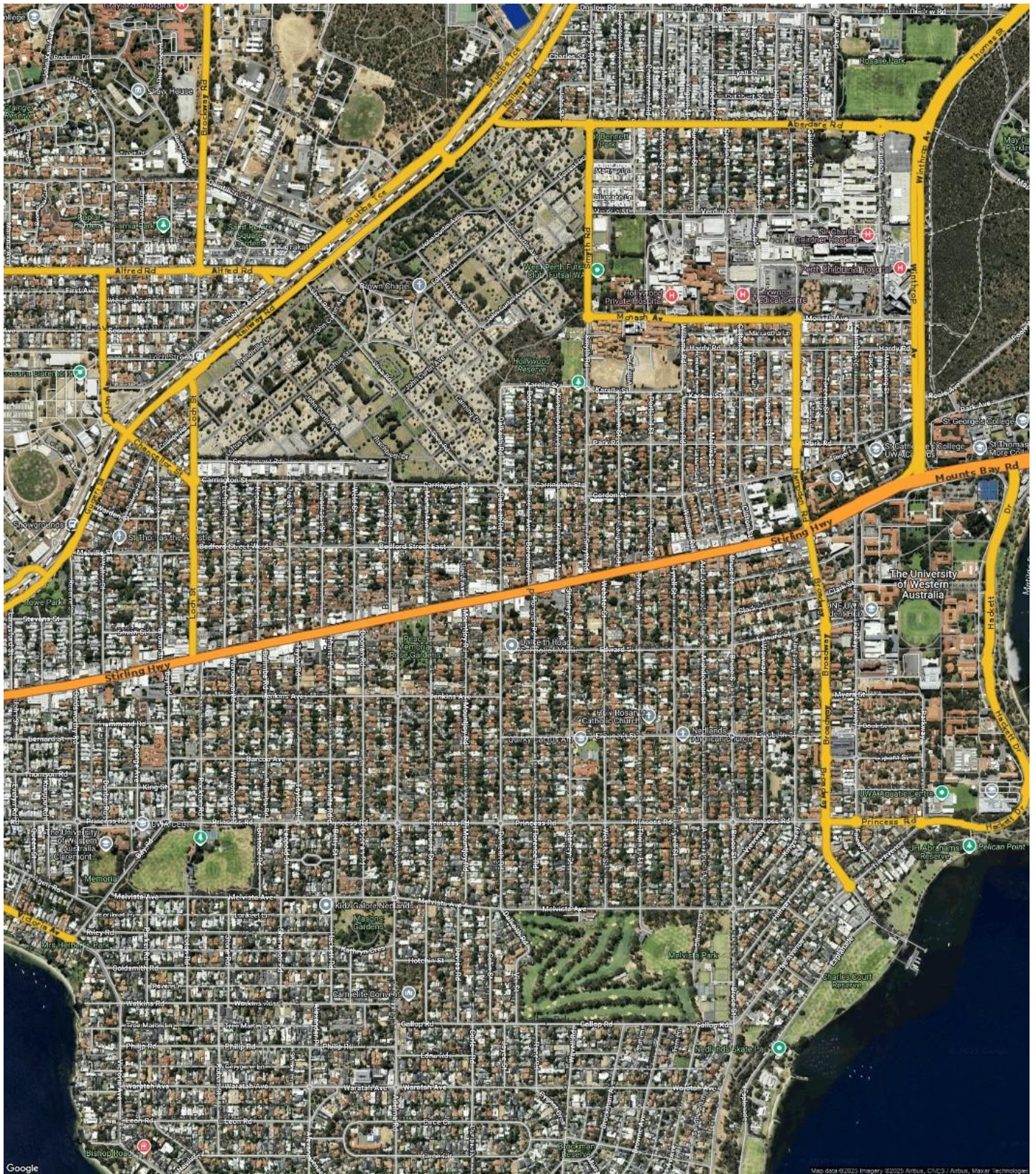


SUBURB FLYOVER REPORT

NEDLANDS (HOUSE)

