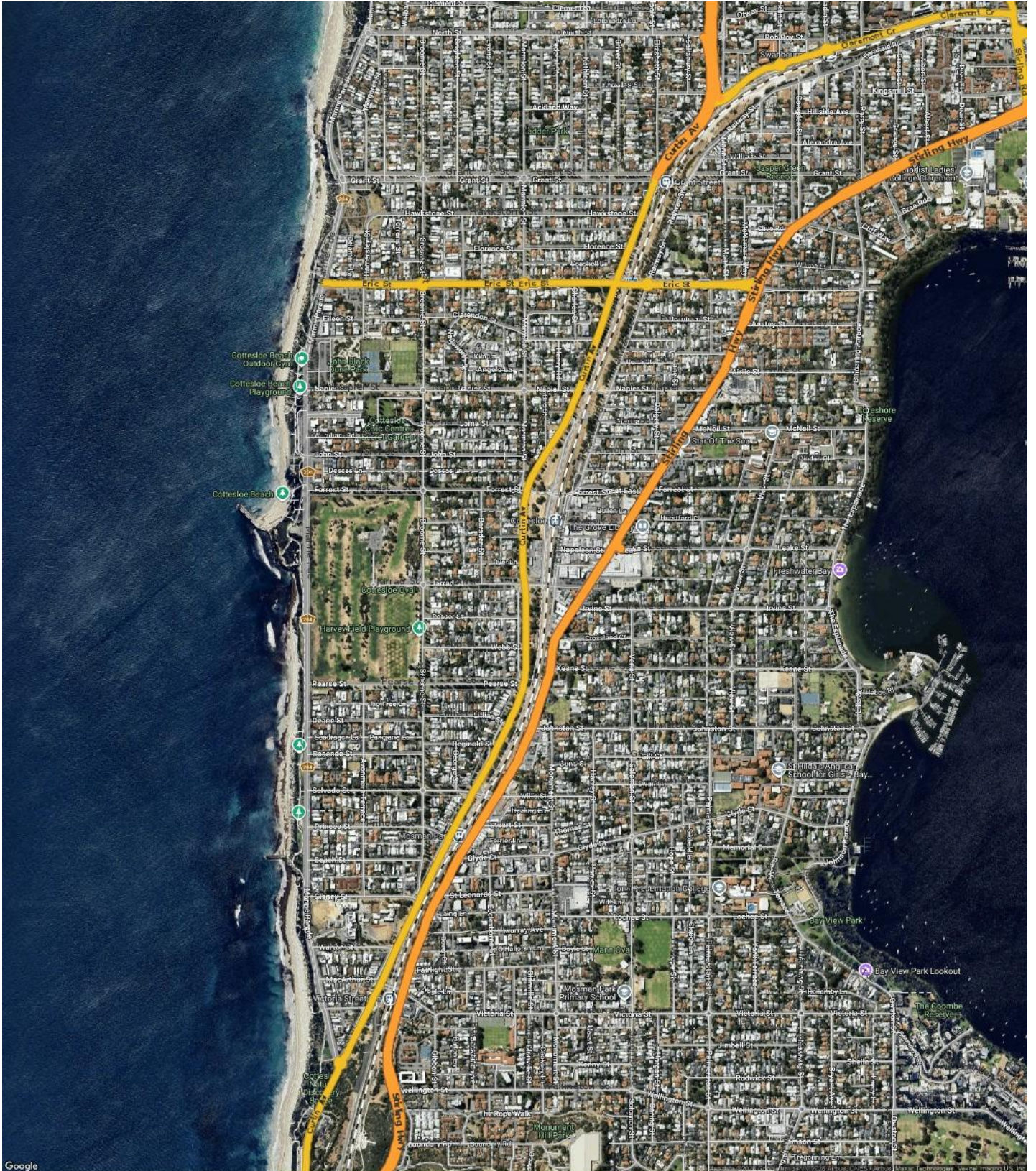


SUBURB FLYOVER REPORT

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	106	\$ 3,263,500	-0.4 %	\$ 2,063	\$ 12,000,000
2024	89	\$ 3,520,000	7.9 %	\$ 600,000	\$ 13,500,000
2025	92	\$ 3,266,500	-7.2 %	\$ 150,000	\$ 370,000,000
2026	1	\$ 5,450,000	66.8 %	\$ 5,450,000	\$ 5,450,000

