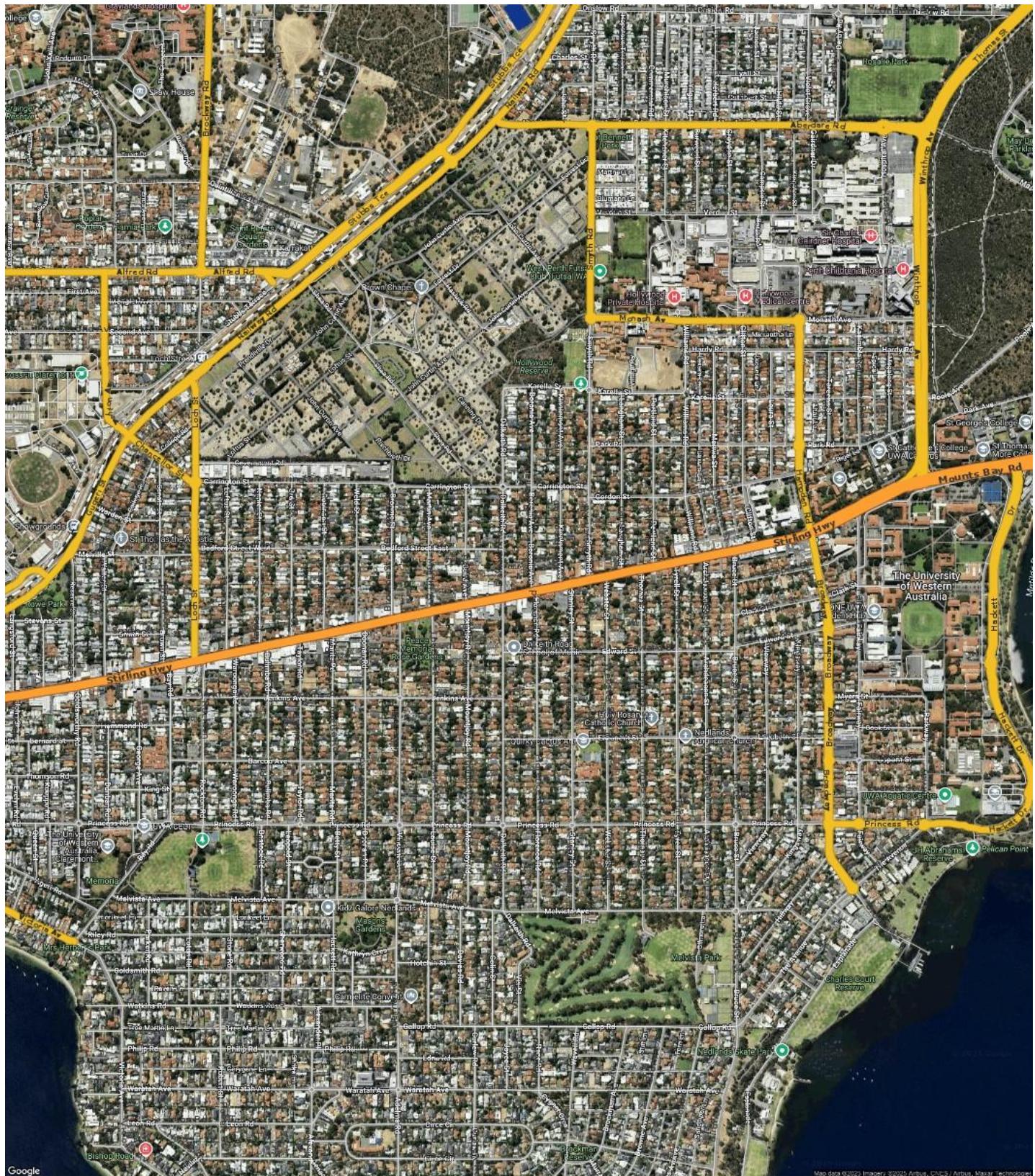


# **SUBURB FLYOVER REPORT**

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

