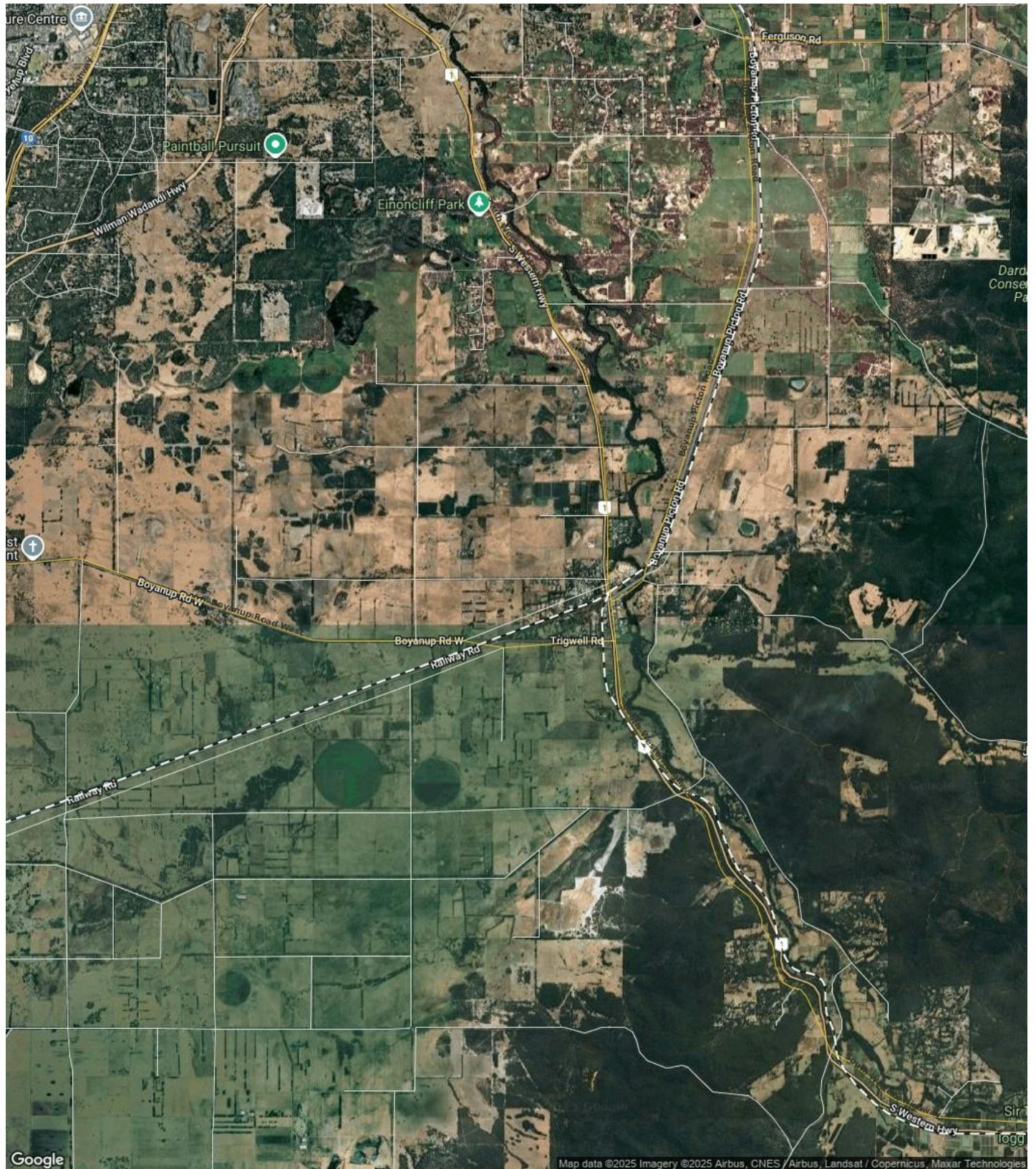


SUBURB FLYOVER REPORT

BOYANUP (HOUSE)

PREPARED BY: RICHARD MORGAN, HARCOURTS APG, PH: 0431949242

BOYANUP - Suburb Map



Prepared on 12/09/2025 by Richard Morgan, 0431949242 at Harcourts APG. © Property Data Solutions Pty Ltd 2025 (pricefinder.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.