PREPARED BY: PETER ROBERTSON , PH: 0427 958 929

NEDLANDS - Suburb Map



NEDLANDS - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	82	\$ 1,600,000	0.0 %	\$ 162,000	\$ 3,000,000
2009	143	\$ 1,500,000	-6.2 %	\$ 425,000	\$ 6,810,800
2010	108	\$ 1,627,500	8.5 %	\$ 273,000	\$ 3,555,000
2011	107	\$ 1,550,000	-4.8 %	\$ 380,000	\$ 6,000,000
2012	142	\$ 1,330,000	-14.2 %	\$ 225,000	\$ 6,000,000
2013	161	\$ 1,495,000	12.4 %	\$ 112,000	\$ 5,500,000
2014	149	\$ 1,585,500	6.1 %	\$ 240,000	\$ 6,300,000
2015	127	\$ 1,520,000	-4.1 %	\$ 625,000	\$ 8,000,000
2016	148	\$ 1,490,000	-2.0 %	\$ 80,000	\$ 3,700,000
2017	129	\$ 1,600,000	7.4 %	\$ 11,500	\$ 8,500,000
2018	116	\$ 1,622,500	1.4 %	\$ 412,500	\$ 5,200,000
2019	149	\$ 1,620,000	-0.2 %	\$ 133,889	\$ 4,950,000
2020	137	\$ 1,770,000	9.3 %	\$ 600,000	\$ 2,950,000
2021	175	\$ 2,100,000	18.6 %	\$ 550,000	\$ 10,700,000
2022	126	\$ 2,044,000	-2.7 %	\$ 910,000	\$ 4,600,000
2023	117	\$ 2,050,000	0.3 %	\$ 294,470	\$ 9,020,000
2024	165	\$ 2,350,000	14.6 %	\$ 940,000	\$ 1,050,000,000
2025	101	\$ 2,675,000	13.8 %	\$ 340,000	\$ 7,500,000
2026	0				

Median Sale Price

\$2.67m

Based on 101 recorded House sales within the last 12 months (2025)

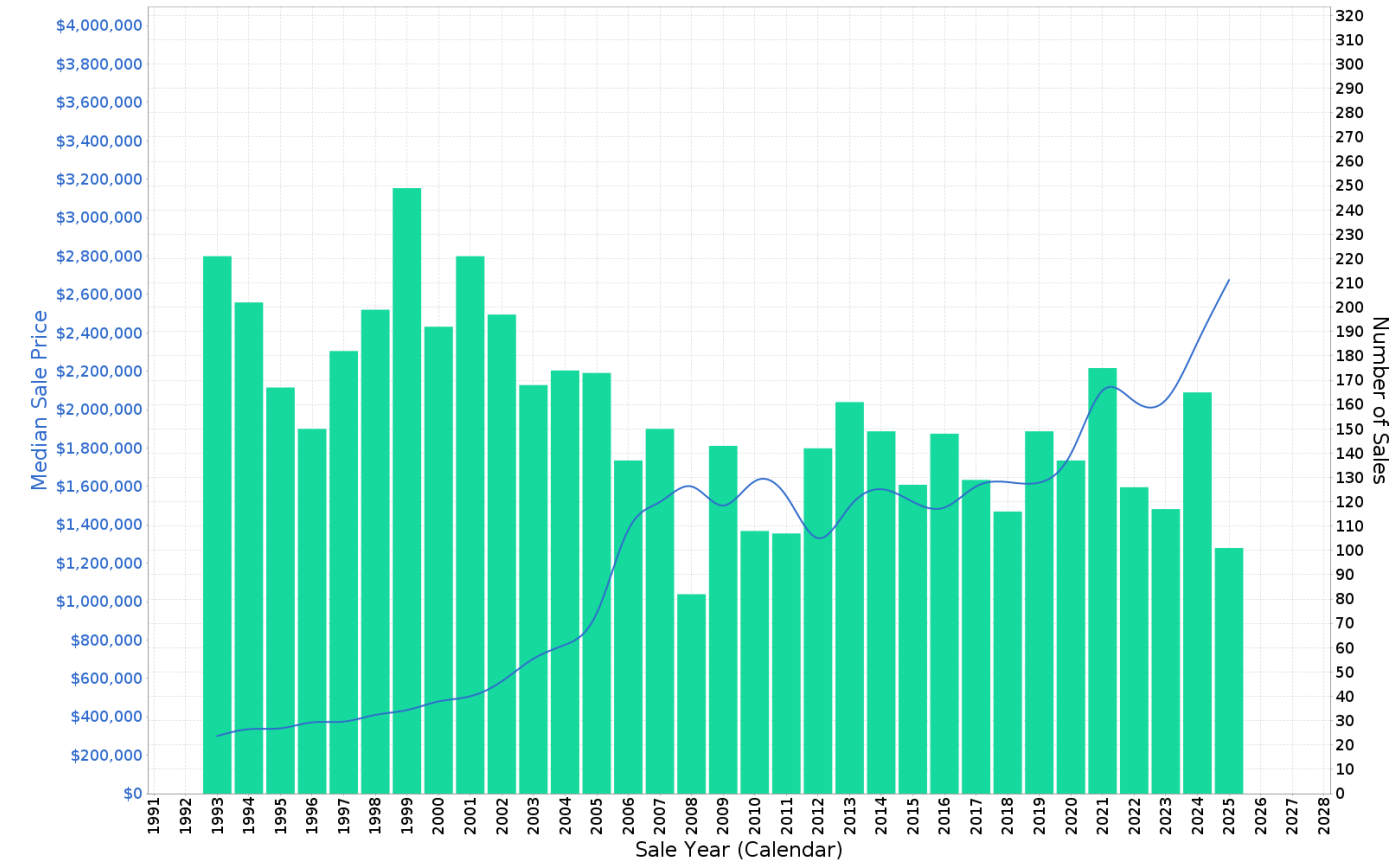
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

