

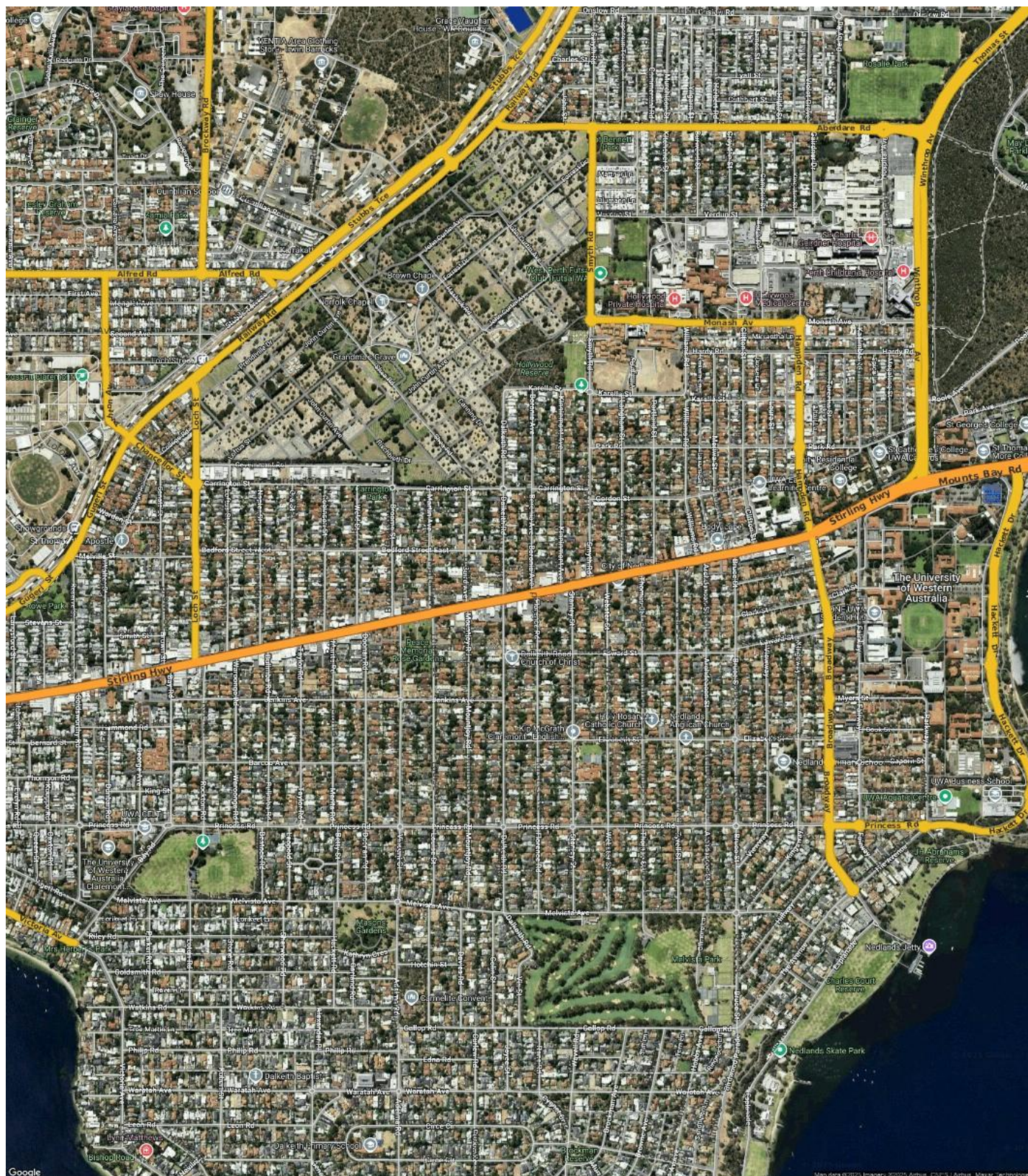
# **SUBURB FLYOVER REPORT**

NEDLANDS (HOUSE)

