

SUBURB FLYOVER REPORT

NEDLANDS (HOUSE)

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NEDLANDS - Suburb Map



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	147	\$ 1,495,000	-1.6 %	\$ 80,000	\$ 3,700,000
2017	129	\$ 1,600,000	7.0 %	\$ 11,500	\$ 8,500,000
2018	115	\$ 1,625,000	1.6 %	\$ 412,500	\$ 5,200,000
2019	148	\$ 1,615,000	-0.6 %	\$ 133,889	\$ 4,950,000
2020	137	\$ 1,770,000	9.6 %	\$ 600,000	\$ 2,950,000
2021	173	\$ 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	164	\$ 2,355,000	14.9 %	\$ 940,000	\$ 1,050,000,000
2025	116	\$ 2,688,000	14.1 %	\$ 340,000	\$ 7,500,000
2026	11	\$ 2,750,000	2.3 %	\$ 1,460,000	\$ 5,650,000

Median Sale Price
\$2.7m

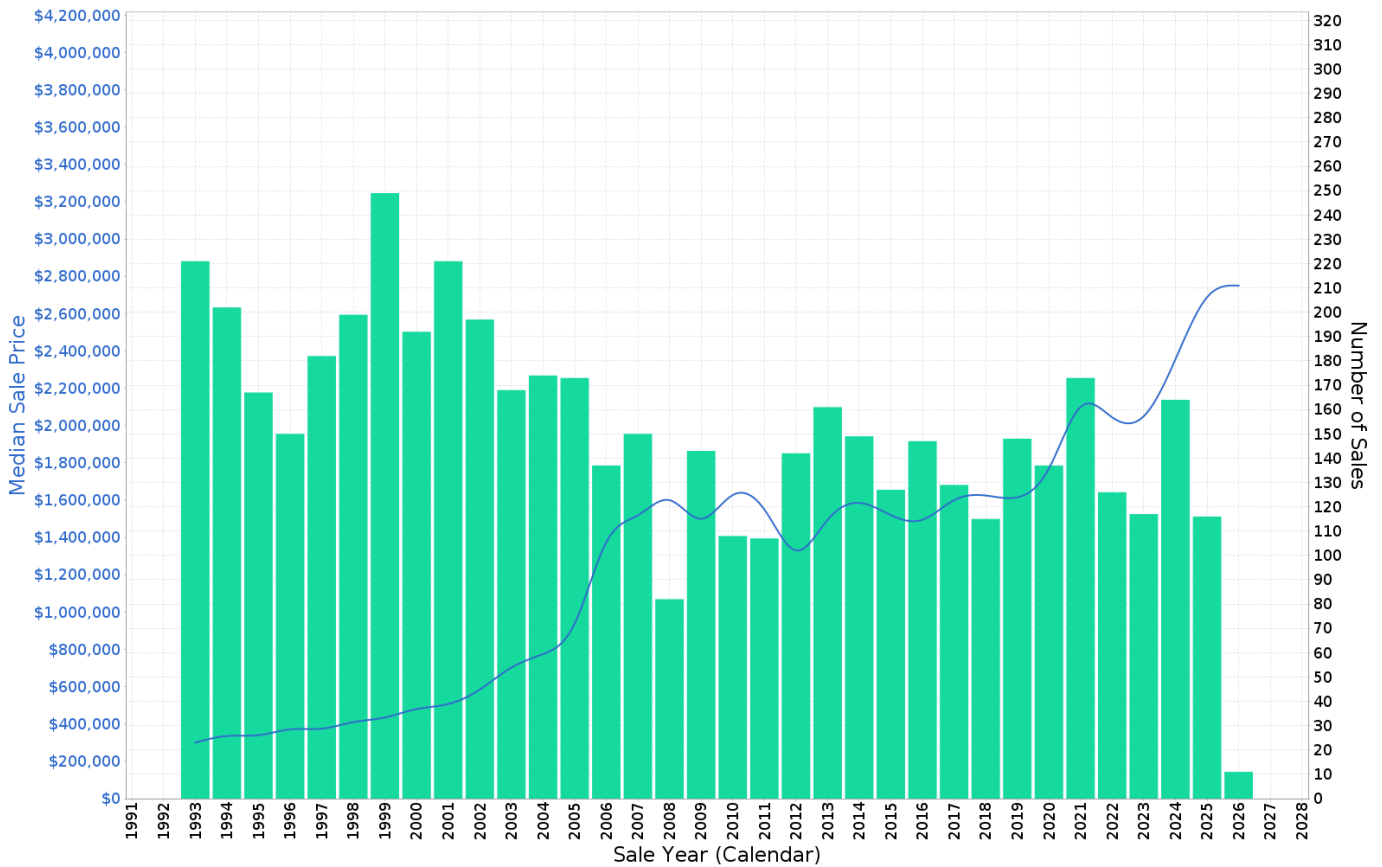
Based on 102 recorded House sales within the last 12 months (Apr '25 - Mar '26)

