ADVISEABLE

SUBURB FLYOVER REPORT

BELLMERE (HOUSE)

PREPARED BY: ADVISEABLE ADMIN , ADVISEABLE, PH: 1300077766

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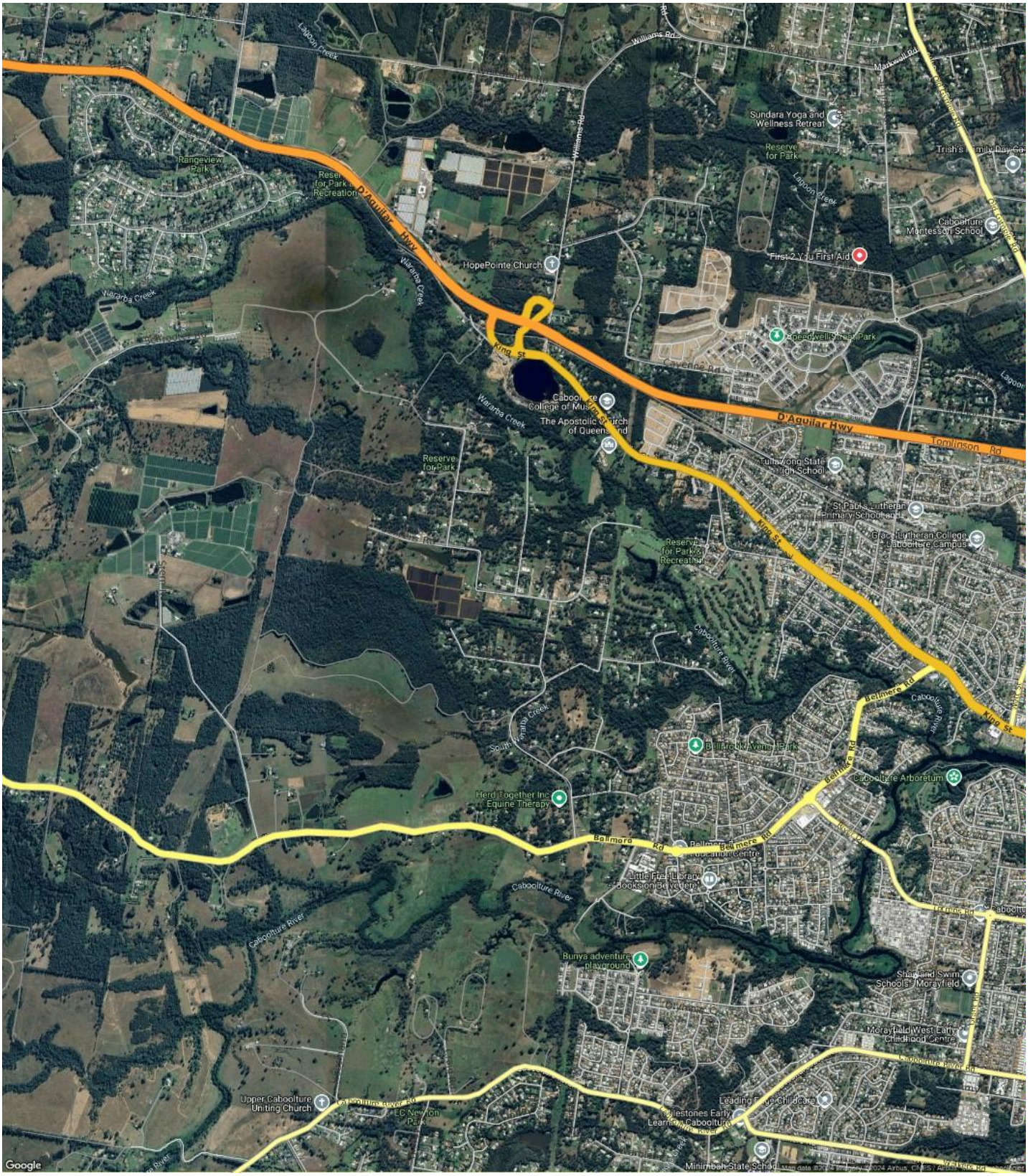
BELLMERE - Suburb Map



