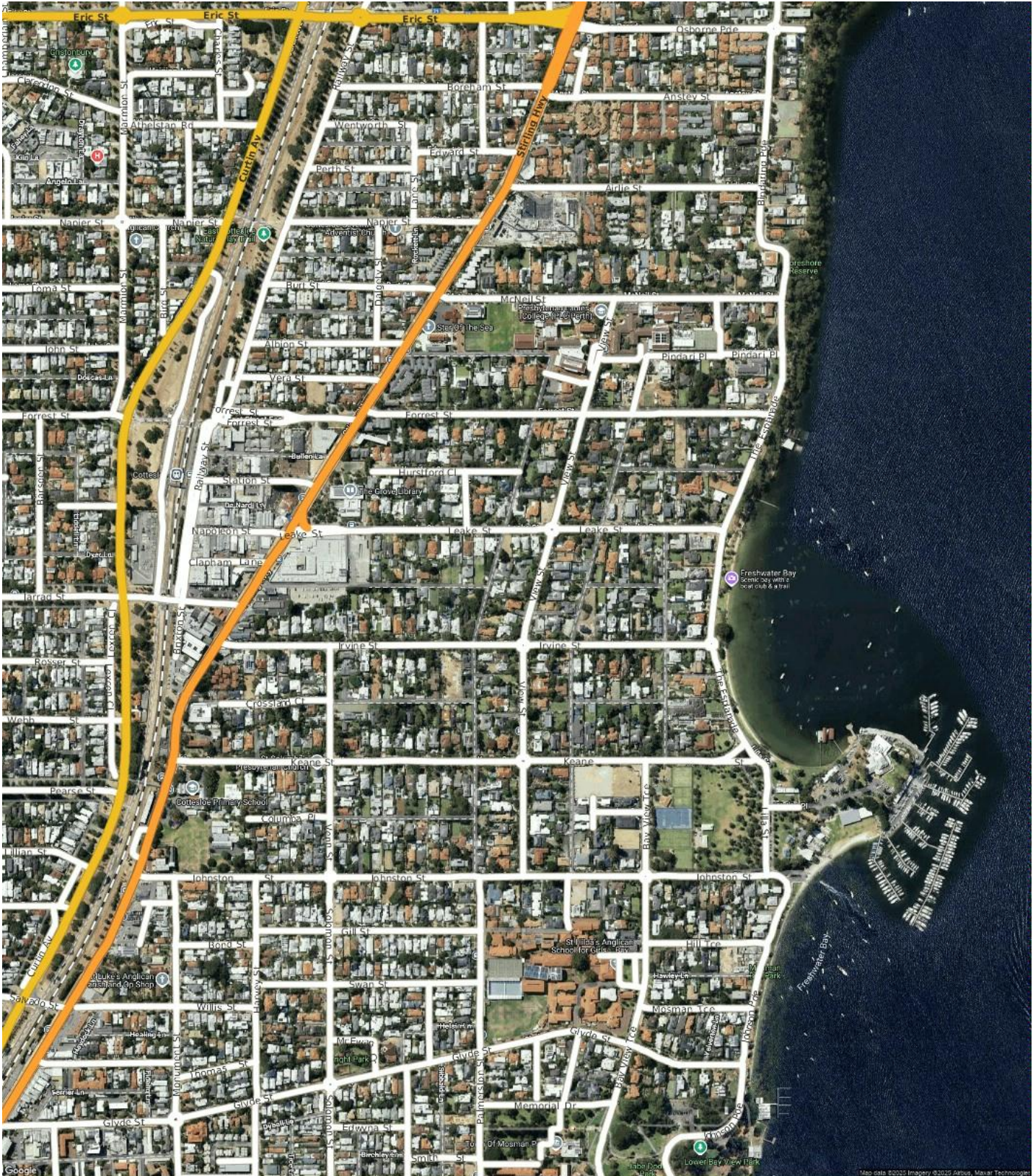


SUBURB FLYOVER REPORT

PEPPERMINT GROVE (HOUSE)

