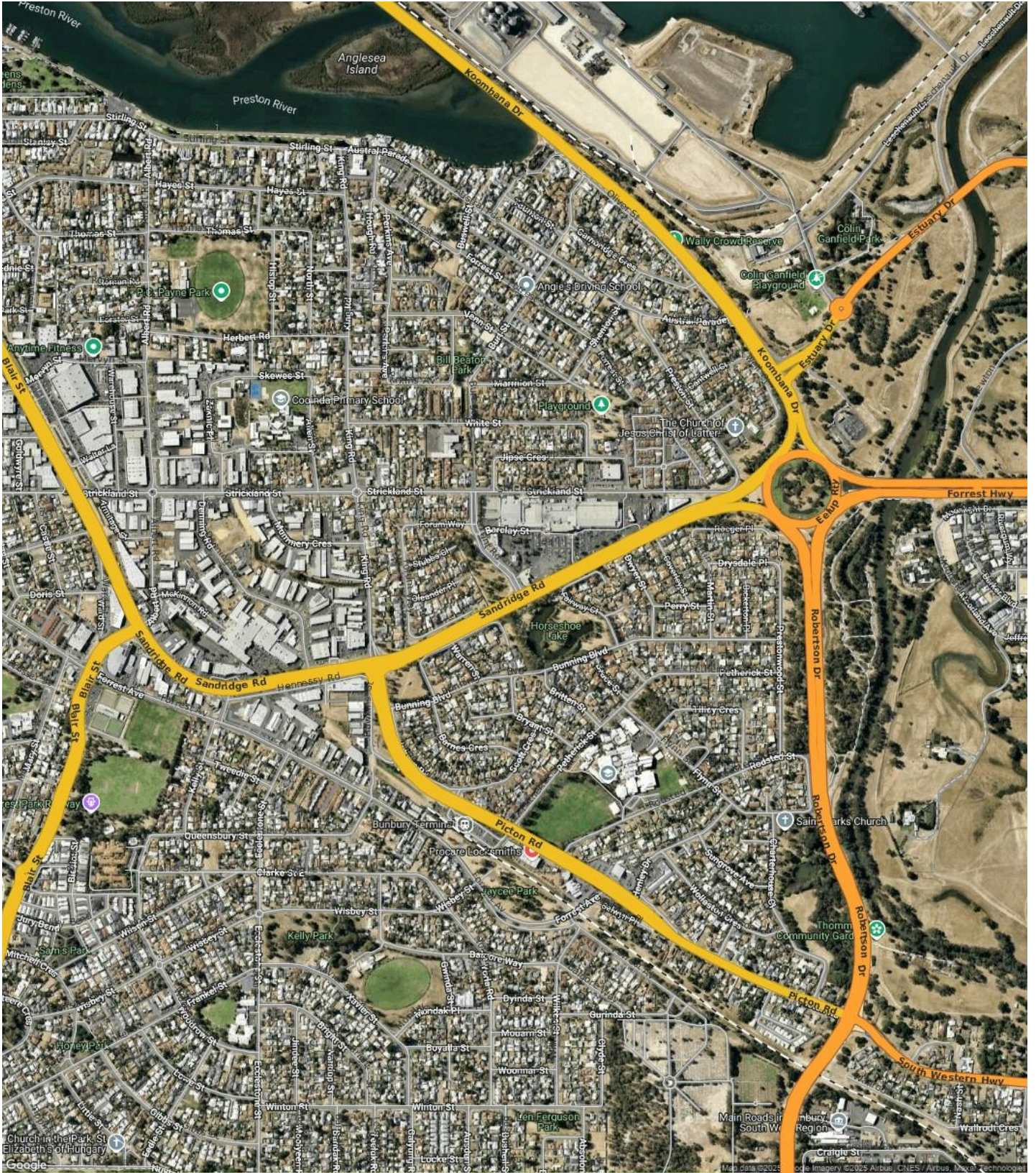


SUBURB FLYOVER REPORT

EAST BUNBURY (UNIT)

