

RayWhite.

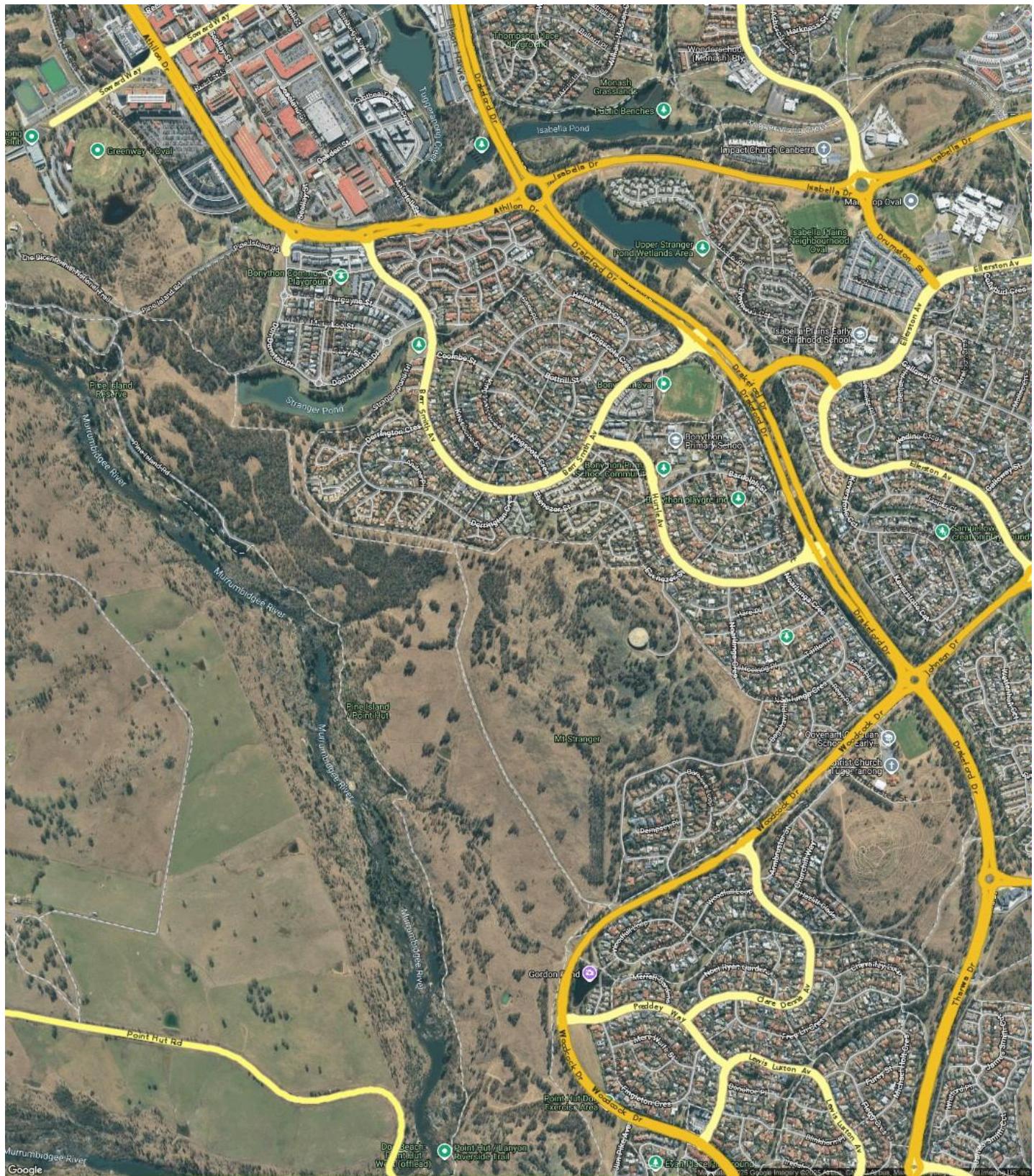
Suburb flyover report

BONYTHON (HOUSE)

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BONYTHON - Suburb Map



BONYTHON - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	40	\$ 477,500	0.0 %	\$ 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	24	\$ 941,000	4.0 %	\$ 732,000	\$ 1,500,001
2026	0				

Median Sale Price

\$941k

Based on 24 recorded House sales within the last 12 months (2025)

