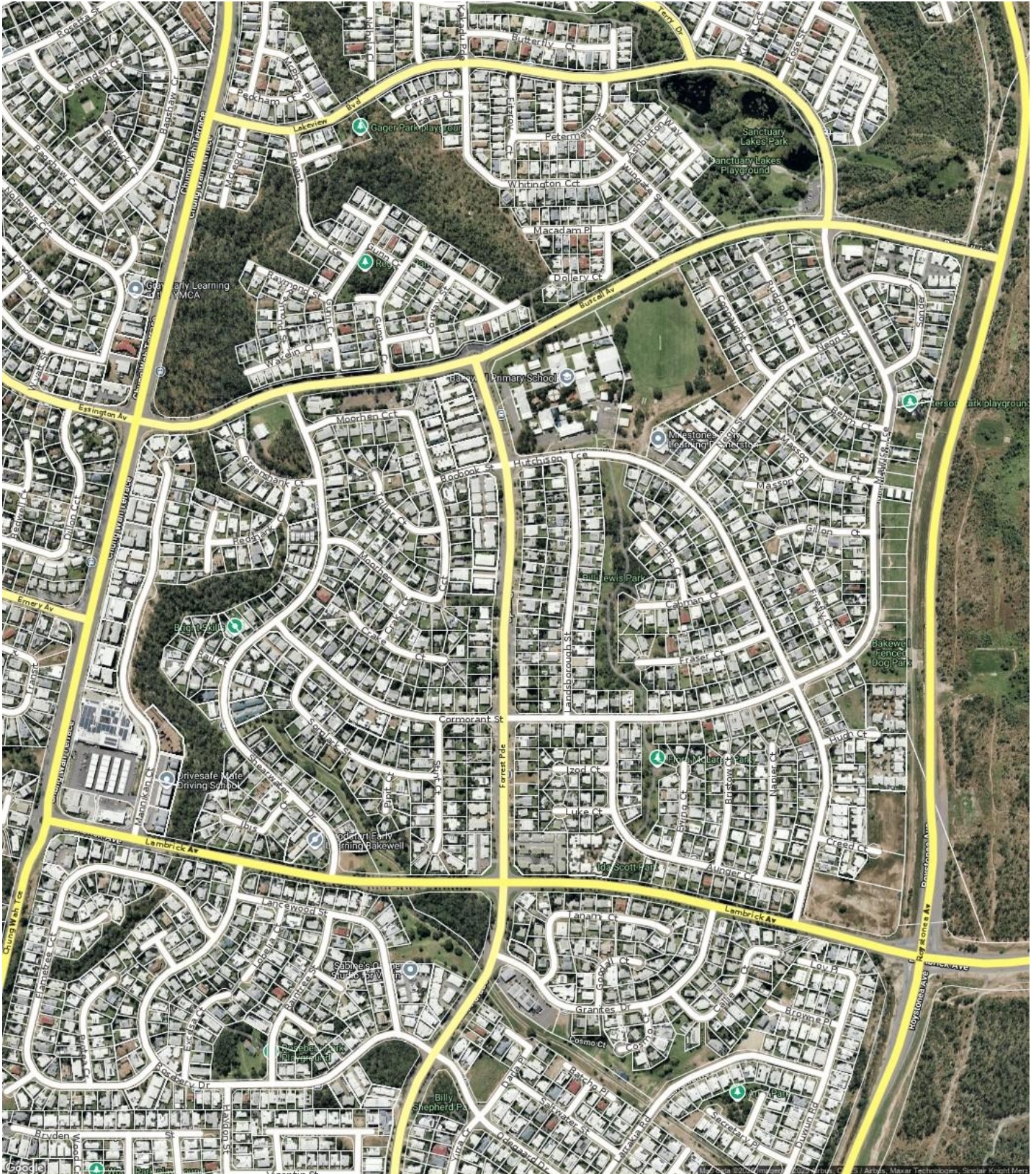
RayWhite.