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

EAST 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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EAST BUNBURY - Sales Statistics (Units)

| Year | # Sales | Median | Growth | Low | High |
|------|---------|------------|---------|------------|--------------|
| 2007 | 8 | \$ 270,000 | 0.0 % | \$ 240,000 | \$ 425,000 |
| 2008 | 12 | \$ 287,500 | 6.5 % | \$ 170,000 | \$ 395,000 |
| 2009 | 16 | \$ 399,250 | 38.9 % | \$ 225,000 | \$ 8,500,000 |
| 2010 | 12 | \$ 275,000 | -31.1 % | \$ 45,009 | \$ 470,000 |
| 2011 | 11 | \$ 310,000 | 12.7 % | \$ 245,000 | \$ 525,000 |
| 2012 | 5 | \$ 340,000 | 9.7 % | \$ 243,000 | \$ 585,000 |
| 2013 | 12 | \$ 298,000 | -12.4 % | \$ 235,000 | \$ 420,000 |
| 2014 | 24 | \$ 305,000 | 2.3 % | \$ 230,000 | \$ 820,000 |
| 2015 | 10 | \$ 281,250 | -7.8 % | \$ 187,500 | \$ 620,000 |
| 2016 | 15 | \$ 305,000 | 8.4 % | \$ 137,152 | \$ 600,000 |
| 2017 | 7 | \$ 327,000 | 7.2 % | \$ 185,000 | \$ 382,500 |
| 2018 | 8 | \$ 235,500 | -28.0 % | \$ 195,000 | \$ 505,000 |
| 2019 | 6 | \$ 222,500 | -5.5 % | \$ 165,000 | \$ 270,000 |
| 2020 | 15 | \$ 272,000 | 22.2 % | \$ 155,000 | \$ 370,000 |
| 2021 | 21 | \$ 277,500 | 2.0 % | \$ 100,000 | \$ 422,000 |
| 2022 | 11 | \$ 265,000 | -4.5 % | \$ 220,000 | \$ 340,000 |
| 2023 | 25 | \$ 320,000 | 20.8 % | \$ 142,500 | \$ 625,000 |
| 2024 | 20 | \$ 430,000 | 34.4 % | \$ 256,600 | \$ 595,000 |
| 2025 | 13 | \$ 460,000 | 7.0 % | \$ 400,000 | \$ 615,000 |

Median Sale Price

\$456k

Based on 18 recorded Unit sales within the last 12 months (Financial Year 2025)

