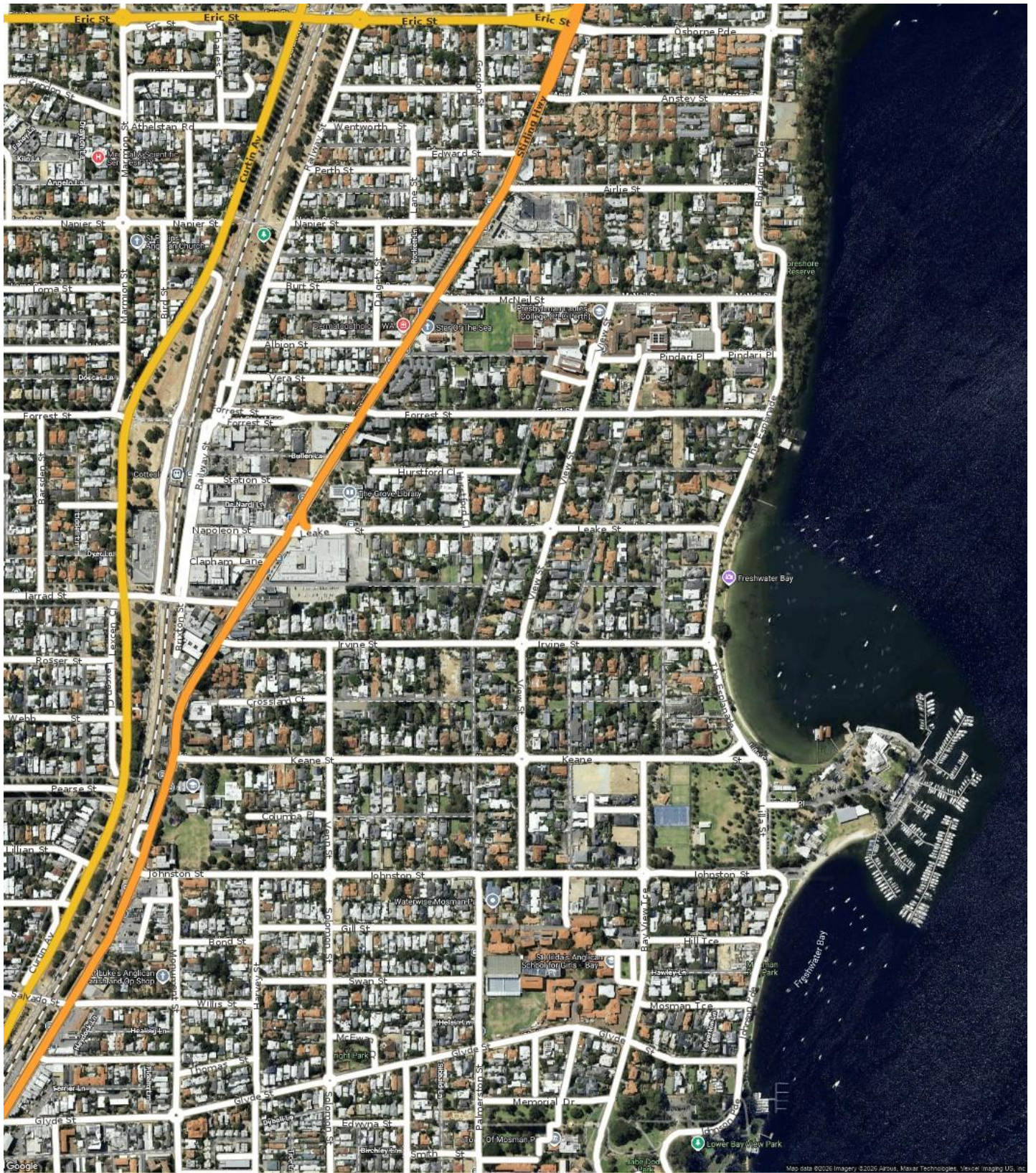


# **SUBURB FLYOVER REPORT**

PEPPERMINT GROVE (HOUSE)