Median Sale Price
\$3.27m

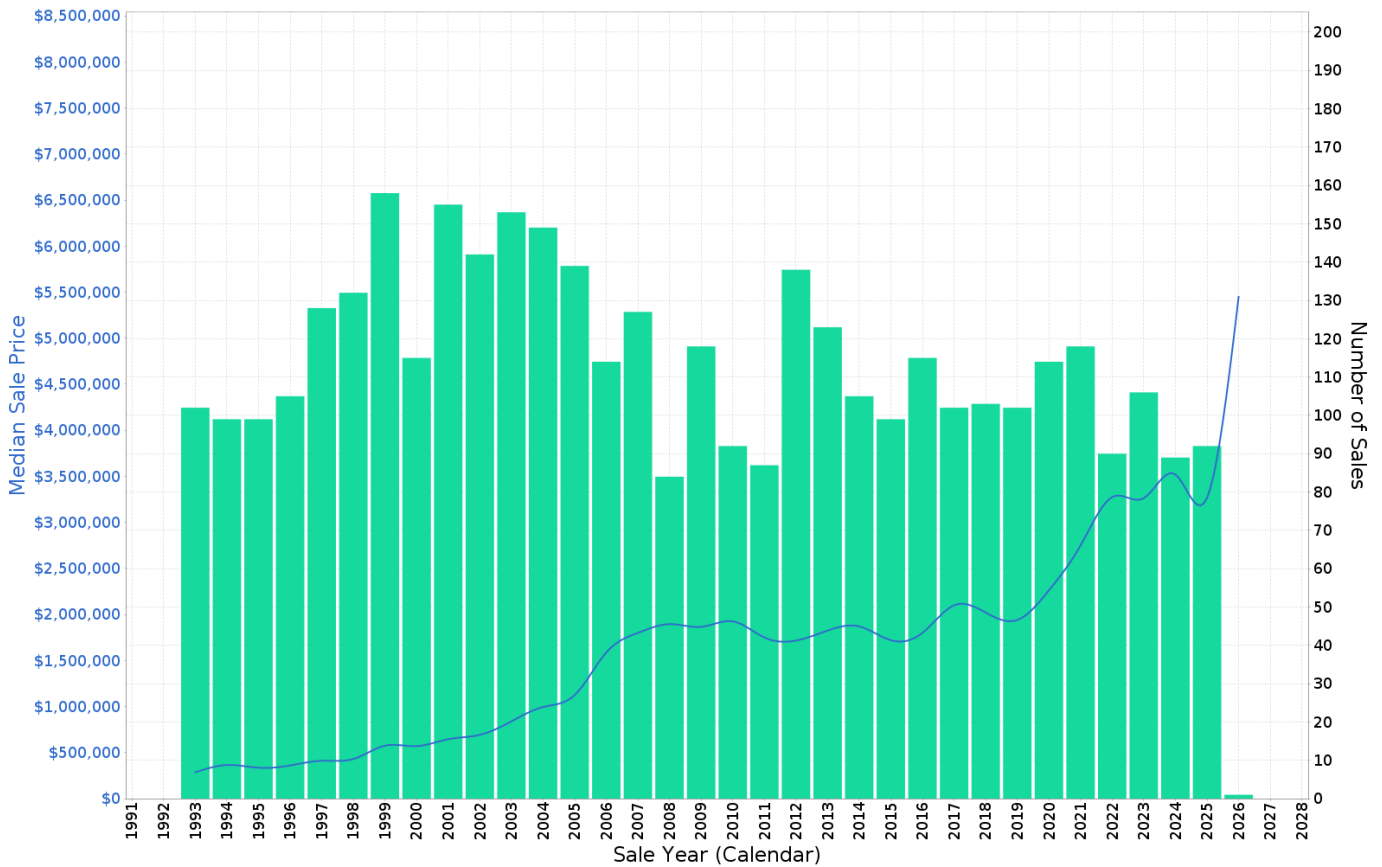
Based on 92 recorded House sales within the last 12 months (2025)

