

# Suburb flyover report

BONYTHON (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

**RayWhite.**





## BONYTHON - Suburb Map



Prepared on 01/10/2025 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	18	\$ 941,000	4.0 %	\$ 732,000	\$ 1,480,000

Median Sale Price

\$920k

Based on 28 recorded House sales within the last 12 months (Oct '24 - Sep '25)

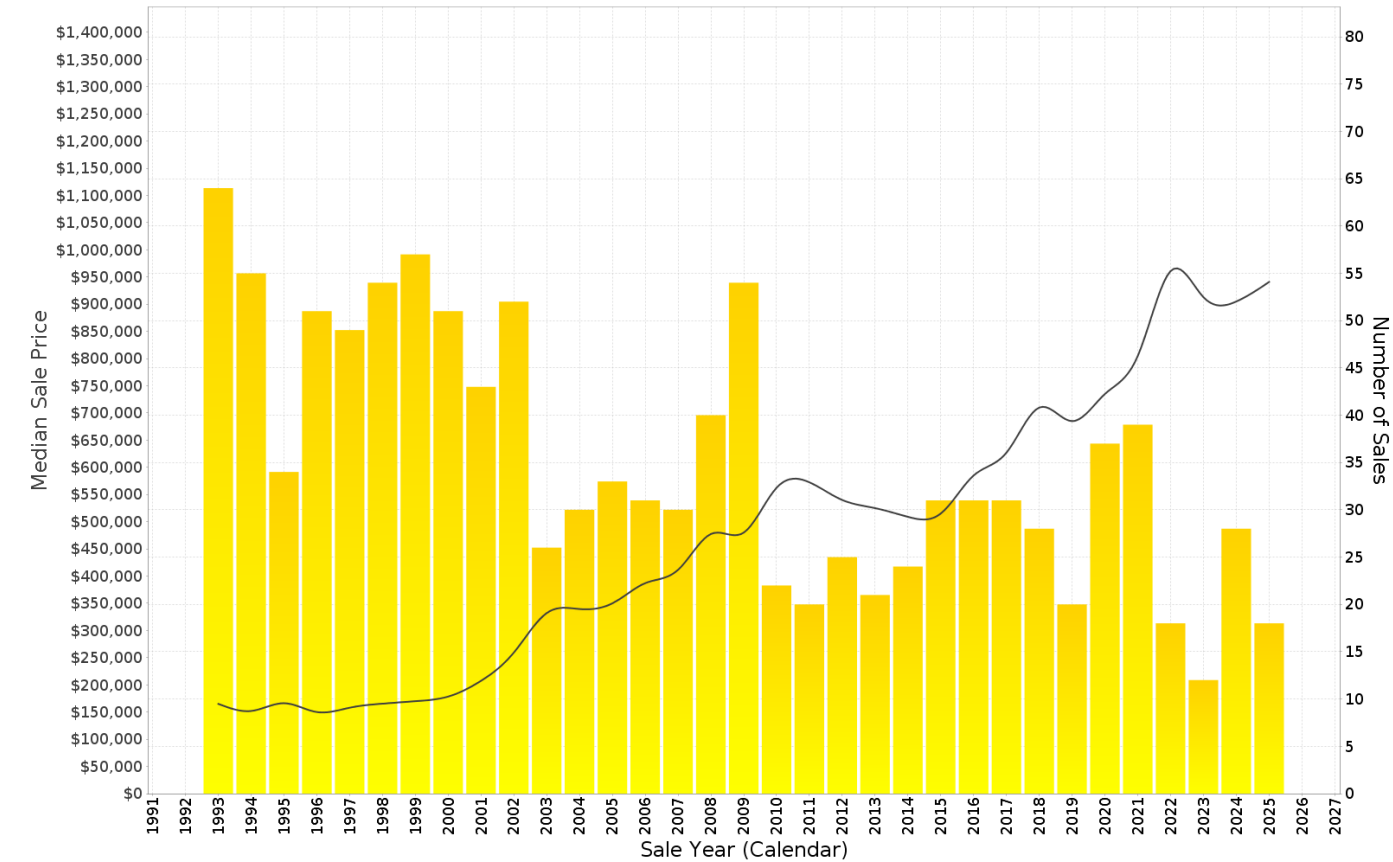
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

