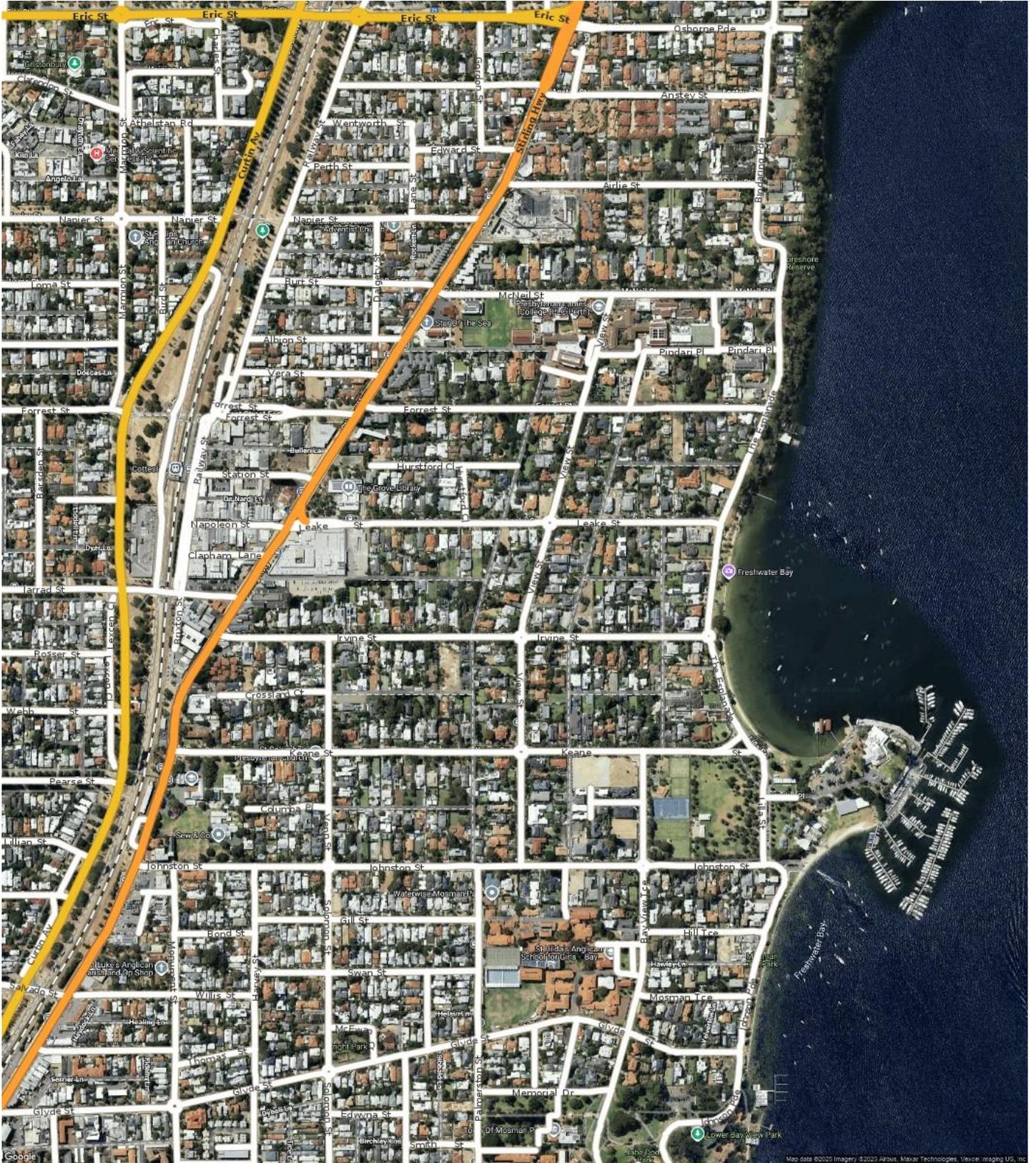


# **SUBURB FLYOVER REPORT**

PEPPERMINT GROVE (HOUSE)

