

# **SUBURB FLYOVER REPORT**

NEDLANDS (HOUSE)

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# NEDLANDS - Suburb Map



Prepared on 27/03/2026 by Peter Robertson , 0427 958 929 at William Porteous Properties International. © Property Data Solutions Pty Ltd 2026

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# NEDLANDS - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	82	\$ 1,600,000	0.0 %	\$ 162,000	\$ 3,000,000
2009	143	\$ 1,500,000	-6.2 %	\$ 425,000	\$ 6,810,800
2010	108	\$ 1,627,500	8.5 %	\$ 273,000	\$ 3,555,000
2011	107	\$ 1,550,000	-4.8 %	\$ 380,000	\$ 6,000,000
2012	142	\$ 1,330,000	-14.2 %	\$ 225,000	\$ 6,000,000
2013	161	\$ 1,495,000	12.4 %	\$ 112,000	\$ 5,500,000
2014	149	\$ 1,585,500	6.1 %	\$ 240,000	\$ 6,300,000
2015	127	\$ 1,520,000	-4.1 %	\$ 625,000	\$ 8,000,000
2016	148	\$ 1,490,000	-2.0 %	\$ 80,000	\$ 3,700,000
2017	129	\$ 1,600,000	7.4 %	\$ 11,500	\$ 8,500,000
2018	116	\$ 1,622,500	1.4 %	\$ 412,500	\$ 5,200,000
2019	149	\$ 1,620,000	-0.2 %	\$ 133,889	\$ 4,950,000
2020	137	\$ 1,770,000	9.3 %	\$ 600,000	\$ 2,950,000
2021	175	\$ 2,100,000	18.6 %	\$ 550,000	\$ 10,700,000
2022	126	\$ 2,044,000	-2.7 %	\$ 910,000	\$ 4,600,000
2023	117	\$ 2,050,000	0.3 %	\$ 294,470	\$ 9,020,000
2024	165	\$ 2,350,000	14.6 %	\$ 940,000	\$ 1,050,000,000
2025	115	\$ 2,675,000	13.8 %	\$ 340,000	\$ 7,500,000
2026	7	\$ 2,100,000	-21.5 %	\$ 1,460,000	\$ 4,408,888

Median Sale Price  
**\$2.67m**

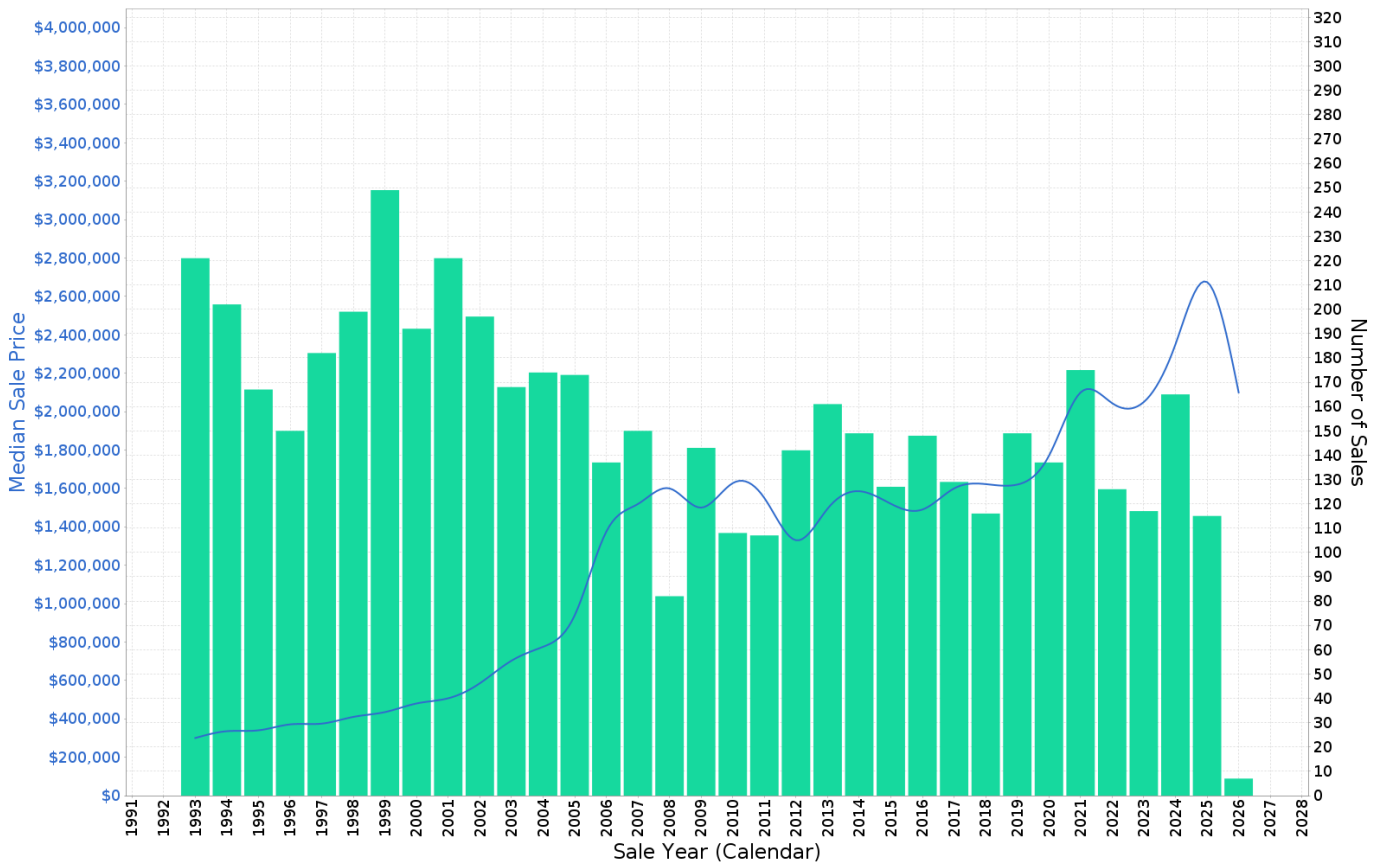
Based on 115 recorded House sales within the last 12 months (2025)

