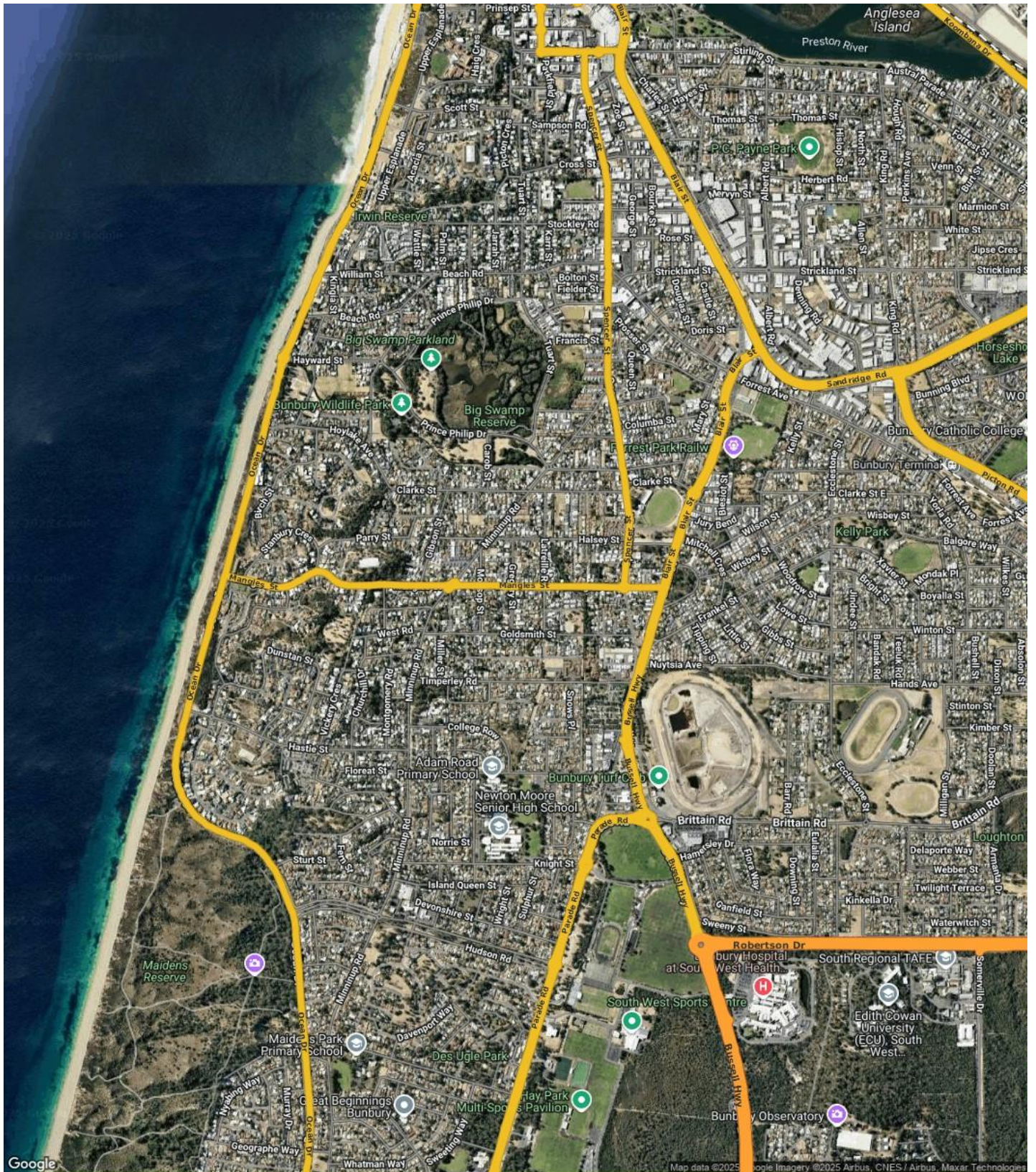


## **SUBURB FLYOVER REPORT**

SOUTH BUNBURY (UNIT)

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 (Units)

