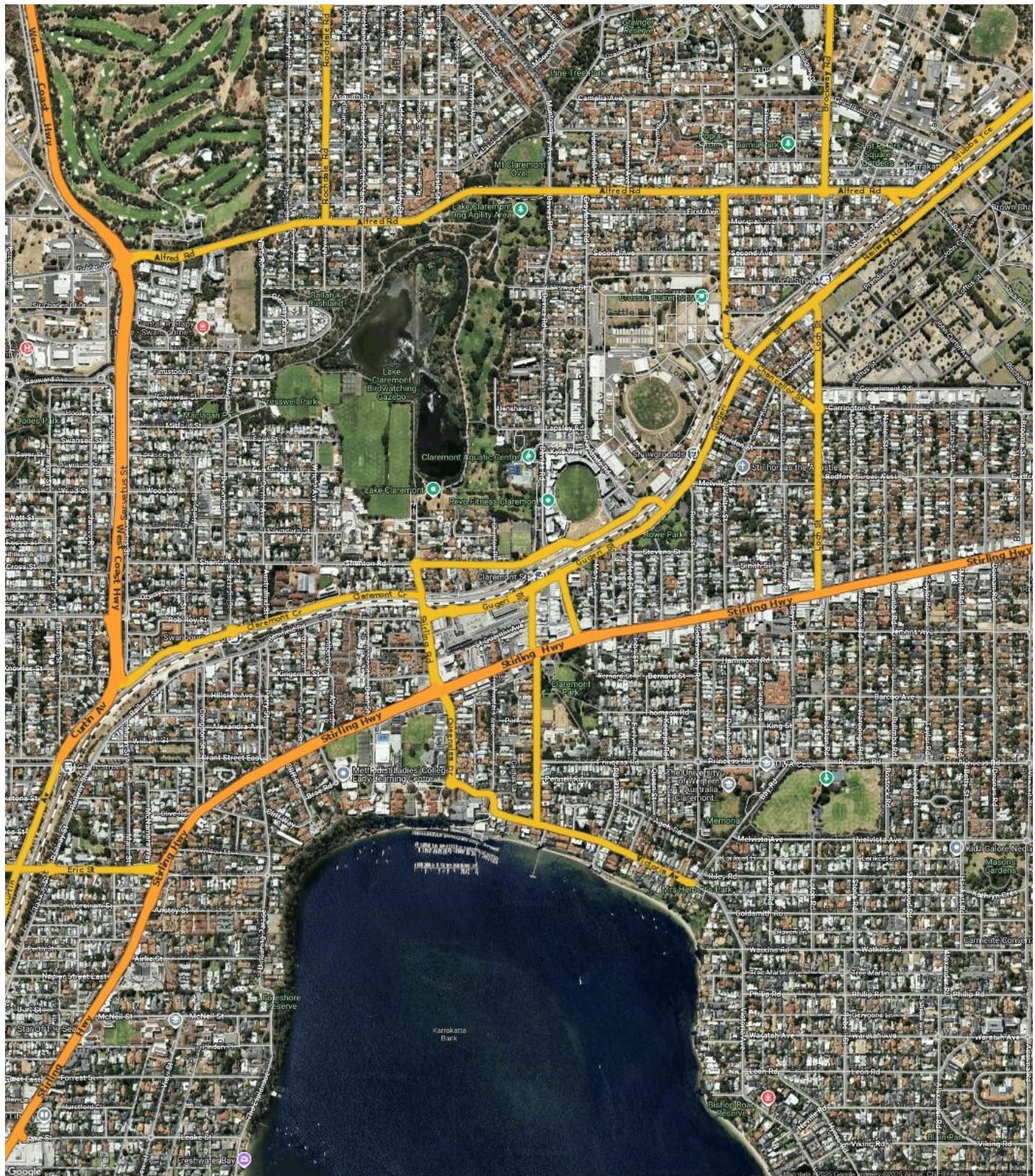


# **SUBURB FLYOVER REPORT**

CLAREMONT (HOUSE)

