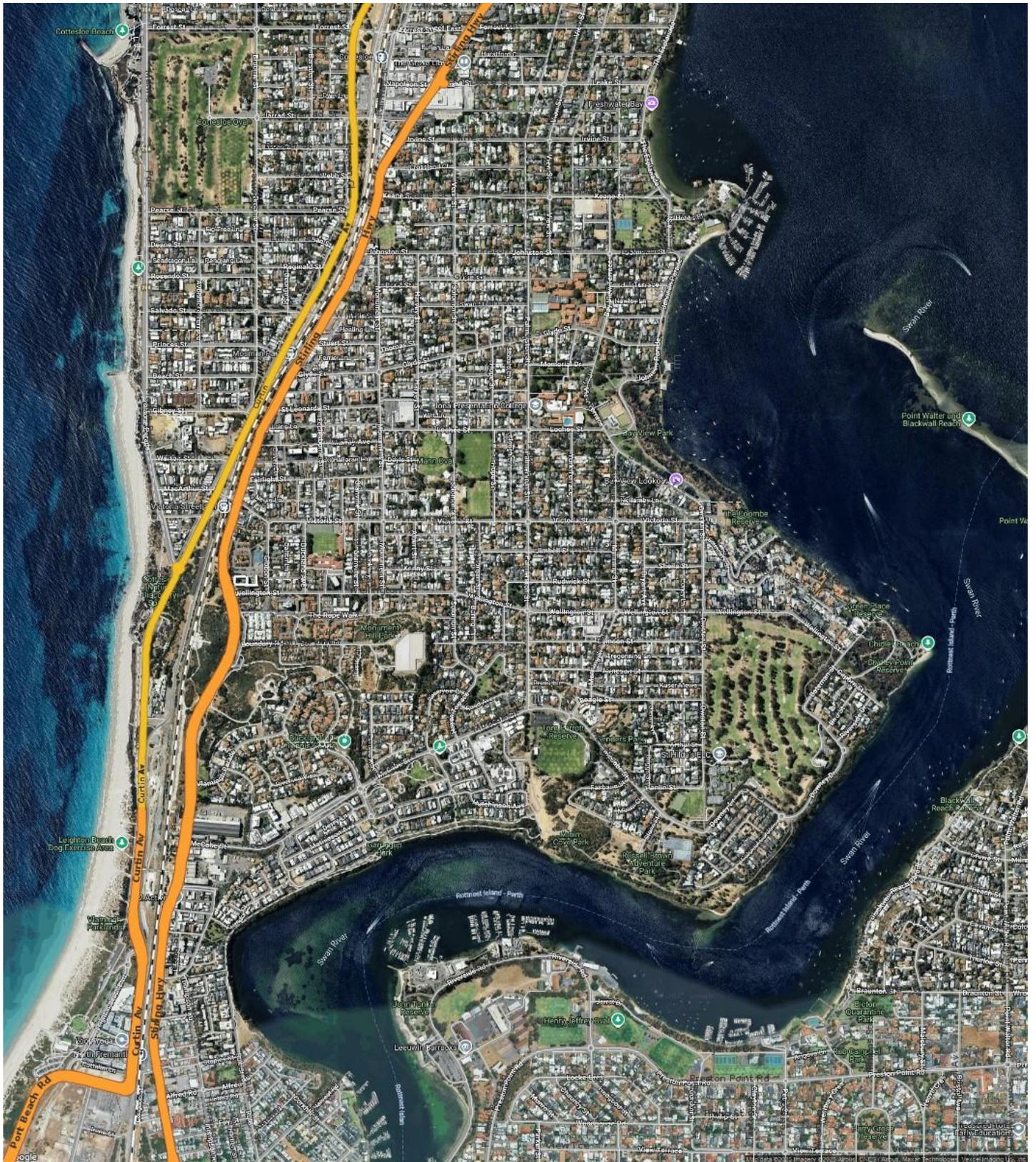


SUBURB FLYOVER REPORT

MOSMAN PARK (HOUSE)

