

RayWhite.

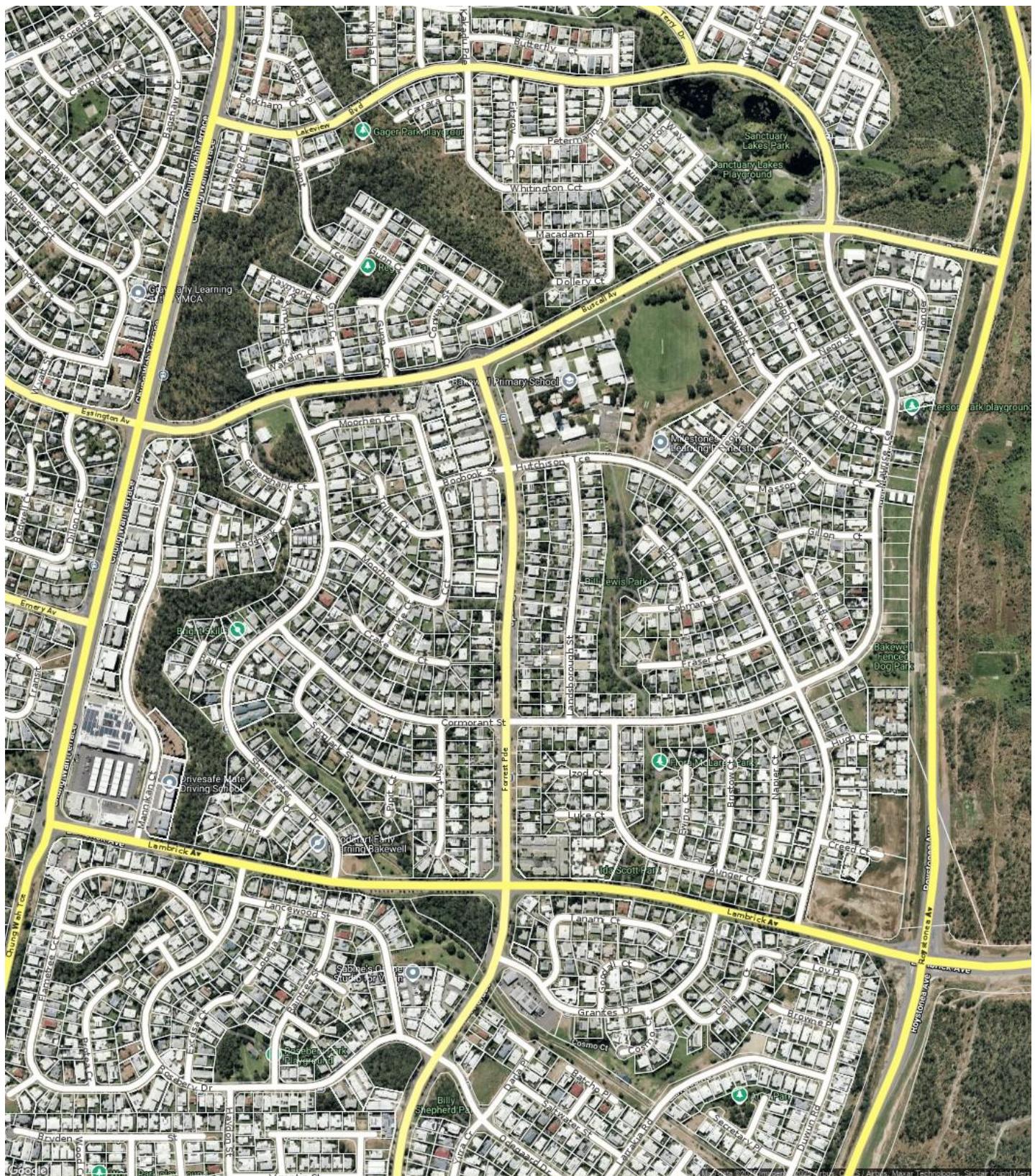


Suburb flyover report

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)