PREPARED BY: PETER ROBERTSON , PH: 0427 958 929

## CLAREMONT - Suburb Map



## CLAREMONT - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	58	\$ 1,365,000	0.0 %	\$ 695,000	\$ 10,250,000
2009	107	\$ 1,335,000	-2.2 %	\$ 17,000	\$ 9,500,000
2010	70	\$ 1,327,500	-0.6 %	\$ 400,000	\$ 3,950,000
2011	80	\$ 1,292,500	-2.6 %	\$ 246,666	\$ 7,250,000
2012	94	\$ 1,300,000	0.6 %	\$ 580,000	\$ 7,150,000
2013	107	\$ 1,415,000	8.8 %	\$ 690,000	\$ 7,000,000
2014	119	\$ 1,390,000	-1.8 %	\$ 10,850	\$ 3,485,000
2015	94	\$ 1,387,000	-0.2 %	\$ 99,943	\$ 5,000,000
2016	106	\$ 1,295,000	-6.6 %	\$ 400,000	\$ 7,500,000
2017	93	\$ 1,300,000	0.4 %	\$ 640,000	\$ 6,500,000
2018	118	\$ 1,570,000	20.8 %	\$ 18,000	\$ 8,300,000
2019	100	\$ 1,240,000	-21.0 %	\$ 250,000	\$ 8,050,000
2020	109	\$ 1,500,000	21.0 %	\$ 50,000	\$ 5,300,000
2021	97	\$ 1,934,000	28.9 %	\$ 254,000	\$ 5,408,000
2022	88	\$ 1,835,000	-5.1 %	\$ 575,000	\$ 5,870,000
2023	98	\$ 1,986,000	8.2 %	\$ 80,000	\$ 13,300,000
2024	70	\$ 2,372,500	19.5 %	\$ 685,000	\$ 7,200,000
2025	64	\$ 2,290,000	-3.5 %	\$ 20,201	\$ 6,200,000
2026	0				

Median Sale Price

**\$2.29m**

Based on 64 recorded House sales within the last 12 months (2025)

