

Comparable Sales

1	14 NYAMINA ROAD BAYNTON WA 6714		4 2 2 544m ² 215m ²	Sold	\$1,200,000
	Year Built	2012	DOM	85	
	Sold Date	01-Jul-26	Distance	0.14km	
	First Listing	Offers over \$1,250,000			
	Last Listing	UNDER OFFER!!			
2	65 MUJIRA RAMBLE BAYNTON WA 6714		4 2 4 544m ² 171m ²	Sold	\$940,500
	Year Built	2011	DOM	43	
	Sold Date	06-May-26	Distance	0.15km	
	First Listing	Now Selling			
	Last Listing	Current Bid \$926,000			
3	9 STINGRAY STREET BAYNTON WA 6714		4 2 2 576m ² 168m ²	Sold	\$1,020,000
	Year Built	2011	DOM	36	
	Sold Date	19-May-26	Distance	0.17km	
	First Listing	To be sold by Openn Negotiation on-line Auction			
	Last Listing	Current Bid \$1,020,000			
4	73 MUJIRA RAMBLE BAYNTON WA 6714		4 2 2 544m ² 183m ²	Sold	\$950,000
	Year Built	2012	DOM	23	
	Sold Date	17-Apr-26	Distance	0.2km	
	First Listing	Guide from \$1,000,000			
	Last Listing	Guide from \$1,000,000			
5	112B BAJAMALU DRIVE BAYNTON WA 6714		4 2 2 593m ² 155m ²	Sold	\$1,150,000
	Year Built	2013	DOM	64	
	Sold Date	24-Jun-26	Distance	0.81km	
	First Listing	\$1,190,000			
	Last Listing	SOLD by PRD.			

DOM = Days on market RS = Recent sale

UN = Undisclosed Sale

* This data point was edited by the author of this CMA and has not been verified by Cotality

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