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

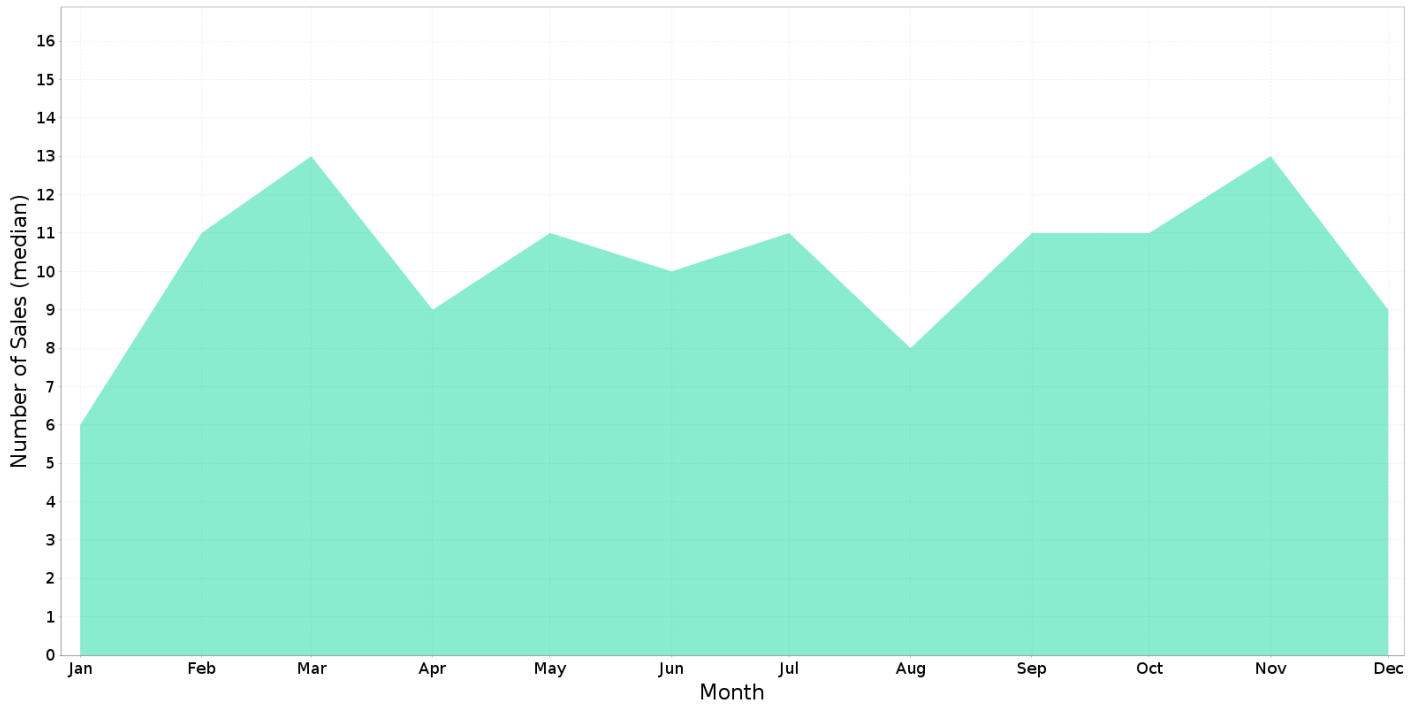
Suburb Growth  
**+13.8%**

Current Median Price: \$2,675,000  
