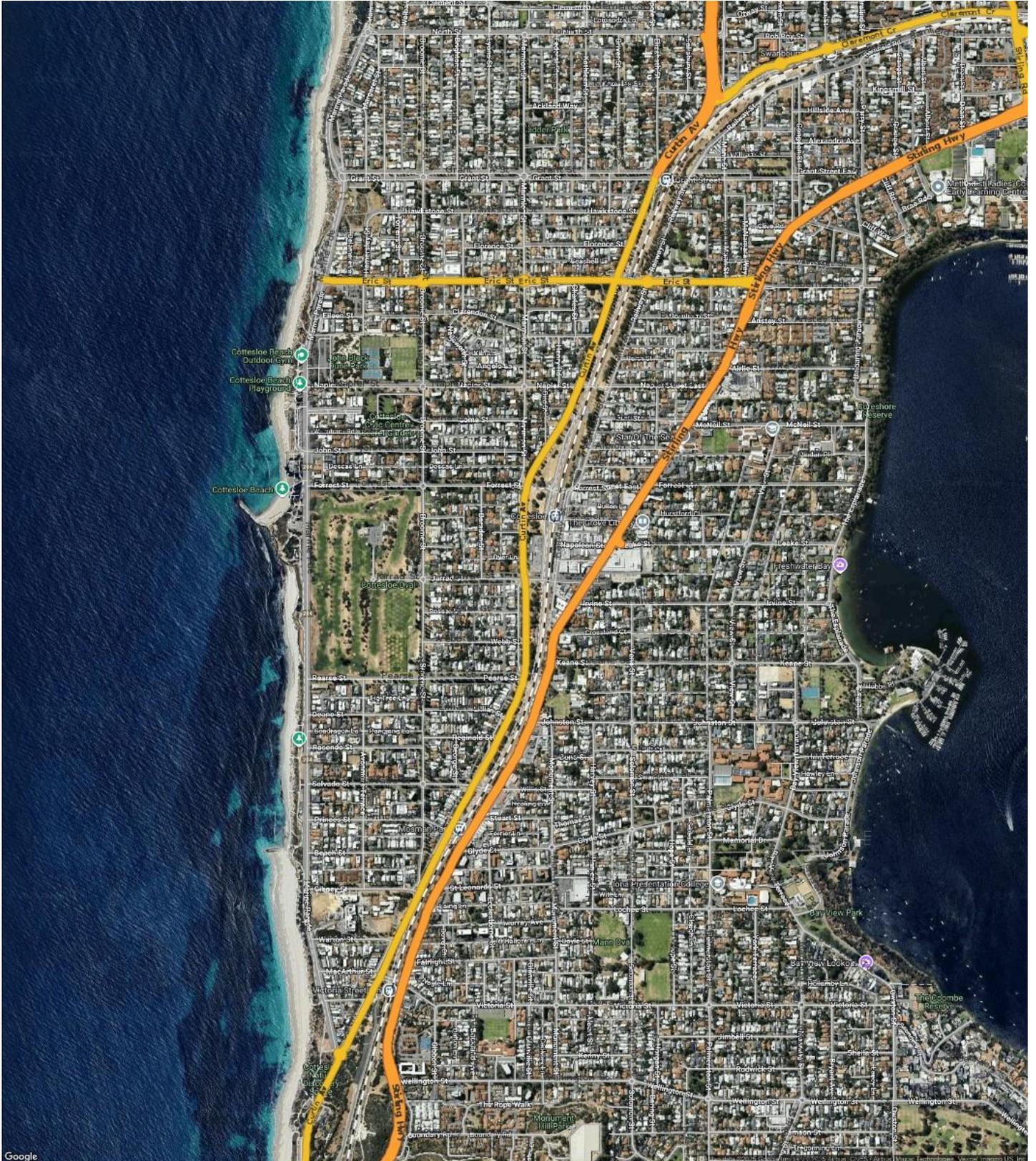


# **SUBURB FLYOVER REPORT**

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	105	\$ 3,300,000	0.8 %	\$ 2,063	\$ 12,000,000
2024	89	\$ 3,520,000	6.7 %	\$ 600,000	\$ 13,500,000
2025	85	\$ 3,210,000	-8.8 %	\$ 150,000	\$ 12,000,000
2026	0				