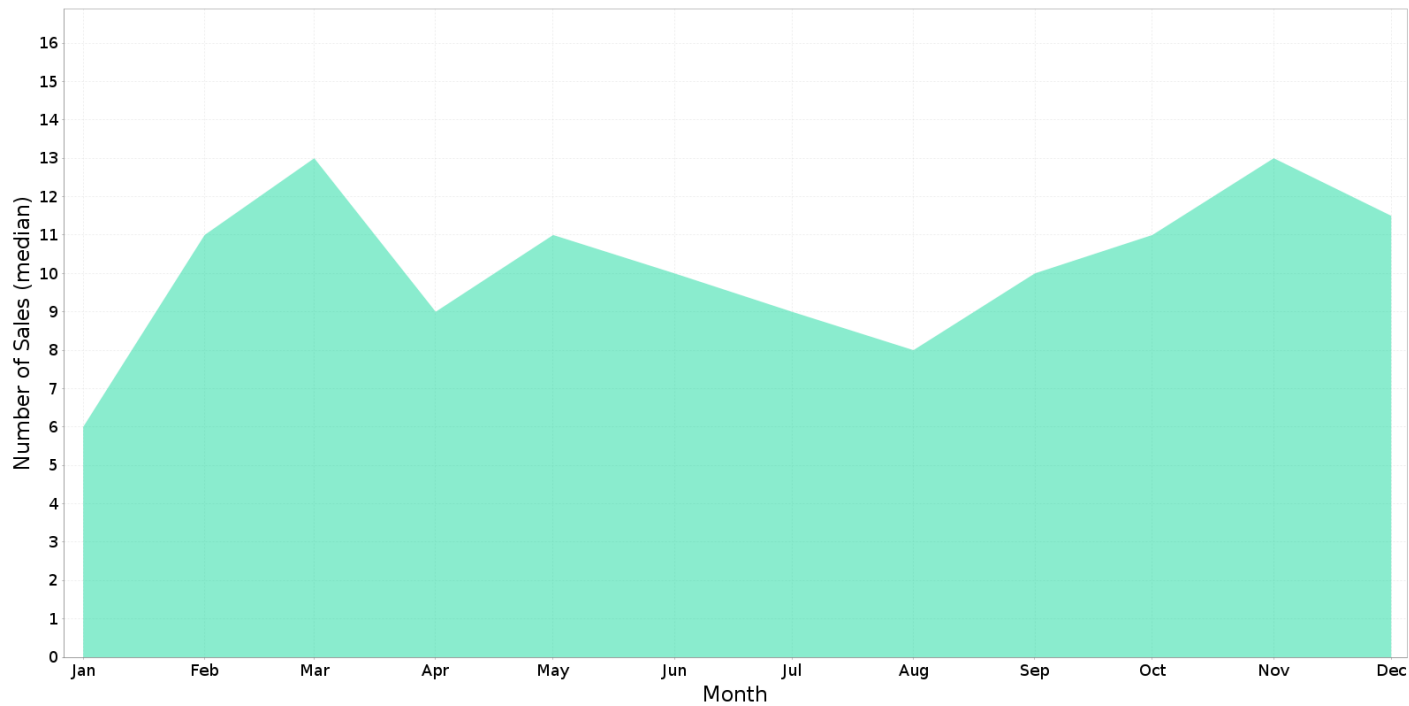
+13.8%

Current Median Price: \$2,675,000
Previous Median Price: \$2,350,000

