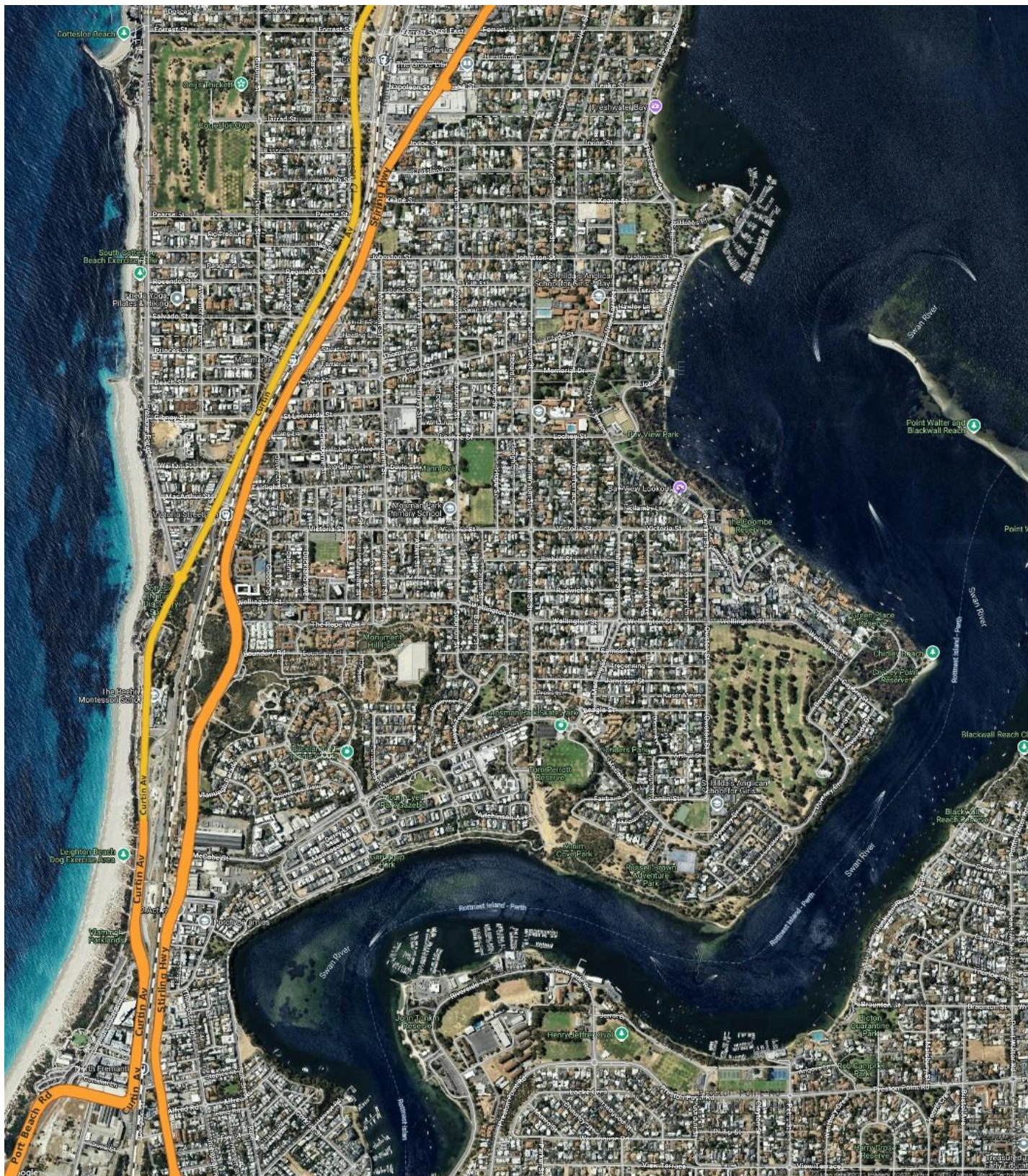


SUBURB FLYOVER REPORT

MOSMAN PARK (HOUSE)