Year	# Sales	Median	Growth	Low	High
2007	40	\$ 338,000	0.0 %	\$ 240,000	\$ 860,000
2008	30	\$ 298,500	-11.7 %	\$ 195,000	\$ 485,000
2009	52	\$ 326,750	9.5 %	\$ 219,000	\$ 675,000
2010	48	\$ 331,000	1.3 %	\$ 235,000	\$ 810,000
2011	50	\$ 315,000	-4.8 %	\$ 112,500	\$ 640,000
2012	34	\$ 322,500	2.4 %	\$ 175,000	\$ 397,000
2013	57	\$ 335,000	3.9 %	\$ 170,000	\$ 990,000
2014	37	\$ 335,000	0.0 %	\$ 210,000	\$ 570,000
2015	43	\$ 325,000	-3.0 %	\$ 140,000	\$ 745,000
2016	33	\$ 325,000	0.0 %	\$ 180,000	\$ 480,000
2017	32	\$ 296,500	-8.8 %	\$ 170,000	\$ 570,000
2018	28	\$ 277,500	-6.4 %	\$ 160,000	\$ 550,000
2019	32	\$ 258,500	-6.8 %	\$ 170,000	\$ 435,000
2020	33	\$ 269,000	4.1 %	\$ 150,000	\$ 650,000
2021	53	\$ 294,000	9.3 %	\$ 56,000	\$ 620,000
2022	37	\$ 270,000	-8.2 %	\$ 162,000	\$ 500,000
2023	34	\$ 311,250	15.3 %	\$ 185,000	\$ 545,000
2024	39	\$ 390,000	25.3 %	\$ 280,000	\$ 607,000
2025	16	\$ 464,750	19.2 %	\$ 333,334	\$ 950,000

### Median Sale Price

# \$441k

Based on 34 recorded Unit sales within the last 12 months (Financial Year 2025)

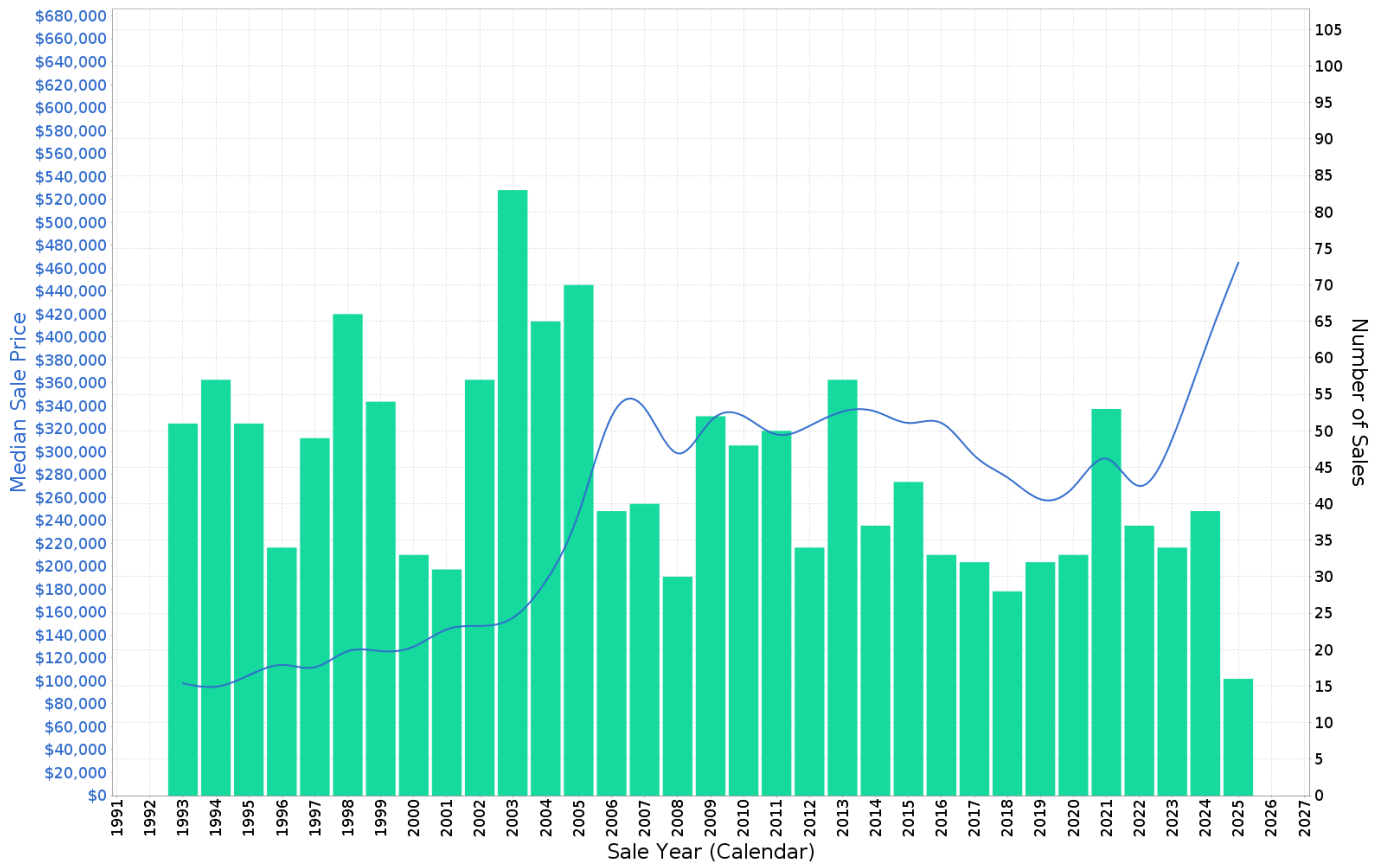
Based on a rolling 12 month period and may differ from calendar year statistics