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

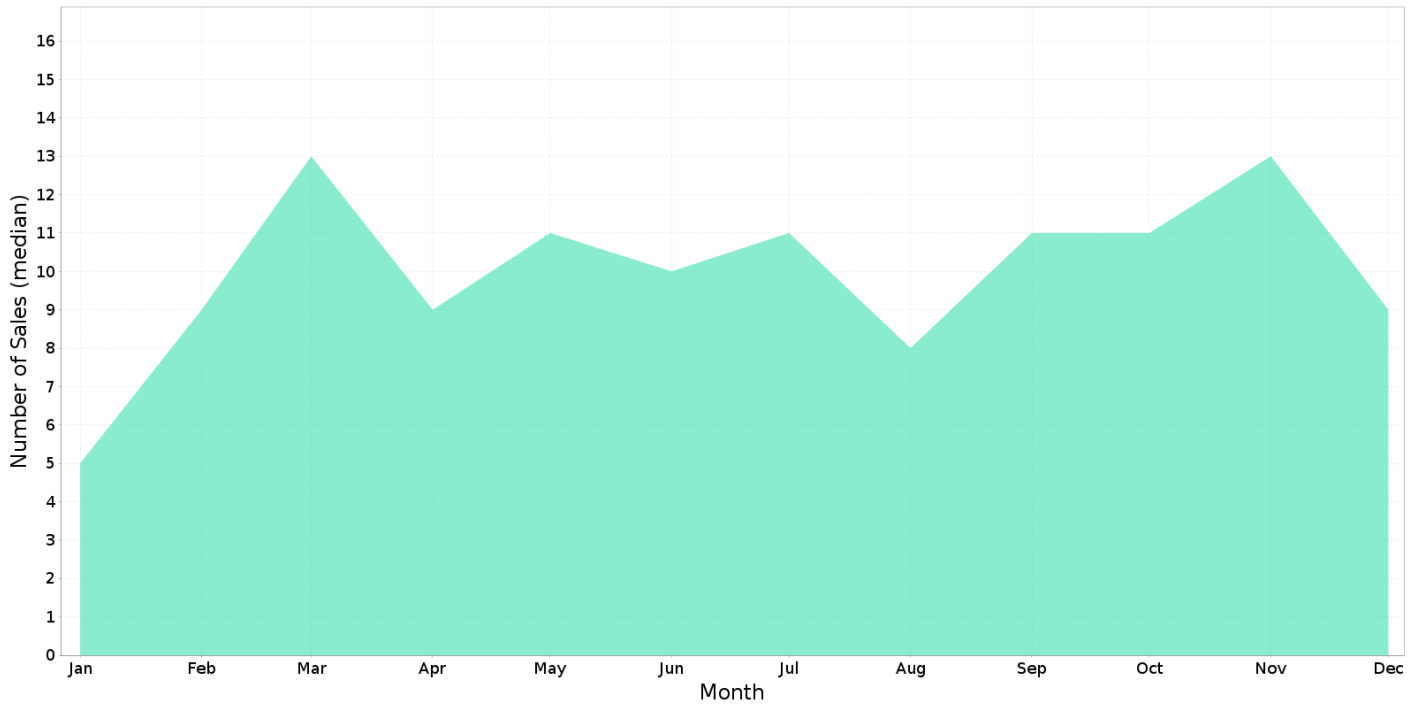
Suburb Growth
+8.1%

Current Median Price: \$2,703,000
Previous Median Price: \$2,500,000

