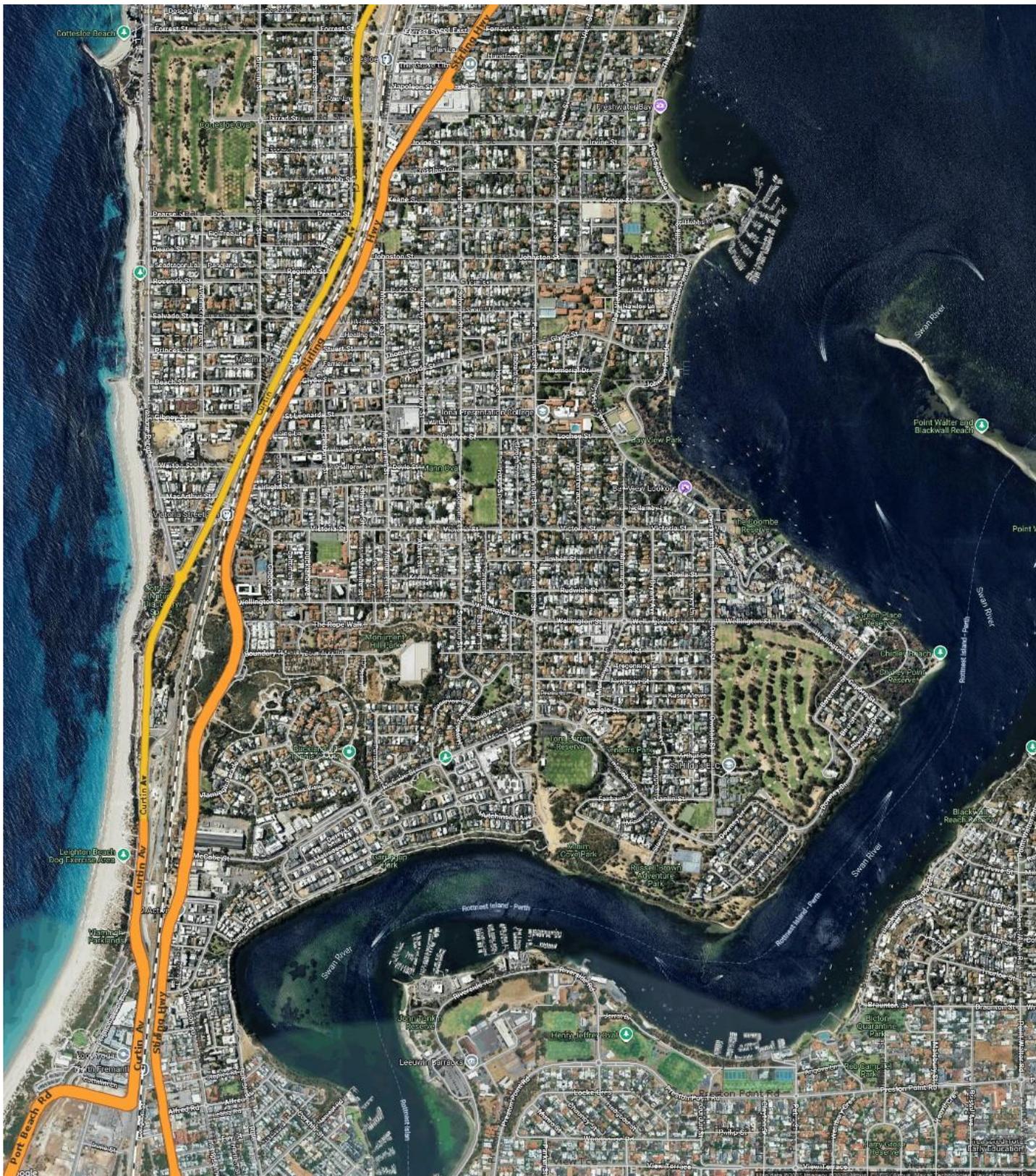


SUBURB FLYOVER REPORT

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	109	\$ 2,200,000	4.8 %	\$ 625,000	\$ 25,000,000
2025	89	\$ 2,800,000	27.3 %	\$ 1,250,000	\$ 22,750,000
2026	0				