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

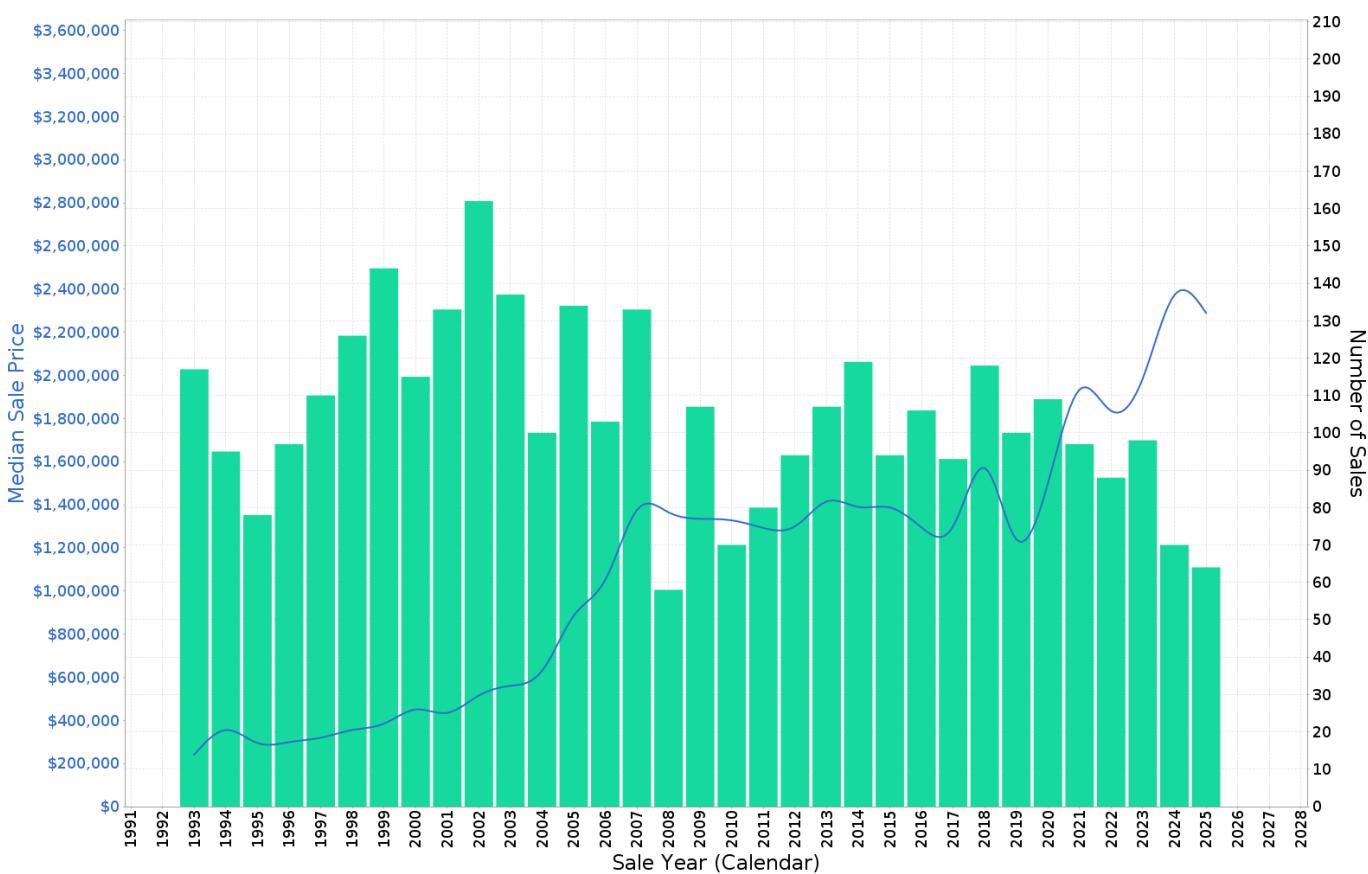
Suburb Growth

**-3.5%**

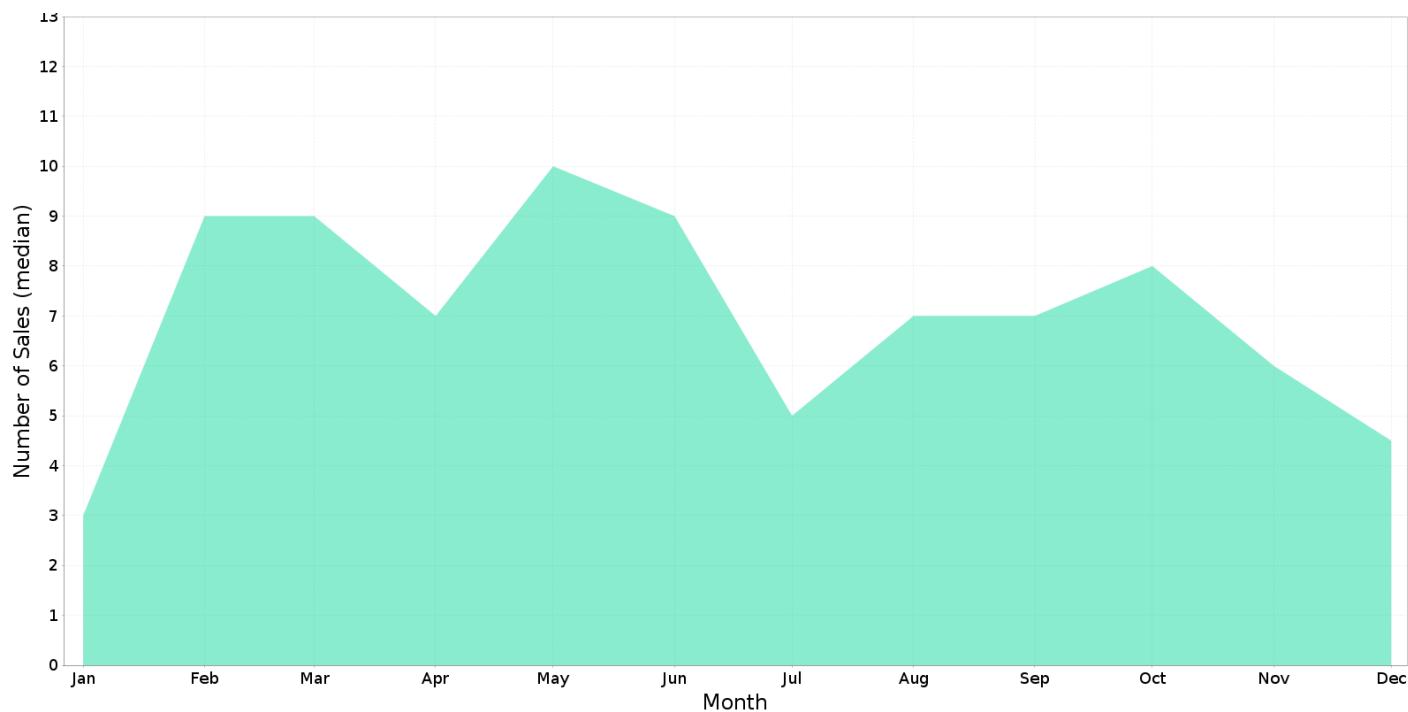
Current Median Price: \$2,290,000