PREPARED BY: PETER ROBERTSON , PH: 0427 958 929

# PEPPERMINT GROVE - Suburb Map



# PEPPERMINT GROVE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	11	\$ 3,900,000	0.0 %	\$ 1,750,000	\$ 8,000,000
2009	21	\$ 4,675,000	19.9 %	\$ 1,650,000	\$ 11,900,000
2010	19	\$ 3,100,000	-33.7 %	\$ 8,499	\$ 16,000,000
2011	10	\$ 4,235,000	36.6 %	\$ 1,800,000	\$ 5,245,000
2012	18	\$ 2,775,000	-34.5 %	\$ 1,700,000	\$ 15,000,000
2013	22	\$ 3,597,500	29.6 %	\$ 1,600,000	\$ 13,000,000
2014	29	\$ 3,800,000	5.6 %	\$ 1,700,000	\$ 8,500,000
2015	13	\$ 3,500,000	-7.9 %	\$ 2,000,000	\$ 7,500,000
2016	20	\$ 3,350,000	-4.3 %	\$ 1,645,000	\$ 8,400,000
2017	19	\$ 3,500,000	4.5 %	\$ 1,875,000	\$ 11,000,000
2018	21	\$ 3,650,000	4.3 %	\$ 1,350,000	\$ 7,750,000
2019	13	\$ 3,350,000	-8.2 %	\$ 1,900,000	\$ 9,250,000
2020	20	\$ 2,897,500	-13.5 %	\$ 1,600,000	\$ 7,000,000
2021	31	\$ 3,650,000	26.0 %	\$ 175,000	\$ 10,250,000
2022	27	\$ 3,300,000	-9.6 %	\$ 1,200,000	\$ 17,000,000
2023	25	\$ 4,000,000	21.2 %	\$ 1,800,000	\$ 11,450,000
2024	20	\$ 4,680,000	17.0 %	\$ 1,541,666	\$ 14,000,000
2025	18	\$ 5,100,000	9.0 %	\$ 2,600,000	\$ 13,500,000
2026	0				