Median Sale Price  
**\$3.21m**

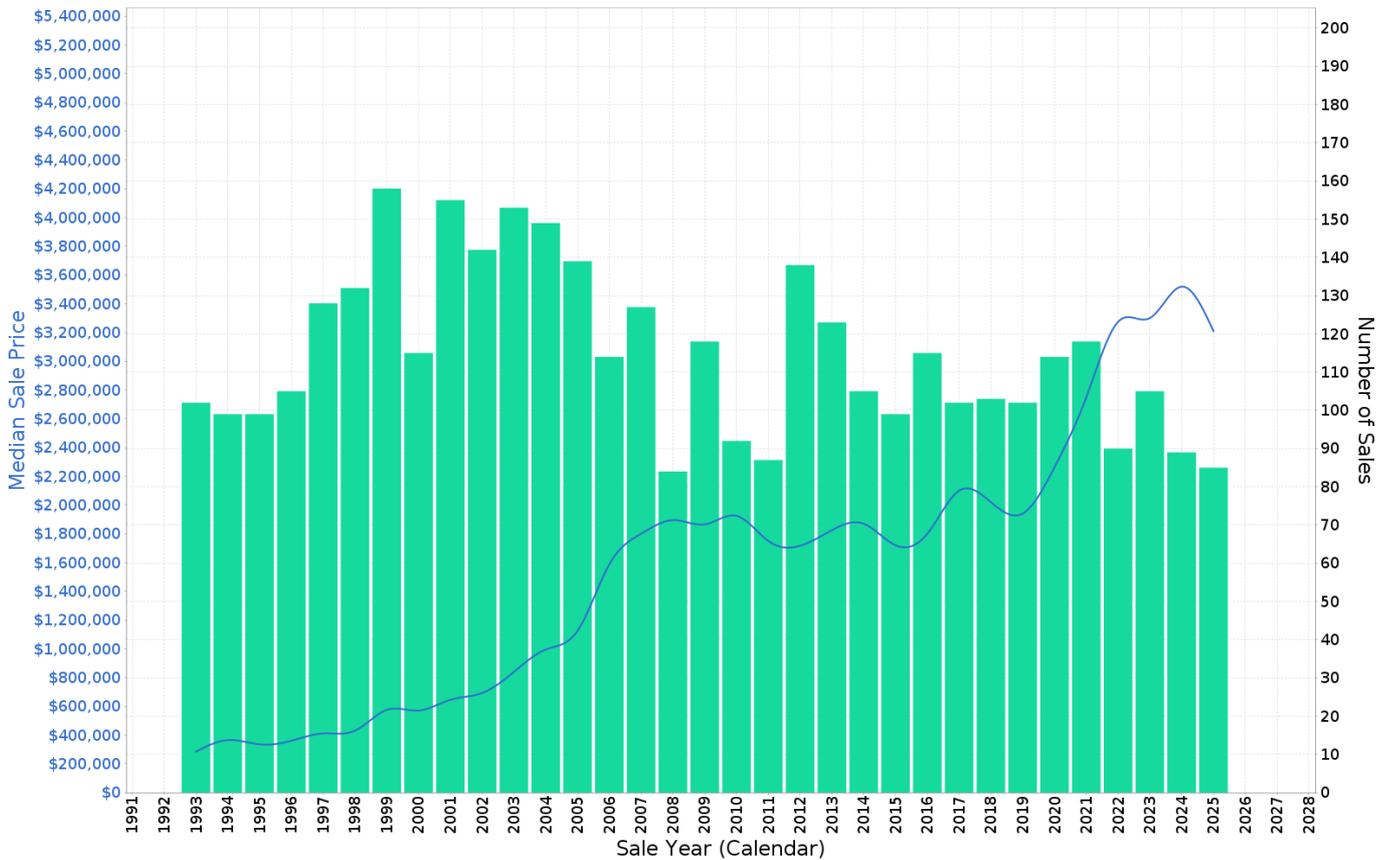
Based on 85 recorded House sales within the last 12 months (2025)