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BELLMERE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	97	$ 311,000	0.0 %	$ 150,000	$ 6,000,000
2007	201	$ 324,900	4.5 %	$ 165,000	$ 4,750,000
2008	144	$ 345,900	6.5 %	$ 225,000	$ 585,000
2009	180	$ 362,400	4.8 %	$ 247,000	$ 2,200,000
2010	112	$ 364,000	0.4 %	$ 197,000	$ 1,800,000
2011	66	$ 329,500	-9.5 %	$ 206,200	$ 709,000
2012	65	$ 326,000	-1.1 %	$ 220,000	$ 492,000
2013	93	$ 325,000	-0.3 %	$ 165,000	$ 635,000
2014	124	$ 330,000	1.5 %	$ 230,000	$ 2,530,000
2015	121	$ 350,000	6.1 %	$ 239,000	$ 900,000
2016	118	$ 348,000	-0.6 %	$ 262,000	$ 710,000
2017	140	$ 345,000	-0.9 %	$ 180,000	$ 1,900,000
2018	135	$ 353,000	2.3 %	$ 250,000	$ 3,600,000
2019	131	$ 355,000	0.6 %	$ 215,000	$ 1,670,000
2020	149	$ 382,500	7.7 %	$ 250,000	$ 725,000
2021	159	$ 475,000	24.2 %	$ 275,000	$ 9,700,000
2022	133	$ 570,000	20.0 %	$ 350,000	$ 1,150,000
2023	109	$ 610,000	7.0 %	$ 480,000	$ 1,700,000
2024	97	$ 700,000	14.8 %	$ 320,000	$ 4,150,000

Median Sale Price

$674k

Based on 124 recorded House sales within the last 12 months (Oct '23 - Sep '24)

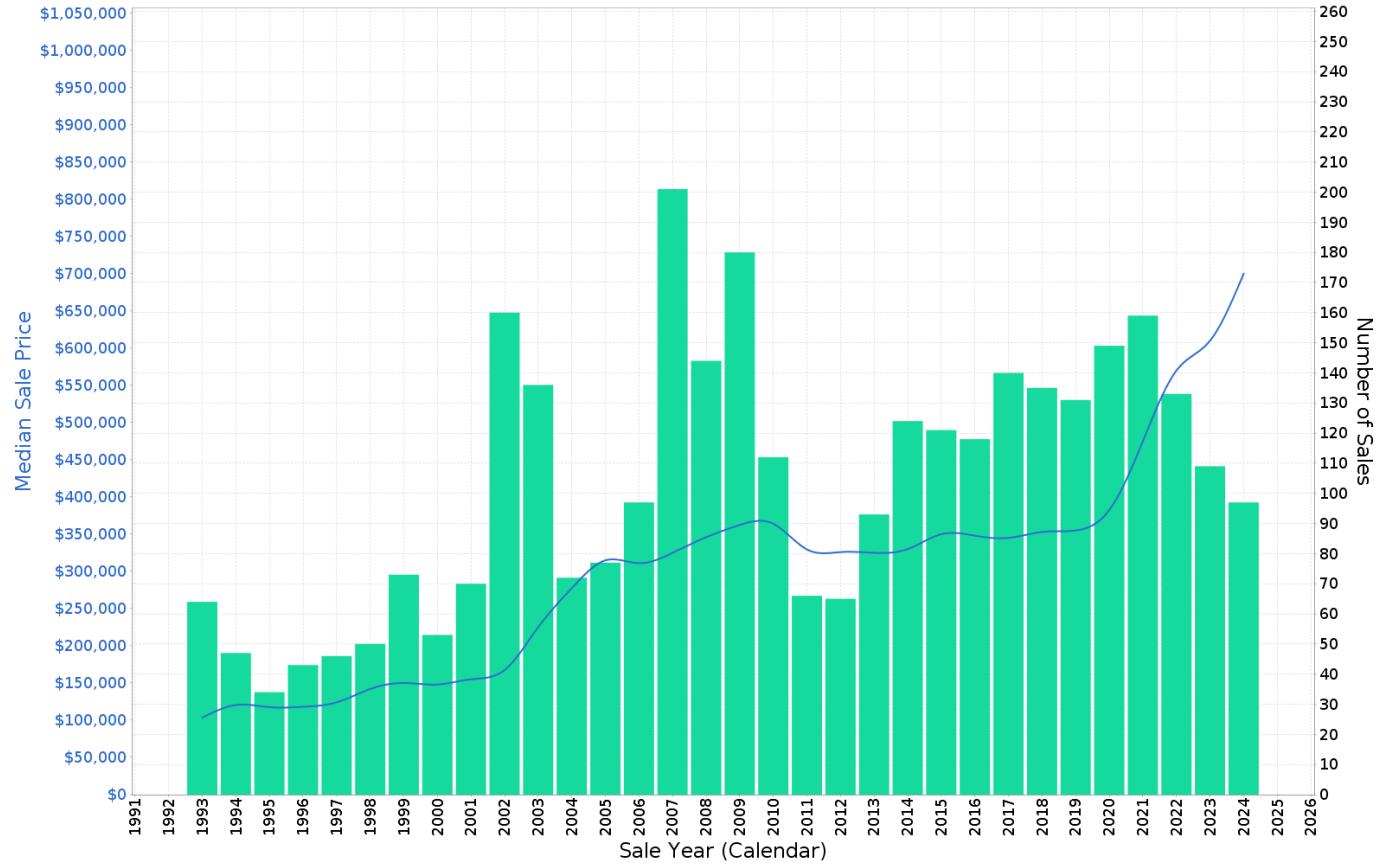
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+16.1%