Suburb
flyover
report

BAKEWELL (UNIT)

PREPARED BY: KRISTINA BILLIAS , RAY WHITE NIGHTCLIFF

BAKEWELL - Suburb Map



BAKEWELL - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2007	116	\$ 260,500	0.0 %	\$ 18,603	\$ 726,000
2008	86	\$ 298,000	14.4 %	\$ 11,685	\$ 450,000
2009	85	\$ 330,000	10.7 %	\$ 8,000	\$ 500,000
2010	50	\$ 391,000	18.5 %	\$ 100,800	\$ 465,000
2011	56	\$ 350,000	-10.5 %	\$ 58,160	\$ 445,000
2012	57	\$ 356,500	1.9 %	\$ 72,000	\$ 449,000
2013	55	\$ 380,000	6.6 %	\$ 51,000	\$ 470,000
2014	43	\$ 402,000	5.8 %	\$ 40,000	\$ 485,000
2015	26	\$ 365,000	-9.2 %	\$ 55,840	\$ 562,000
2016	23	\$ 300,000	-17.8 %	\$ 51,520	\$ 425,000
2017	19	\$ 270,000	-10.0 %	\$ 32,200	\$ 369,500
2018	27	\$ 260,000	-3.7 %	\$ 32,400	\$ 550,000
2019	21	\$ 235,000	-9.6 %	\$ 27,300	\$ 360,000
2020	10	\$ 200,000	-14.9 %	\$ 29,750	\$ 555,000
2021	8	\$ 297,500	48.8 %	\$ 190,000	\$ 350,000
2022	49	\$ 285,000	-4.2 %	\$ 54,800	\$ 430,000
2023	39	\$ 293,000	2.8 %	\$ 31,000	\$ 515,000
2024	38	\$ 285,000	-2.7 %	\$ 195,000	\$ 525,000
2025	73	\$ 380,000	33.3 %	\$ 62,700	\$ 522,500

Median Sale Price

\$370k

Based on 63 recorded Unit sales within the last 12 months (Oct '24 - Sep '25)

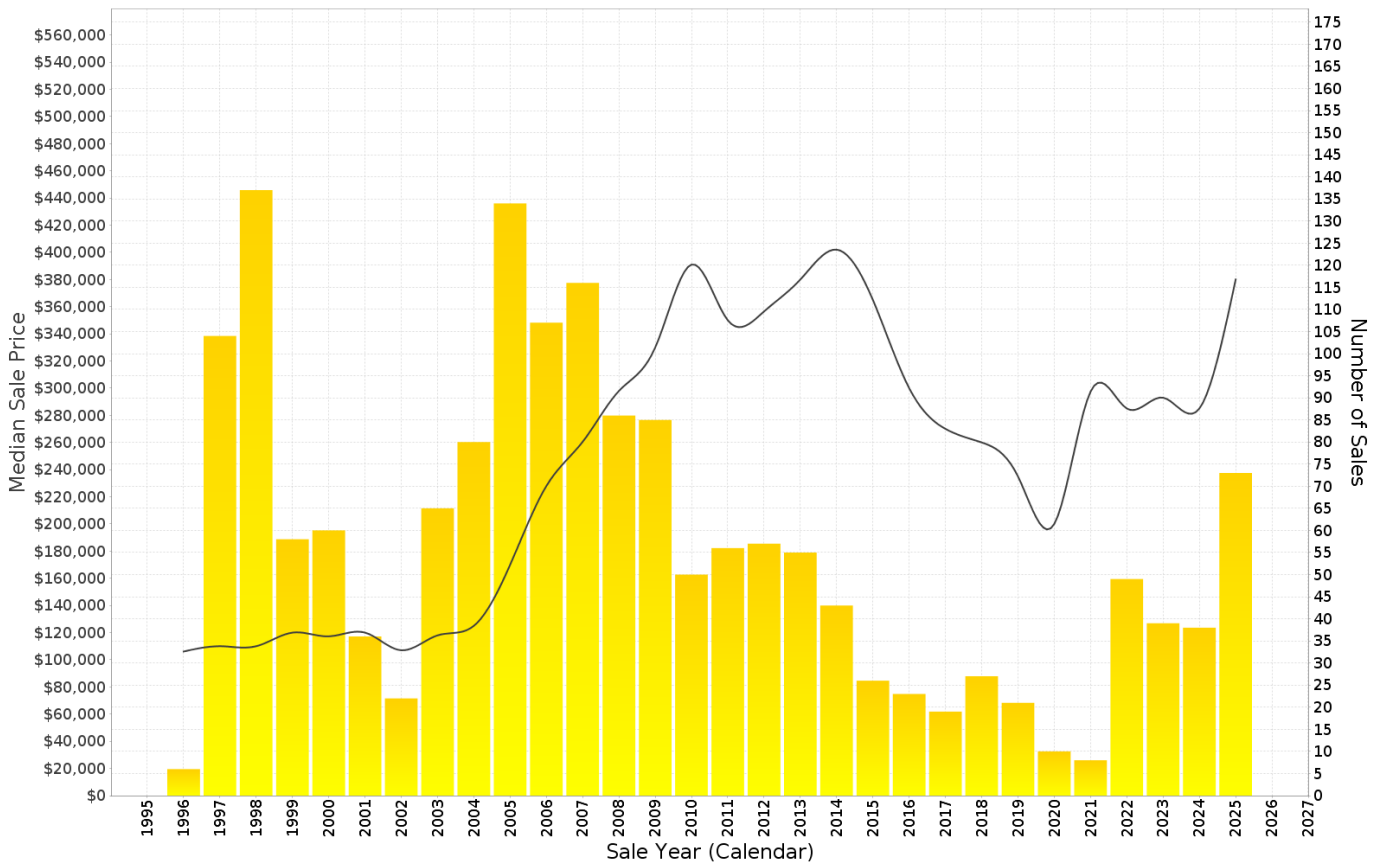
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