PREPARED BY: PETER ROBERTSON , PH: 0427 958 929

MOSMAN PARK - Suburb Map



MOSMAN PARK - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	91	\$ 1,475,000	0.0 %	\$ 400,000	\$ 16,000,000
2009	153	\$ 1,150,000	-22.0 %	\$ 300,000	\$ 15,000,000
2010	88	\$ 1,232,500	7.2 %	\$ 121,000	\$ 10,000,000
2011	97	\$ 1,250,000	1.4 %	\$ 600,000	\$ 5,880,000
2012	129	\$ 1,275,000	2.0 %	\$ 212,500	\$ 11,000,000
2013	138	\$ 1,337,500	4.9 %	\$ 89,000	\$ 8,450,000
2014	149	\$ 1,450,000	8.4 %	\$ 112,000	\$ 10,000,000
2015	132	\$ 1,370,000	-5.5 %	\$ 195,000	\$ 6,000,000
2016	110	\$ 1,277,500	-6.8 %	\$ 329,912	\$ 6,750,000
2017	134	\$ 1,290,000	1.0 %	\$ 85,000	\$ 21,500,000
2018	92	\$ 1,382,500	7.2 %	\$ 402,819	\$ 15,000,000
2019	103	\$ 1,260,000	-8.9 %	\$ 114,000	\$ 12,050,000
2020	139	\$ 1,525,000	21.0 %	\$ 123,500	\$ 8,500,000
2021	169	\$ 1,690,000	10.8 %	\$ 150,000	\$ 10,200,000
2022	103	\$ 1,780,000	5.3 %	\$ 585,000	\$ 12,000,000
2023	113	\$ 2,100,000	18.0 %	\$ 165,000	\$ 11,200,000
2024	110	\$ 2,195,000	4.5 %	\$ 625,000	\$ 25,000,000
2025	91	\$ 2,750,000	25.3 %	\$ 1,250,000	\$ 22,750,000
2026	0				

Median Sale Price
\$2.75m

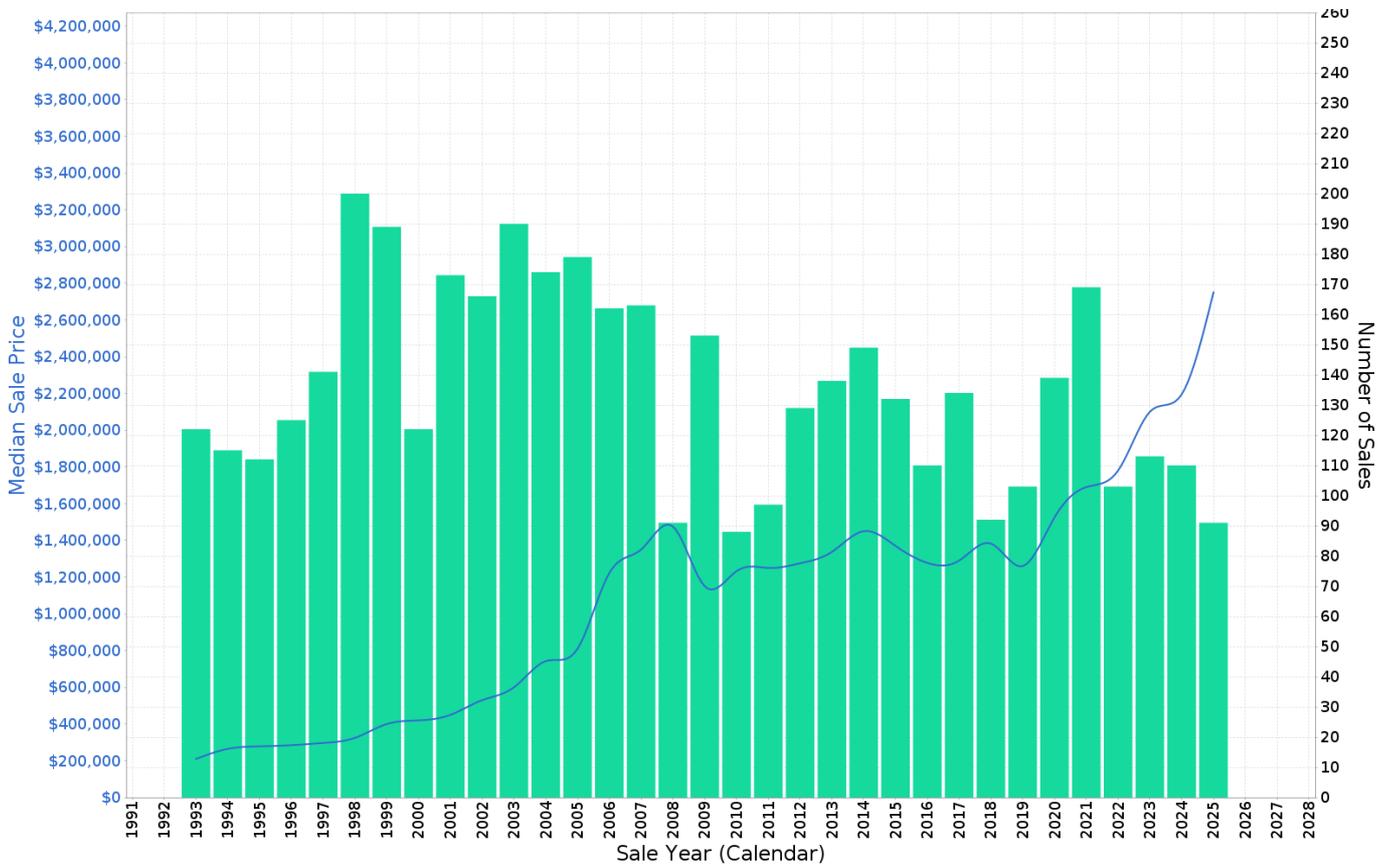
Based on 91 recorded House sales within the last 12 months (2025)

