

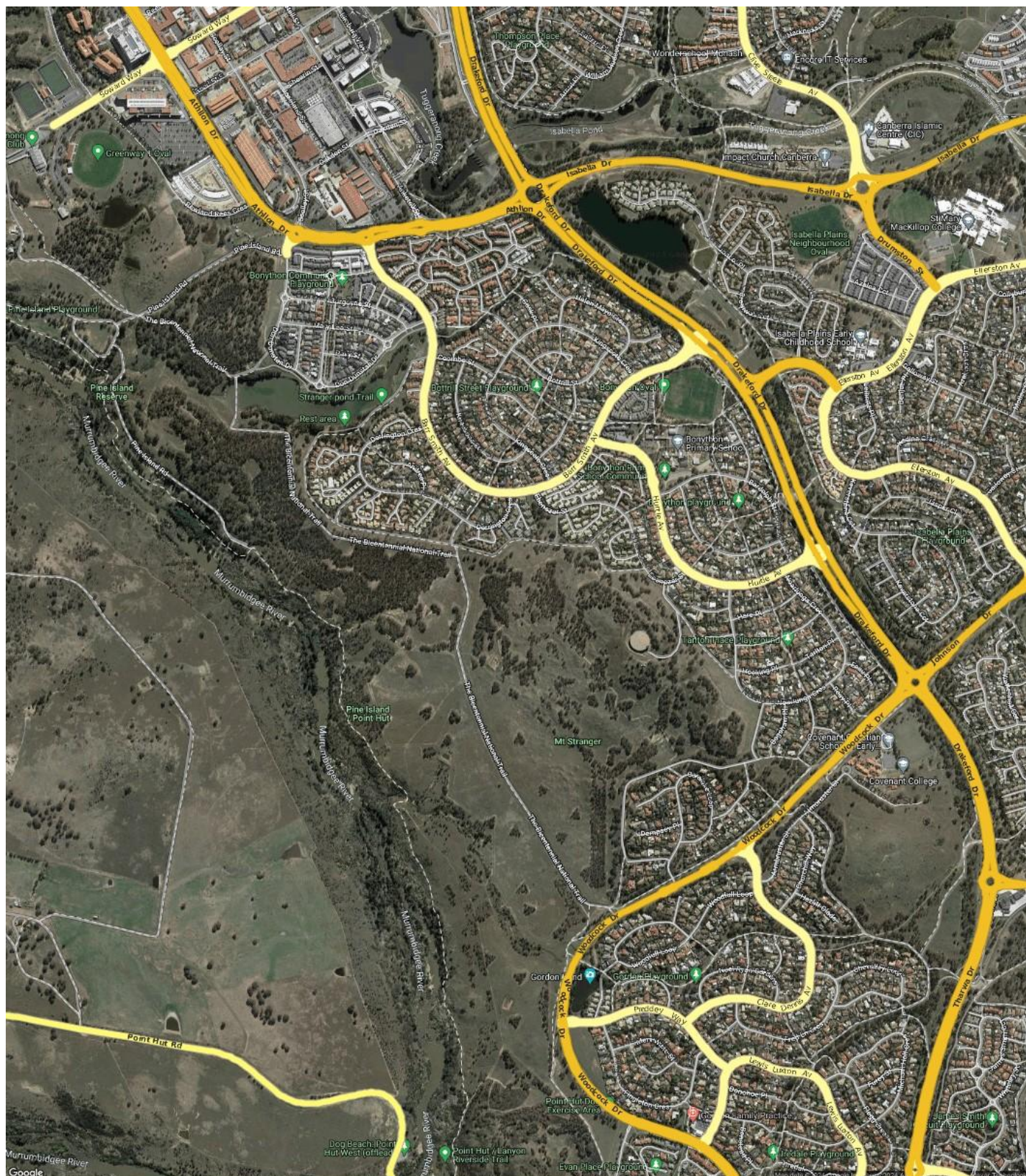


RayWhite.

