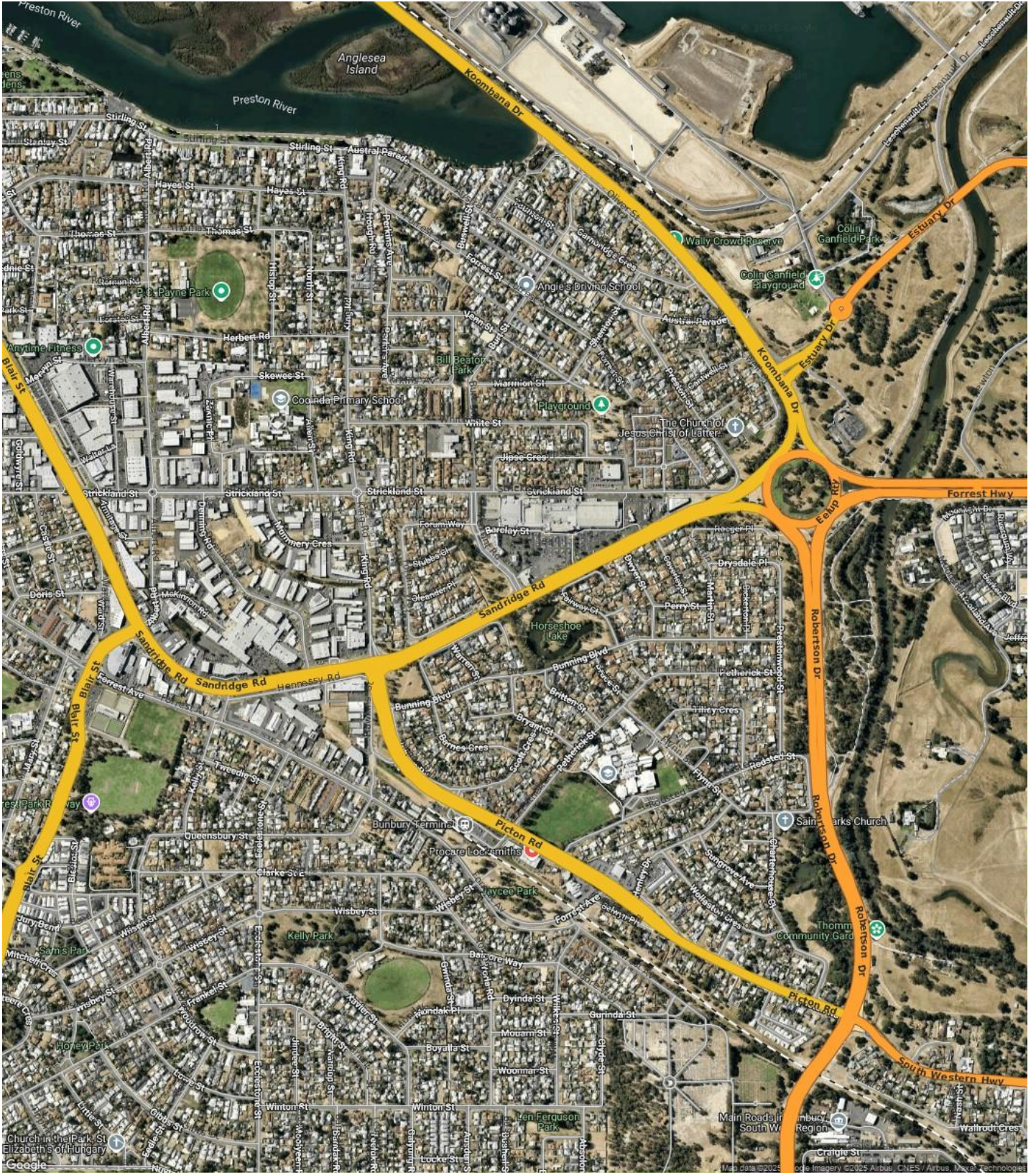


SUBURB FLYOVER REPORT

EAST BUNBURY (HOUSE)

PREPARED BY: JACOB MAGUIRE , HARCOURTS APG, PH: 0409957516

EAST BUNBURY - Suburb Map



Prepared on 10/07/2025 by Jacob Maguire , 0409957516 at Harcourts APG. © Property Data Solutions Pty Ltd 2025 (pricfinder.com.au)

The materials are provided as an information source only. © Information contained within this Product includes location information data licensed from Western Australian Land Information Authority trading as Landgate (Landgate). Copyright in the location information data remains with Landgate. Landgate does not warrant the accuracy or completeness of the location information data or its suitability for any particular purpose.