Current Median Price: $673,500
Previous Median Price: $580,000

Based on 223 recorded House sales compared over the last two rolling 12 month periods



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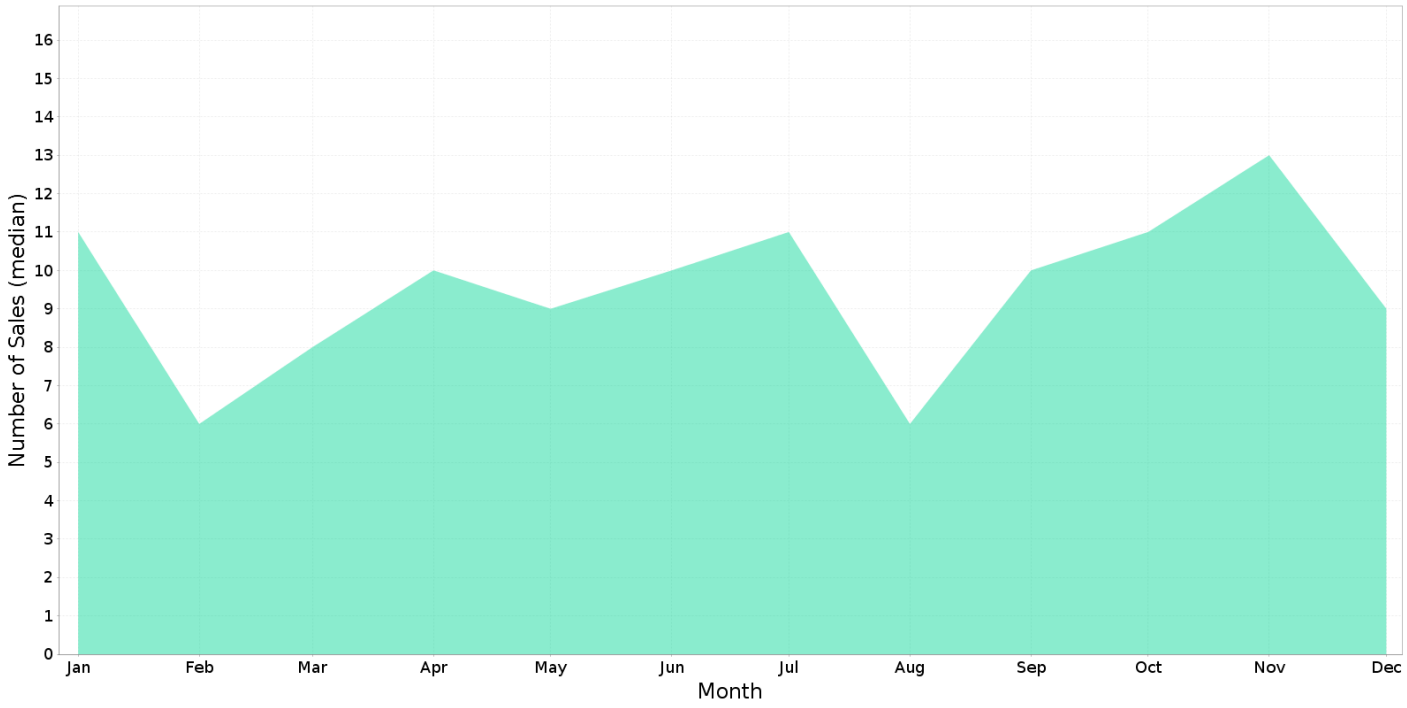
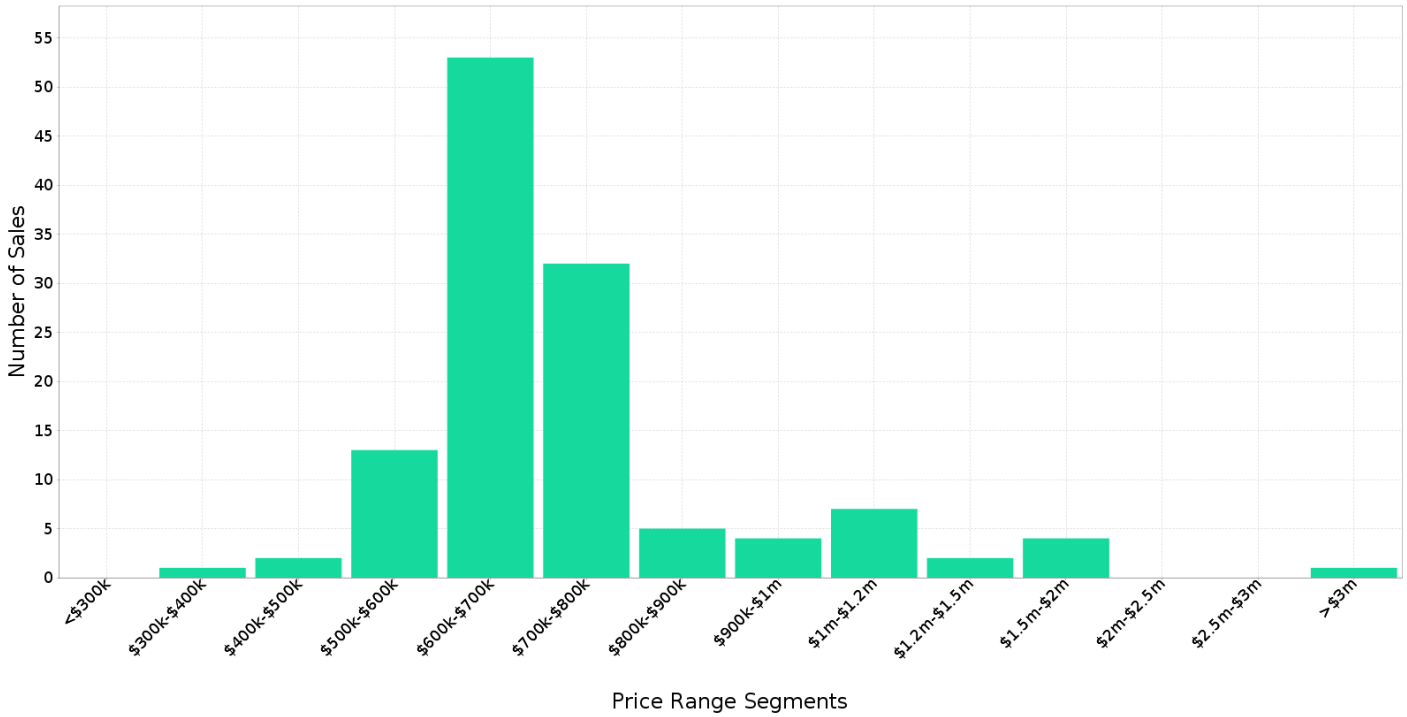
BELLMERE - Peak Selling Periods (3 years)



BELLMERE - Price Range Segments (12 months)



