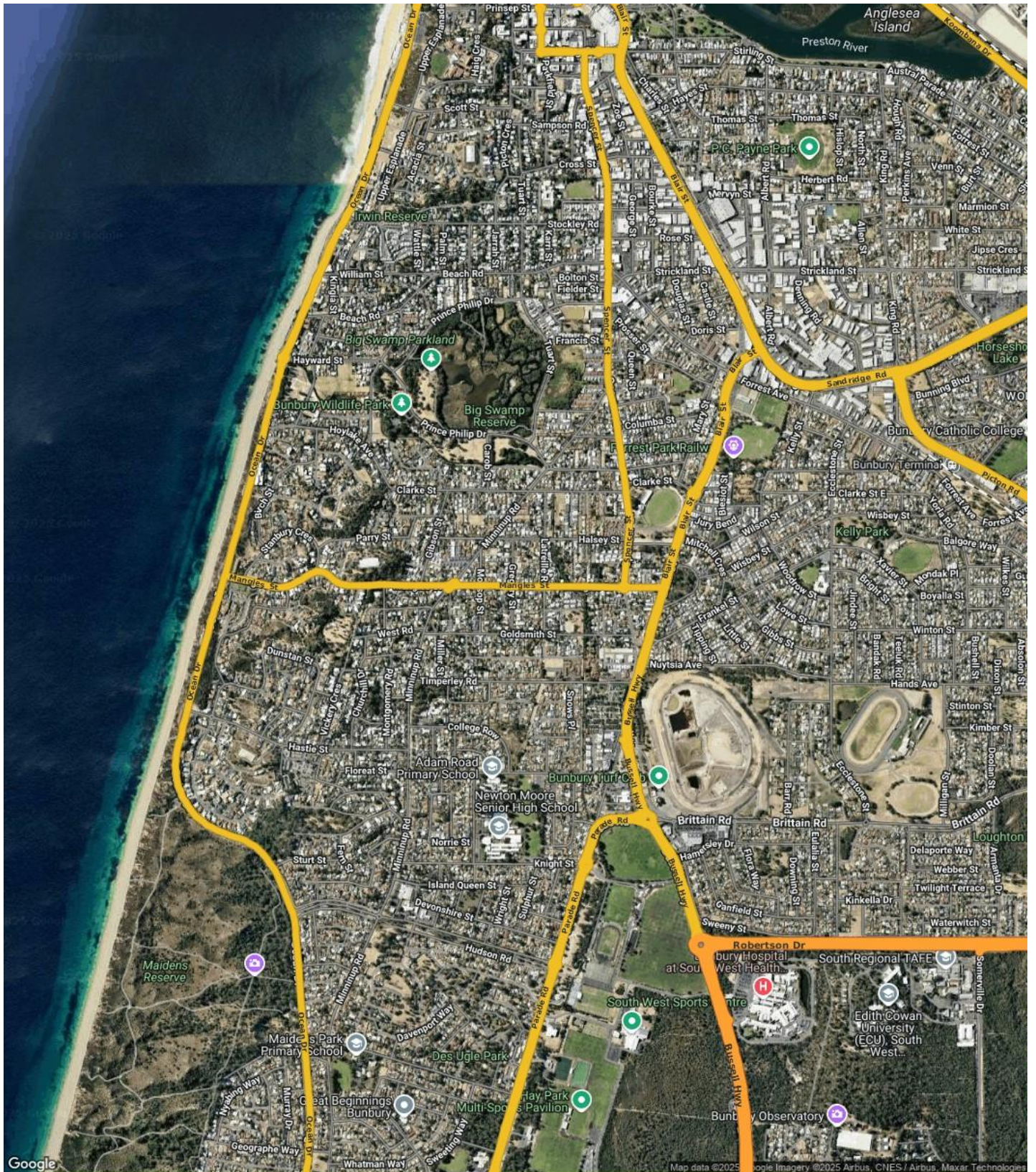


## **SUBURB FLYOVER REPORT**

SOUTH BUNBURY (HOUSE)