PREPARED BY: PETER ROBERTSON , PH: 0427 958 929

PEPPERMINT GROVE - Suburb Map



PEPPERMINT GROVE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	20	\$ 3,437,500	0.0 %	\$ 1,250,000	\$ 9,800,000
2008	11	\$ 3,900,000	13.5 %	\$ 1,750,000	\$ 8,000,000
2009	21	\$ 4,675,000	19.9 %	\$ 1,650,000	\$ 11,900,000
2010	19	\$ 3,100,000	-33.7 %	\$ 8,499	\$ 16,000,000
2011	10	\$ 4,235,000	36.6 %	\$ 1,800,000	\$ 5,245,000
2012	18	\$ 2,775,000	-34.5 %	\$ 1,700,000	\$ 15,000,000
2013	22	\$ 3,597,500	29.6 %	\$ 1,600,000	\$ 13,000,000
2014	29	\$ 3,800,000	5.6 %	\$ 1,700,000	\$ 8,500,000
2015	13	\$ 3,500,000	-7.9 %	\$ 2,000,000	\$ 7,500,000
2016	20	\$ 3,350,000	-4.3 %	\$ 1,645,000	\$ 8,400,000
2017	19	\$ 3,500,000	4.5 %	\$ 1,875,000	\$ 11,000,000
2018	21	\$ 3,650,000	4.3 %	\$ 1,350,000	\$ 7,750,000
2019	13	\$ 3,350,000	-8.2 %	\$ 1,900,000	\$ 9,250,000
2020	20	\$ 2,897,500	-13.5 %	\$ 1,600,000	\$ 7,000,000
2021	31	\$ 3,650,000	26.0 %	\$ 175,000	\$ 10,250,000
2022	27	\$ 3,300,000	-9.6 %	\$ 1,200,000	\$ 17,000,000
2023	25	\$ 4,000,000	21.2 %	\$ 1,800,000	\$ 11,450,000
2024	20	\$ 4,680,000	17.0 %	\$ 1,541,666	\$ 14,000,000
2025	13	\$ 3,800,000	-18.8 %	\$ 2,600,000	\$ 10,800,000