Previous Median Price: \$2,350,000

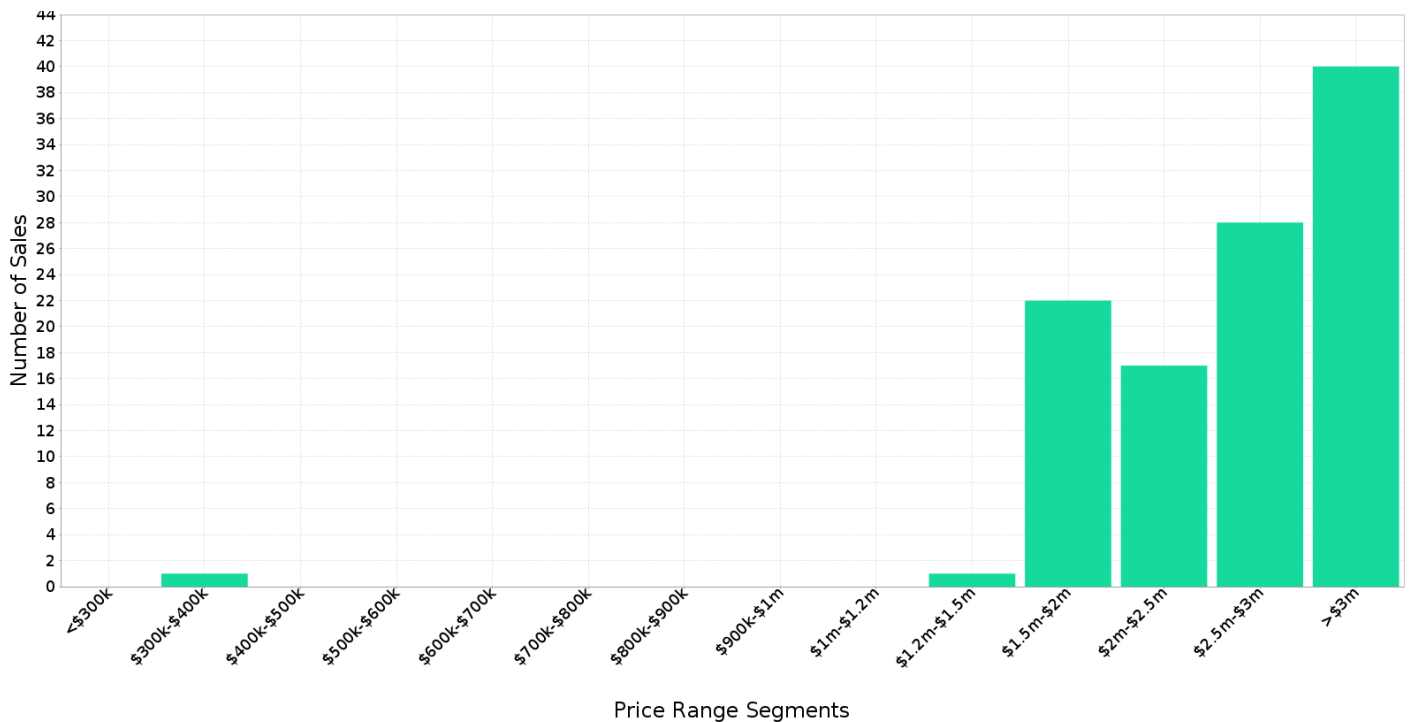
Based on 280 recorded House sales compared over the last two rolling 12 month periods