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## NEDLANDS - Suburb Map





## NEDLANDS - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	149	\$ 1,512,500	0.0 %	\$ 50,000	\$ 4,580,000
2008	82	\$ 1,600,000	5.8 %	\$ 162,000	\$ 3,000,000
2009	143	\$ 1,500,000	-6.2 %	\$ 425,000	\$ 6,810,800
2010	108	\$ 1,627,500	8.5 %	\$ 273,000	\$ 3,555,000
2011	107	\$ 1,550,000	-4.8 %	\$ 380,000	\$ 6,000,000
2012	142	\$ 1,330,000	-14.2 %	\$ 225,000	\$ 6,000,000
2013	161	\$ 1,495,000	12.4 %	\$ 112,000	\$ 5,500,000
2014	149	\$ 1,585,500	6.1 %	\$ 240,000	\$ 6,300,000
2015	127	\$ 1,520,000	-4.1 %	\$ 625,000	\$ 8,000,000
2016	148	\$ 1,490,000	-2.0 %	\$ 80,000	\$ 3,700,000
2017	129	\$ 1,600,000	7.4 %	\$ 11,500	\$ 8,500,000
2018	116	\$ 1,622,500	1.4 %	\$ 412,500	\$ 5,200,000
2019	149	\$ 1,620,000	-0.2 %	\$ 133,889	\$ 4,950,000
2020	137	\$ 1,770,000	9.3 %	\$ 600,000	\$ 2,950,000
2021	175	\$ 2,100,000	18.6 %	\$ 550,000	\$ 10,700,000
2022	126	\$ 2,044,000	-2.7 %	\$ 910,000	\$ 4,600,000
2023	117	\$ 2,050,000	0.3 %	\$ 294,470	\$ 9,020,000
2024	165	\$ 2,350,000	14.6 %	\$ 940,000	\$ 1,050,000,000
2025	62	\$ 2,587,500	10.1 %	\$ 340,000	\$ 7,500,000

### Median Sale Price

**\$2.49m**

Based on 137 recorded House sales within the last 12 months (Financial Year 2025)

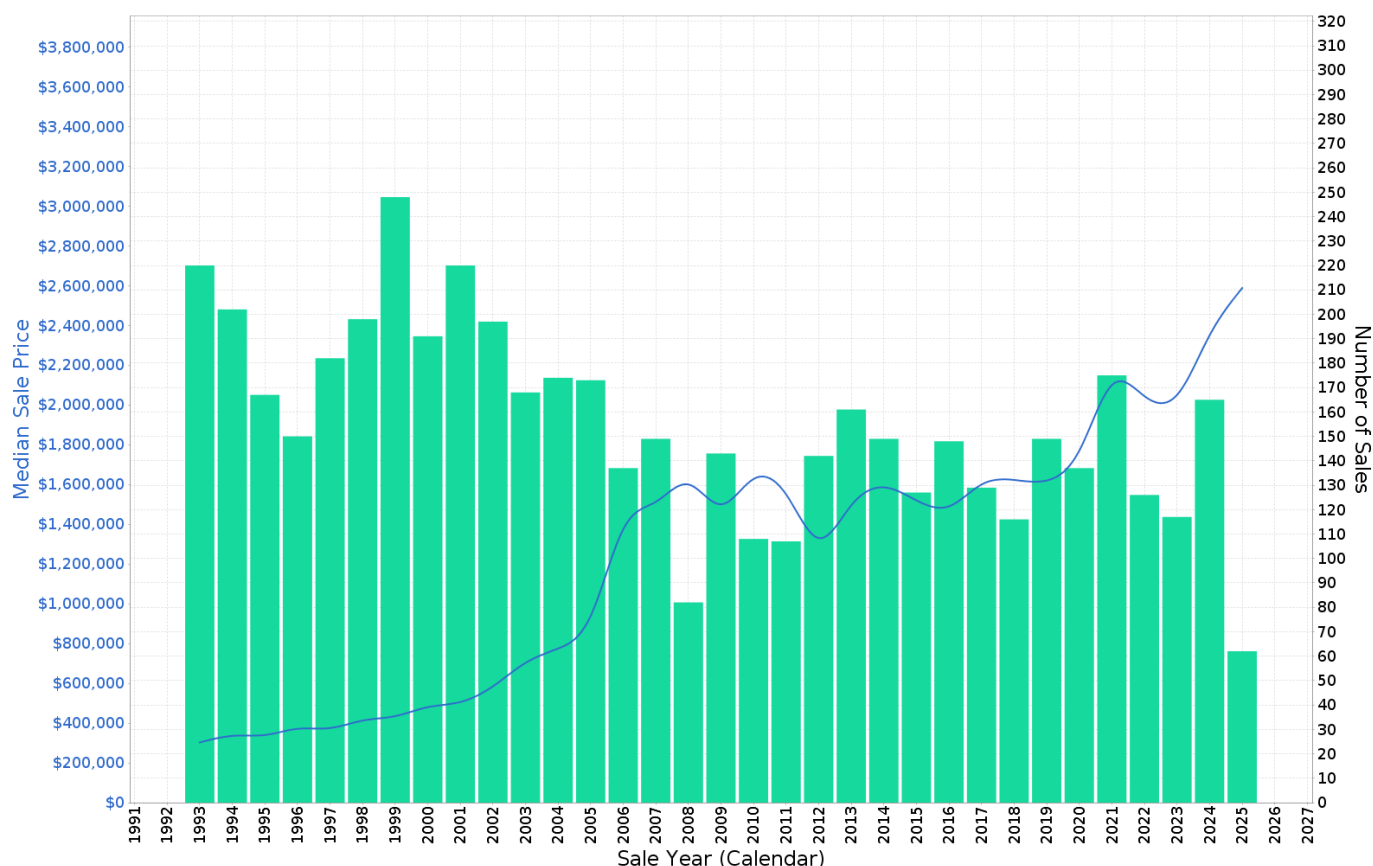
Based on a rolling 12 month period and may differ from calendar year statistics