Median Sale Price

\$3.85m

Based on 17 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

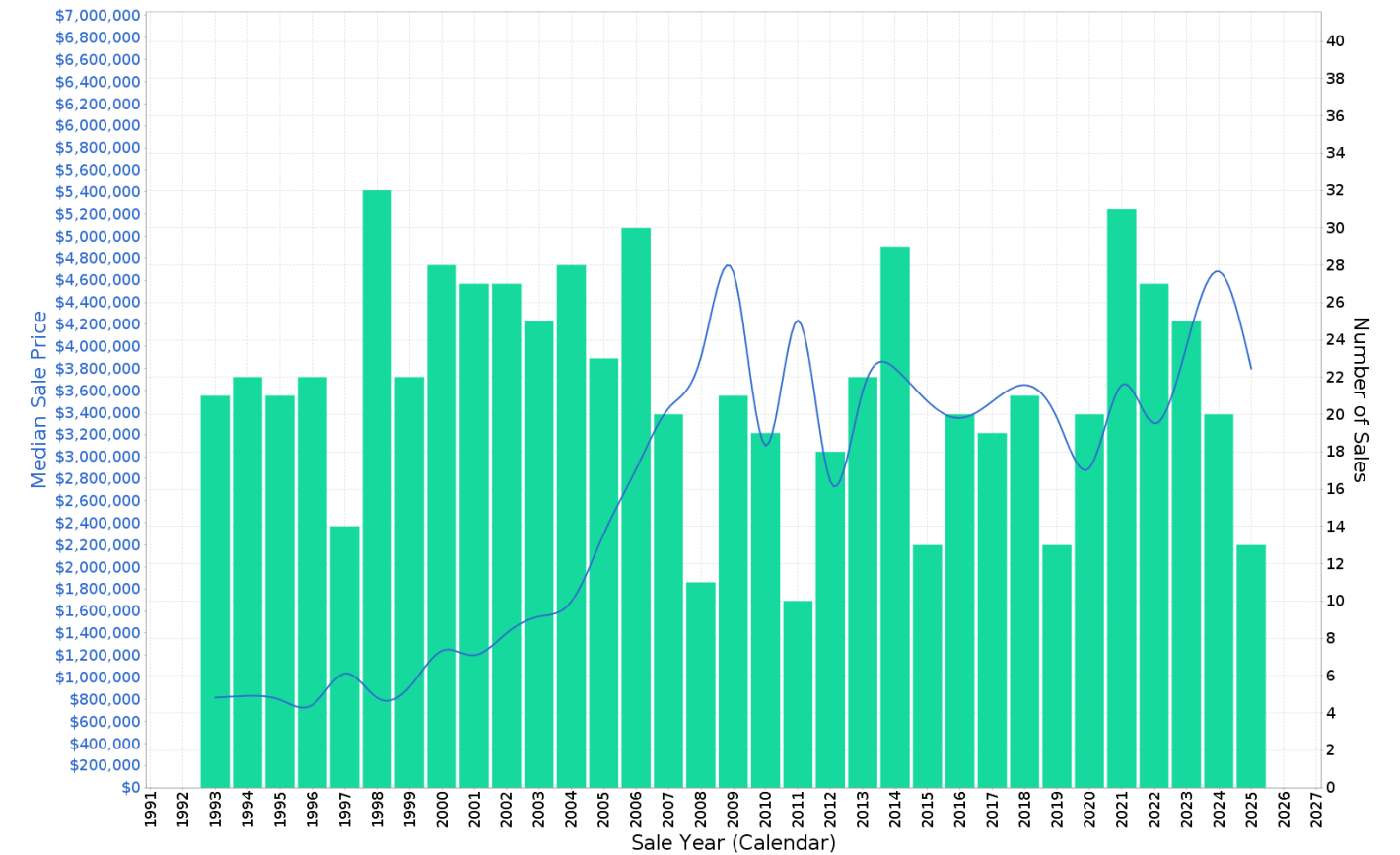
Suburb Growth

-14.4%

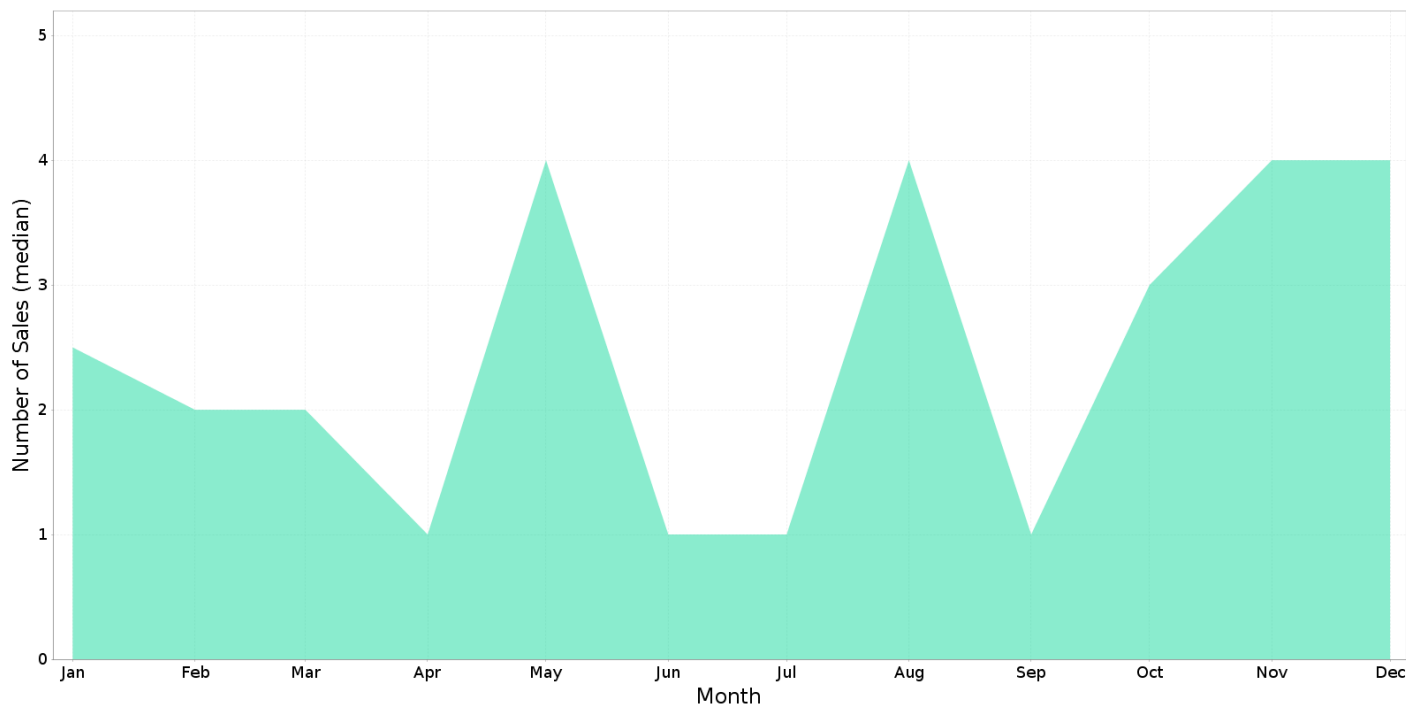
