

SUBURB FLYOVER REPORT

MOSMAN PARK (HOUSE)

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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	108	\$ 2,200,000	4.8 %	\$ 625,000	\$ 25,000,000
2025	104	\$ 2,800,000	27.3 %	\$ 1,250,000	\$ 22,750,000
2026	13	\$ 2,750,000	-1.8 %	\$ 1,812,000	\$ 12,500,000

Median Sale Price
\$2.9m

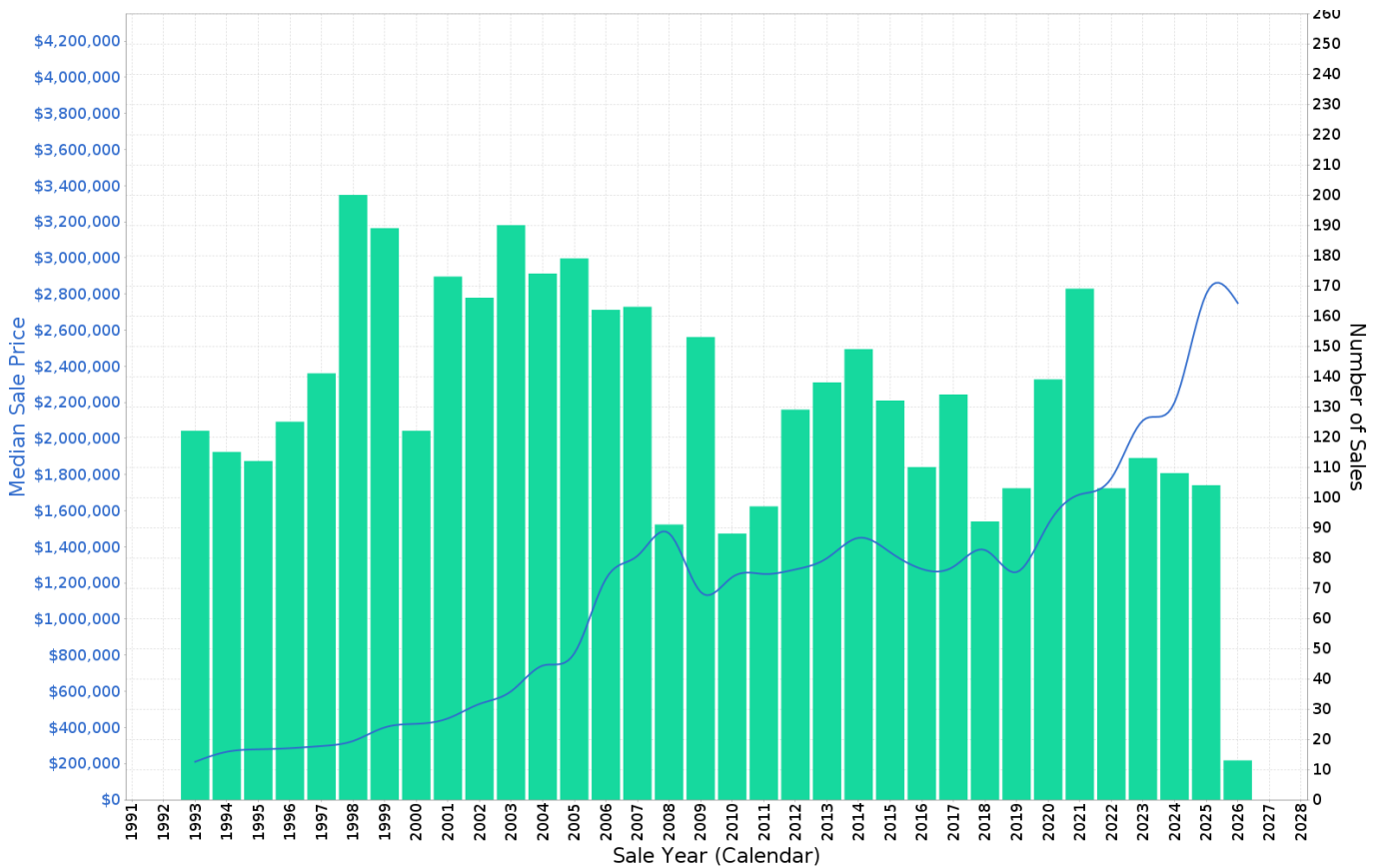
Based on 96 recorded House sales within the last 12 months (Apr '25 - Mar '26)

