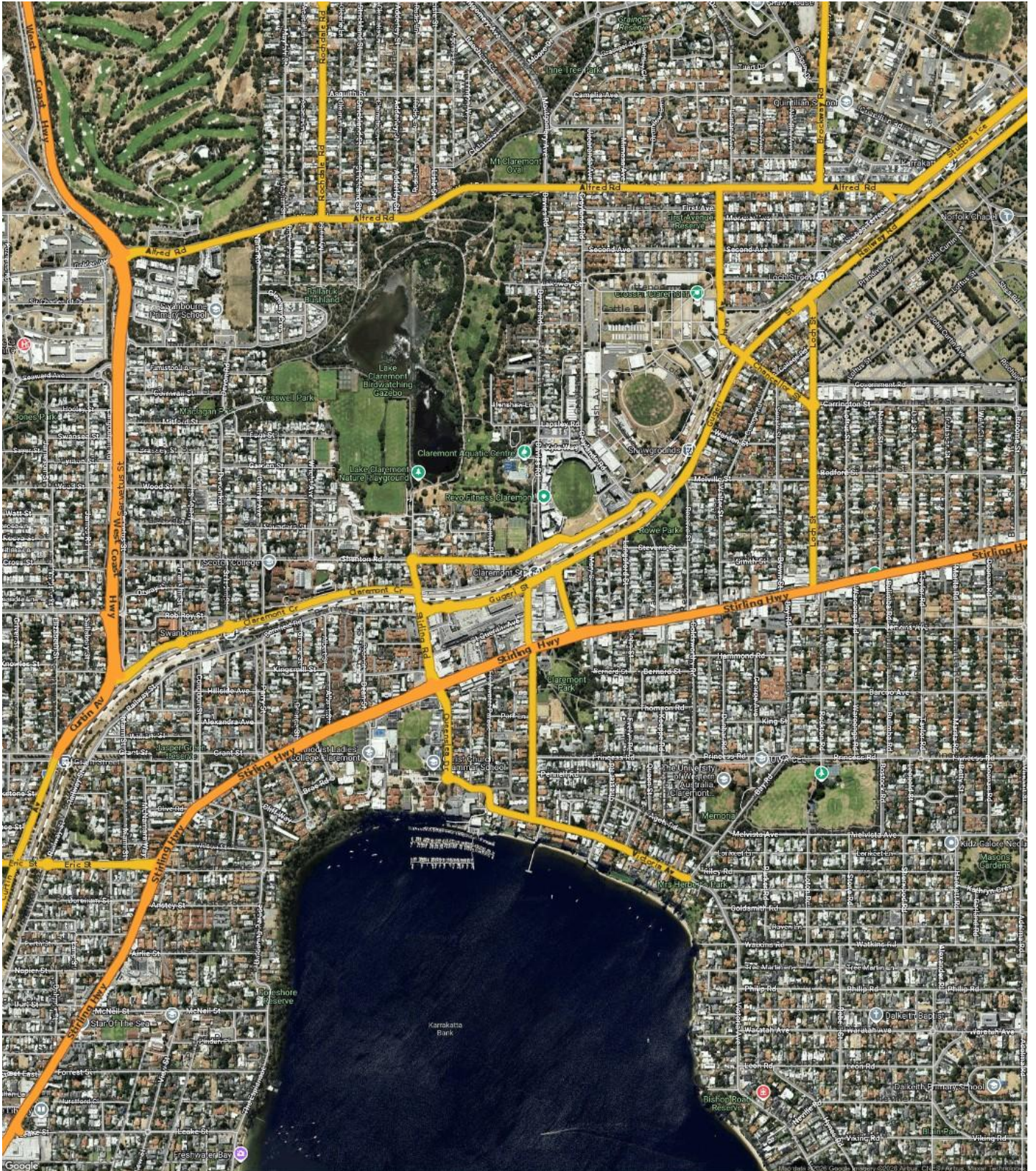


SUBURB FLYOVER REPORT

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	79	\$ 2,300,000	-3.1 %	\$ 20,201	\$ 17,125,000
2026	9	\$ 2,925,000	27.2 %	\$ 1,610,000	\$ 4,325,000

