

# Suburb flyover report

BONYTHON (HOUSE)

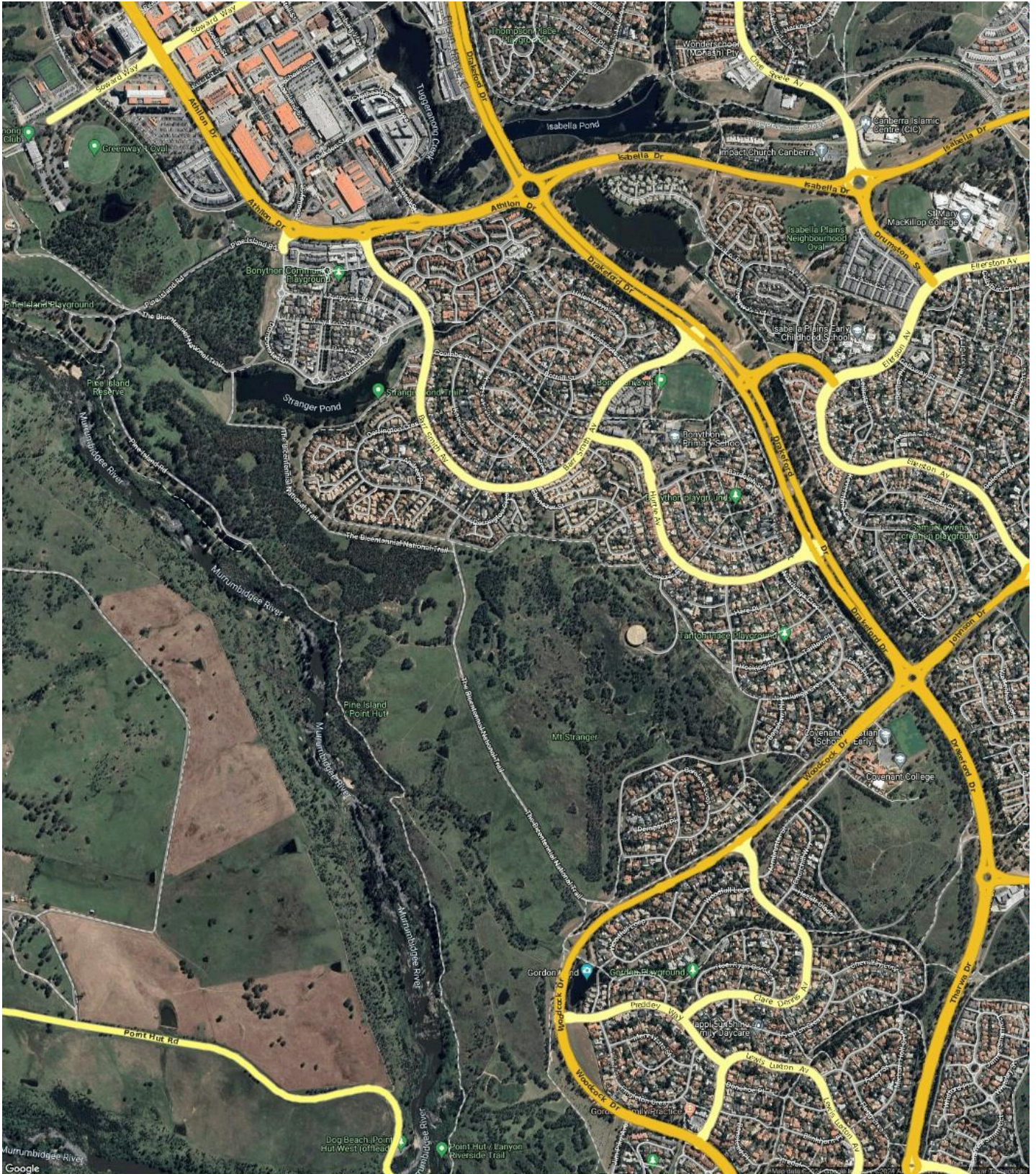
PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

**RayWhite.**





# BONYTHON - Suburb Map



Prepared on 01/04/2025 by Customer Care VA , +61 (02) 6173 6300 at Ray White Canberra. © Property Data Solutions Pty Ltd 2025 (pricefinder.com.au)

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BONYTHON - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	30	\$ 411,500	0.0 %	\$ 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	28	\$ 905,000	-0.9 %	\$ 780,000	\$ 1,335,000
2025	4	\$ 917,540	1.4 %	\$ 782,500	\$ 980,000

Median Sale Price

\$910k

Based on 27 recorded House sales within the last 12 months (Apr '24 - Mar '25)