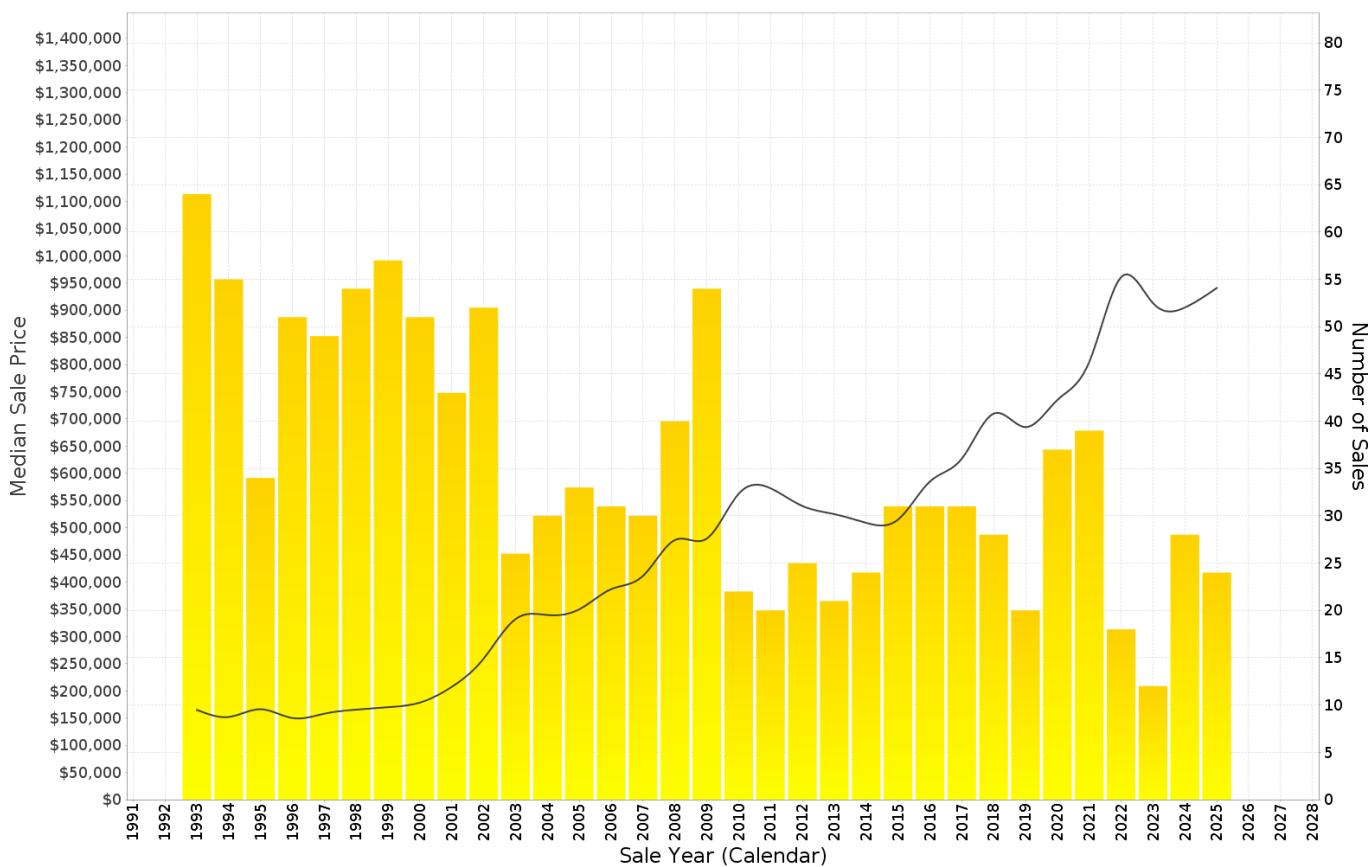
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