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

## SOUTH BUNBURY - Suburb Map



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

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## SOUTH BUNBURY - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	141	\$ 400,000	0.0 %	\$ 41,500	\$ 1,350,000
2008	119	\$ 380,000	-5.0 %	\$ 154,375	\$ 1,050,000
2009	145	\$ 367,000	-3.4 %	\$ 75,000	\$ 870,000
2010	126	\$ 395,750	7.8 %	\$ 34,000	\$ 840,000
2011	97	\$ 370,000	-6.5 %	\$ 180,000	\$ 950,000
2012	158	\$ 395,000	6.8 %	\$ 88,750	\$ 1,111,100
2013	145	\$ 385,000	-2.5 %	\$ 4,250	\$ 1,350,000
2014	154	\$ 420,000	9.1 %	\$ 78,000	\$ 1,000,000
2015	117	\$ 420,000	0.0 %	\$ 78,050	\$ 810,000
2016	122	\$ 360,000	-14.3 %	\$ 3,600	\$ 835,000
2017	110	\$ 381,500	6.0 %	\$ 90,000	\$ 1,013,750
2018	116	\$ 335,000	-12.2 %	\$ 62,500	\$ 1,050,000
2019	116	\$ 366,700	9.5 %	\$ 50,000	\$ 823,000
2020	177	\$ 360,000	-1.8 %	\$ 45,000	\$ 1,475,000
2021	194	\$ 406,000	12.8 %	\$ 129,987	\$ 910,000
2022	254	\$ 410,000	1.0 %	\$ 200,000	\$ 1,500,000
2023	237	\$ 450,000	9.8 %	\$ 160,000	\$ 1,200,000
2024	209	\$ 605,000	34.4 %	\$ 60,000	\$ 1,700,000
2025	79	\$ 650,000	7.4 %	\$ 390,000	\$ 2,300,000

Median Sale Price  
**\$650k**

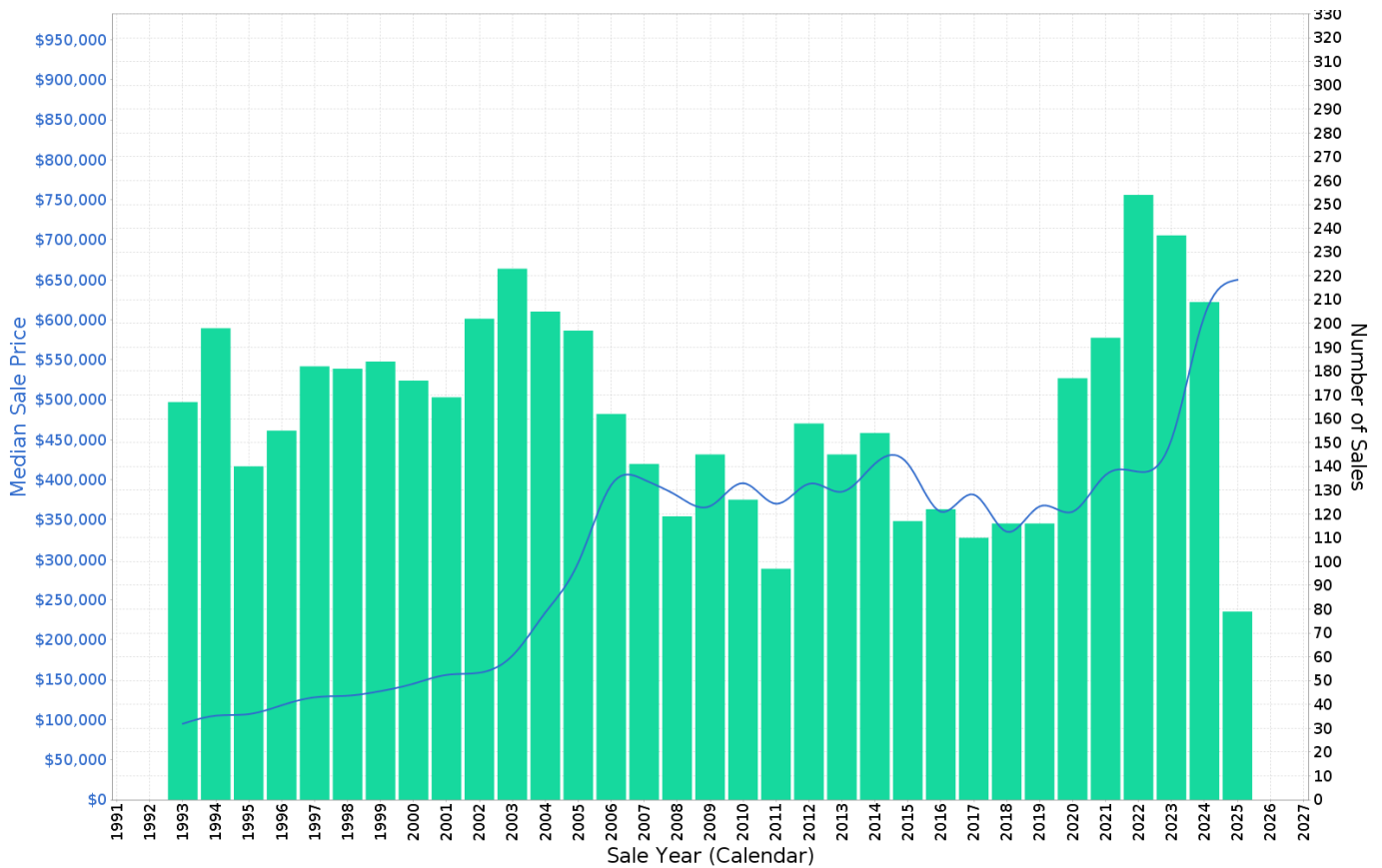
Based on 173 recorded House sales within the last 12 months (Financial Year 2025)