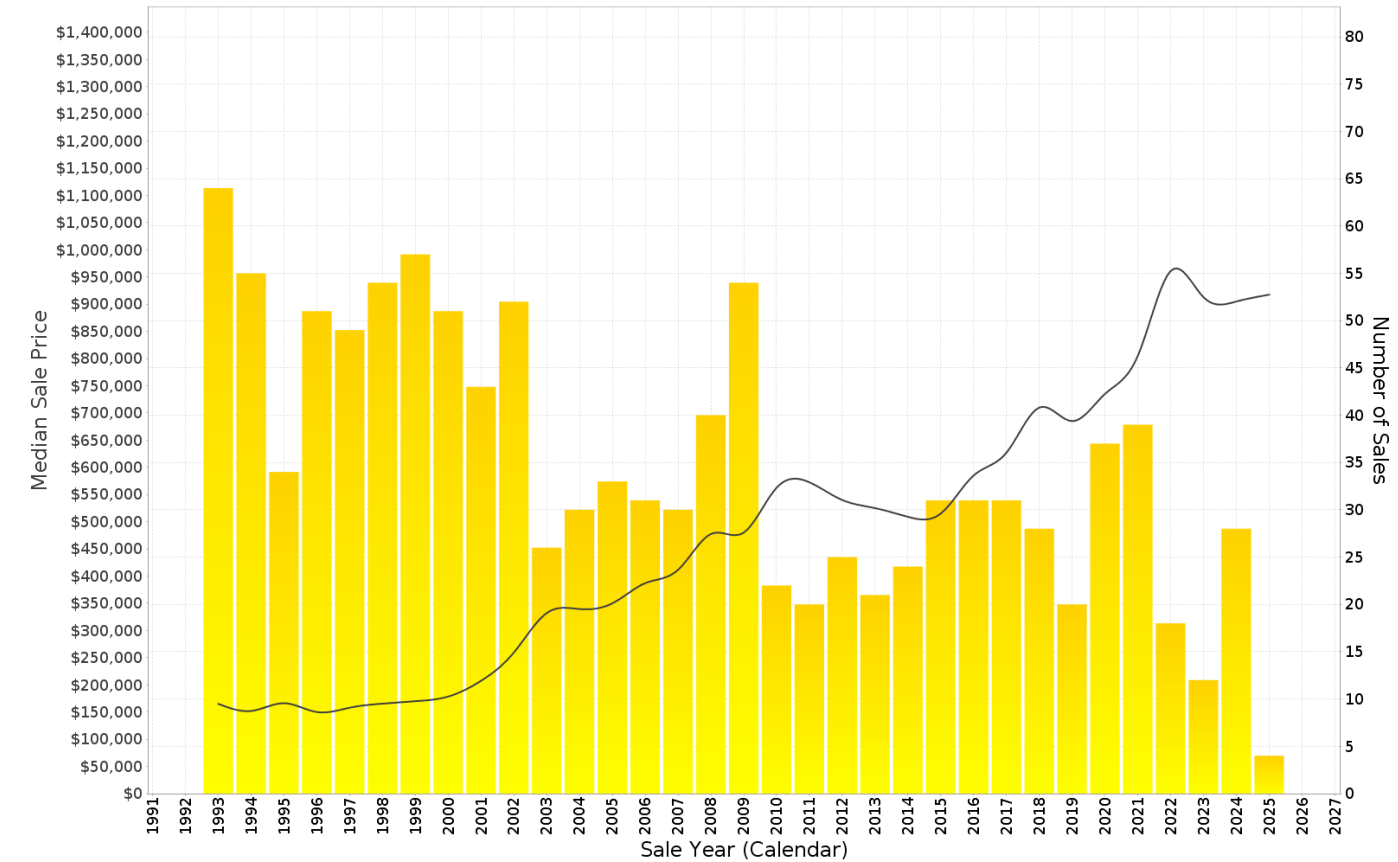
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