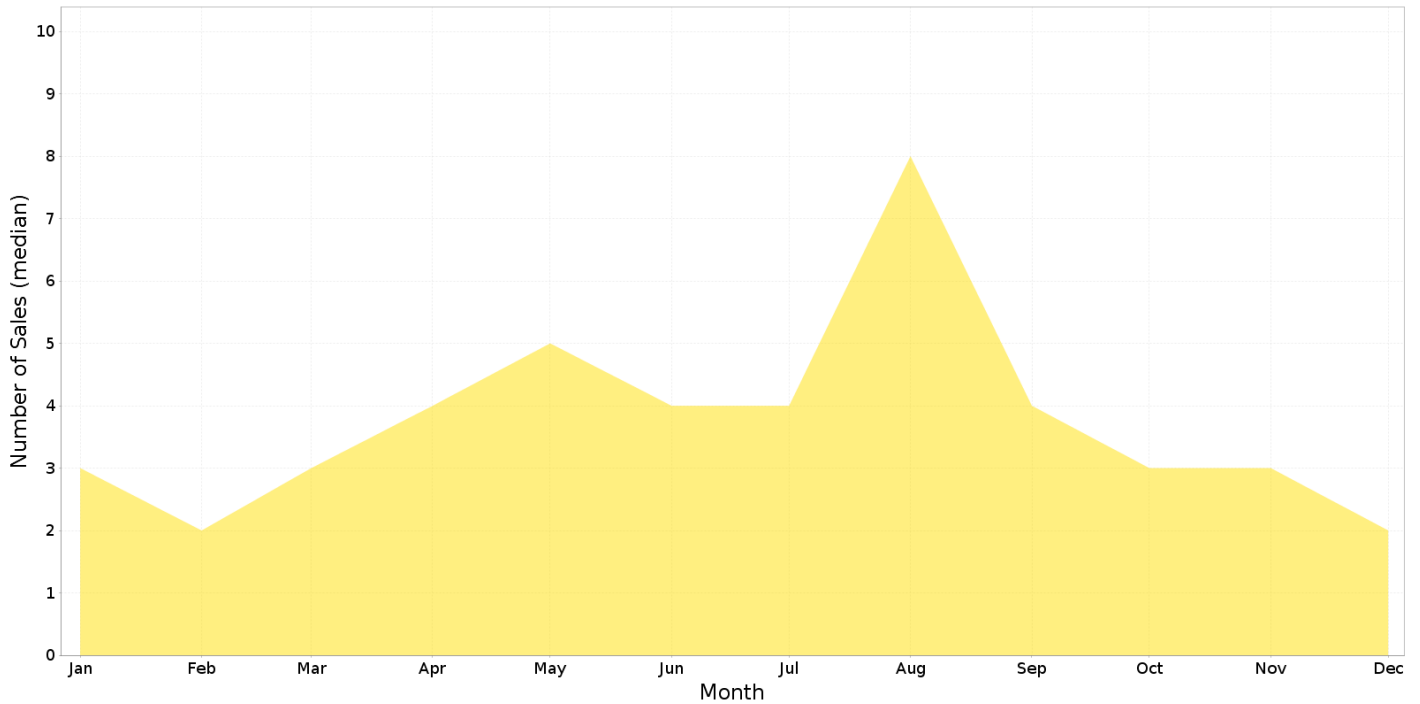
+31.0%

Current Median Price: \$370,000
Previous Median Price: \$282,500