PREPARED BY: PETER ROBERTSON , PH: 0427 958 929

MOSMAN PARK - Suburb Map



MOSMAN PARK - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	163	\$ 1,350,000	0.0 %	\$ 100,000	\$ 20,400,000
2008	91	\$ 1,475,000	9.3 %	\$ 400,000	\$ 16,000,000
2009	152	\$ 1,136,000	-23.0 %	\$ 300,000	\$ 15,000,000
2010	88	\$ 1,232,500	8.5 %	\$ 121,000	\$ 10,000,000
2011	97	\$ 1,250,000	1.4 %	\$ 600,000	\$ 5,880,000
2012	129	\$ 1,275,000	2.0 %	\$ 212,500	\$ 11,000,000
2013	138	\$ 1,337,500	4.9 %	\$ 89,000	\$ 8,450,000
2014	149	\$ 1,450,000	8.4 %	\$ 112,000	\$ 10,000,000
2015	132	\$ 1,370,000	-5.5 %	\$ 195,000	\$ 6,000,000
2016	110	\$ 1,277,500	-6.8 %	\$ 329,912	\$ 6,750,000
2017	134	\$ 1,290,000	1.0 %	\$ 85,000	\$ 21,500,000
2018	92	\$ 1,382,500	7.2 %	\$ 402,819	\$ 15,000,000
2019	103	\$ 1,260,000	-8.9 %	\$ 114,000	\$ 12,050,000
2020	139	\$ 1,525,000	21.0 %	\$ 123,500	\$ 8,500,000
2021	169	\$ 1,690,000	10.8 %	\$ 150,000	\$ 10,200,000
2022	103	\$ 1,780,000	5.3 %	\$ 585,000	\$ 12,000,000
2023	113	\$ 2,100,000	18.0 %	\$ 165,000	\$ 11,200,000
2024	110	\$ 2,195,000	4.5 %	\$ 625,000	\$ 25,000,000
2025	56	\$ 2,477,750	12.9 %	\$ 1,250,000	\$ 22,750,000

Median Sale Price

\$2.23m

Based on 102 recorded House sales within the last 12 months (Financial Year 2025)

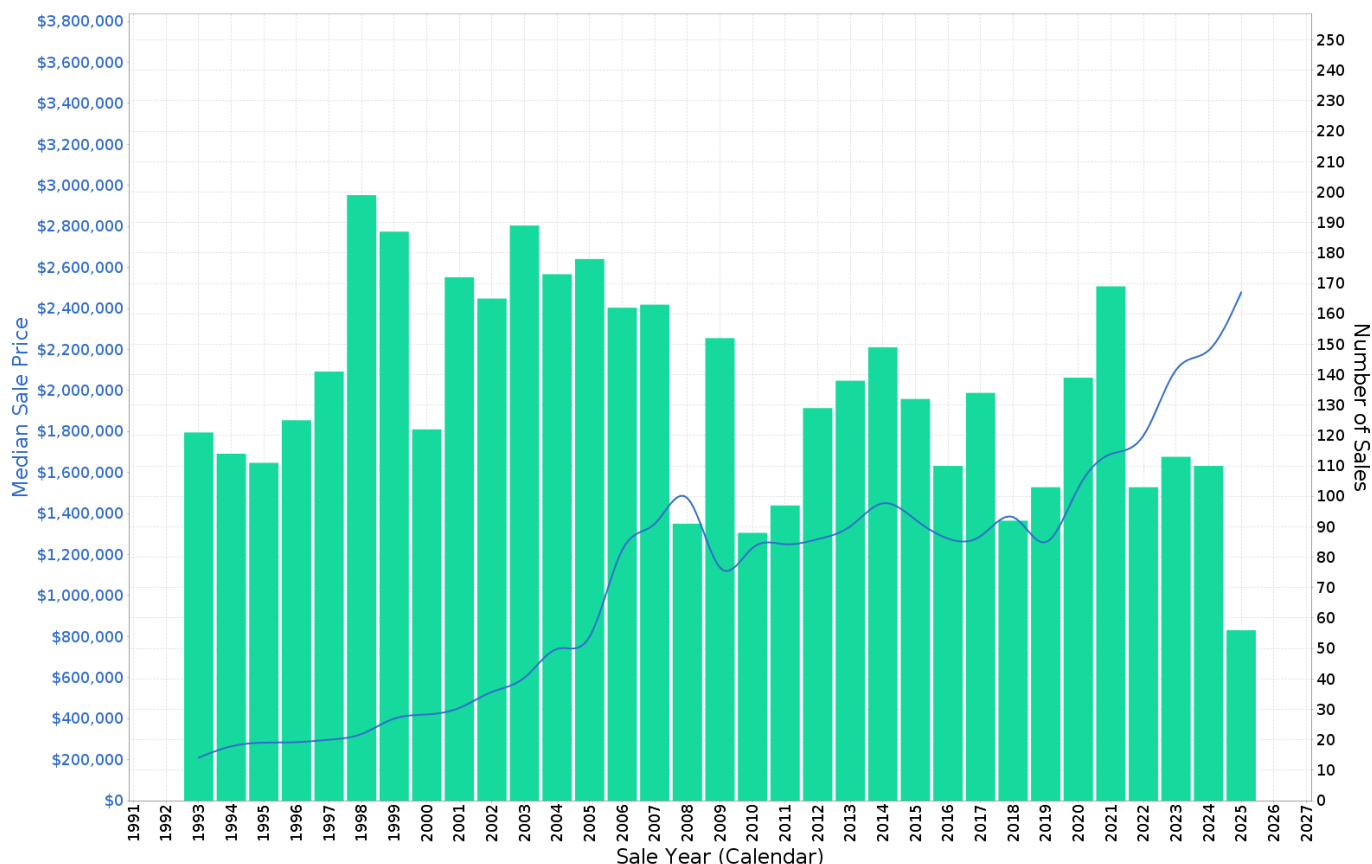
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