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

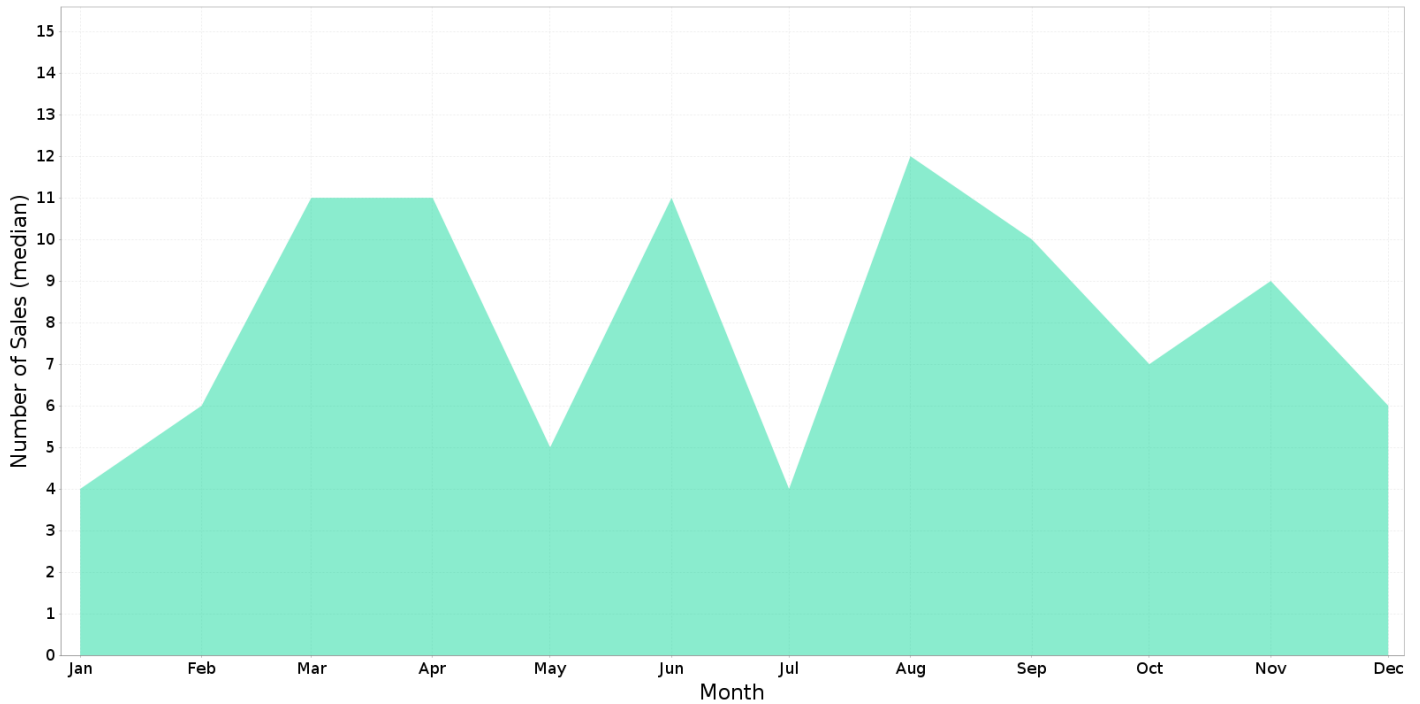
Suburb Growth
-7.2%

Current Median Price: \$3,266,500