Previous Median Price: \$2,372,500

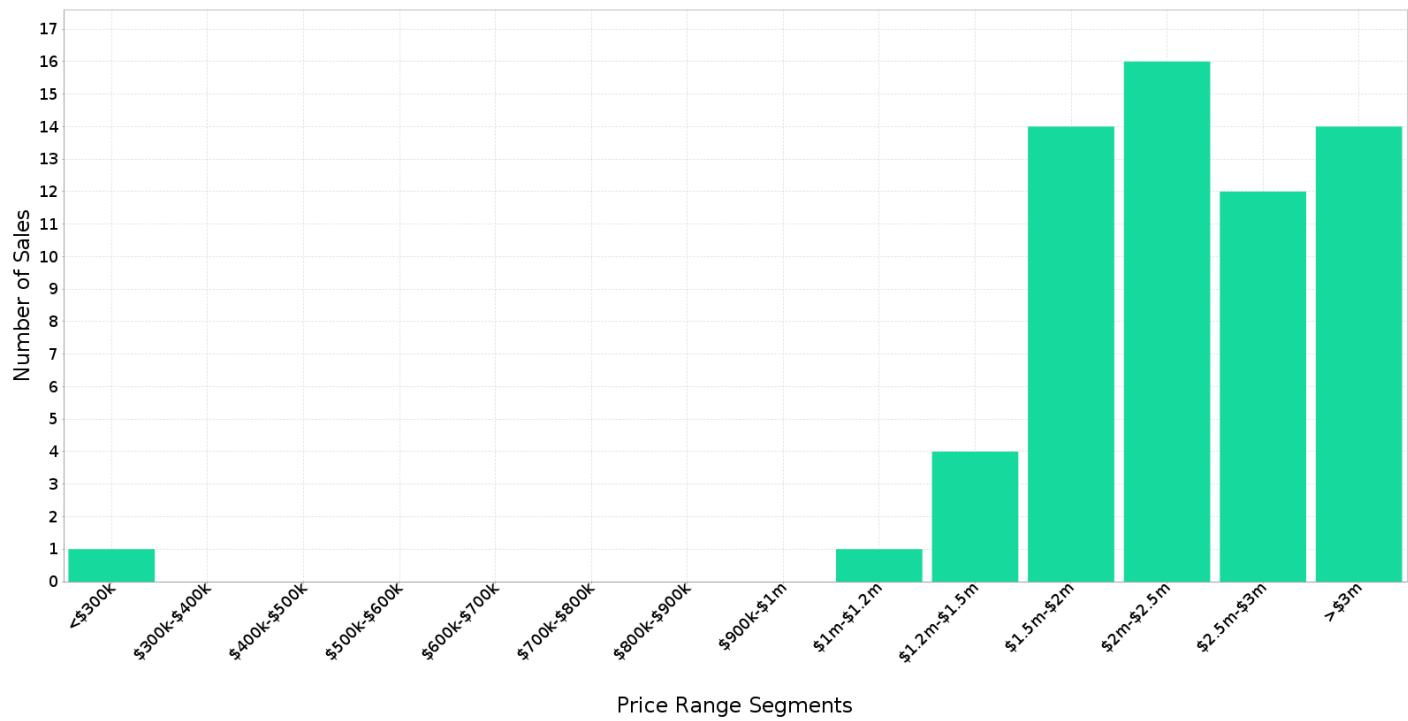
Based on 134 recorded House sales compared over the last two rolling 12 month periods