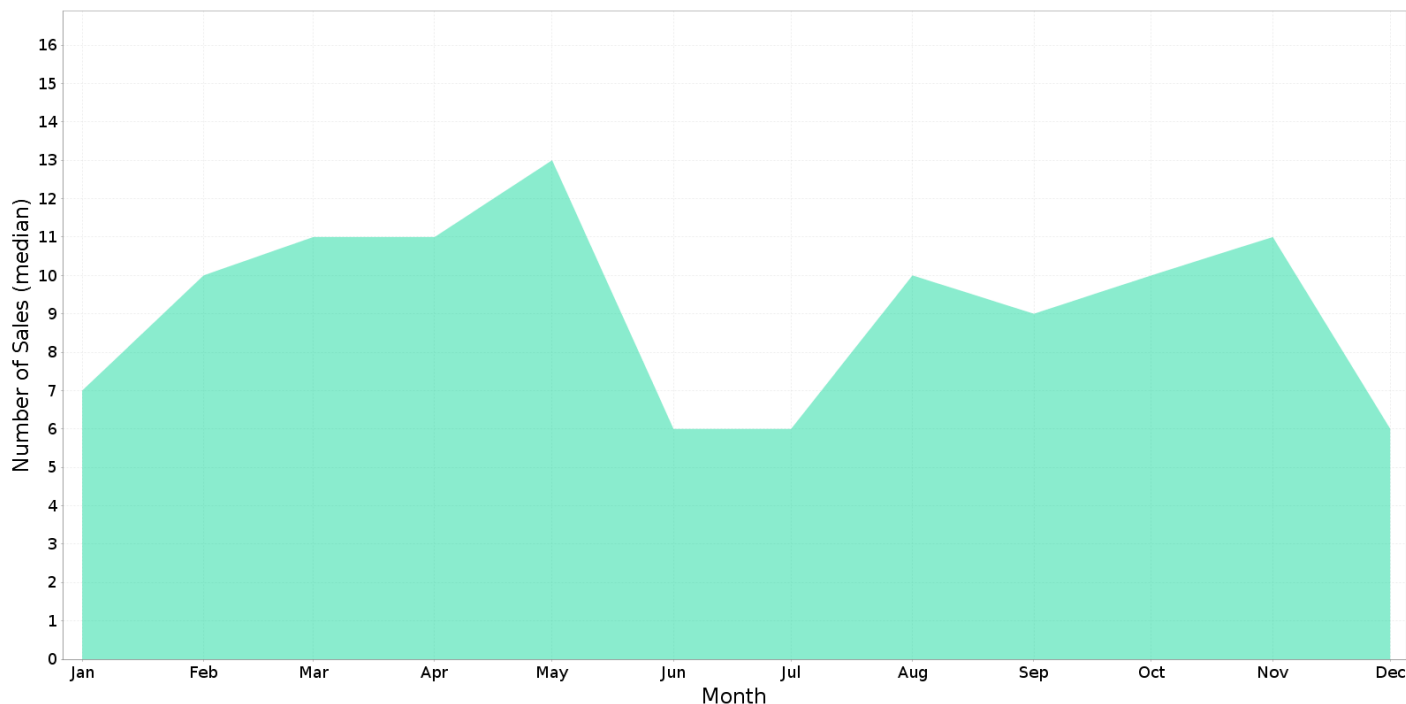
+1.6%

Current Median Price: \$2,235,000
Previous Median Price: \$2,200,000