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

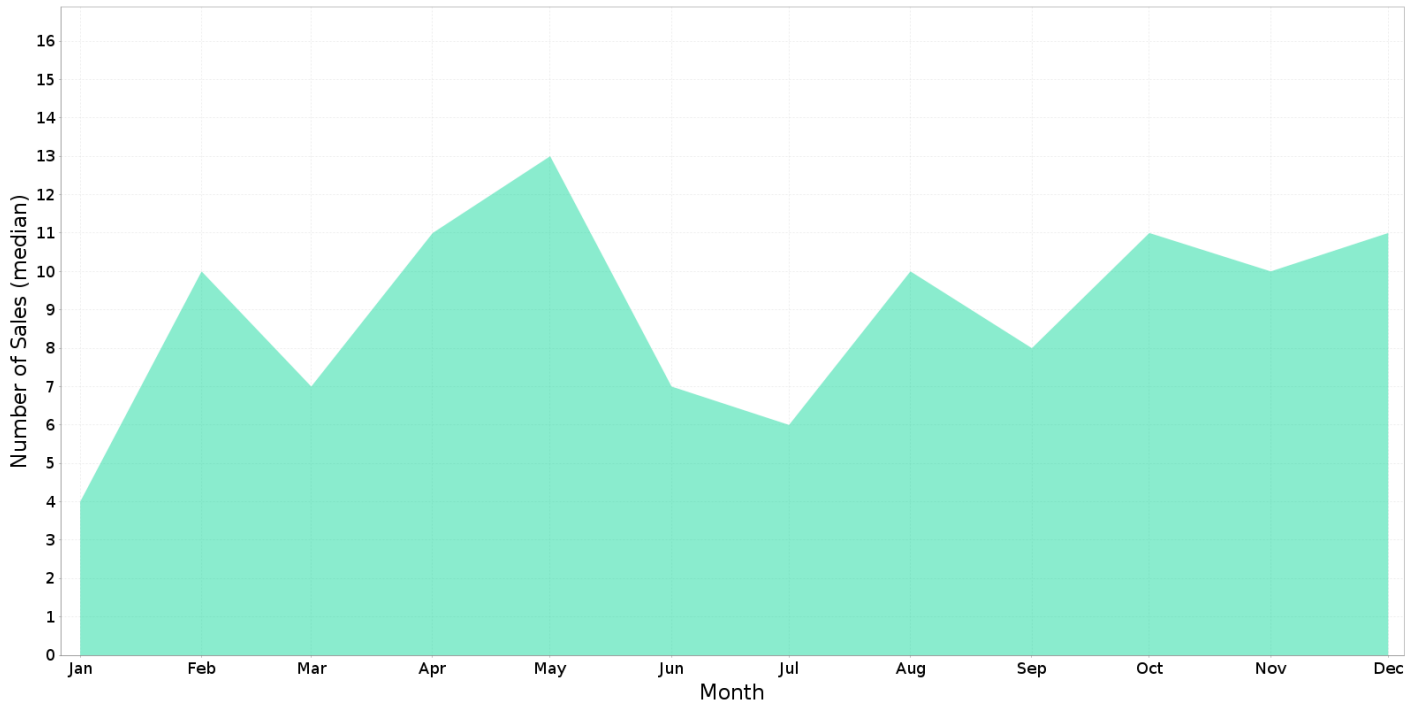
Suburb Growth
+30.9%

Current Median Price: \$2,905,000
Previous Median Price: \$2,220,000

