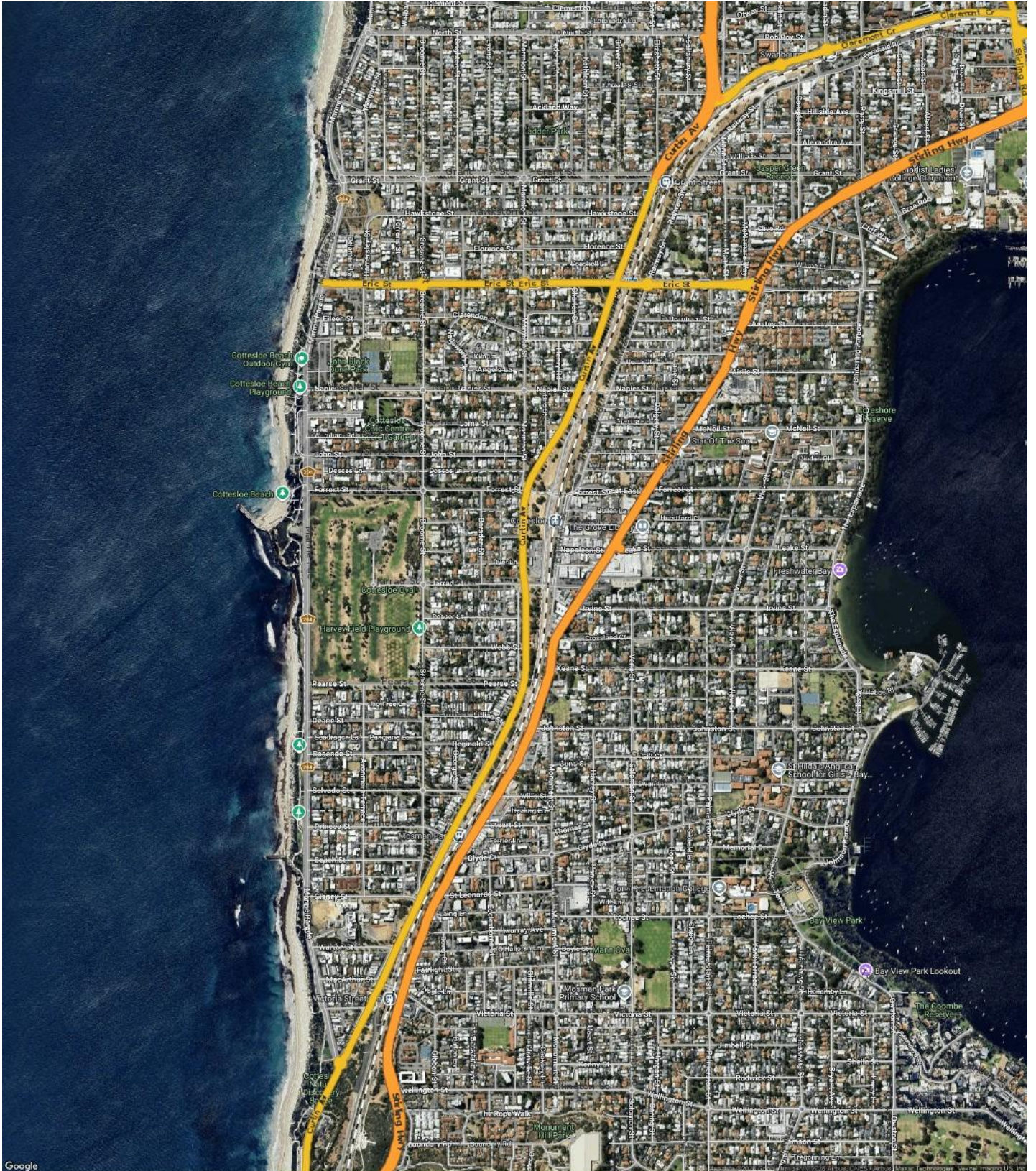


SUBURB FLYOVER REPORT

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	9	\$ 3,500,000	7.1 %	\$ 2,525,000	\$ 5,450,000