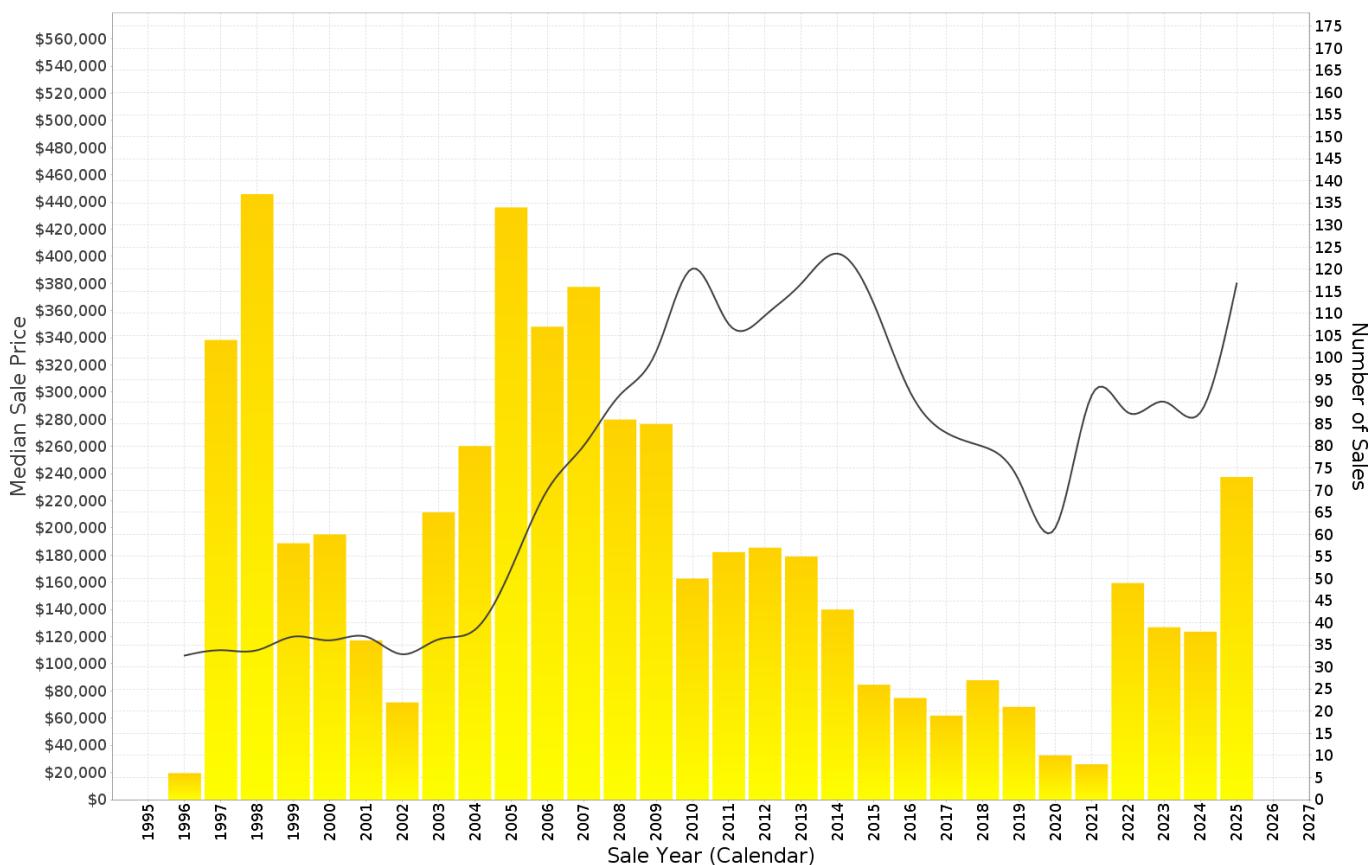
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