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

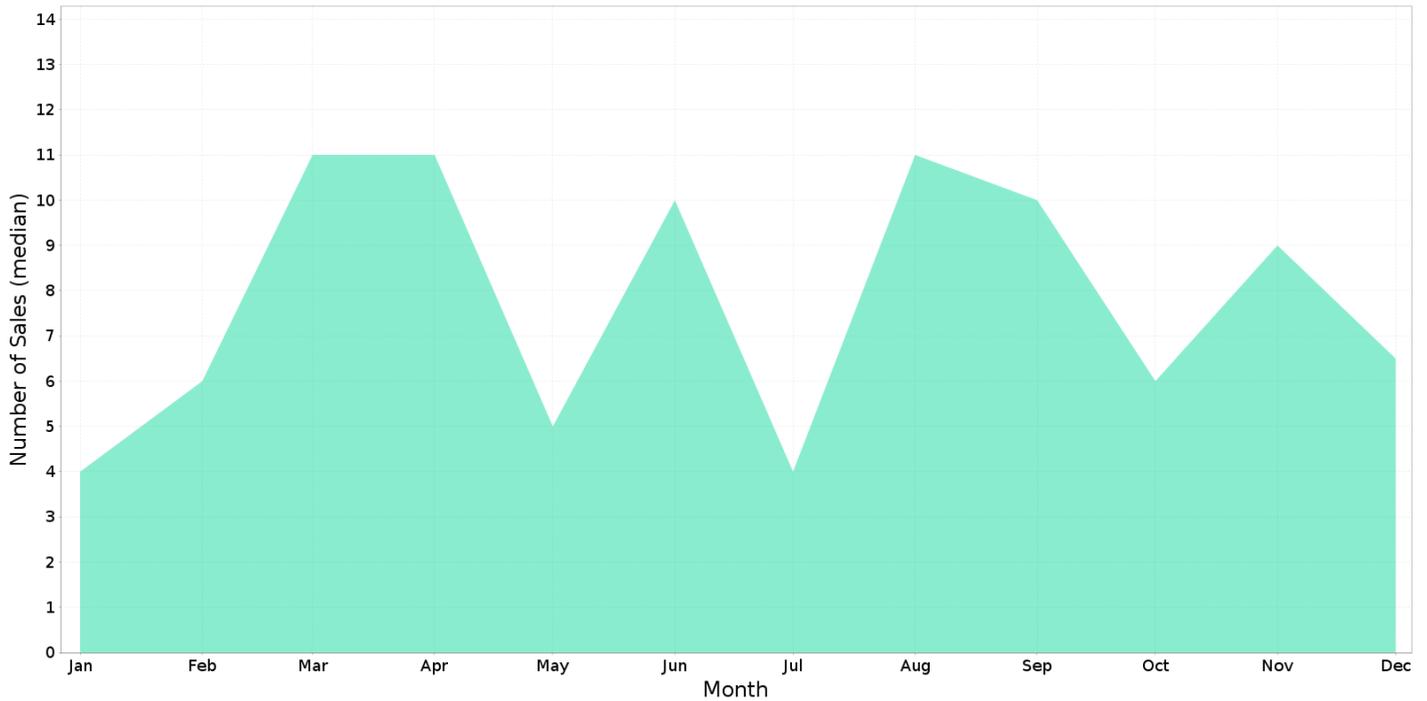
Suburb Growth  
**-8.8%**

Current Median Price: \$3,210,000  
Previous Median Price: \$3,520,000