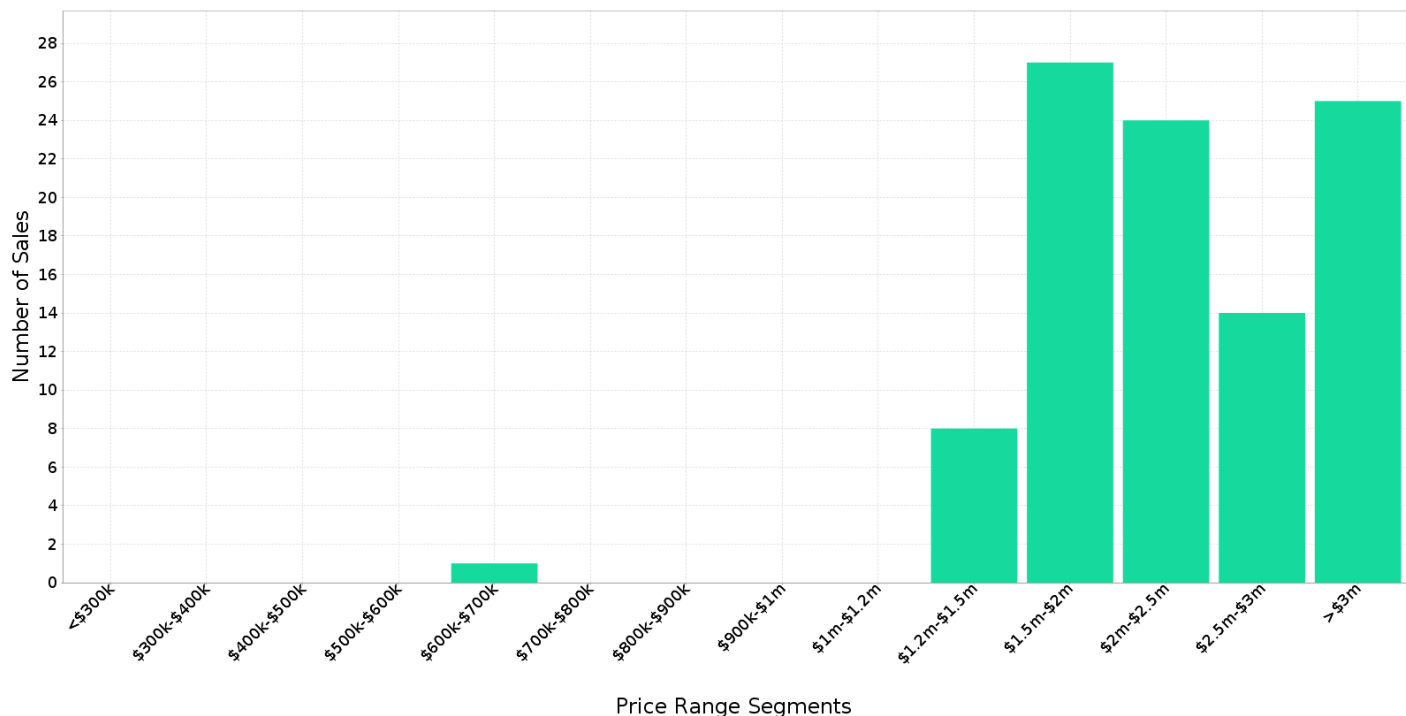
Based on 226 recorded House sales compared over the last two rolling 12 month periods