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

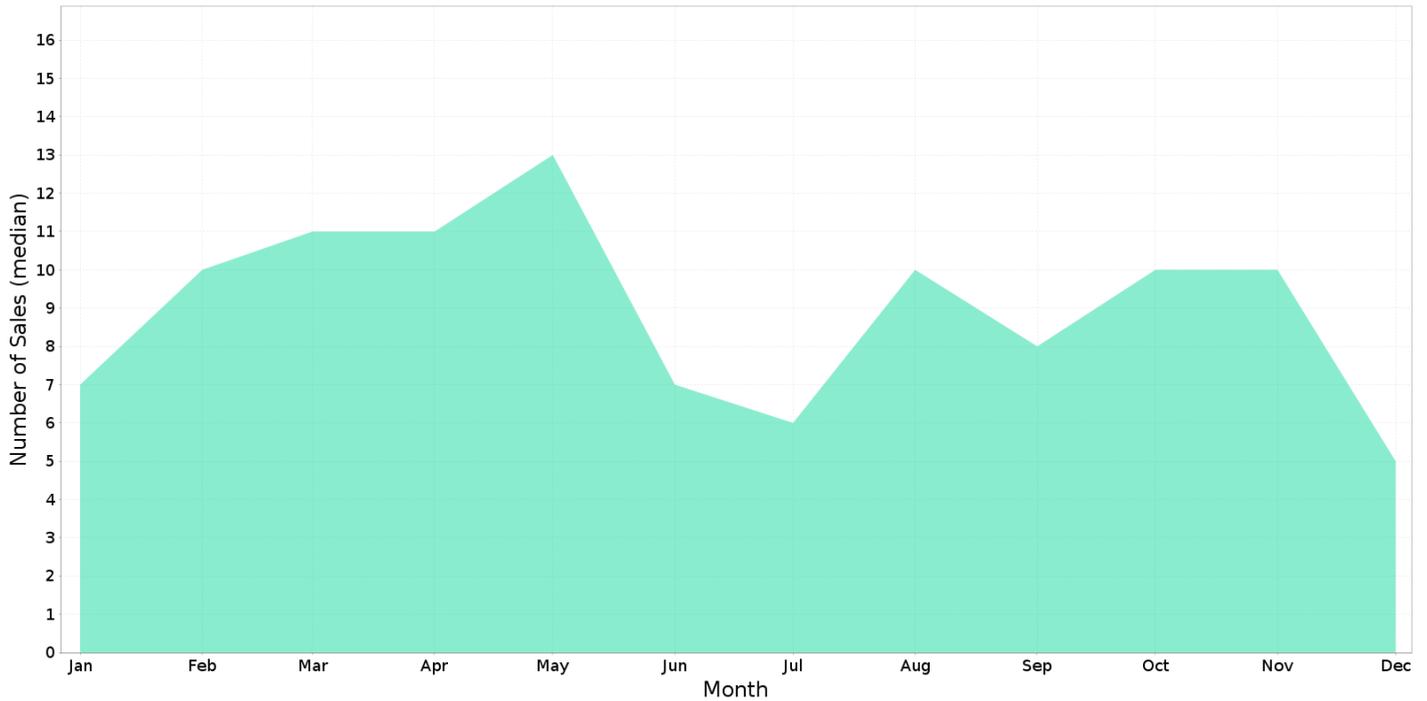
Suburb Growth
+25.3%

Current Median Price: \$2,750,000