Current Median Price: \$3,850,000

Previous Median Price: \$4,500,000

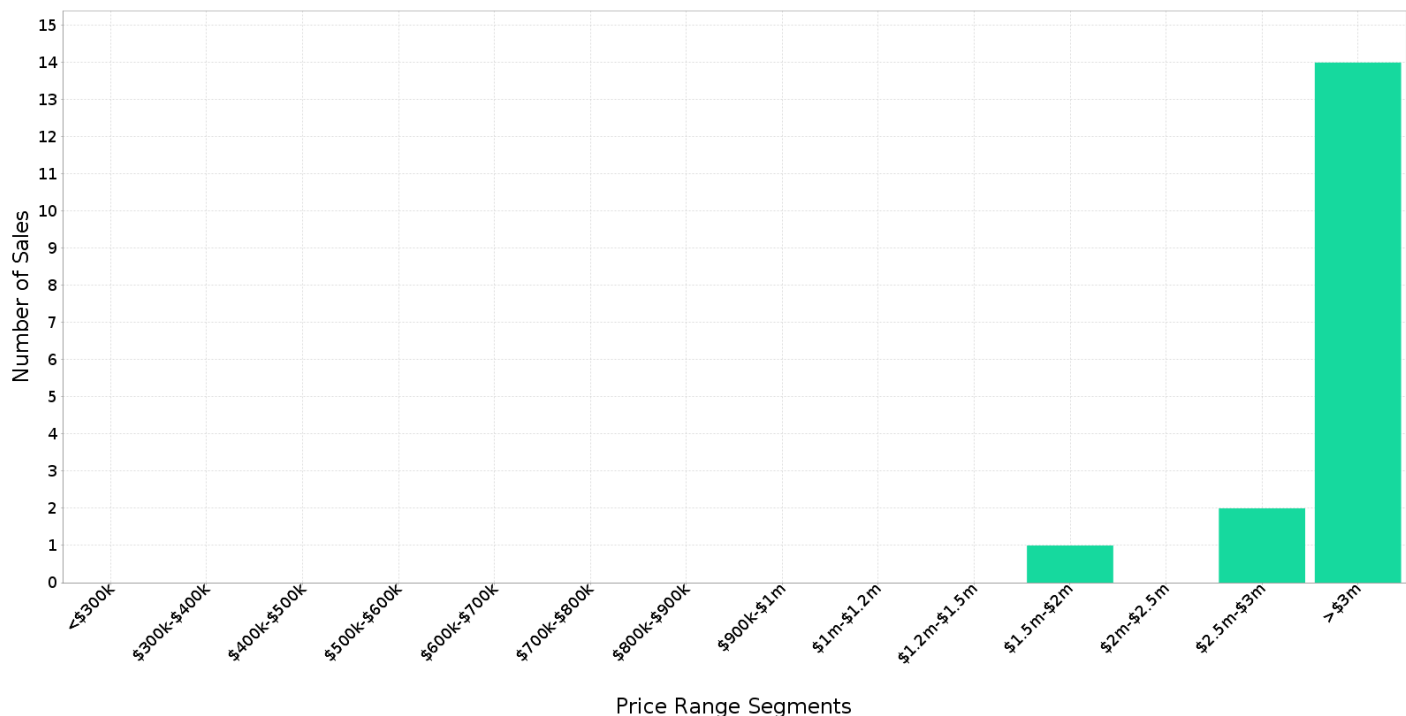
Based on 48 recorded House sales compared over the last two rolling 12 month periods



