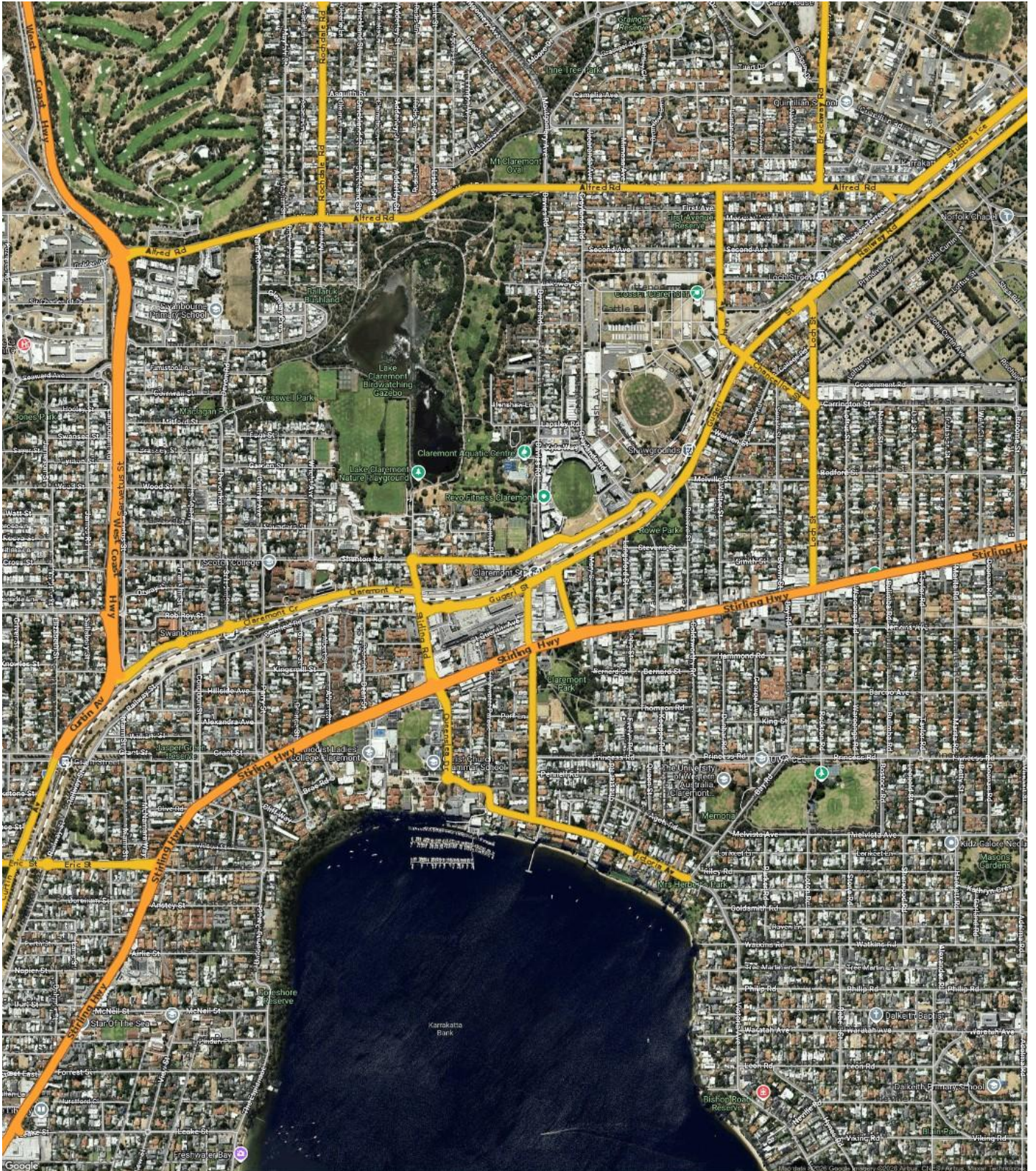


# **SUBURB FLYOVER REPORT**

CLAREMONT (HOUSE)