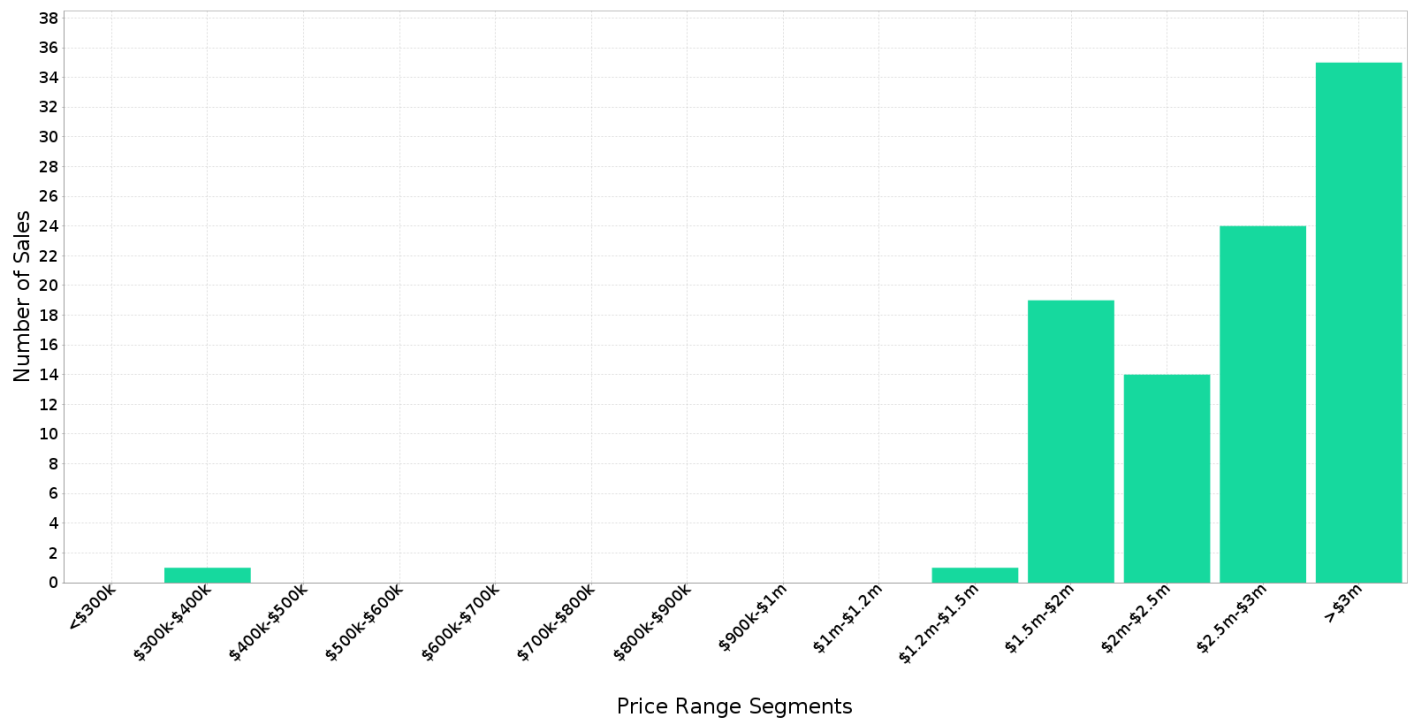
Based on 266 recorded House sales compared over the last two rolling 12 month periods