Median Sale Price
\$2.48m

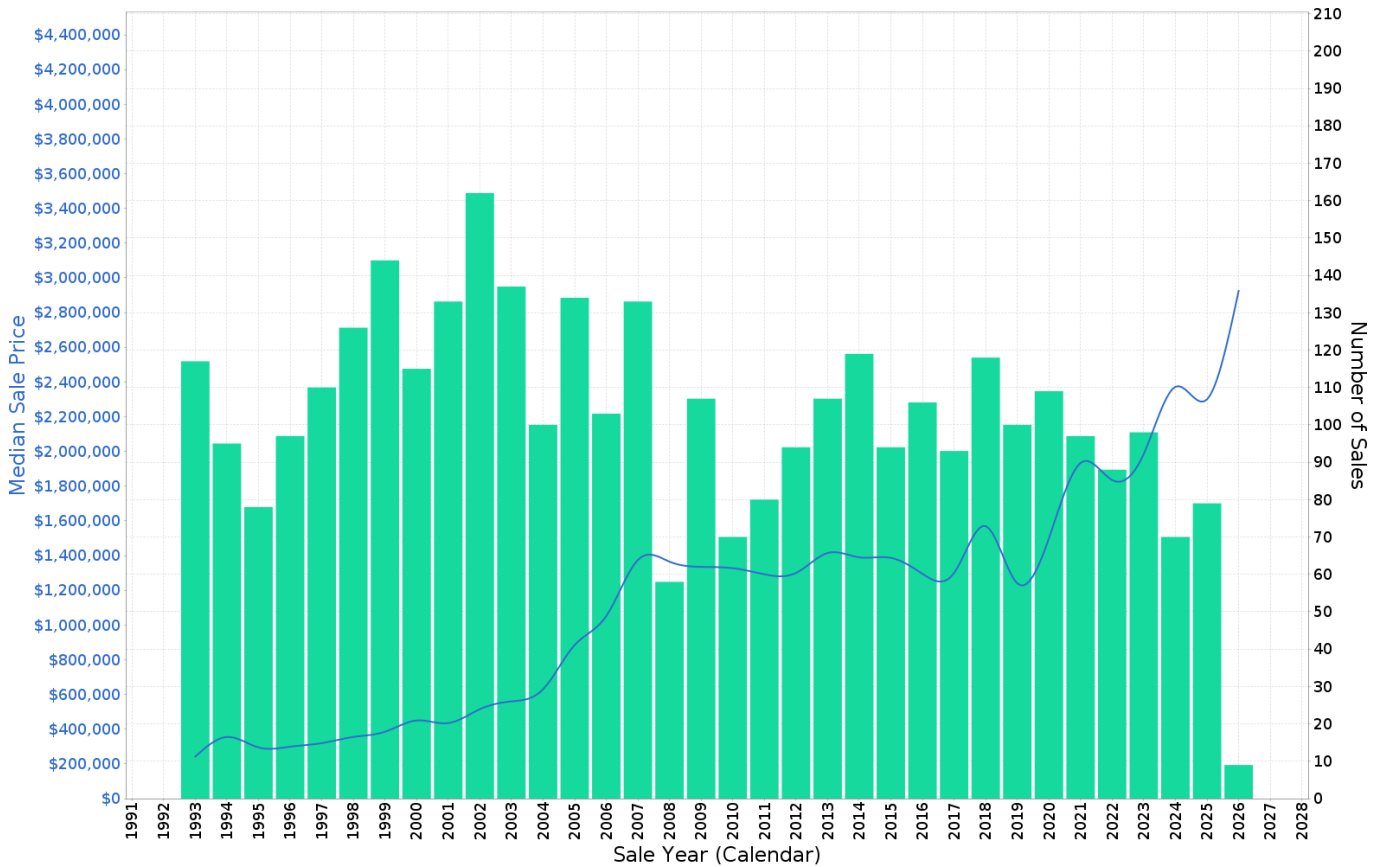
Based on 72 recorded House sales within the last 12 months (Apr '25 - Mar '26)

