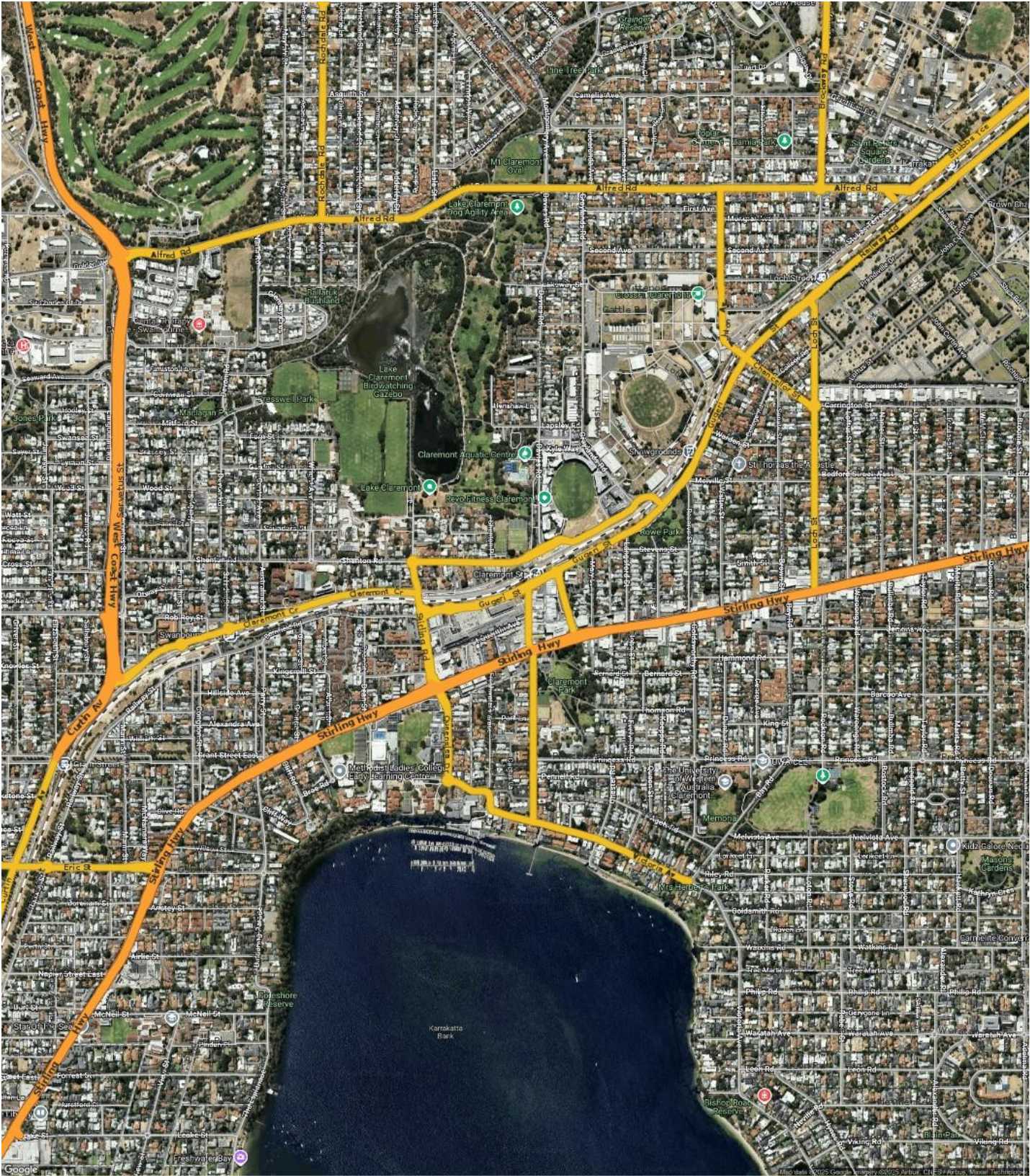


SUBURB FLYOVER REPORT

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)

