

RayWhite.

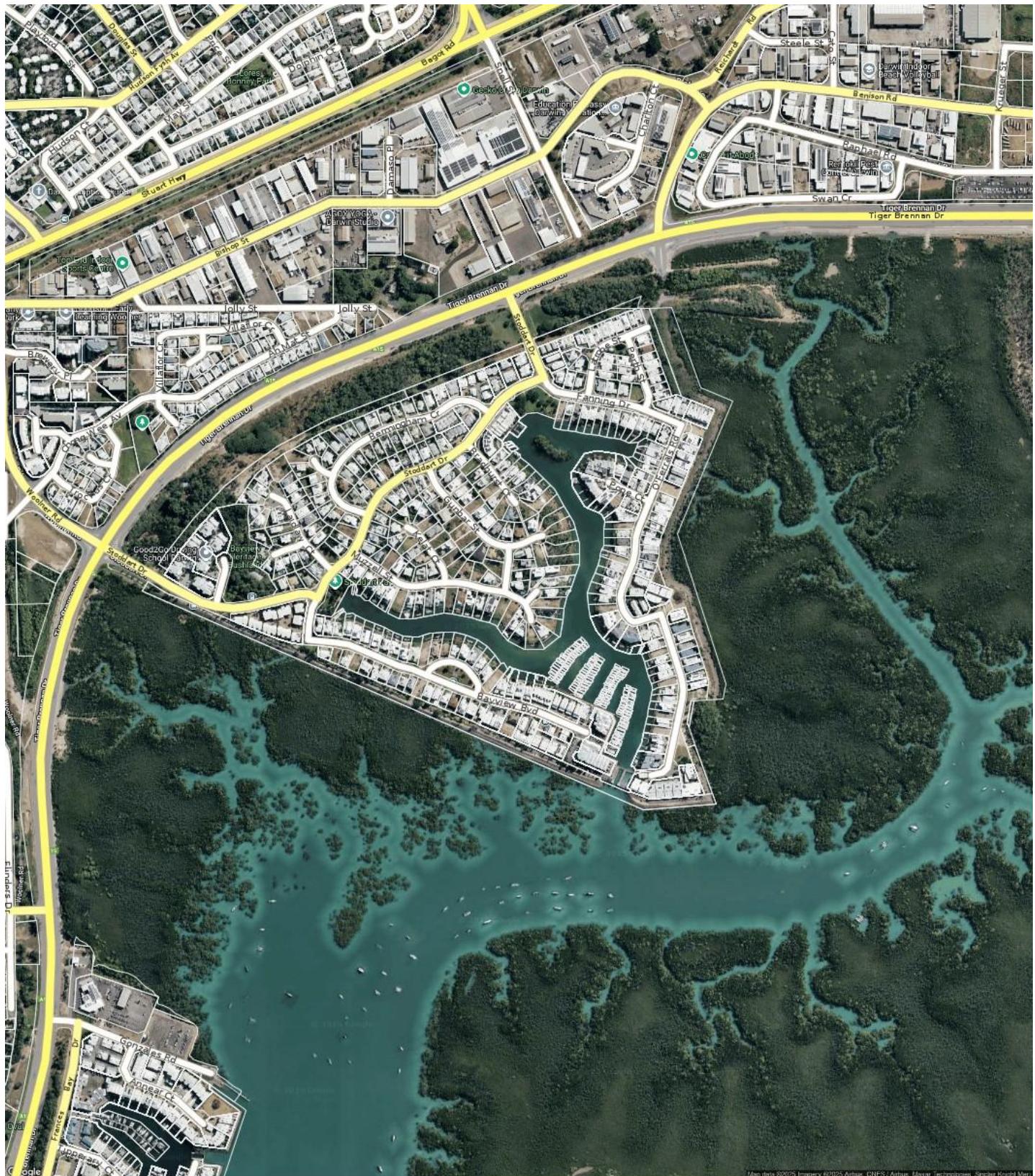


Suburb flyover report

BAYVIEW (UNIT)