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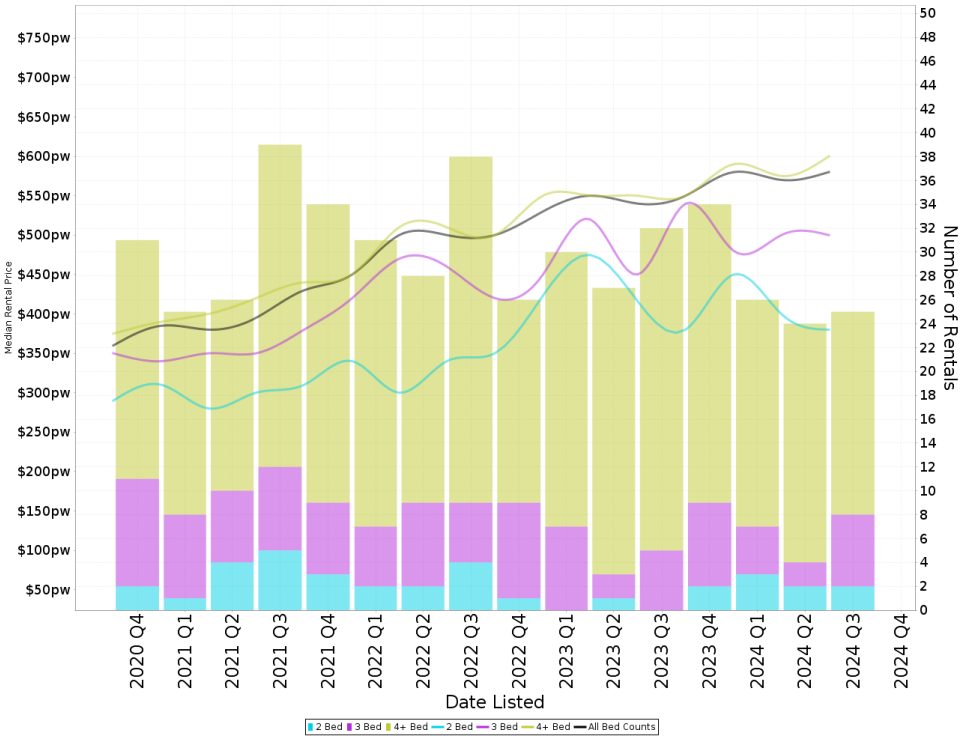
Median Weekly Rents (Houses)



Suburb Sale Price Growth

+16.1%

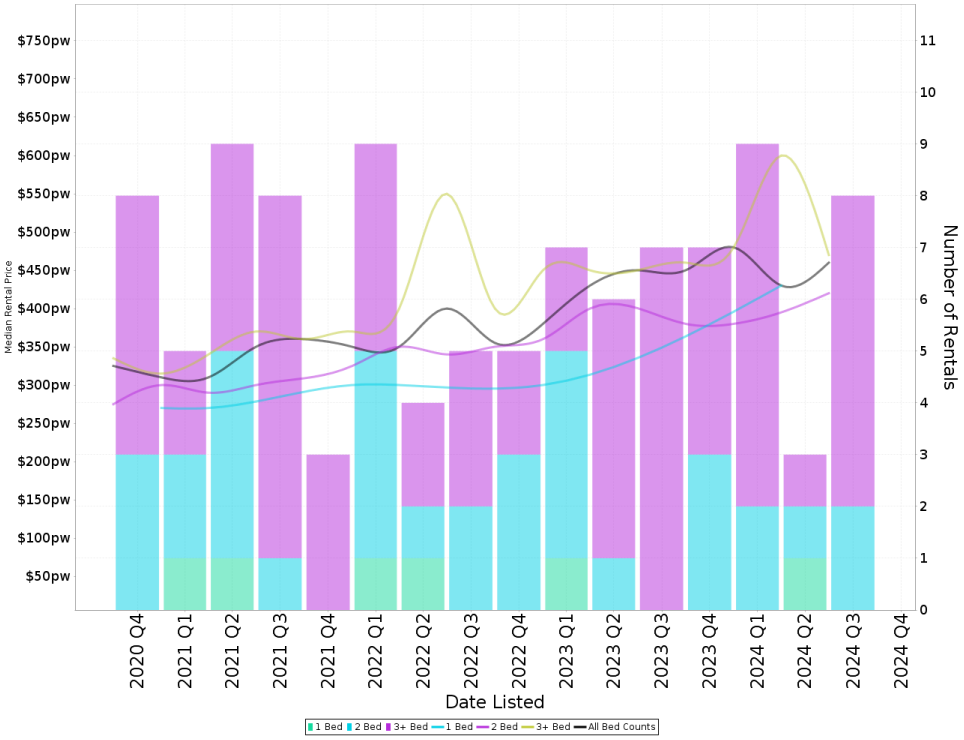
Current Median Price: $673,500
Previous Median Price: $580,000
Based on 223 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.5%

