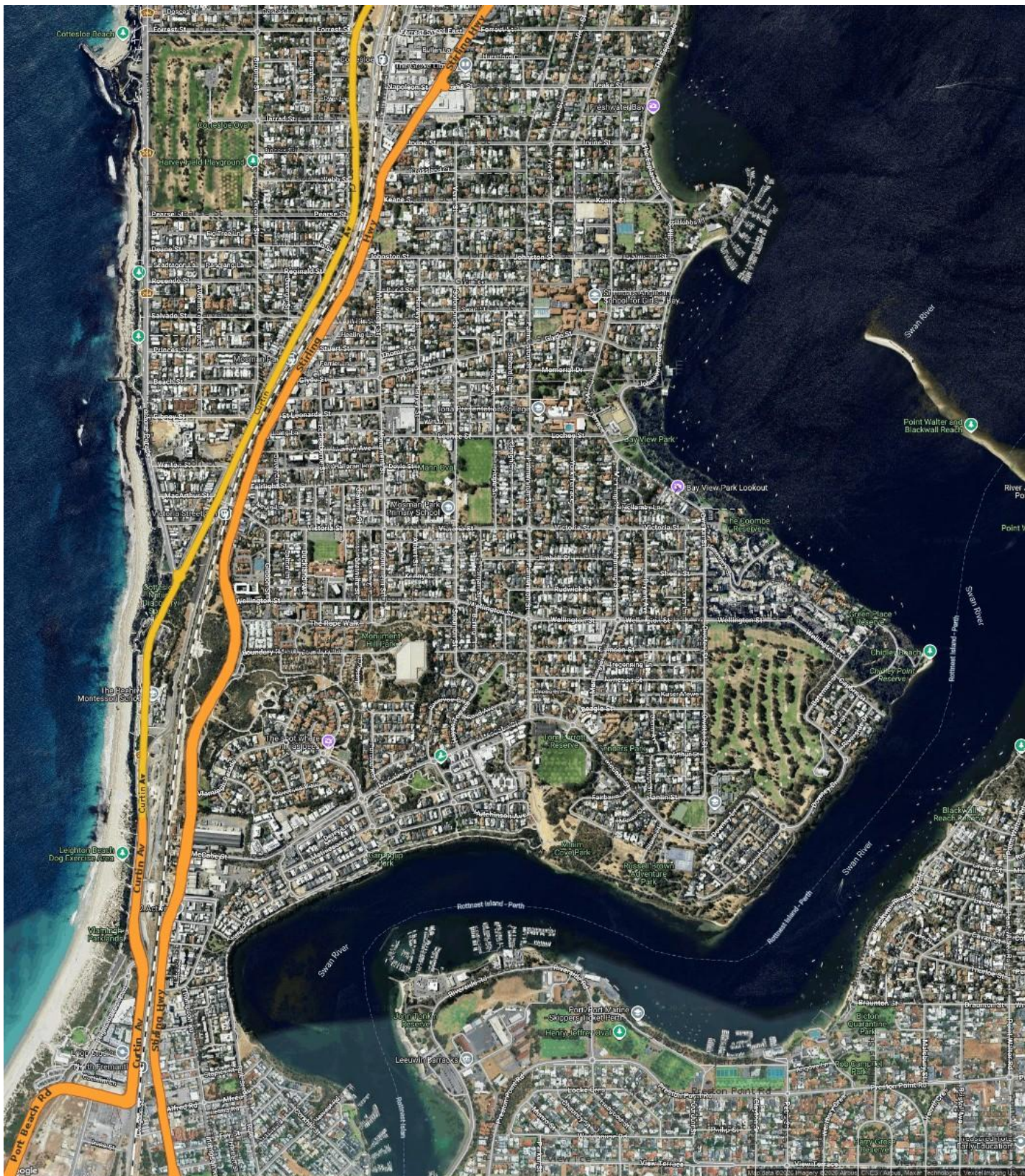


SUBURB FLYOVER REPORT

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	102	\$ 2,800,000	27.3 %	\$ 1,250,000	\$ 22,750,000
2026	7	\$ 2,750,000	-1.8 %	\$ 1,812,000	\$ 12,500,000