PREPARED BY: PETER ROBERTSON , PH: 0427 958 929

# CLAREMONT - Suburb Map



# CLAREMONT - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	58	\$ 1,365,000	0.0 %	\$ 695,000	\$ 10,250,000
2009	107	\$ 1,335,000	-2.2 %	\$ 17,000	\$ 9,500,000
2010	70	\$ 1,327,500	-0.6 %	\$ 400,000	\$ 3,950,000
2011	80	\$ 1,292,500	-2.6 %	\$ 246,666	\$ 7,250,000
2012	94	\$ 1,300,000	0.6 %	\$ 580,000	\$ 7,150,000
2013	107	\$ 1,415,000	8.8 %	\$ 690,000	\$ 7,000,000
2014	119	\$ 1,390,000	-1.8 %	\$ 10,850	\$ 3,485,000
2015	94	\$ 1,387,000	-0.2 %	\$ 99,943	\$ 5,000,000
2016	106	\$ 1,295,000	-6.6 %	\$ 400,000	\$ 7,500,000
2017	93	\$ 1,300,000	0.4 %	\$ 640,000	\$ 6,500,000
2018	118	\$ 1,570,000	20.8 %	\$ 18,000	\$ 8,300,000
2019	100	\$ 1,240,000	-21.0 %	\$ 250,000	\$ 8,050,000
2020	109	\$ 1,500,000	21.0 %	\$ 50,000	\$ 5,300,000
2021	97	\$ 1,934,000	28.9 %	\$ 254,000	\$ 5,408,000
2022	88	\$ 1,835,000	-5.1 %	\$ 575,000	\$ 5,870,000
2023	98	\$ 1,986,000	8.2 %	\$ 80,000	\$ 13,300,000
2024	70	\$ 2,372,500	19.5 %	\$ 685,000	\$ 7,200,000
2025	75	\$ 2,280,000	-3.9 %	\$ 20,201	\$ 7,000,000
2026	3	\$ 2,580,000	13.2 %	\$ 2,500,000	\$ 2,750,000

Median Sale Price  
**\$2.28m**

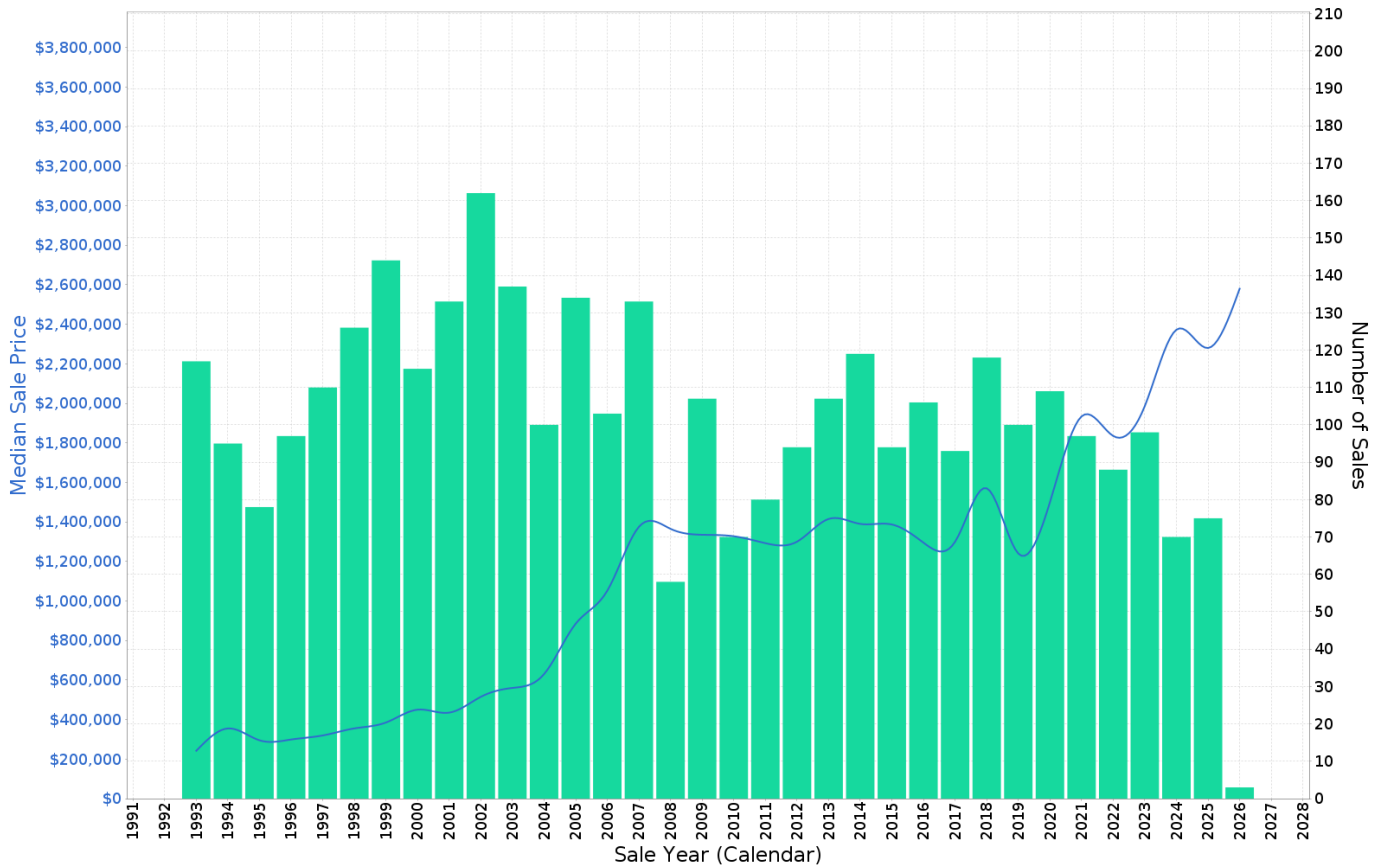
Based on 75 recorded House sales within the last 12 months (2025)