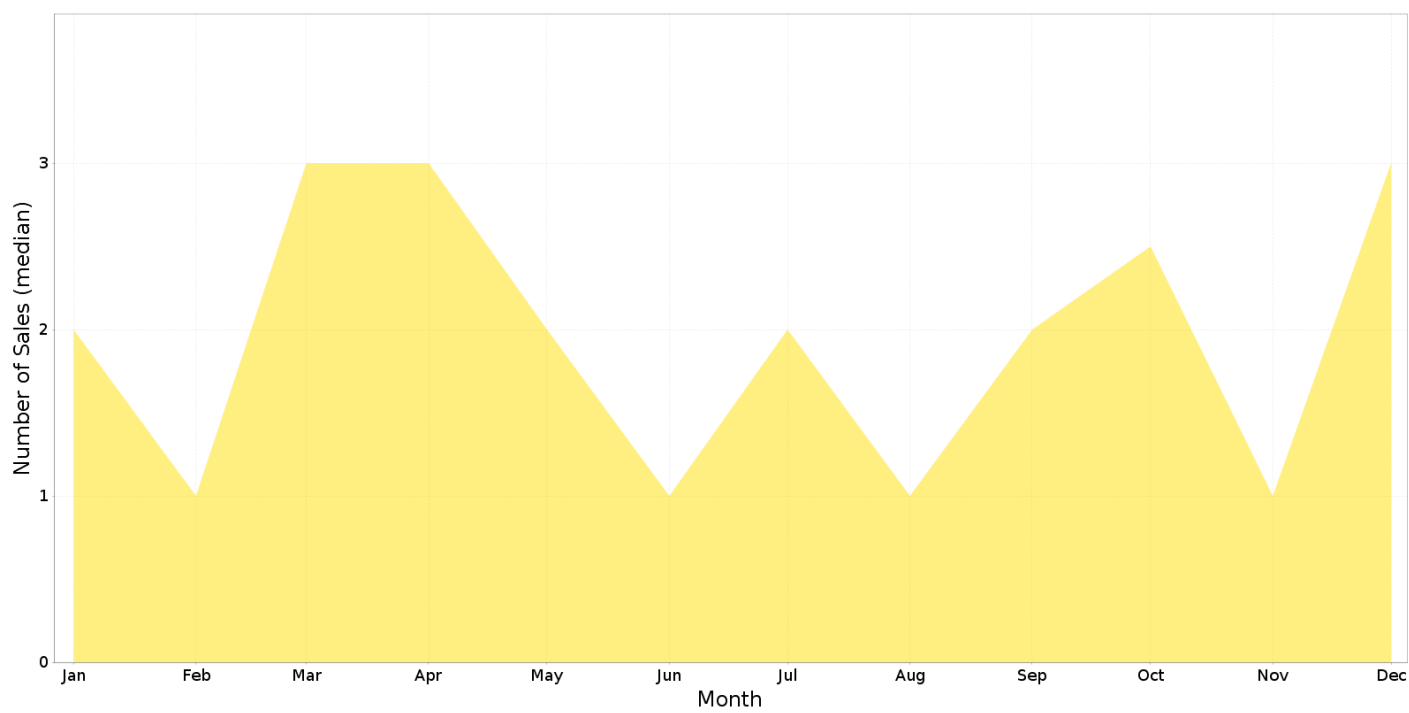
+0.2%

Current Median Price: \$920,000  
Previous Median Price: \$918,000