### Suburb Growth

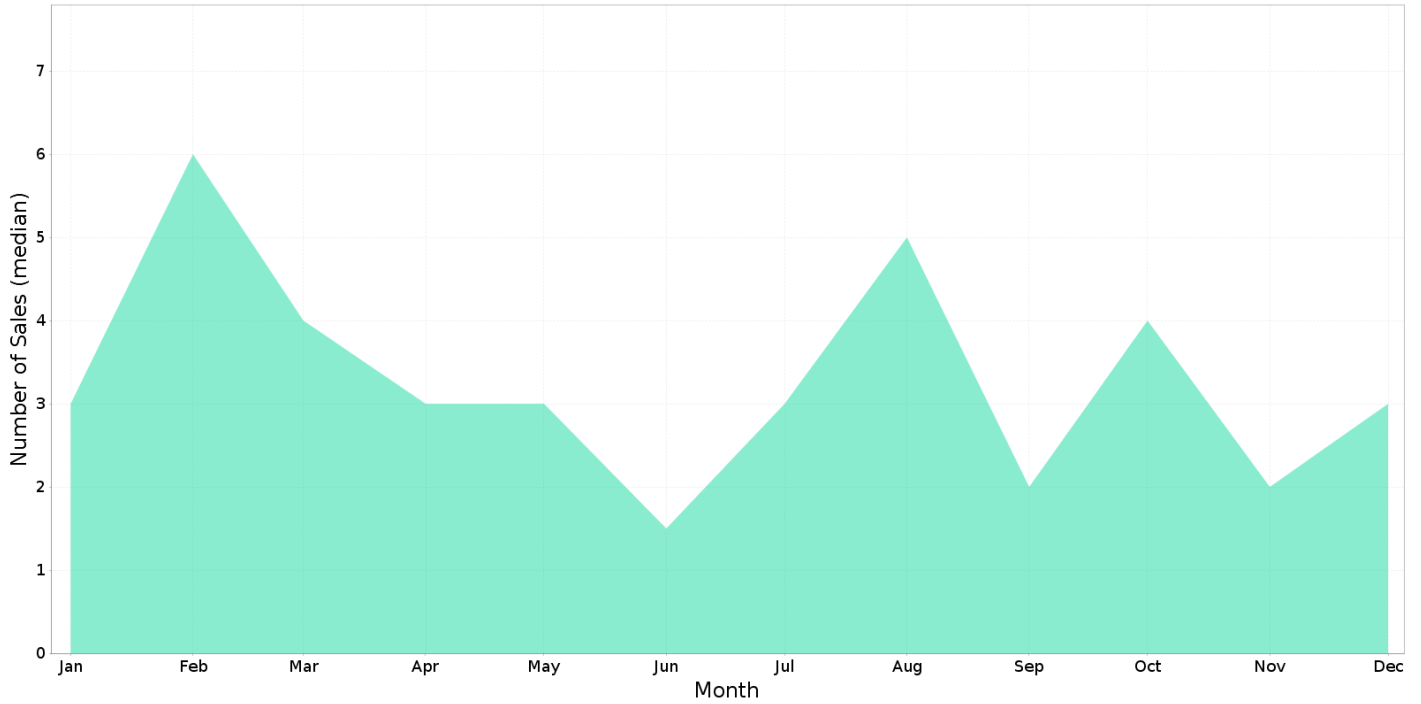
# +22.5%

Current Median Price: \$441,000  
Previous Median Price: \$360,000