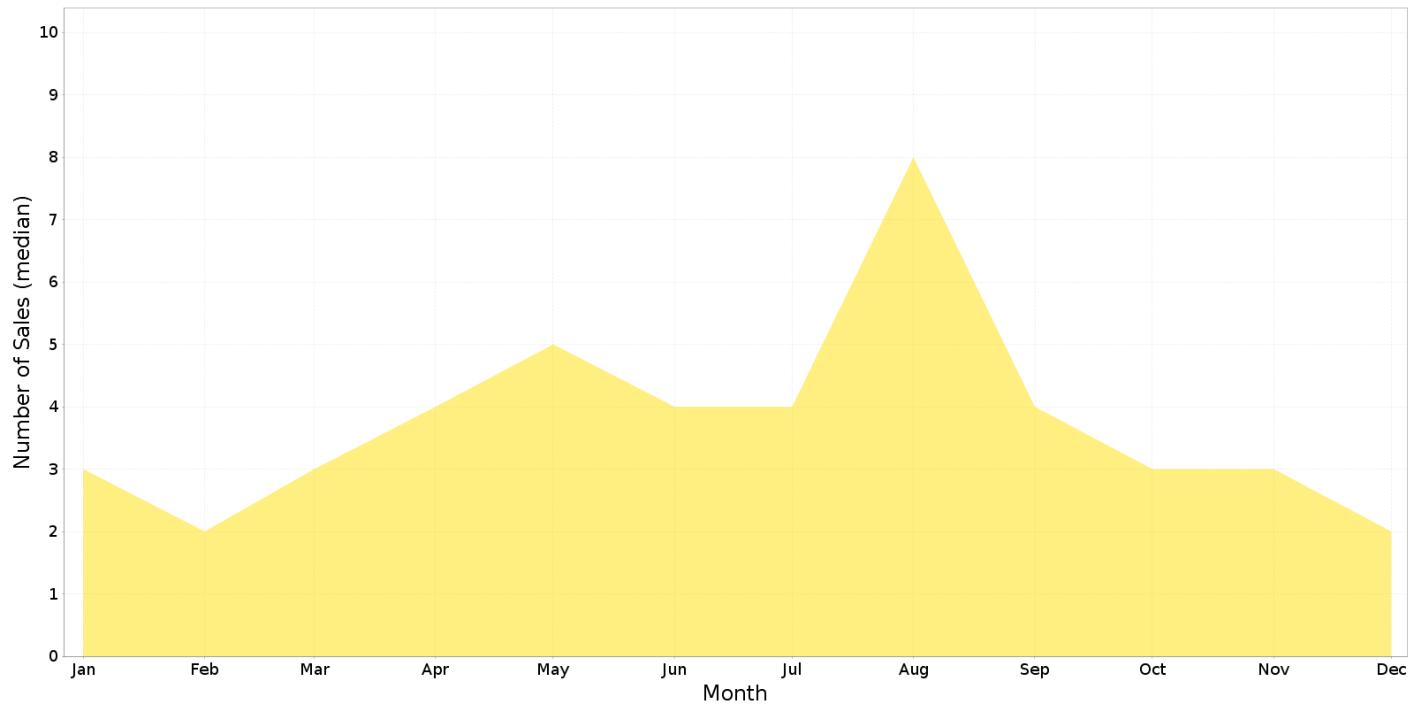
+31.0%

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

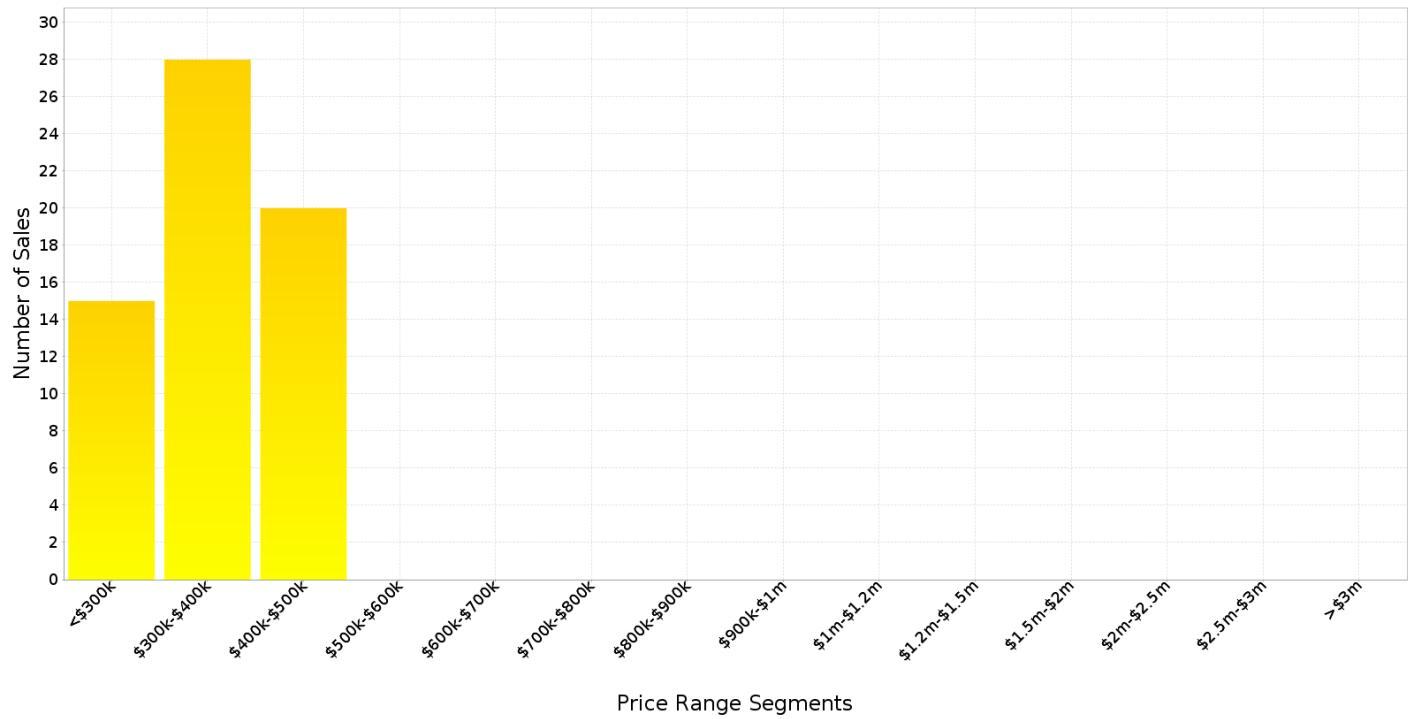