PREPARED BY: PETER ROBERTSON , PH: 0427 958 929

# PEPPERMINT GROVE - Suburb Map



# PEPPERMINT GROVE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	11	\$ 3,900,000	0.0 %	\$ 1,750,000	\$ 8,000,000
2009	21	\$ 4,675,000	19.9 %	\$ 1,650,000	\$ 11,900,000
2010	19	\$ 3,100,000	-33.7 %	\$ 8,499	\$ 16,000,000
2011	10	\$ 4,235,000	36.6 %	\$ 1,800,000	\$ 5,245,000
2012	18	\$ 2,775,000	-34.5 %	\$ 1,700,000	\$ 15,000,000
2013	22	\$ 3,597,500	29.6 %	\$ 1,600,000	\$ 13,000,000
2014	29	\$ 3,800,000	5.6 %	\$ 1,700,000	\$ 8,500,000
2015	13	\$ 3,500,000	-7.9 %	\$ 2,000,000	\$ 7,500,000
2016	20	\$ 3,350,000	-4.3 %	\$ 1,645,000	\$ 8,400,000
2017	19	\$ 3,500,000	4.5 %	\$ 1,875,000	\$ 11,000,000
2018	21	\$ 3,650,000	4.3 %	\$ 1,350,000	\$ 7,750,000
2019	13	\$ 3,350,000	-8.2 %	\$ 1,900,000	\$ 9,250,000
2020	20	\$ 2,897,500	-13.5 %	\$ 1,600,000	\$ 7,000,000
2021	31	\$ 3,650,000	26.0 %	\$ 175,000	\$ 10,250,000
2022	27	\$ 3,300,000	-9.6 %	\$ 1,200,000	\$ 17,000,000
2023	25	\$ 4,000,000	21.2 %	\$ 1,800,000	\$ 11,450,000
2024	20	\$ 4,680,000	17.0 %	\$ 1,541,666	\$ 14,000,000
2025	22	\$ 4,650,000	-0.6 %	\$ 2,600,000	\$ 13,500,000
2026	0				

Median Sale Price  
**\$4.65m**

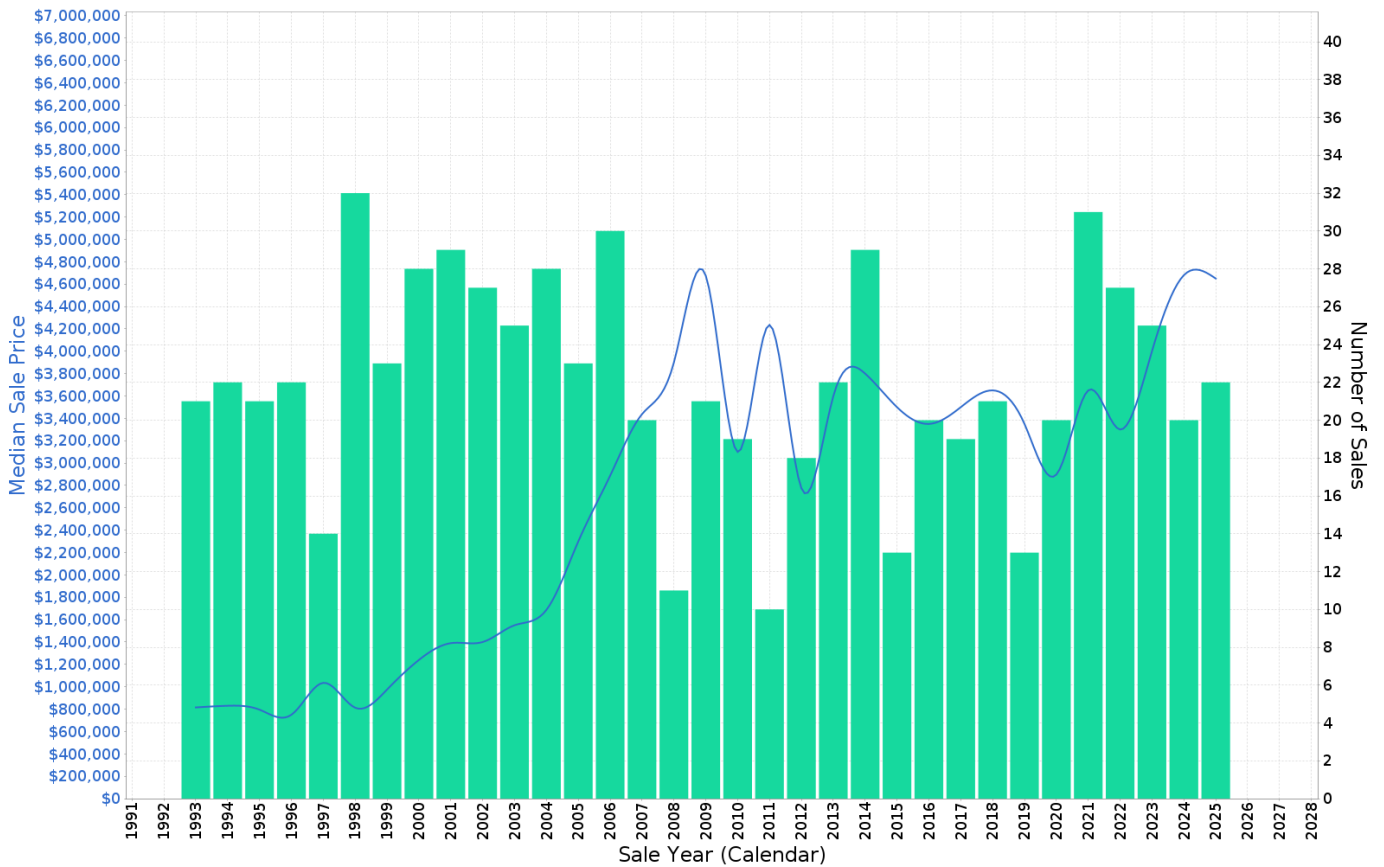
Based on 22 recorded House sales within the last 12 months (2025)