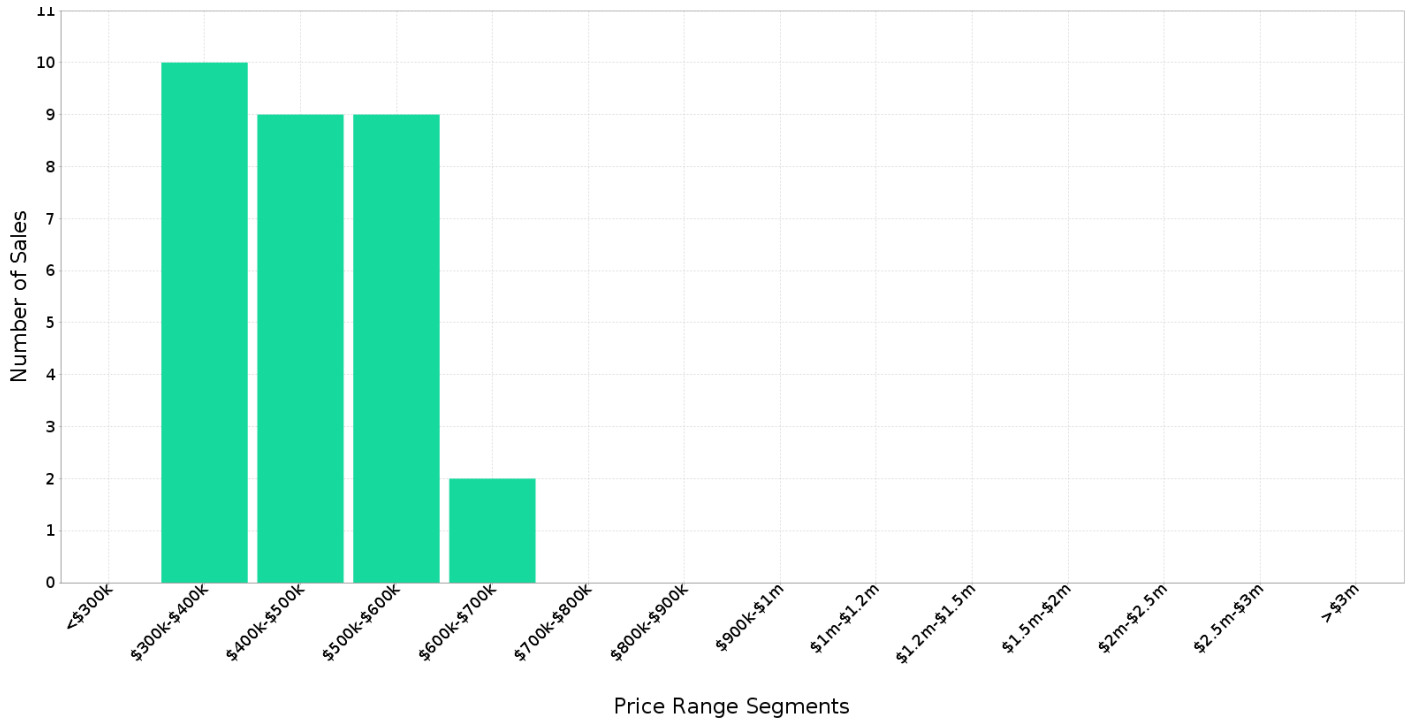
Based on 75 recorded Unit sales compared over the last two rolling 12 month periods



