

SUBURB FLYOVER REPORT

BONYTHON (HOUSE)

Prepared by [Independent Property Group](#)

BONYTHON - Suburb Map



BONYTHON - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	33	\$ 350,000	0.0 %	\$ 115,000	\$ 565,500
2006	31	\$ 387,000	10.6 %	\$ 278,000	\$ 540,000
2007	30	\$ 411,500	6.3 %	\$ 130,000	\$ 575,000
2008	40	\$ 477,500	16.0 %	\$ 380,000	\$ 649,950
2009	54	\$ 480,000	0.5 %	\$ 237,000	\$ 750,000
2010	22	\$ 562,500	17.2 %	\$ 435,000	\$ 780,000
2011	20	\$ 572,500	1.8 %	\$ 464,000	\$ 700,000
2012	25	\$ 540,000	-5.7 %	\$ 400,000	\$ 670,000
2013	21	\$ 525,000	-2.8 %	\$ 100,000	\$ 800,000
2014	24	\$ 509,000	-3.0 %	\$ 300,000	\$ 718,000
2015	31	\$ 515,000	1.2 %	\$ 220,000	\$ 805,000
2016	31	\$ 585,000	13.6 %	\$ 50,000	\$ 830,000
2017	31	\$ 627,000	7.2 %	\$ 150,000	\$ 965,000
2018	28	\$ 710,000	13.2 %	\$ 300,000	\$ 930,000
2019	20	\$ 685,000	-3.5 %	\$ 470,000	\$ 920,000
2020	37	\$ 735,000	7.3 %	\$ 450,000	\$ 1,120,000
2021	39	\$ 805,000	9.5 %	\$ 200,000	\$ 1,230,000
2022	18	\$ 961,000	19.4 %	\$ 700,000	\$ 1,390,000
2023	9	\$ 900,000	-6.3 %	\$ 273,000	\$ 1,131,000

Median Sale Price

\$940k

Based on 15 recorded House sales within the last 12 months (Oct '22 - Sep '23)

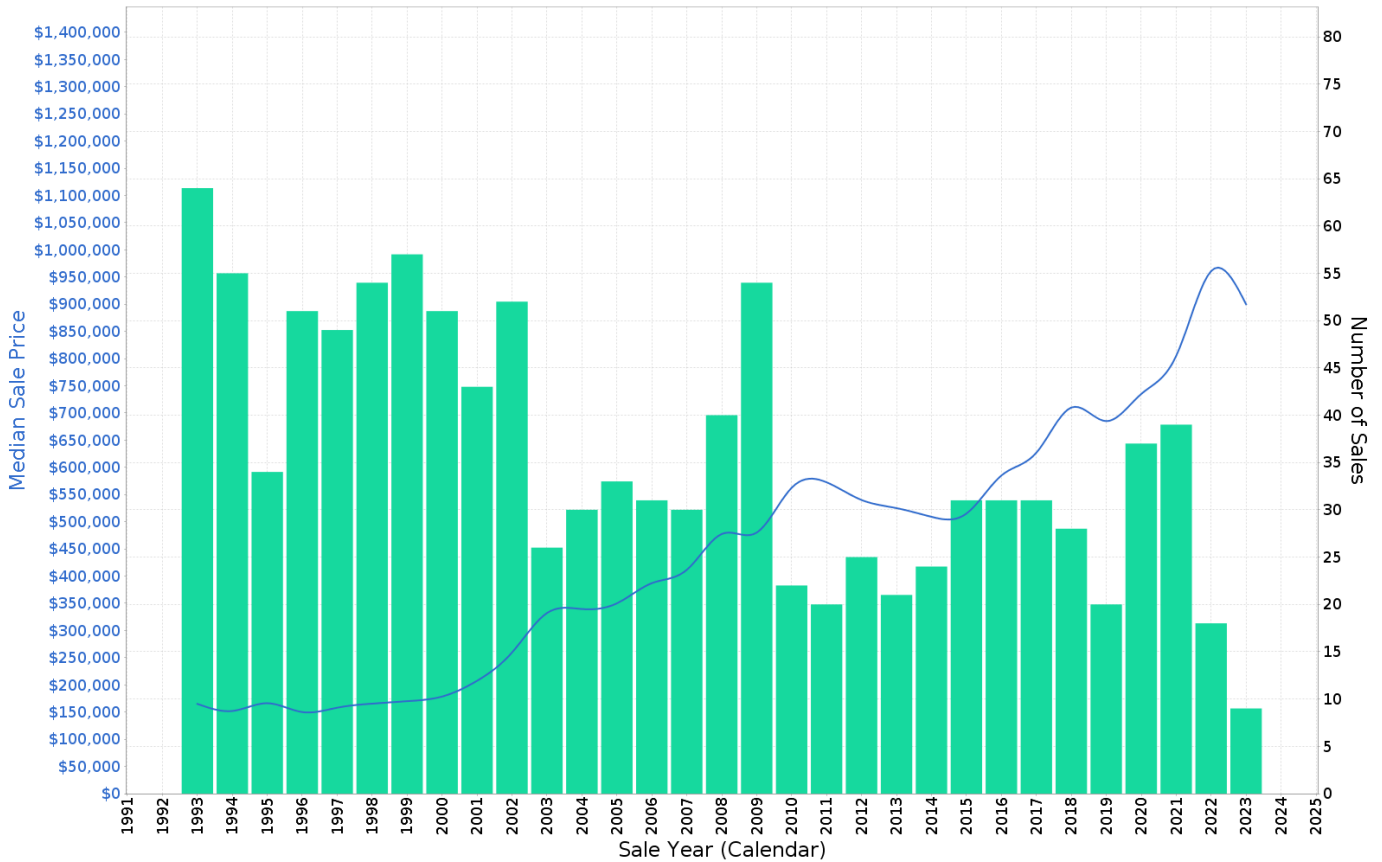
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