EAST BUNBURY - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	64	\$ 349,250	0.0 %	\$ 150,000	\$ 595,000
2008	50	\$ 342,816	-1.8 %	\$ 171,500	\$ 1,600,000
2009	73	\$ 340,000	-0.8 %	\$ 64,600	\$ 769,000
2010	66	\$ 330,000	-2.9 %	\$ 36,900	\$ 550,000
2011	54	\$ 337,500	2.3 %	\$ 74,000	\$ 920,000
2012	60	\$ 325,000	-3.7 %	\$ 103,260	\$ 700,000
2013	68	\$ 348,000	7.1 %	\$ 187,500	\$ 780,000
2014	53	\$ 370,000	6.3 %	\$ 160,000	\$ 2,100,000
2015	58	\$ 355,000	-4.1 %	\$ 130,000	\$ 875,000
2016	61	\$ 350,000	-1.4 %	\$ 55,000	\$ 950,000
2017	58	\$ 340,000	-2.9 %	\$ 50,000	\$ 680,000
2018	49	\$ 325,000	-4.4 %	\$ 190,000	\$ 660,000
2019	50	\$ 325,000	0.0 %	\$ 60,000	\$ 775,000
2020	64	\$ 311,500	-4.2 %	\$ 142,500	\$ 880,000
2021	94	\$ 375,000	20.4 %	\$ 150,000	\$ 1,500,000
2022	113	\$ 380,000	1.3 %	\$ 96,000	\$ 930,000
2023	102	\$ 450,000	18.4 %	\$ 200,000	\$ 1,800,000
2024	100	\$ 570,000	26.7 %	\$ 50,000	\$ 1,500,000
2025	33	\$ 610,000	7.0 %	\$ 450,000	\$ 3,140,000

Median Sale Price
\$580k

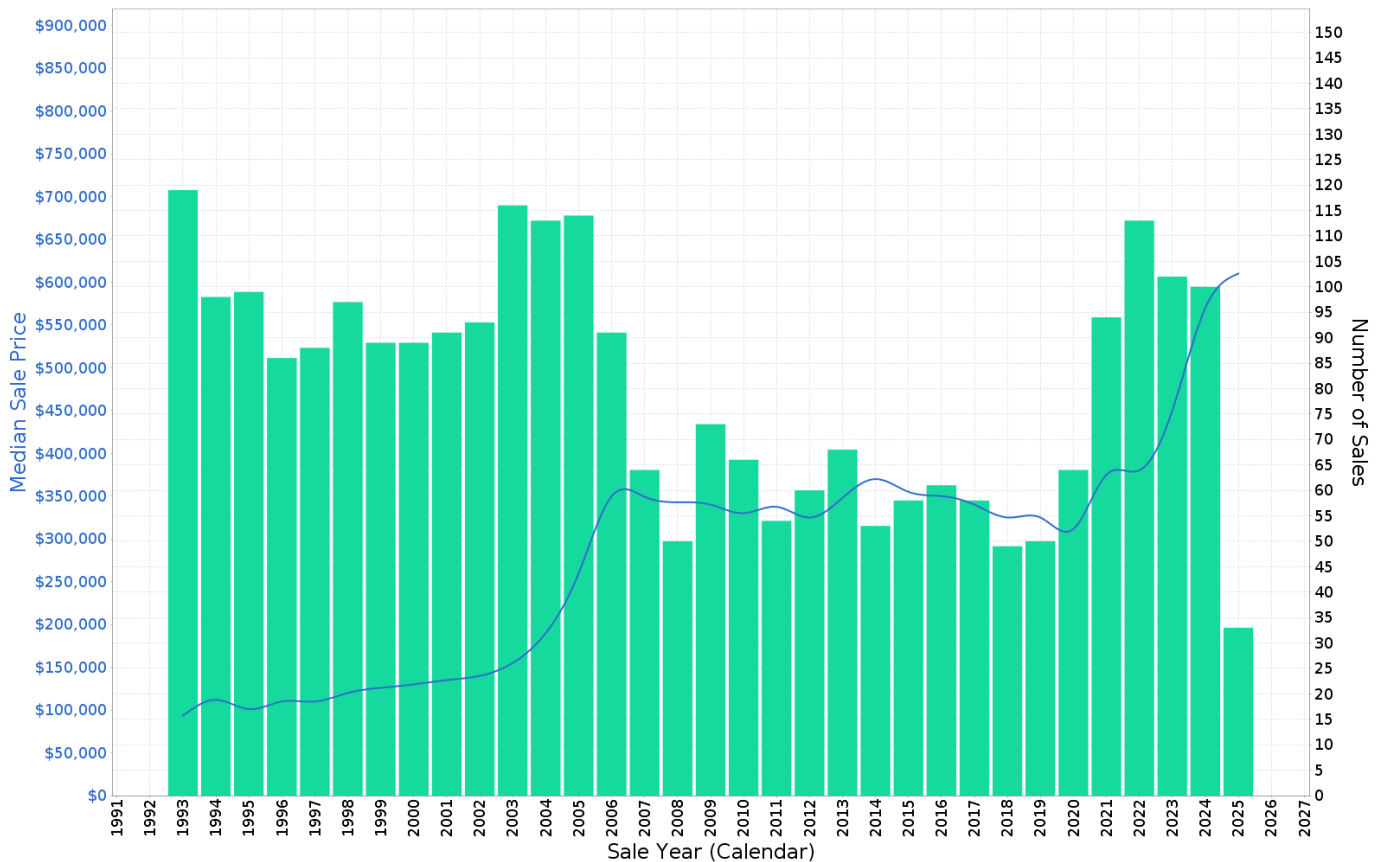
Based on 85 recorded House sales within the last 12 months (Financial Year 2025)