Based on 103 recorded Unit sales compared over the last two rolling 12 month periods



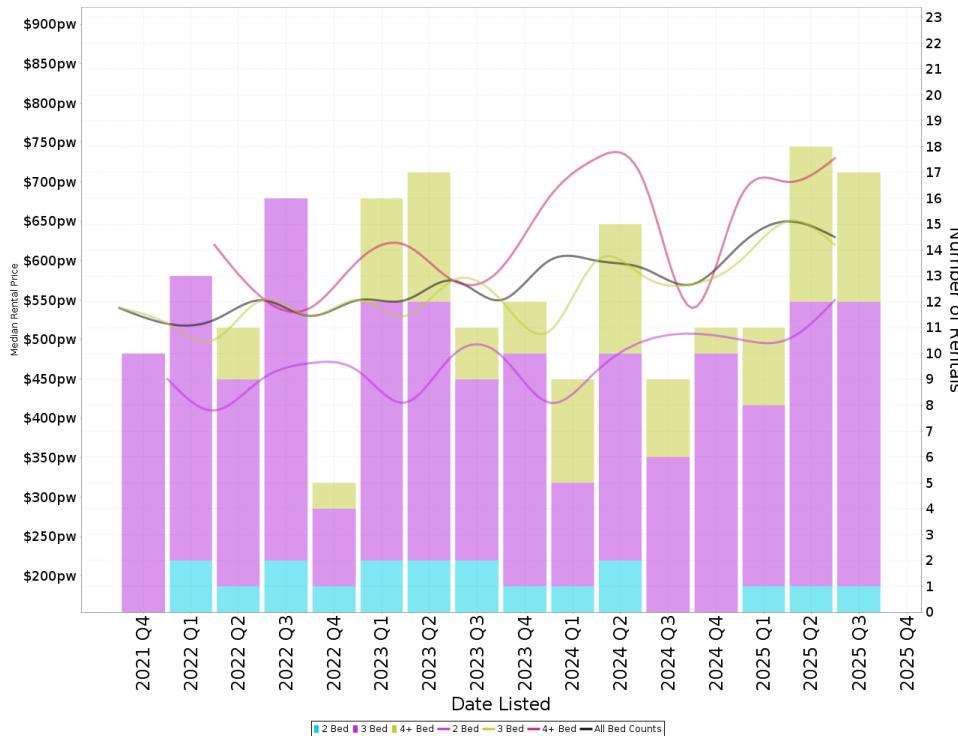
BAKEWELL - Peak Selling Periods (3 years)



