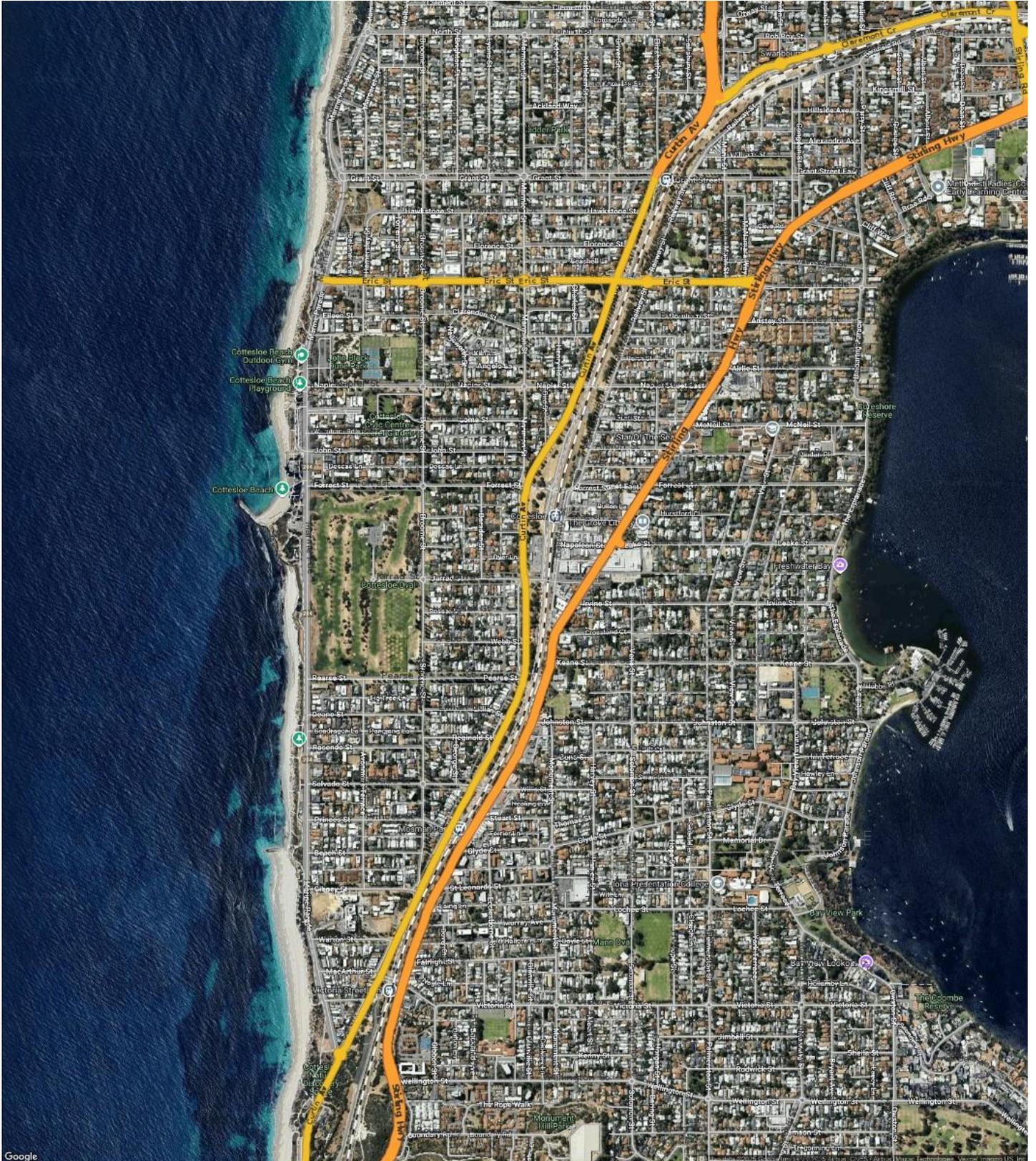


SUBURB FLYOVER REPORT

COTTESLOE (HOUSE)