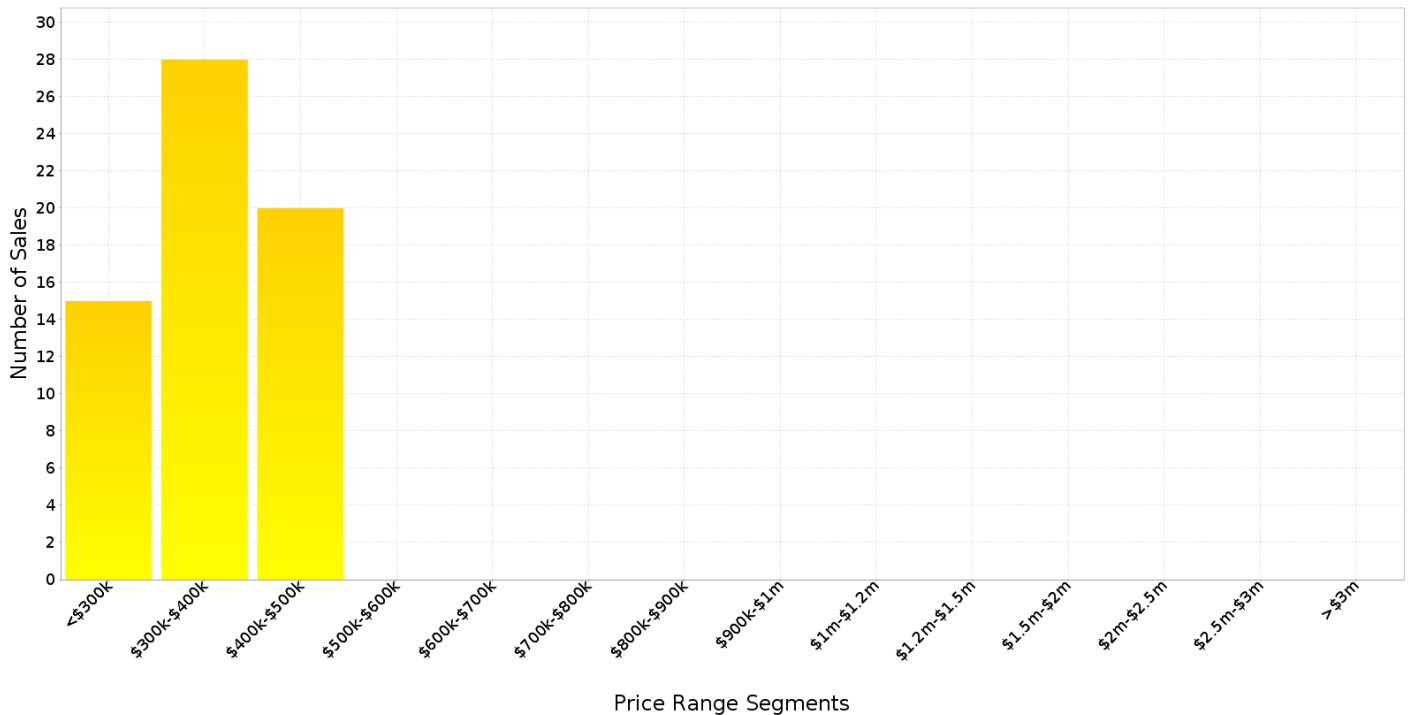
Based on 103 recorded Unit sales compared over the last two rolling 12 month periods