BOYANUP - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	22	\$ 401,250	0.0 %	\$ 30,000	\$ 675,000
2008	14	\$ 391,500	-2.4 %	\$ 197,500	\$ 720,000
2009	16	\$ 386,500	-1.3 %	\$ 225,000	\$ 780,000
2010	17	\$ 380,000	-1.7 %	\$ 130,000	\$ 520,000
2011	18	\$ 347,750	-8.5 %	\$ 215,000	\$ 610,000
2012	12	\$ 362,500	4.2 %	\$ 260,000	\$ 575,000
2013	24	\$ 382,000	5.4 %	\$ 148,000	\$ 730,000
2014	15	\$ 380,000	-0.5 %	\$ 100,000	\$ 750,000
2015	22	\$ 435,000	14.5 %	\$ 27,000	\$ 662,000
2016	17	\$ 385,000	-11.5 %	\$ 175,000	\$ 660,000
2017	16	\$ 450,000	16.9 %	\$ 165,000	\$ 720,000
2018	11	\$ 368,000	-18.2 %	\$ 230,000	\$ 640,000
2019	18	\$ 412,500	12.1 %	\$ 160,000	\$ 675,000
2020	21	\$ 450,000	9.1 %	\$ 245,000	\$ 792,000
2021	23	\$ 460,000	2.2 %	\$ 250,000	\$ 800,000
2022	17	\$ 450,000	-2.2 %	\$ 320,000	\$ 1,030,000
2023	13	\$ 520,000	15.6 %	\$ 230,000	\$ 904,000
2024	20	\$ 627,500	20.7 %	\$ 137,500	\$ 920,000
2025	9	\$ 860,000	37.1 %	\$ 525,000	\$ 2,280,000