PREPARED BY: PETER ROBERTSON , PH: 0427 958 929

COTTESLOE - Suburb Map



COTTESLOE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	84	\$ 1,895,000	0.0 %	\$ 69,036	\$ 7,400,000
2009	118	\$ 1,865,000	-1.6 %	\$ 528,816	\$ 9,500,000
2010	92	\$ 1,925,000	3.2 %	\$ 680,000	\$ 5,500,000
2011	87	\$ 1,750,000	-9.1 %	\$ 575,000	\$ 5,760,000
2012	138	\$ 1,716,500	-1.9 %	\$ 322,079	\$ 4,500,000
2013	123	\$ 1,825,000	6.3 %	\$ 550,000	\$ 7,250,000
2014	105	\$ 1,870,000	2.5 %	\$ 5,000	\$ 4,300,000
2015	99	\$ 1,720,000	-8.0 %	\$ 14,500	\$ 5,475,000
2016	115	\$ 1,800,000	4.7 %	\$ 380,000	\$ 7,550,000
2017	102	\$ 2,100,000	16.7 %	\$ 242,553	\$ 11,000,000
2018	103	\$ 2,020,000	-3.8 %	\$ 13,000	\$ 8,375,000
2019	102	\$ 1,940,000	-4.0 %	\$ 139,500	\$ 8,500,000
2020	114	\$ 2,262,500	16.6 %	\$ 616,666	\$ 7,100,000
2021	118	\$ 2,750,000	21.5 %	\$ 755,000	\$ 10,250,000
2022	90	\$ 3,275,000	19.1 %	\$ 1,250,000	\$ 15,600,000
2023	106	\$ 3,263,500	-0.4 %	\$ 2,063	\$ 12,000,000
2024	89	\$ 3,520,000	7.9 %	\$ 600,000	\$ 13,500,000
2025	80	\$ 3,200,000	-9.1 %	\$ 150,000	\$ 370,000,000
2026	0				

Median Sale Price
\$3.2m

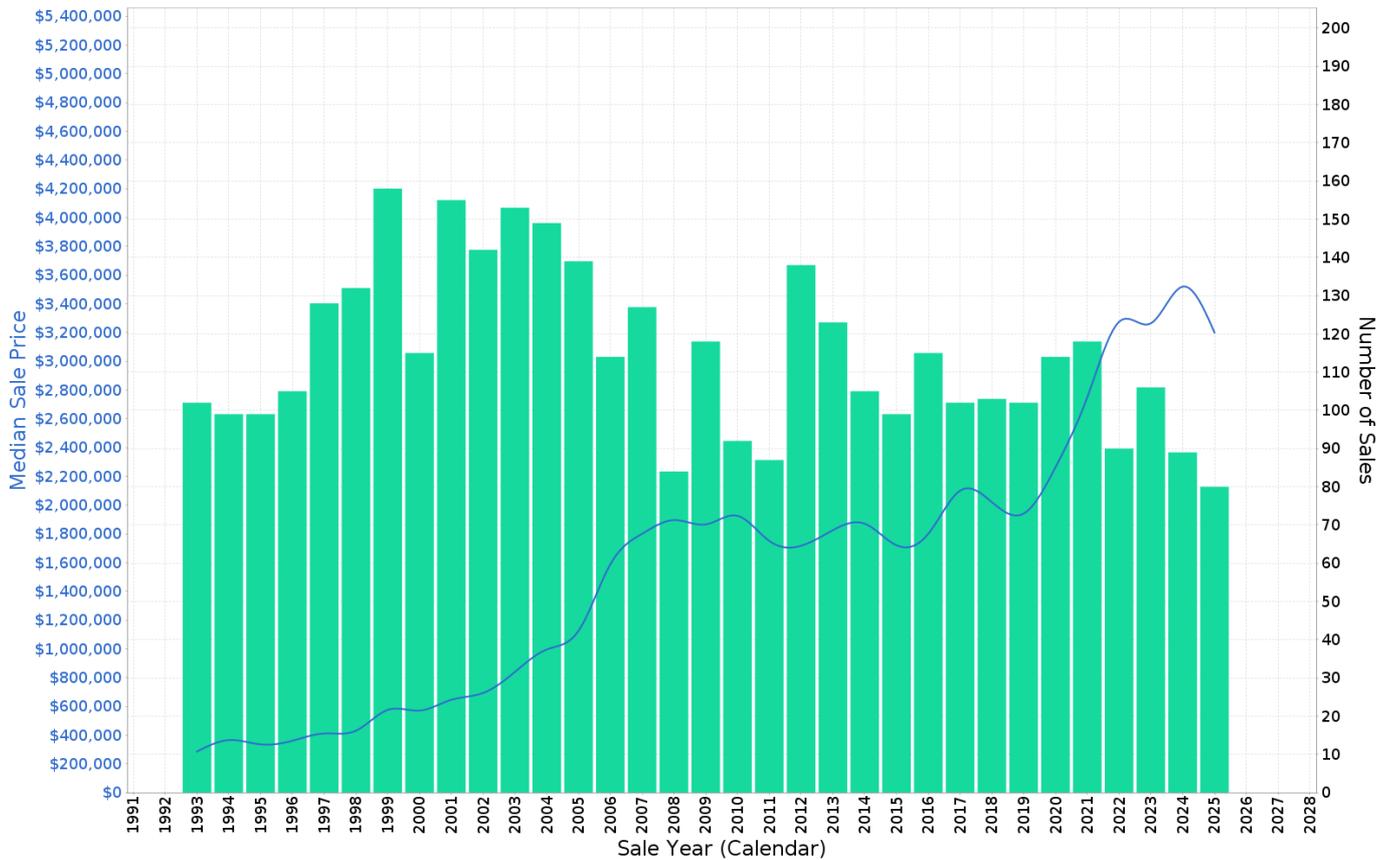
Based on 80 recorded House sales within the last 12 months (2025)