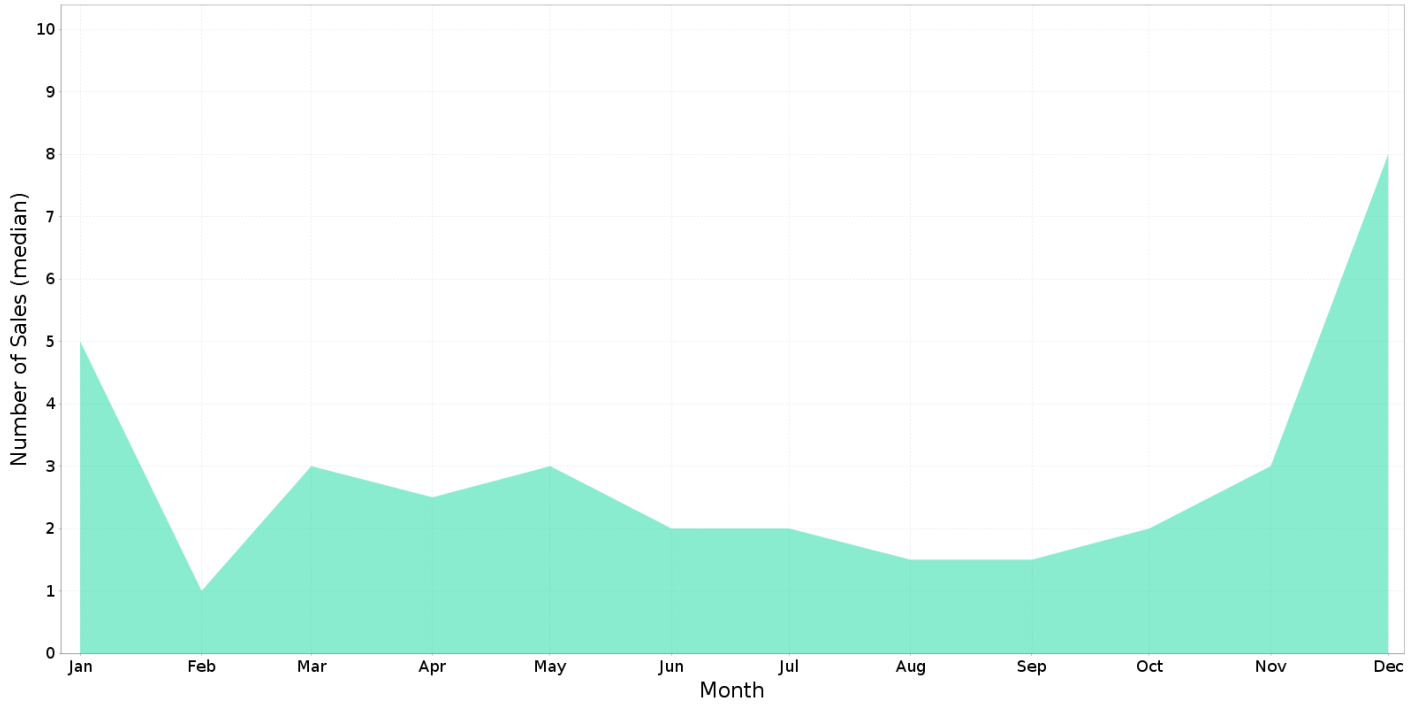
+1.0%

Current Median Price: \$940,000
Previous Median Price: \$931,000