Median Sale Price
\$3.33m

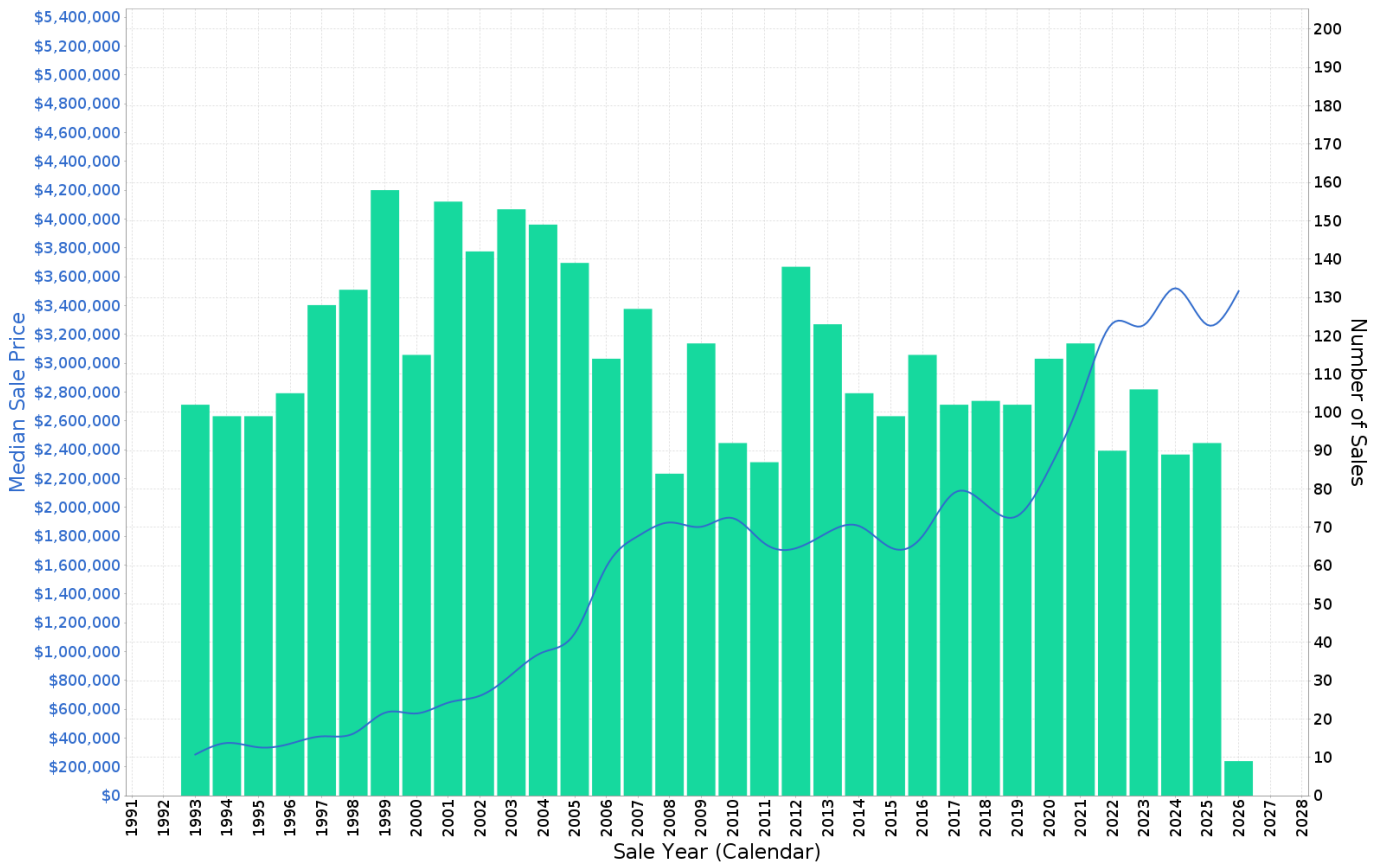
Based on 82 recorded House sales within the last 12 months (Apr '25 - Mar '26)