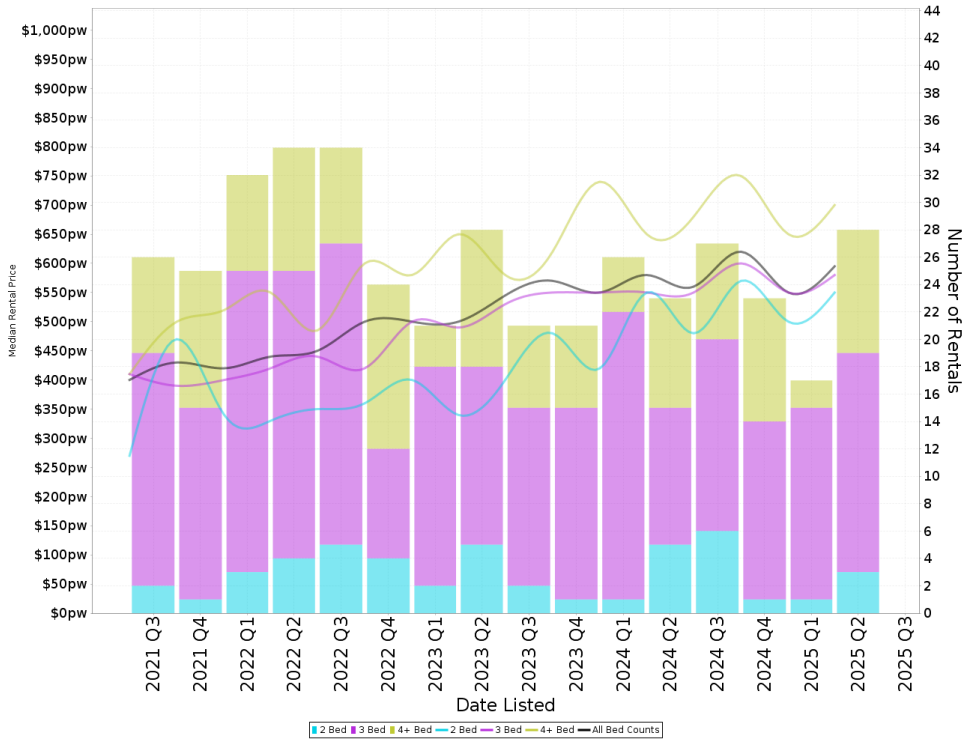
## SOUTH BUNBURY - Peak Selling Periods (3 years)



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



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+27.5%**

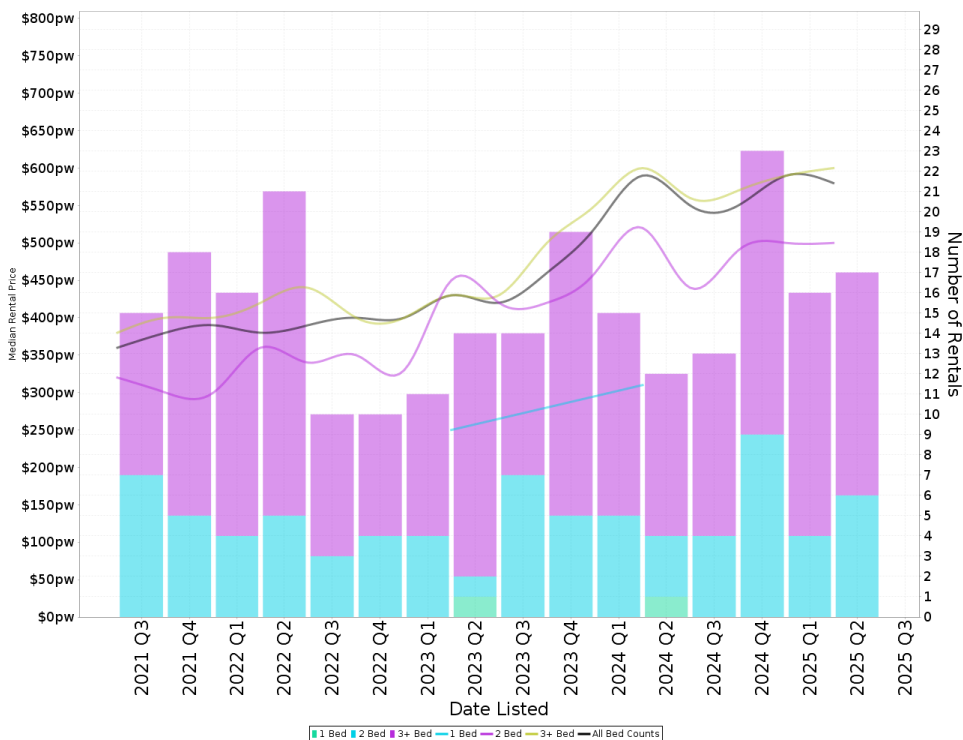
Current Median Price: \$650,000  
Previous Median Price: \$510,000  
Based on 393 registered House sales compared over the last two rolling 12 month periods.