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

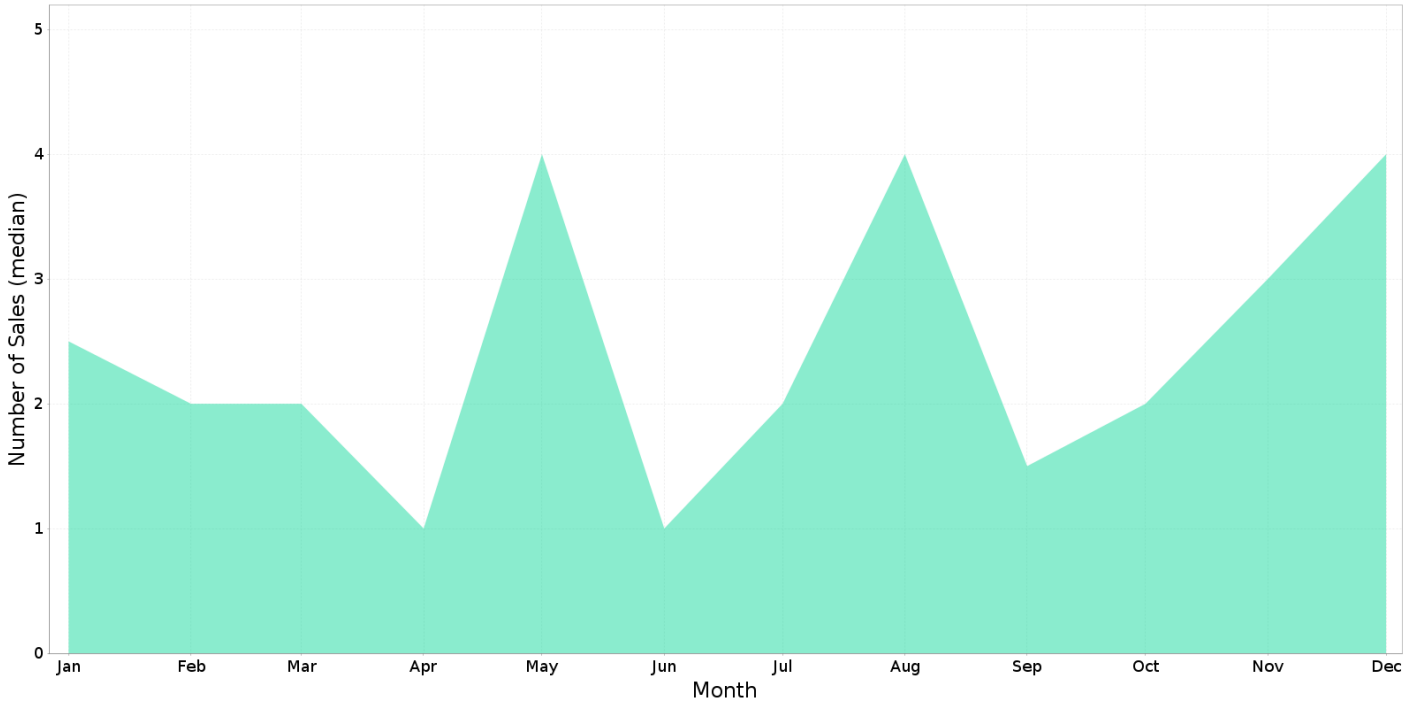
Suburb Growth  
**-0.6%**

Current Median Price: \$4,650,000  