Previous Median Price: \$3,520,000

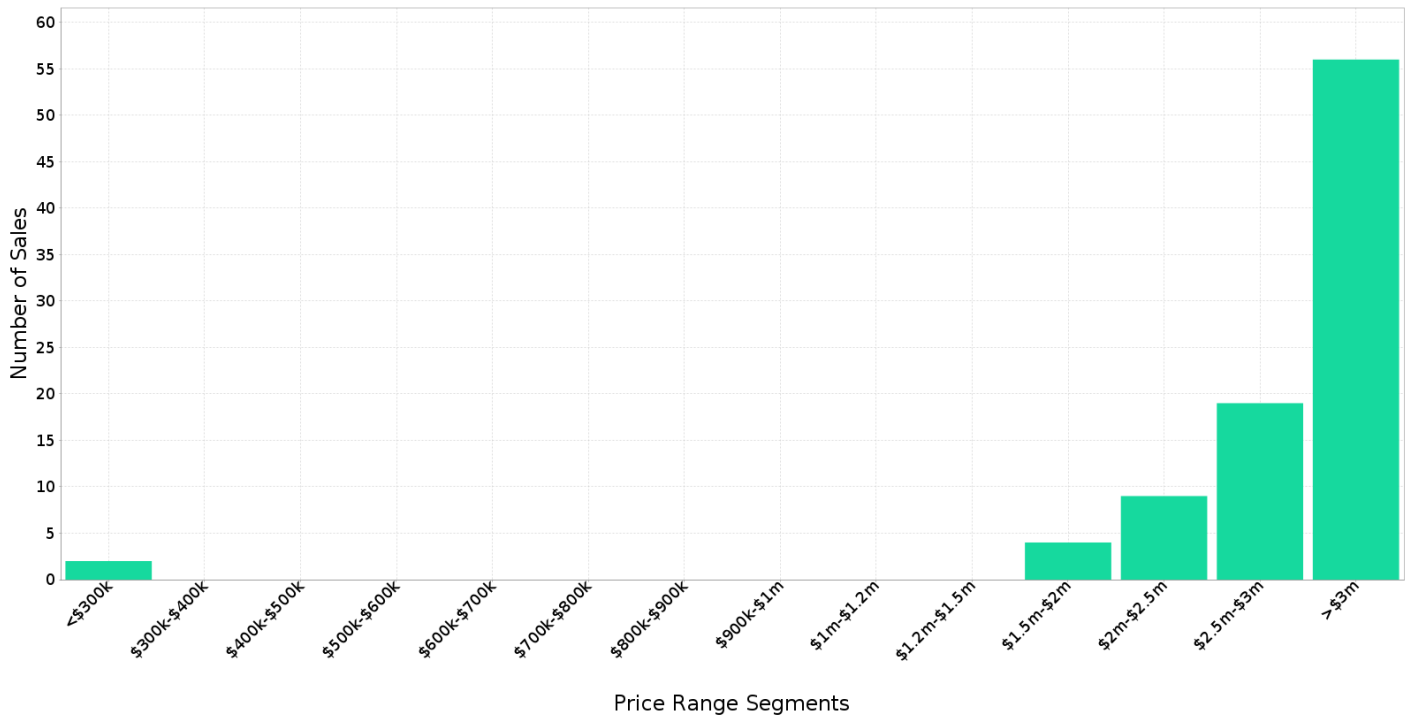
Based on 181 recorded House sales compared over the last two rolling 12 month periods