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

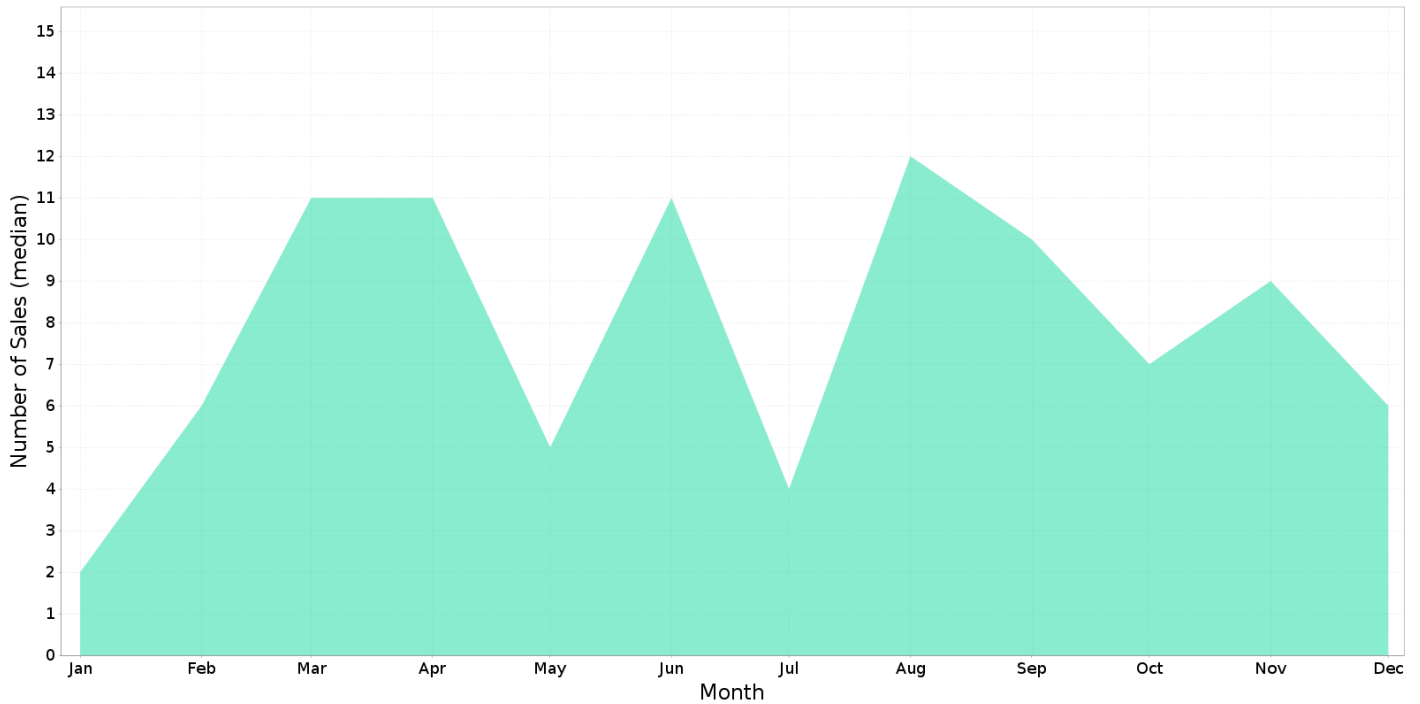
Suburb Growth
-5.0%

Current Median Price: \$3,325,000