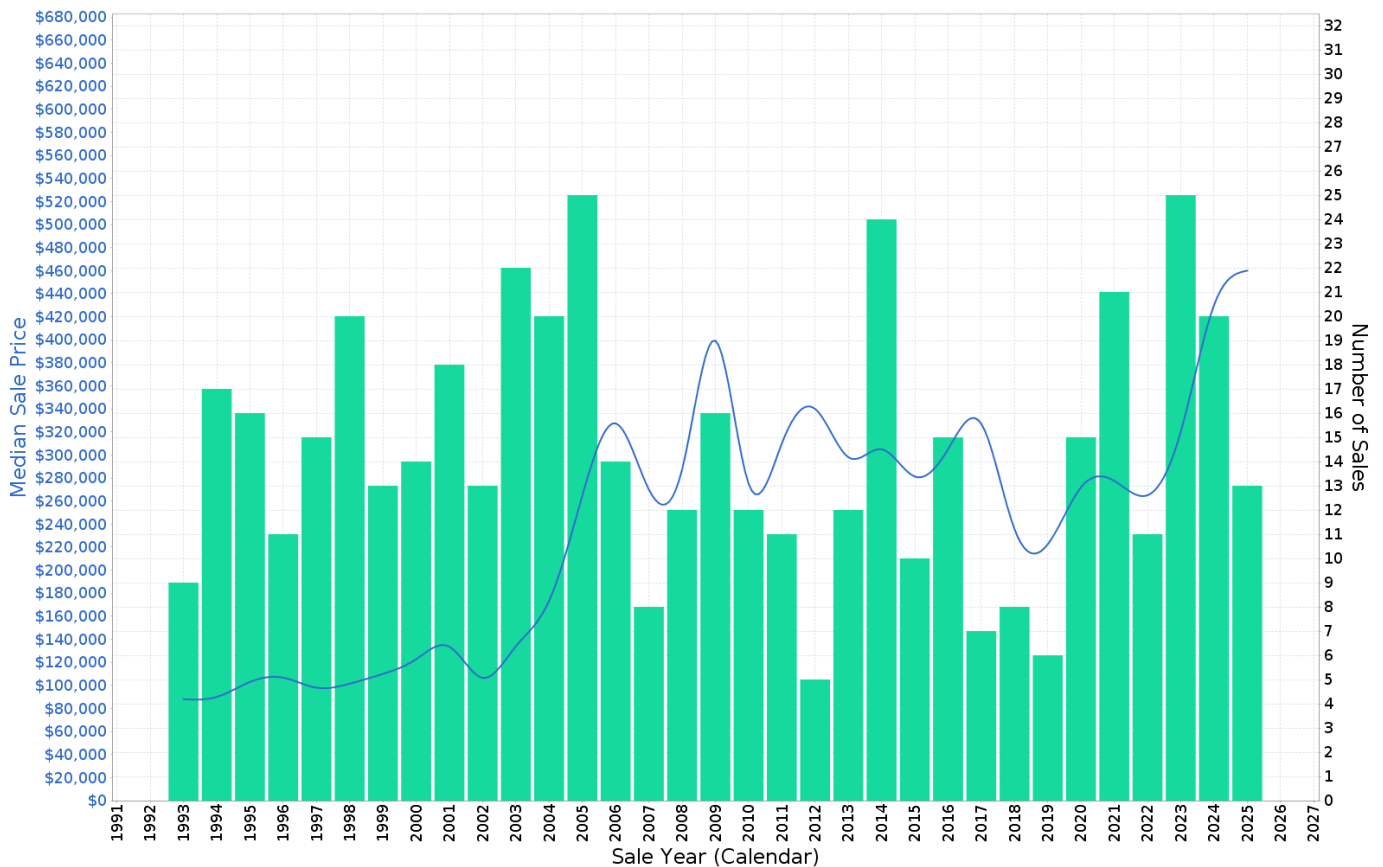
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