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

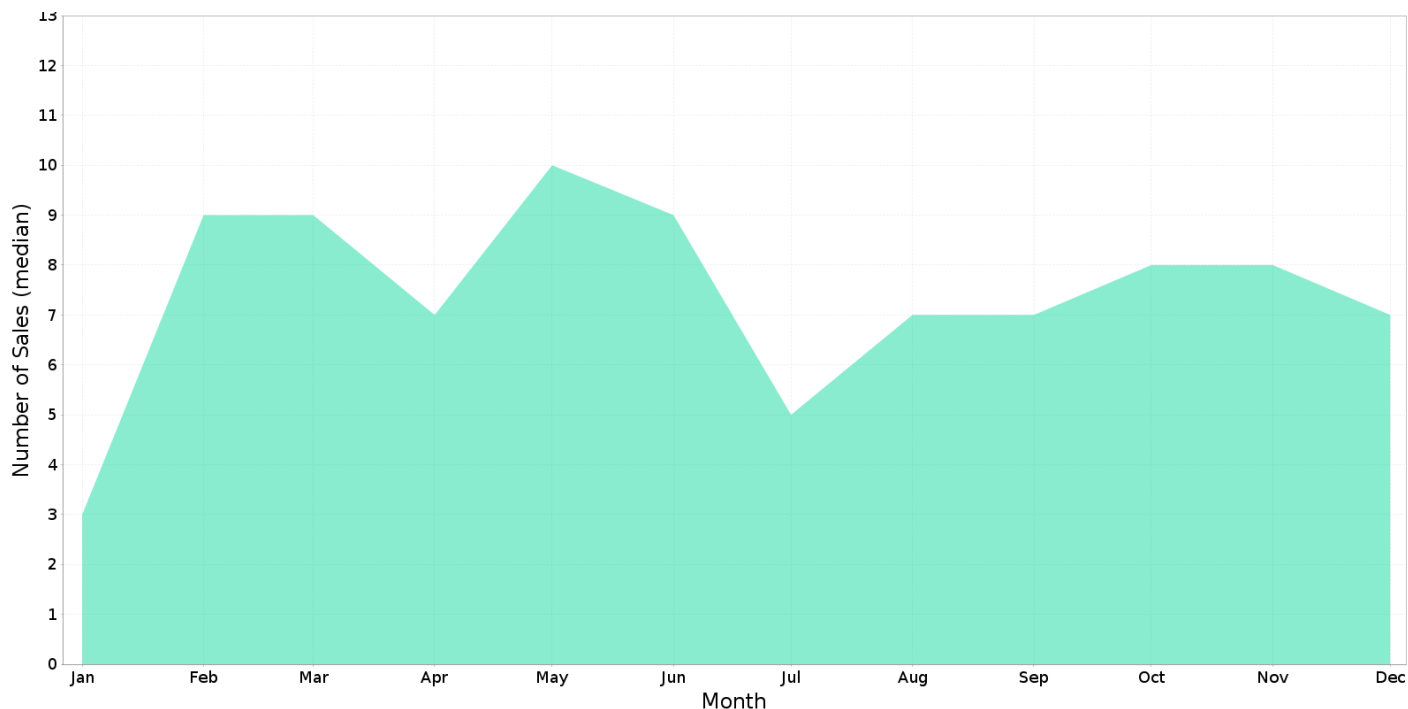
Suburb Growth  
**-3.9%**

Current Median Price: \$2,280,000  