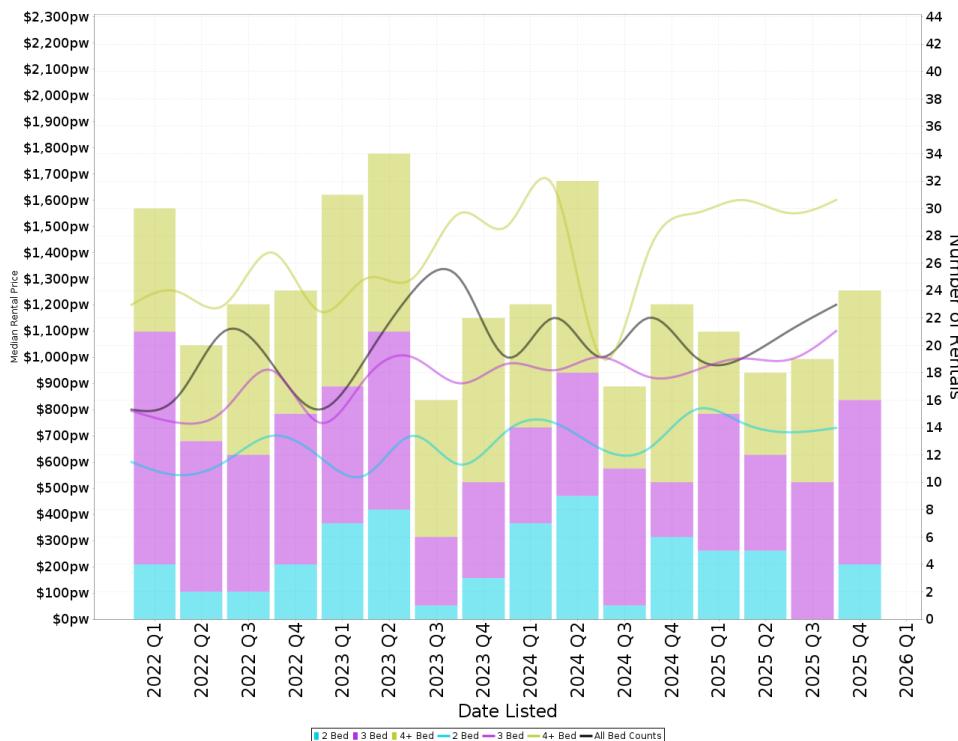
## CLAREMONT - Peak Selling Periods (3 years)



## CLAREMONT - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



Suburb Sale Price Growth

**-3.5%**

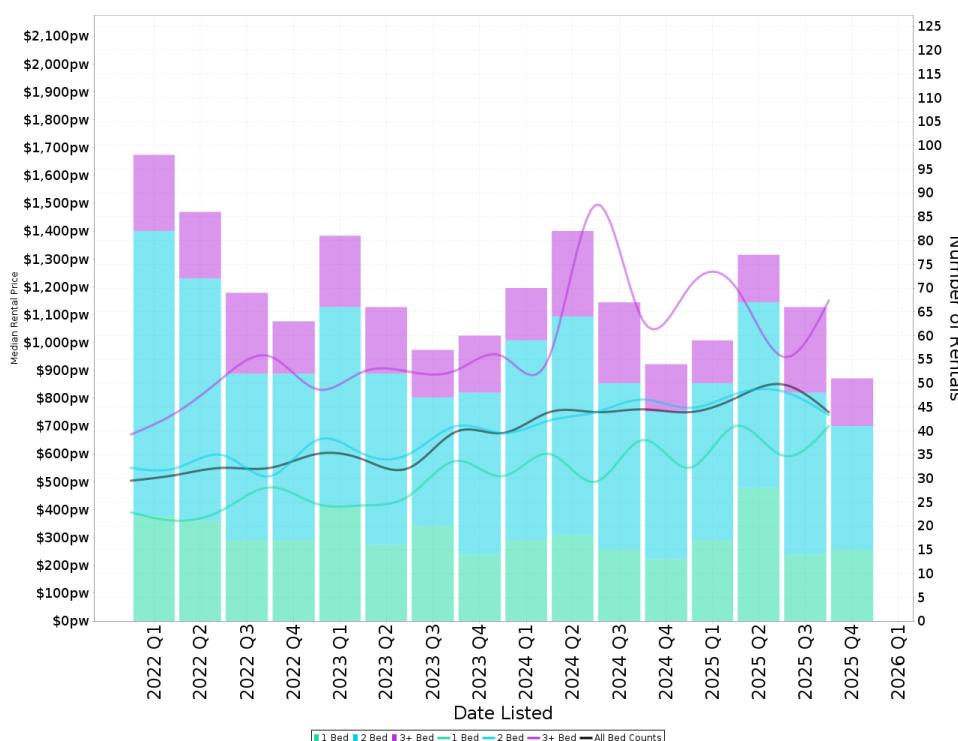
Current Median Price: \$2,290,000  
Previous Median Price: \$2,372,500  
Based on 134 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

**+2.5%**

Current Median Price: \$2,290,000  
Current Median Rent: \$1,100  
Based on 82 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



Suburb Sale Price Growth

**-5.6%**

Current Median Price: \$807,500  
Previous Median Price: \$855,000  
Based on 327 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

**+5.0%**

Current Median Price: \$807,500  
Current Median Rent: \$780  
Based on 253 registered Unit rentals compared over the last 12 months.