Median Sale Price
\$2.8m

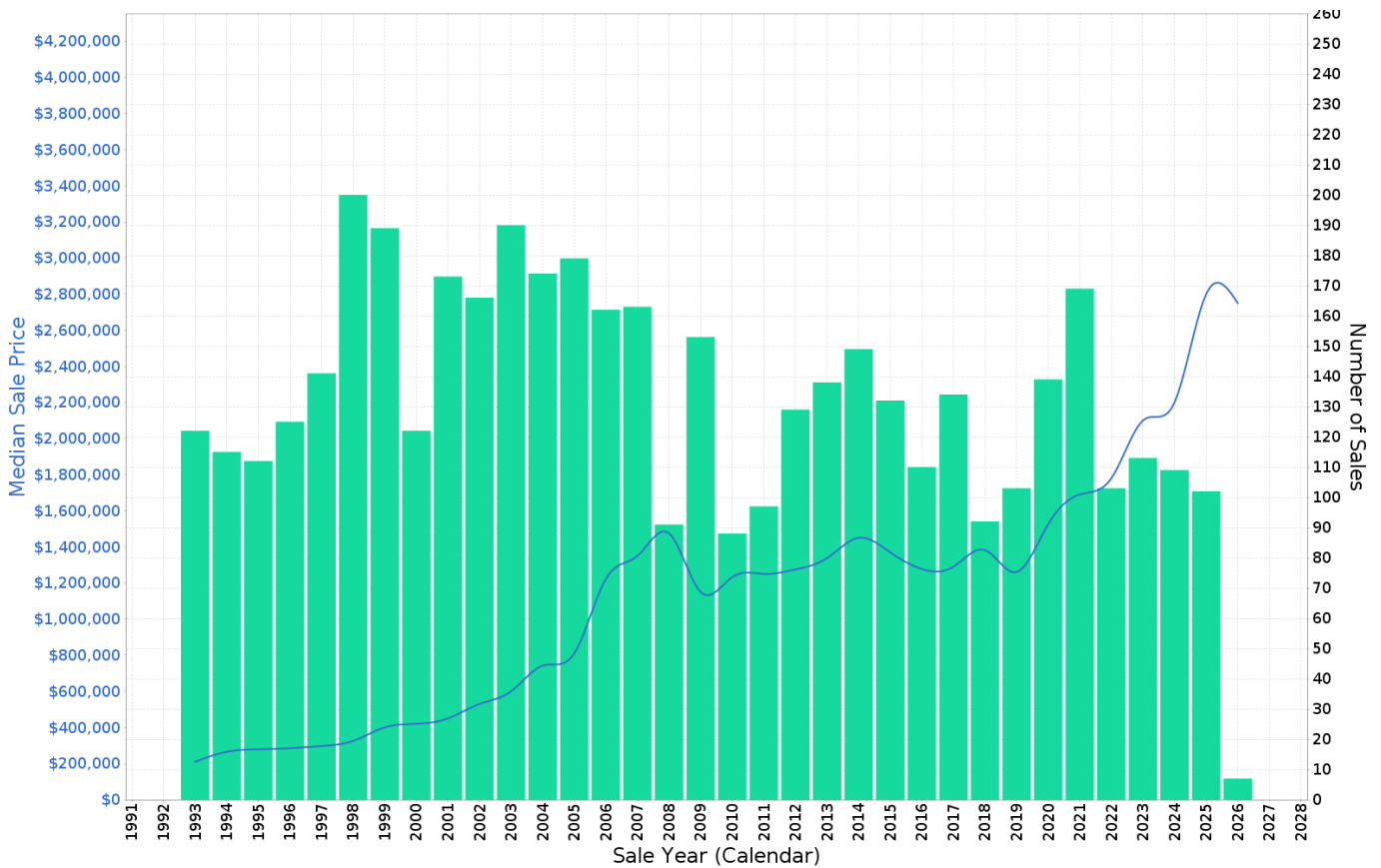
Based on 102 recorded House sales within the last 12 months (2025)