Previous Median Price: \$3,500,000

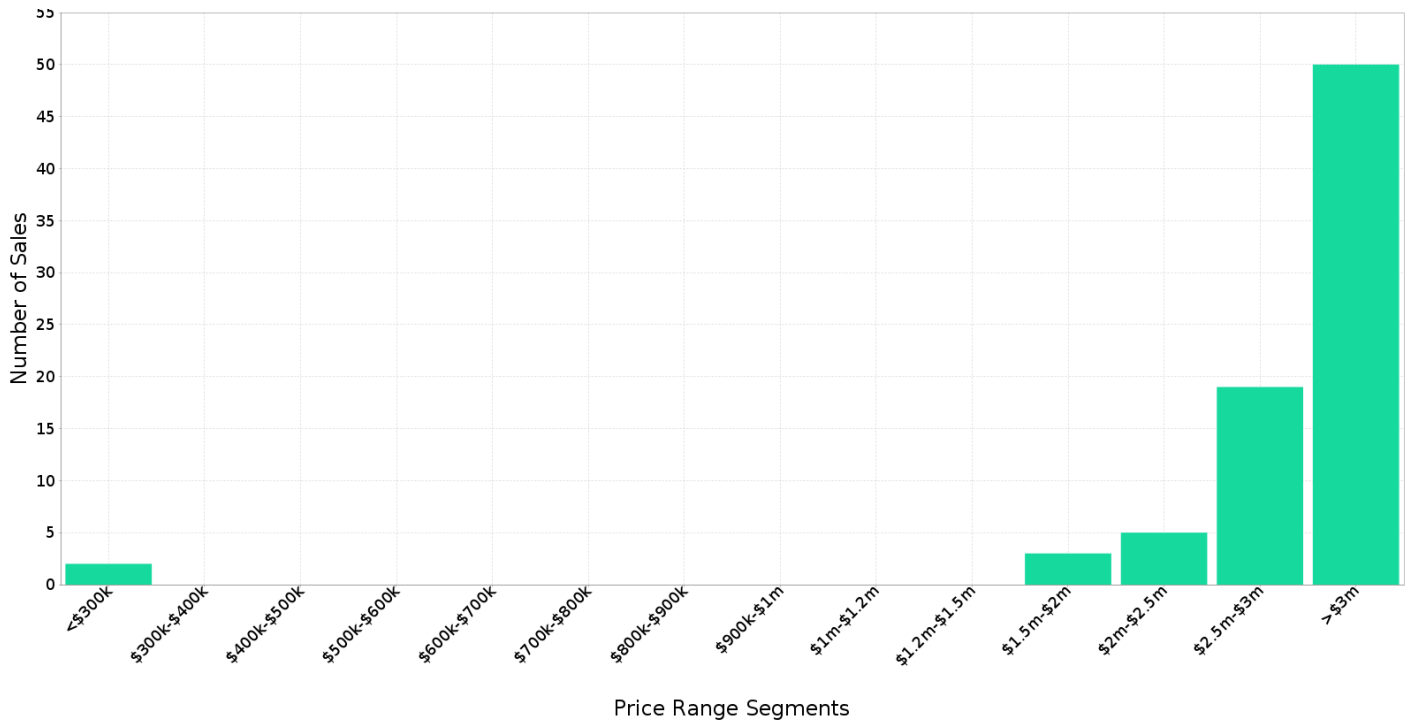
Based on 161 recorded House sales compared over the last two rolling 12 month periods