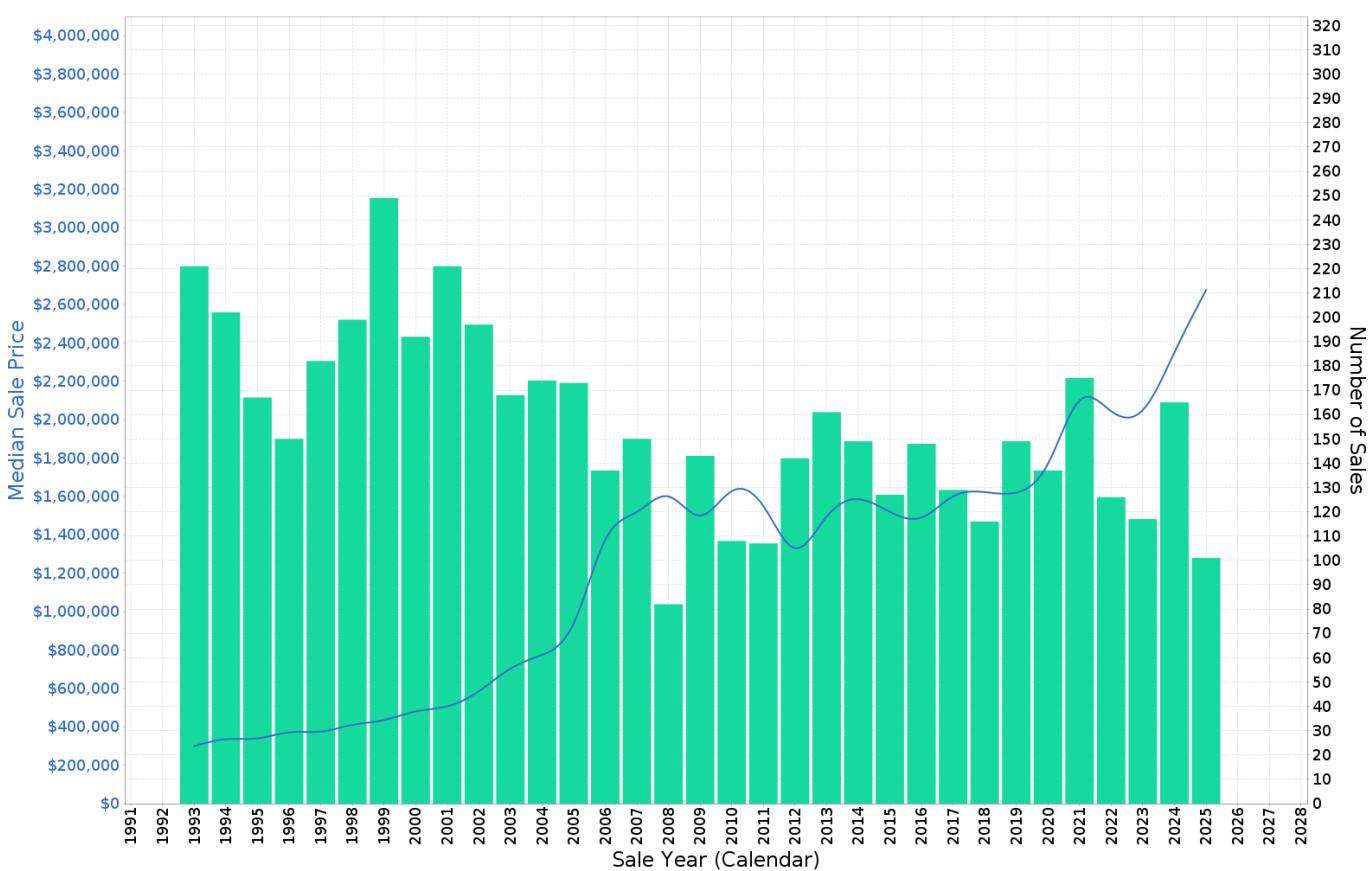
**Suburb Growth**

**+13.8%**

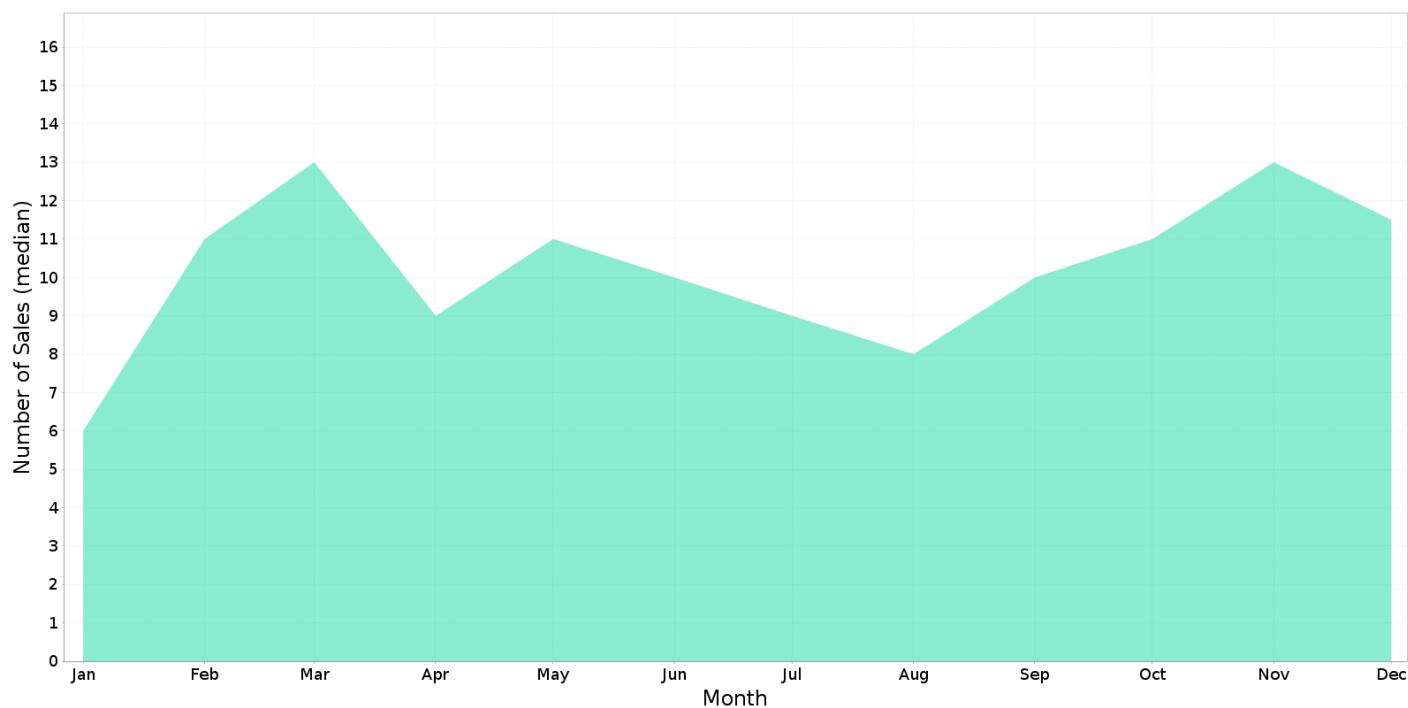
Current Median Price: \$2,675,000