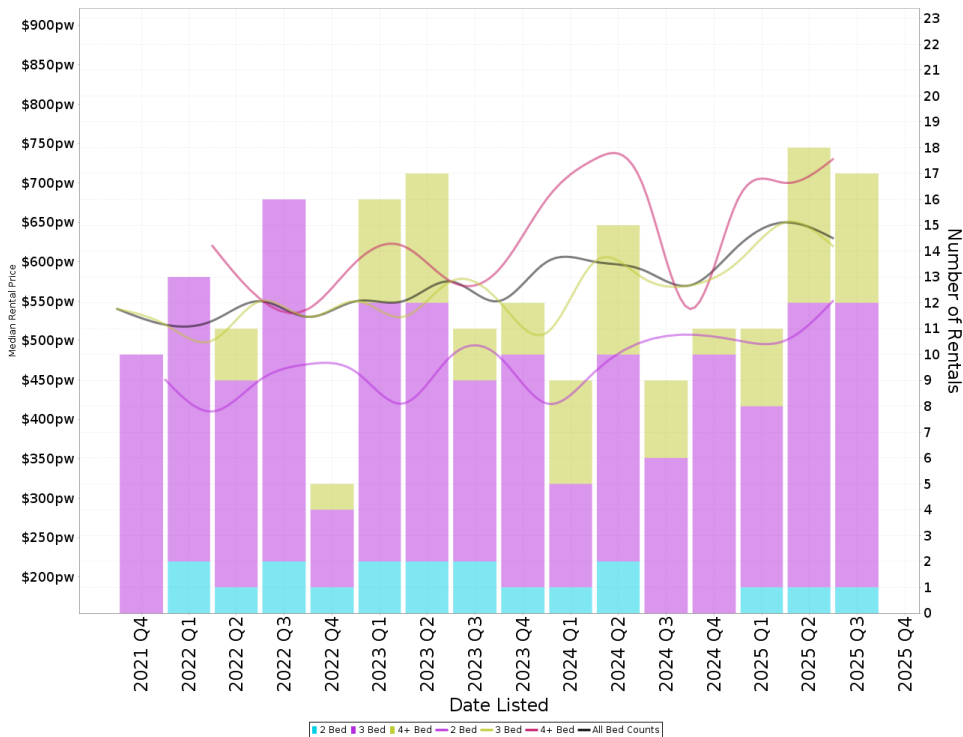
BAKEWELL - Peak Selling Periods (3 years)



BAKEWELL - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+10.9%

Current Median Price: \$532,500
Previous Median Price: \$480,000

Based on 107 registered House sales compared over the last two rolling 12 month periods.

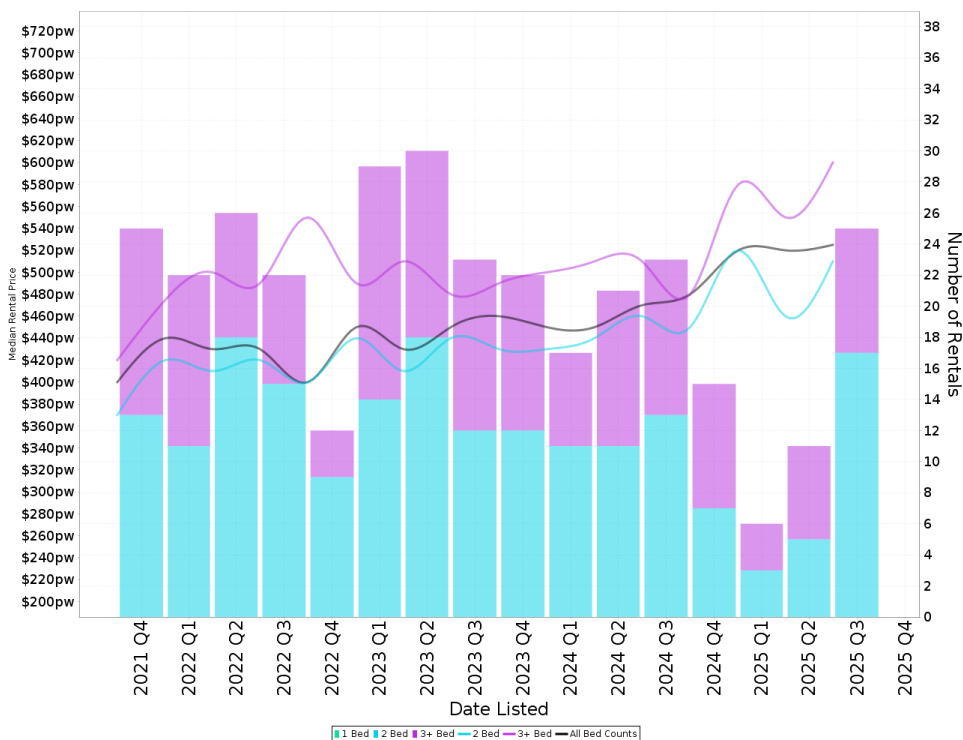
Suburb Rental Yield

+6.2%

Current Median Price: \$532,500
Current Median Rent: \$630

Based on 57 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+31.0%

Current Median Price: \$370,000
Previous Median Price: \$282,500

Based on 103 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+7.3%

Current Median Price: \$370,000
Current Median Rent: \$520

Based on 57 registered Unit rentals compared over the last 12 months.