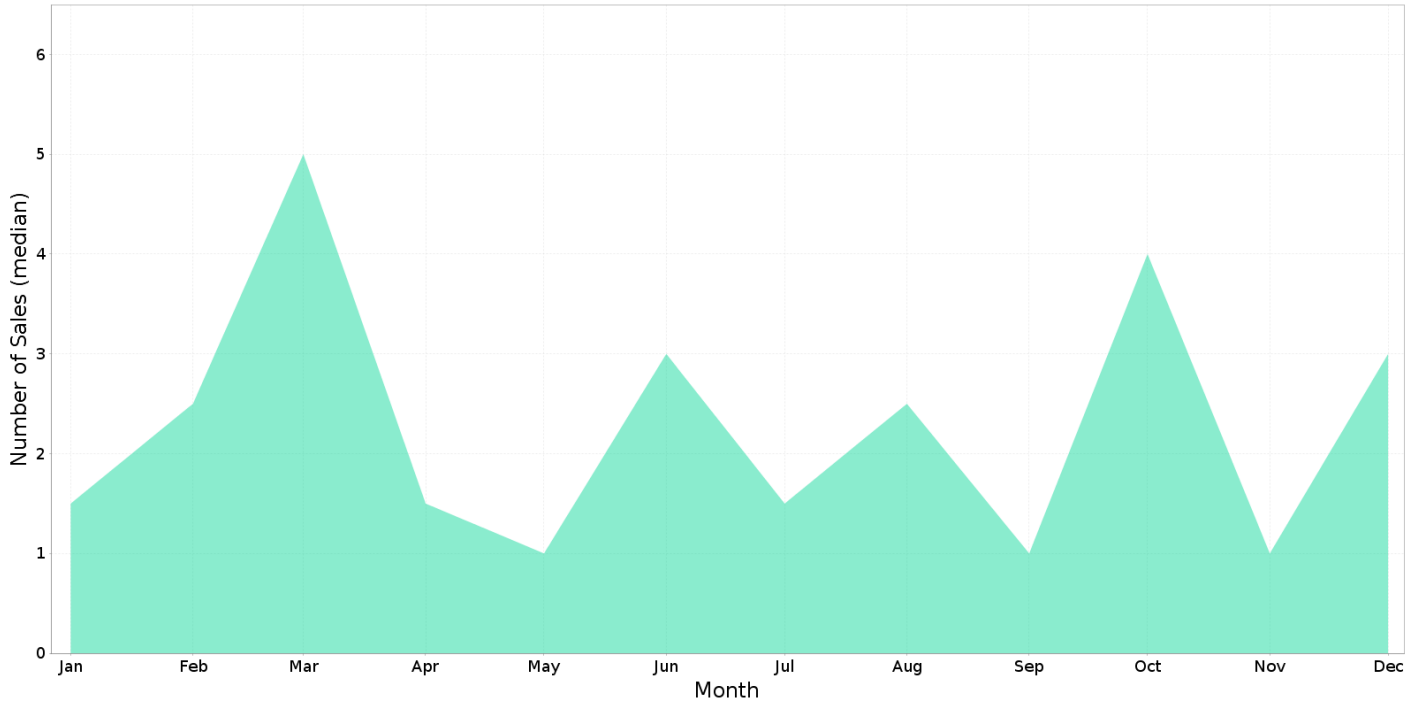
+42.3%

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

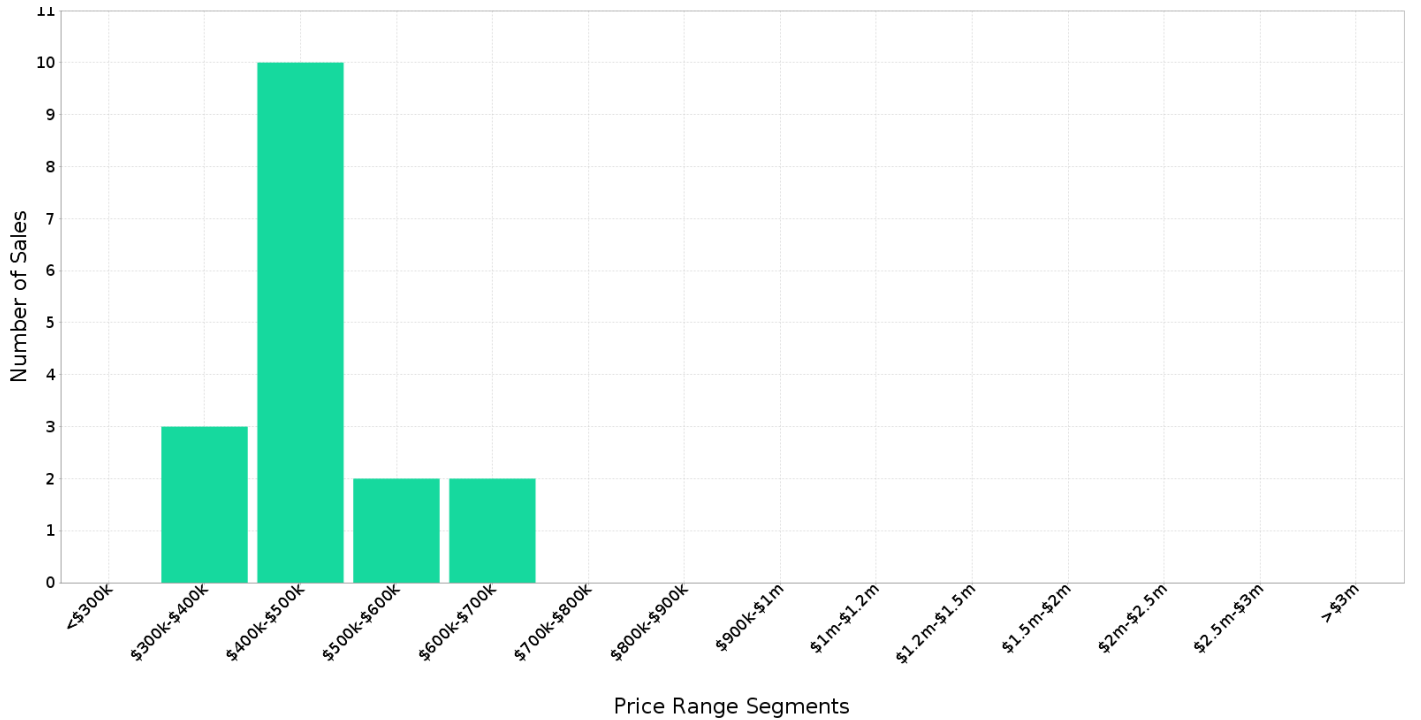
Based on 43 recorded Unit sales compared over the last two rolling 12 month periods