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

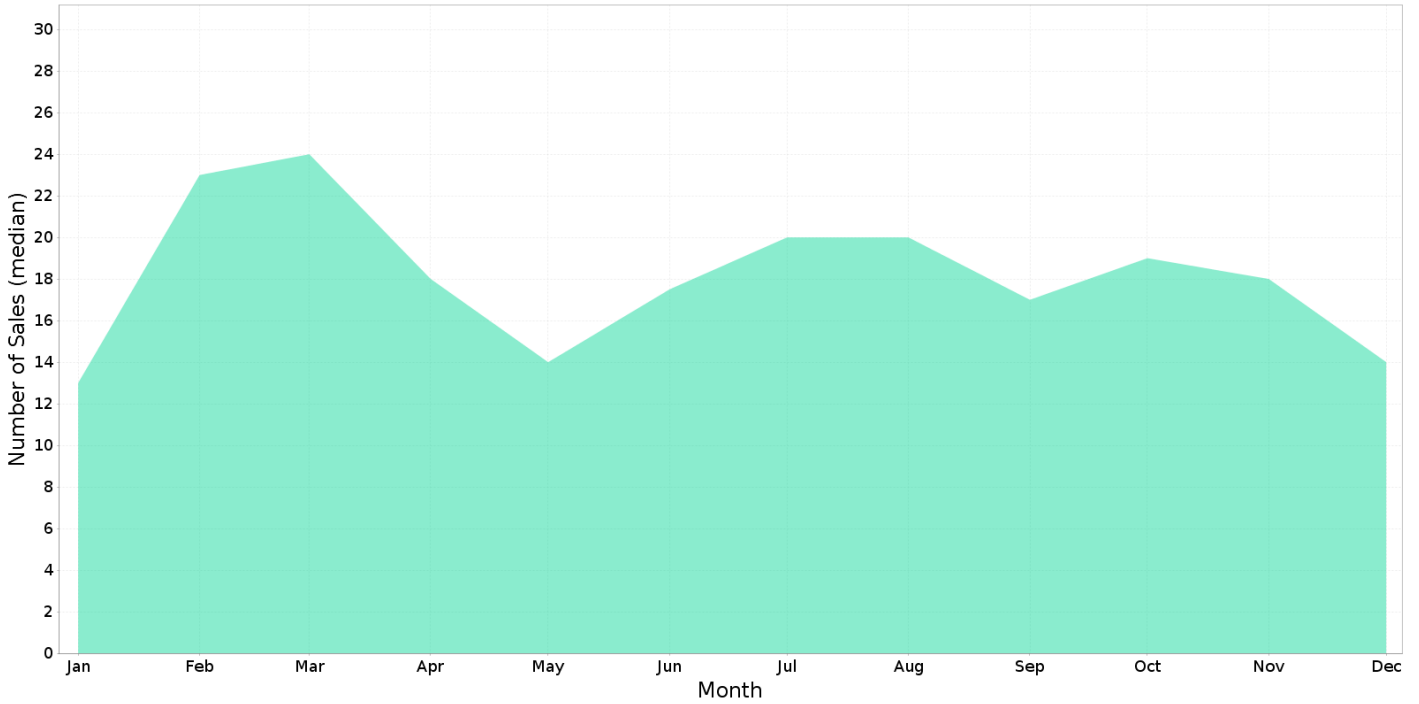
Suburb Growth  
**+27.5%**

Current Median Price: \$650,000  