PREPARED BY: KRISTINA BILLIAS, RAY WHITE NIGHTCLIFF

BAYVIEW - Suburb Map



BAYVIEW - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2007	56	\$ 457,500	0.0 %	\$ 307,500	\$ 1,100,000
2008	43	\$ 508,000	11.0 %	\$ 360,000	\$ 1,600,000
2009	30	\$ 602,500	18.6 %	\$ 225,400	\$ 2,200,000
2010	19	\$ 795,000	32.0 %	\$ 325,000	\$ 1,120,000
2011	20	\$ 563,500	-29.1 %	\$ 435,000	\$ 965,000
2012	21	\$ 635,000	12.7 %	\$ 410,000	\$ 950,000
2013	18	\$ 715,000	12.6 %	\$ 134,000	\$ 1,275,000
2014	15	\$ 742,500	3.8 %	\$ 325,000	\$ 910,000
2015	23	\$ 690,000	-7.1 %	\$ 455,000	\$ 1,043,000
2016	9	\$ 650,000	-5.8 %	\$ 425,000	\$ 900,000
2017	16	\$ 586,000	-9.8 %	\$ 375,000	\$ 850,000
2018	18	\$ 422,000	-28.0 %	\$ 270,000	\$ 760,000
2019	12	\$ 352,500	-16.5 %	\$ 295,000	\$ 1,225,000
2020	9	\$ 340,000	-3.5 %	\$ 300,000	\$ 515,000
2021	9	\$ 390,000	14.7 %	\$ 350,000	\$ 420,000
2022	27	\$ 455,000	16.7 %	\$ 135,000	\$ 800,000
2023	33	\$ 576,000	26.6 %	\$ 390,000	\$ 950,000
2024	26	\$ 575,000	-0.2 %	\$ 355,000	\$ 850,000
2025	26	\$ 635,000	10.4 %	\$ 392,500	\$ 1,110,000

Median Sale Price

\$640k

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

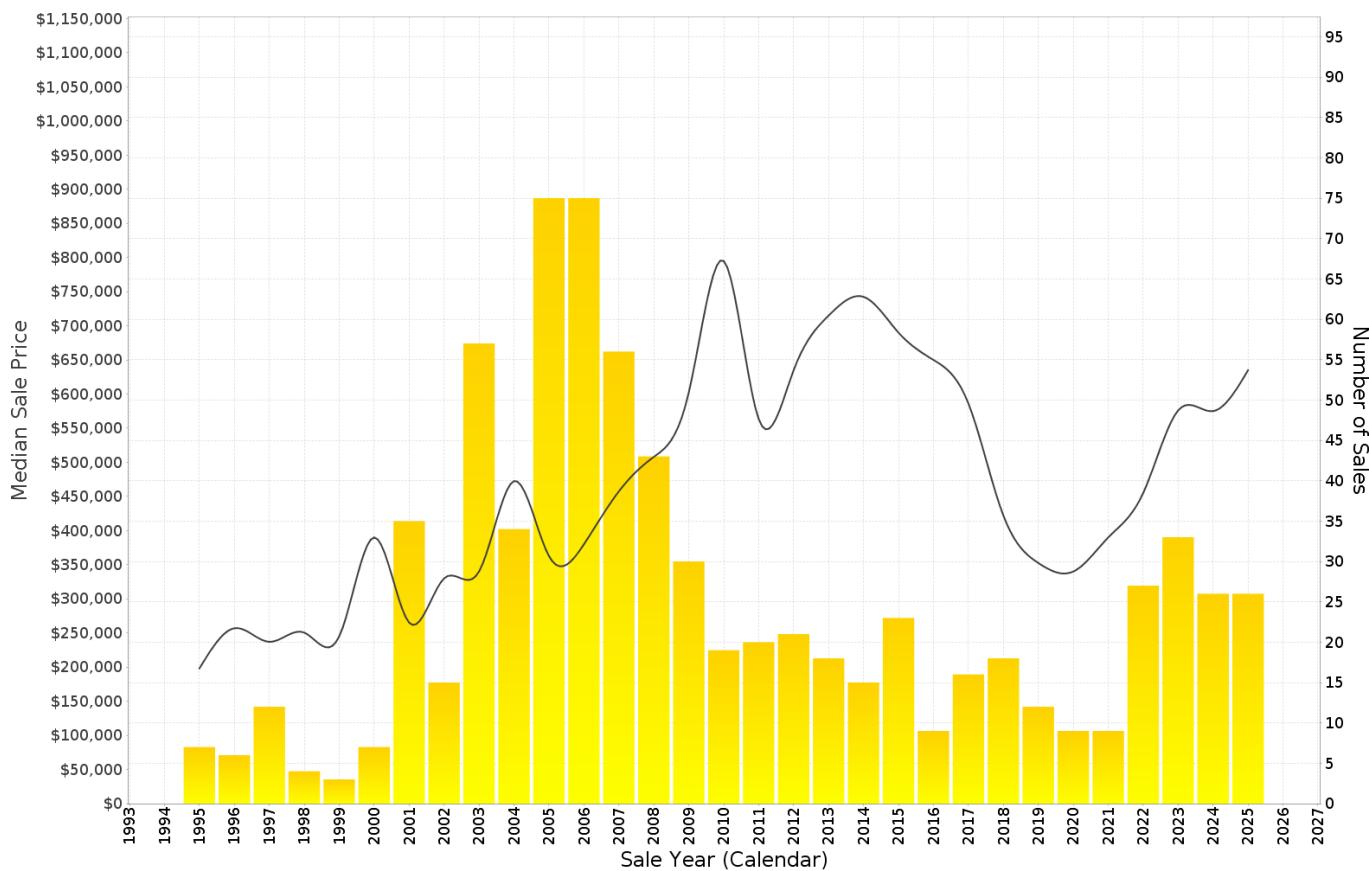
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