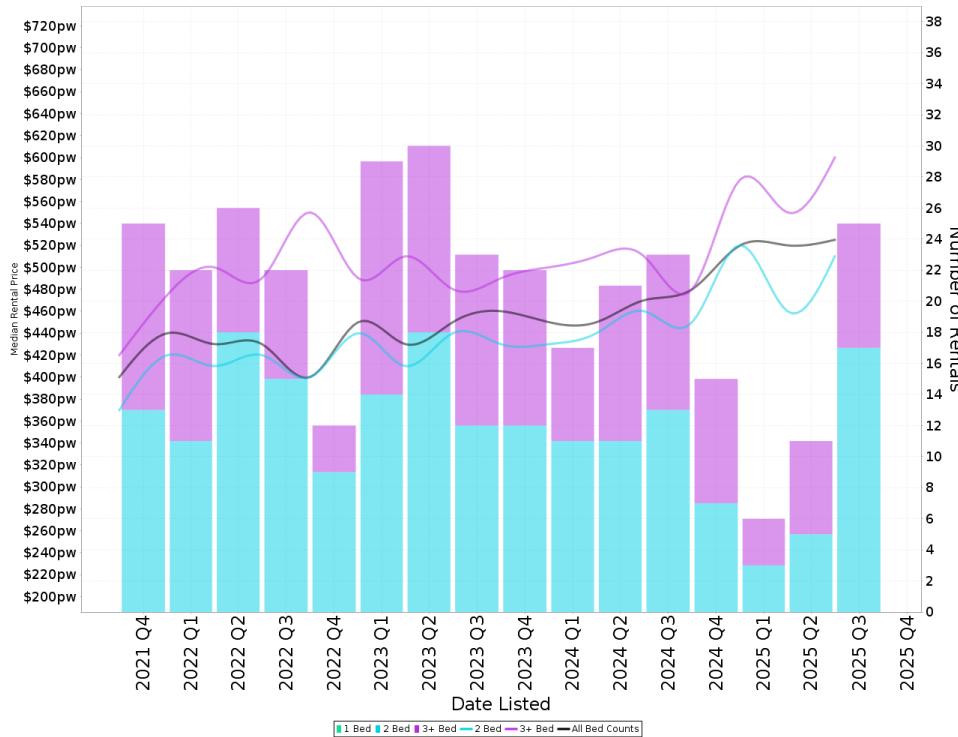
BAKEWELL - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Median Weekly Rents (Units)



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



\$380,000

1/73 HUTCHISON TCE



\$400,000

3/92 MAURICE TCE



\$440,000

2/4 CRAKE CRT



\$450,177

5/65 SHEARWATER DR



\$400,000

10/80 FORREST PDE



\$405,000

5/35 MANNIKAN CRT



\$354,000

3/27 MANNIKAN CRT



\$330,000

1/21 CONNAUGHT CRT



\$430,000

547 m² 2 1 2



9/2 MANNIKAN CRT



\$385,500

1,770 m² 3 1 2



13/7 HUGH CRT



\$440,000

270.0 m² 3 2 2



5/27 MANNIKAN CRT



\$325,000

123 m² 2 1 2



2/80 FORREST PDE



\$181,300

188 m² 2 1 1



3/15 MOORHEN CCT



\$460,000

252 m² 3 2 2



1/61 SHEARWATER DR



\$355,000

233.0 m² 2 1 2



2/16 MASSON CRT



\$375,000

394.0 m² - - -



4/11 SONDER CRES



\$350,000

341.0 m² 3 2 -



3/80 FORREST PDE



\$390,000

187 m² 2 1 2



2/92 MAURICE TCE



\$450,000

283 m² 3 1 2



9/19 MANNIKAN CRT



\$350,000

116 m² 3 1 2



Prepared on 29/12/2025 by Kristina Billias, +61 405191295 at Ray White Nightcliff. © Property Data Solutions Pty Ltd 2025 (pricefinder.com.au)

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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

\$520 per week



2/75 FORREST PARADE

\$520 per week



16/14 MANNIKAN COURT

\$520 per week



10/43 MANNIKAN COURT

\$600 per week