**Median Sale Price**  
**\$5.1m**

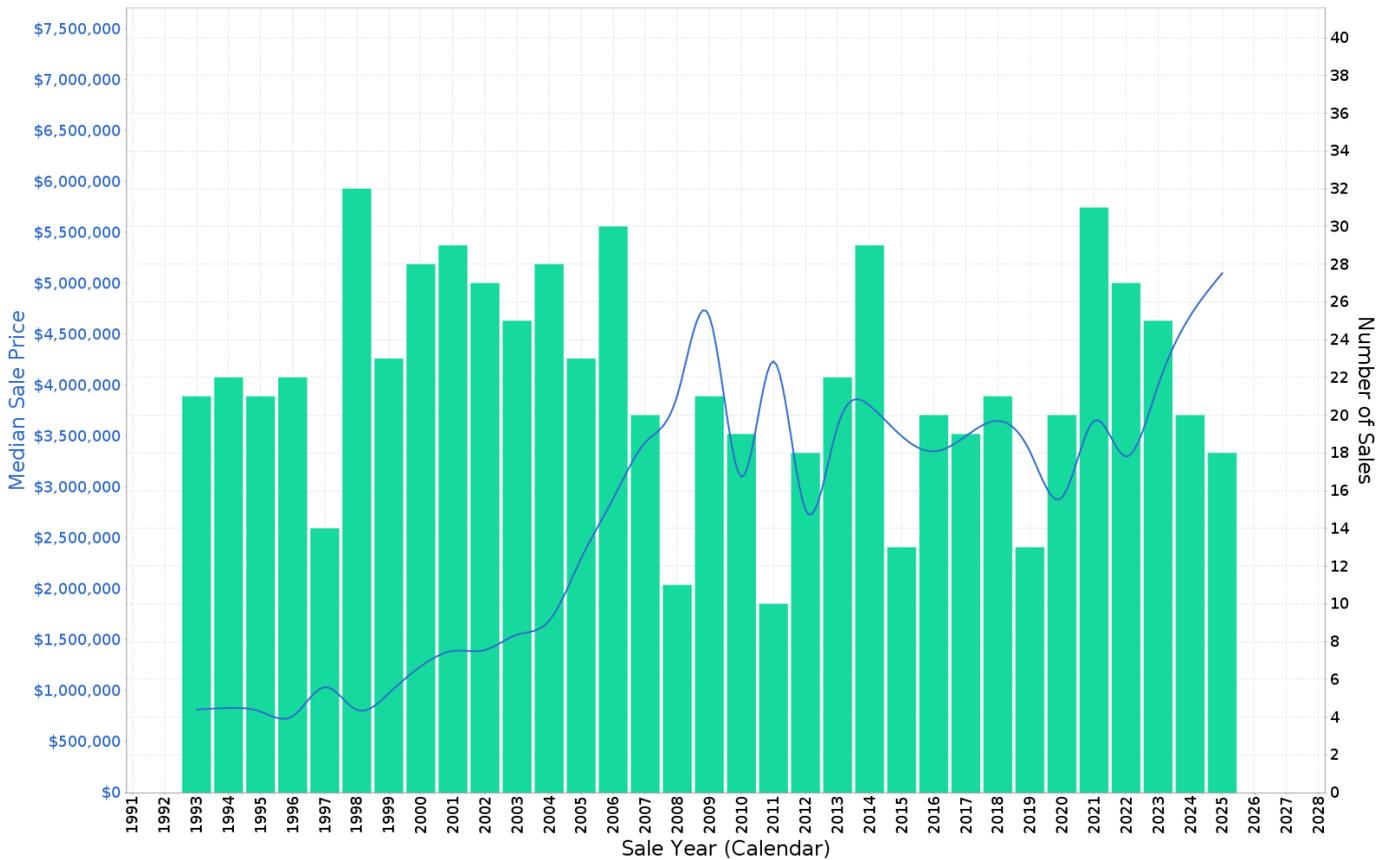
Based on 18 recorded House sales within the last 12 months (2025)