Previous Median Price: \$2,350,000

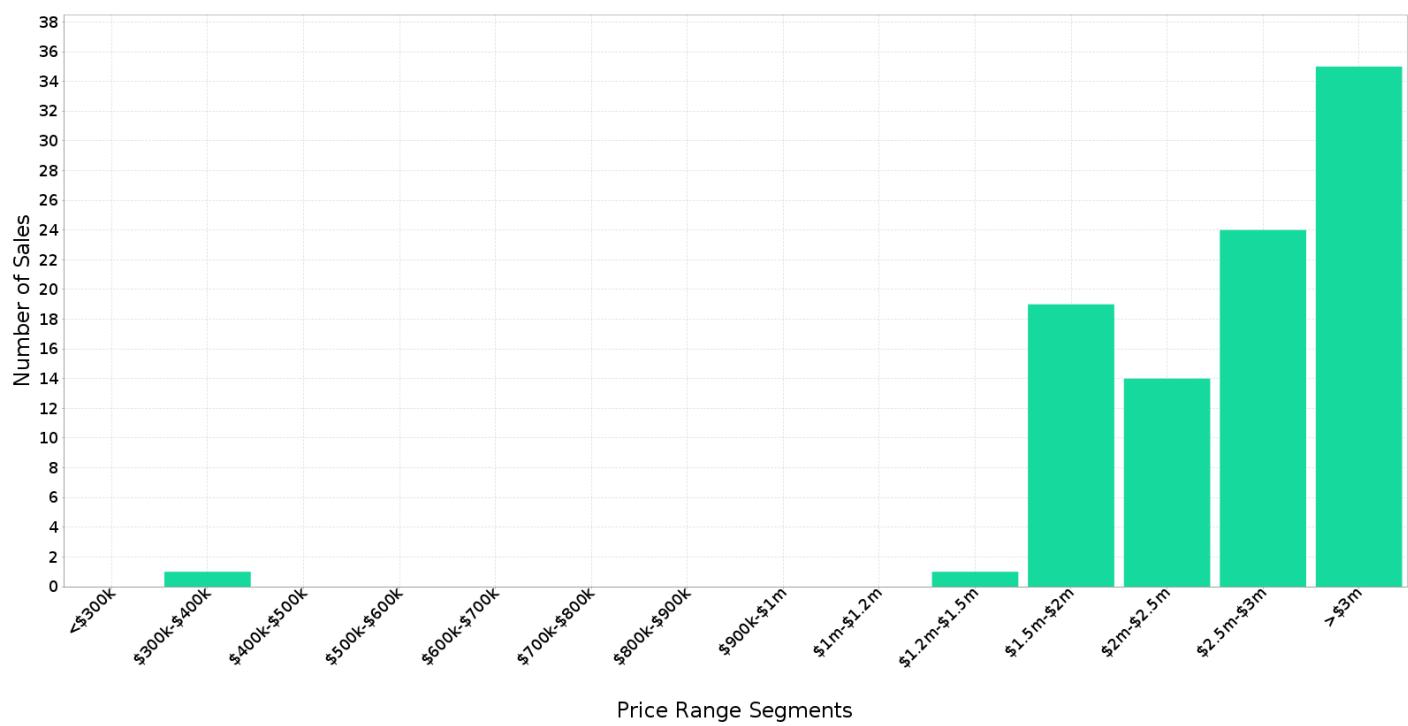
Based on 266 recorded House sales compared