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

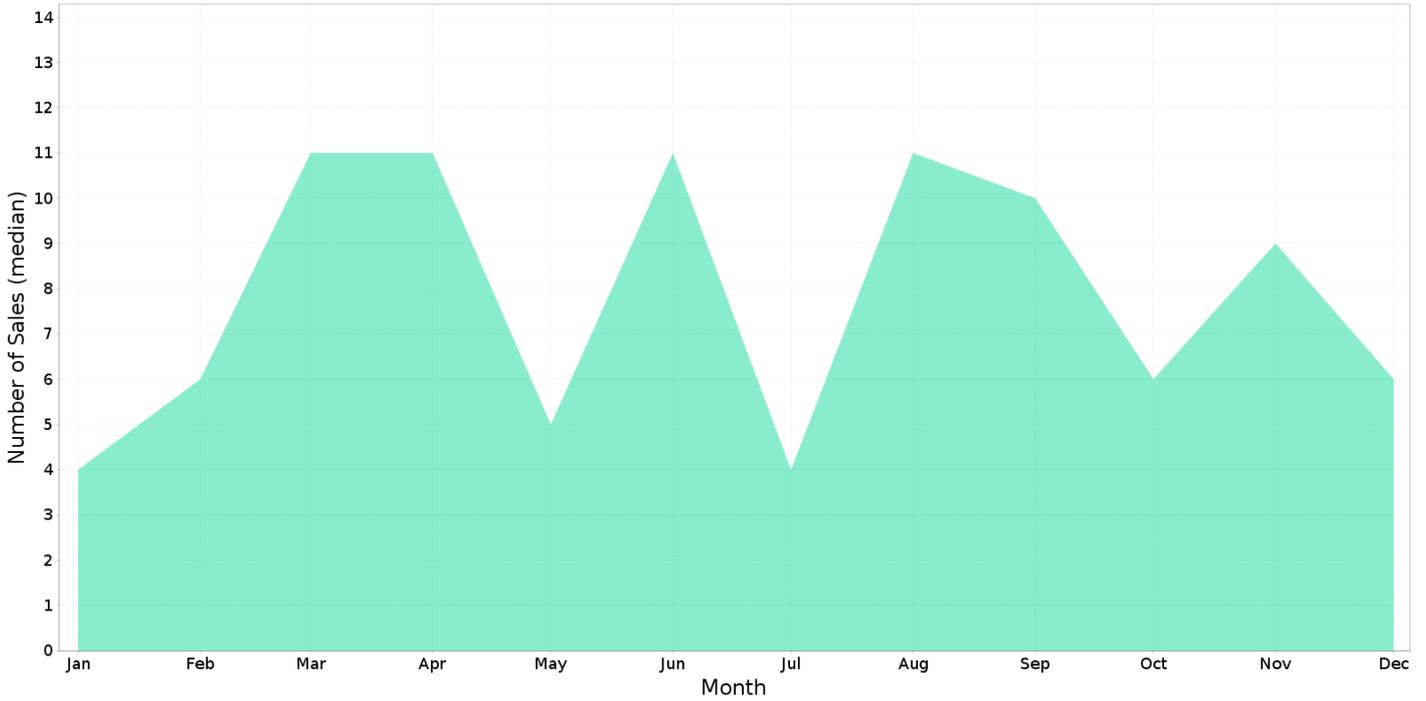
Suburb Growth
-9.1%

Current Median Price: \$3,200,000