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

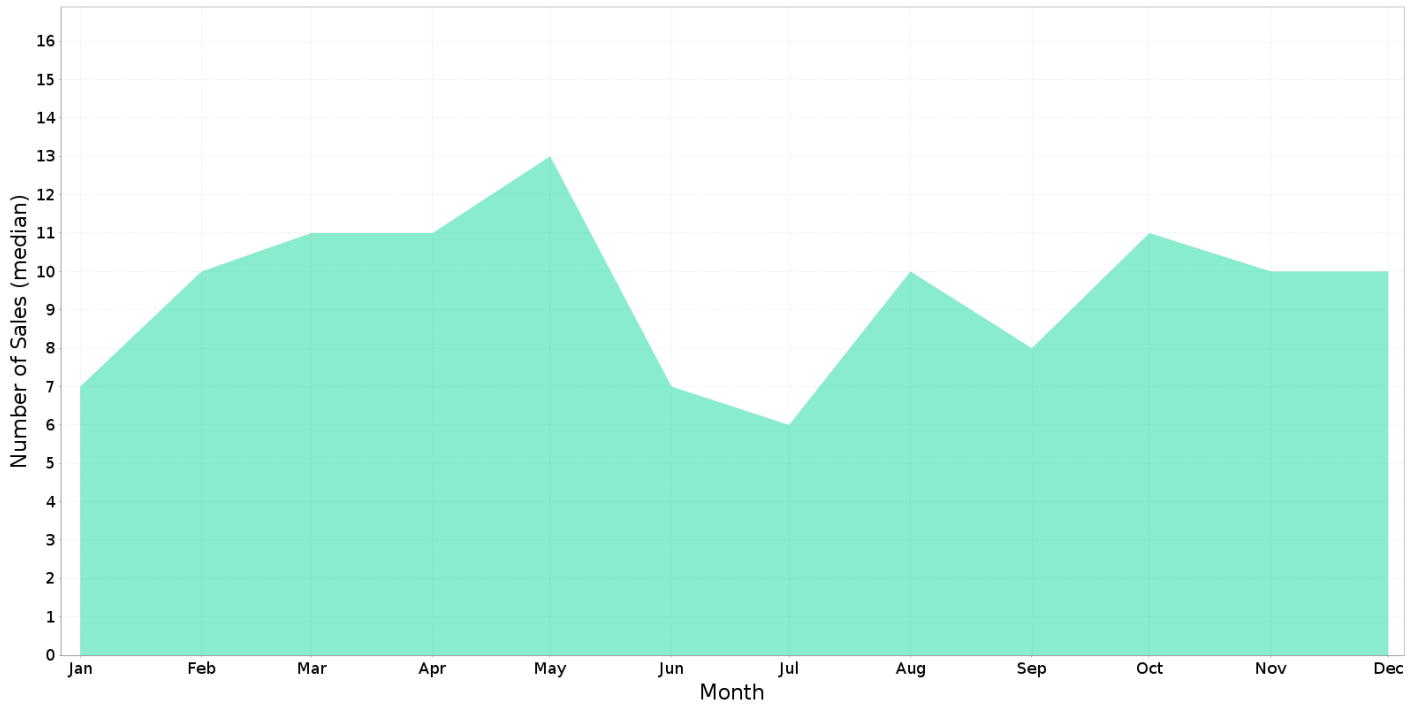
Suburb Growth
+27.3%

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

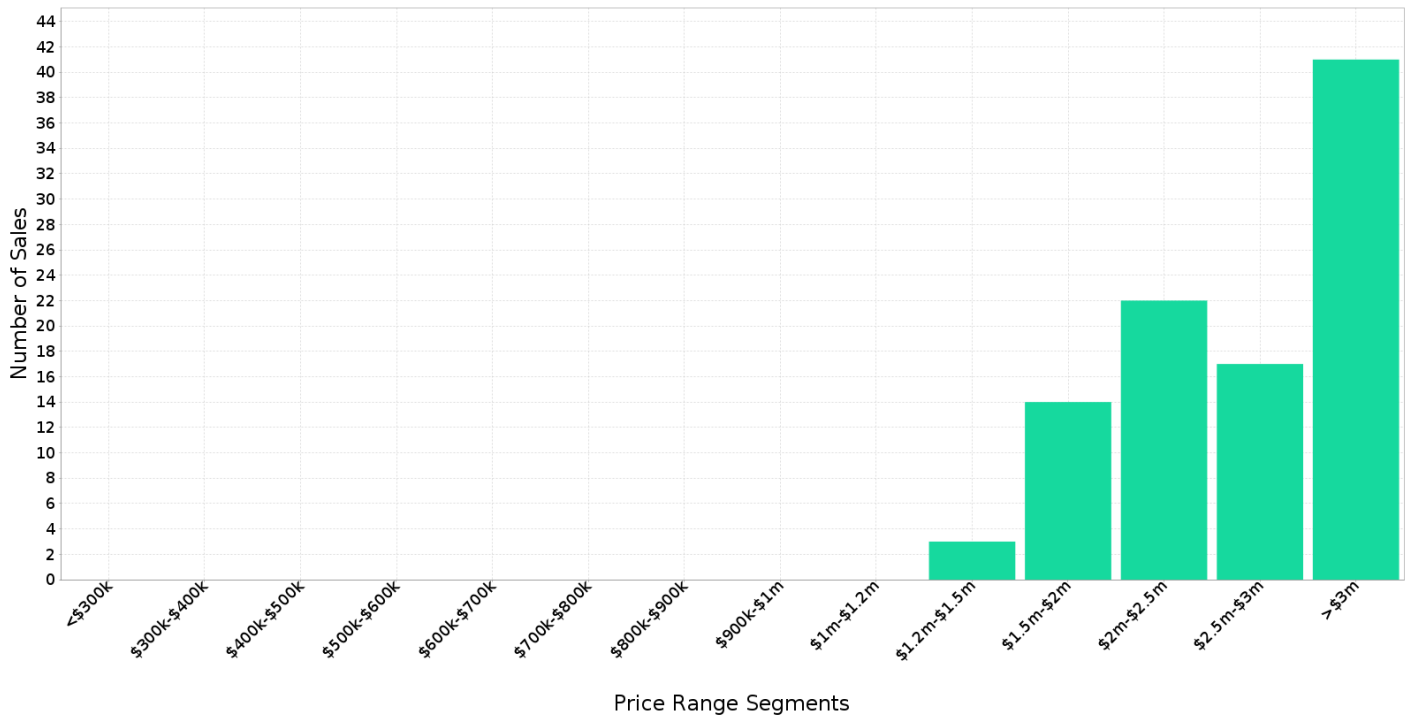
Based on 211 recorded House sales compared over the last two rolling 12 month periods



