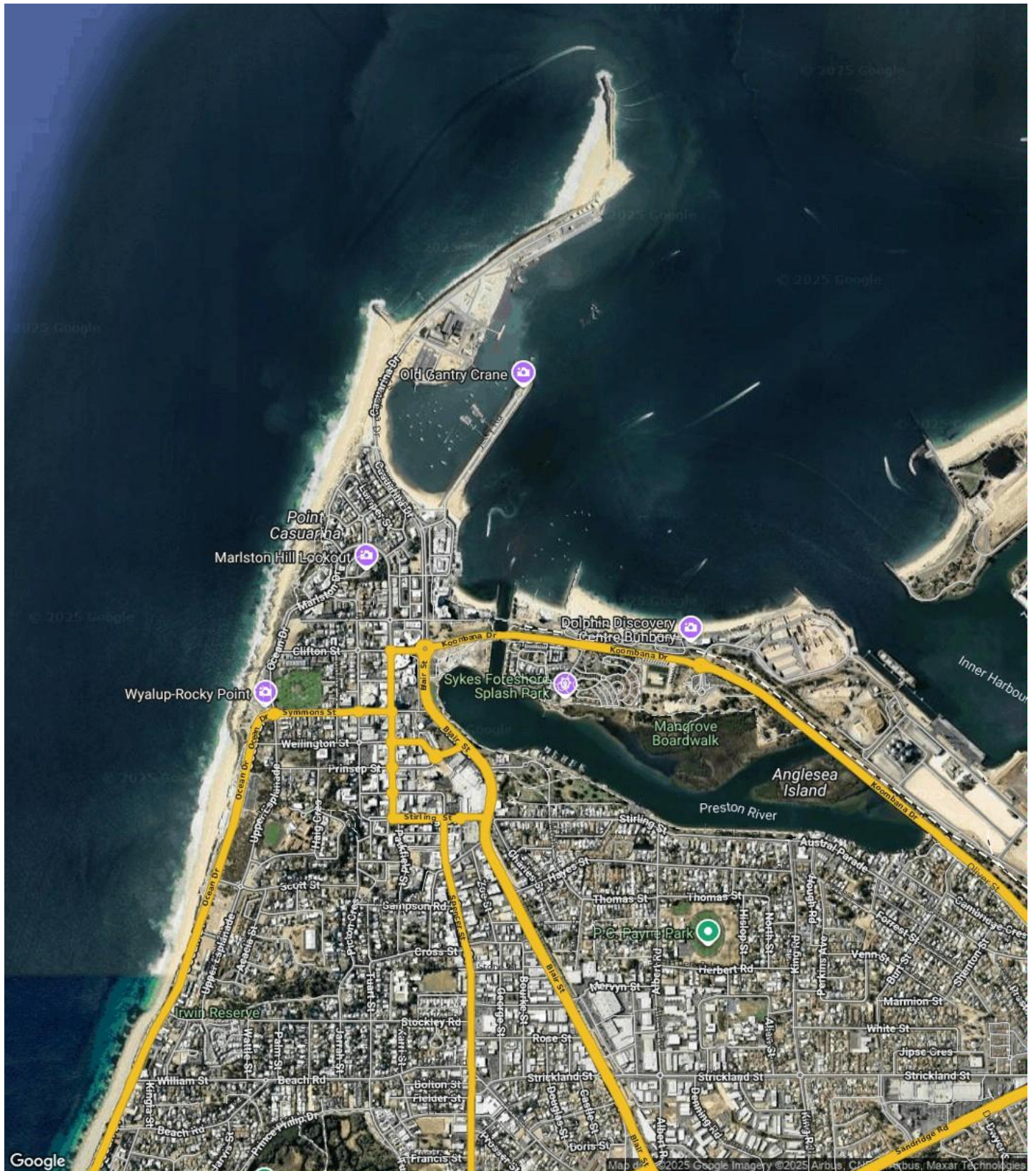


SUBURB FLYOVER REPORT

BUNBURY (UNIT)