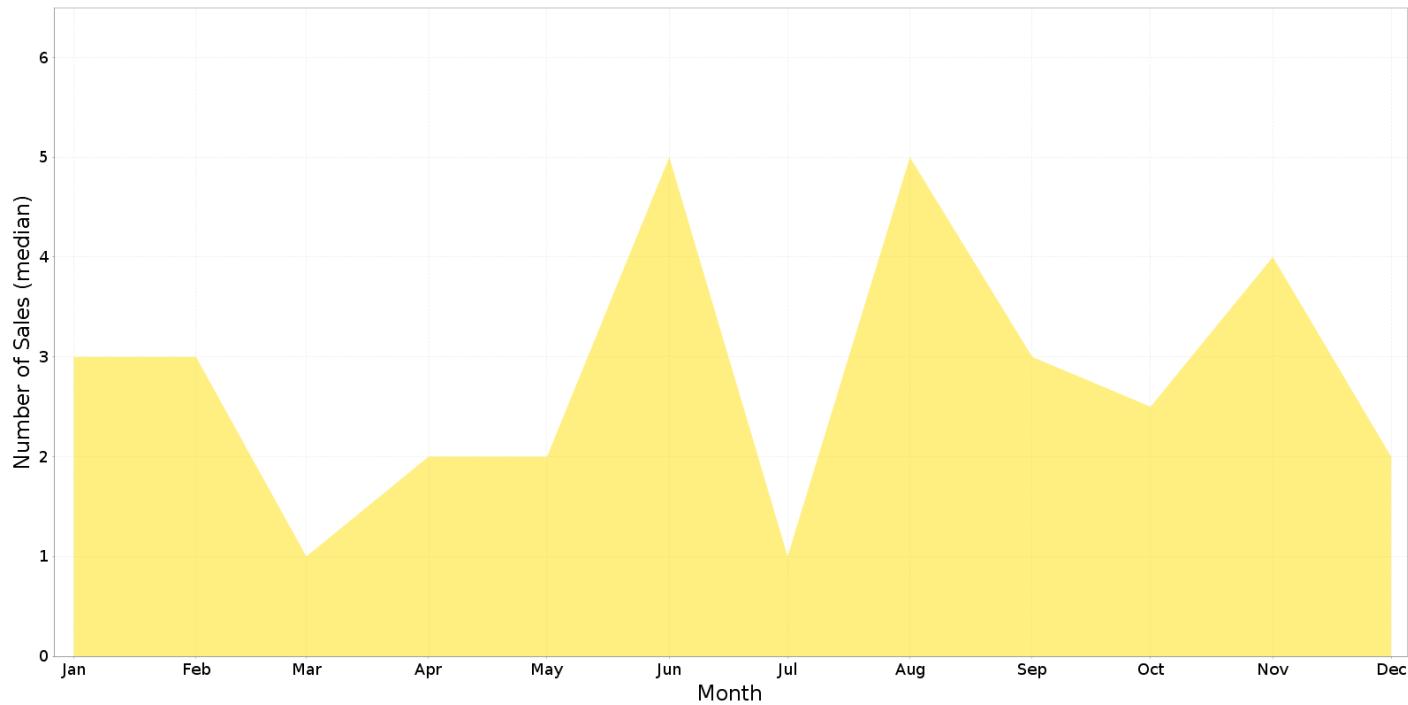
+11.3%

Current Median Price: \$640,000
Previous Median Price: \$575,000