Previous Median Price: \$510,000

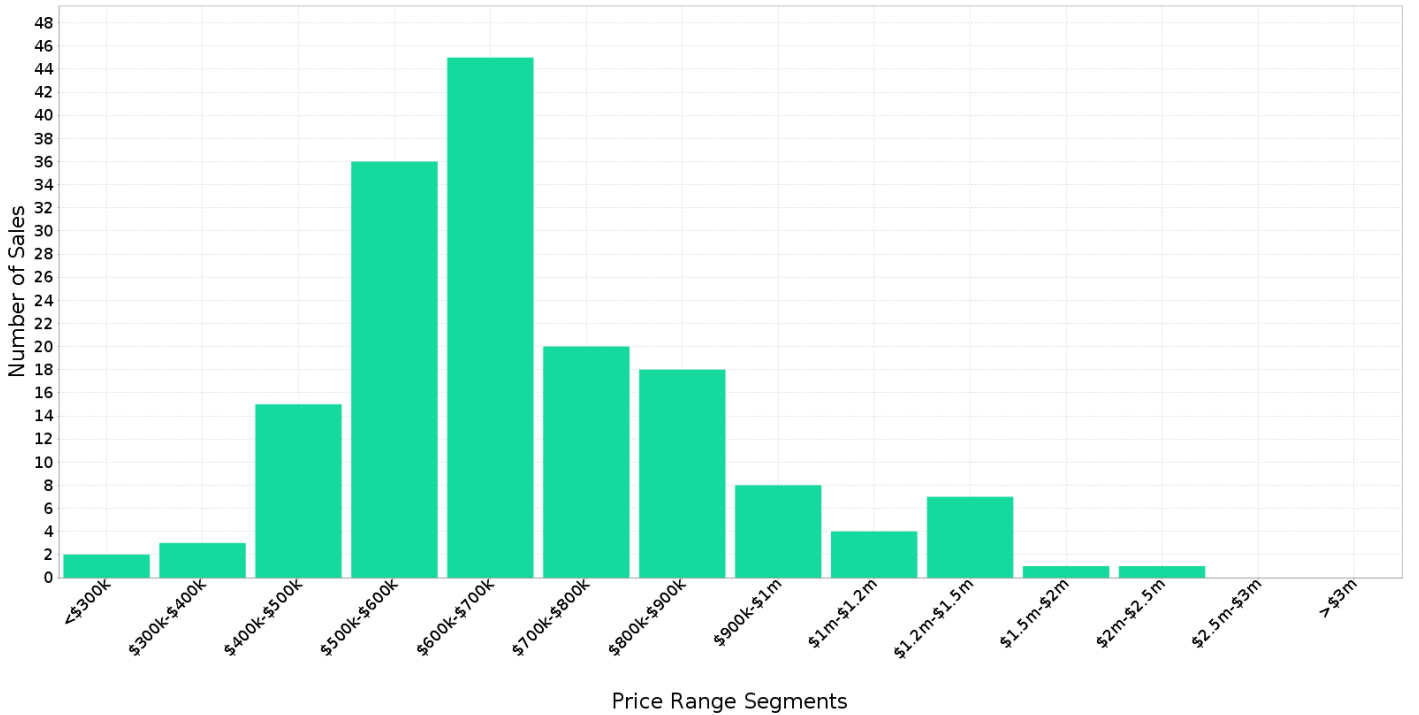
Based on 393 recorded House sales compared over the last two rolling 12 month periods