Previous Median Price: \$3,520,000

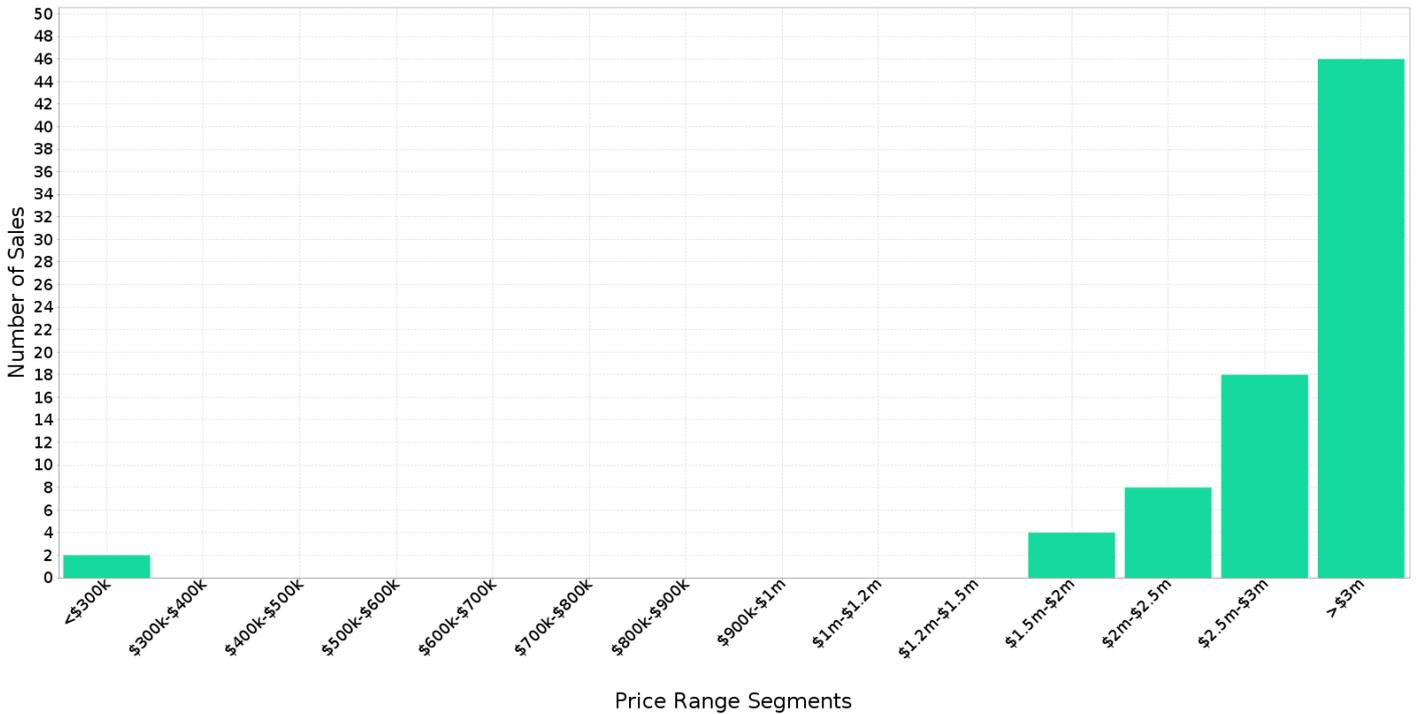
Based on 169 recorded House sales compared over the last two rolling 12 month periods