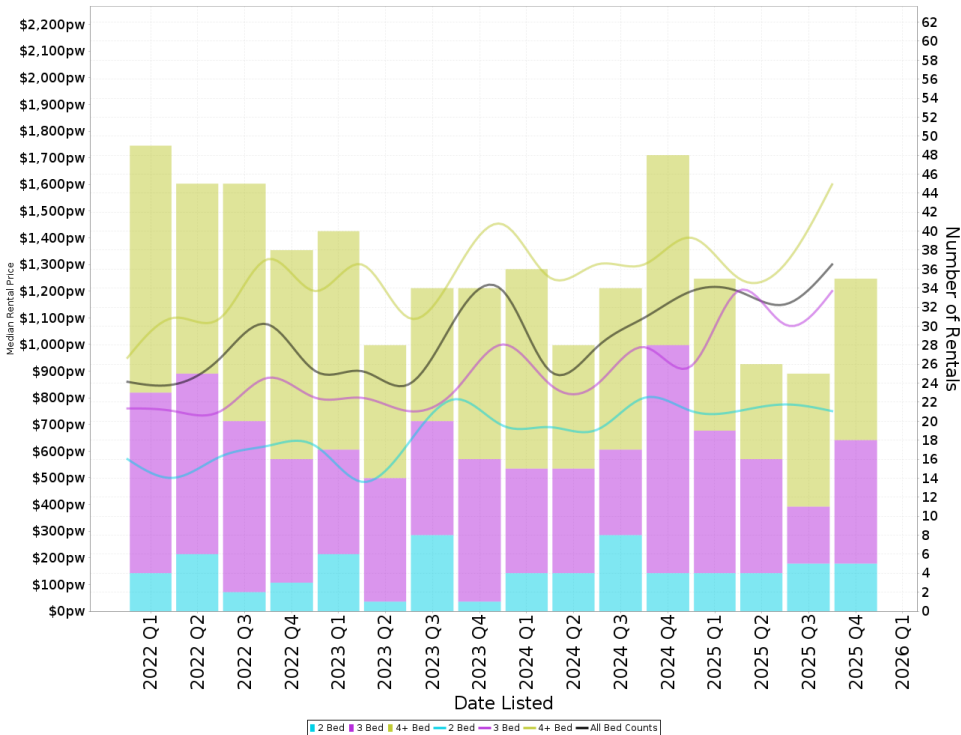
NEDLANDS - Peak Selling Periods (3 years)



NEDLANDS - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+13.8%

Current Median Price: \$2,675,000
Previous Median Price: \$2,350,000

Based on 266 registered House sales compared over the last two rolling 12 month periods.