### Suburb Growth

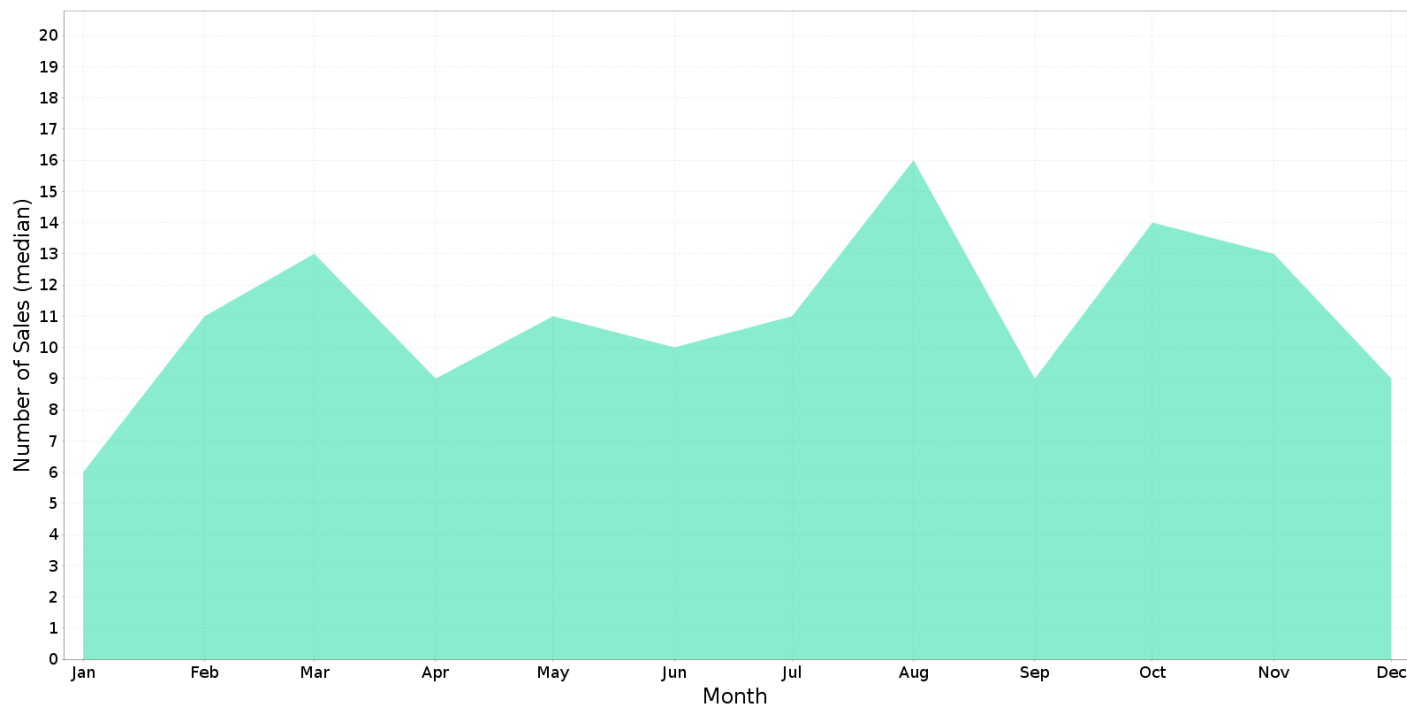
**+8.1%**

Current Median Price: \$2,490,000  
Previous Median Price: \$2,304,000