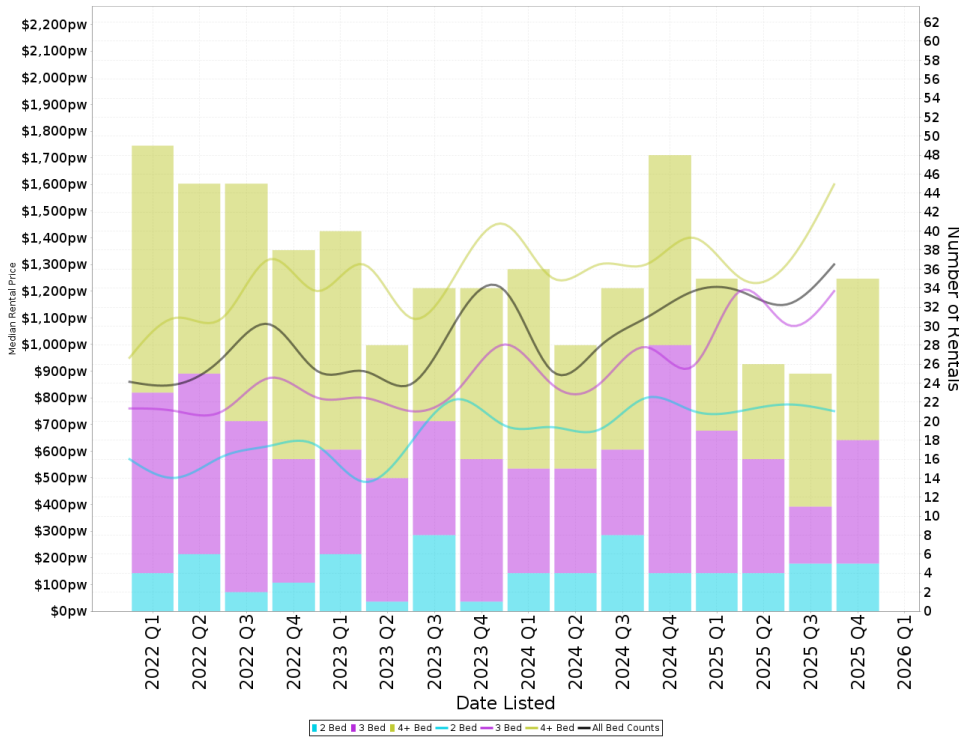
## NEDLANDS - Peak Selling Periods (3 years)



## NEDLANDS - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+13.8%**

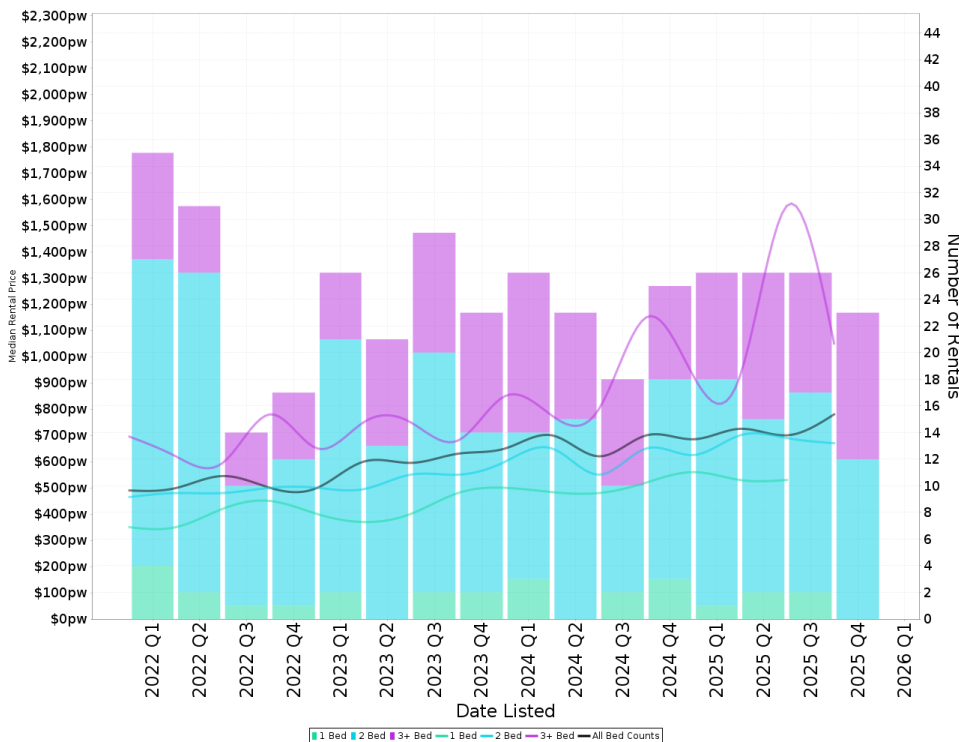
Current Median Price: \$2,675,000  
Previous Median Price: \$2,350,000  
Based on 280 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+2.3%**

Current Median Price: \$2,675,000  
Current Median Rent: \$1,200  
Based on 121 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+16.8%**

Current Median Price: \$865,000  
Previous Median Price: \$740,500  
Based on 141 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.4%**

Current Median Price: \$865,000  
Current Median Rent: \$725  
Based on 101 registered Unit rentals compared over the last 12 months.