Previous Median Price: \$4,680,000

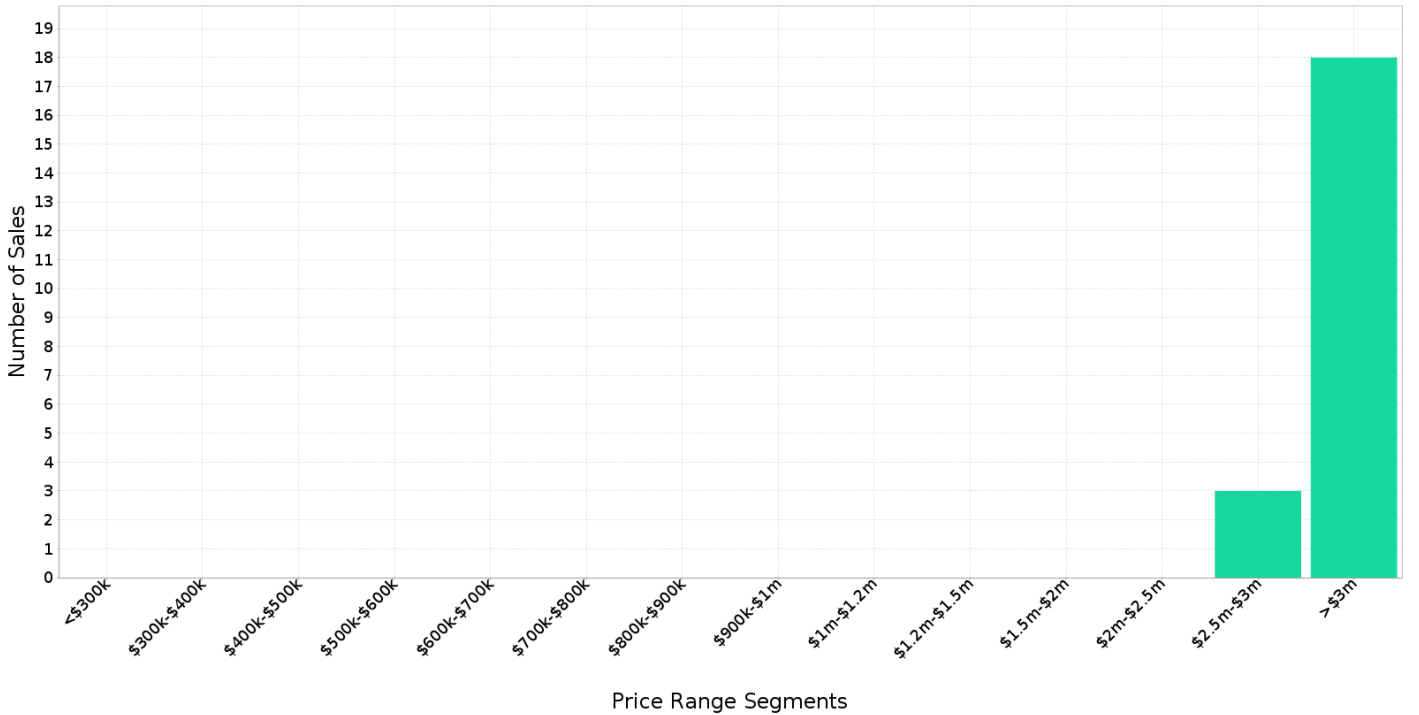
Based on 42 recorded House sales compared over the last two rolling 12 month periods