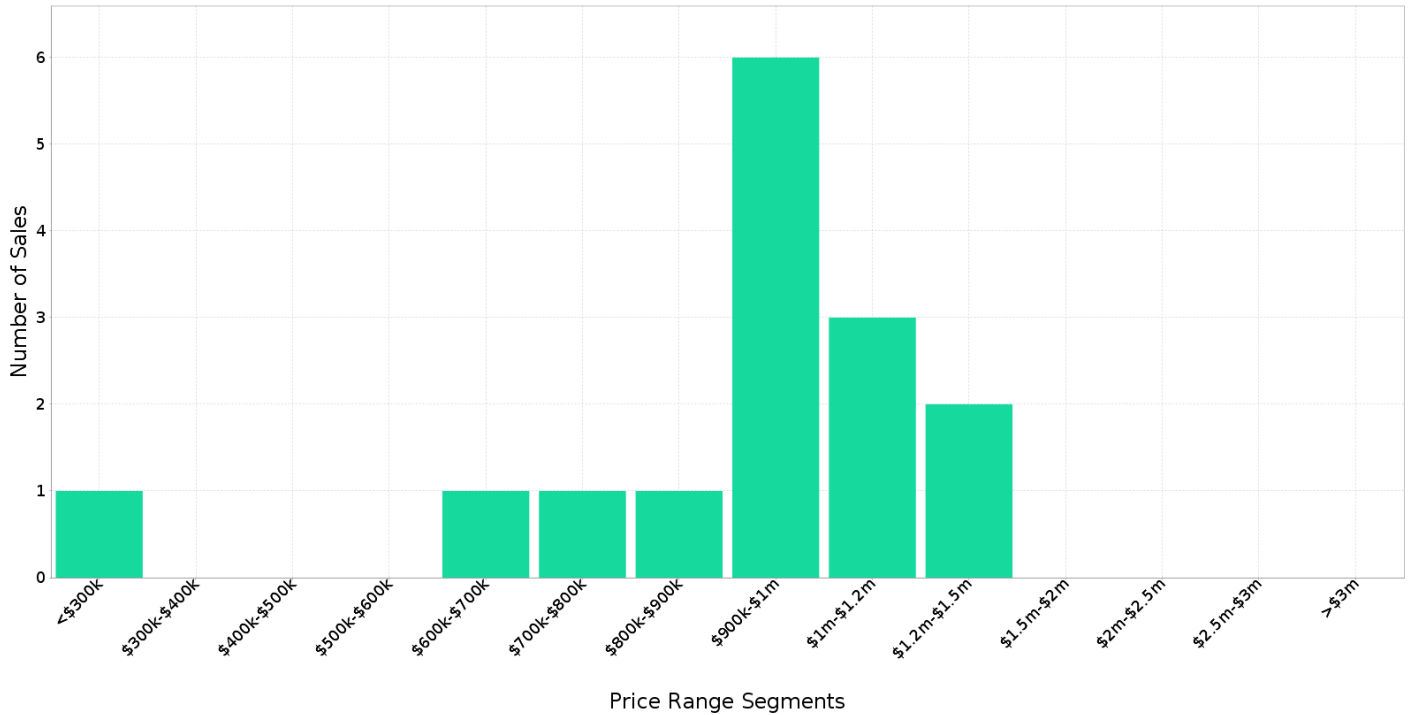
Based on 44 recorded House sales compared over the last two rolling 12 month periods