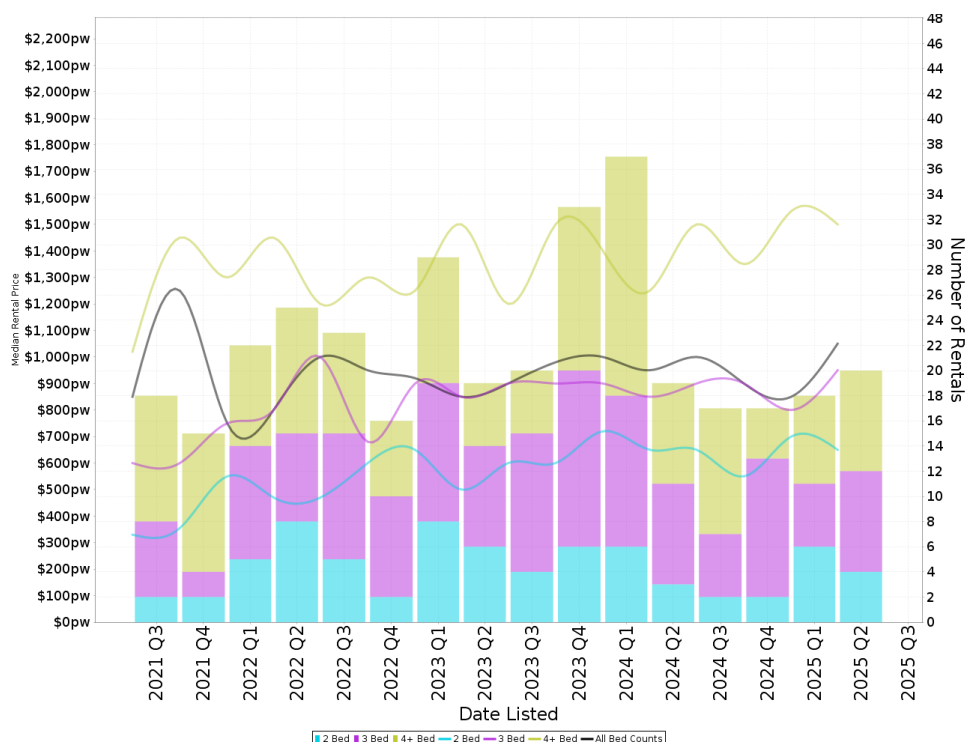
MOSMAN PARK - Peak Selling Periods (3 years)



MOSMAN PARK - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+1.6%

Current Median Price: \$2,235,000
Previous Median Price: \$2,200,000

Based on 226 registered House sales compared over the last two rolling 12 month periods.