Current Median Price: $673,500
Current Median Rent: $580
Based on 109 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+21.3%

Current Median Price: $523,000
Previous Median Price: $431,000
Based on 36 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.6%

Current Median Price: $523,000
Current Median Rent: $460
Based on 27 registered Unit rentals compared over the last 12 months.

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BELLMERE - Recently Sold Properties

Median Sale Price

$674k

Based on 124 recorded House sales within the last 12 months (Oct '23 - Sep '24)

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

Suburb Growth

+16.1%

Current Median Price: $673,500
Previous Median Price: $580,000

Based on 223 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

124

Based on recorded House sales within the 12 months (Oct '23 - Sep '24)

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

1 KERRY CL

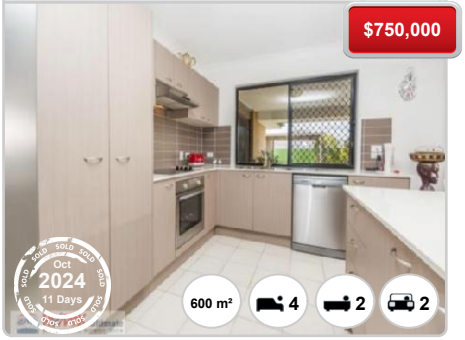
5 MAREE CRT

33 SEVILLE ST

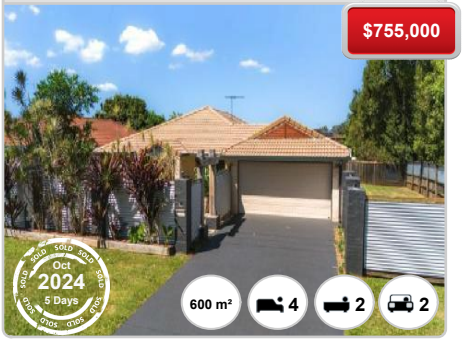
10 CREBRA CRT

1/1 LOTUS AVE

9 PEACHERINE CRCT



14 BISHOP LA



11 TEDAR CL

28 DAINTREE ST

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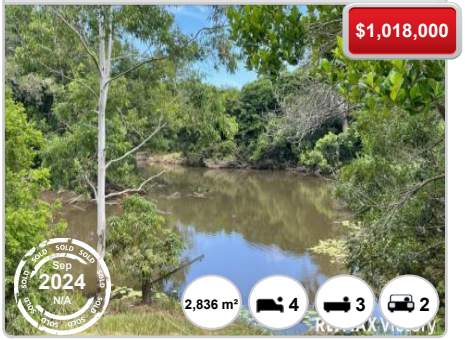
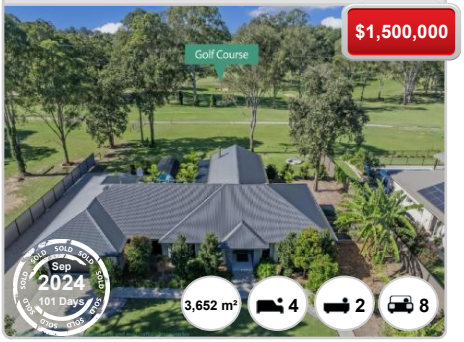
15 BERNICE ST