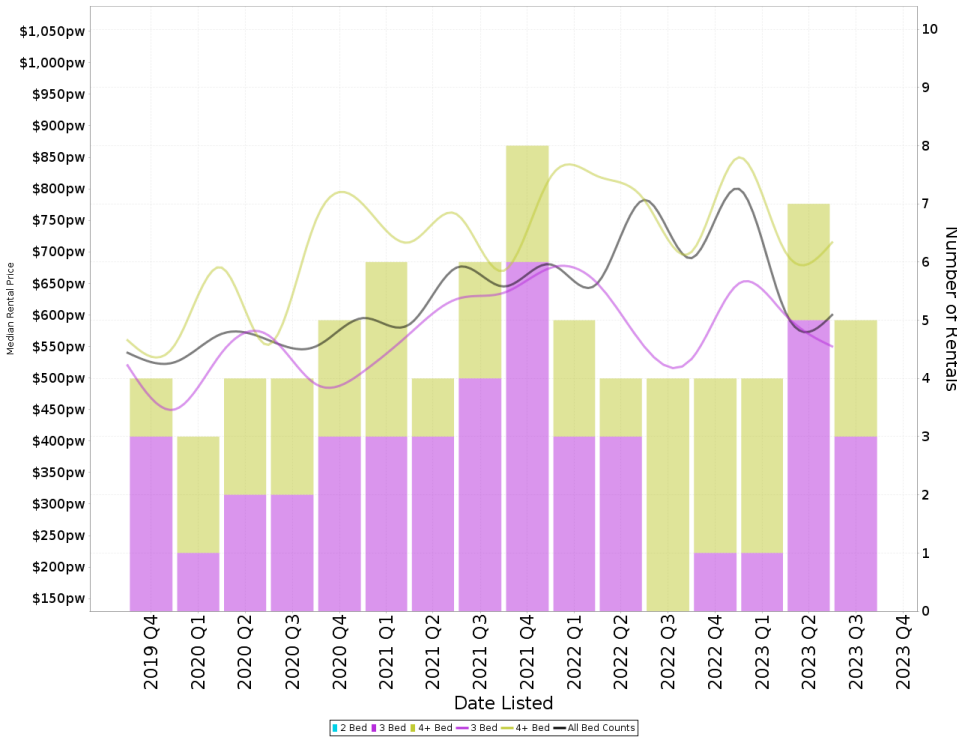
BONYTHON - Peak Selling Periods (3 years)