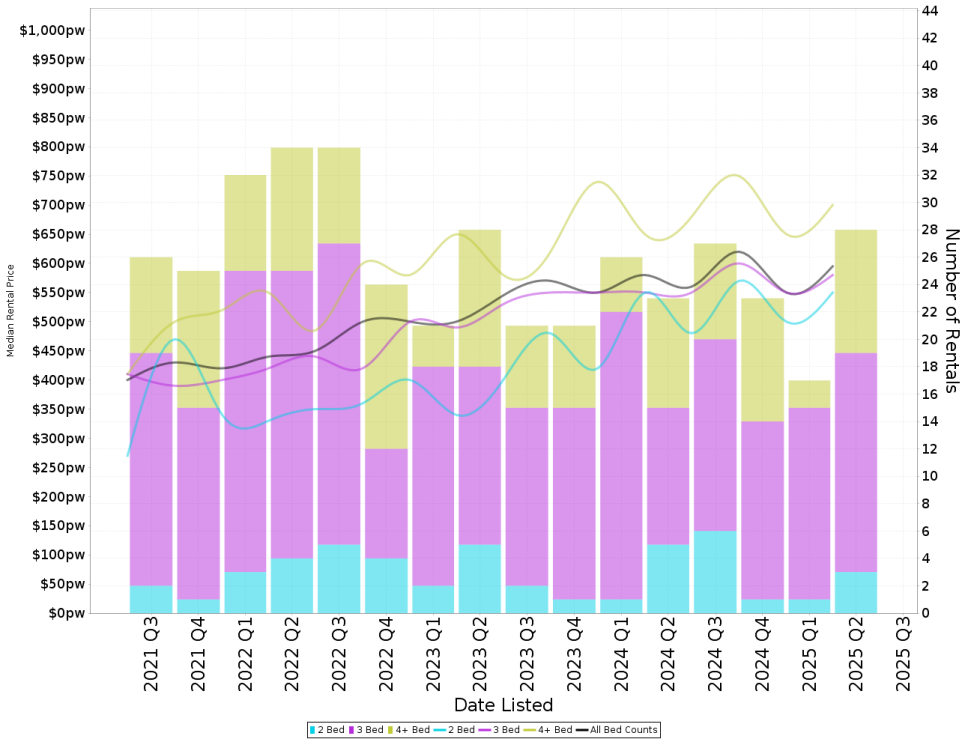
## SOUTH BUNBURY - Peak Selling Periods (3 years)