Previous Median Price: \$2,372,500

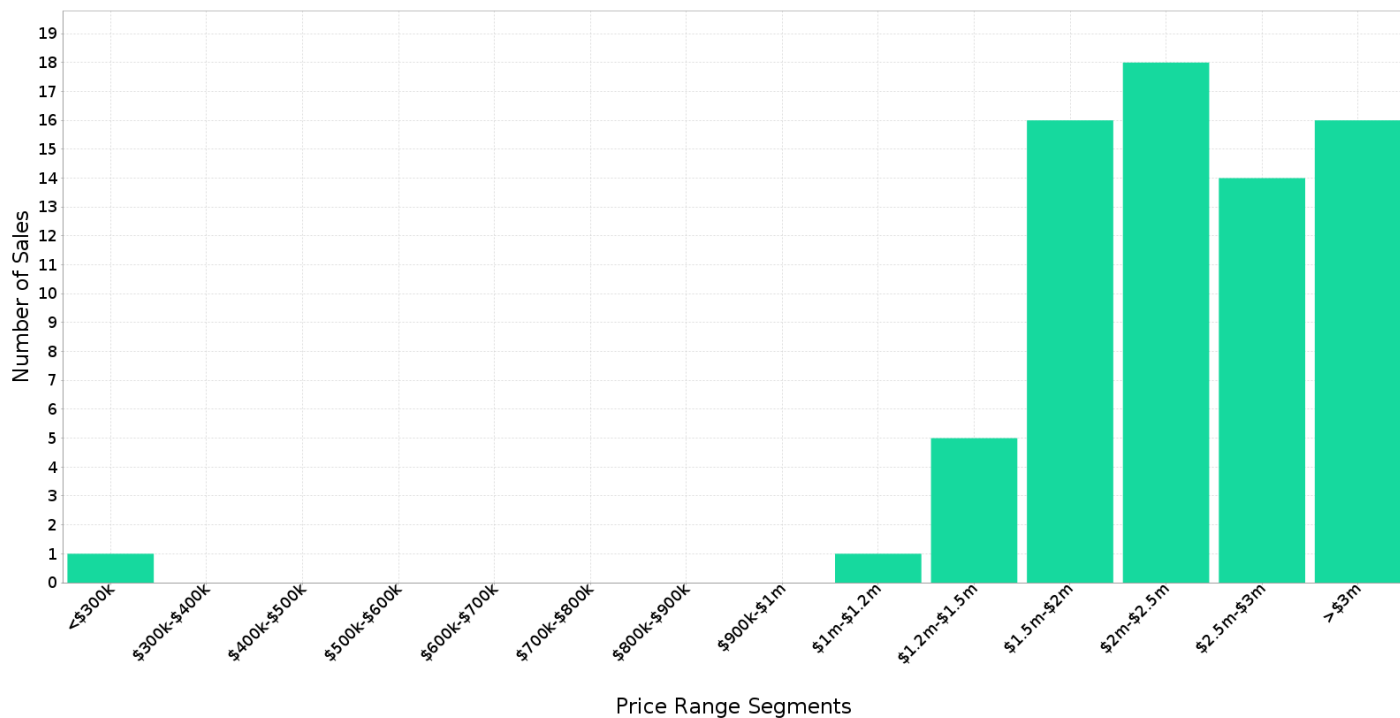
Based on 145 recorded House sales compared over the last two rolling 12 month periods