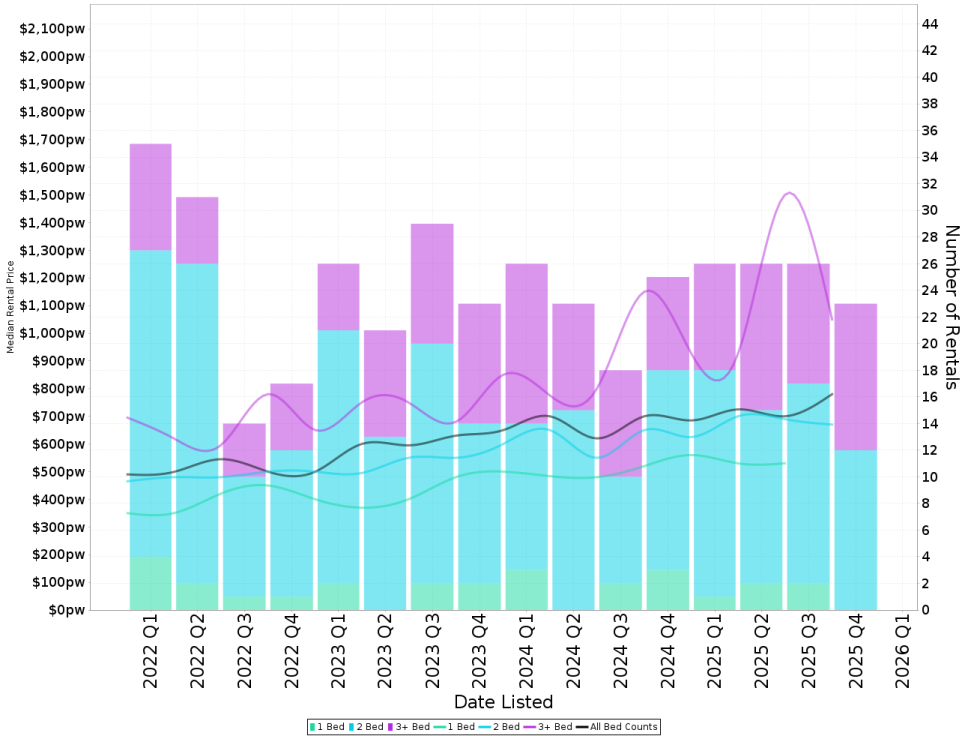
Suburb Rental Yield

+2.3%

Current Median Price: \$2,675,000
Current Median Rent: \$1,200

Based on 121 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+17.5%

Current Median Price: \$870,000
Previous Median Price: \$740,500

Based on 135 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.3%

Current Median Price: \$870,000
Current Median Rent: \$720

Based on 101 registered Unit rentals compared over the last 12 months.

NEDLANDS - Recently Sold Properties

Median Sale Price
\$2.67m

Based on 101 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
+13.8%

Current Median Price: \$2,675,000
Previous Median Price: \$2,350,000

Based on 266 recorded House sales compared over the last two rolling 12 month periods