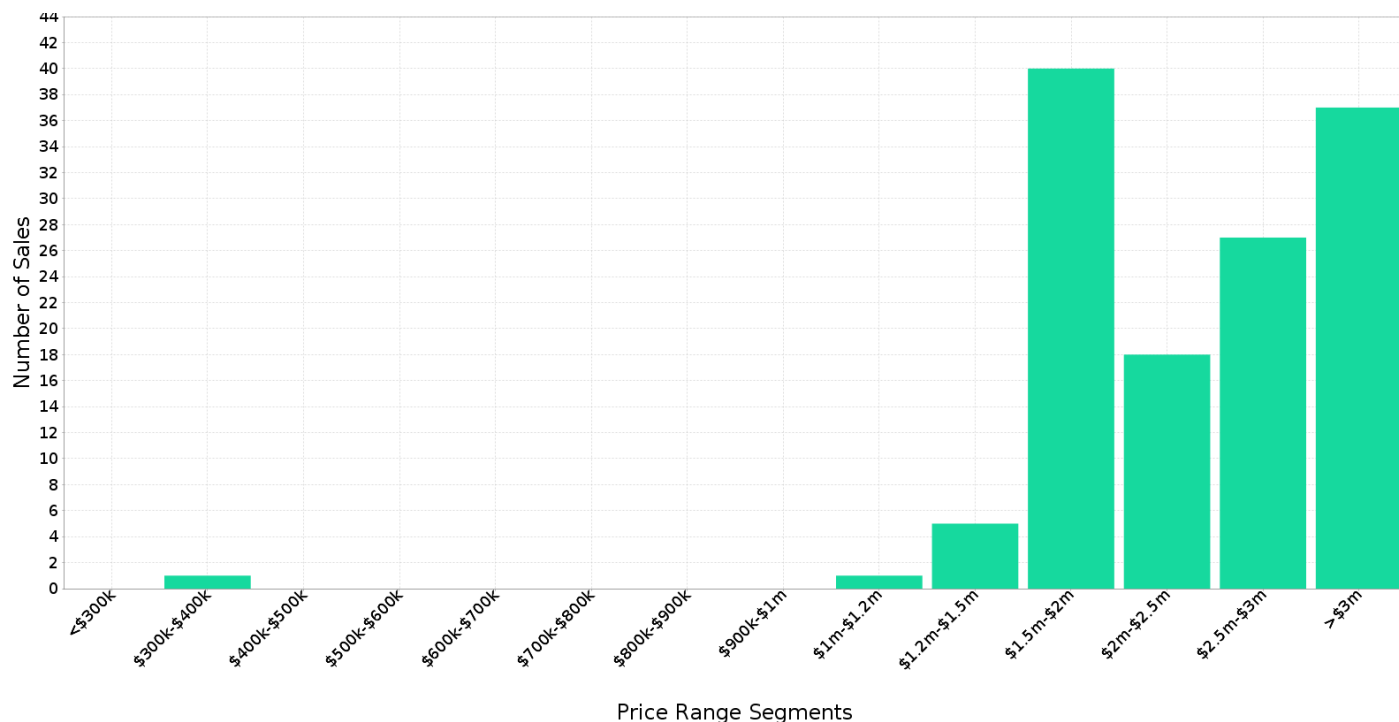
Based on 281 recorded House sales compared over the last two rolling 12 month periods