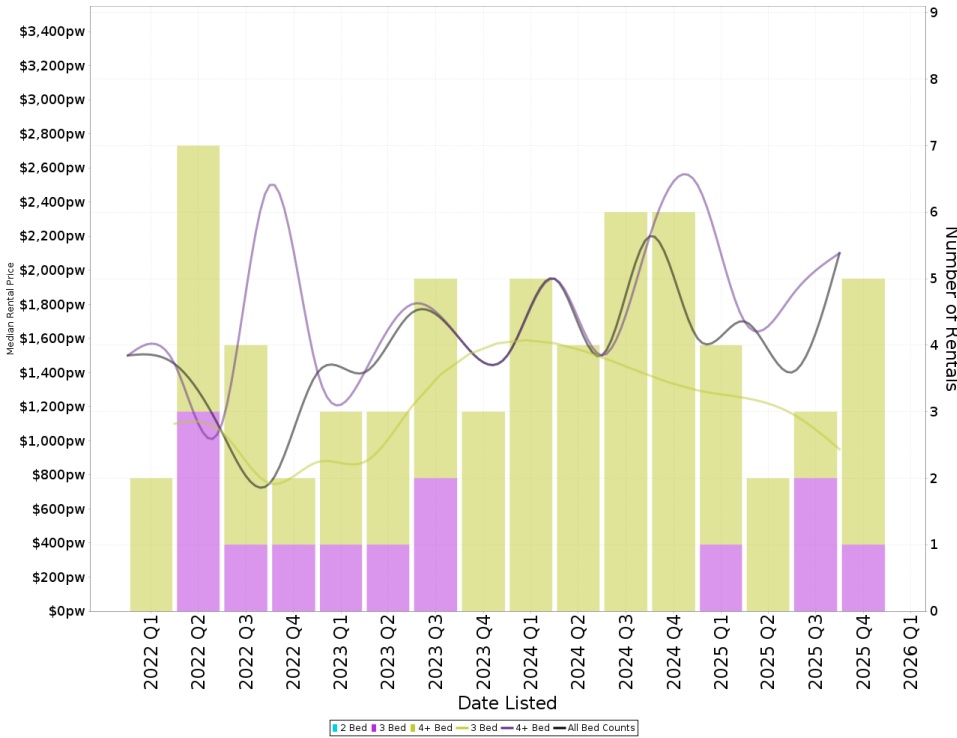
## PEPPERMINT GROVE - Peak Selling Periods (3 years)



## PEPPERMINT GROVE - Price Range Segments (12)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-0.6%**

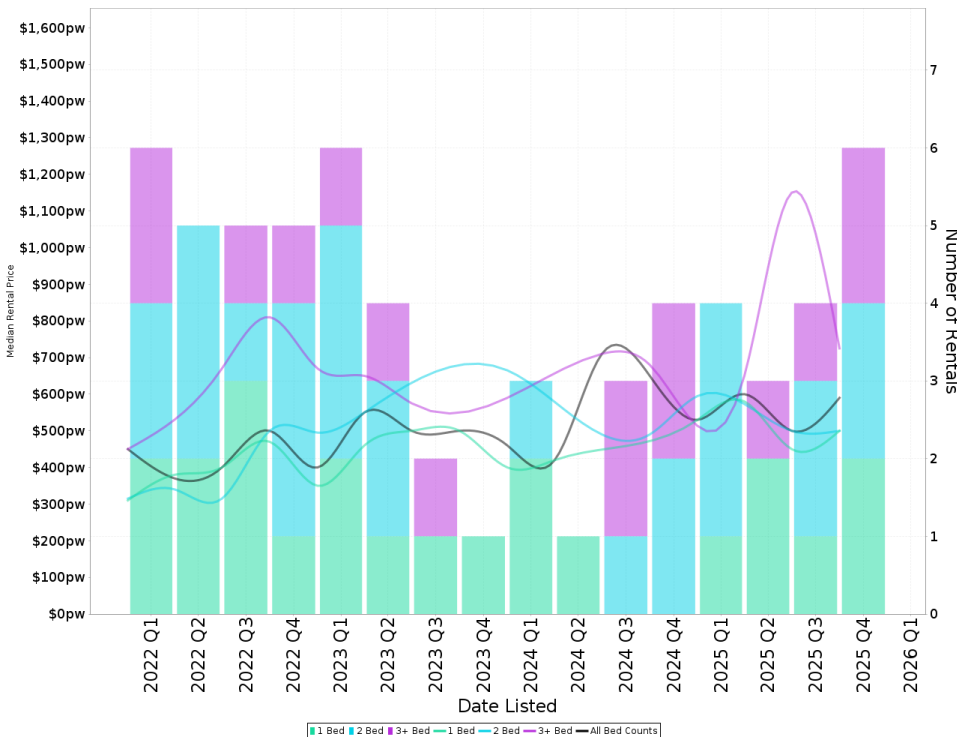
Current Median Price: \$4,650,000  
 Previous Median Price: \$4,680,000  
 Based on 42 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+2.1%**

Current Median Price: \$4,650,000  
 Current Median Rent: \$1,850  
 Based on 14 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**0.0%**

Current Median Price: \$1,100,000  
 Previous Median Price: \$1,100,000  
 Based on 17 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+2.8%**

Current Median Price: \$1,100,000  
 Current Median Rent: \$595  
 Based on 17 registered Unit rentals compared over the last 12 months.