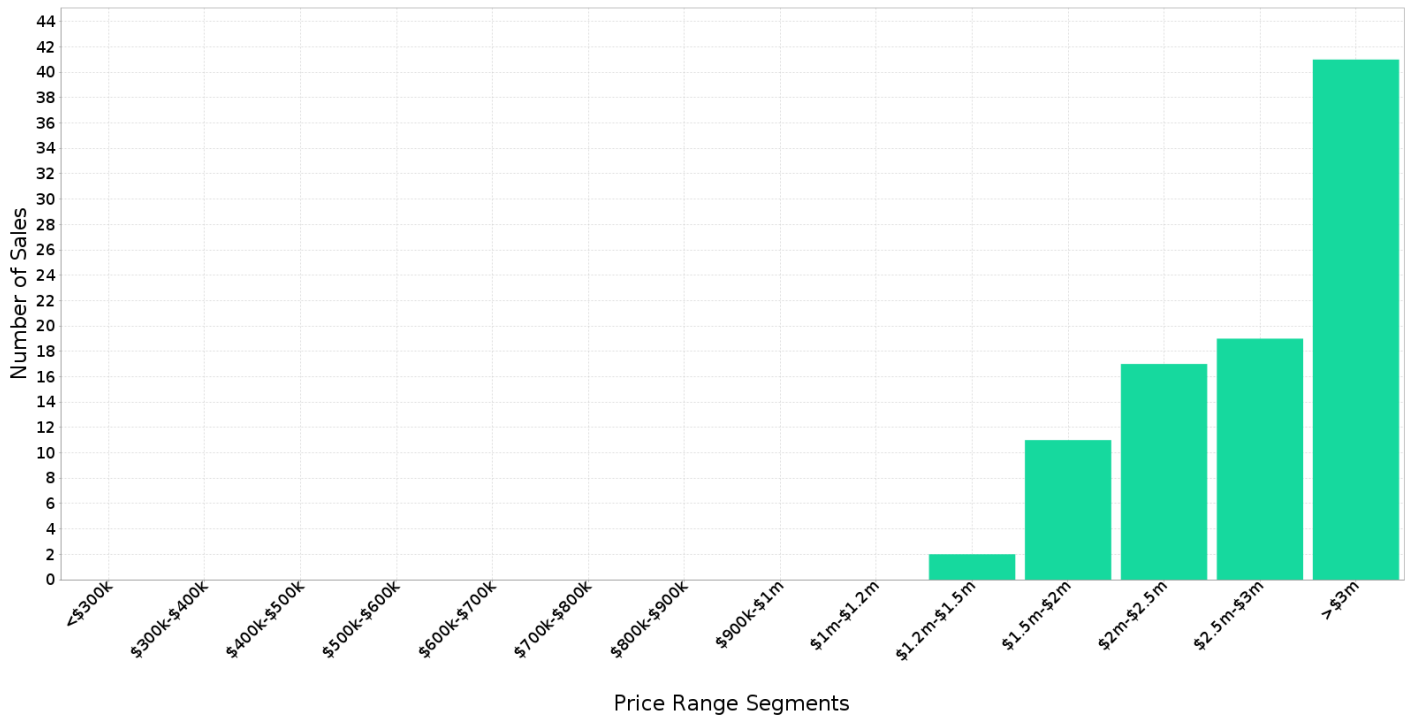
Based on 196 recorded House sales compared over the last two rolling 12 month periods



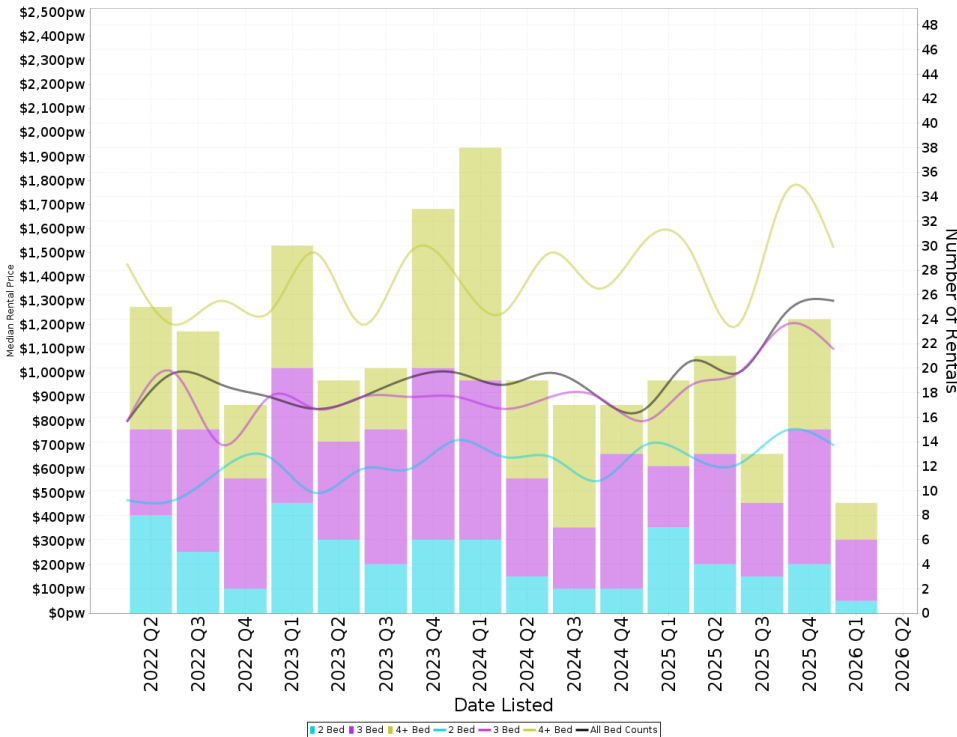
MOSMAN PARK - Peak Selling Periods (3 years)