over the last two rolling 12 month periods



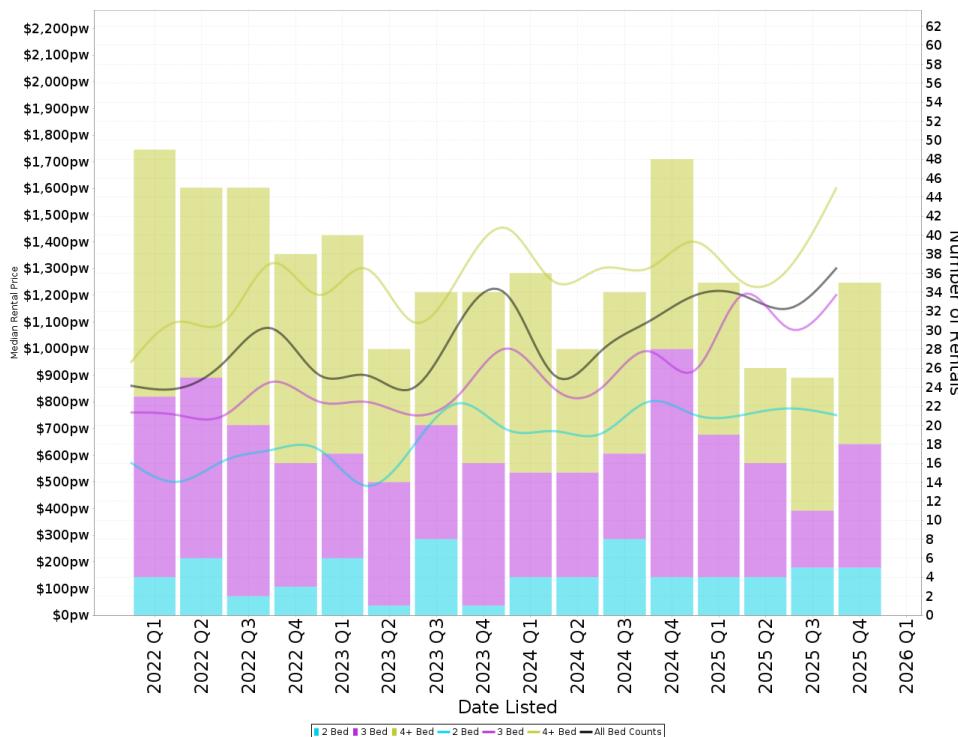
## NEDLANDS - Peak Selling Periods (3 years)