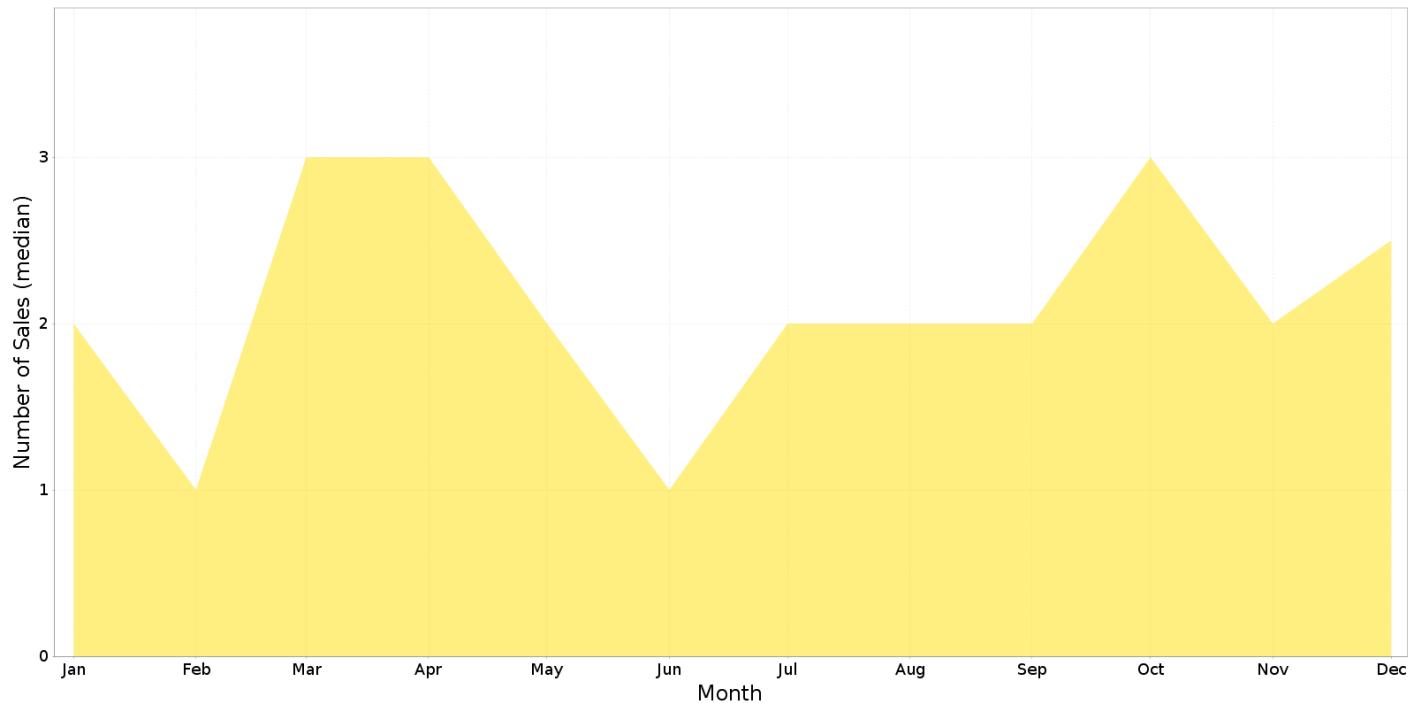
+4.0%

Current Median Price: \$941,000
Previous Median Price: \$905,000

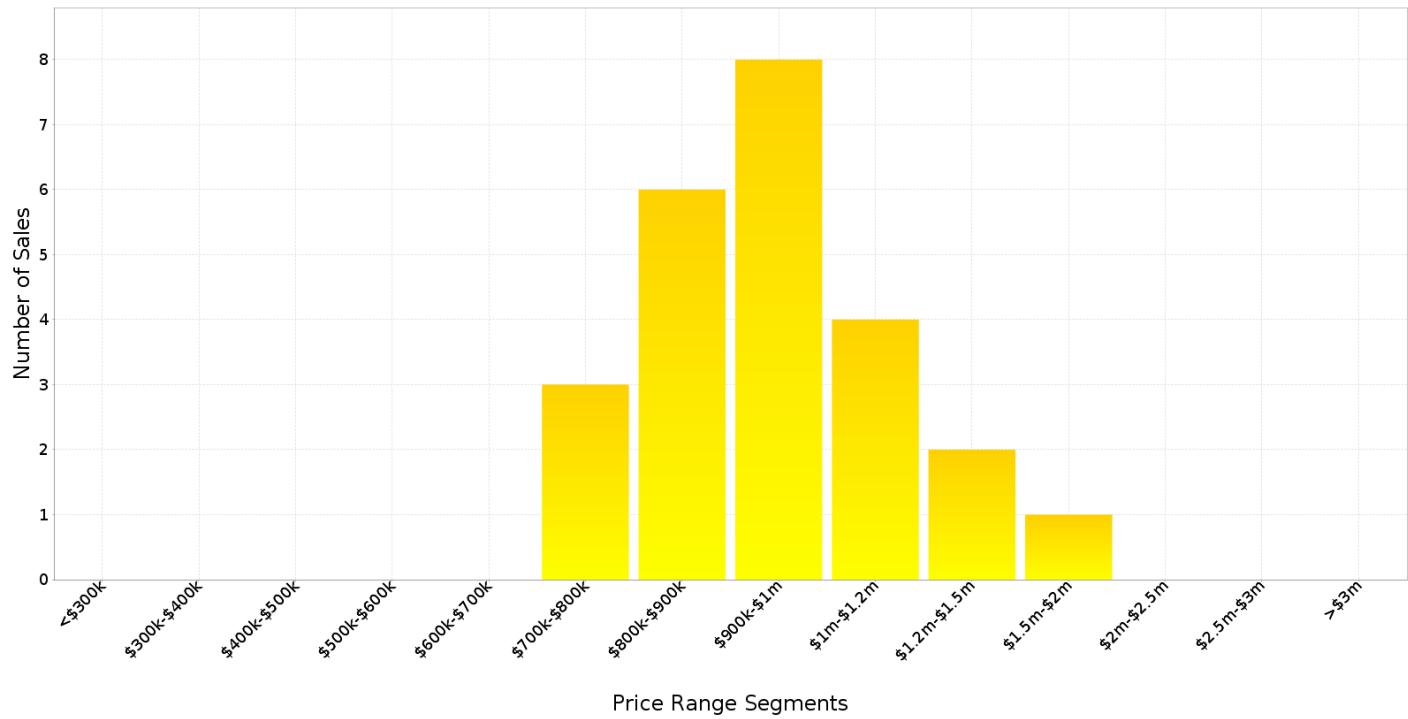
Based on 52 recorded House sales compared over the last two rolling 12 month periods