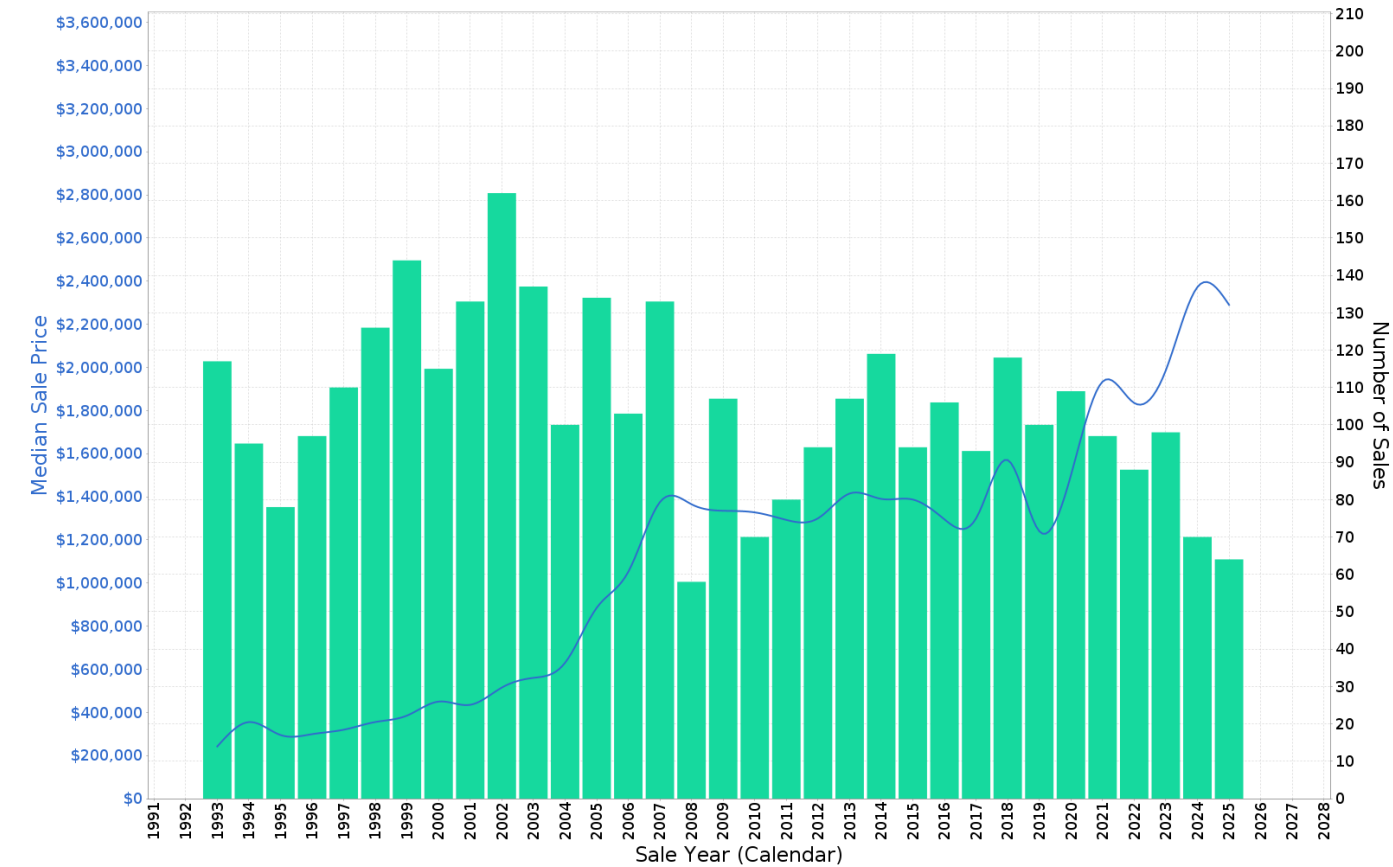
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