## SOUTH BUNBURY - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+27.5%**

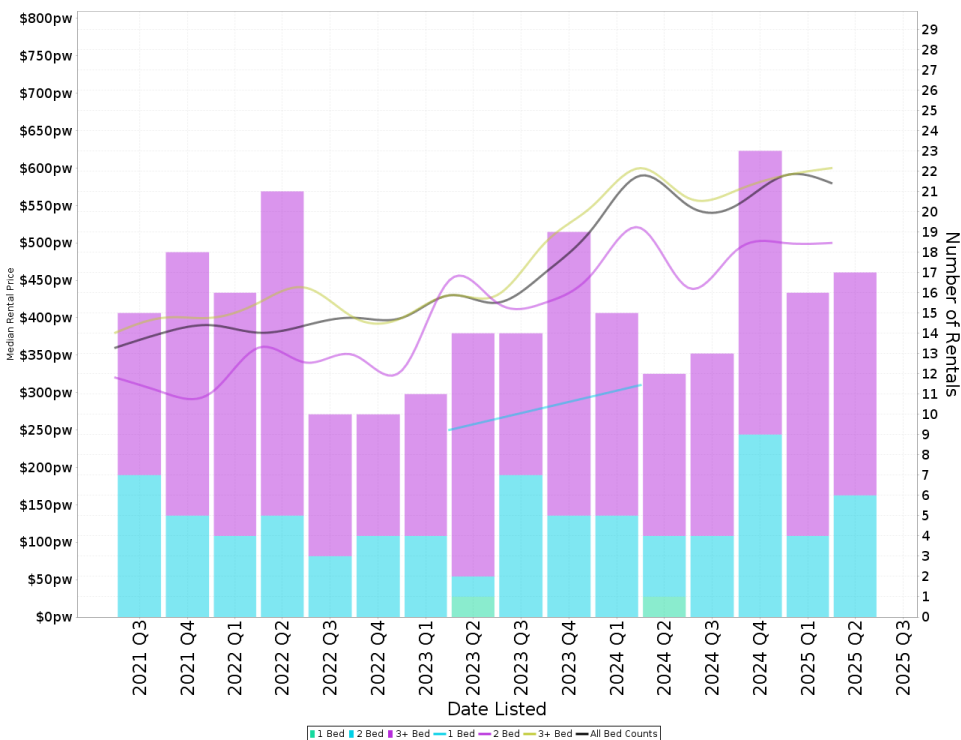
Current Median Price: \$650,000  
Previous Median Price: \$510,000  
Based on 393 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.8%**

Current Median Price: \$650,000  
Current Median Rent: \$600  
Based on 95 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+22.5%**

Current Median Price: \$441,000  
Previous Median Price: \$360,000  
Based on 75 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+6.6%**

Current Median Price: \$441,000  
Current Median Rent: \$560  
Based on 69 registered Unit rentals compared over the last 12 months.

## SOUTH BUNBURY - Recently Sold Properties

Median Sale Price

**\$650k**

Based on 173 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

**+27.5%**

Current Median Price: \$650,000  
Previous Median Price: \$510,000

Based on 393 recorded House sales compared over the last two rolling 12 month periods