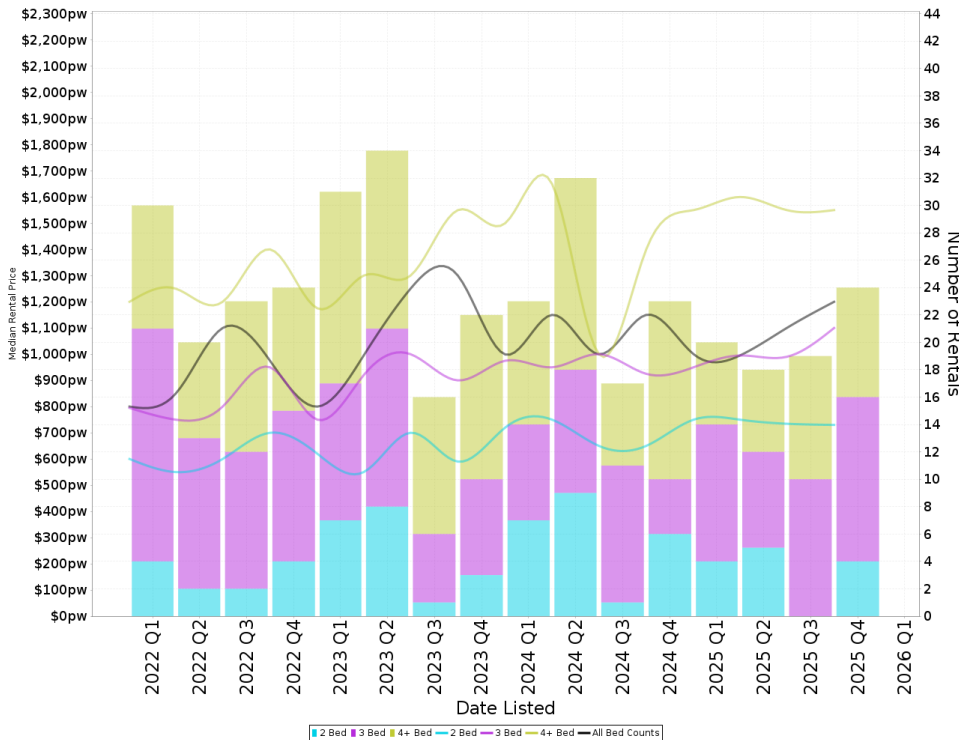
## CLAREMONT - Peak Selling Periods (3 years)



## CLAREMONT - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-3.9%**

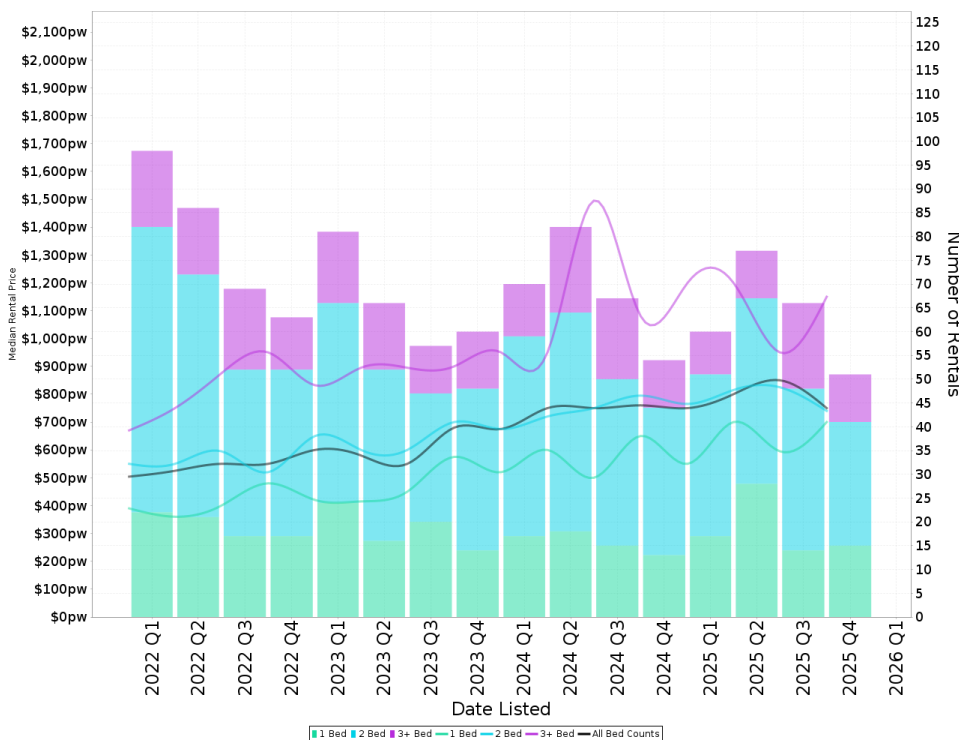
Current Median Price: \$2,280,000  
Previous Median Price: \$2,372,500  
Based on 145 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+2.5%**