Median Sale Price
\$2.8m

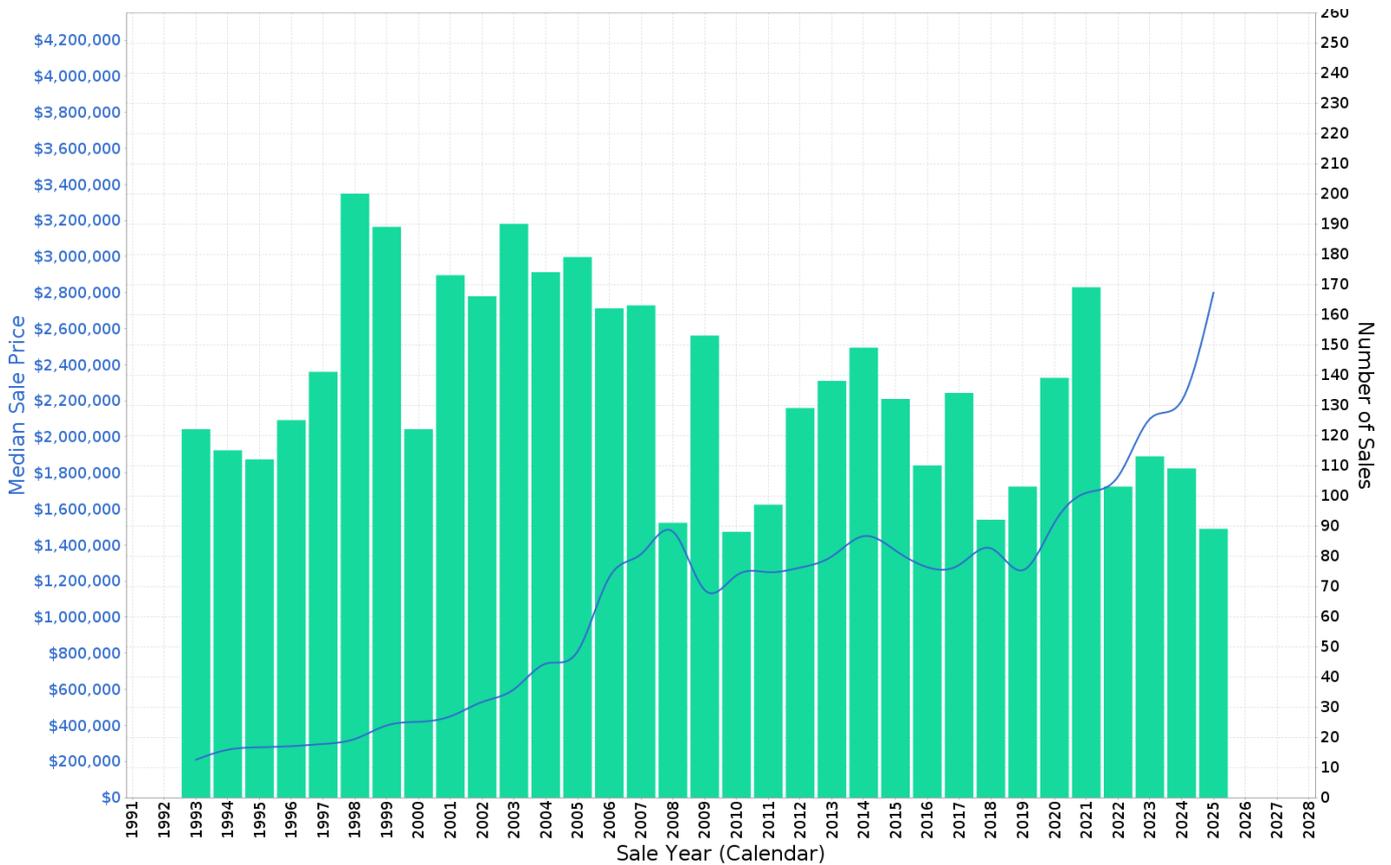
Based on 89 recorded House sales within the last 12 months (2025)