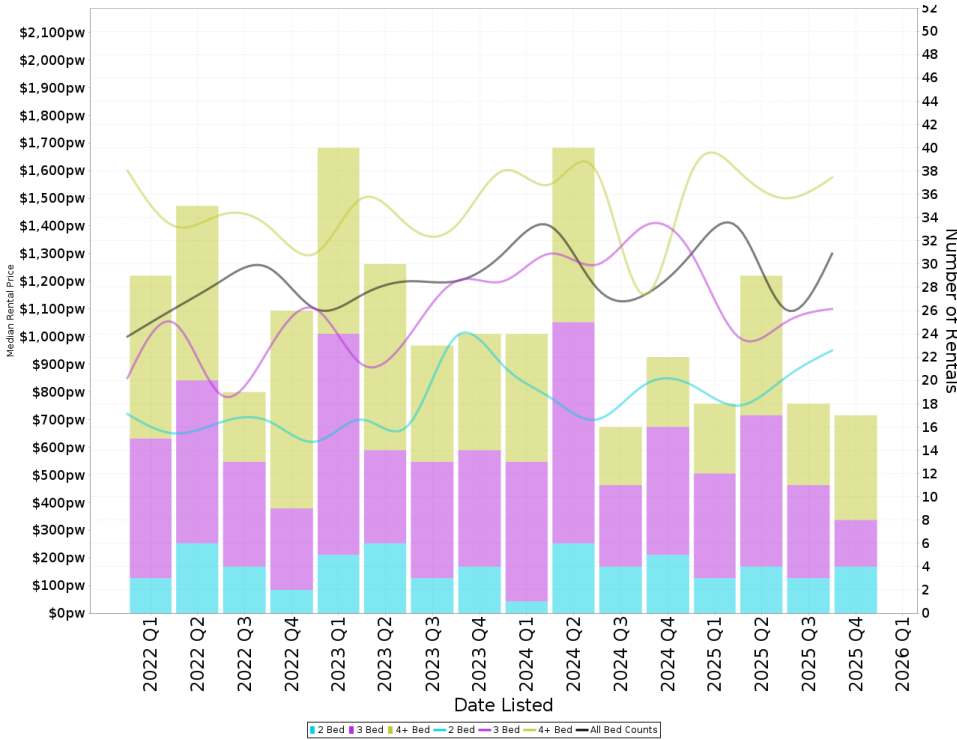
COTTESLOE - Peak Selling Periods (3 years)



COTTESLOE - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-7.2%

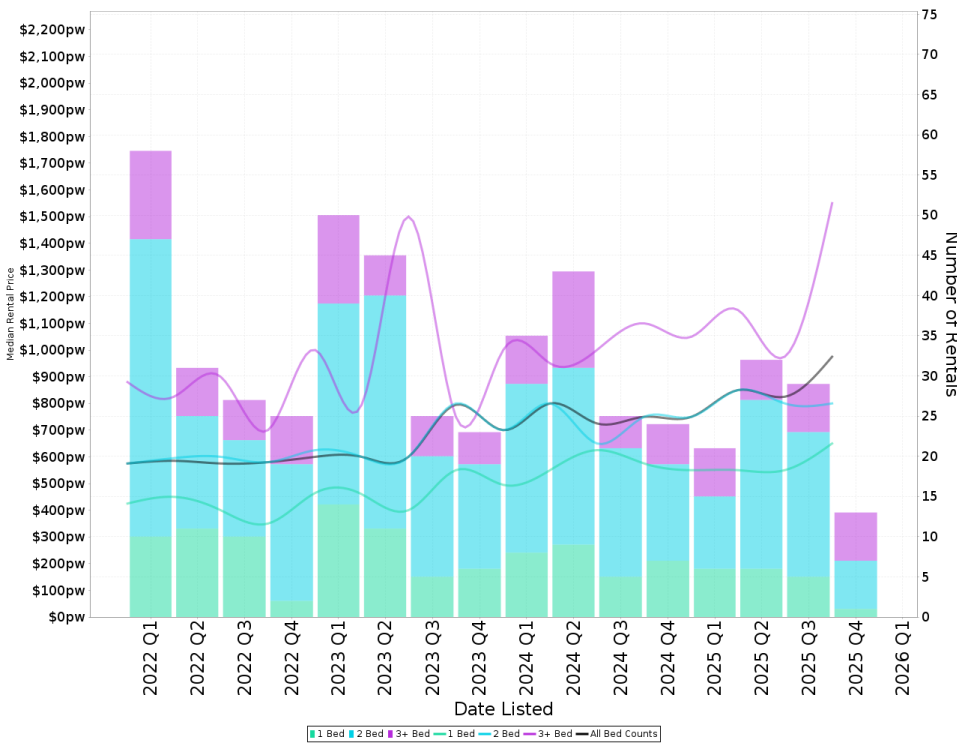
Current Median Price: \$3,266,500
Previous Median Price: \$3,520,000
Based on 181 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.1%