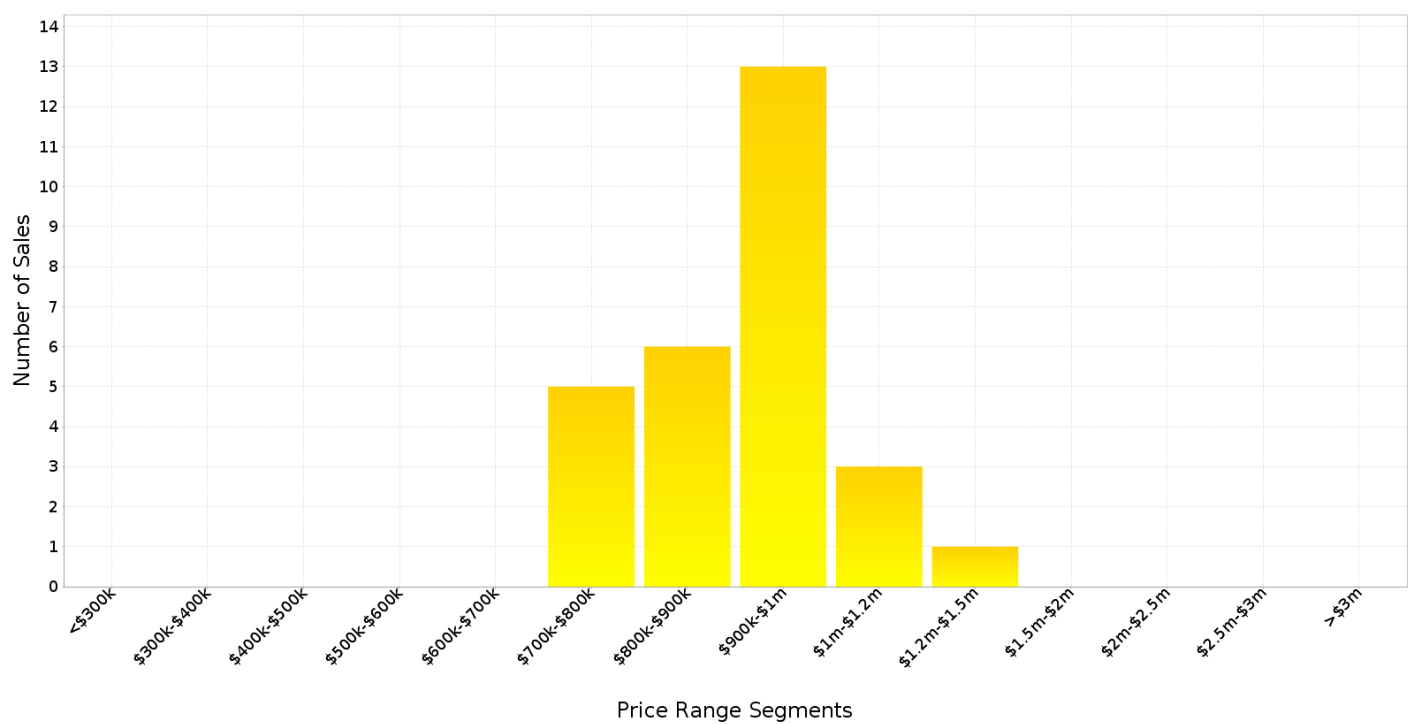
Based on 49 recorded House sales compared over the last two rolling 12 month periods