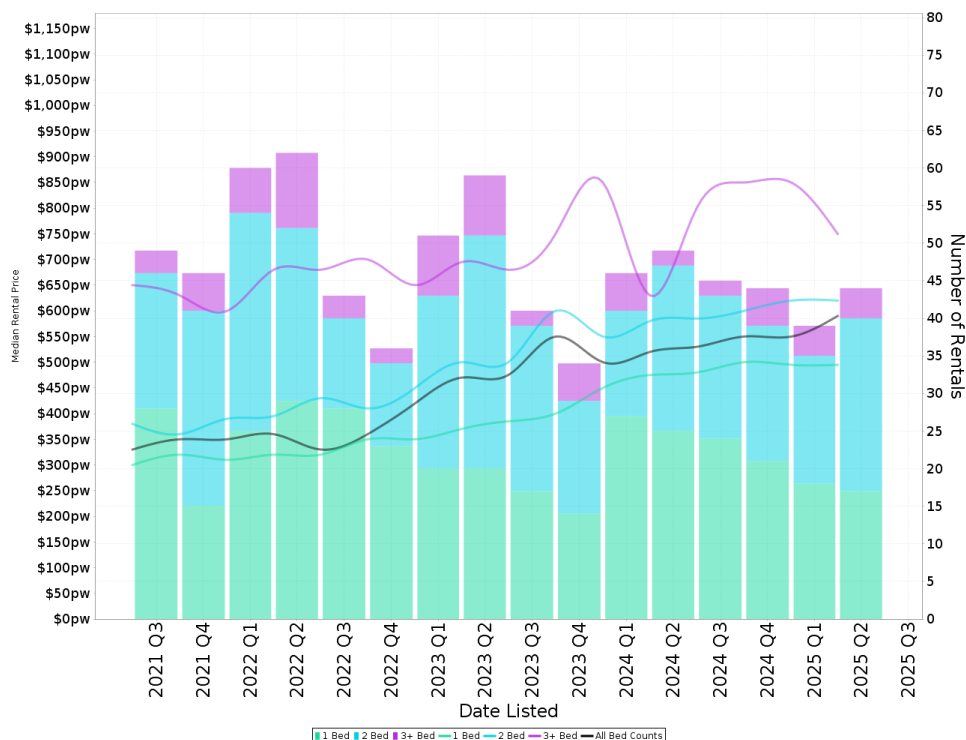
Suburb Rental Yield

+2.2%

Current Median Price: \$2,235,000
Current Median Rent: \$960

Based on 72 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+34.4%

Current Median Price: \$517,500
Previous Median Price: \$385,000

Based on 273 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.6%

Current Median Price: \$517,500
Current Median Rent: \$560

Based on 172 registered Unit rentals compared over the last 12 months.

MOSMAN PARK - Recently Sold Properties

Median Sale Price

\$2.23m

Based on 102 recorded House 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

+1.6%

Current Median Price: \$2,235,000
Previous Median Price: \$2,200,000

Based on 226 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

102

Based on recorded House sales within the 12 months (Financial Year 2025)

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

33A JAMESON ST



\$3,350,000

Sold Sep 2025 22 Days

483 m² 5 3 2

36 SOMERSET CRES



\$2,400,000

Sold Sep 2025 13 Days

874 m² 4 2 2

34 SADDINGTON CRES



\$3,350,000

Sold Sep 2025 11 Days

480 m² 4 4 2

96 WELLINGTON ST



\$2,680,000

Sold Sep 2025 104 Days

784 m² 4 2 2

8 RIVERSEA VIEW



\$3,885,000

Sold Sep 2025 103 Days

829 m² 6 3 5

10 HARVEY ST



\$3,700,000

Sold Aug 2025 8 Days

751 m² 4 2 2

7 WELLINGTON ST



\$1,250,000

Sold Jul 2025 9 Days

336 m² 3 1 2

14 VICTORIA ST

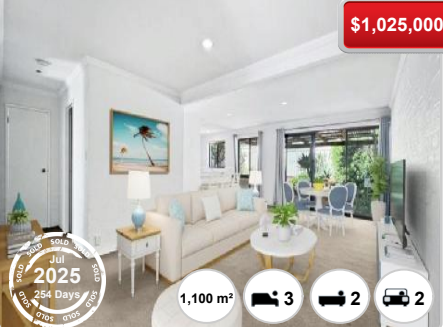


\$1,565,000

Sold Jul 2025 13 Days

534 m² 2 1 3

1/2 WELLINGTON ST



\$1,025,000

Sold Jul 2025 254 Days

1,100 m² 3 2 2

137 WELLINGTON ST

\$4,200,000

SOLD Jun 2025
58 Days

1,255 m² 5 2 3

11 A SOLOMON ST

\$1,835,000

SOLD Jun 2025
10 Days

473 m² 2 1 1

4 RIVERVIEW PL

\$7,750,000

SOLD Jun 2025
188 Days

918 m² 3 2 1

1 BAY VIEW TCE

\$3,240,000

SOLD Jun 2025
31 Days

698 m² 3 1 3

11B HANLIN ST

\$2,960,000

SOLD Jun 2025
33 Days

469 m² 4 3 2

37 VICTORIA ST

\$2,470,000

SOLD Jun 2025
19 Days

503 m² 3 2 1

10 DERRY LANE

\$2,775,000

SOLD Jun 2025
36 Days

426 m² 4 4 2

5 ELLERSHAW MEWS

\$3,050,000

SOLD Jun 2025
24 Days

539 m² 4 3 2

11 B HANLIN ST

\$2,960,000

SOLD Jun 2025
33 Days

469 m² 5 3 2

28 PALMERSTON ST

\$2,550,000

SOLD May 2025
40 Days

593 m² 3 2 2

8 RIVERSEA VIEW

\$3,885,000

SOLD May 2025
24 Days

829 m² 4 2 2

20 JAMESON ST

\$2,250,000

SOLD May 2025
31 Days

640 m² 4 1 1

MOSMAN PARK - Properties For Rent

Median Rental Price

\$960 /w

Based on 72 recorded House 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

+2.2%

Current Median Price: \$2,235,000
Current Median Rent: \$960

Based on 102 recorded House sales and 72 House rentals
compared over the last 12 months

Number of Rentals

72

Based on recorded House rentals within the last 12 months (Financial Year 2025)

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