Median Sale Price
\$720k

Based on 17 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

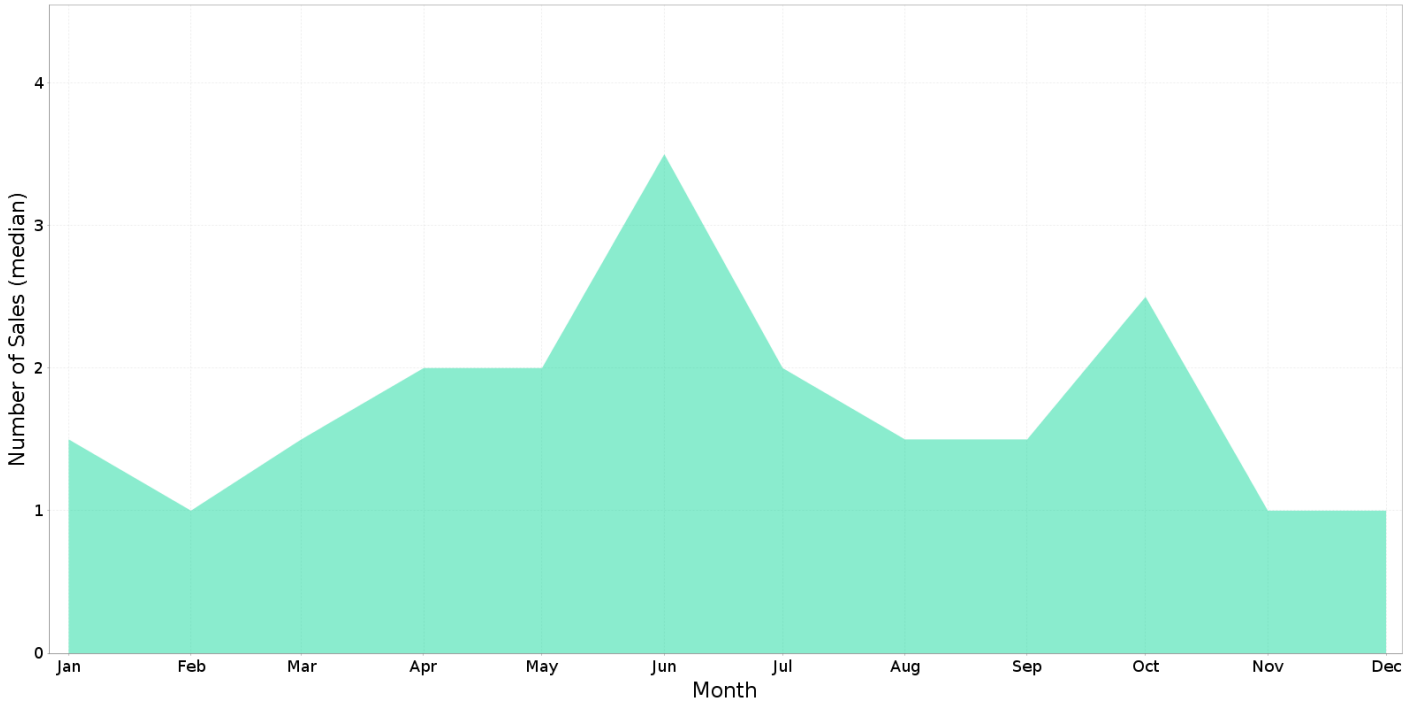
Suburb Growth
+22.0%

Current Median Price: \$720,000
Previous Median Price: \$590,000

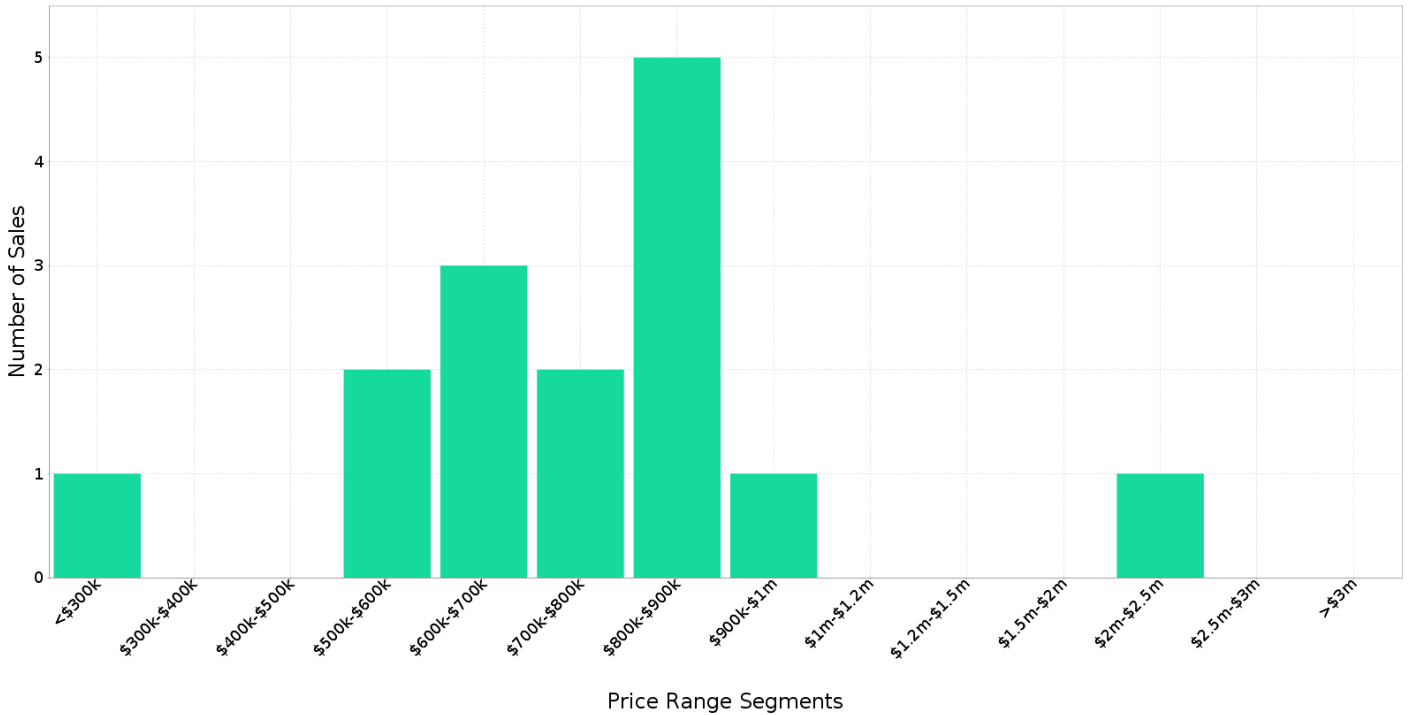
Based on 38 recorded House sales compared over the last two rolling 12 month periods