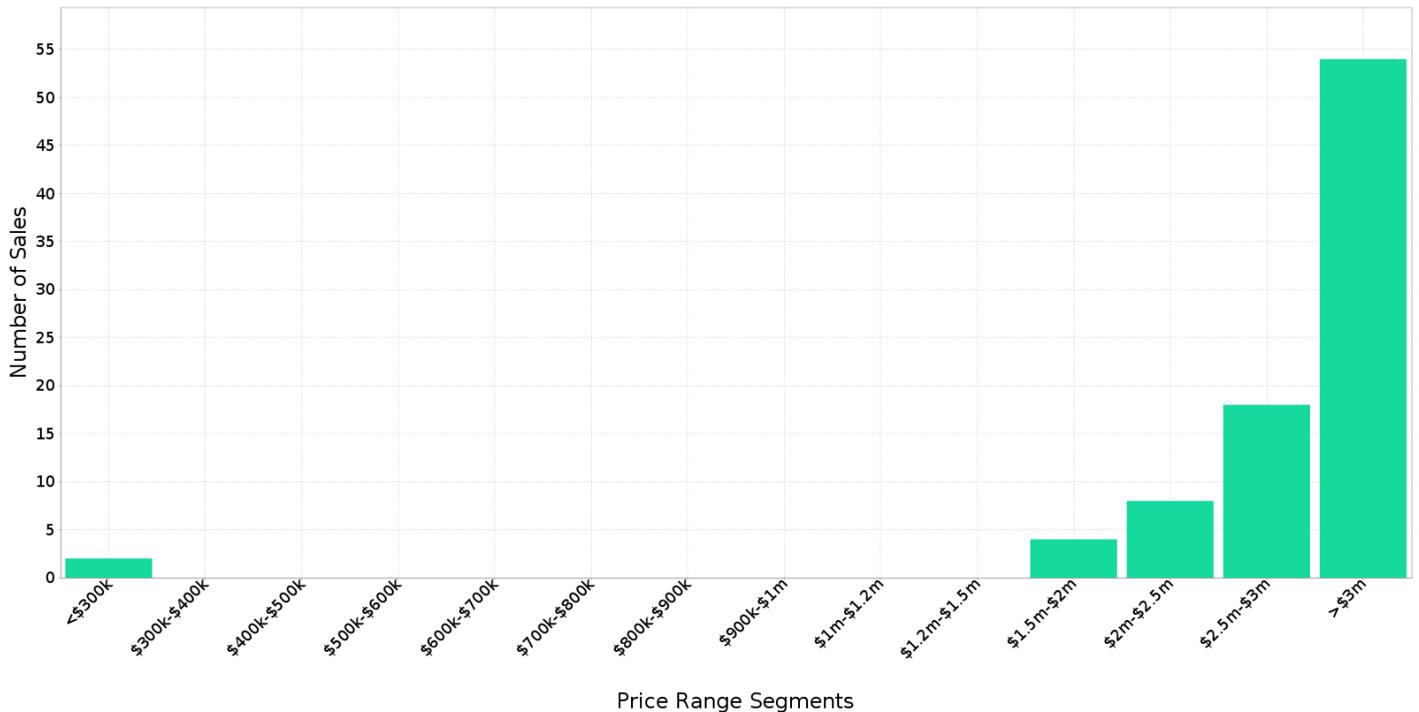
Based on 174 recorded House sales compared over the last two rolling 12 month periods



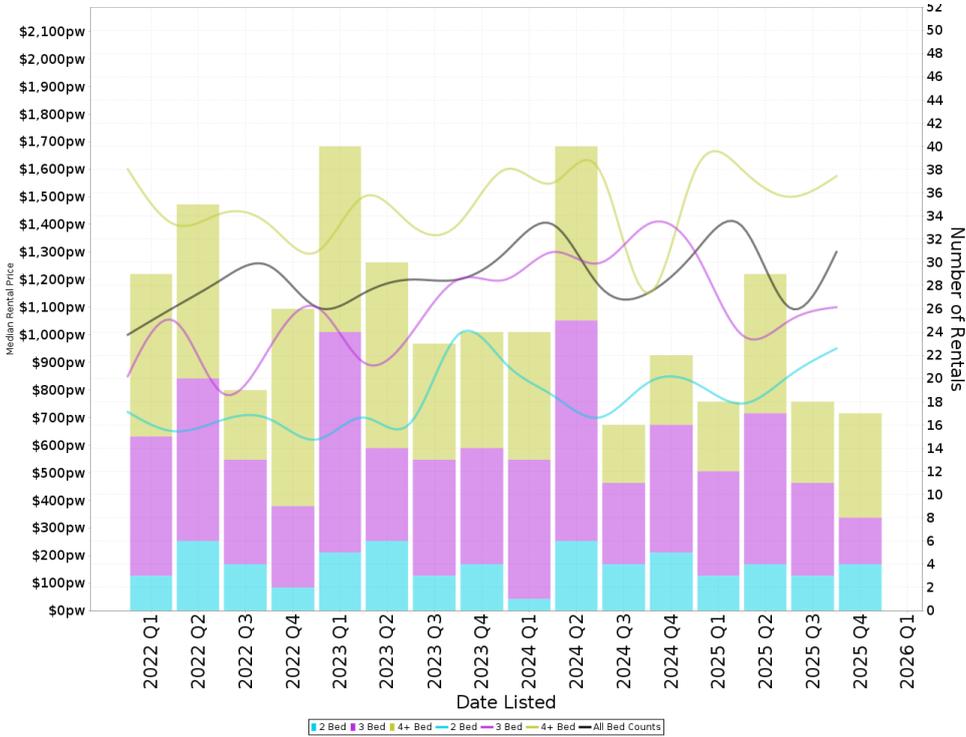
## COTTESLOE - Peak Selling Periods (3 years)