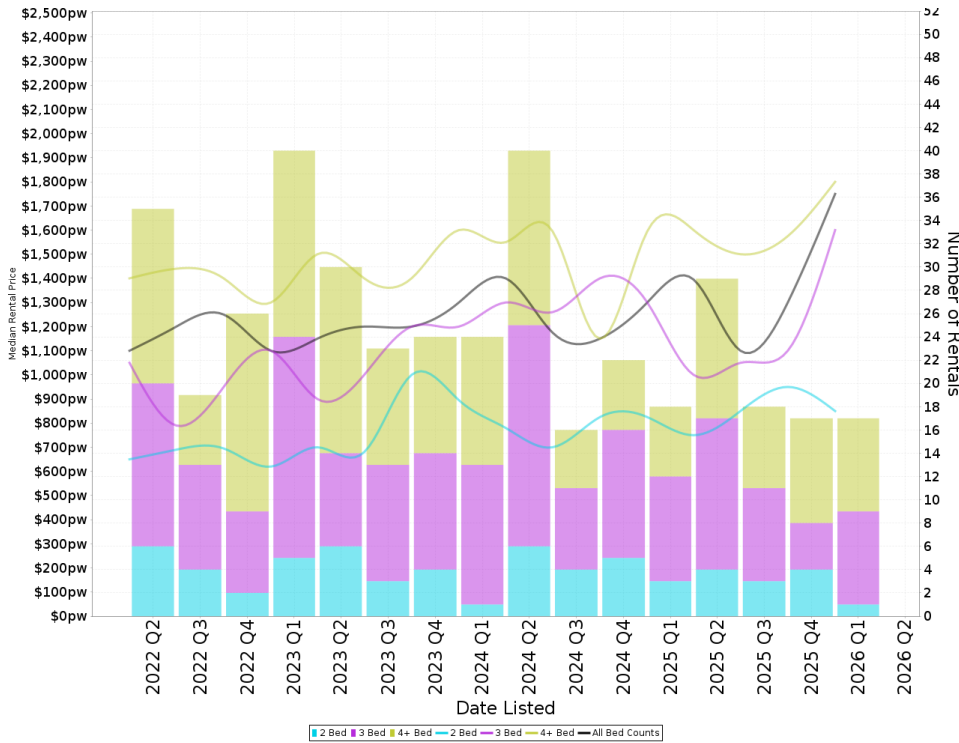
COTTESLOE - Peak Selling Periods (3 years)



COTTESLOE - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-5.0%

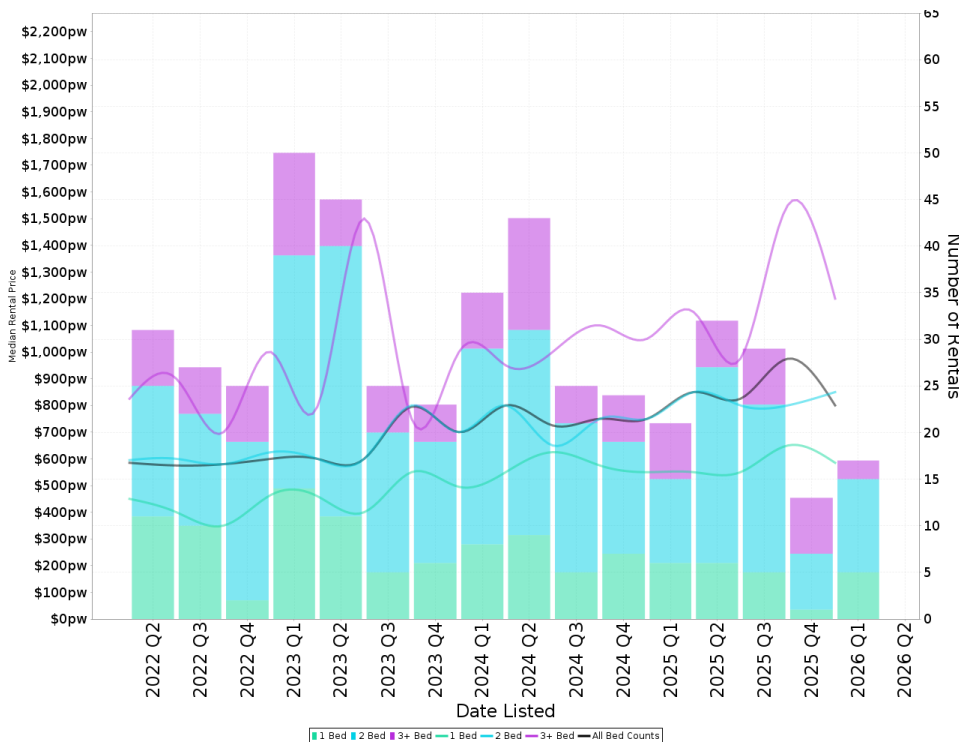
Current Median Price: \$3,325,000
Previous Median Price: \$3,500,000
Based on 161 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.2%