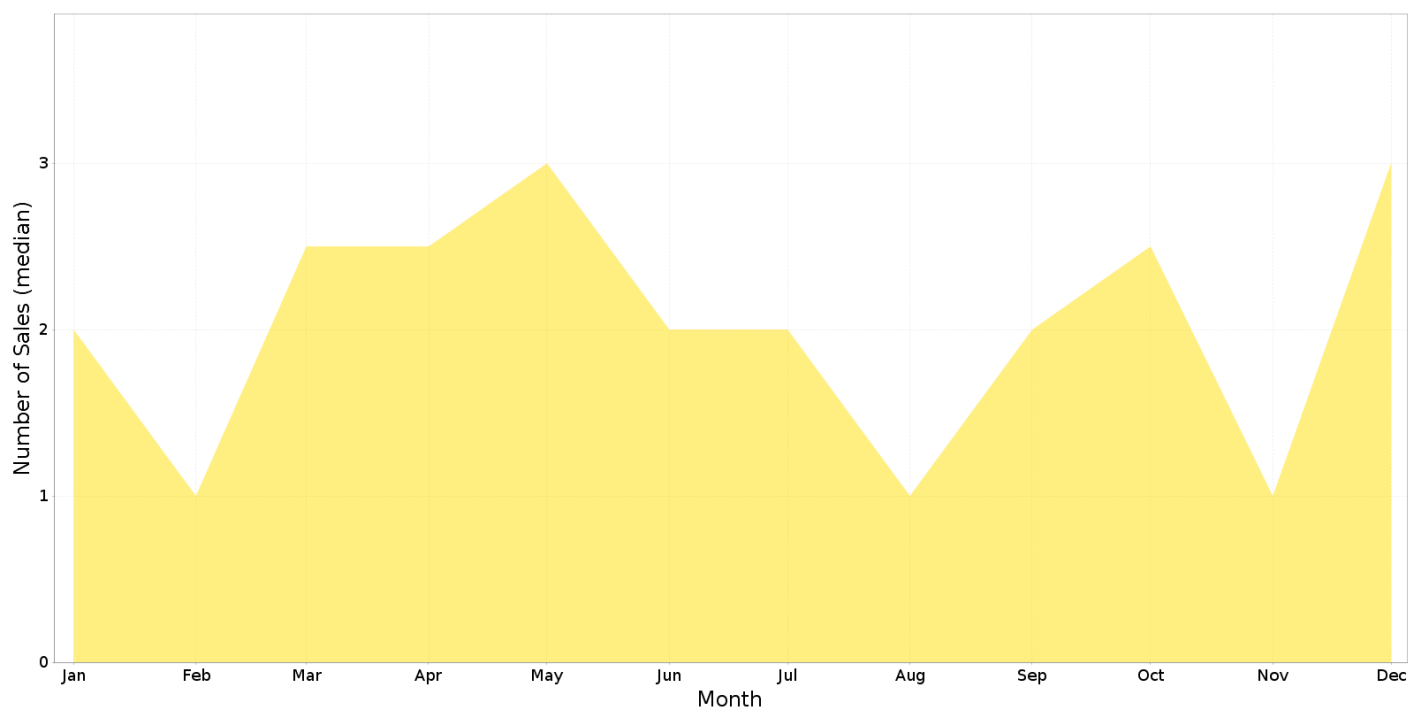
+1.1%

Current Median Price: \$910,000  
Previous Median Price: \$900,000

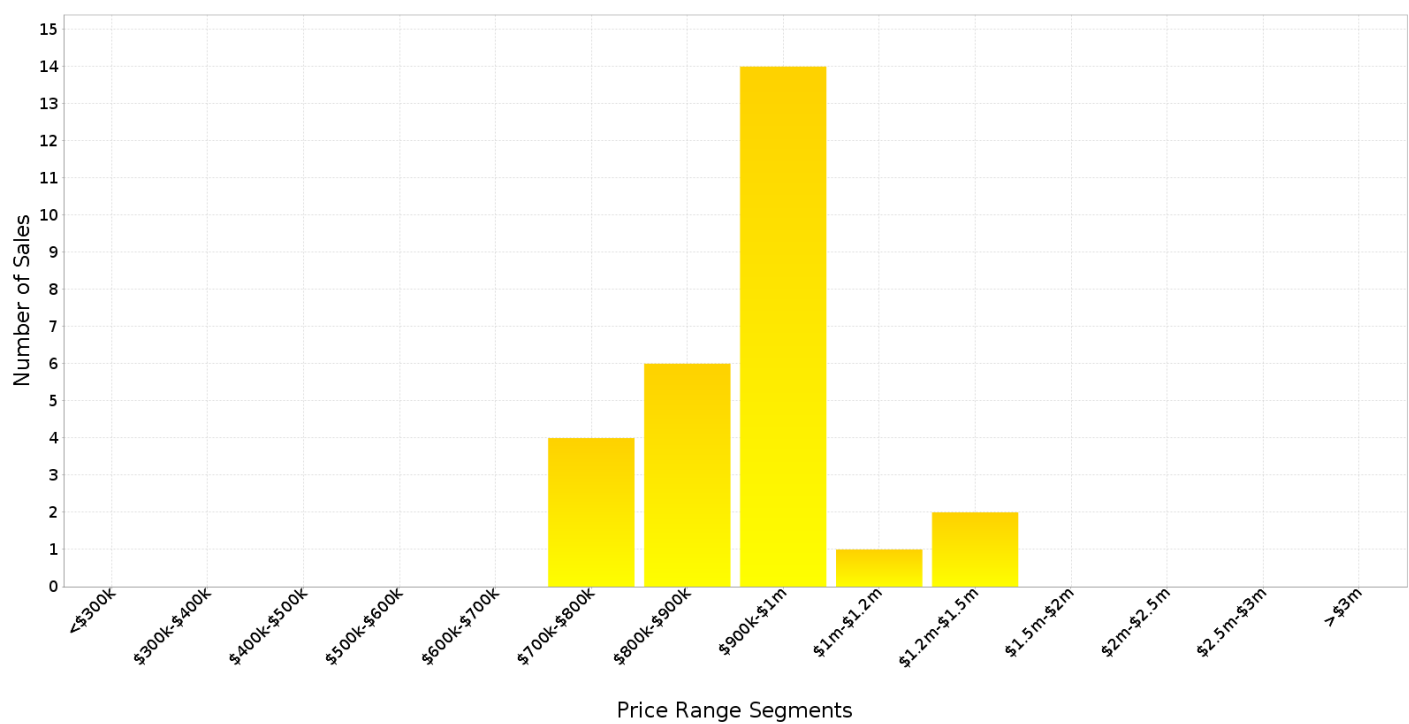
Based on 40 recorded House sales compared over the last two rolling 12 month periods