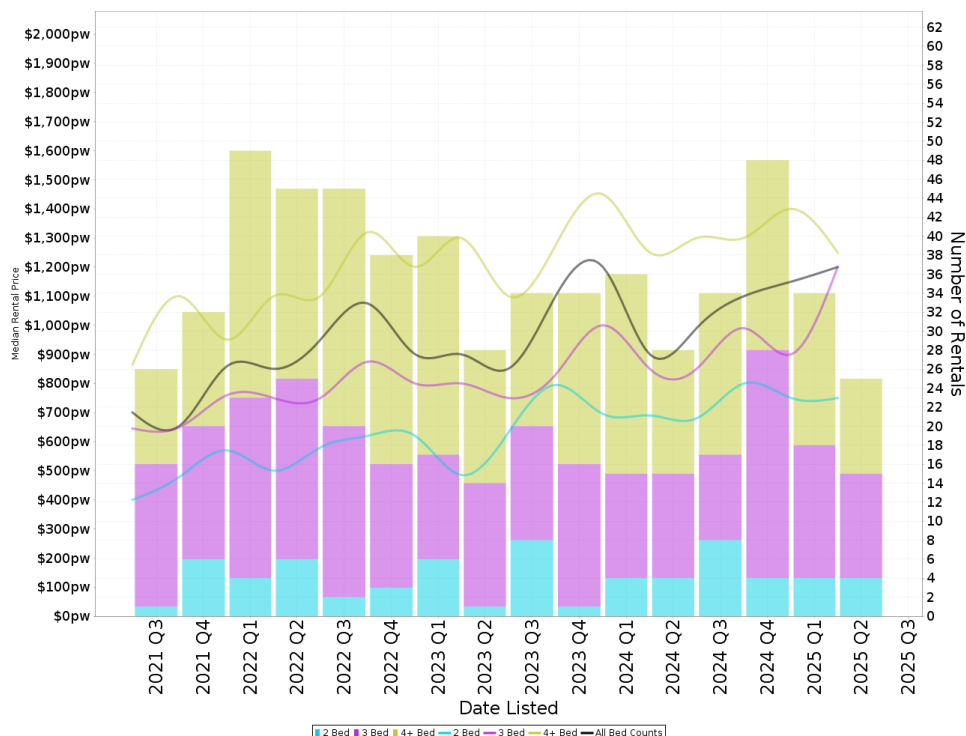
## NEDLANDS - Peak Selling Periods (3 years)



## NEDLANDS - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+8.1%**

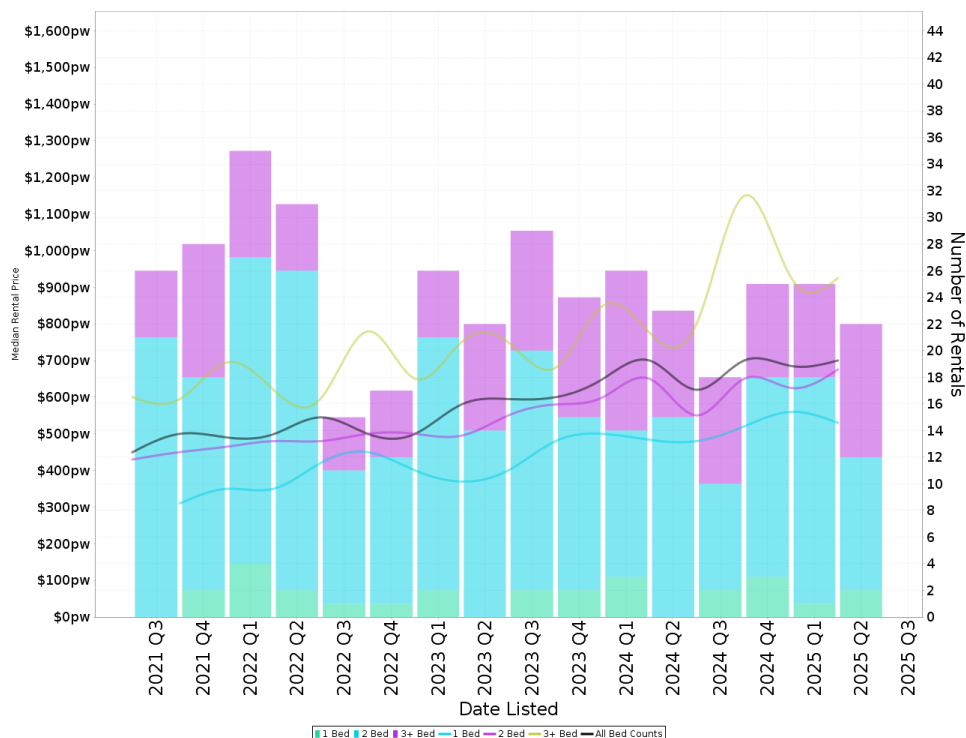
**Current Median Price: \$2,490,000**  
**Previous Median Price: \$2,304,000**  
Based on 281 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+2.3%**