Previous Median Price: \$2,195,000

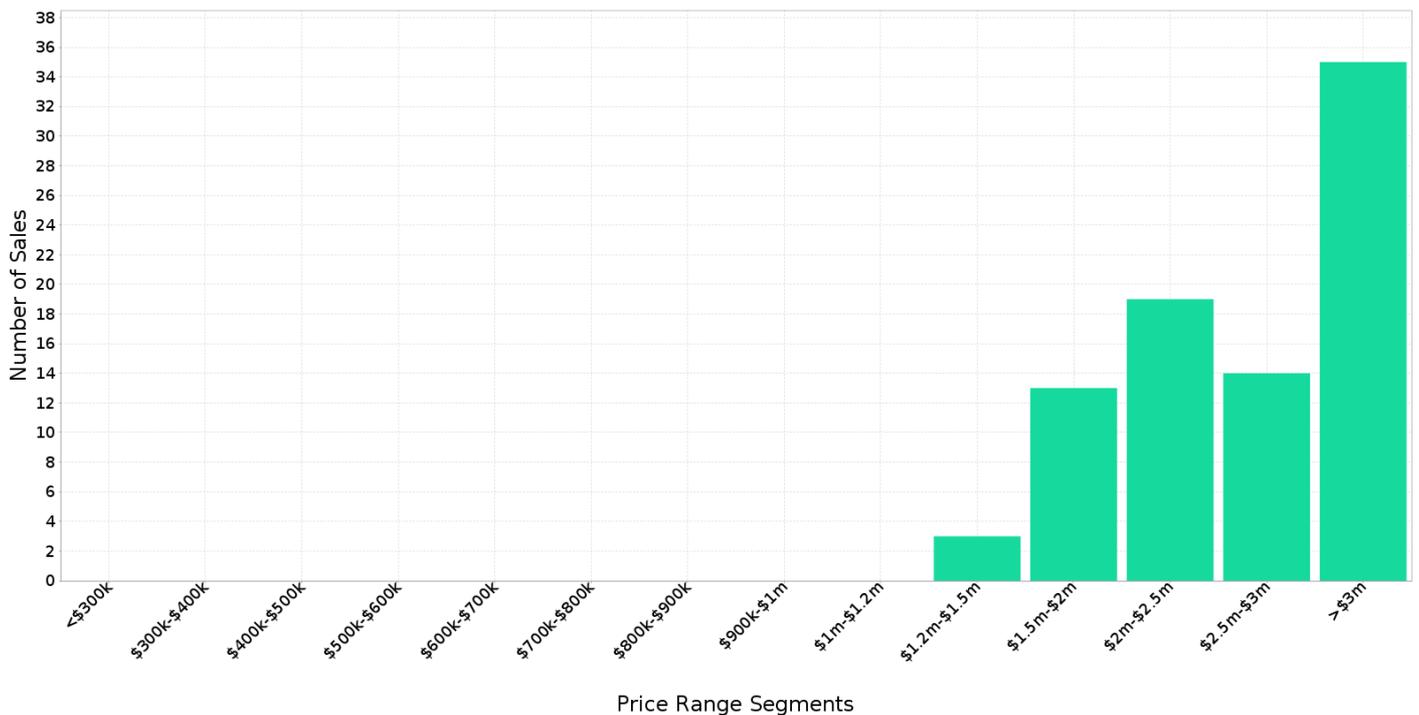
Based on 201 recorded House sales compared over the last two rolling 12 month periods