## COTTESLOE - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-8.8%**

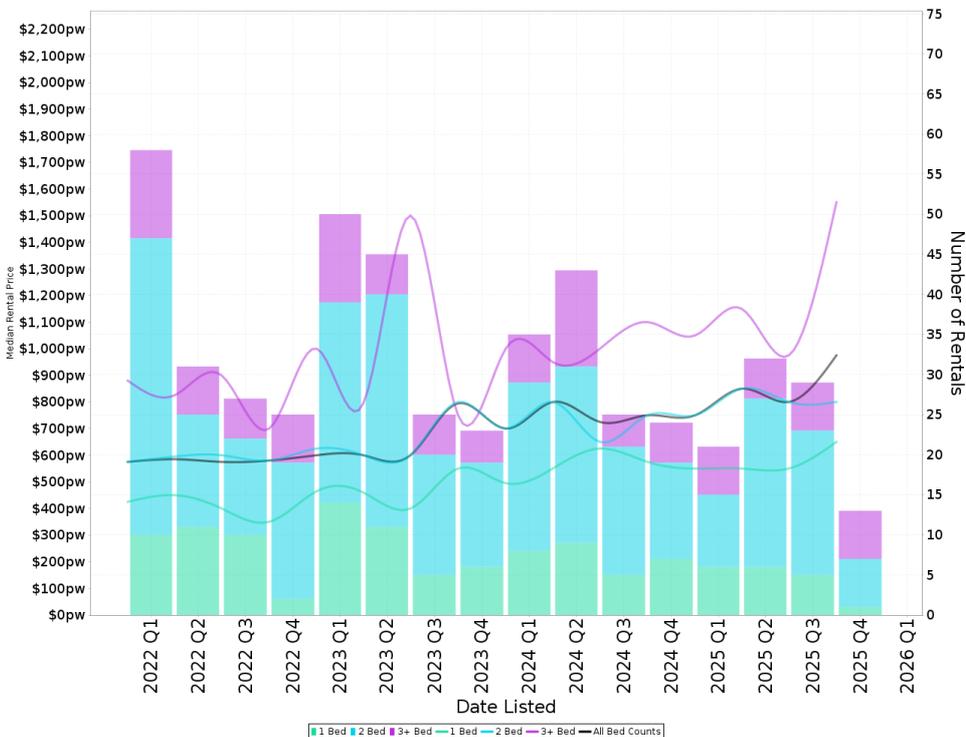
Current Median Price: \$3,210,000  
Previous Median Price: \$3,520,000  
Based on 174 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+2.1%**

Current Median Price: \$3,210,000  
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

**+32.2%**

Current Median Price: \$1,600,000  
Previous Median Price: \$1,210,000  
Based on 124 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+2.7%**

Current Median Price: \$1,600,000  
Current Median Rent: \$825  
Based on 95 registered Unit rentals compared over the last 12 months.