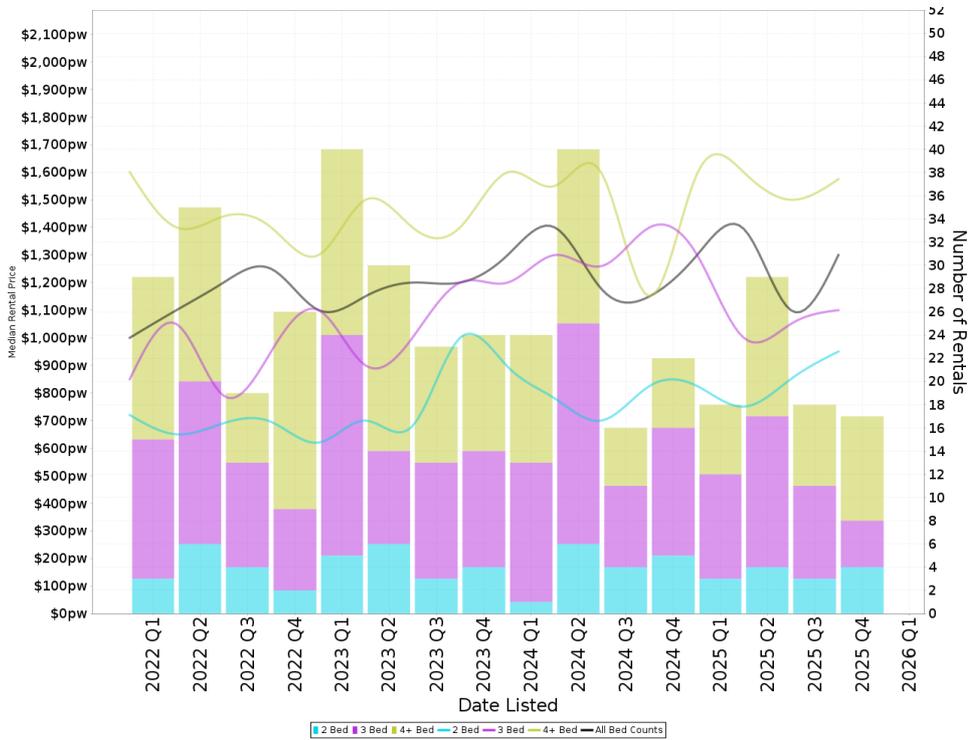
COTTESLOE - Peak Selling Periods (3 years)



COTTESLOE - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-9.1%

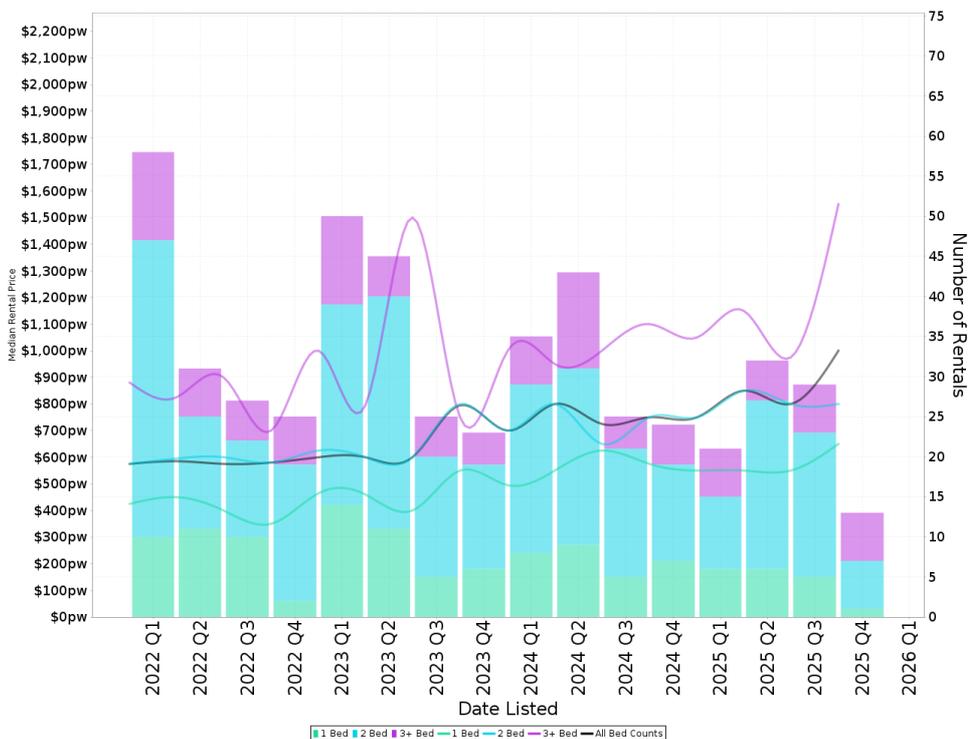
Current Median Price: \$3,200,000
Previous Median Price: \$3,520,000
Based on 169 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.1%

Current Median Price: \$3,200,000
Current Median Rent: \$1,300
Based on 82 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+18.2%

Current Median Price: \$1,430,000
Previous Median Price: \$1,210,000
Based on 124 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.0%

Current Median Price: \$1,430,000
Current Median Rent: \$825
Based on 95 registered Unit rentals compared over the last 12 months.