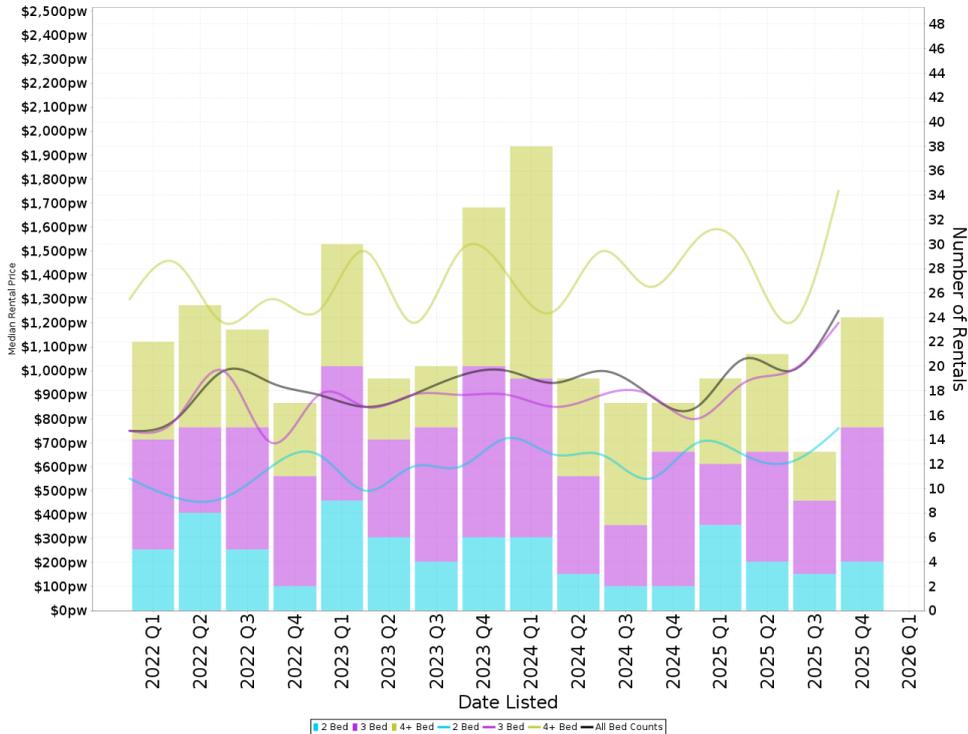
MOSMAN PARK - Peak Selling Periods (3 years)