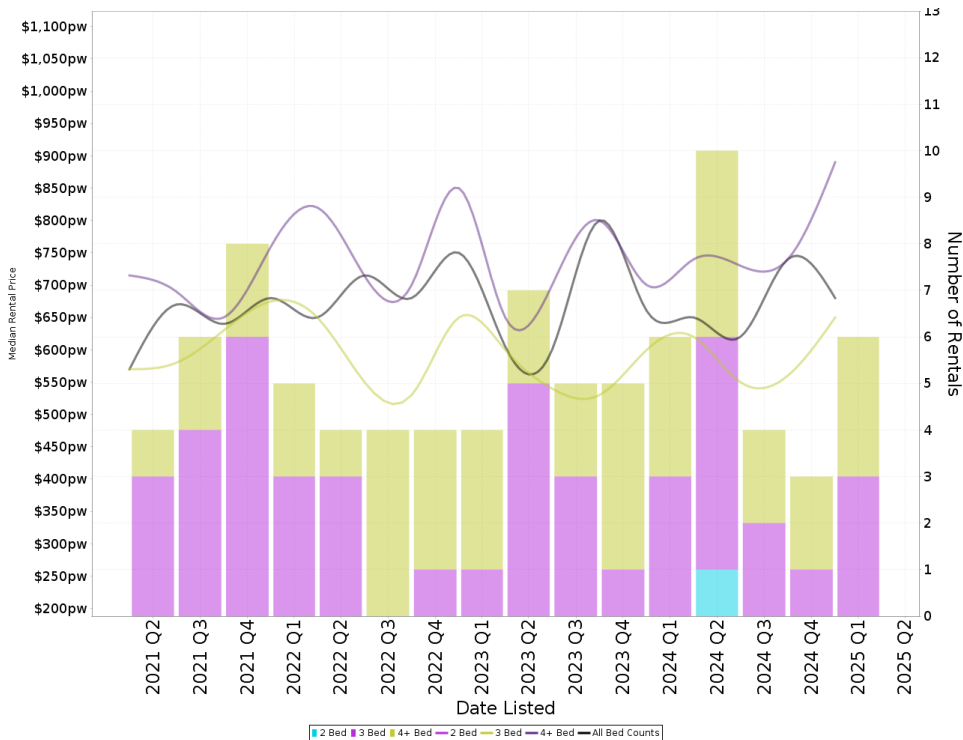
## BONYTHON - Peak Selling Periods (3 years)