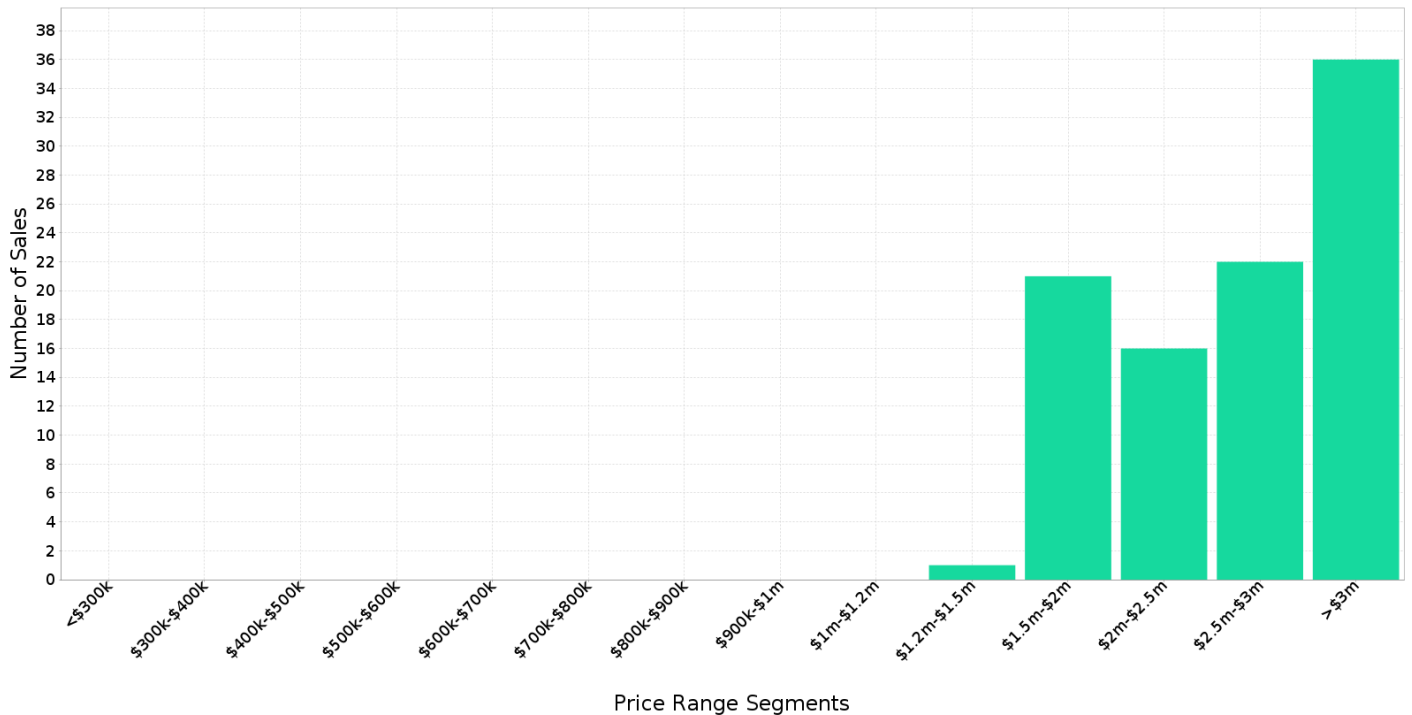
Based on 257 recorded House sales compared over the last two rolling 12 month periods



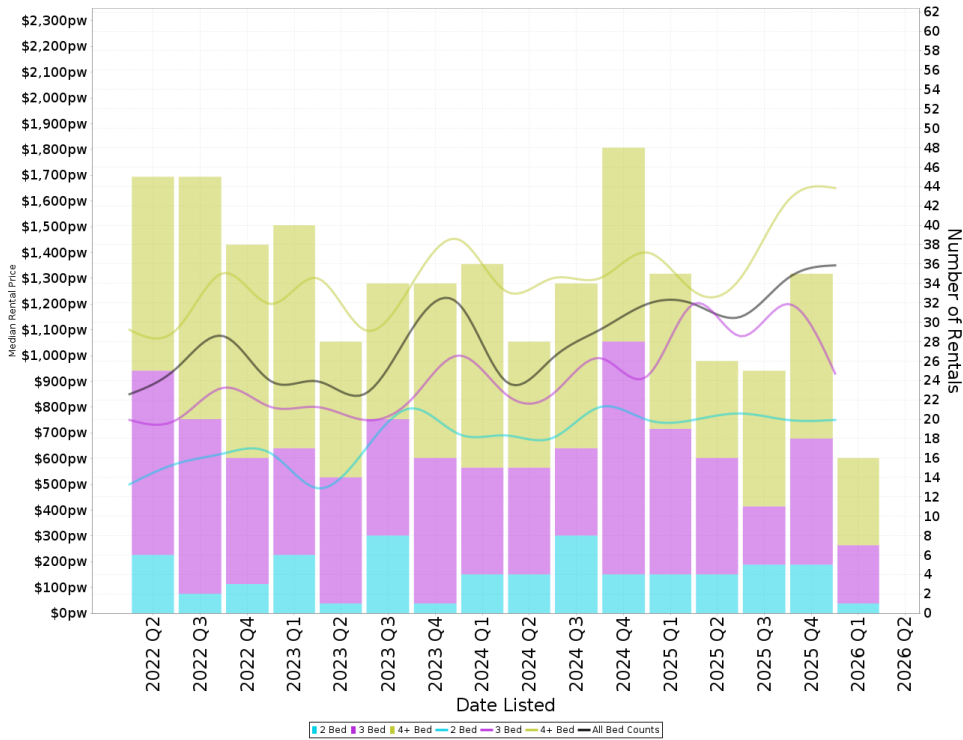
NEDLANDS - Peak Selling Periods (3 years)