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

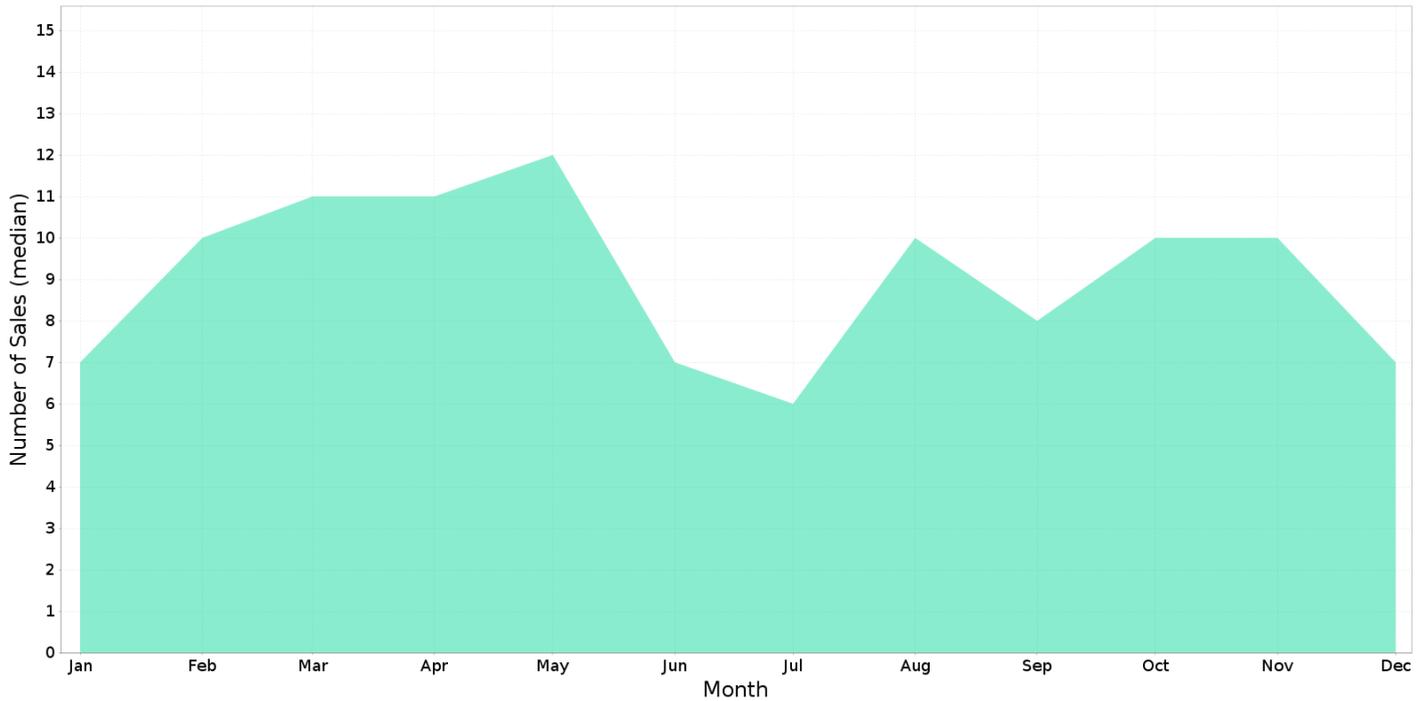
Suburb Growth
+27.3%

Current Median Price: \$2,800,000
Previous Median Price: \$2,200,000