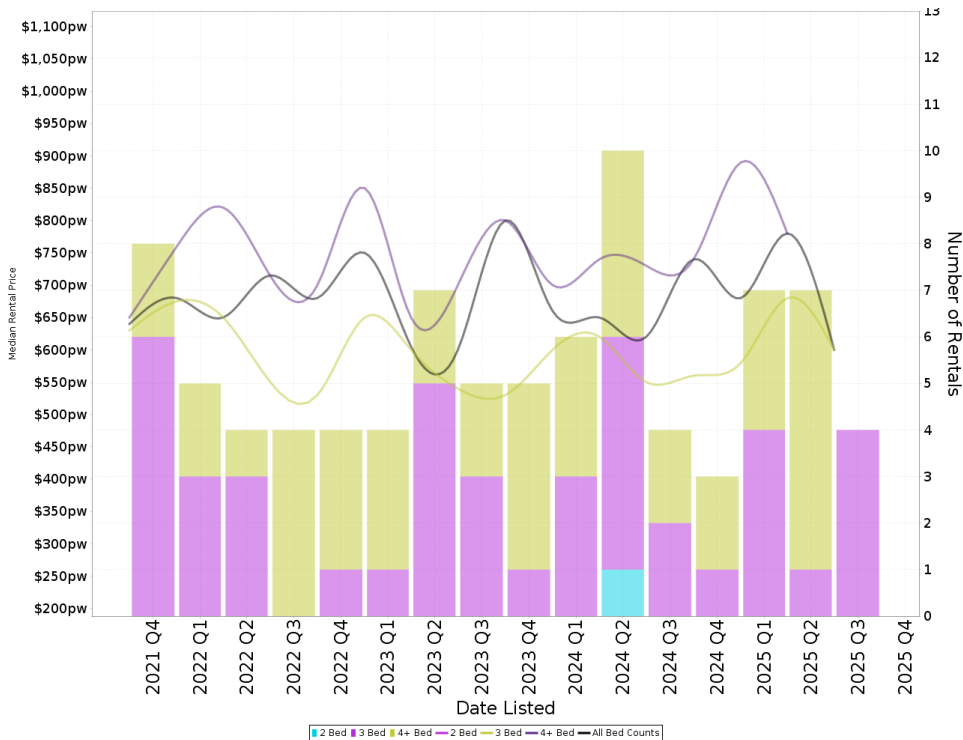
## BONYTHON - Peak Selling Periods (3 years)



## BONYTHON - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+0.2%**

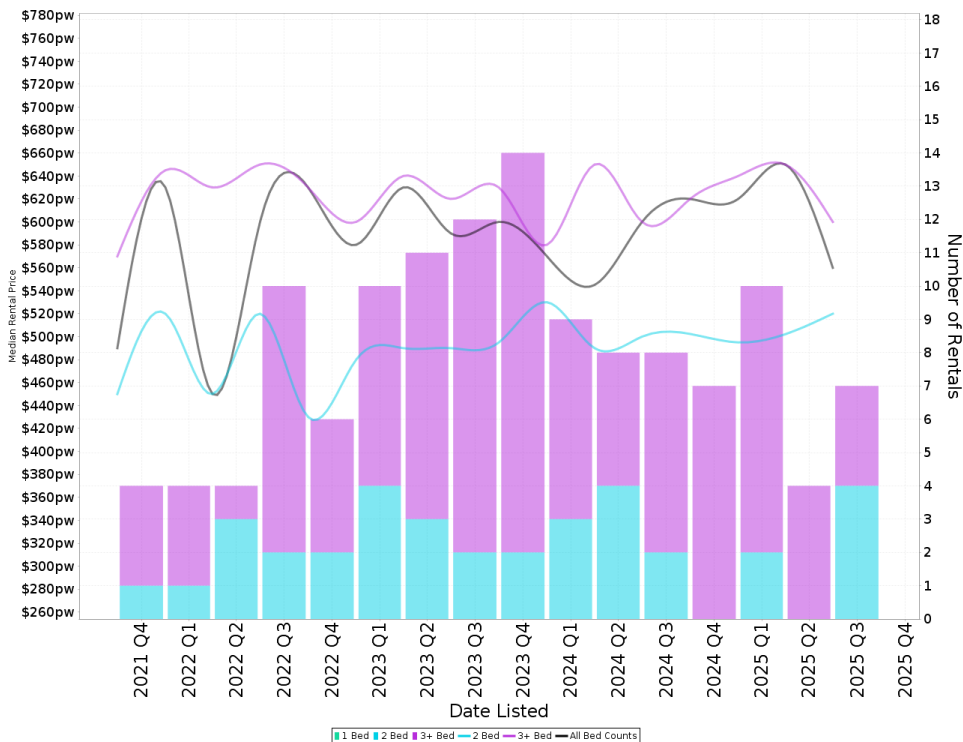
**Current Median Price: \$920,000**  
**Previous Median Price: \$918,000**  
 Based on 49 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.1%**

**Current Median Price: \$920,000**  
**Current Median Rent: \$730**  
 Based on 21 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**0.0%**

**Current Median Price: \$700,000**  
**Previous Median Price: \$700,000**  
 Based on 57 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.5%**

**Current Median Price: \$700,000**  
**Current Median Rent: \$610**  
 Based on 28 registered Unit rentals compared over the last 12 months.