Current Median Price: \$3,325,000
Current Median Rent: \$1,400
Based on 81 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+2.0%

Current Median Price: \$1,287,500
Previous Median Price: \$1,262,500
Based on 126 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.4%

Current Median Price: \$1,287,500
Current Median Rent: \$850
Based on 91 registered Unit rentals compared over the last 12 months.

COTTESLOE - Recently Sold Properties

Median Sale Price

\$3.33m

Based on 82 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

-5.0%

Current Median Price: \$3,325,000
Previous Median Price: \$3,500,000

Based on 161 recorded House sales compared over the last two rolling 12 month periods


Sold Properties

82

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

74 GRANT ST



\$3,010,000

481 m² 3 1 1

Sold Mar 2026 (4 Days)

96 RAILWAY ST



\$2,710,000

852 m² 3 1 2

Sold Mar 2026 (36 Days)

11 FEDERAL ST



\$5,300,000

607 m² 4 2 2

Sold Mar 2026 (8 Days)

79 NAPIER ST




\$3,550,000

635 m² 3 2 3

Sold Feb 2026 (7 Days)

29 LYONS ST




\$5,450,000

685 m² 4 3 2

Sold Feb 2026 (21 Days)

4 HENRY RD



\$4,450,000

508 m² 5 4 2

Sold Feb 2026 (8 Days)

13 CLIVE RD




\$2,650,000

242 m² 4 3 2

Sold Jan 2026 (131 Days)

17 CLIVE RD

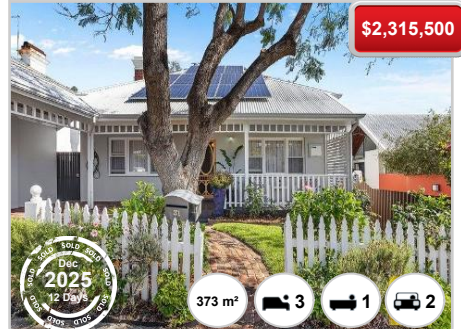


\$2,525,000

241 m² 4 3 2

Sold Jan 2026 (131 Days)

31 ALBION ST



\$2,315,500

373 m² 3 1 2

Sold Dec 2025 (12 Days)

5 BROOME ST

\$3,598,000

Dec 2025
31 Days

691 m² 4 2 3

5 HAMERSLEY ST

\$4,500,000

Dec 2025
27 Days

325 m² 3 4 2

210 BROOME ST

\$4,950,000

Dec 2025
15 Days

590 m² 4 2 2

22 PRINCES ST

\$4,325,000

Dec 2025
59 Days

690 m² 6 3 2

28 WILLIAM ST

\$3,350,000

Dec 2025
290 Days

411 m² 3 3 2

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
38 Days

481 m² 3 3 2

3 CLARENDON ST

\$4,425,000

Nov 2025
23 Days

543 m² 3 3 2

COTTESLOE - Properties For Rent

Median Rental Price

\$1,400 /w

Based on 81 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

+2.2%

Current Median Price: \$3,325,000
Current Median Rent: \$1,400

Based on 82 recorded House sales and 81 House rentals compared over the last 12 months


Number of Rentals

81

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

8 FINEY STREET




\$2,000 per

771 m² 4 2 2

Apr 2026 6 Days

340 MARMION STREET




\$1700 per week

574 m² 4 1 2

Apr 2026 8 Days

9 KATHLEEN STREET




\$950 per week

463 m² 3 2 -

Mar 2026 31 Days

160 BROOME STREET




\$1050 per week

503 m² 2 1 2

Mar 2026 34 Days

97 ERIC STREET



\$850 per week

711 m² 1 1 1

Feb 2026 67 Days