## BONYTHON - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+1.1%**

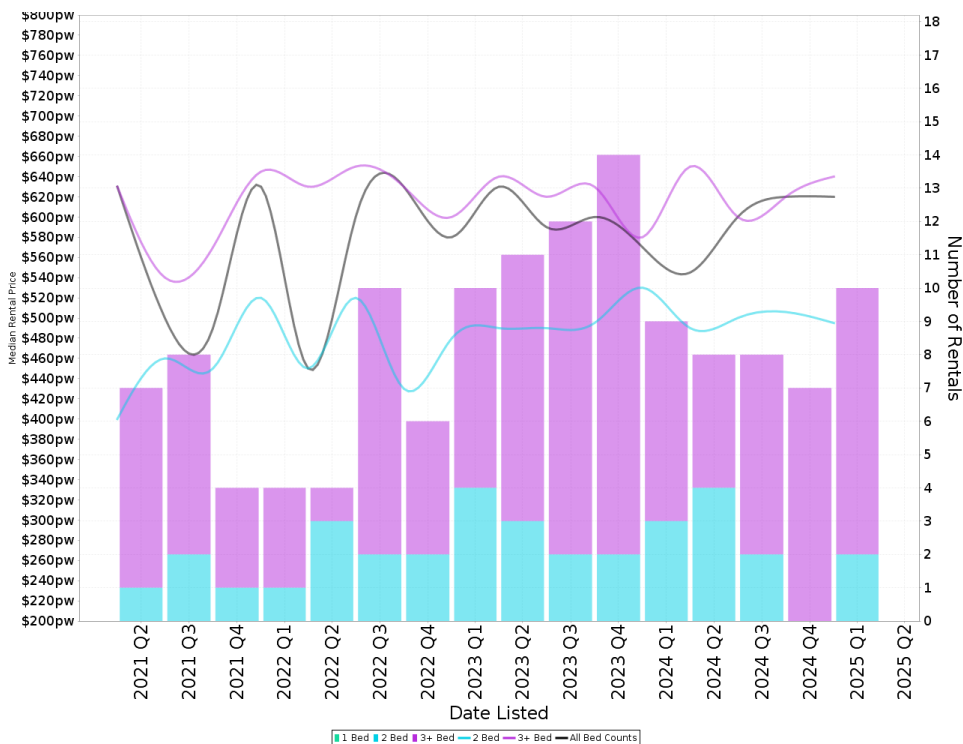
**Current Median Price: \$910,000**  
**Previous Median Price: \$900,000**  
 Based on 40 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.9%**

**Current Median Price: \$910,000**  
**Current Median Rent: \$680**  
 Based on 23 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-8.8%**

**Current Median Price: \$670,000**  
**Previous Median Price: \$735,000**  
 Based on 53 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.7%**

**Current Median Price: \$670,000**  
**Current Median Rent: \$610**  
 Based on 33 registered Unit rentals compared over the last 12 months.

# BONYTHON - Recently Sold Properties

Median Sale Price

**\$910k**

Based on 27 recorded House sales within the last 12 months (Apr '24 - Mar '25)

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

Suburb Growth

**+1.1%**

Current Median Price: \$910,000  
Previous Median Price: \$900,000

Based on 40 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**27**

Based on recorded House sales within the 12 months (Apr '24 - Mar '25)

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

10 MARY LEE ST



14 NOARLUNGA CRES



12 DASHWOOD RTT



79 BARR SMITH AVE



13 SOUTHWOOD RTT



10A HINGSTON CL



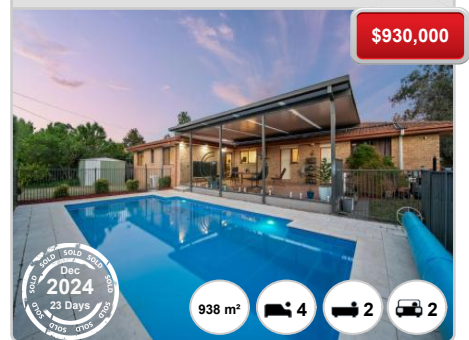
106 BARR SMITH AVE



13 NOARLUNGA CRES



6 PRISK PL





20 BARDOLPH ST



\$861,000

37 BOTTRILL ST



\$950,000

16 DON DUNSTAN ST



\$980,000

8 ESAU PL



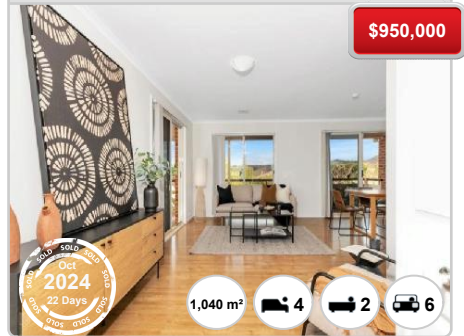
\$900,000

21 SOUTHWOOD RTT



\$910,000

25 HURTL AVE



\$950,000

32 NOARLUNGA CRES



\$785,000