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

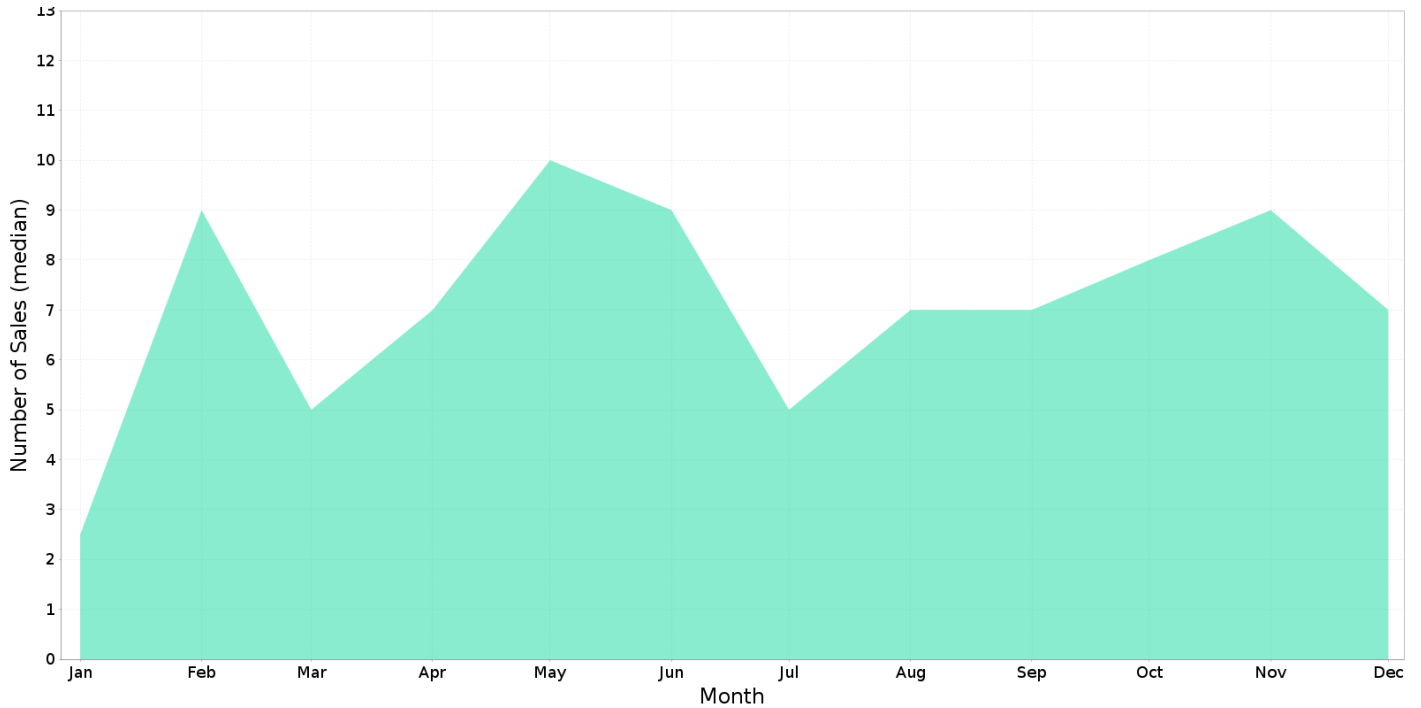
Suburb Growth
+8.8%

Current Median Price: \$2,475,000