MOSMAN PARK - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+25.3%

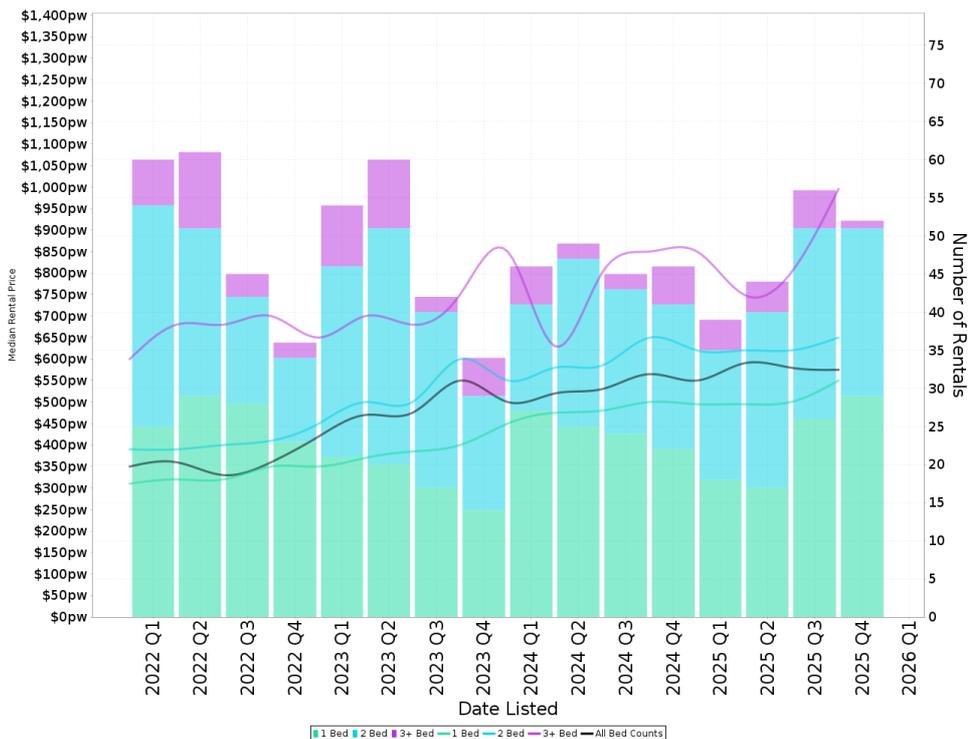
Current Median Price: \$2,750,000
Previous Median Price: \$2,195,000
Based on 201 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.0%

Current Median Price: \$2,750,000
Current Median Rent: \$1,050
Based on 77 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+22.7%

Current Median Price: \$540,000
Previous Median Price: \$440,000
Based on 236 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.6%

Current Median Price: \$540,000
Current Median Rent: \$580
Based on 191 registered Unit rentals compared over the last 12 months.

MOSMAN PARK - Recently Sold Properties

Median Sale Price
\$2.75m

Based on 91 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
+25.3%

Current Median Price: \$2,750,000
Previous Median Price: \$2,195,000

Based on 201 recorded House sales compared over the last two rolling 12 month periods

Sold Properties
91

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

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

3/31 GLANVILLE ST



\$1,060,000

Jan 2026
39 Days

1,446 m² 3 1 1

3 STUART ST



\$1,825,000

Jan 2026
102 Days

358 m² 3 2 2

17 CHIPPERFIELD CRT



\$3,505,000

Dec 2025
26 Days

380 m² 4 3 2

8 CHIPPERFIELD CRT



\$2,950,000

Dec 2025
195 Days

405 m² 4 3 2

10A LOCHEE ST



\$2,800,000

Dec 2025
34 Days

461 m² 3 2 2

33 SAMSON ST



\$3,800,000

Dec 2025
14 Days

703 m² 5 3 2

72 GLYDE ST



\$2,800,000

Dec 2025
13 Days

372 m² 3 2 3

115 VICTORIA ST



\$3,000,000

Nov 2025

670 m² 4 2 3

6 ARROWSMITH LANE



\$5,850,000

Nov 2025
11 Days

630 m² 5 4 3

5/54 GLYDE ST

\$1,995,000

Nov 2025
51 Days

381 m² 4 2 1

47 MANNING ST

\$1,700,000

281 m² 3 2 2

6 BAILEY LKT

\$4,650,000

Nov 2025
27 Days

1,082 m² 4 4 2

34C OWSTON ST

\$4,200,000

Oct 2025
8 Days

431 m² 4 2 2

40 OWSTON ST

\$4,525,000

Oct 2025
N/A

1,151 m² 4 2 2

68 MONUMENT ST

\$2,175,000

Oct 2025
19 Days

542 m² 3 2 1

115 WELLINGTON ST

\$1,800,000

Oct 2025
N/A

746 m² 3 1 1

99 WELLINGTON ST

\$3,055,000

Oct 2025
5 Days

817 m² 4 2 1

2 BRYANT AVE

\$2,950,000

Oct 2025
23 Days

647 m² 3 2 2

87 PALMERSTON ST

\$2,910,000

Oct 2025
8 Days

696 m² 4 3 2

116 VICTORIA ST

\$2,050,000

Sep 2025
13 Days

739 m² 2 1 1

34 SADDINGTON CRES

\$3,350,000

Sep 2025
6 Days

480 m² 4 3 2