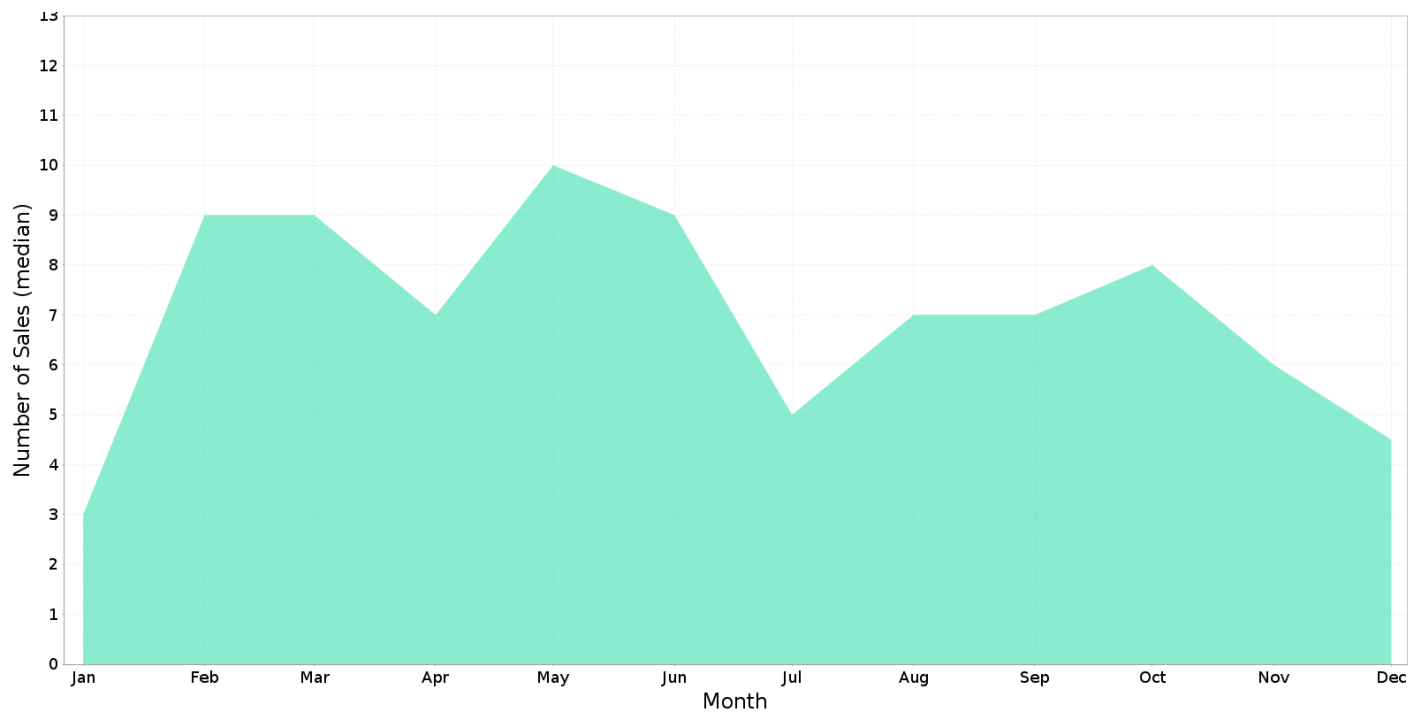
-3.5%

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

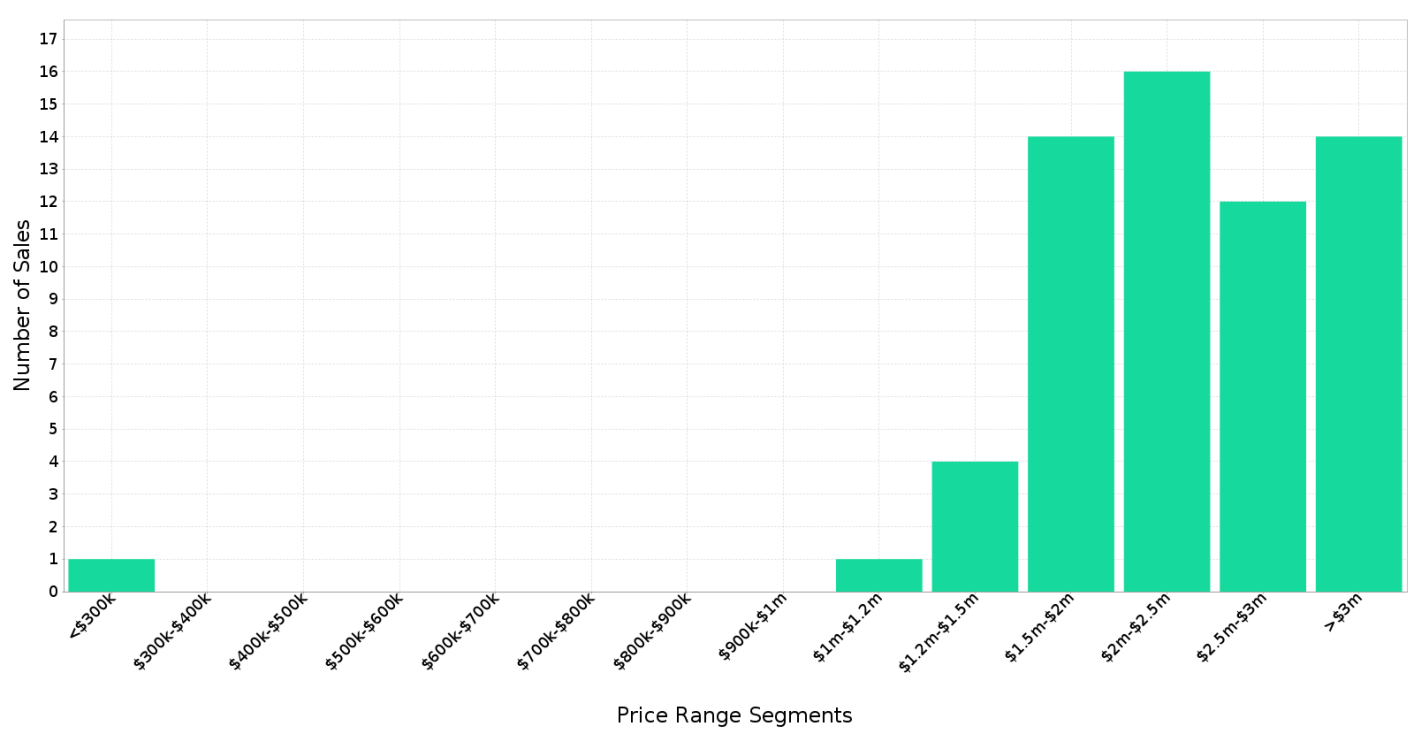