# BONYTHON - Recently Sold Properties

Median Sale Price

**\$920k**

Based on 28 recorded House 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

**+0.2%**

Current Median Price: \$920,000  
Previous Median Price: \$918,000

Based on 49 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**28**

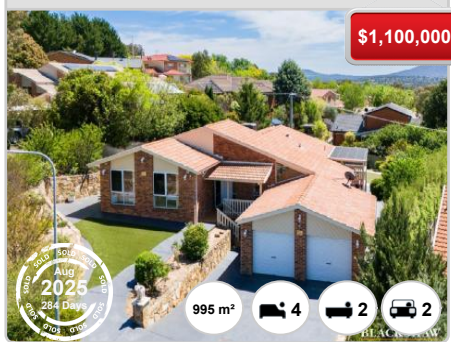
Based on recorded House sales within the 12 months (Oct '24 - Sep '25)

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

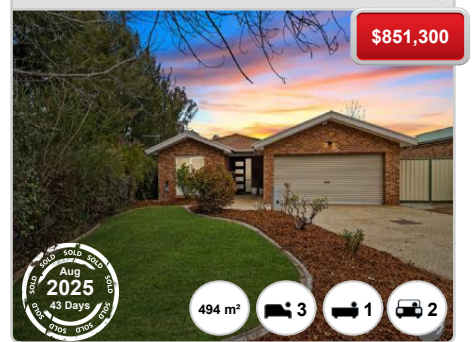
44 NOARLUNGA CRES



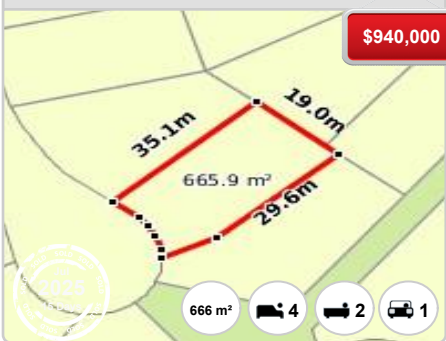
50 NOARLUNGA CRES



8 ALFORD PL



17 DASHWOOD RTT



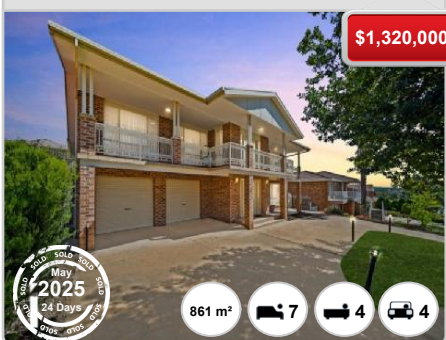
20 MARY LEE ST



2 KNEEBONE ST



47 HURTLE AVE

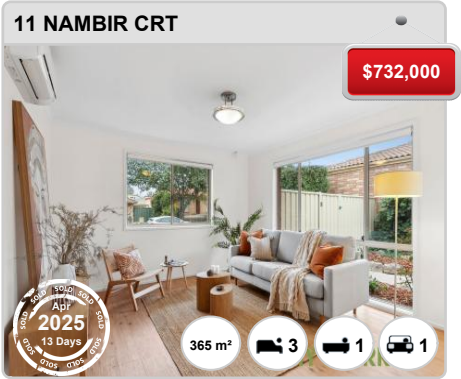


59 KINGSCOTE CRES



64A BARR SMITH AVE







# BONYTHON - Properties For Rent

Median Rental Price

\$730 /w

Based on 21 recorded House 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

+4.1%

Current Median Price: \$920,000  
Current Median Rent: \$730

Based on 28 recorded House sales and 21 House rentals compared over the last 12 months

Number of Rentals

21

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

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

10 Wuronga Street

\$750 per week



Sep 2025

3 Days

917 m<sup>2</sup>


3

2

1

45 Bottrill Street

\$620 per week



Sep 2025

5 Days

839 m<sup>2</sup>


3

1

1

5 Wuronga Hill

\$720 per week



Sep 2025

21 Days

859 m<sup>2</sup>

3

1

2