Current Median Price: \$2,280,000  
Current Median Rent: \$1,100  
Based on 81 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-2.9%**

Current Median Price: \$830,000  
Previous Median Price: \$855,000  
Based on 343 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.9%**

Current Median Price: \$830,000  
Current Median Rent: \$780  
Based on 254 registered Unit rentals compared over the last 12 months.

# CLAREMONT - Recently Sold Properties

Median Sale Price  
**\$2.28m**

Based on 75 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  
**-3.9%**

Current Median Price: \$2,280,000  
Previous Median Price: \$2,372,500


Based on 145 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties  
**75**

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

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

**77 BAY VIEW TCE**




**\$2,100,000**

Sold Mar 2026  
37 Days

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

**3A JOHN ST**




**\$3,550,000**

Sold Mar 2026  
146 Days

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

**13A JUDGE AVE**



**\$1,610,000**

Sold Feb 2026  
21 Days

427 m<sup>2</sup> 3 2 2

**27 MELVILLE ST**




**\$2,580,000**

Sold Feb 2026  
7 Days

556 m<sup>2</sup> 3 2 2

**21B BAY RD**



**\$2,750,000**

Sold Feb 2026  
9 Days

462 m<sup>2</sup> 3 2 2

**9A MELVILLE ST**




**\$2,500,000**

Sold Feb 2026  
7 Days

548 m<sup>2</sup> 3 2 2

**16 PARRY ST**




**\$7,000,000**

Sold Dec 2025  
1 Day

893 m<sup>2</sup> 5 3 2

**3A SCOTT ST**



**\$2,210,000**

Sold Dec 2025  
21 Days

1,031 m<sup>2</sup> 3 1 2

**110A GUGERI ST**



**\$1,442,000**

Sold Dec 2025  
5 Days

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

**4 LAKEWAY ST**

**\$2,180,000**

Sold Dec 2025  
N/A

314 m<sup>2</sup> 3 2 2

**25A MOFFLIN AVE**

**\$1,520,000**

Sold Dec 2025  
8 Days

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

**110B GUGERI ST**

**\$1,580,000**

Sold Dec 2025  
35 Days

112 m<sup>2</sup> 3 2 2

**20 THOMSON RD**

**\$4,125,000**

Sold Nov 2025  
2 Days

604 m<sup>2</sup> 4 2 2

**2 PROSPECT PL**

**\$2,450,000**

Sold Nov 2025  
26 Days

490 m<sup>2</sup> 4 2 2

**3/1 DEAN ST**

**\$1,180,000**

Sold Nov 2025  
14 Days

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

**6 BARNFIELD RD**

**\$2,410,000**

Sold Nov 2025  
19 Days

468 m<sup>2</sup> 4 2 2

**6A GRANGE ST**

**\$2,730,000**

Sold Nov 2025  
22 Days

632 m<sup>2</sup> 4 2 2

**6 QUEENSLEA DR**

**\$2,600,000**

Sold Nov 2025

452 m<sup>2</sup> 4 2 2

**34A FIRST AVE**

**\$1,200,000**

Sold Nov 2025  
19 Days

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

**13 GOLDSMITH RD**

**\$3,850,000**

Sold Nov 2025  
23 Days

1,012 m<sup>2</sup> 4 3 2

**69 DAVIES RD**

**\$2,060,000**

Sold Oct 2025  
9 Days

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

## CLAREMONT - Properties For Rent

Median Rental Price

**\$1,100 /w**

Based on 81 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

**+2.5%**

Current Median Price: \$2,280,000  
Current Median Rent: \$1,100

Based on 75 recorded House sales and 81 House rentals compared over the last 12 months

Number of Rentals

**81**

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

**2/25 BARNFIELD ROAD**




**\$980 per week**

Mar 2026  
17 Days

185 m<sup>2</sup> 3 2 2

**1A SECOND AVENUE**



**\$1150 per week**

Jan 2026  
67 Days

827 m<sup>2</sup> 3 2 5