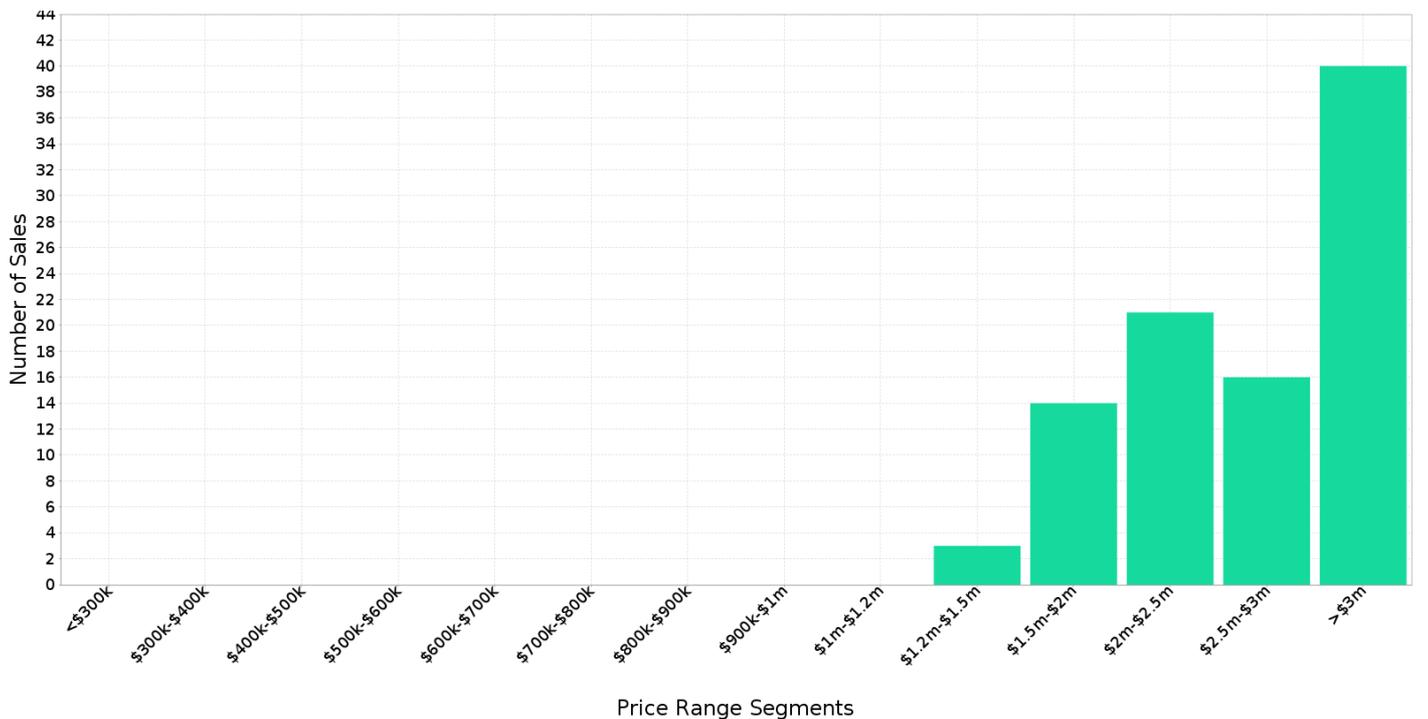
Based on 198 recorded House sales compared over the last two rolling 12 month periods



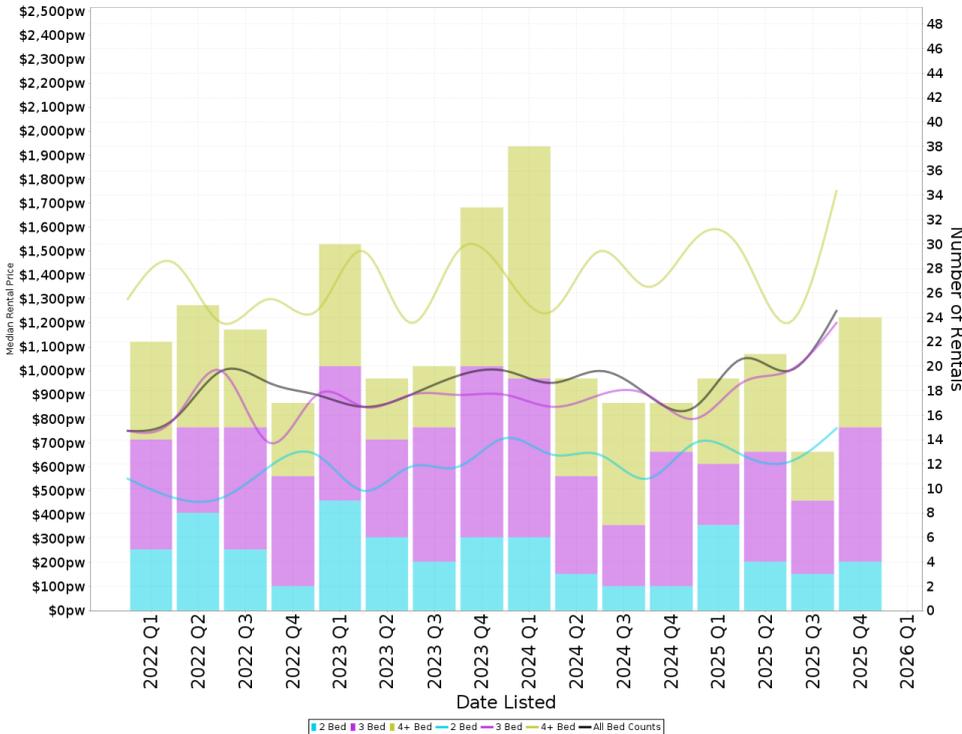
MOSMAN PARK - Peak Selling Periods (3 years)