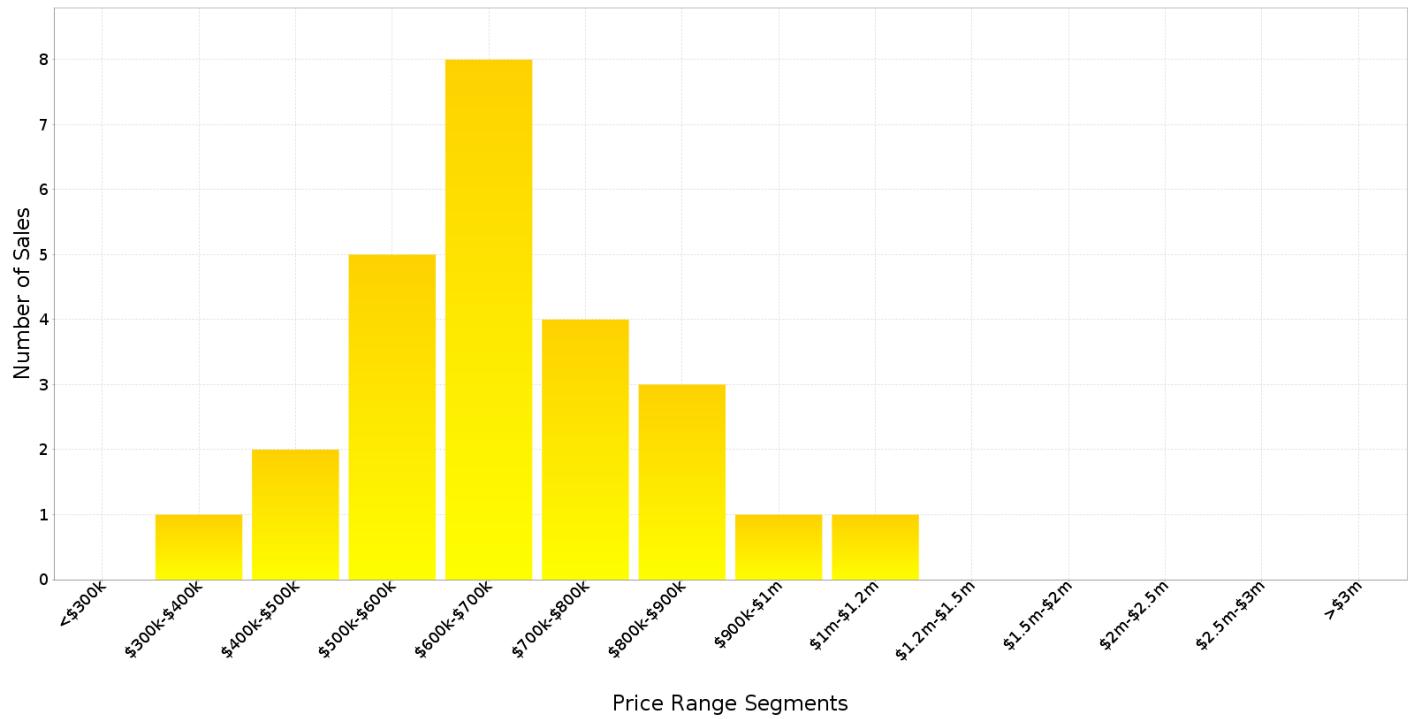
Based on 54 recorded Unit sales compared over the last two rolling 12 month periods