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

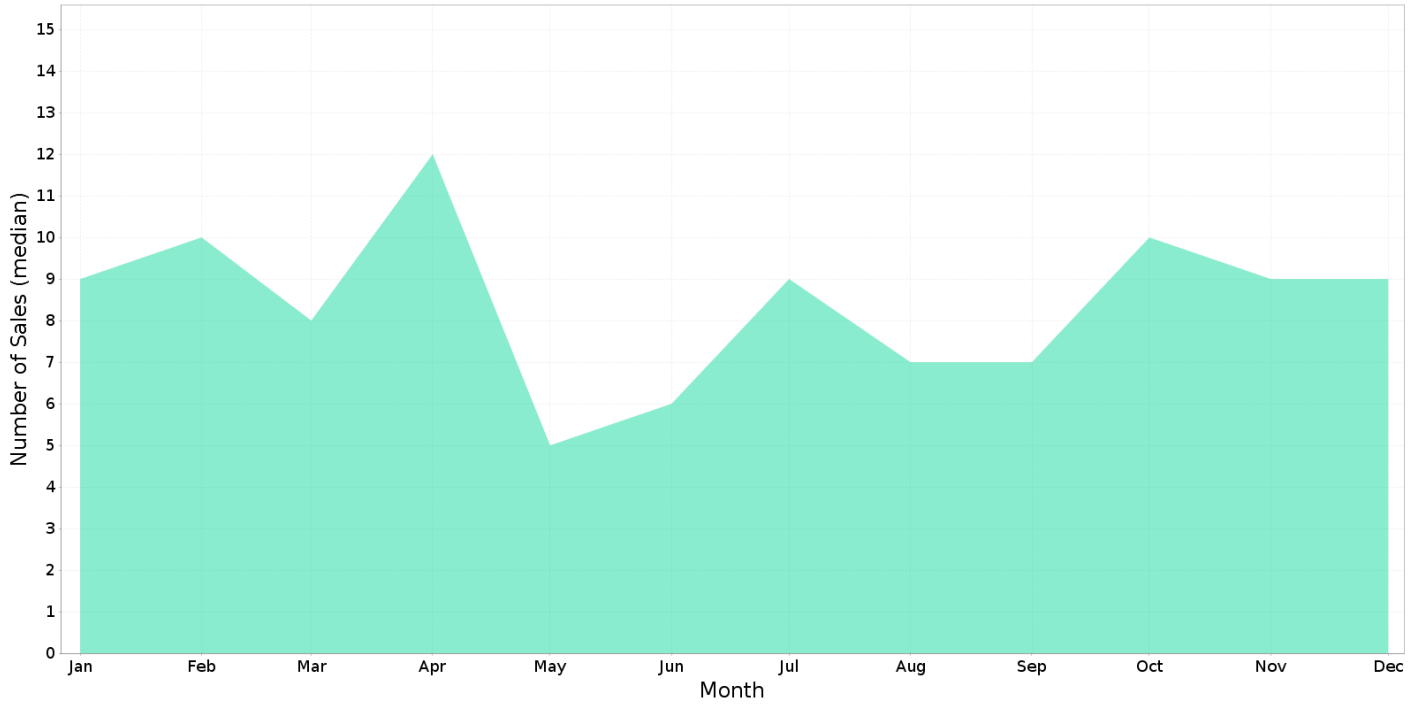
Suburb Growth
+14.9%

Current Median Price: \$580,000