MOSMAN PARK - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+27.3%

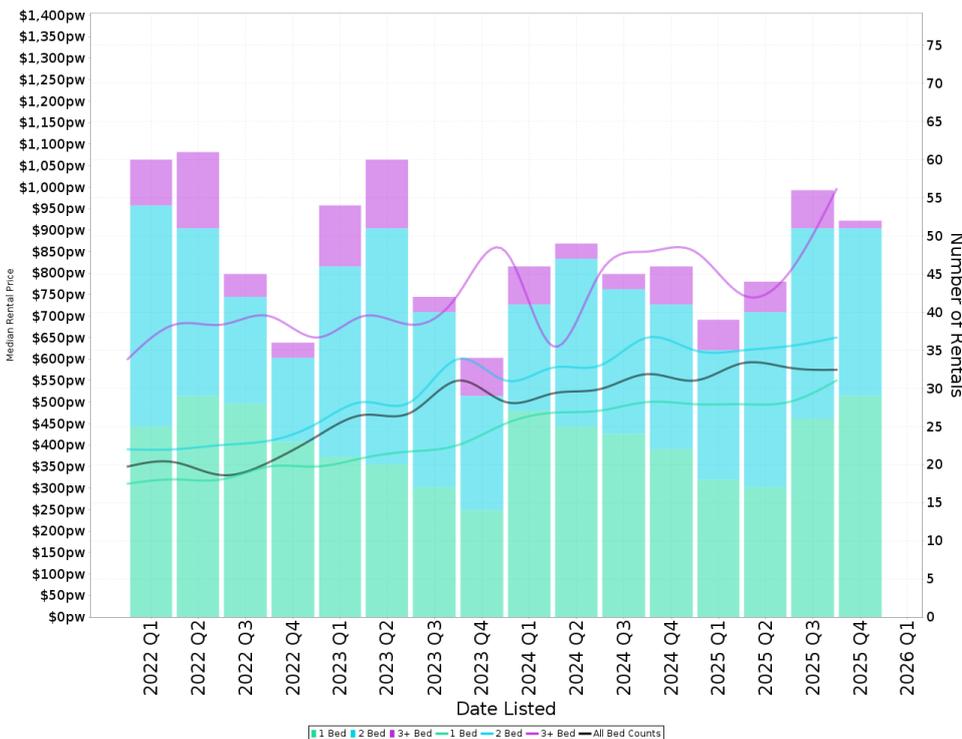
Current Median Price: \$2,800,000
Previous Median Price: \$2,200,000
Based on 198 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+1.9%

Current Median Price: \$2,800,000
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

+23.3%

Current Median Price: \$542,500
Previous Median Price: \$440,000
Based on 230 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.6%

Current Median Price: \$542,500
Current Median Rent: \$580
Based on 191 registered Unit rentals compared over the last 12 months.

MOSMAN PARK - Recently Sold Properties

Median Sale Price
\$2.8m

Based on 89 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
+27.3%

Current Median Price: \$2,800,000
Previous Median Price: \$2,200,000

Based on 198 recorded House sales compared over the last two rolling 12 month periods

Sold Properties
89

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

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

17 CHIPPERFIELD CRT

\$3,505,000

Sold Dec 2025
28 Days

380 m² 4 3 2

8 CHIPPERFIELD CRT

\$2,950,000

Sold Dec 2025
186 Days

405 m² 4 3 2

9 GILL ST

\$2,900,000

Sold Dec 2025
N/A

476 m² 2 1 1

11 EASTBOURNE ST

\$1,950,000

Sold Dec 2025
N/A

319 m² 4 2 2

55 SOLOMON ST

\$2,350,000

Sold Dec 2025
36 Days

425 m² 3 2 2

33 SWAN ST

\$2,910,000

Sold Dec 2025
13 Days

516 m² 3 1 1

7A BATEMAN ST

\$4,000,000

Sold Dec 2025
221 Days

423 m² 3 3 2

10A LOCHEE ST

\$2,800,000

Sold Dec 2025
34 Days

461 m² 3 2 2

33 SAMSON ST

\$3,800,000

Sold 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

6 BAILEY LKT

\$4,650,000

Nov 2025
27 Days

1,082 m² 4 4 2

107 VICTORIA ST

\$4,125,000

Nov 2025
88 Days

946 m² 5 2 2

34C OWSTON ST

\$4,200,000

Oct 2025
8 Days

431 m² 4 2 2

135 WELLINGTON ST

\$2,000,000

Oct 2025
27 Days

1,093 m² 2 1 1

32 DOWNEY DR

\$3,200,000

Oct 2025
27 Days

474 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