36 CLEMENTINE ST

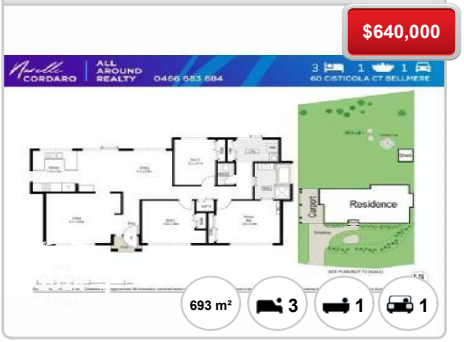
49 MARLENE ST



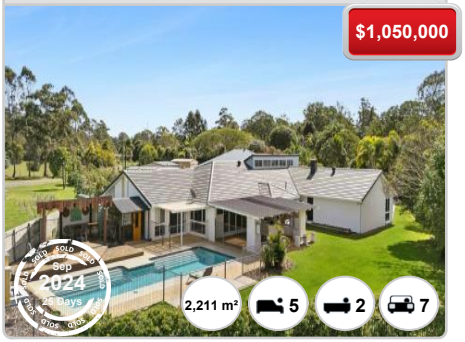
32 ELLWOOD DR



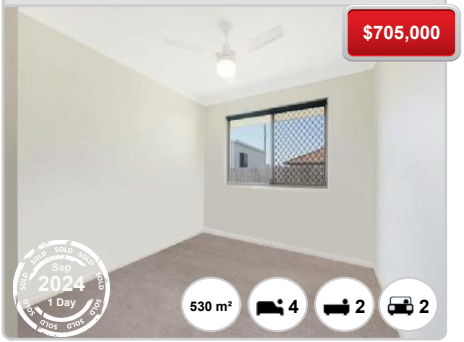
60 CISTICOLA CT



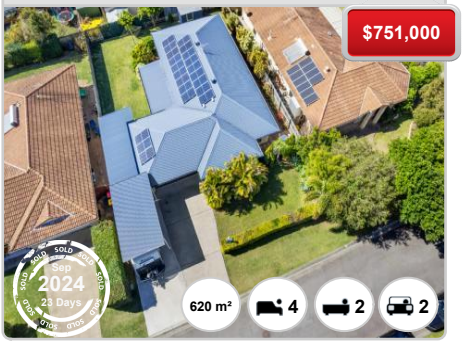
25 DEAR PL



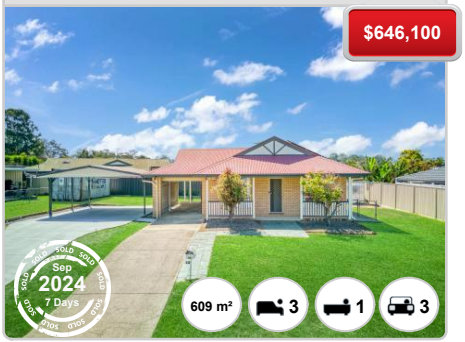
28 SEVILLE ST



4 JACOB CT



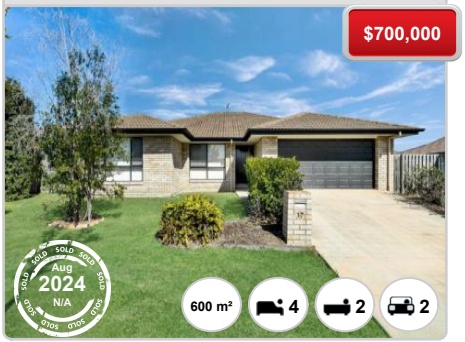
12 DARTER CT



1 CRAKE CT

28 PADDINGTON ST

37 SEVILLE ST



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BELLMERE - Properties For Rent

Median Rental Price

$580 /w

Based on 109 recorded House rentals within the last 12 months (Oct '23 - Sep '24)

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

Rental Yield

+4.5%

Current Median Price: $673,500
Current Median Rent: $580

Based on 124 recorded House sales and 109 House rentals compared over the last 12 months

Number of Rentals

109

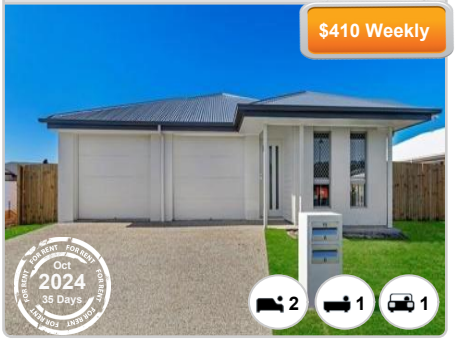
Based on recorded House rentals within the last 12 months (Oct '23 - Sep '24)

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

7 MAREE COURT

42 BELLS LANE

18 B - Courtie Street



1/20 COURTIE STREET

18B COURTIE STREET

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