COTTESLOE - Recently Sold Properties

Median Sale Price
\$3.2m

Based on 80 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
-9.1%

Current Median Price: \$3,200,000
Previous Median Price: \$3,520,000

Based on 169 recorded House sales compared over the last two rolling 12 month periods

Sold Properties
80

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

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

31 ALBION ST

\$2,315,500

Sold Dec 2025 (12 Days)

373 m² | 3 Beds | 1 Bath | 2 Car

7 PERTH ST

\$1,800,000

Sold Nov 2025 (17 Days)

278 m² | 3 Beds | 1 Bath | 1 Car

4 LOMA ST

\$4,350,000

Sold Nov 2025 (14 Days)

655 m² | 3 Beds | 1 Bath | 1 Car

47 NAPIER ST

\$4,500,000

Sold Nov 2025 (N/A)

665 m² | 4 Beds | 4 Baths | 2 Car

3 CLARENDON ST

\$4,425,000

Sold Nov 2025 (23 Days)

543 m² | 3 Beds | 3 Baths | 2 Car

186 LITTLE MARINE PDE

\$5,625,000

Sold Nov 2025 (N/A)

440 m² | 3 Beds | 4 Baths | 3 Car

1B GERALDINE ST

\$3,700,000

Sold Nov 2025 (171 Days)

197 m² | 3 Beds | 2 Baths | 2 Car

47 PEARSE ST

\$5,800,000

Sold Oct 2025 (58 Days)

491 m² | 4 Beds | 3 Baths | 2 Car

6B NAILSWORTH ST

\$6,800,000

Sold Oct 2025 (20 Days)

570 m² | 4 Beds | 3 Baths | 2 Car

2A GRIVER ST

\$3,900,000

Oct 2025
14 Days

470 m² 4 3 2

160 BROOME ST

\$3,150,000

Oct 2025
315 Days

503 m² 2 1 1

4 ALBION ST

\$2,900,000

Oct 2025
167 Days

690 m² 4 2 2

288 MARMION ST

\$2,888,000

Sep 2025
30 Days

589 m² 1 1 2

116 ERIC ST

\$3,100,000

Sep 2025
21 Days

865 m² 3 1 2

57 LYONS ST

\$3,075,000

Sep 2025
N/A

685 m² 2 1 1

52 HAWKSTONE ST

\$3,200,000

Sep 2025
N/A

556 m² 3 2 2

267 MARMION ST

\$4,550,000

Sep 2025
160 Days

728 m² 4 1 2

199 CURTIN AVE

\$3,050,000

Sep 2025
N/A

513 m² 4 3 2

23 LYONS ST

\$2,450,000

Sep 2025
24 Days

481 m² 4 1 2

287 MARMION ST

\$3,505,000

Sep 2025
28 Days

767 m² 794 m² 2 2 1

324 MARMION ST

\$3,550,000

Aug 2025
15 Days

693 m² 693 m² 4 1 1

COTTESLOE - Properties For Rent

Median Rental Price

\$1,300 /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

+2.1%

Current Median Price: \$3,200,000
Current Median Rent: \$1,300

Based on 80 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

31 ALBION STREET



\$1500 per week

373 m² 4 bedrooms 1 bathroom 2 cars

Current Median Price: \$3,200,000
Current Median Rent: \$1,300

Based on 80 recorded House sales and 82 House rentals compared over the last 12 months

112 GRANT STREET



\$1600 per week

607 m² 3 bedrooms 2 bathrooms 1 car

Current Median Price: \$3,200,000
Current Median Rent: \$1,300

Based on 80 recorded House sales and 82 House rentals compared over the last 12 months

4 AVONMORE TERRACE



\$1300 per week

587 m² 4 bedrooms 2 bathrooms 2 cars

Current Median Price: \$3,200,000
Current Median Rent: \$1,300

Based on 80 recorded House sales and 82 House rentals compared over the last 12 months

31A CURTIN AVENUE



\$1100 per week

302 m² 3 bedrooms 1 bathroom 3 cars

Current Median Price: \$3,200,000
Current Median Rent: \$1,300

Based on 80 recorded House sales and 82 House rentals compared over the last 12 months