# NEDLANDS - Recently Sold Properties

Median Sale Price

**\$2.67m**

Based on 115 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

**+13.8%**

Current Median Price: \$2,675,000  
Previous Median Price: \$2,350,000

Based on 280 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**115**

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

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

**51 CLIFTON ST**

**\$1,932,000**

37.4m  
455.3 m<sup>2</sup>  
37.4m

455 m<sup>2</sup> 2 1 1

Feb 2026  
12 Days

**32-34 COOPER ST**

**\$4,560,000**

BROADWAY FAIR SHOPPING CENTRE  
NEDLANDS PRIMARY SCHOOL

911 m<sup>2</sup> 7 3 1

Feb 2026  
N/A

**62 DALKEITH RD**

**\$2,750,000**

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

Feb 2026  
65 Days

**65 TYRELL ST**

**\$4,408,888**

1,012 m<sup>2</sup> 5 3 3

Feb 2026  
12 Days

**102 MONASH AVE**

**\$2,100,000**

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

Jan 2026  
9 Days

**23/91 WINTHROP AVE**

**\$1,460,000**

39.3m  
36.6m  
1439 m<sup>2</sup>  
36.6m  
39.6m

245 m<sup>2</sup> 3 2 2

Jan 2026  
N/A

**1/65 DALKEITH RD**

**\$1,825,000**

260 m<sup>2</sup> 3 2 2

Jan 2026  
74 Days

**1 BEDFORD ST**

**\$2,380,000**

21.7m  
47.1m  
1019 m<sup>2</sup>  
47.1m

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

Jan 2026  
11 Days

**24 WAROONGA RD**

**TOO NEW TO PHOTOGRAPH**

**\$2,600,000**

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

Jan 2026  
N/A

**75 MOUNTJOY RD**

**\$3,211,800**

Dec 2025  
8 Days

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

**93 MERIWA ST**

**\$3,250,000**

Dec 2025  
13 Days

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

**24 LOUISE ST**

**\$3,325,000**

Dec 2025  
N/A

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

**43 ROBINSON ST**

**\$2,650,000**

Dec 2025  
N/A

696 m<sup>2</sup> 4 2 2

**35 HARDY RD**

**\$2,350,000**

Dec 2025  
8 Days

491 m<sup>2</sup> 2 1 2

**1/9 DOONAN RD**

**\$2,200,000**

Dec 2025  
6 Days

188 m<sup>2</sup> 3 2 2

**54 BRUCE ST**

**\$3,500,000**

Dec 2025  
8 Days

880 m<sup>2</sup> 5 2 2

**43 KINNINMONT AVE**

**\$3,000,018**

Nov 2025  
11 Days

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

**22 KINGSTON ST**

**\$3,750,000**

Dec 2025  
N/A

1,277 m<sup>2</sup> 4 3 4

**29 BEDFORD ST**

**\$2,975,000**

Nov 2025  
10 Days

1,022 m<sup>2</sup> 3 1 3

**5 DOONAN RD**

**\$2,570,000**

Nov 2025  
28 Days

461 m<sup>2</sup> 4 2 2

**76 SMYTH RD**

**\$2,960,000**

Nov 2025  
19 Days

908 m<sup>2</sup> 3 2 2

# NEDLANDS - Properties For Rent

## Median Rental Price

**\$1,200 /w**

Based on 121 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

**+2.3%**

Current Median Price: \$2,675,000  
Current Median Rent: \$1,200

Based on 115 recorded House sales and 121 House rentals compared over the last 12 months

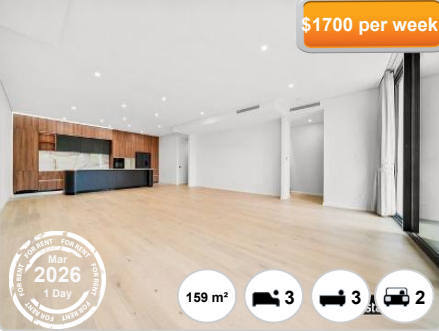
## Number of Rentals

**121**

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

**4/18 WEBSTER STREET**




**\$1,700 per week**

Mar 2026  
1 Day

159 m<sup>2</sup> 3 3 2

**119 MELVISTA AVENUE**




**\$1,000 per**

Mar 2026  
14 Days

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

**15 Leura Street**



**By negotiation**

Feb 2026  
45 Days

455 m<sup>2</sup> 4 4 2

**68 ARCHDEACON STREET**



**\$2,200 per**

Aug 2025  
236 Days

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