BONYTHON - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+1.0%

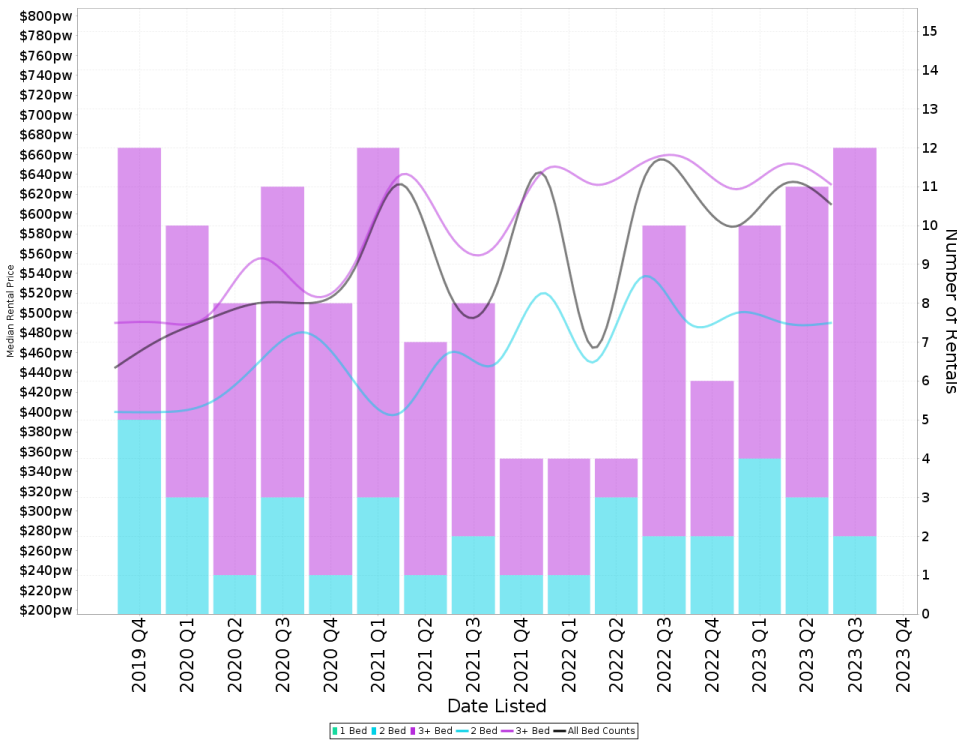
Current Median Price: \$940,000
Previous Median Price: \$931,000
Based on 44 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.7%

Current Median Price: \$940,000
Current Median Rent: \$663
Based on 20 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-4.3%

Current Median Price: \$725,000
Previous Median Price: \$757,500
Based on 67 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.3%

Current Median Price: \$725,000
Current Median Rent: \$600
Based on 39 registered Unit rentals compared over the last 12 months.

BONYTHON - Recently Sold Properties

Median Sale Price

\$940k

Based on 15 recorded House sales within the last 12 months (Oct '22 - Sep '23)

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

Suburb Growth

+1.0%

Current Median Price: \$940,000
Previous Median Price: \$931,000

Based on 44 recorded House sales compared over the last two rolling 12 month periods


Sold Properties

15


Based on recorded House sales within the 12 months (Oct '22 - Sep '23)

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

1/26 BOTTRILL ST




\$710,000




817 m² 3 1 1

12/10 HELPMANN ST




\$880,000




270 m² 4 2 2

5 CONIGRAVE PL



\$600,000



766 m² 4 1 1

11 CONIGRAVE PL



\$900,000



721 m² 4 2 2

6 BEWS PL




\$940,000




1,092 m² 4 2 2

9 REAY PL




\$273,000




696 m² - - -

18 MARY LEE ST



\$1,085,000



413 m² 4 2 2

BONYTHON - Properties For Rent

Median Rental Price

\$663 /w

Based on 20 recorded House rentals within the last 12 months (Oct '22 - Sep '23)

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

Rental Yield

+3.7%

Current Median Price: \$940,000
Current Median Rent: \$663

Based on 15 recorded House sales and 20 House rentals compared over the last 12 months

Number of Rentals

20

Based on recorded House rentals within the last 12 months (Oct '22 - Sep '23)

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

52 BARR SMITH AVENUE

\$530 Per Week



974 m² 3 1 2

FOR RENT FOR RENT FOR RENT
Sep 2023
4 Days
BLACKSHAW
QUALITY PROPERTY

2/56 Kingscote Crescent

\$550 per week



903 m² 3 1 1

FOR RENT FOR RENT FOR RENT
Sep 2023
BLACKSHAW
QUALITY PROPERTY

67 Kingscote Crescent

\$730



883 m² 4 2 2

FOR RENT FOR RENT FOR RENT
Sep 2023
BLACKSHAW
QUALITY PROPERTY

79 BARR SMITH AVENUE

\$700 per week




898 m² 4 2 2

FOR RENT FOR RENT FOR RENT
Aug 2023
34 Days
BLACKSHAW
QUALITY PROPERTY

52 Barr Smith Avenue

\$530 Per Week



974 m² 3 1 2

FOR RENT FOR RENT FOR RENT
Oct 2022
364 Days
BLACKSHAW
QUALITY PROPERTY