**Current Median Price: \$2,490,000**  
**Current Median Rent: \$1,100**  
Based on 141 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+0.8%**

**Current Median Price: \$791,000**  
**Previous Median Price: \$785,000**  
Based on 124 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.6%**

**Current Median Price: \$791,000**  
**Current Median Rent: \$700**  
Based on 90 registered Unit rentals compared over the last 12 months.

## NEDLANDS - Recently Sold Properties

Median Sale Price

**\$2.49m**

Based on 137 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

**+8.1%**

Current Median Price: \$2,490,000  
Previous Median Price: \$2,304,000

Based on 281 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**137**

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

**25A MOUNTJOY RD**

**\$1,950,000**

Sold 2025  
184 m<sup>2</sup> 3 2 2

**77 SMYTH RD**

**\$2,200,000**

Sold 2025  
1,034 m<sup>2</sup> 3 1 3

**39 ORD ST**

**\$1,500,000**

Sold 2025  
310 m<sup>2</sup> 3 2 1

**55 TYRELL ST**

**\$2,701,000**

Sold 2025  
1,012 m<sup>2</sup> 2 1 2

**28 COOPER ST**

**\$1,600,080**

Sold 2025  
911 m<sup>2</sup> 2 1 1

**76 MONASH AVE**

**\$1,860,000**

Sold 2025  
536 m<sup>2</sup> 3 2 3

**2 A BURWOOD ST**

**\$1,680,000**

Sold 2025  
472 m<sup>2</sup> 2 1 2

**9 MARITA RD**

**\$3,200,000**

Sold 2025  
923 m<sup>2</sup> 5 3 2