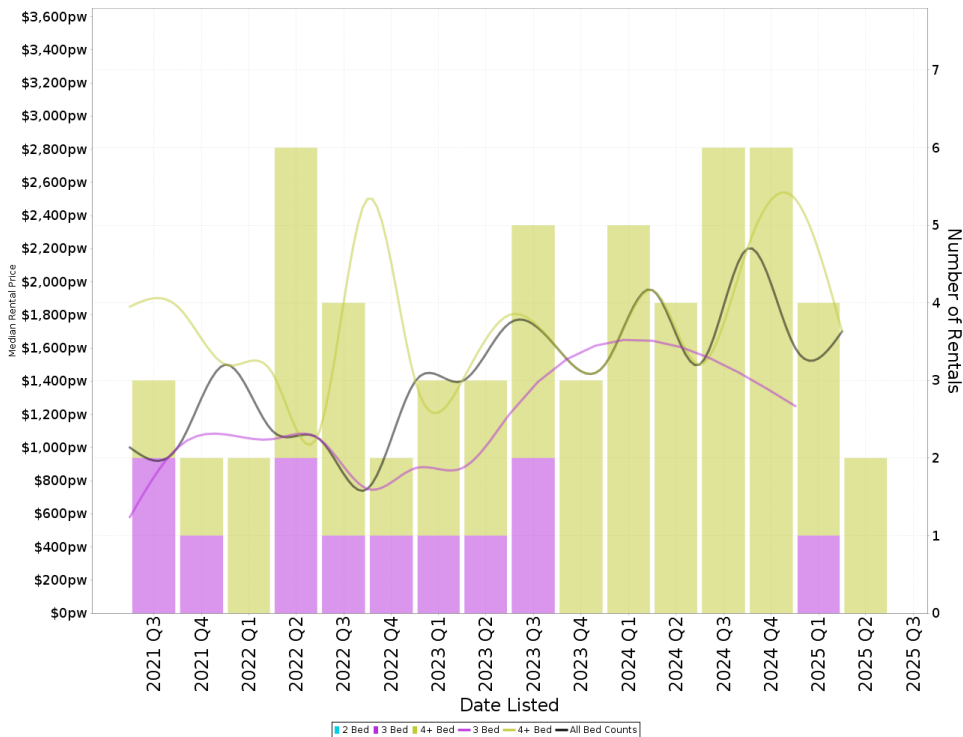
PEPPERMINT GROVE - Peak Selling Periods (3 years)



PEPPERMINT GROVE - Price Range Segments (12)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-14.4%