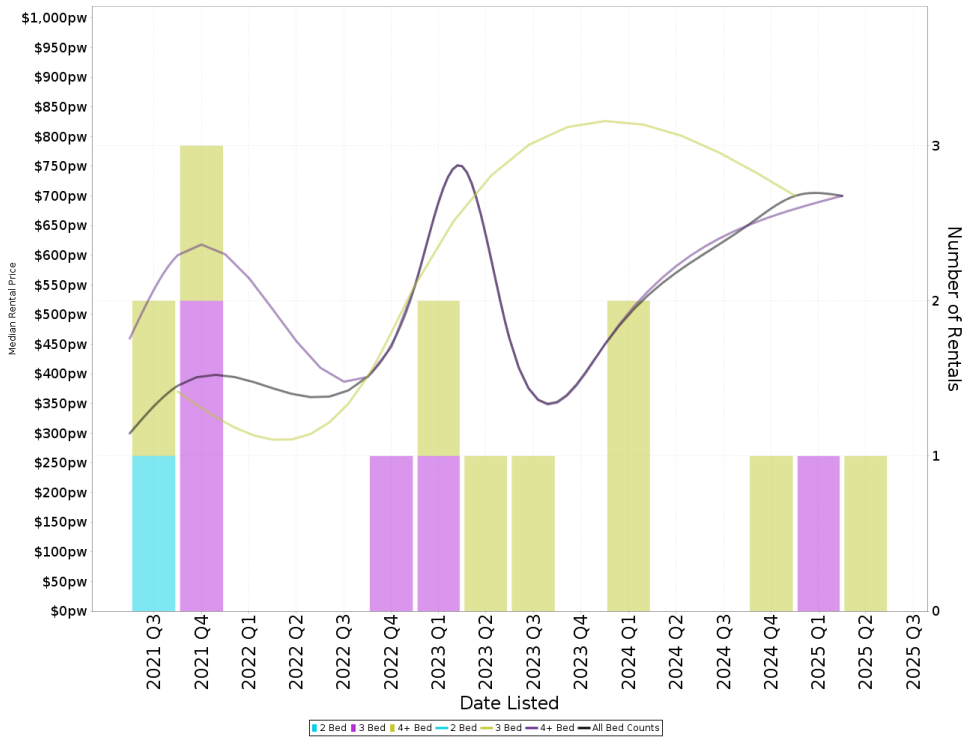
BOYANUP - Peak Selling Periods (3 years)