Suburb
flyover report

BONYTHON (HOUSE)
PREPARED BY: RAY WHITE CANBERRA, RAY WHITE CORPORATE DEFAULT

BONYTHON - Suburb Map



BONYTHON - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	31	\$ 387,000	0.0 %	\$ 278,000	\$ 540,000
2007	30	\$ 411,500	6.3 %	\$ 130,000	\$ 575,000
2008	40	\$ 477,500	16.0 %	\$ 380,000	\$ 649,950
2009	54	\$ 480,000	0.5 %	\$ 237,000	\$ 750,000
2010	22	\$ 562,500	17.2 %	\$ 435,000	\$ 780,000
2011	20	\$ 572,500	1.8 %	\$ 464,000	\$ 700,000
2012	25	\$ 540,000	-5.7 %	\$ 400,000	\$ 670,000
2013	21	\$ 525,000	-2.8 %	\$ 100,000	\$ 800,000
2014	24	\$ 509,000	-3.0 %	\$ 300,000	\$ 718,000
2015	31	\$ 515,000	1.2 %	\$ 220,000	\$ 805,000
2016	31	\$ 585,000	13.6 %	\$ 50,000	\$ 830,000
2017	31	\$ 627,000	7.2 %	\$ 150,000	\$ 965,000
2018	28	\$ 710,000	13.2 %	\$ 300,000	\$ 930,000
2019	20	\$ 685,000	-3.5 %	\$ 470,000	\$ 920,000
2020	37	\$ 735,000	7.3 %	\$ 450,000	\$ 1,120,000
2021	39	\$ 805,000	9.5 %	\$ 200,000	\$ 1,230,000
2022	18	\$ 961,000	19.4 %	\$ 700,000	\$ 1,390,000
2023	12	\$ 913,000	-5.0 %	\$ 273,000	\$ 1,131,000
2024	3	\$ 895,000	-2.0 %	\$ 815,000	\$ 1,150,000

Median Sale Price

\$900k

Based on 11 recorded House sales within the last 12 months (Apr '23 - Mar '24)

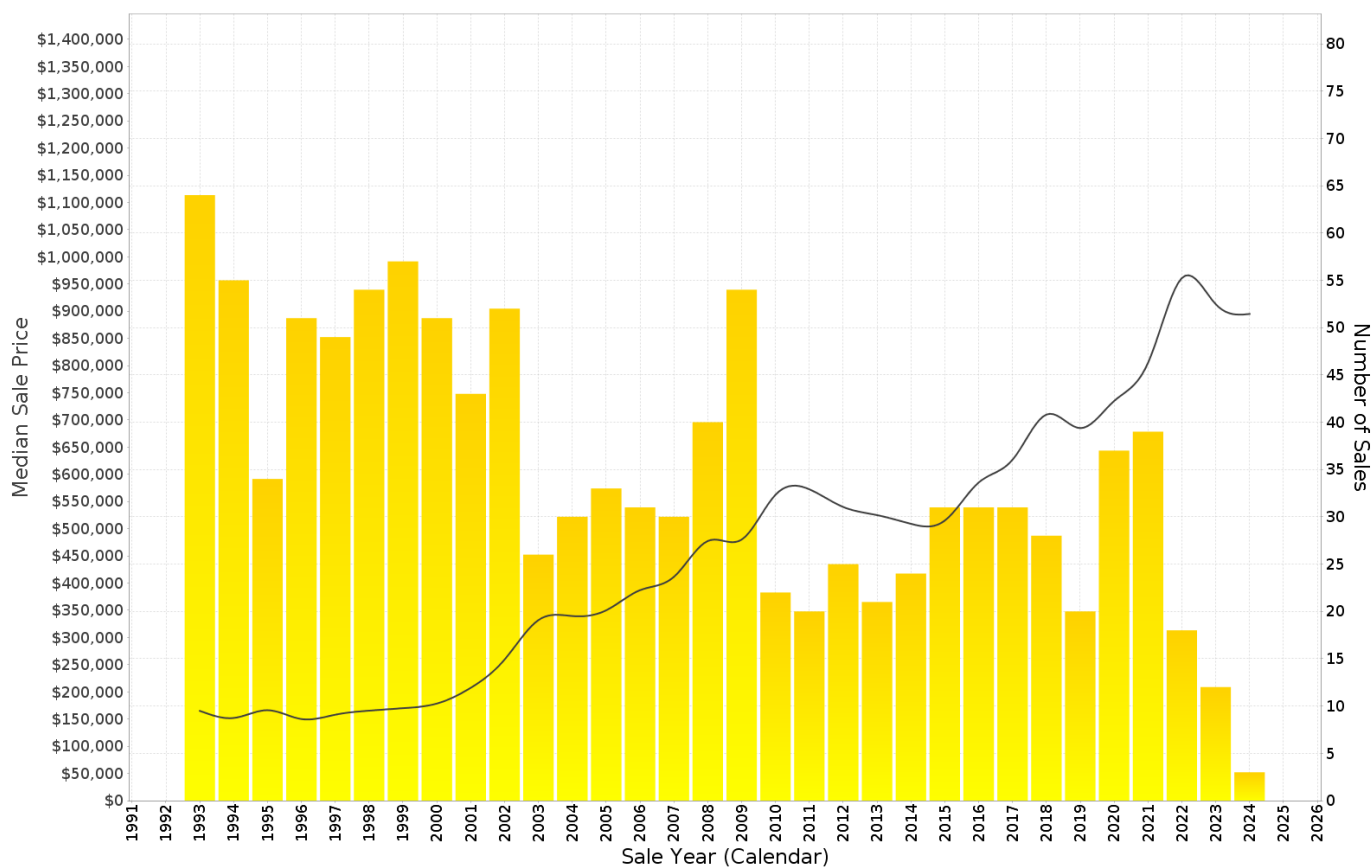
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