MOSMAN PARK - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+30.9%

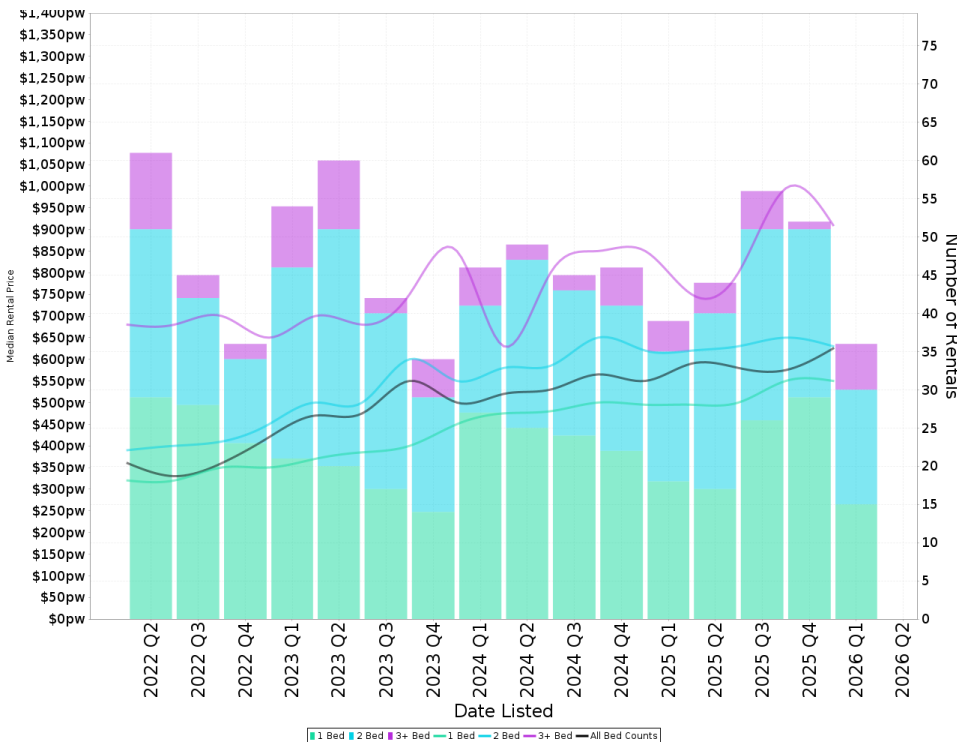
Current Median Price: \$2,905,000
Previous Median Price: \$2,220,000
Based on 196 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.0%

Current Median Price: \$2,905,000
Current Median Rent: \$1,100
Based on 67 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+39.0%

Current Median Price: \$650,000
Previous Median Price: \$467,500
Based on 233 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.6%

Current Median Price: \$650,000
Current Median Rent: \$580
Based on 188 registered Unit rentals compared over the last 12 months.