Previous Median Price: \$2,275,000

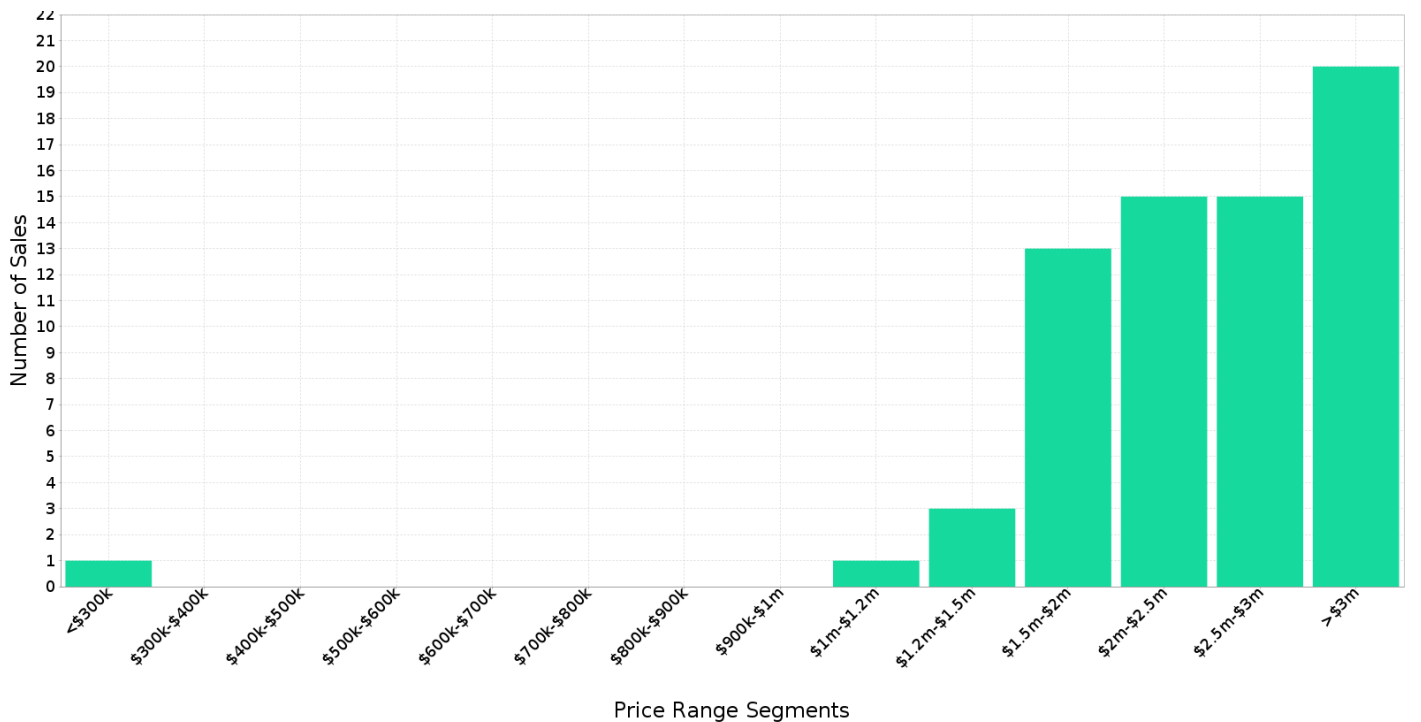
Based on 137 recorded House sales compared over the last two rolling 12 month periods