BAKEWELL - Recently Sold Properties

Median Sale Price

\$370k

Based on 63 recorded Unit 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

+31.0%

Current Median Price: \$370,000
Previous Median Price: \$282,500

Based on 103 recorded Unit sales compared over the last two rolling 12 month periods

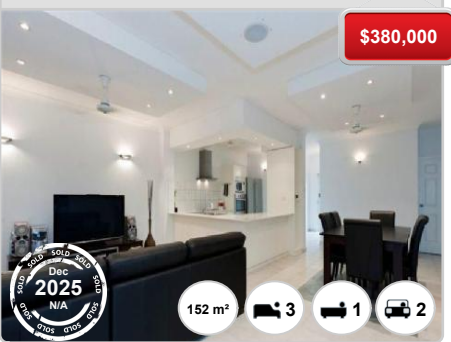
Sold Properties

63

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

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

5/2 MANNIKAN CRT



2/4 CRAKE CRT



10/80 FORREST PDE



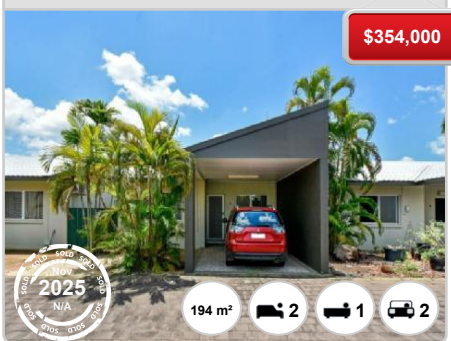
1/73 HUTCHISON TCE



5/65 SHEARWATER DR



5/35 MANNIKAN CRT



3/92 MAURICE TCE



1/20 NEGRI ST



3/27 MANNIKAN CRT



1/21 CONNAUGHT CRT

\$430,000

2025
Nov
N/A

547 m² 2 1 2

9/2 MANNIKAN CRT

\$385,500

2025
Nov
25 Days

1,770 m² 3 1 2

13/7 HUGH CRT

\$440,000

2025
Nov
6 Days

270 m² 3 2 2

5/27 MANNIKAN CRT

\$325,000

2025
Oct
64 Days

123 m² 2 1 2

2/80 FORREST PDE

\$181,300

2025
Oct
N/A

188 m² 2 1 1

3/15 MOORHEN CCT

\$460,000

2025
Oct
45 Days

252 m² 3 2 2

1/61 SHEARWATER DR

\$355,000

2025
Oct
10 Days

233 m² 2 1 2

2/16 MASSON CRT

\$375,000

2025
Oct
10 Days

394 m² - - -

4/11 SONDER CRES

\$350,000

2025
Oct
10 Days

341 m² 3 2 -

3/80 FORREST PDE

\$390,000

2025
Sep
77 Days

187 m² 2 1 2

2/92 MAURICE TCE

\$450,000

2025
Sep
N/A

283 m² 3 1 2

9/19 MANNIKAN CRT

\$350,000

2025
Sep
49 Days

116 m² 3 1 2

BAKEWELL - Properties For Rent

Median Rental Price

\$520 /w

Based on 57 recorded Unit 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

+7.3%

Current Median Price: \$370,000
Current Median Rent: \$520

Based on 63 recorded Unit sales and 57 Unit rentals compared over the last 12 months

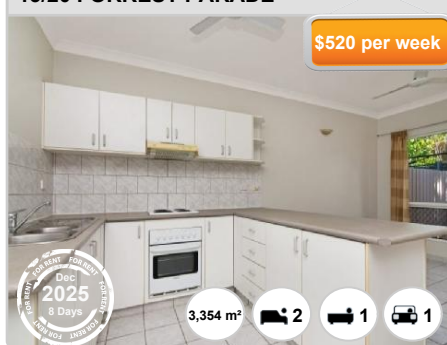
Number of Rentals

57

Based on recorded Unit rentals within the last 12 months (Oct '24 - Sep '25)

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

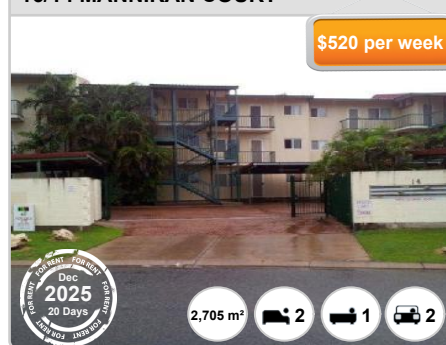
13/20 FORREST PARADE



2/75 FORREST PARADE



16/14 MANNIKAN COURT



10/43 MANNIKAN COURT