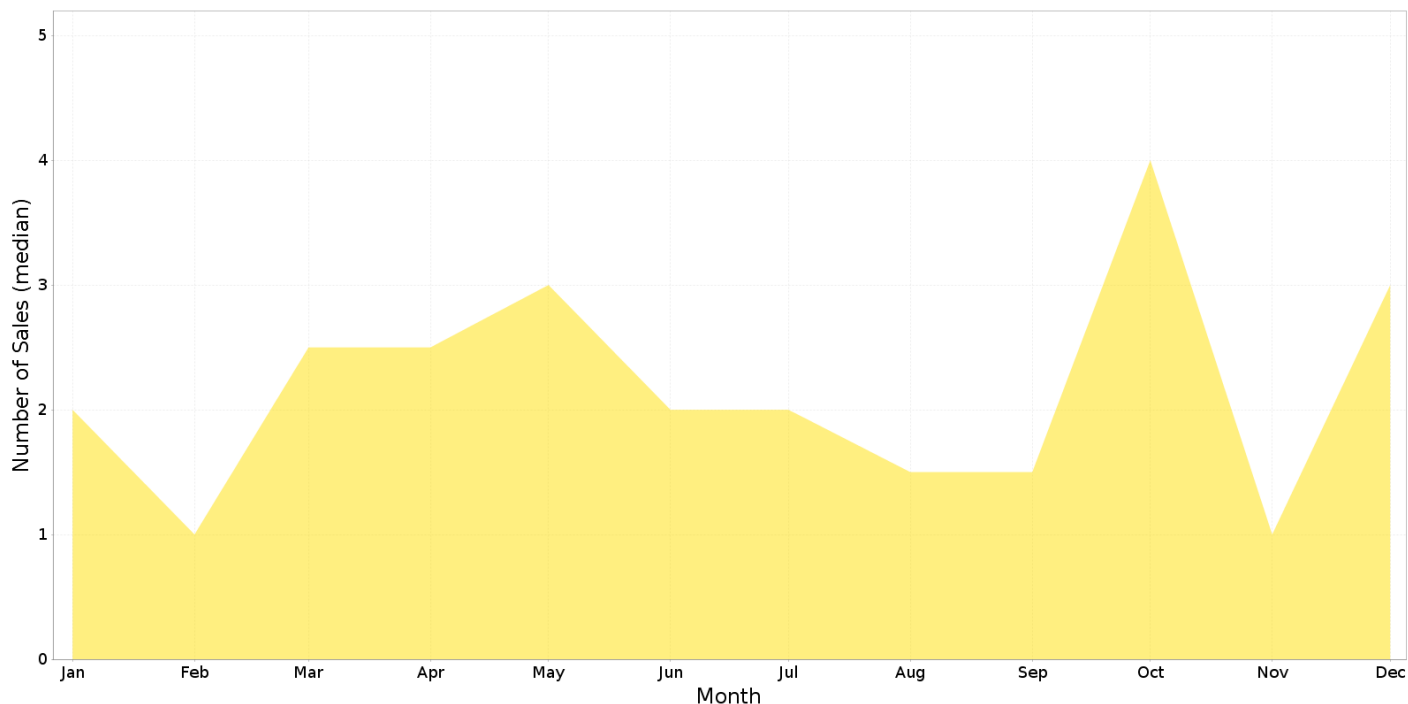
-6.6%

Current Median Price: \$900,000
Previous Median Price: \$963,500