Previous Median Price: \$505,000

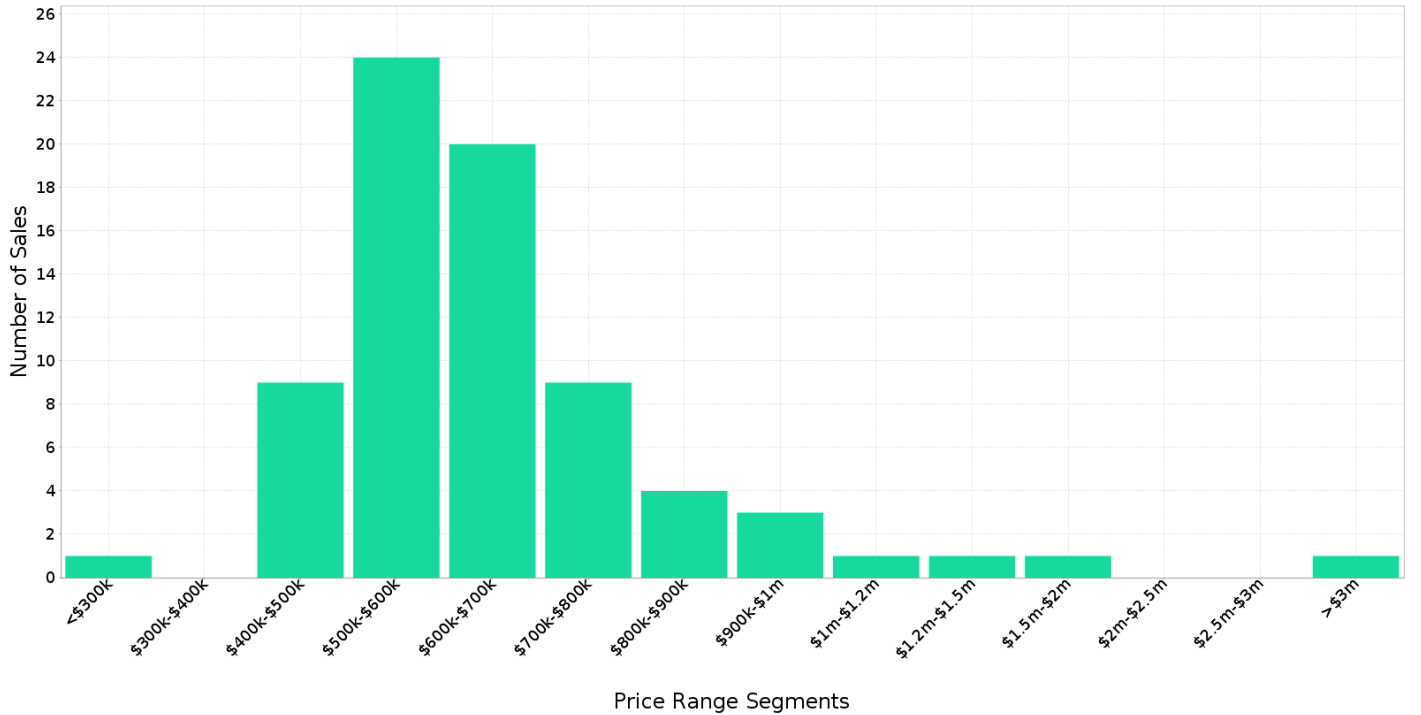
Based on 182 recorded House sales compared over the last two rolling 12 month periods