# PEPPERMINT GROVE - Recently Sold Properties

Median Sale Price  
**\$4.65m**

Based on 22 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  
**-0.6%**

Current Median Price: \$4,650,000  
Previous Median Price: \$4,680,000

Based on 42 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties  
**22**

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

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

**24 JOHNSTON ST**




**\$2,825,000**

Photo not available

Jan 2026  
81 Days

3 bedrooms, 2 bathrooms, 2 car spaces

**24 JOHNSTON ST**




**\$2,825,000**

373 m²

3 bedrooms, 2 bathrooms, 2 car spaces

**35 IRVINE ST**

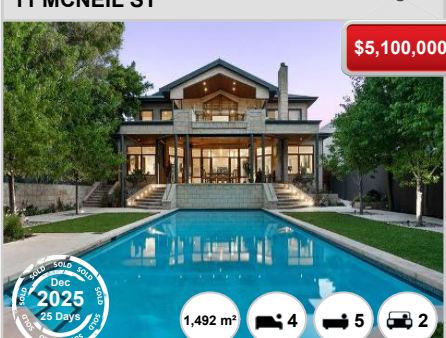


**\$8,800,000**

1,821 m²

4 bedrooms, 3 bathrooms, 4 car spaces

**11 MCNEIL ST**

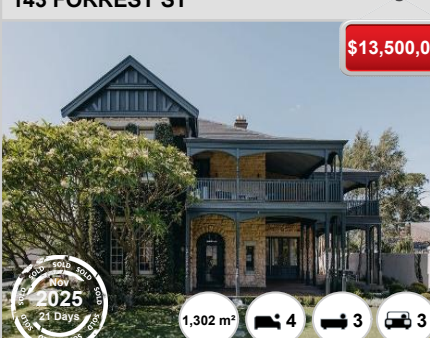


**\$5,100,000**

1,492 m²

4 bedrooms, 5 bathrooms, 2 car spaces

**143 FORREST ST**



**\$13,500,000**

1,302 m²

4 bedrooms, 3 bathrooms, 3 car spaces

**115 FORREST ST**



**\$3,755,000**

987 m²

4 bedrooms, 2 bathrooms, 2 car spaces

## PEPPERMINT GROVE - Properties For Rent

Median Rental Price

**\$1,850 /w**

Based on 14 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: \$4,650,000  
Current Median Rent: \$1,850

Based on 22 recorded House sales and 14 House rentals compared over the last 12 months

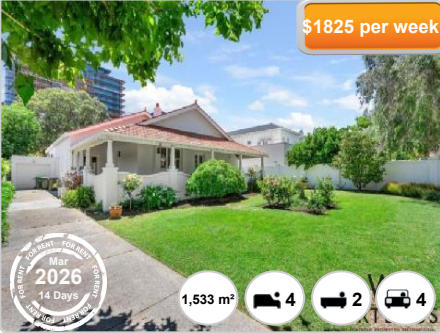
Number of Rentals

**14**

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

**3 MCNEIL STREET**

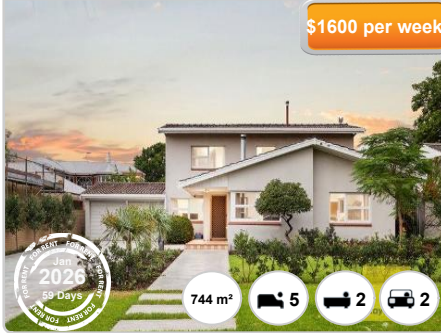


**\$1825 per week**

Mar 2026  
14 Days

1,533 m<sup>2</sup> 4 2 4

**21 HURSTFORD CLOSE**



**\$1600 per week**

Jan 2026  
59 Days

744 m<sup>2</sup> 5 2 2