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

BUNBURY - Suburb Map



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

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BUNBURY - Sales Statistics (Units)

| Year | # Sales | Median | Growth | Low | High |
|------|---------|------------|---------|------------|--------------|
| 2007 | 80 | \$ 430,000 | 0.0 % | \$ 5,000 | \$ 1,750,000 |
| 2008 | 42 | \$ 382,500 | -11.0 % | \$ 215,000 | \$ 1,650,000 |
| 2009 | 69 | \$ 420,000 | 9.8 % | \$ 199,000 | \$ 1,750,000 |
| 2010 | 60 | \$ 420,000 | 0.0 % | \$ 170,000 | \$ 1,000,000 |
| 2011 | 37 | \$ 385,000 | -8.3 % | \$ 189,000 | \$ 1,000,000 |
| 2012 | 37 | \$ 450,000 | 16.9 % | \$ 125,000 | \$ 1,250,000 |
| 2013 | 65 | \$ 350,000 | -22.2 % | \$ 179,000 | \$ 1,020,000 |
| 2014 | 61 | \$ 472,000 | 34.9 % | \$ 190,000 | \$ 1,750,000 |
| 2015 | 48 | \$ 405,000 | -14.2 % | \$ 122,500 | \$ 835,000 |
| 2016 | 40 | \$ 346,000 | -14.6 % | \$ 175,000 | \$ 1,080,000 |
| 2017 | 44 | \$ 367,500 | 6.2 % | \$ 120,000 | \$ 1,200,000 |
| 2018 | 34 | \$ 375,000 | 2.0 % | \$ 131,000 | \$ 740,000 |
| 2019 | 45 | \$ 318,000 | -15.2 % | \$ 140,000 | \$ 895,000 |
| 2020 | 55 | \$ 330,000 | 3.8 % | \$ 80,000 | \$ 1,500,000 |
| 2021 | 85 | \$ 390,000 | 18.2 % | \$ 168,000 | \$ 1,650,000 |
| 2022 | 73 | \$ 365,000 | -6.4 % | \$ 178,000 | \$ 1,965,000 |
| 2023 | 91 | \$ 420,000 | 15.1 % | \$ 35,000 | \$ 2,400,000 |
| 2024 | 105 | \$ 450,000 | 7.1 % | \$ 215,000 | \$ 980,000 |
| 2025 | 50 | \$ 600,500 | 33.4 % | \$ 150,000 | \$ 1,600,000 |

Median Sale Price

\$474k

Based on 84 recorded Unit sales within the last 12 months (Financial Year 2025)

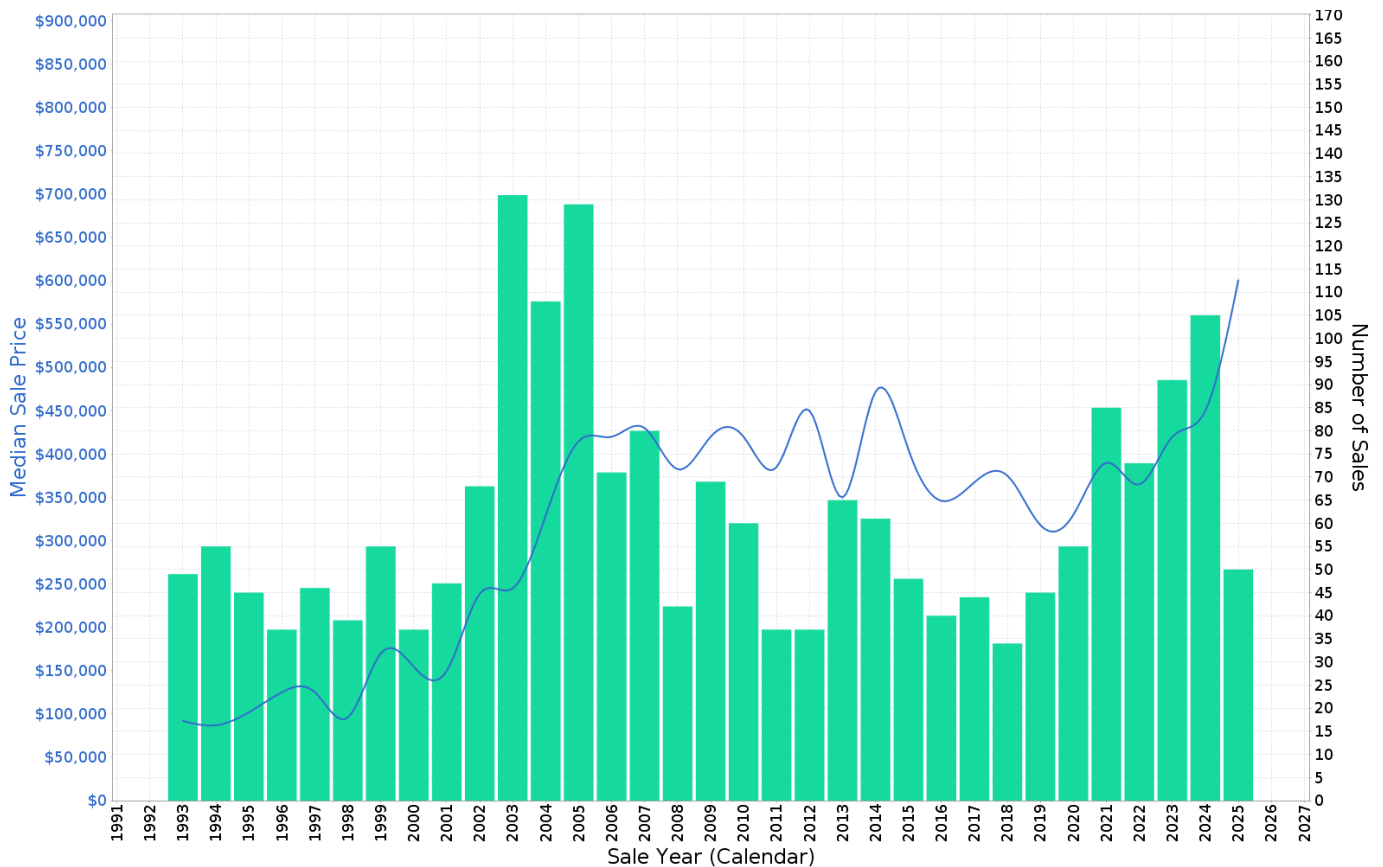
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