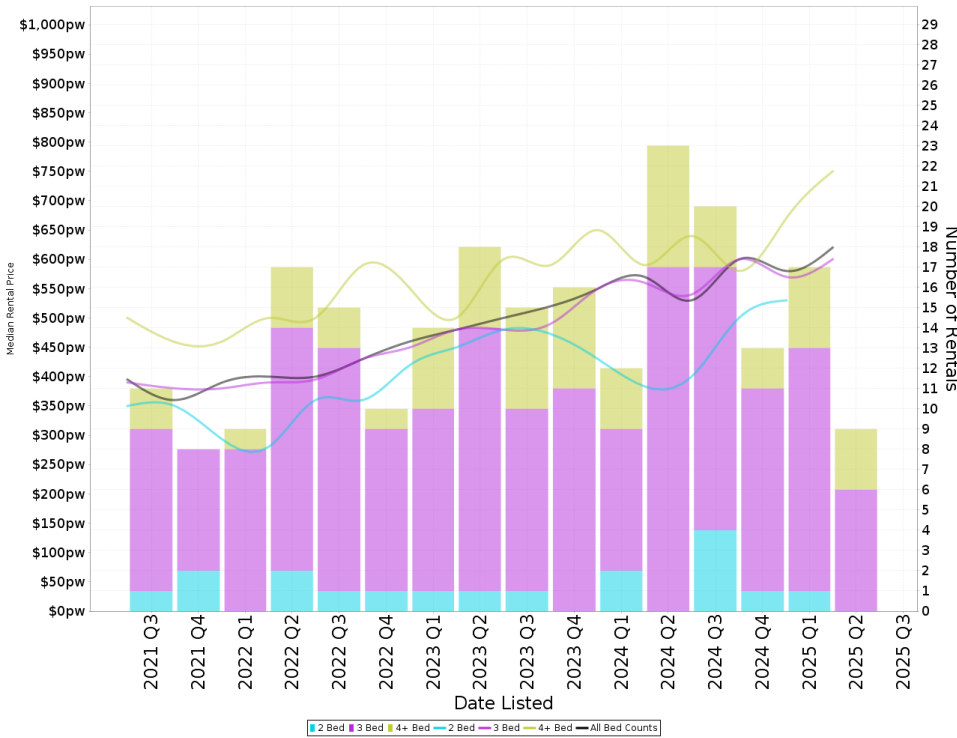
EAST BUNBURY - Peak Selling Periods (3 years)



EAST BUNBURY - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+18.6%

Current Median Price: \$599,000
Previous Median Price: \$505,000

Based on 188 registered House sales compared over the last two rolling 12 month periods.