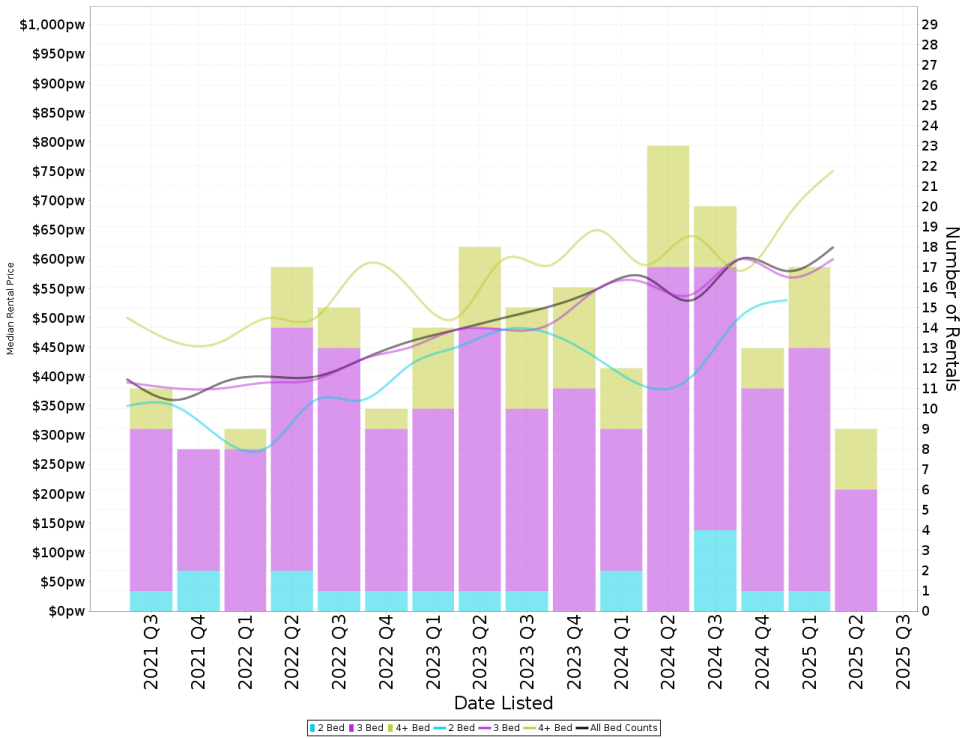
EAST BUNBURY - Peak Selling Periods (3 years)



EAST BUNBURY - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+14.9%

Current Median Price: \$580,000
Previous Median Price: \$505,000

Based on 182 registered House sales compared over the last two rolling 12 month periods.

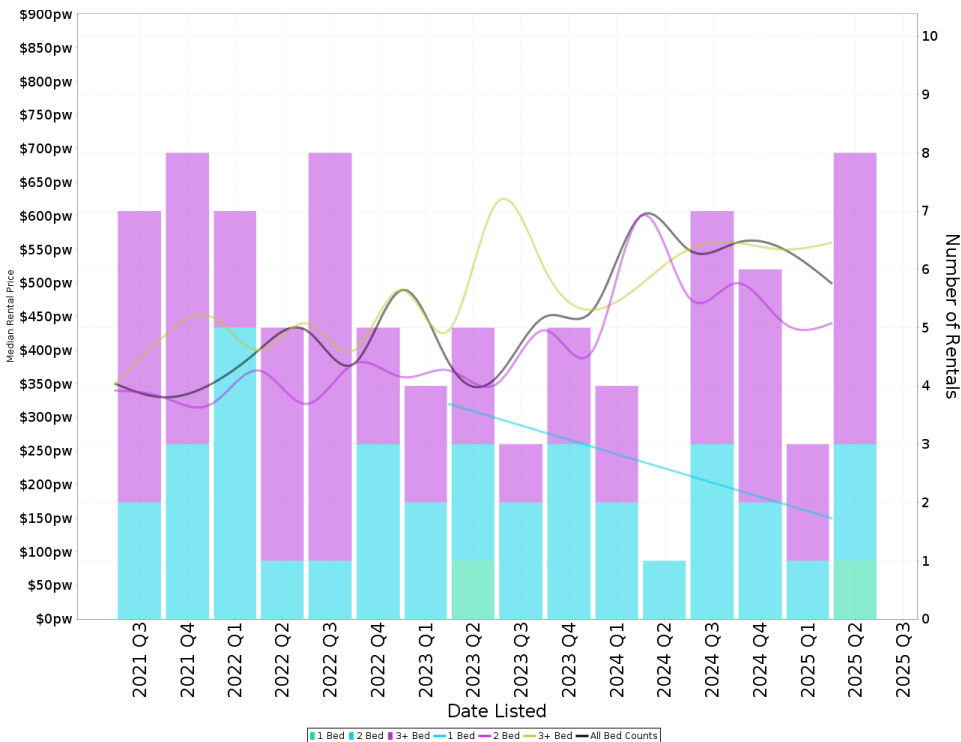
Suburb Rental Yield

+5.1%

Current Median Price: \$580,000
Current Median Rent: \$570

Based on 59 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+42.3%

Current Median Price: \$455,500
Previous Median Price: \$320,000

Based on 43 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+6.3%

Current Median Price: \$455,500
Current Median Rent: \$550

Based on 24 registered Unit rentals compared over the last 12 months.