Current Median Price: \$3,266,500
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

+18.2%

Current Median Price: \$1,430,000
Previous Median Price: \$1,210,000
Based on 128 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.0%

Current Median Price: \$1,430,000
Current Median Rent: \$825
Based on 95 registered Unit rentals compared over the last 12 months.

COTTESLOE - Recently Sold Properties

Median Sale Price

\$3.27m

Based on 92 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

-7.2%

Current Median Price: \$3,266,500
Previous Median Price: \$3,520,000

Based on 181 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

92

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

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

96 RAILWAY ST

31.54m
13.06m
8.55m
36.67m
32.25m

\$2,710,000

852m²

3 Beds 1 Bath 2 Car

Sold Mar 2026
39 Days

160 BROOME ST

300m

\$3,325,000

503m²

2 Beds 1 Bath 2 Car

Sold Mar 2026
23 Days

29 LYONS ST

\$5,450,000

685m²

4 Beds 3 Bath 2 Car

Sold Feb 2026
21 Days

31 ALBION ST

\$2,315,500

373m²

3 Beds 1 Bath 2 Car

Sold Dec 2025
12 Days

5 BROOME ST

\$3,598,000

691m²

4 Beds 2 Bath 3 Car

Sold Dec 2025
31 Days

5 HAMERSLEY ST

\$4,500,000

325m²

3 Beds 4 Bath 2 Car

Sold Dec 2025
27 Days

210 BROOME ST

\$4,950,000

590m²

4 Beds 2 Bath 2 Car

Sold Dec 2025
15 Days

22 PRINCES ST

\$4,325,000

690m²

6 Beds 3 Bath 2 Car

Sold Dec 2025
29 Days

28 WILLIAM ST

\$3,350,000

411m²

3 Beds 3 Bath 2 Car

Sold Dec 2025
290 Days

7 PERTH ST

\$1,800,000

Nov 2025
17 Days

278 m² 3 1 1

4 LOMA ST

\$4,350,000

Nov 2025
N/A

655 m² 3 1 1

15 SALVADO ST

\$8,200,000

Nov 2025
N/A

610 m² 3 2 2

47 NAPIER ST

\$4,500,000

Nov 2025
N/A

665 m² 4 4 2

35 JOHN ST

\$6,000,000

Nov 2025
N/A

321 m² 4 2 2

313 MARMION ST

\$3,600,000

Nov 2025
36 Days

481 m² 3 3 2

3 CLARENDON ST

\$4,425,000

Nov 2025
23 Days

543 m² 3 3 2

186 LITTLE MARINE PDE

\$5,625,000

Nov 2025
N/A

440 m² 3 4 3

1B GERALDINE ST

\$3,700,000

Nov 2025
471 Days

197 m² 3 2 2

47 PEARSE ST

\$5,800,000

Oct 2025
58 Days

491 m² 4 3 2

26 BROOME ST

\$5,700,000

Oct 2025
171 Days

594 m² 6 4 2

6B NAILSWORTH ST

\$6,800,000

Oct 2025
20 Days

570 m² 4 3 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: \$3,266,500
Current Median Rent: \$1,300

Based on 92 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

2/20 OVERTON GARDENS




\$950 per week

10 Days
Mar 2026

1,662 m² 3 1 1

1 GRIVER STREET




\$2300 per week

15 Days
Mar 2026

612 m² 4 2 4

97 ERIC STREET




\$890 per week

33 Days
Feb 2026

711 m² 1 1 1

39 BRIGHTON STREET



\$1650 per week

35 Days
Feb 2026

647 m² 4 2 2

3 MARGARET STREET



\$1600 per week

53 Days
Feb 2026

410 m² 4 2 3