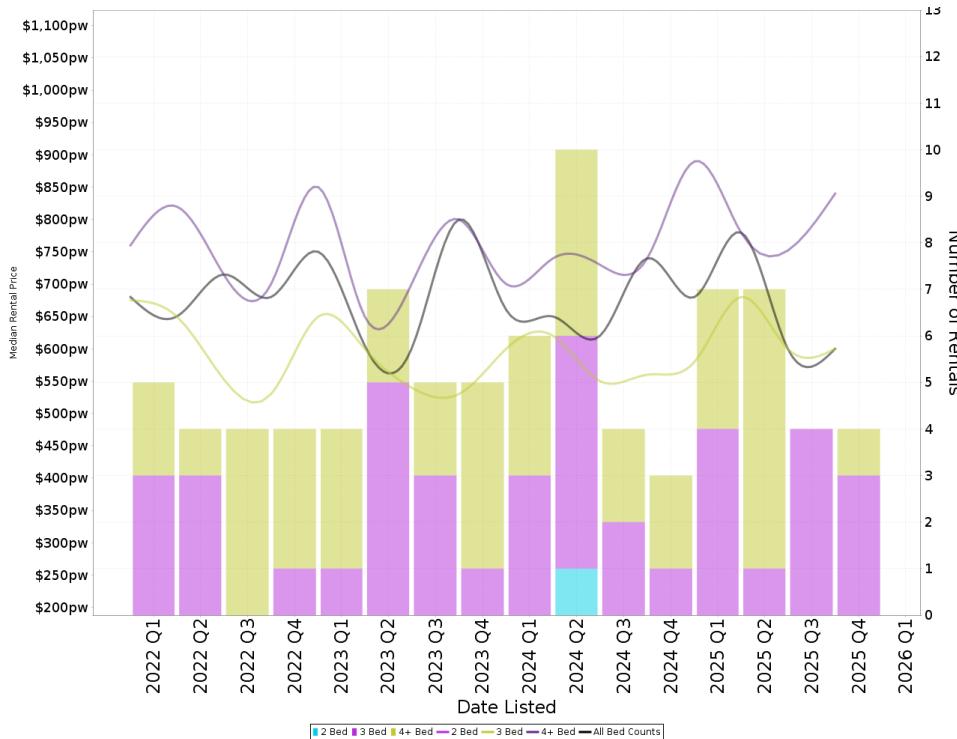
BONYTHON - Peak Selling Periods (3 years)