MOSMAN PARK - Recently Sold Properties

Median Sale Price

\$2.9m

Based on 96 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

+30.9%

Current Median Price: \$2,905,000
Previous Median Price: \$2,220,000

Based on 196 recorded House sales compared over the last two rolling 12 month periods


Sold Properties

96

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

5 SOLOMON ST



\$2,750,000

Sold Mar 2026
22 Days

443 m² 4 2 2

79 WELLINGTON ST

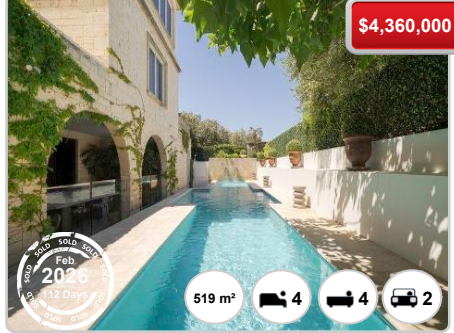


\$1,920,000

Sold Feb 2026
33 Days

422 m² 4 2 1

6 MATHIESON AVE




\$4,360,000

Sold Feb 2026
48 Days

519 m² 4 4 2

1 BRYANT AVE



\$3,725,000

Sold Feb 2026
24 Days

637 m² 5 3 2

26 JIMBELL ST



\$2,340,000

Sold Feb 2026
8 Days

766 m² 3 1 3

65 PALMERSTON ST




\$2,350,000

Sold Feb 2026
N/A

782 m² 4 1 1

38C MONUMENT ST



\$1,812,000

Sold Feb 2026
16 Days

486 m² 4 1 1

7 BEAGLE ST



\$2,500,000

Sold Feb 2026
41 Days

794 m² 3 1 1

20 PORTSEA RISE



\$4,500,000

Sold Feb 2026
102 Days

710 m² 4 2 2

23 TUTTLEBEE TCE

\$2,980,000

Jan 2026
282 Days

332 m² 4 2 2

1B MCEWAN CRES

\$2,750,000

Jan 2026
42 Days

518 m² 3 1 2

38A MANNING ST

\$2,800,000

Jan 2026
35 Days

545 m² 4 2 2

4 RIVERSIDE DR

\$12,500,000

Jan 2026
282 Days

978 m² 5 4 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
20 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
18 Days

516 m² 3 1 1

7A BATEMAN ST

\$4,000,000

Dec 2025
221 Days

423 m² 3 3 2

10A LOCHEE ST

\$2,800,000

Dec 2025
34 Days

461 m² 3 2 2

MOSMAN PARK - Properties For Rent

Median Rental Price

\$1,100 /w

Based on 67 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

+2.0%

Current Median Price: \$2,905,000
Current Median Rent: \$1,100

Based on 96 recorded House sales and 67 House rentals compared over the last 12 months

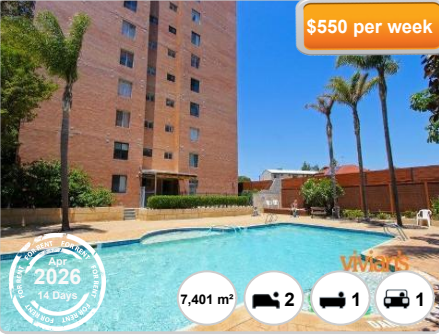
Number of Rentals

67




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

130/2 MURRAY AVENUE



\$550 per week

7,401 m²  2  1  1

Apr 2026
14 Days

139 WELLINGTON STREET

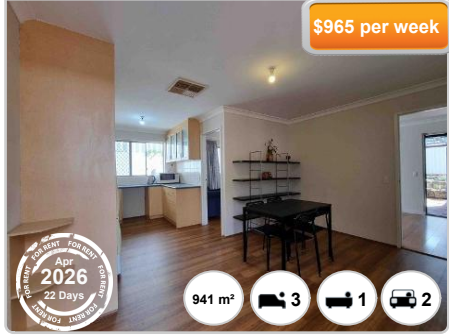


\$1,050 per




698 m²  4  2  2

Apr 2026
22 Days

6 LAING LANE



\$965 per week



941 m²  3  1  2

Apr 2026
22 Days

15 JAMESON STREET

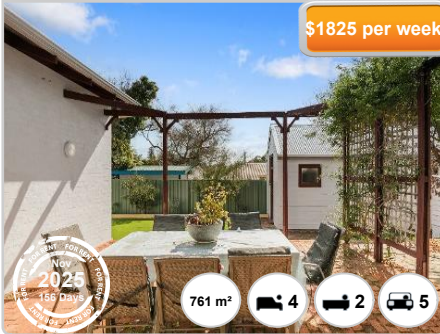


\$1950 per week




577 m²  4  3  2

Mar 2026
31 Days

11 SWAN STREET



\$1825 per week

761 m²  4  2  5

Nov 2025
158 Days