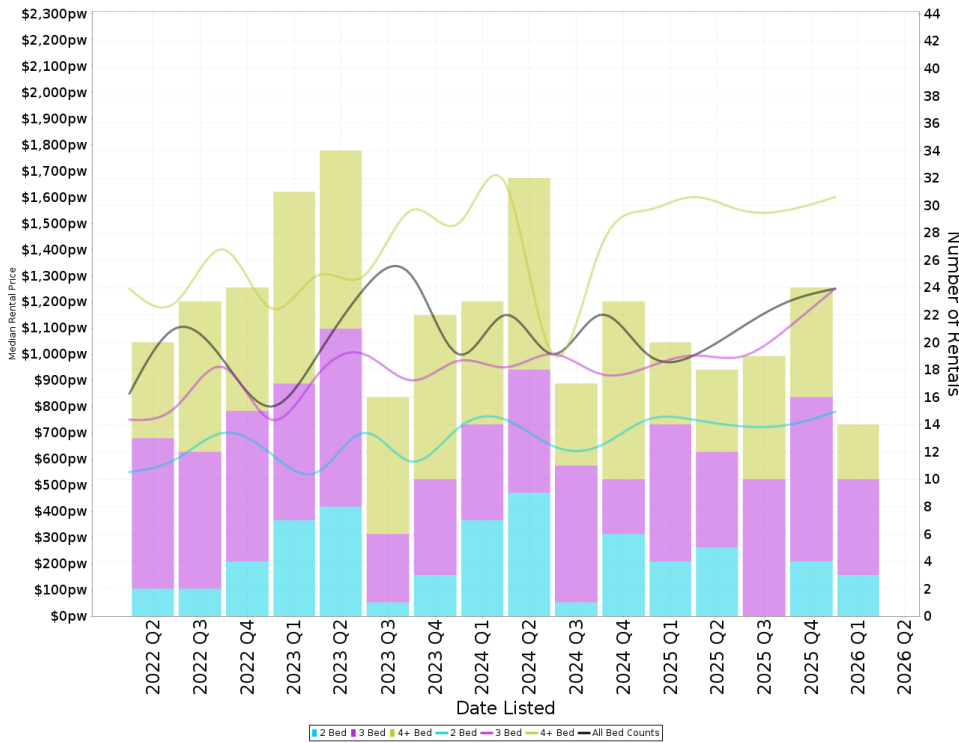
CLAREMONT - Peak Selling Periods (3 years)



CLAREMONT - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+8.8%

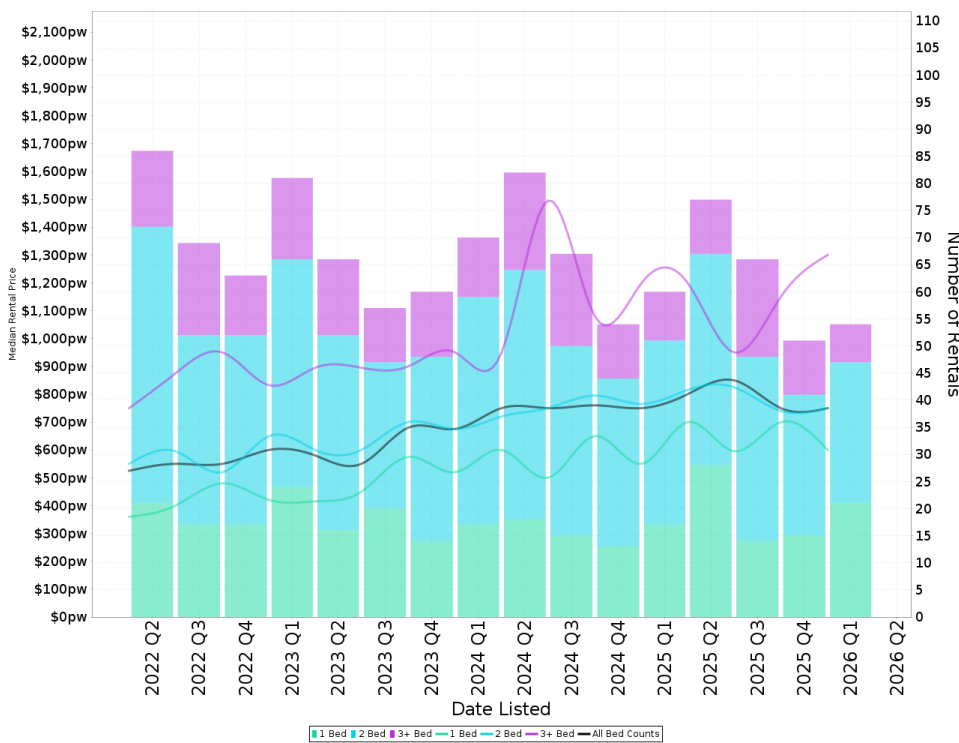
Current Median Price: \$2,475,000
Previous Median Price: \$2,275,000
Based on 137 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.5%