BONYTHON - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+4.0%

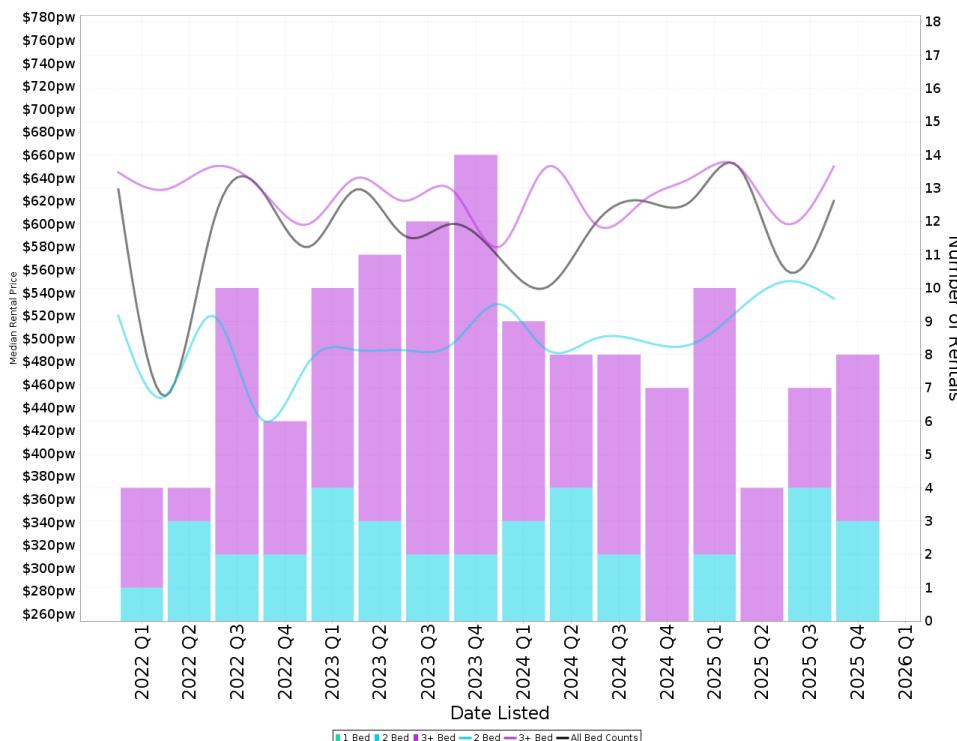
Current Median Price: \$941,000
Previous Median Price: \$905,000
Based on 52 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.8%

Current Median Price: \$941,000
Current Median Rent: \$690
Based on 22 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+7.1%

Current Median Price: \$720,000
Previous Median Price: \$672,500
Based on 67 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.5%

Current Median Price: \$720,000
Current Median Rent: \$620
Based on 29 registered Unit rentals compared over the last 12 months.

BONYTHON - Recently Sold Properties

Median Sale Price

\$941k

Based on 24 recorded House sales within the last 12 months (2025)

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

Suburb Growth

+4.0%

Current Median Price: \$941,000
Previous Median Price: \$905,000

Based on 52 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

24

Based on recorded House sales within the 12 months (2025)

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

34 HELEN MAYO CRES

\$905,000



Dec 2025
14 Days
SOLD

1,098 m² 2 2 2

21 HELPMANN ST

\$1,300,000



Nov 2025
N/A
SOLD

499 m² 1 1 1

7 BEWS PL

\$1,020,000



Nov 2025
9 Days
SOLD

822 m² 3 2 1

16 ANDREA PL

\$1,107,000



Nov 2025
24 Days
SOLD

881 m² 4 3 3

12 BONNIN PL

\$920,000



Nov 2025
21 Days
SOLD

360 m² 3 2 2

21 HARCUS CL

\$1,080,000



Sept 2025
9 Days
SOLD

928 m² 4 2 3

23 HELPMANN ST

\$1,500,000



Sep 2025
N/A
SOLD

584 m² 4 2 2

44 NOARLUNGA CRES

\$870,000



Sep 2025
41 Days
SOLD

900 m² 3 1 3

66 BARR SMITH AVE

\$832,500



Sep 2025
10 Days
SOLD

854 m² 3 2 2

50 NOARLUNGA CRES



\$1,100,000

8 ALFORD PL



\$851,300

BONYTHON - Properties For Rent

Median Rental Price

\$690 /w

Based on 22 recorded House rentals within the last 12 months (2025)

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

Rental Yield

+3.8%

Current Median Price: \$941,000
Current Median Rent: \$690

Based on 24 recorded House sales and 22 House rentals compared over the last 12 months

Number of Rentals

22

Based on recorded House rentals within the last 12 months (2025)

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