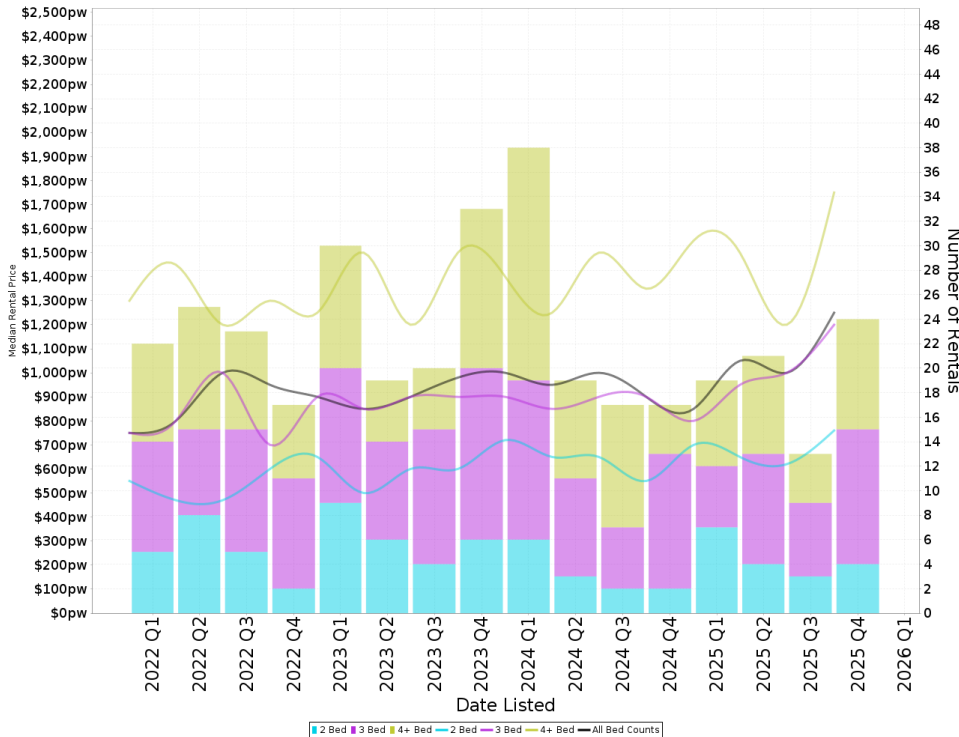
MOSMAN PARK - Peak Selling Periods (3 years)