## NEDLANDS - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



Suburb Sale Price Growth

**+13.8%**

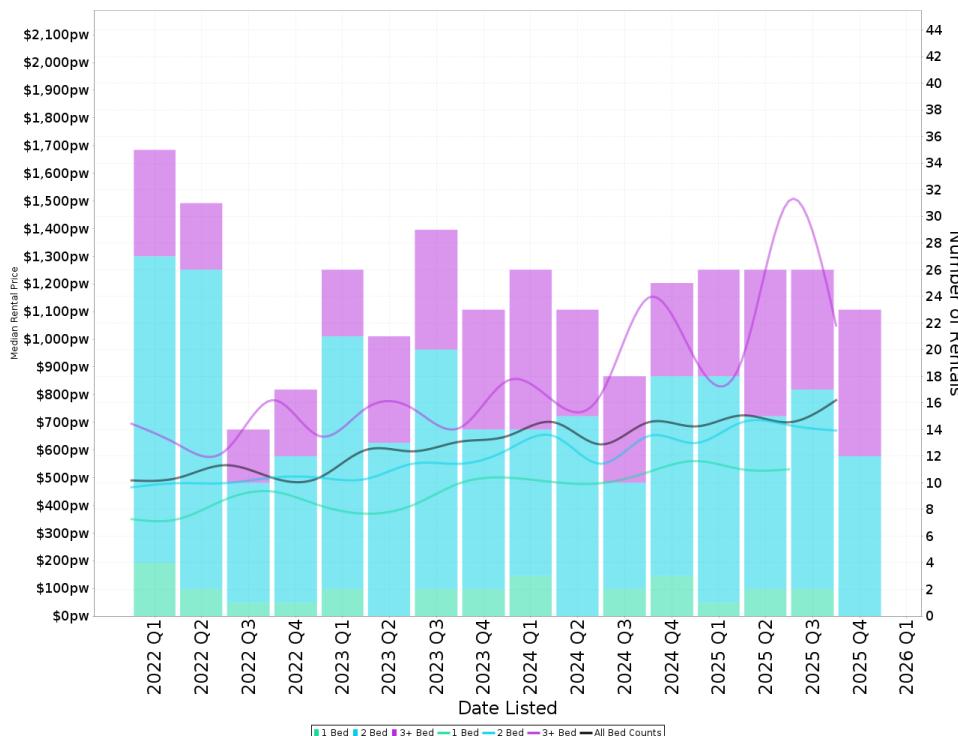
Current Median Price: \$2,675,000  
 Previous Median Price: \$2,350,000  
 Based on 266 registered House sales compared over the last two rolling 12 month periods.