Based on 134 recorded House sales compared over the last two rolling 12 month periods



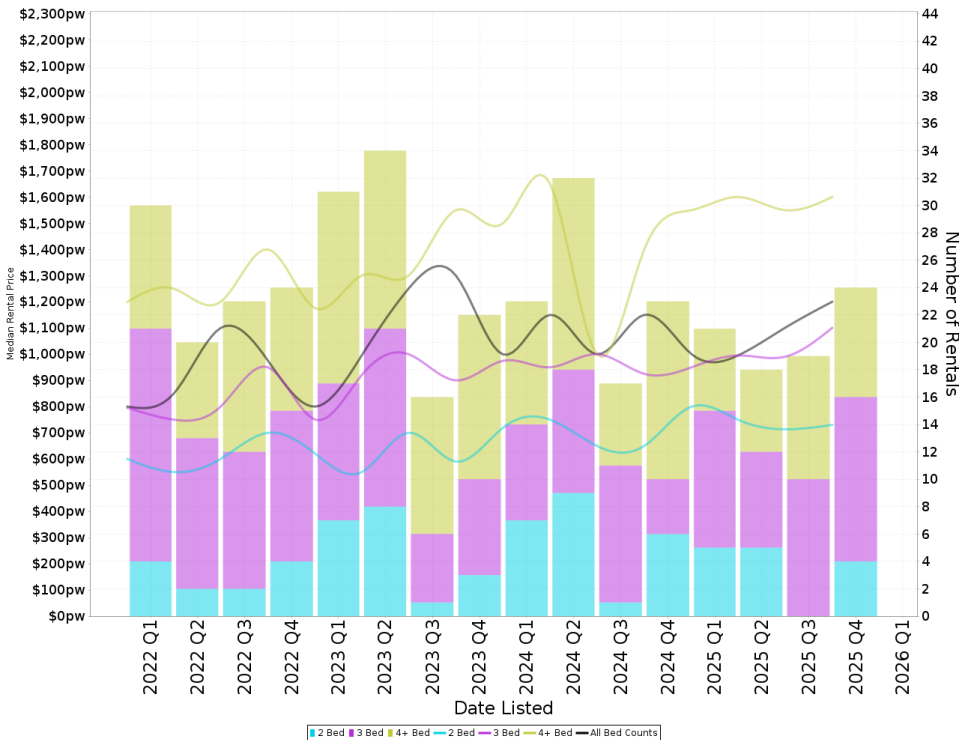
CLAREMONT - Peak Selling Periods (3 years)