MOSMAN PARK - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+27.3%

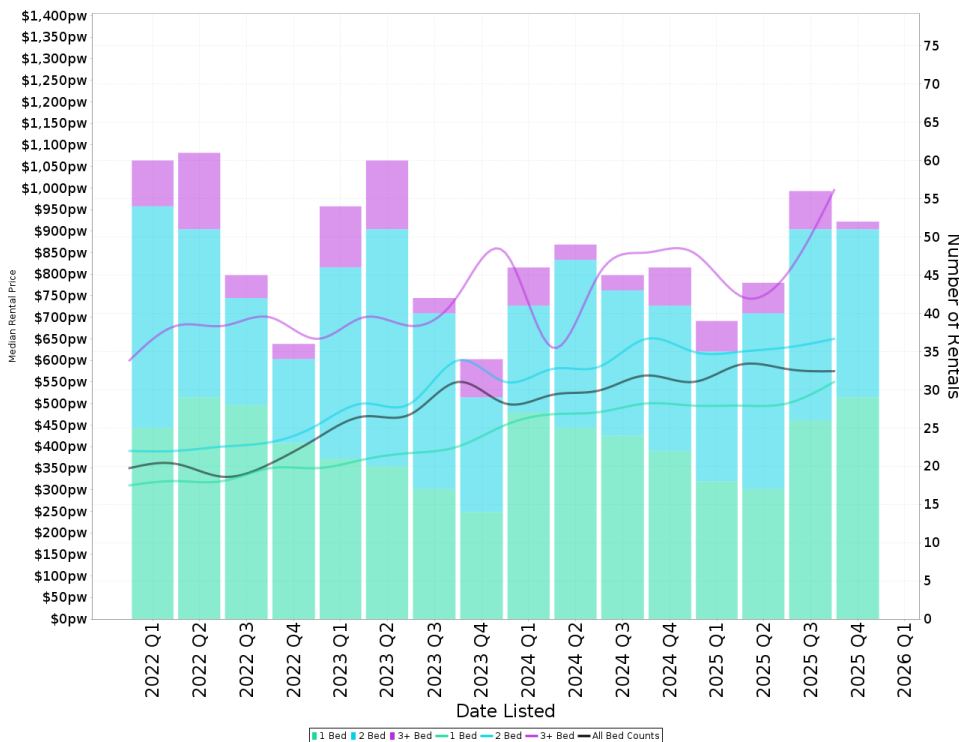
Current Median Price: \$2,800,000
Previous Median Price: \$2,200,000
Based on 211 registered House sales compared over the last two rolling 12 month periods.

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

+23.9%

Current Median Price: \$545,000
Previous Median Price: \$440,000
Based on 240 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.5%

Current Median Price: \$545,000
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 102 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 211 recorded House sales compared over the last two rolling 12 month periods

Sold Properties
102

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

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

8/14 FAIRLIGHT ST

\$625,000

1,543 m² 2 1 1

Sold Feb 2026, 27 Days

1 BRYANT AVE

\$3,725,000

637 m² 5 3 2

Sold Feb 2026, 29 Days

65 PALMERSTON ST

\$2,350,000

782 m² 4 1 1

Sold Feb 2026, N/A

38C MONUMENT ST

\$1,812,000

486 m² 4 1 1

Sold Feb 2026, 16 Days

7 BEAGLE ST

\$2,500,000

794 m² 3 1 1

Sold Feb 2026, 41 Days

20 PORTSEA RISE

\$4,500,000

710 m² 4 2 2

Sold Feb 2026, 102 Days

23 TUTTLEBEE TCE

\$2,980,000

332 m² 4 2 2

Sold Jan 2026, 11 Days

1B MCEWAN CRES

\$2,750,000

518 m² 3 1 2

Sold Jan 2026, 42 Days

4 RIVERSIDE DR

\$12,500,000

978 m² 5 4 2

Sold Jan 2026, 282 Days

8 CHIPPERFIELD CRT

\$2,950,000

Dec 2025
195 Days

405 m² 4 3 2

9 GILL ST

\$2,900,000

Dec 2025
N/A

476 m² 2 1 1

11 EASTBOURNE ST

\$1,950,000

Dec 2025
N/A

319 m² 4 2 2

17 CHIPPERFIELD CRT

\$3,505,000

Dec 2025
8 Days

380 m² 3 3 2

7A JIMBELL ST

\$2,258,000

Dec 2025
29 Days

541 m² 3 1 2

55 SOLOMON ST

\$2,350,000

Dec 2025
36 Days

425 m² 3 2 2

33 SWAN ST

\$2,910,000

Dec 2025
8 Days

516 m² 3 1 1

7A BATEMAN ST

\$4,000,000

Dec 2025
22 Days

423 m² 3 3 2

10A LOCHEE ST

\$2,800,000

Dec 2025
34 Days

461 m² 3 2 2

33 SAMSON ST

\$3,800,000

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

MOSMAN PARK - Properties For Rent

Median Rental Price

\$1,050 /w

Based on 77 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: \$2,800,000
Current Median Rent: \$1,050

Based on 102 recorded House sales and 77 House rentals compared over the last 12 months

Number of Rentals


77

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

57/4 DOVER COURT

\$560 per week




7,401 m² 1 1 1

Mar 2026
8 Days

11 SWAN STREET

\$1825 per week



761 m² 3 2 5

Nov 2025
122 Days