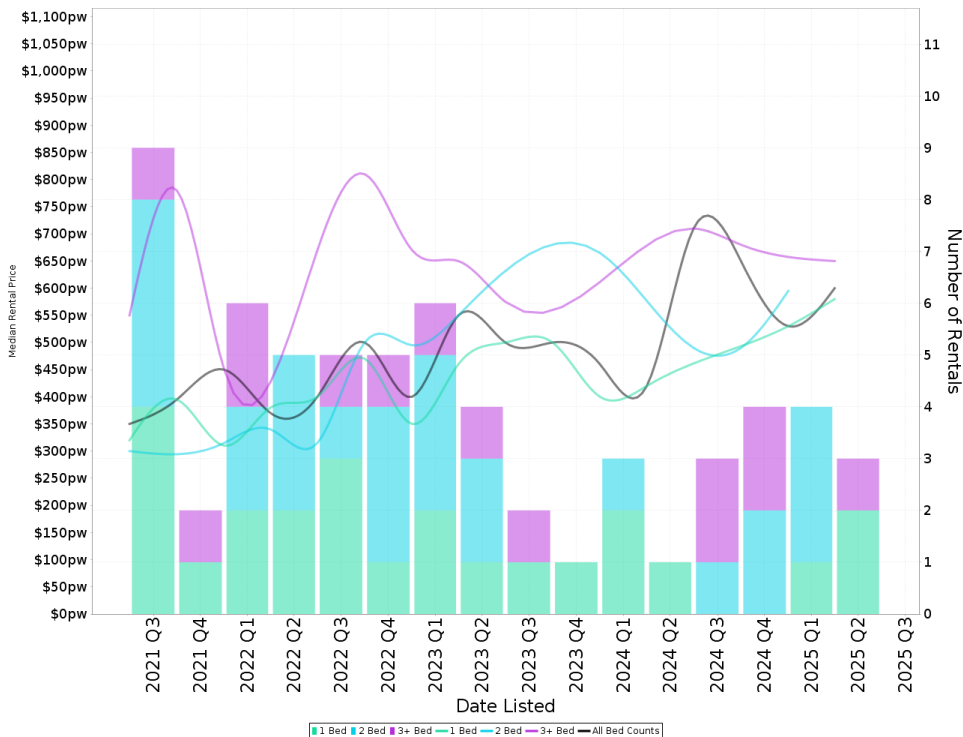
Current Median Price: \$3,850,000
Previous Median Price: \$4,500,000
Based on 48 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.5%

Current Median Price: \$3,850,000
Current Median Rent: \$1,850
Based on 18 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-6.8%

Current Median Price: \$1,100,000
Previous Median Price: \$1,180,000
Based on 18 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.8%

Current Median Price: \$1,100,000
Current Median Rent: \$600
Based on 14 registered Unit rentals compared over the last 12 months.

PEPPERMINT GROVE - Recently Sold Properties

Median Sale Price

\$3.85m

Based on 17 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

-14.4%

Current Median Price: \$3,850,000
Previous Median Price: \$4,500,000

Based on 48 recorded House sales compared over the last two rolling 12 month periods


Sold Properties

17

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

12 JOHNSTON ST




\$4,200,000

751 m² 4 3 2

Sold Aug 2025
285 Days

1 MONUMENT ST



\$3,800,000

776 m² 4 2 1

Sold Jul 2025
205 Days

129 FORREST ST




\$6,500,000

800.0 m² 4 4 2

Sold Aug 2025
285 Days

31 IRVINE ST




\$3,500,000

756 m² 3 2 1

Just leased
31 Irvine Street, Peppermint Grove

Sold Jun 2025
18 Days

12 KEANE ST



\$7,400,000

743 m² 4 4 4

Sold Apr 2025
13 Days

PEPPERMINT GROVE - Properties For Rent

Median Rental Price

\$1,850 /w

Based on 18 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

+2.5%

Current Median Price: \$3,850,000
 Current Median Rent: \$1,850

Based on 17 recorded House sales and 18 House rentals compared over the last 12 months

Number of Rentals

18

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