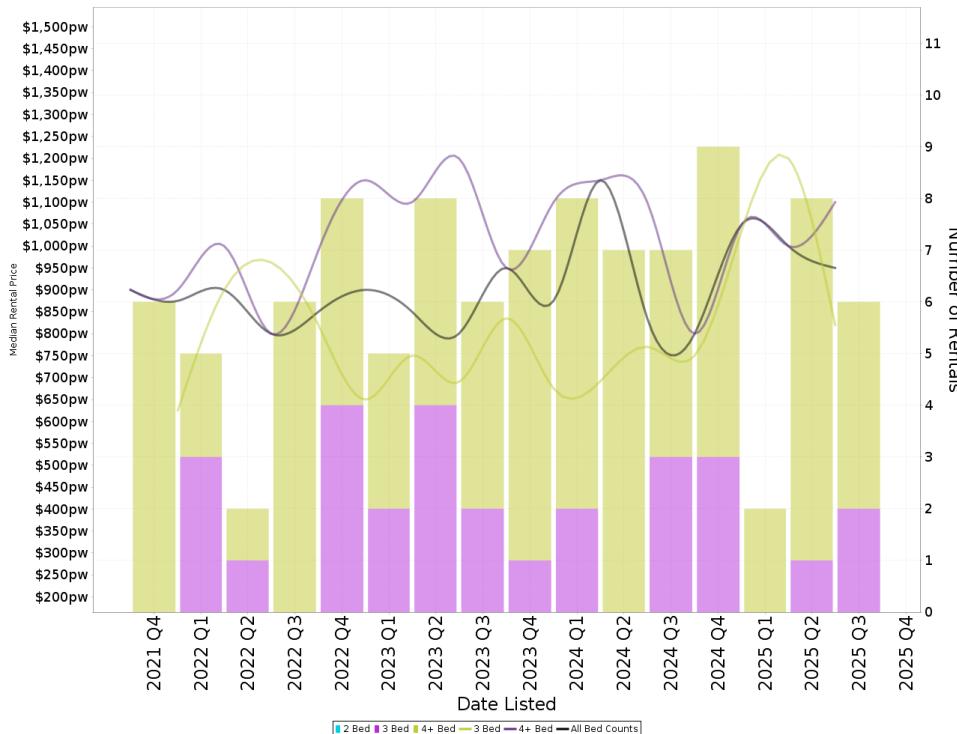
BAYVIEW - Peak Selling Periods (3 years)



BAYVIEW - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+34.1%

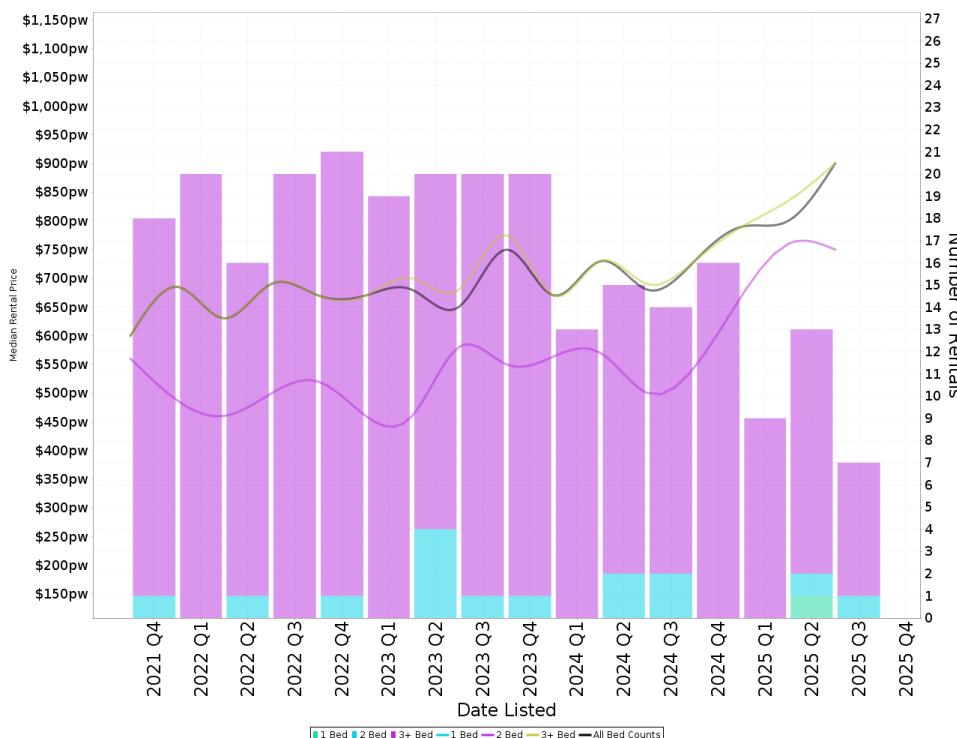
Current Median Price: \$990,000
Previous Median Price: \$738,000
Based on 29 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.0%

Current Median Price: \$990,000
Current Median Rent: \$950
Based on 25 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+11.3%

Current Median Price: \$640,000
Previous Median Price: \$575,000
Based on 54 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+6.1%

Current Median Price: \$640,000
Current Median Rent: \$750
Based on 45 registered Unit rentals compared over the last 12 months.