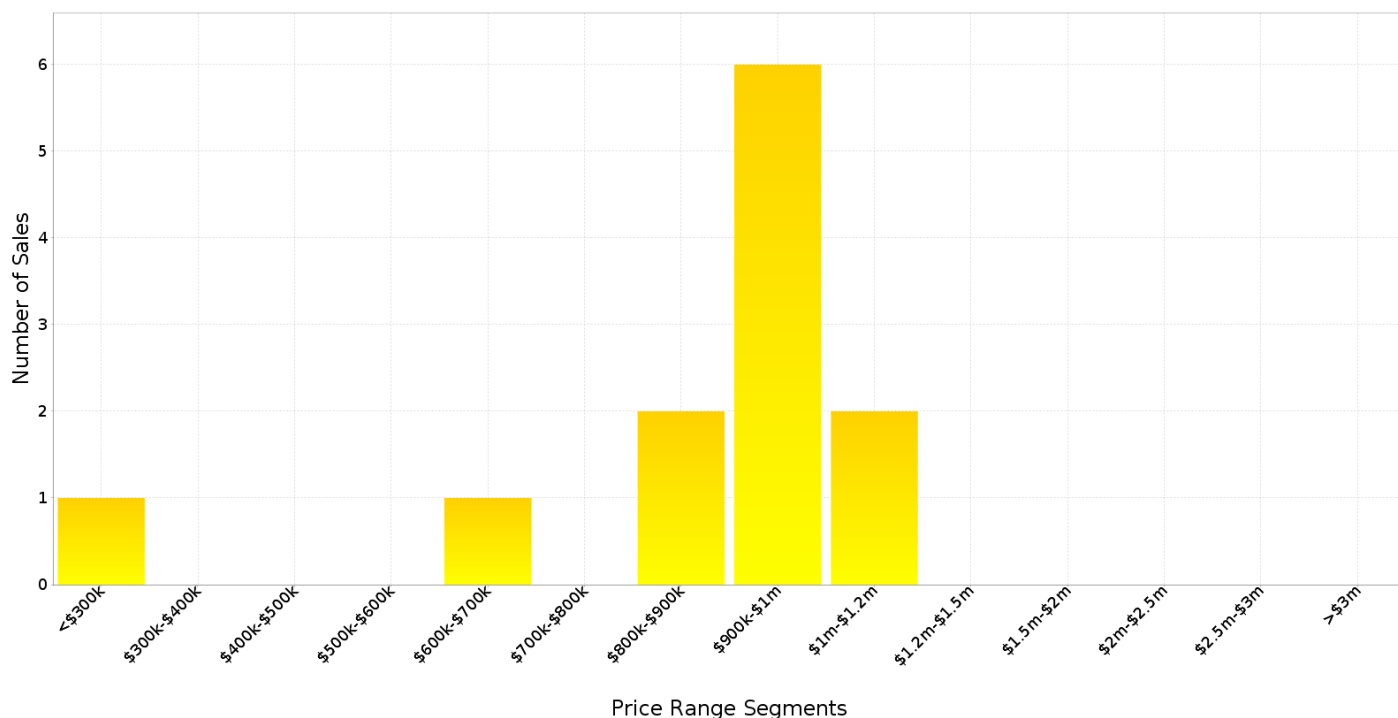
Based on 31 recorded House sales compared over the last two rolling 12 month periods