EAST BUNBURY - Recently Sold Properties

Median Sale Price

\$580k

Based on 85 recorded House sales within the last 12 months (Financial Year 2025)

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

Suburb Growth

+14.9%

Current Median Price: \$580,000
Previous Median Price: \$505,000

Based on 182 recorded House sales compared over the last two rolling 12 month periods


Sold Properties

85

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

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

63 AUSTRAL PDE



\$780,000

May 2025
5 Days

809 m² 4 1 3

5 ALLEN ST




\$580,000

May 2025
35 Days

830 m² 2 1 3

10A TAUNTON ST



\$750,000

May 2025
2 Days

229 m² 4 2 1

65 HAYES ST




\$740,000

Apr 2025
14 Days

567 m² 3 1 -

65 KING RD



\$599,000

Apr 2025
14 Days

905 m² 3 1 2

13 ROEGER PL



\$695,000

Apr 2025
34 Days

800 m² 4 2 1

2/59 FORREST ST




\$615,000

Apr 2025
6 Days

364 m² 3 1 -

1/92 STRICKLAND ST



\$467,000

Mar 2025
9 Days

435 m² 2 1 1

21 WOLLASTON CRES



\$555,000

Mar 2025
13 Days

809 m² 3 2 1

7 PRESTON ST

\$750,000

800 m² 4 2 2

2025 N/A

37 FORUM WAY

\$980,000

721 m² 4 1 3

2025 67 Days

56A KING RD

\$670,000

335 m² 3 2 2

2025 N/A

131 STIRLING ST

\$3,140,000

2,428 m² 4 2 5

2025 N/A

53B AUSTRAL PDE

\$680,000

253 m² 3 2 2

2025 92 Days

4 WARREN ST

\$705,000

768 m² 4 1 3

2025 38 Days

7 ALLEN ST

\$890,000

718 m² 6 3 3

2025 31 Days

1/3 BYTHORNE PL

\$560,000

530 m² 3 2 2

2025 7 Days

89 AUSTRAL PDE

\$650,000

691 m² 3 1 2

2025 84 Days

1/12 WHITE AVE

\$475,000

340 m² 3 1 1

2025 N/A

19 HENLEY DR

\$500,000

746 m² 3 1 5

2025 17 Days

82 BUNNING BVD

\$1,200,000

805 m² 4 2 5

2025 7 Days

EAST BUNBURY - Properties For Rent

Median Rental Price

\$570 /w

Based on 59 recorded House rentals within the last 12 months (Financial Year 2025)

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

Rental Yield

+5.1%

Current Median Price: \$580,000
Current Median Rent: \$570

Based on 85 recorded House sales and 59 House rentals compared over the last 12 months

Number of Rentals


59

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

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

23 PRESTON STREET

\$700 per week



800 m² 4 1 2

Jul 2025 7 Days

128 STRICKLAND STREET

\$600 per week




704 m² 3 1 1

Jul 2025 8 Days

32 BARNES CRESCENT

\$600



750 m² 4 1 2

Jul 2025 9 Days

39 CAMBRIDGE STREET

\$600 per week




701 m² 3 1 1

Jul 2025 9 Days

6 FORREST STREET

\$550 pw

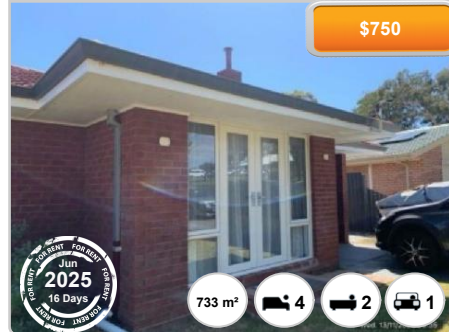


799 m² 3 1 2

Jul 2025 9 Days

21 BRYANT STREET

\$750




733 m² 4 2 1

Jun 2025 16 Days

3/64 FORREST STREET

\$570 per week



1,287 m² 3 1 1

Jun 2025 21 Days

52 PICTON ROAD

\$620.00 Per



1,012 m² 3 1 1

Jun 2025 38 Days

60 PERKINS AVENUE

\$780 per week



719 m² 3 2 3

Mar 2025 108 Days