Current Median Price: \$2,475,000
Current Median Rent: \$1,200
Based on 75 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+8.4%

Current Median Price: \$900,000
Previous Median Price: \$830,000
Based on 325 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.5%

Current Median Price: \$900,000
Current Median Rent: \$780
Based on 248 registered Unit rentals compared over the last 12 months.

CLAREMONT - Recently Sold Properties

Median Sale Price
\$2.48m

Based on 72 recorded House sales within the last 12 months (Apr '25 - Mar '26)

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

Suburb Growth
+8.8%

Current Median Price: \$2,475,000
Previous Median Price: \$2,275,000

Based on 137 recorded House sales compared over the last two rolling 12 month periods

Sold Properties
72

Based on recorded House sales within the 12 months (Apr '25 - Mar '26)

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

31 RILEY RD

\$4,450,000

1,012 m² 4 2 2

24 Days

15 THE CEDUS

\$4,570,000

636 m² 5 3 2

24 Days

5 BERNARD ST

\$3,050,000

731 m² 3 1 1

18 Days

13 QUEEN ST

\$3,450,000

369 m² 3 2 2

18 Days

3A JOHN ST

\$3,550,000

508 m² 3 2 4

145 Days

1 CLIFF RD

\$2,925,000

865 m² 3 2 1

79 Days

91 BAY VIEW TCE

\$4,325,000

607 m² 5 2 1

13 Days

13A JUDGE AVE

\$1,610,000

427 m² 3 2 2

21 Days

27 MELVILLE ST

\$2,580,000

556 m² 3 2 2

7 Days

36 BAY RD

\$3,700,000

Feb 2026
9 Days

819 m² 4 3 2

21B BAY RD

\$2,750,000

Feb 2026
9 Days

462 m² 3 2 2

9A MELVILLE ST

\$2,500,000

Feb 2026
7 Days

548 m² 3 2 2

16 PARRY ST

\$7,000,000

Dec 2025
1 Day

893 m² 5 3 2

46 VICTORIA AVE

\$17,125,000

Dec 2025
N/A

2,681 m² 4 4 3

3A SCOTT ST

\$2,210,000

Dec 2025
21 Days

1,031 m² 3 1 2

110A GUGERI ST

\$1,442,000

Dec 2025
5 Days

109 m² 3 1 2

25 MARY ST

\$3,850,000

Dec 2025
N/A

986 m² 3 2 2

4 LAKEWAY ST

\$2,180,000

Dec 2025
N/A

314 m² 3 2 2

25A MOFFLIN AVE

\$1,520,000

Dec 2025
8 Days

529 m² 3 1 2

110B GUGERI ST

\$1,580,000

Dec 2025
35 Days

112 m² 3 2 2

20 THOMSON RD

\$4,125,000

Nov 2025
2 Days

604 m² 4 2 2

CLAREMONT - Properties For Rent

Median Rental Price

\$1,200 /w

Based on 75 recorded House rentals within the last 12 months (Apr '25 - Mar '26)

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

Rental Yield

+2.5%

Current Median Price: \$2,475,000
Current Median Rent: \$1,200

Based on 72 recorded House sales and 75 House rentals compared over the last 12 months

Number of Rentals

75




Based on recorded House rentals within the last 12 months (Apr '25 - Mar '26)

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

35 MOTTERAM AVENUE

\$1000 per week







809 m²   

Apr 2026
7 Days

54 ALFRED ROAD

\$1100 per week







326 m²   

Apr 2026
20 Days

2/81 DAVIES ROAD

\$1240 per week



746 m²   

Apr 2026
29 Days