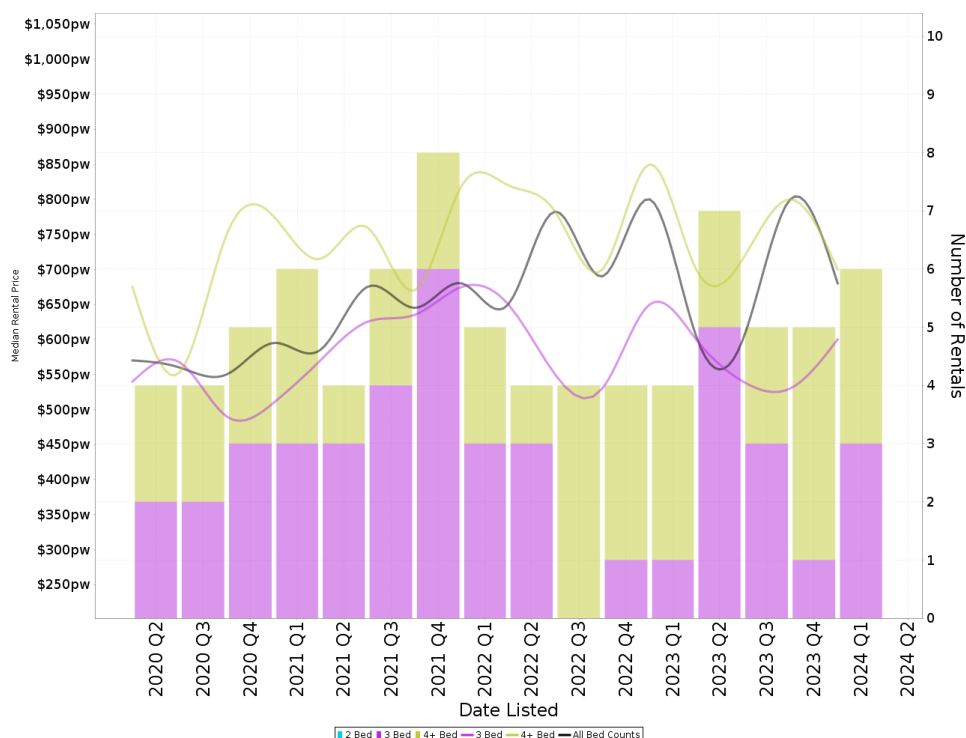
BONYTHON - Peak Selling Periods (3 years)



BONYTHON - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-6.6%

Current Median Price: \$900,000
Previous Median Price: \$963,500

Based on 31 registered House sales compared over the last two rolling 12 month periods.