CLAREMONT - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-3.5%

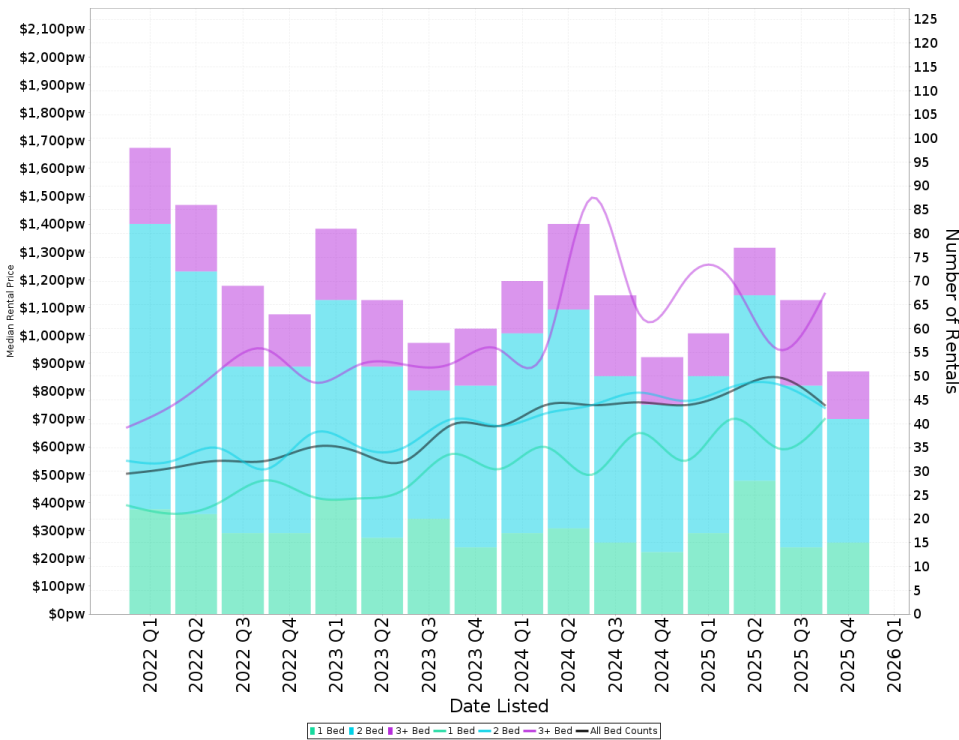
Current Median Price: \$2,290,000
Previous Median Price: \$2,372,500
Based on 134 registered House sales compared over the last two rolling 12 month periods.