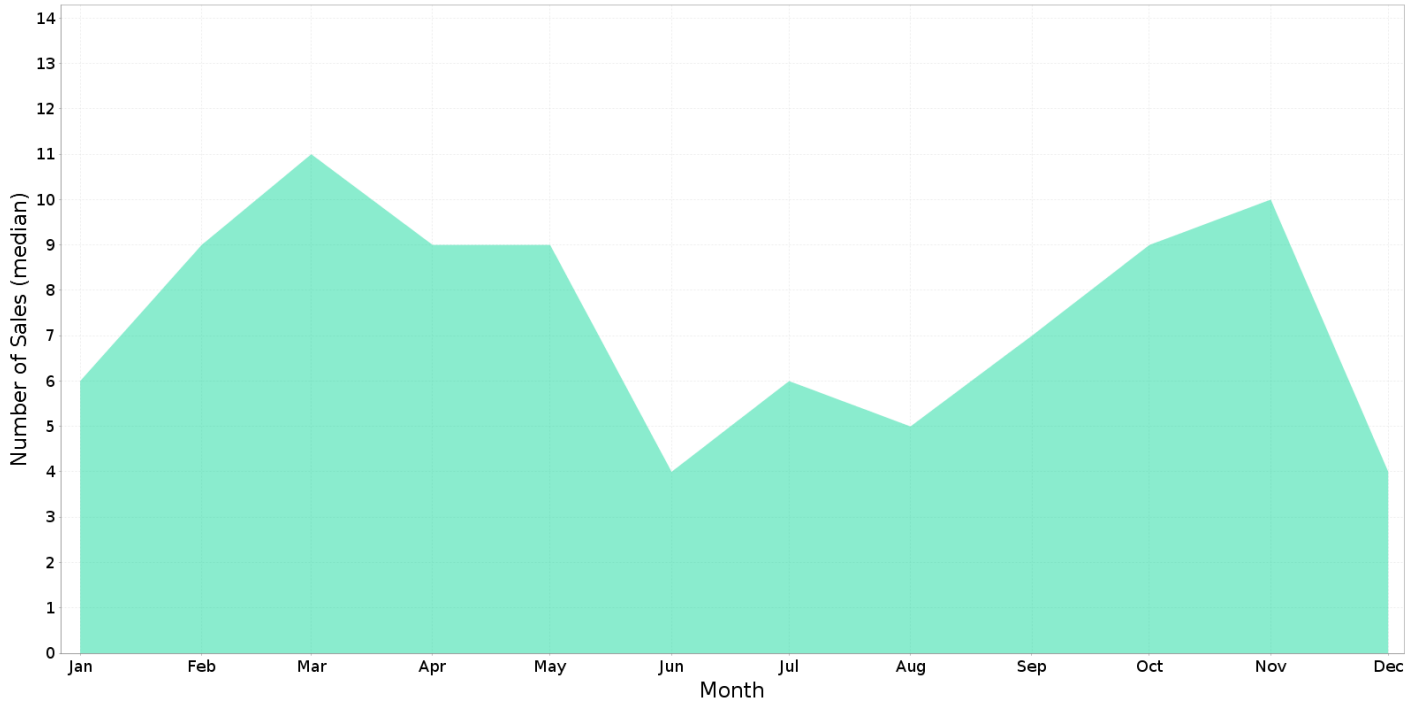
+12.8%

Current Median Price: \$473,750
Previous Median Price: \$420,000