### 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

**\$441k**

Based on 34 recorded Unit 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

**+22.5%**

Current Median Price: \$441,000  
Previous Median Price: \$360,000

Based on 75 recorded Unit sales compared over the last two rolling 12 month periods

# Sold Properties

**34**

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

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

**5/10 PRINCE PHILIP DR**




**\$535,000**

4,346 m<sup>2</sup> 3 1 2

Sold 102 Days Jun 2025

**18A MANSFIELD RD**




**\$630,000**

575 m<sup>2</sup> 2 1 2

Sold 10 Days May 2025

**19B CLARKE ST**



**\$333,334**

181 m<sup>2</sup> 2 1 1

Sold N/A Apr 2025

**1/45 HAKEA CRES**




**\$430,000**

70 m<sup>2</sup> 2 1 1

Sold 7 Days Apr 2025

**1/11 SEASHORE MEWS**




**\$525,000**

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

Sold 11 Days Apr 2025

**4 A ANN WAY**




**\$510,000**

90 m<sup>2</sup> 2 1 1

Sold 6 Days Mar 2025

**22 BEACH RD**




**\$2,300,000**

2,585 m<sup>2</sup> 4 3 2

Sold 129 Days Mar 2025

**1/101 CLARKE ST**




**\$469,500**

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

Sold 4 Days Mar 2025

**1/196 SPENCER ST**



**\$460,000**

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

Sold N/A Mar 2025

**18A FRANCIS ST**

**\$670,000**

Feb 2025  
39 Days

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

**16 A EVEDON ST**

**\$500,000**

Feb 2025  
111 Days

921 m<sup>2</sup> 2 1 1

**31B PARRY ST**

**\$425,000**

Feb 2025  
N/A

76 m<sup>2</sup> 2 1 1

**31A PARRY ST**

**\$430,000**

Feb 2025  
7 Days

1,042 m<sup>2</sup> 2 1 1

**12B WEST RD**

**\$435,000**

Feb 2025  
N/A

86 m<sup>2</sup> 2 1 1

**12A WEST RD**

**\$435,000**

Feb 2025  
6 Days

86 m<sup>2</sup> 2 1 1

**2/8 MANSFIELD ST**

**\$520,000**

Feb 2025  
4 Days

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

**16A MOSSOP ST**

**\$640,000**

Feb 2025  
N/A

334 m<sup>2</sup> 4 2 2

## SOUTH BUNBURY - Properties For Rent

Median Rental Price

**\$560 /w**

Based on 69 recorded Unit 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

**+6.6%**

Current Median Price: \$441,000  
Current Median Rent: \$560

Based on 34 recorded Unit sales and 69 Unit rentals compared over the last 12 months

Number of Rentals

**69**

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

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

**1/196 SPENCER STREET**

**\$580.00 Per**




4,049 m<sup>2</sup>
 3
 1
 1

**1/17 GIBSON STREET**

**\$650**




1,168 m<sup>2</sup>
 3
 2
 2

**5A MOSSOP STREET**

**\$580 per week**





1,052 m<sup>2</sup>
 3
 2
 1




**Elders Real Estate**

Photos Coming Soon  
Please contact our office for further information

**2/1 BEACH ROAD**

**\$620.00 Per**




1,107 m<sup>2</sup>
 3
 2
 2