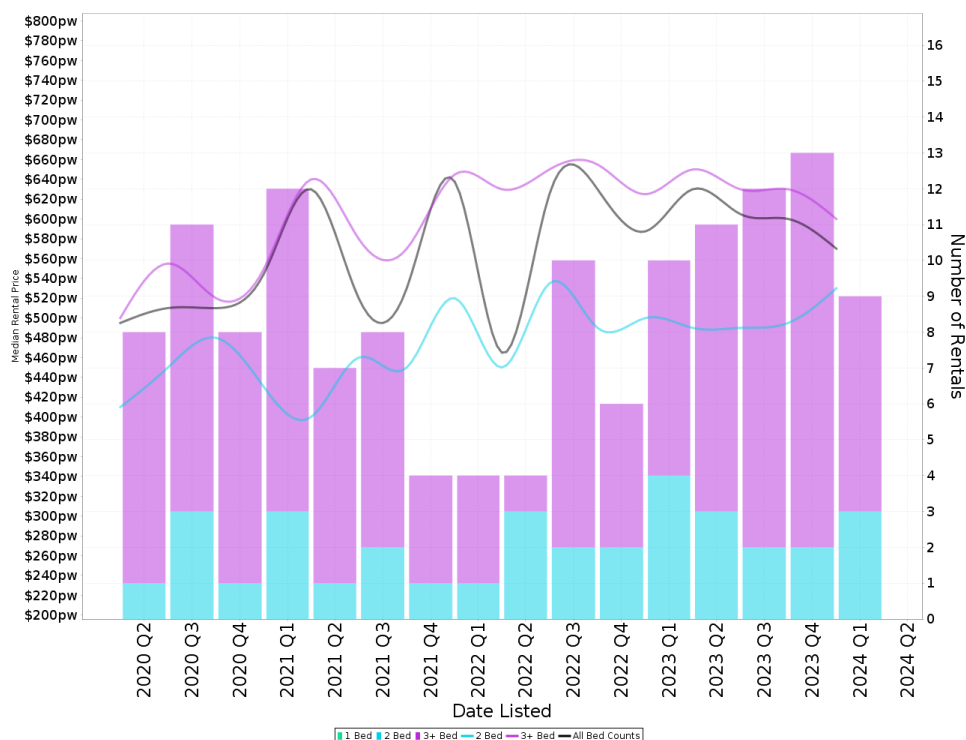
Suburb Rental Yield

+3.8%

Current Median Price: \$900,000
Current Median Rent: \$660

Based on 23 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-4.0%

Current Median Price: \$720,000
Previous Median Price: \$750,000

Based on 60 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.3%

Current Median Price: \$720,000
Current Median Rent: \$595

Based on 45 registered Unit rentals compared over the last 12 months.

BONYTHON - Recently Sold Properties

Median Sale Price
\$900k

Based on 11 recorded House sales within the last 12 months (Apr '23 - Mar '24)

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

Suburb Growth
-6.6%

Current Median Price: \$900,000
Previous Median Price: \$963,500

Based on 31 recorded House sales compared over the last two rolling 12 month periods

Sold Properties
11

Based on recorded House sales within the 12 months (Apr '23 - Mar '24)

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

22 DERRINGTON CRES




\$995,000

Apr 2024
23 Days

1,169 m² 4 2 2

104 BARR SMITH AVE




\$842,000

Apr 2024
39 Days

790 m² 3 2 1

41 HURTLER AVE



\$1,311,000

Apr 2024
21 Days

1,006 m² 5 2 3

22 NOARLUNGA CRES




\$900,000

Mar 2024
21 Days

837 m² 3 2 3

6 LUNDIE ST




\$1,000,000

Mar 2024
25 Days

450 m² 4 2 2

70 TENISON-WOODS CCT




\$790,000

Mar 2024
19 Days

256 m² 3 2 2

22 KNEEBONE ST




\$1,150,000

Feb 2024
107 Days

754 m² 5 2 2

7 ESAU PL




\$895,000

Jan 2024
85 Days

861 m² 4 2 2

11 TARLTON PL




\$815,000

Jan 2024
79 Days

788 m² 3 2 1

24 KNEEBONE ST




\$900,000

Dec 2023
49 Days

766 m² 4 2 2

2 BEWS PL



\$680,000

Dec 2023
21 Days

3 1 1

22 BARDOLPH ST




\$970,000

Dec 2023
48 Days

1,032 m² 4 2 4

60 DERRINGTON CRES




\$926,000

Dec 2023
17 Days

890 m² 3 2 2

88 BARR SMITH AVE



\$957,000

Nov 2023
21 Days

835 m² 4 2 2

BONYTHON - Properties For Rent

Median Rental Price

\$660 /w

Based on 23 recorded House rentals within the last 12 months (Apr '23 - Mar '24)

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

Rental Yield

+3.8%

Current Median Price: \$900,000
Current Median Rent: \$660

Based on 11 recorded House sales and 23 House rentals compared over the last 12 months

Number of Rentals

23

Based on recorded House rentals within the last 12 months (Apr '23 - Mar '24)

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

9 HELEN MAYO CRESCENT

\$650.00 per

847 m² 3 1 2

Apr 2024 15 Days

14 Helen Mayo Cres

\$620 per week

958 m² 3 2 1

Apr 2024 16 Days

14 HELEN MAYO CRESCENT

\$620 weekly

958 m² 3 2 1

Apr 2024 16 Days

30 Mary Lee Street

\$950

540 m² 5 4 2

Mar 2024 51 Days

45 Bottrill Street

\$585 per week

839 m² 3 1 1

Mar 2024 57 Days