BOYANUP - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+22.0%

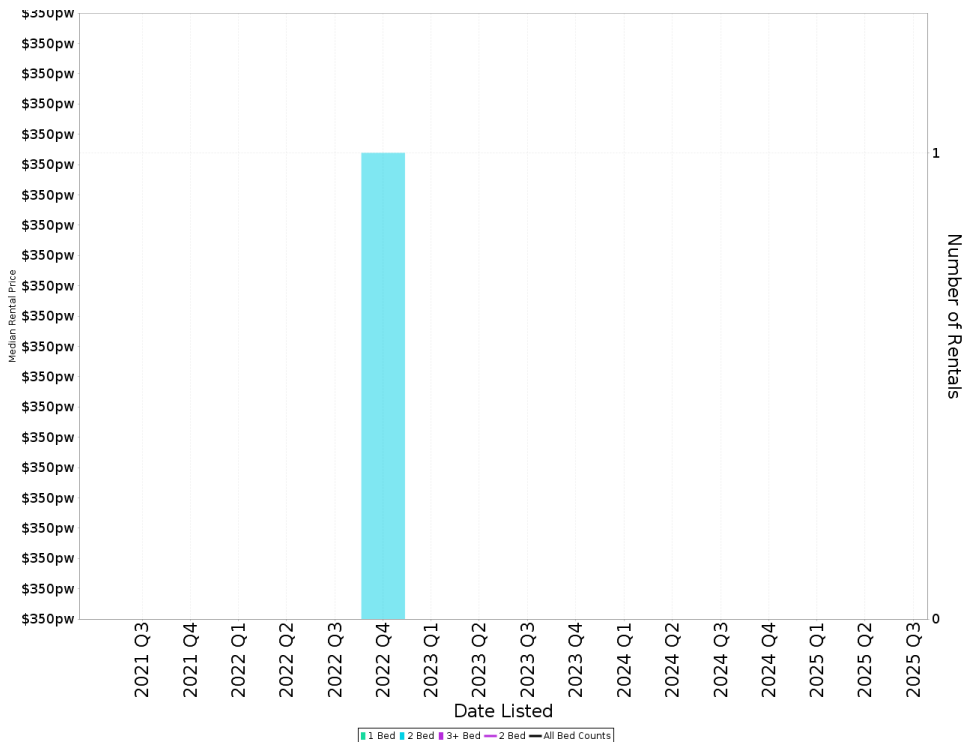
Current Median Price: \$720,000
Previous Median Price: \$590,000
Based on 38 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.1%

Current Median Price: \$720,000
Current Median Rent: \$700
Based on 3 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+21.6%

Current Median Price: \$405,000
Previous Median Price: \$333,000
Based on 2 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

N/A

BOYANUP - Recently Sold Properties

Median Sale Price

\$720k

Based on 17 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

+22.0%

Current Median Price: \$720,000
Previous Median Price: \$590,000

Based on 38 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

17

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

52 THOMAS ST




\$570,000

Jun 2025
N/A

1,012 m² 2 1 1

4 HURST RD



\$865,000

Jun 2025
14 Days

2,164 m² 3 1 2

7 LAURINA PL



\$860,000

May 2025
97 Days

1,657 m² 3 1 3

27 GEORGE ST




\$525,000

May 2025
19 Days

981 m² 3 1 1

31 STEPHEN ST



\$2,280,000

Apr 2025
14 Days

4.05 ha 4 2 3

14 GEORGE ST

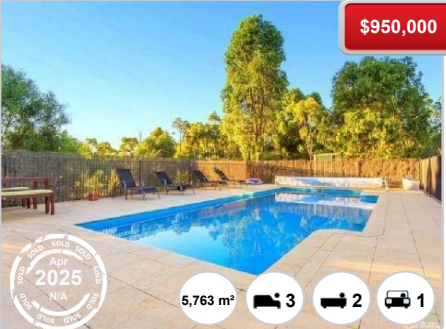


\$850,000

Apr 2025
40 Days

4,296 m² 2 2 6

17 DUCE DR



\$950,000

Apr 2025
N/A

5,763 m² 3 2 1

31 TRIGWELL RD



\$645,000

Mar 2025
12 Days

2,484 m² 3 1 -