# COTTESLOE - Recently Sold Properties

Median Sale Price  
**\$3.21m**

Based on 85 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  
**-8.8%**

Current Median Price: \$3,210,000  
Previous Median Price: \$3,520,000

Based on 174 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties  
**85**

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 m<sup>2</sup> 3 1 2

**5 HAMERSLEY ST**



**\$4,500,000**

Sold Dec 2025  
37 Days

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

**210 BROOME ST**



**\$4,950,000**

Sold Dec 2025  
15 Days

590 m<sup>2</sup> 4 2 2

**22 PRINCES ST**

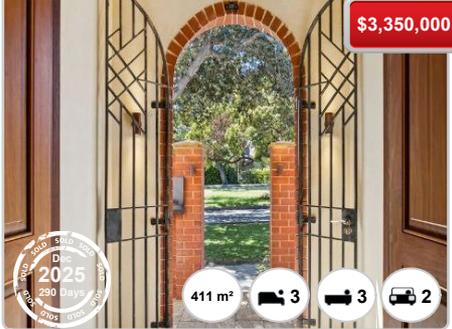


**\$4,325,000**

Sold Dec 2025  
58 Days

690 m<sup>2</sup> 6 3 2

**28 WILLIAM ST**



**\$3,350,000**

Sold Dec 2025  
290 Days

411 m<sup>2</sup> 3 3 2

**7 PERTH ST**



**\$1,800,000**

Sold Nov 2025  
17 Days

278 m<sup>2</sup> 3 1 1

**4 LOMA ST**



**\$4,350,000**

Sold Nov 2025  
15 Days

655 m<sup>2</sup> 3 1 1

**15 SALVADO ST**



**\$8,200,000**

Sold Nov 2025  
N/A

610 m<sup>2</sup> 3 2 2

**47 NAPIER ST**



**\$4,500,000**

Sold Nov 2025  
N/A

665 m<sup>2</sup> 4 4 2

**35 JOHN ST**

**\$6,000,000**

Nov 2025  
N/A

321 m<sup>2</sup> 4 2 2

**313 MARMION ST**

**\$3,600,000**

Nov 2025  
34 Days

481 m<sup>2</sup> 3 3 2

**3 CLARENDON ST**

**\$4,425,000**

Nov 2025  
23 Days

543 m<sup>2</sup> 3 3 2

**186 LITTLE MARINE PDE**

**\$5,625,000**

Nov 2025  
N/A

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

**1B GERALDINE ST**

**\$3,700,000**

Nov 2025  
171 Days

197 m<sup>2</sup> 3 2 2

**47 PEARSE ST**

**\$5,800,000**

Oct 2025  
58 Days

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

**6B NAILSWORTH ST**

**\$6,800,000**

Oct 2025  
20 Days

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

**2A GRIVER ST**

**\$3,900,000**

Oct 2025  
14 Days

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

**160 BROOME ST**

**\$3,150,000**

Oct 2025  
316 Days

503 m<sup>2</sup> 2 1 1

**4 ALBION ST**

**\$2,900,000**

Oct 2025  
167 Days

690 m<sup>2</sup> 4 2 2

**288 MARMION ST**

**\$2,888,000**

Sep 2025  
30 Days

589 m<sup>2</sup> 1 1 2

**116 ERIC ST**

**\$3,100,000**

Sep 2025  
21 Days

865 m<sup>2</sup> 3 1 2

# 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: \$3,210,000  
Current Median Rent: \$1,300

Based on 85 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

**25 LYONS STREET**

**\$2000 per week**

481 m<sup>2</sup> 3 2 2

Feb 2026 1 Day

**46 BROOME STREET**

**\$1,900 per**

41.7m  
420.0 m<sup>2</sup>  
41.7m

420 m<sup>2</sup> 4 2 5

Feb 2026 3 Days

**2/36 FORREST STREET**

**\$1450 per week**

1,275 m<sup>2</sup> 3 2 1

Feb 2026 3 Days

**97 ERIC STREET**

**\$925 per week**

711 m<sup>2</sup> 1 1 1

Feb 2026 5 Days

**17 CLIVE ROAD**

**\$1800 per week**

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

Feb 2026 7 Days

**39 BRIGHTON STREET**

**\$1750 per week**

647 m<sup>2</sup> 3 2 2

Feb 2026 7 Days

**1/153 BROOME STREET**

**\$1590 per week**

1,178 m<sup>2</sup> 3 2 1

Feb 2026 7 Days

**210 BROOME STREET**

**\$2800 per week**

589 m<sup>2</sup> 4 2 2

Feb 2026 8 Days

**41 LYONS STREET**

**\$2195 per week**

685 m<sup>2</sup> 5 2 2

Feb 2026 7 Days

**14B DALGETY STREET**



**\$850 per week**

Feb 2026  
14 Days

903 m<sup>2</sup>  2  1  2

**3 MARGARET STREET**



**\$1700 per week**

Feb 2026  
25 Days

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

**31 ALBION STREET**



**\$1200 per week**

Jan 2026  
35 Days

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

**Boreham Street**



**\$695 per week**

Mar 2025  
347 Days

663 m<sup>2</sup>  1  2  1