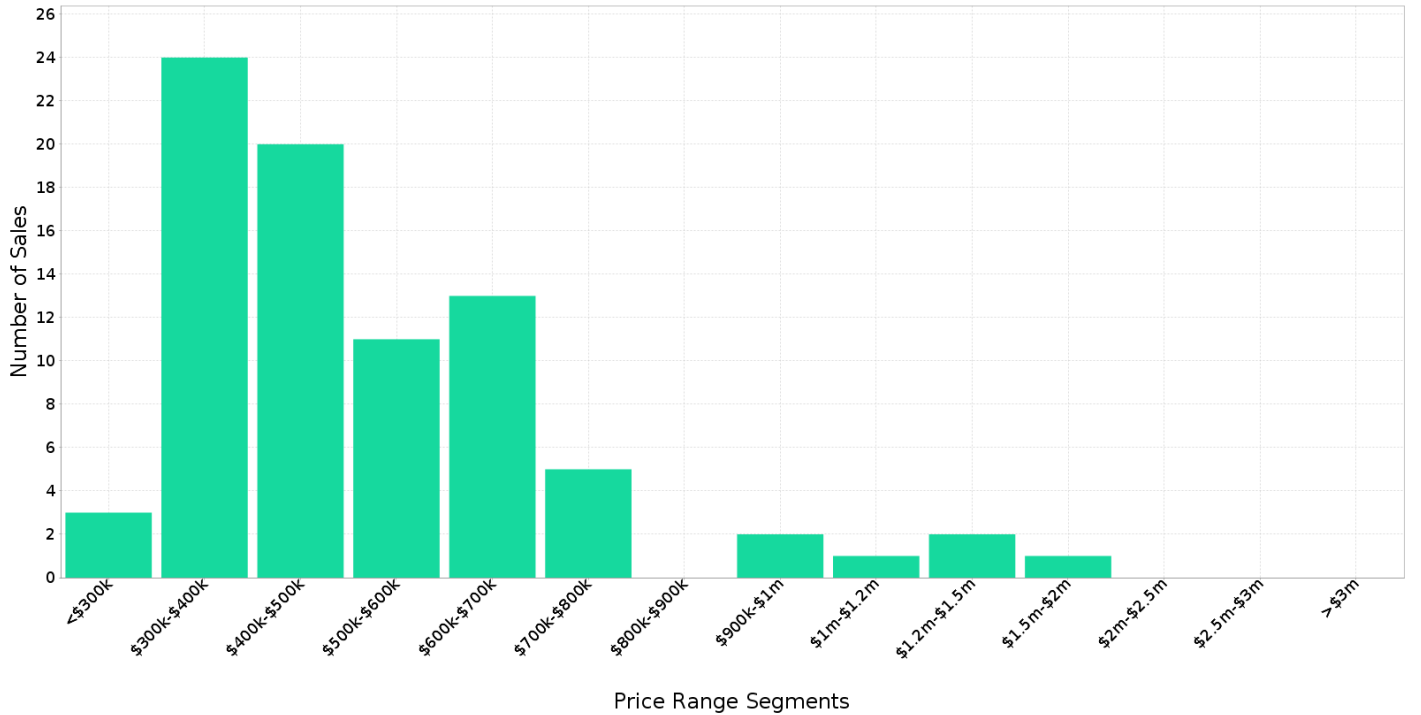
Based on 194 recorded Unit sales compared over the last two rolling 12 month periods