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

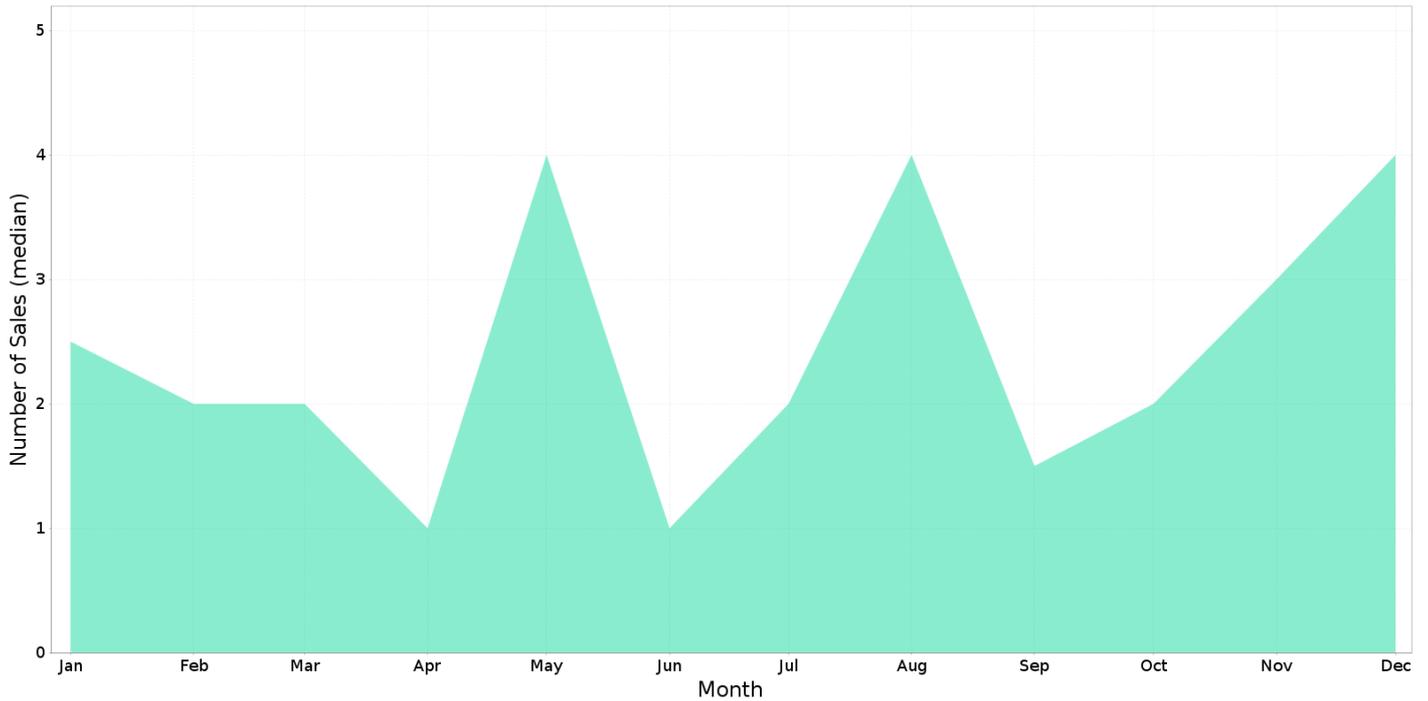
**Suburb Growth**  
**+9.0%**

Current Median Price: \$5,100,000  
Previous Median Price: \$4,680,000

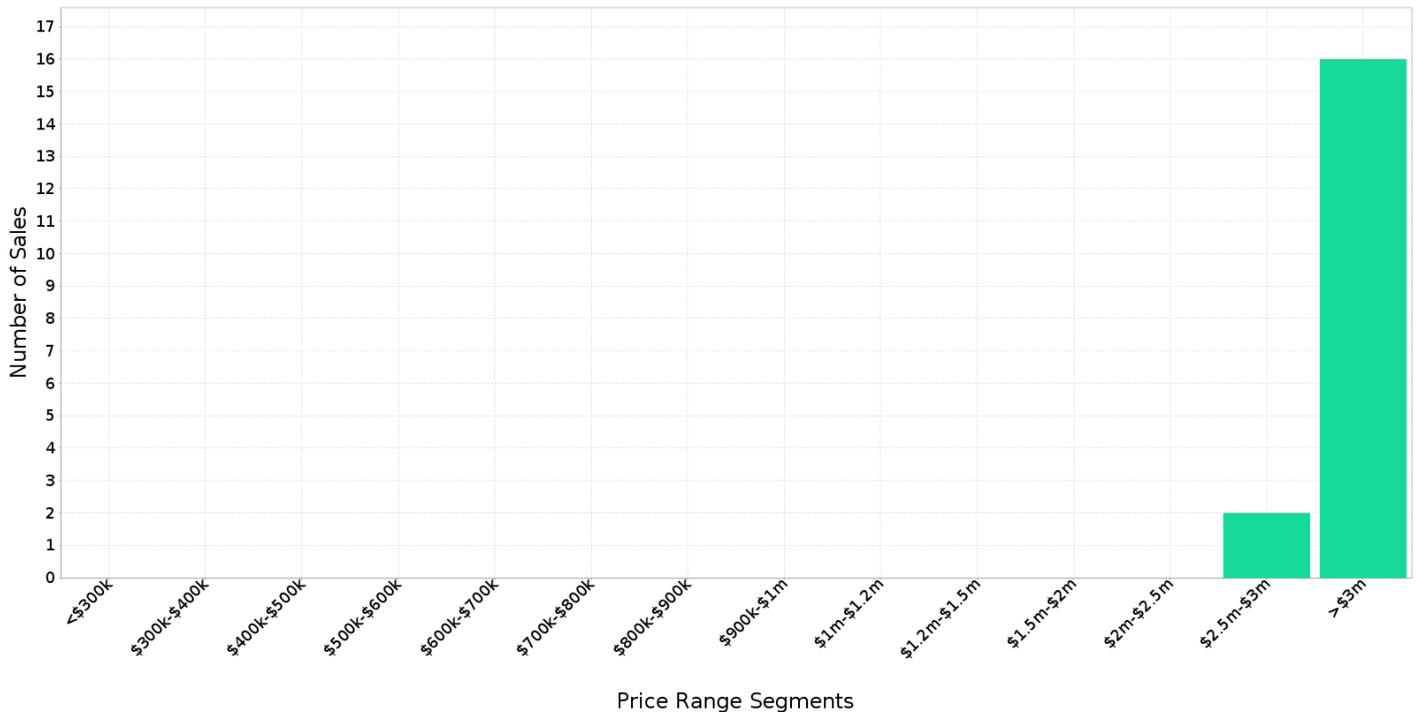
Based on 38 recorded House sales compared over the last two rolling 12 month periods