BAYVIEW - Recently Sold Properties

Median Sale Price

\$640k

Based on 25 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

+11.3%

Current Median Price: \$640,000
Previous Median Price: \$575,000

Based on 54 recorded Unit sales compared over the last two rolling 12 month periods

Sold Properties

25

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

13/1 MICHIE CRT



\$490,000

185 m²

3

2

2

11/1 MICHIE CRT



\$510,000

179 m²

3

2

2

1/18 O'FERRALS RD



\$975,000

404 m²

4

3

2

3/42 BAYVIEW BVD



\$850,000

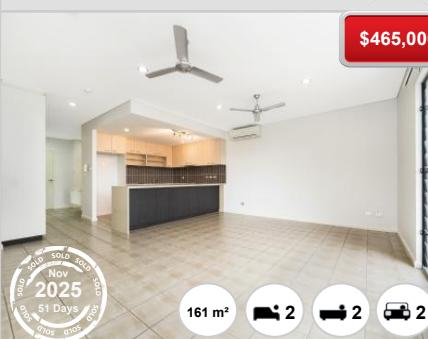
366 m²

3

3

2

61/3 MICHIE CRT



\$465,000

161 m²

2

2

2

62/3 MICHIE CRT



\$440,000

159 m²

2

2

2

1/44 O'FERRALS RD



\$850,000

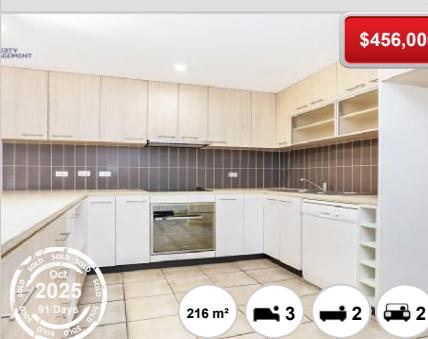
472 m²

3

2

2

84/5 MICHIE CRT



\$456,000

216 m²

3

2

2

2/1 O'FERRALS RD



\$850,000

276 m²

3

2

2

1/50 O`FERRALS RD



\$765,000

2025
115 Days
100% Sold

461 m² • 4 • 2 • 2

1/1 POPE CRT



\$600,000

2025
193 Days
100% Sold

326 m² • 3 • 2 • 2

1/65 STODDART DR



\$575,000

2025
115 Days
100% Sold

32.5m x 41.0m
334.0 m² • 3 • 2 • 2

21/6 STODDART DR



\$615,000

2025
115 Days
100% Sold

293 m² • 3 • 2 • 2

6/45 O`FERRALS RD



\$640,000

2025
N/A
100% Sold

350 m² • 3 • 3 • 3

4/27 FANNING DR



\$705,000

2025
40 Days
100% Sold

390 m² • 3 • 2 • 2

1/21 FANNING DR



\$585,000

2025
15 Days
100% Sold

438 m² • 3 • 2 • 2

5/63 STODDART DR



\$540,000

2025
Jun
100% Sold

324 m² • 3 • 2 • 2

BAYVIEW - Properties For Rent

Median Rental Price

\$750 /w

Based on 45 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

+6.1%

Current Median Price: \$640,000
Current Median Rent: \$750

Based on 25 recorded Unit sales and 45 Unit rentals compared over the last 12 months

Number of Rentals

45

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

5/78 O'FERRALS ROAD



\$1200 per week

1,912 m²

4/5 POPE COURT



\$980 per week

3,514 m²

2/1 BAYVIEW BOULEVARD



\$750 per week

738 m²

13/58 BAYVIEW BOULEVARD



\$680 per week

3,686 m²

6/41 BIRMINGHAM CRESCENT



\$680 Per Week

3,210 m²

2/66 STODDART DRIVE



\$770 per week

1,297 m²