**5 MEGALONG ST**

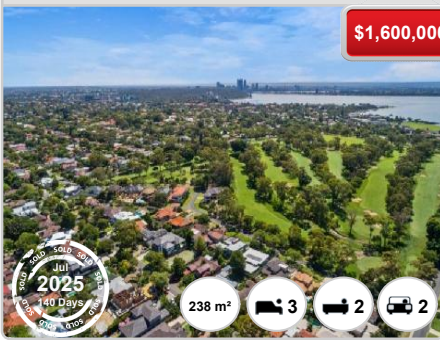
**\$2,000,000**

Sold 2025  
491 m<sup>2</sup> 2 1 2



3/65 DALKEITH RD

\$1,600,000



49 MELVISTA AVE

\$4,350,000



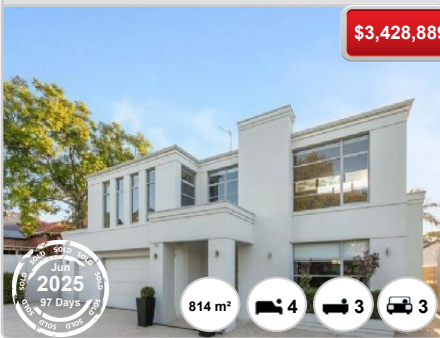
46 KINNINMONT AVE

\$3,200,000



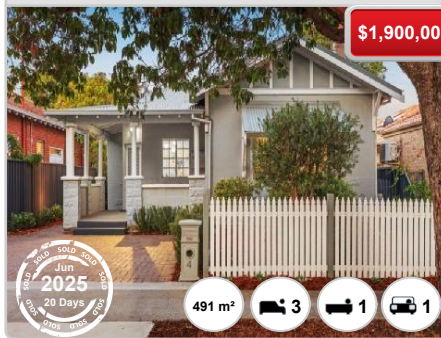
33 BRUCE ST

\$3,428,889



4 MEGALONG ST

\$1,900,000



13 BORONIA AVE

\$3,100,000



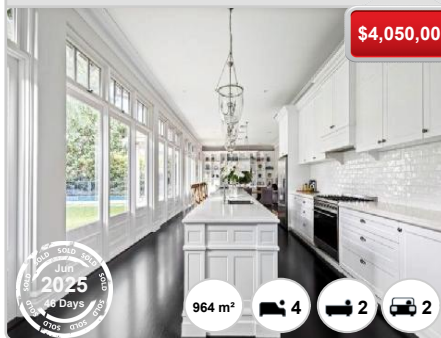
80 DALKEITH RD

\$3,000,000



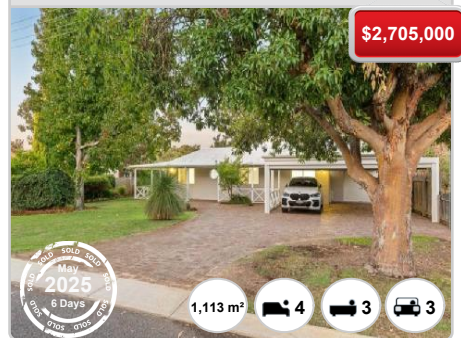
78 DALKEITH RD

\$4,050,000



8 CAMPSIE ST

\$2,705,000



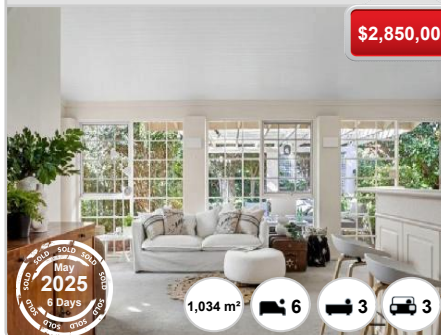
29 ROBINSON ST

\$2,300,000



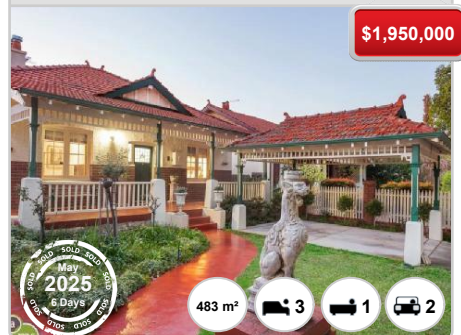
8 BORONIA AVE

\$2,850,000



23 TAREENA ST

\$1,950,000



## NEDLANDS - Properties For Rent

### Median Rental Price

**\$1,100 /w**

Based on 141 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

**+2.3%**

Current Median Price: \$2,490,000  
Current Median Rent: \$1,100

Based on 137 recorded House sales and 141 House rentals compared over the last 12 months

### Number of Rentals

**141**

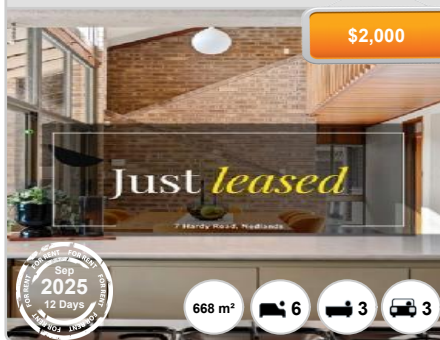
Based on recorded House rentals within the last 12 months (Financial Year 2025)

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

#### 43 ARCHDEACON STREET



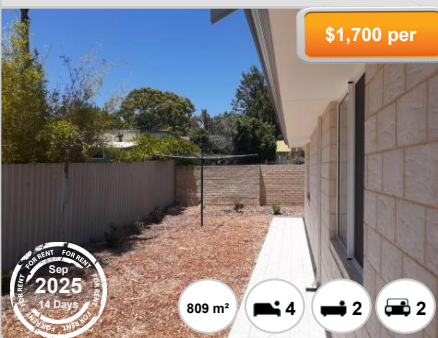
#### 7 HARDY ROAD



#### 3A MEGALONG STREET



#### 32 TYRELL STREET



#### 2/55 STIRLING HIGHWAY