## CLAREMONT - Recently Sold Properties

### Median Sale Price

**\$2.29m**

Based on 64 recorded House sales within the last 12 months (2025)

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

### Suburb Growth

**-3.5%**

Current Median Price: \$2,290,000  
Previous Median Price: \$2,372,500

Based on 134 recorded House sales compared over the last two rolling 12 month periods

### # Sold Properties

**64**

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

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

#### 2 PROSPECT PL

**\$2,450,000**



490 m<sup>2</sup>



#### 3/1 DEAN ST

**\$1,180,000**



94 m<sup>2</sup>



#### 6 BARNFIELD RD

**\$2,410,000**



468 m<sup>2</sup>



#### 6 QUEENSLEA DR

**\$2,600,000**



62.3m

120.3 m<sup>2</sup>

62.3m

45.2 m<sup>2</sup>



#### 34A FIRST AVE

**\$1,200,000**

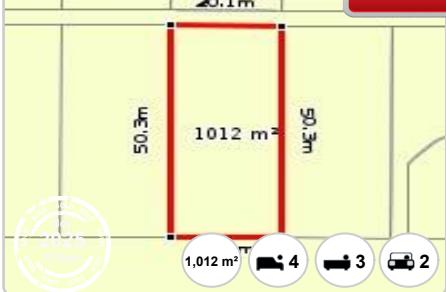


34.2 m<sup>2</sup>



#### 13 GOLDSMITH RD

**\$3,850,000**



20.1m

101.2 m<sup>2</sup>

15.6m



#### 6B AIRLIE ST

**\$2,400,000**



57.2 m<sup>2</sup>



#### 36A ALFRED RD

**\$2,025,000**



39.3 m<sup>2</sup>



#### 34 SECOND AVE

**\$1,980,000**



49.4 m<sup>2</sup>



**16 BROWN ST**



**\$2,500,000**



936 m<sup>2</sup>   

**28 PARRY ST**



**\$2,401,000**



544 m<sup>2</sup>   

**31 GOLDSWORTHY RD**



**\$4,200,000**



771 m<sup>2</sup>   

**2/51 MENGLER AVE**



**\$1,650,000**



290 m<sup>2</sup>   

**1 ALEXANDRA AVE**



**\$4,050,000**



721 m<sup>2</sup>   

**27 DAVIES RD**



**\$1,900,000**



809 m<sup>2</sup>   

**11 GEORGE AVE**



**\$3,221,000**



44.0m  685.0 m<sup>2</sup>  15.6m  
685 m<sup>2</sup>   

**45A LOCH ST**



**\$2,500,000**



747 m<sup>2</sup>   

**84 A GRAYLANDS RD**



**\$2,010,000**



351 m<sup>2</sup>   

**84 GRAYLANDS RD**



**\$2,153,000**



351 m<sup>2</sup>   

## CLAREMONT - Properties For Rent

### Median Rental Price

**\$1,100 /w**

Based on 82 recorded House rentals within the last 12 months (2025)

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

### Rental Yield

**+2.5%**

Current Median Price: \$2,290,000  
Current Median Rent: \$1,100

Based on 64 recorded House sales and 82 House rentals compared over the last 12 months

### Number of Rentals

**82**

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

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

#### 21/54 GUGERI STREET

**\$550 per week**



#### 1A SECOND AVENUE

**\$1350 per week**



#### 4A COLLEGE ROAD

**\$980 per week**



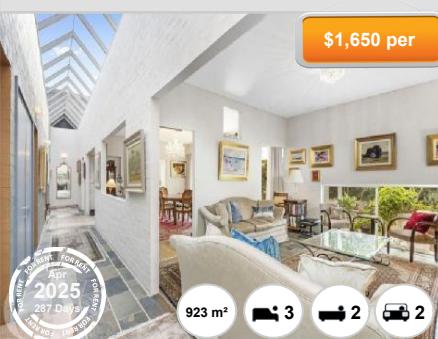
#### 34 ALFRED ROAD

**\$1672 per week**



#### 29A BAY ROAD

**\$1,650 per week**



#### 38 RILEY ROAD

**\$2,000 per week**