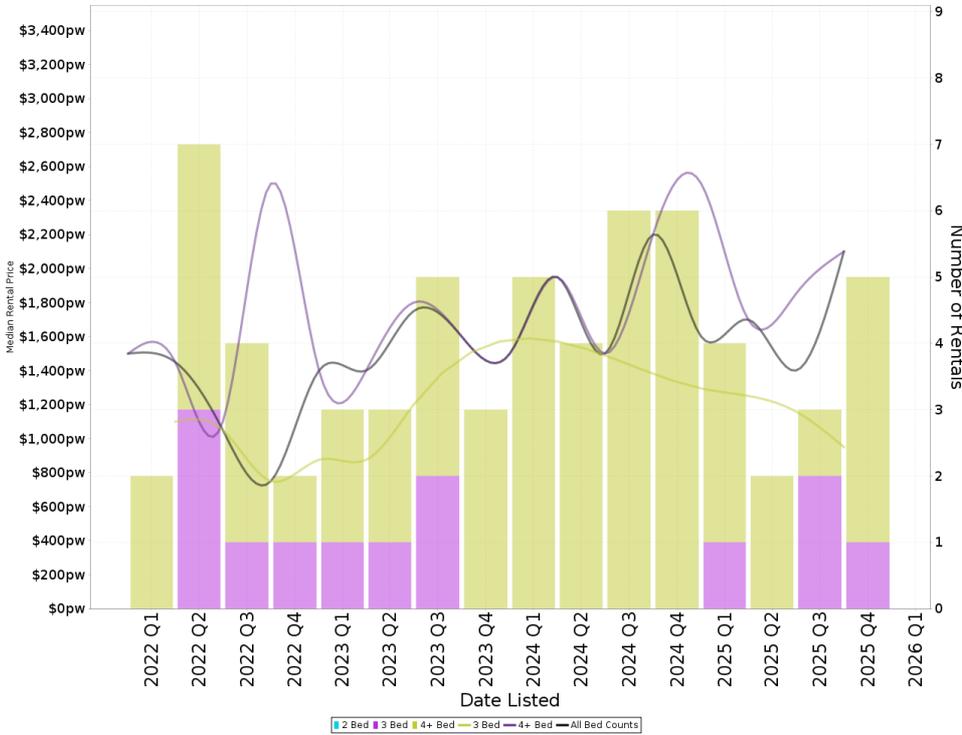
## PEPPERMINT GROVE - Peak Selling Periods (3 years)