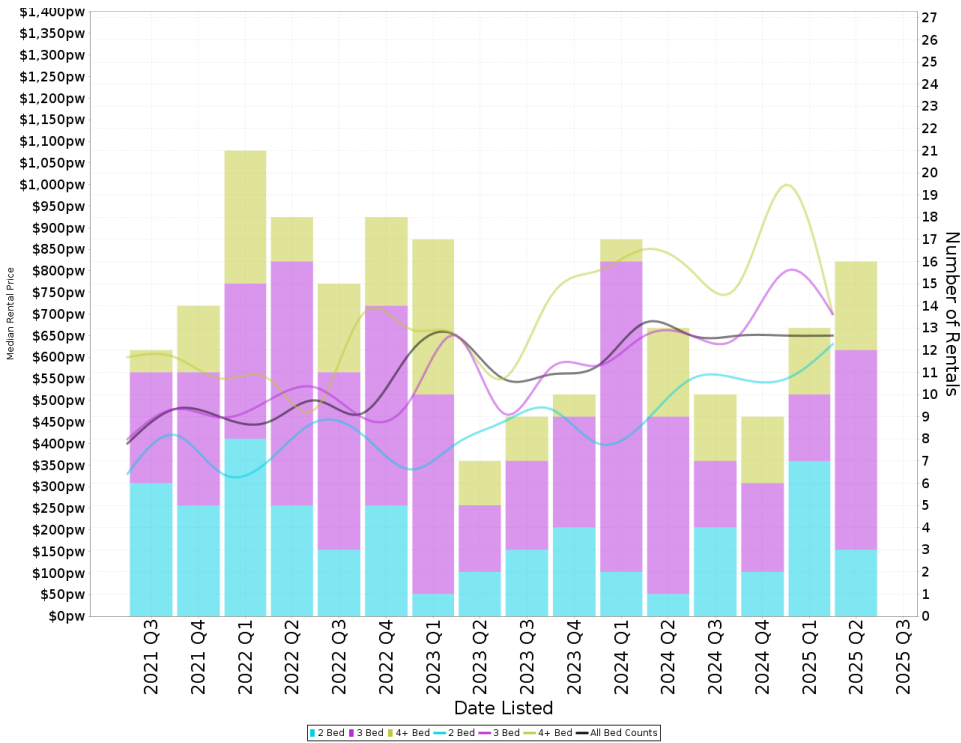
BUNBURY - Peak Selling Periods (3 years)



BUNBURY - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+7.0%

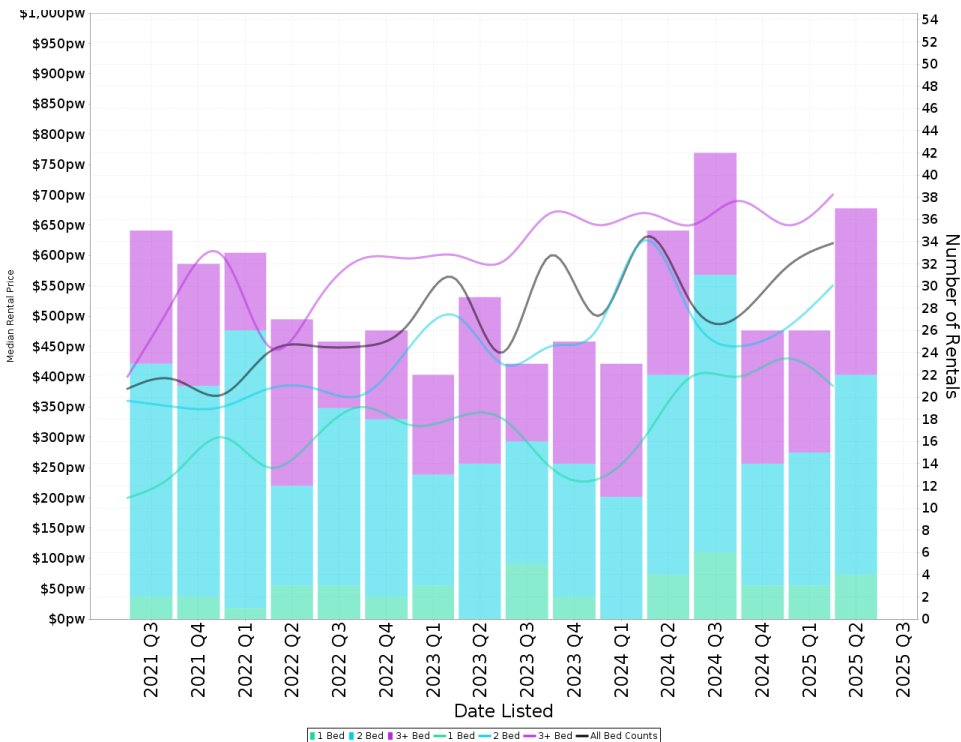
Current Median Price: \$807,500
Previous Median Price: \$755,000
Based on 111 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.2%

Current Median Price: \$807,500
Current Median Rent: \$650
Based on 48 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+12.8%

Current Median Price: \$473,750
Previous Median Price: \$420,000
Based on 194 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+6.3%

Current Median Price: \$473,750
Current Median Rent: \$570
Based on 131 registered Unit rentals compared over the last 12 months.