Sold Properties
101

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

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

75 MOUNTJOY RD



\$3,211,800

1,012 m² 5 3 5

Sold 2025 8 Days

35 HARDY RD



\$2,350,000

490 m² 3 2 2

Sold 2025 8 Days

22 KINGSTON ST

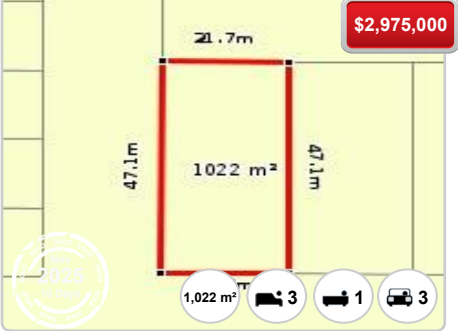


\$3,750,000

1,277 m² 4 3 4

Sold 2025 N/A

29 BEDFORD ST



\$2,975,000

1,022 m² 3 1 3

Sold 2025 8 Days

5 DOONAN RD



\$2,570,000

461 m² 4 2 2

Sold 2025 28 Days

76 SMYTH RD

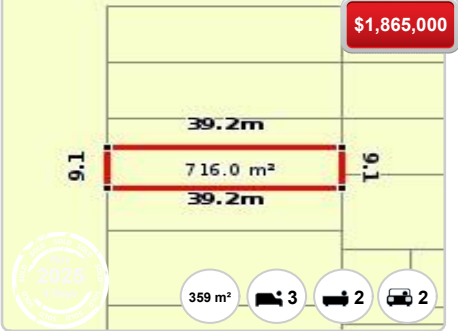


\$2,960,000

908 m² 3 2 2

Sold 2025 19 Days

62 CLIFTON ST



\$1,865,000

359 m² 3 2 2

Sold 2025 8 Days

2 THOMAS ST



\$2,200,000

220 m² 4 3 2

Sold 2025 N/A

1/2B THOMAS ST



\$2,200,000

1,046 m² 4 3 2

Sold 2025 17 Days

83 ARCHDEACON ST



\$2,830,000

Nov 2025
19 Days

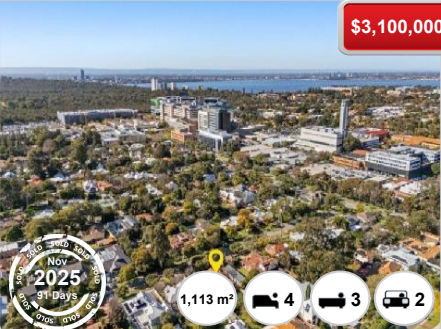
809 m²

2

2

2

7 BURWOOD ST



\$3,100,000

Nov 2025
31 Days

1,113 m²

4

3

2

29 WELD ST



\$2,650,000

Nov 2025
7 Days


696 m²

3

2

3

22 LOUISE ST



\$3,600,000

Nov 2025
32 Days


1,012 m²

4

2

3

37 WILLIAMS RD



\$2,215,000

Nov 2025


905 m²

4

1

2

33 MEGALONG ST



\$2,100,000

Oct 2025
N/A


491 m²

3

3

3

1 LEOPOLD ST



\$3,000,000

Oct 2025
8 Days

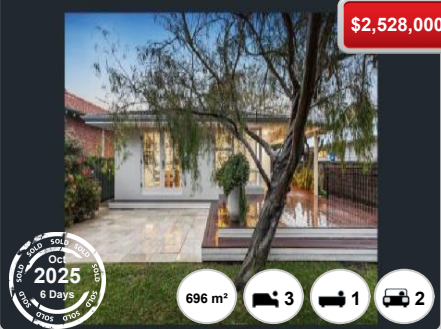
809 m²

4

1

4

45 ROBINSON ST



\$2,528,000

Oct 2025
8 Days


696 m²

3

1

2

97 DALKEITH RD



\$3,850,000

Oct 2025
8 Days

1,012 m²

3

2

2

10/18 WEBSTER ST



\$2,000,000

Nov 2025
N/A


176 m²

3

3

2

40 BRUCE ST



\$2,650,000

Oct 2025
4 Days

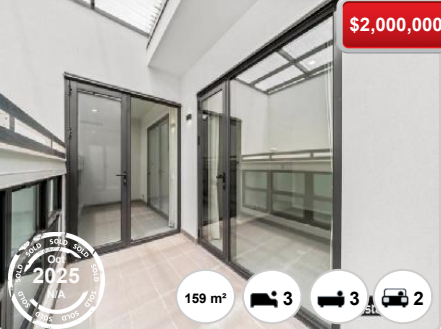
880 m²

3

1

1

2/18 WEBSTER ST



\$2,000,000

Oct 2025
N/A

159 m²

3

3

2

NEDLANDS - Properties For Rent

Median Rental Price

\$1,200 /w

Based on 121 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

+2.3%

Current Median Price: \$2,675,000
Current Median Rent: \$1,200

Based on 101 recorded House sales and 121 House rentals compared over the last 12 months


Number of Rentals

121

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


77 MOUNTJOY ROAD





\$2200 per week

FOR RENT
FOR SALE
Jan 2026
1 Day


1,012 m²

 5

 3

 2

46 KANIMBLA ROAD





\$900 per week

FOR RENT
FOR SALE
Jan 2026
10 Days


490 m²

 3

 1

 2


18 LEOPOLD STREET





\$1600 per week

FOR RENT
FOR SALE
Jan 2026
21 Days

1,019 m²

 4

 2

 2

46 CLIFTON STREET



\$950 per week

FOR RENT
FOR SALE
Jan 2026
24 Days

455 m²

 3

 1

 1

4/ Monash Avenue Room 1



\$325 per week


FOR RENT
FOR SALE
Dec 2025
56 Days

 1

 1

 1


7/18 WEBSTER STREET





\$1750 per week

FOR RENT
FOR SALE
Nov 2025
84 Days

159 m²

 3

 3

 2