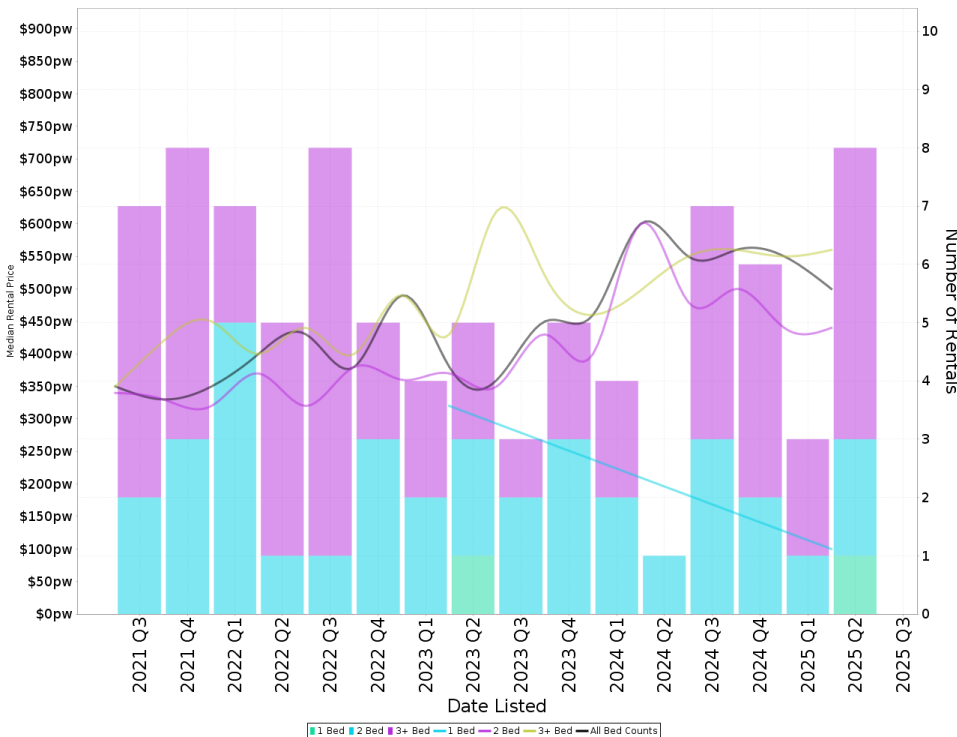
Suburb Rental Yield

+4.9%

Current Median Price: \$599,000
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

\$456k

Based on 18 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

+42.3%

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

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

Sold Properties

18

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

8/38 PRESTON ST

\$450,000

Jul 2025
8 Days

87 m² 2 1 1

53 A FORREST ST

\$570,000

Jul 2025
16 Days

430 m² 3 1 1

12/12 AUSTRAL PDE

\$423,600

Jul 2025
5 Days

91 m² 3 1 1

7/38 PRESTON ST

\$450,000

Jul 2025
N/A

97 m² 3 1 1

111 STIRLING ST

\$612,000

Jul 2025
N/A

260 m² 2 1 2

78A AUSTRAL PDE

\$615,000

May 2025
10 Days

519 m² 3 1 1

10 A LETTS PL

\$610,000

May 2025
9 Days

669 m² 3 1 1

1/38 PRESTON ST

\$460,000

Apr 2025
83 Days

97 m² 3 1 1

1B CAPORN ST

\$485,000

May 2025
N/A

371 m² 2 1 1

2B GRIFFITH PL



\$400,000

SOLD
Mar
2025
N/A

385 m² 2 1 1

1C CAPORN ST



\$420,000

SOLD
Mar
2025
4 Days

371 m² 2 1 1

2A GRIFFITH PL



\$405,000

SOLD
Mar
2025
40 Days

625 m² 2 1 1

EAST BUNBURY - Properties For Rent

Median Rental Price

\$550 /w

Based on 24 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: \$455,500
Current Median Rent: \$550

Based on 18 recorded Unit sales and 24 Unit rentals compared over the last 12 months

Number of Rentals

24

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

7/38 PRESTON STREET

\$550 per week



Sep 2025
2 Days

4,152 m² 3 1 1

16A WOLLASTON CRESCENT

\$700 per week




Aug 2025
18 Days

763 m² 4 2 2

1/98 STRICKLAND STREET

APPROVED

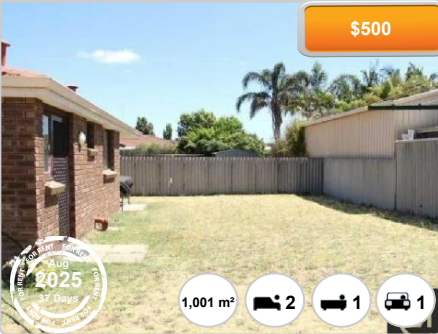


Aug 2025
19 Days

1,925 m² 3 1 1

9B LETTS PLACE

\$500




Aug 2025
17 Days

1,001 m² 2 1 1

21B MUMMERY CRESCENT

\$100.00 Per



May 2025
106 Days

1,076 m² 1 1 3