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 m<sup>2</sup>   

**35 HARDY RD**



**\$2,350,000**

 490 m<sup>2</sup>   

**22 KINGSTON ST**



**\$3,750,000**

 1,277 m<sup>2</sup>   

**29 BEDFORD ST**



**\$2,975,000**

 1,022 m<sup>2</sup>   

**5 DOONAN RD**



**\$2,570,000**

 461 m<sup>2</sup>   

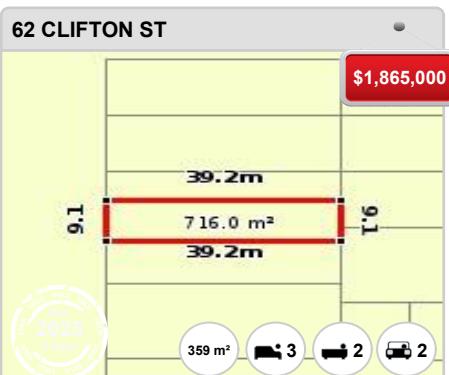
**76 SMYTH RD**



**\$2,960,000**

 908 m<sup>2</sup>   

**62 CLIFTON ST**



**\$1,865,000**

 359 m<sup>2</sup>   

**2 THOMAS ST**



**\$2,200,000**

 220 m<sup>2</sup>   

**1/2B THOMAS ST**



**\$2,200,000**

 1,046 m<sup>2</sup>   

**83 ARCHDEACON ST**



**\$2,830,000**

809 m<sup>2</sup>   

**7 BURWOOD ST**



**\$3,100,000**

1,113 m<sup>2</sup>   

**29 WELD ST**

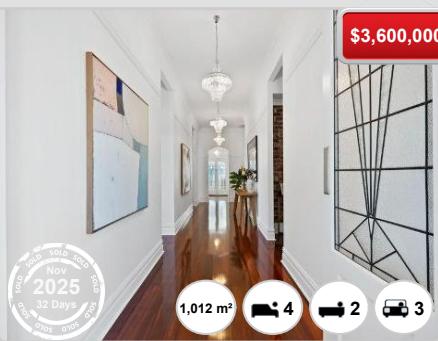


**\$2,650,000**

696 m<sup>2</sup>   

**22 LOUISE ST**



**\$3,600,000**

1,012 m<sup>2</sup>   

**37 WILLIAMS RD**



**\$2,215,000**

45.1m  20.1m  
905.5 m<sup>2</sup>   

**33 MEGALONG ST**

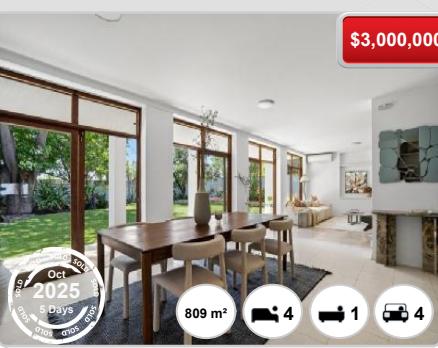


**\$2,100,000**

491 m<sup>2</sup>   

**1 LEOPOLD ST**

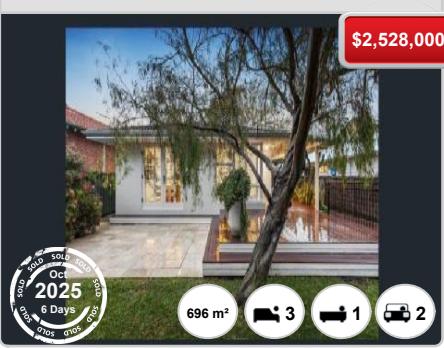


**\$3,000,000**

809 m<sup>2</sup>   

**45 ROBINSON ST**



**\$2,528,000**

696 m<sup>2</sup>   

**97 DALKEITH RD**



**\$3,850,000**

1,012 m<sup>2</sup>   

**10/18 WEBSTER ST**



**\$2,000,000**

20.1m  5.6m  
176.0 m<sup>2</sup>   

**40 BRUCE ST**

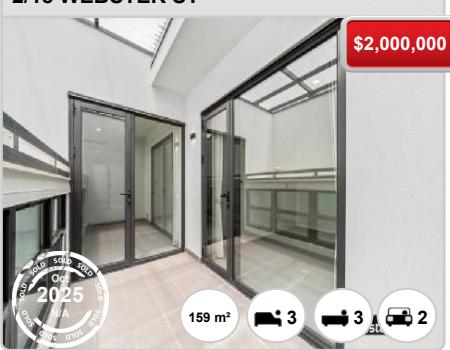


**\$2,650,000**

880 m<sup>2</sup>   

**2/18 WEBSTER ST**



**\$2,000,000**

159 m<sup>2</sup>   

## 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



#### 46 KANIMBLA ROAD



#### 18 LEOPOLD STREET



#### 46 CLIFTON STREET



#### 4/ Monash Avenue Room 1



#### 7/18 WEBSTER STREET