# Sold Properties

**173**

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

**14 GLENROY ST**



**\$810,000**

822 m<sup>2</sup> 4 1 2

Sold Jun 2025 19 Days

**47 PARRY ST**



**\$845,000**

810 m<sup>2</sup> 4 2 1

Sold May 2025 69 Days

**7 MYRTLE ST**




**\$660,000**

850 m<sup>2</sup> 3 1 2

Sold May 2025 24 Days

**6 JARVIS ST**




**\$680,000**

453 m<sup>2</sup> 2 1 2

N/A

**66 FORREST AVE**




**\$687,500**

1,341 m<sup>2</sup> 2 1 -

Sold May 2025 144 Days

**42 HALSEY ST**



**\$537,000**

433 m<sup>2</sup> 3 1 1

20.1m, 53.0m, 53.0m, 1067 m<sup>2</sup>

**1/61 CLARKE ST**




**\$542,500**

248 m<sup>2</sup> 3 2 2

Sold Apr 2025 12 Days

**22 CASTLE ST**



**\$530,000**

766 m<sup>2</sup> 2 1 1

Sold Apr 2025 34 Days

**8B DOUGLAS ST**



**\$615,000**

225 m<sup>2</sup> 2 2 2

Sold Apr 2025 8 Days

**10 HOUSTON CRES**

**\$635,000**

Apr 2025  
14 Days

936 m<sup>2</sup> 4 2 2

**10A PAISLEY ST**

**\$650,000**

Apr 2025  
44 Days

400 m<sup>2</sup> 3 1 1

**2/34 RAMILLIES ST**

**\$945,000**

Apr 2025  
40 Days

706 m<sup>2</sup> 4 2 2

**60 DUNSTAN ST**

**\$1,300,000**

Apr 2025  
47 Days

1,065 m<sup>2</sup> 5 2 2

**56 VICKERY CRES**

**\$840,000**

Apr 2025  
10 Days

756 m<sup>2</sup> 4 2 2

**4 STURT ST**

**\$800,000**

Apr 2025  
5 Days

1,012 m<sup>2</sup> 3 2 2

**76 MANGLES ST**

**\$560,000**

Apr 2025  
13 Days

779 m<sup>2</sup> 2 1 1

**2/7A HALSEY ST**

**\$600,000**

Apr 2025  
10 Days

404 m<sup>2</sup> 3 1 1

**3 FERN ST**

**\$630,000**

Apr 2025  
48 Days

961 m<sup>2</sup> 3 2 2

**1/70 MINNINUP RD**

**\$550,000**

Apr 2025  
65 Days

277 m<sup>2</sup> 3 2 2

**8 ELIZABETH CRES**

**\$1,400,000**

Apr 2025  
10 Days

1,339 m<sup>2</sup> 4 2 2

**12 JULIA DR**

**\$585,000**

Apr 2025  
4 Days

685 m<sup>2</sup> 3 1 1

## SOUTH BUNBURY - Properties For Rent

Median Rental Price

**\$600 /w**

Based on 95 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

**+4.8%**

Current Median Price: \$650,000  
Current Median Rent: \$600

Based on 173 recorded House sales and 95 House rentals compared over the last 12 months

Number of Rentals

**95**

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

**29 WILLIAM STREET**

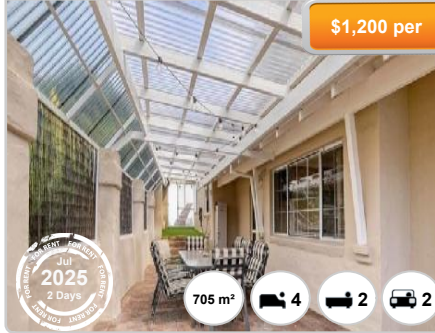


**\$630.00 Per**

1,177 m<sup>2</sup> 3 1 2

Jun 2025 1 Day

**6 LOUISE CLOSE**

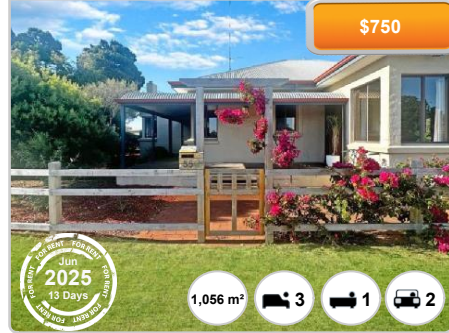


**\$1,200 per**

705 m<sup>2</sup> 4 2 2

Jul 2025 2 Days

**35 MINNINUP ROAD**



**\$750**

1,056 m<sup>2</sup> 3 1 2

Jun 2025 13 Days

**28 GOLDSMITH STREET**



**\$850.00 Per**

910 m<sup>2</sup> 4 2 2

Jun 2025 15 Days

**8 HASTIE STREET**



**\$600 p.w.**

800 m<sup>2</sup> 4 1 1

Jun 2025 18 Days

**8 PAISLEY STREET**



**\$595 per week**

956 m<sup>2</sup> 3 1 2

Jun 2025 24 Days

**18 CANNON PLACE**



**\$625.00 per**

755 m<sup>2</sup> 3 2 1

Jun 2025 24 Days

**3 TIMPERLEY ROAD**




**\$550**

1,074 m<sup>2</sup> 3 1 4

May 2025 42 Days

**146 SPENCER STREET**



**\$590.00 Per**

2,023 m<sup>2</sup> 4 1 1

May 2025 66 Days