## PEPPERMINT GROVE - Price Range Segments (12)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+9.0%**

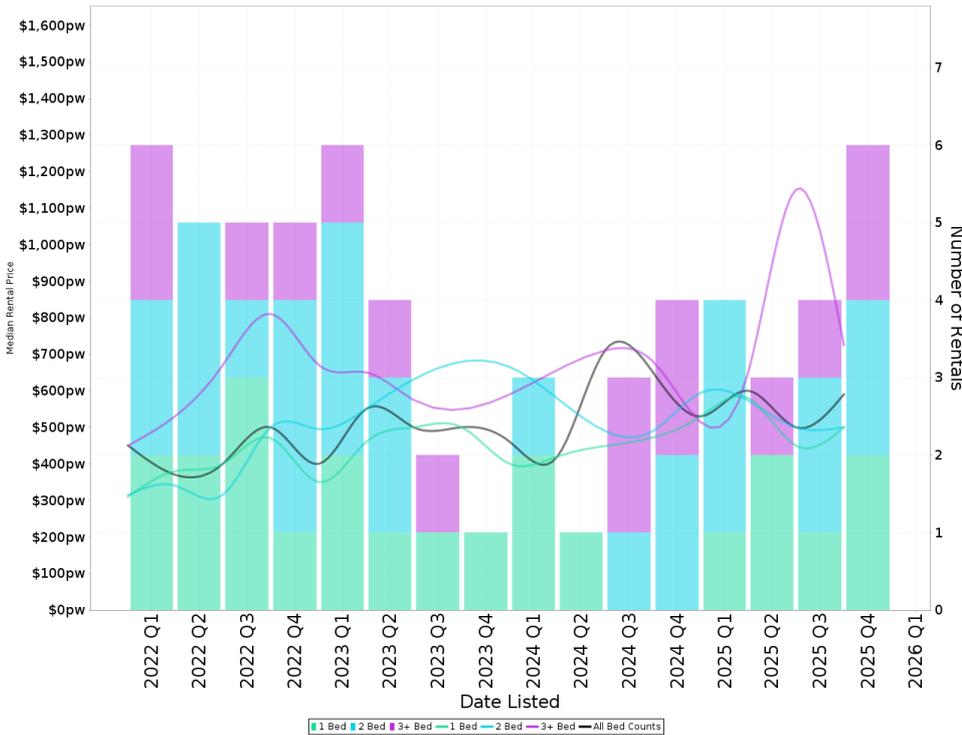
Current Median Price: \$5,100,000  
Previous Median Price: \$4,680,000  
Based on 38 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+1.9%**

Current Median Price: \$5,100,000  
Current Median Rent: \$1,850  
Based on 14 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-11.8%**

Current Median Price: \$970,000  
Previous Median Price: \$1,100,000  
Based on 17 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.2%**

Current Median Price: \$970,000  
Current Median Rent: \$595  
Based on 17 registered Unit rentals compared over the last 12 months.

## PEPPERMINT GROVE - Recently Sold Properties

Median Sale Price

**\$5.1m**

Based on 18 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

**+9.0%**

Current Median Price: \$5,100,000  
Previous Median Price: \$4,680,000

Based on 38 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**18**

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

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

**143 FORREST ST**



**\$13,500,000**

Sold Nov 2025, 21 Days

1,302 m<sup>2</sup> 4 3 3

**115 FORREST ST**



**\$3,755,000**

Sold Oct 2025, 28 Days

987 m<sup>2</sup> 4 2 2

**60 LEAKE ST**



**\$10,600,000**

Sold Sep 2025, N/A

1,914 m<sup>2</sup> 4 5 6

**45 LEAKE ST**



**\$7,000,000**

Sold Sep 2025, 2 Days

890 m<sup>2</sup> 4 3 2

**12 JOHNSTON ST**



**\$4,200,000**

Sold Aug 2025, 285 Days

751 m<sup>2</sup> 4 3 2

**33 IRVINE ST**



**\$6,650,000**

Sold Aug 2025, 18 Days

827 m<sup>2</sup> 4 2 1

# PEPPERMINT GROVE - Properties For Rent

Median Rental Price

**\$1,850 /w**

Based on 14 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

**+1.9%**

Current Median Price: \$5,100,000  
Current Median Rent: \$1,850

Based on 18 recorded House sales and 14 House rentals compared over the last 12 months

Number of Rentals

**14**

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

**21 HURSTFORD CLOSE**

**\$1900 per week**



744 m<sup>2</sup>   

Jan 2026  
2 Days

**6 COLUMBA PLACE**

**\$1850 per week**



744 m<sup>2</sup>   

Jan 2026  
23 Days

**9 VIEW STREET**

**\$3,500 per**



1,522 m<sup>2</sup>   

Dec 2025  
36 Days