BUNBURY - Recently Sold Properties

Median Sale Price

\$474k

Based on 84 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

+12.8%

Current Median Price: \$473,750
Previous Median Price: \$420,000

Based on 194 recorded Unit sales compared over the last two rolling 12 month periods

Sold Properties

84

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

12/14 LYONS COVE




\$372,000

1.08 ha 2 2 1

Sold Jul 2025 26 Days

2/14 CAREY ST




\$660,000

276 m² 3 2 1

Sold Jul 2025 28 Days

3/18 OMMANNEY ST



\$740,000

290 m² 3 2 2

Sold Jul 2025 N/A

20/7 JETTY RD




\$601,000

136 m² 2 2 2

Sold Jul 2025 3 Days

4/27 BONNEFOI BVD



\$780,000

242 m² 3 2 2

Sold Jul 2025 N/A

5/27 BONNEFOI BVD



\$806,000

238 m² 3 2 2

Sold Jul 2025 370 Days

6/97 OCEAN DR




\$960,000

200 m² 3 2 1

Sold Jul 2025 14 Days

12/14 MOLLOY ST



\$365,000

2,028 m² 2 1 1

Sold Jul 2025 N/A

18/23 CASUARINA DR



\$600,000

171 m² 2 2 2

Sold Jul 2025 N/A

2/3 HENRY ST

\$650,000

185 m² 3 1 2

2025 N/A 11 Days

3/11 SCOTT ST

Harcourts

\$362,500

117 m² 2 1 1

2025 14 Days

7 B WHALE VIEW

\$1,110,000

374 m² 3 2 2

2025 9 Days

1/35 HAYES ST

\$405,000

3,833 m² 2 1 1

2025 N/A

4/1 BONNEFOI BVD

\$725,000

143 m² 3 2 2

2025 May

4/11 PRINSEP ST

\$570,000

155 m² 3 2 1

2025 40 Days

1/3 CLIFTON ST

\$710,000

223 m² 3 2 2

2025 Apr 8 Days

1/127 OCEAN DR

\$540,000

190 m² 3 1 1

2025 Apr 9 Days

1/8 GREENSELL ST

\$340,000

86 m² 2 1 1

2025 Apr 40 Days

4/23 CASUARINA DR

\$574,000

169 m² 2 2 2

2025 Apr 16 Days

16/1 BONNEFOI BVD

\$561,000

178 m² 2 2 2

2025 Apr 74 Days

21 C BENNETT WAY

\$1,310,000

337 m² 3 2 2

2025 Apr 7 Days

BUNBURY - Properties For Rent

Median Rental Price

\$570 /w

Based on 131 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

+6.3%

Current Median Price: \$473,750
Current Median Rent: \$570

Based on 84 recorded Unit sales and 131 Unit rentals compared over the last 12 months

Number of Rentals

131

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

7/25 UPPER ESPLANADE



\$600.00 Per

3,648 m² 3 2 1

FOR RENT FOR RENT FOR RENT
Sep 2025
2 Days

4/15 PARKFIELD STREET

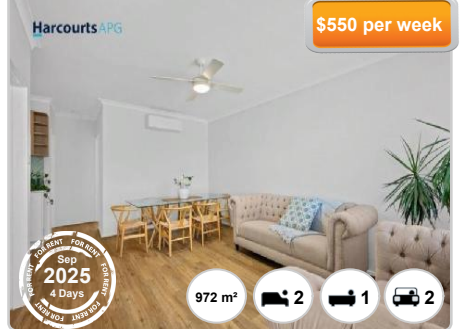


\$700 Weekly

200 m² 3 2 3

FOR RENT FOR RENT FOR RENT
Sep 2025
3 Days

2-21 GREENSELL STREET




\$550 per week

972 m² 2 1 2

FOR RENT FOR RENT FOR RENT
Sep 2025
4 Days

4/12 SCOTT STREET




\$560 per week

1,001 m² 2 1 1

FOR RENT FOR RENT FOR RENT
Aug 2025
27 Days

8A SINCLAIR CLOSE



\$675 Per Week

629 m² 3 2 2

FOR RENT FOR RENT FOR RENT
Aug 2025
38 Days