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

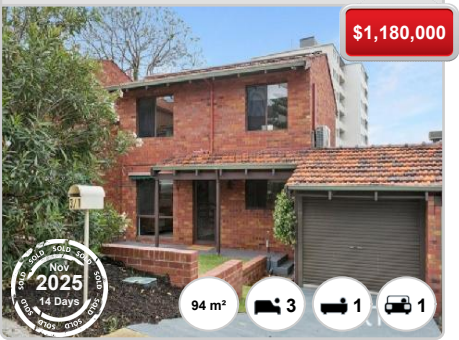


\$2,450,000

Sold Nov 2025 26 Days

490 m² 4 2 2

3/1 DEAN ST



\$1,180,000

Sold Nov 2025 14 Days

94 m² 3 1 1

6 BARNFIELD RD

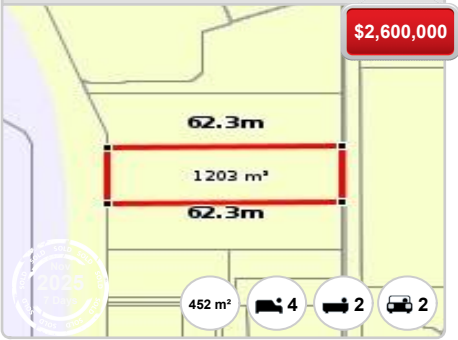


\$2,410,000

Sold Nov 2025 18 Days

468 m² 4 2 2

6 QUEENSLEA DR



\$2,600,000

Sold Nov 2025 26 Days

452 m² 4 2 2

34A FIRST AVE



\$1,200,000

Sold Nov 2025 19 Days

342 m² 3 1 1

13 GOLDSMITH RD



\$3,850,000

Sold Nov 2025 26 Days

1,012 m² 4 3 2

6B AIRLIE ST



\$2,400,000

Sold Oct 2025 33 Days

572 m² 3 2 2

36A ALFRED RD




\$2,025,000

Sold Oct 2025 42 Days

393 m² 3 2 2

34 SECOND AVE



\$1,980,000

Sold Oct 2025 13 Days

494 m² 3 2 2

16 BROWN ST



\$2,500,000

Oct 2025

97 Days

936 m²

3

1

1

28 PARRY ST



\$2,401,000

2025

23 Days

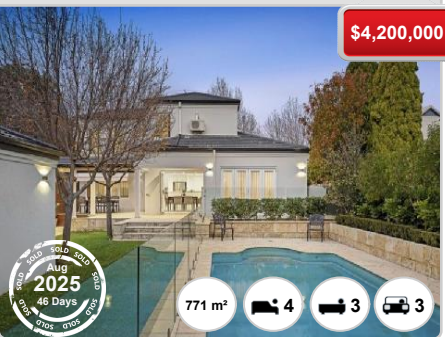
544 m²

4

2

4

31 GOLDSWORTHY RD



\$4,200,000

2025

46 Days

771 m²

4

3

3

2/51 MENGLER AVE



\$1,650,000

2025

24 Days

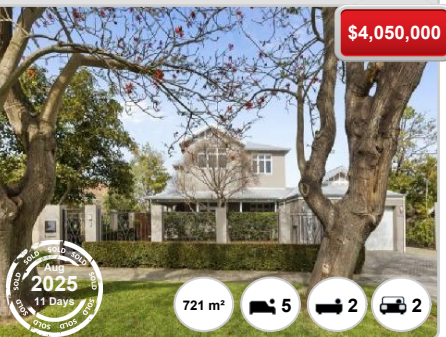
290 m²

4

2

2

1 ALEXANDRA AVE



\$4,050,000

2025

11 Days

721 m²

5

2

2

27 DAVIES RD



\$1,900,000

2025

24 Days

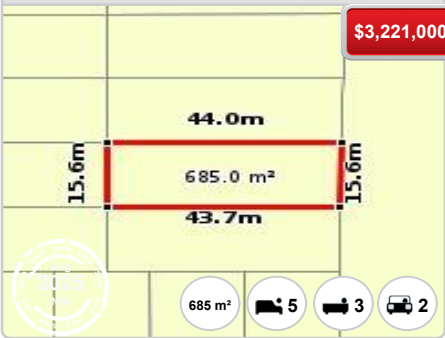
809 m²

4

1

2

11 GEORGE AVE



\$3,221,000

2025

28 Days

685 m²

5

3

2

45A LOCH ST



\$2,500,000

2025

28 Days

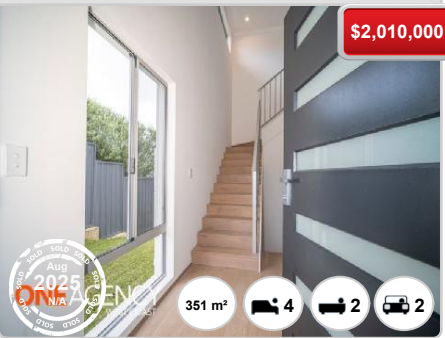
747 m²

4

2

2

84 A GRAYLANDS RD



\$2,010,000

2025

7 Days

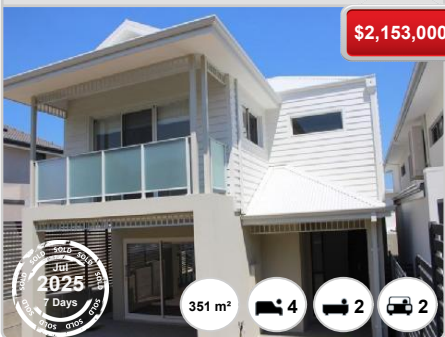
351 m²

4

2

2

84 GRAYLANDS RD



\$2,153,000

2025

7 Days

351 m²

4

2

2

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

38 RILEY ROAD

20.1m

\$2,000 per

33.7m

678.0 m²

33.7m

SALE 2025 2nd Half

678 m²

3

2

2