NEDLANDS - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+8.1%

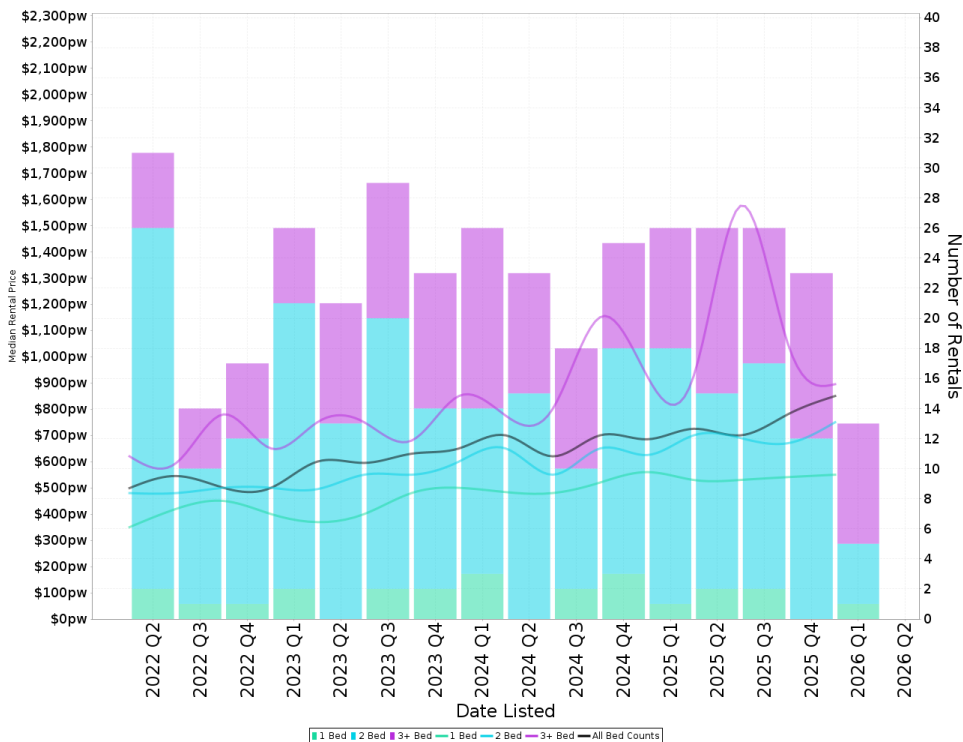
Current Median Price: \$2,703,000
Previous Median Price: \$2,500,000
Based on 257 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.5%

Current Median Price: \$2,703,000
Current Median Rent: \$1,300
Based on 102 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+35.9%

Current Median Price: \$1,055,000
Previous Median Price: \$776,500
Based on 126 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.7%

Current Median Price: \$1,055,000
Current Median Rent: \$750
Based on 88 registered Unit rentals compared over the last 12 months.

NEDLANDS - Recently Sold Properties

Median Sale Price
\$2.7m

Based on 102 recorded House sales within the last 12 months (Apr '25 - Mar '26)

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Suburb Growth
+8.1%

Current Median Price: \$2,703,000
Previous Median Price: \$2,500,000

Based on 257 recorded House sales compared over the last two rolling 12 month periods

Sold Properties
102

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

57 MELVISTA AVE

\$4,710,000

Apr 2026
122 Days

837 m² 5 4 2

48 WAROONGA RD

\$3,300,000

Mar 2026
5 Days

923 m² 4 2 2

64 THOMAS ST

\$5,650,000

Mar 2026
89 Days

1,012 m² 4 4 3

46 LOFTUS ST

\$3,175,000

Feb 2026
34 Days

696 m² 3 2 2

51 CLIFTON ST

\$1,932,000

Feb 2026
19 Days

455 m² 2 1 1

32-34 COOPER ST

\$4,560,000

Feb 2026
N/A

911 m² 7 3 1

62 DALKEITH RD

\$2,750,000

Feb 2026
63 Days

1,012 m² 3 1 1

65 TYRELL ST

\$4,408,888

Feb 2026
2 Days

1,012 m² 5 3 3

102 MONASH AVE

\$2,100,000

Jan 2026
9 Days

534 m² 3 2 1

23/91 WINTHROP AVE

\$1,460,000

39.3m
39.6m
36.6m
1439 m²

245 m² 3 2 2

Jan 2026
74 Days

1/65 DALKEITH RD

\$1,825,000

260 m² 3 2 2

Jan 2026
74 Days

69 BROADWAY

\$3,500,000

506 m² 4 2 2

Jan 2026
38 Days

1 BEDFORD ST

\$2,380,000

21.7m
47.1m
47.1m
1019 m²

1,012 m² 3 1 2

Jan 2026
10 Days

24 WAROONGA RD

\$2,600,000

TOO NEW TO PHOTOGRAPH

923 m² 3 1 1

Jan 2026
74 Days

75 MOUNTJOY RD

\$3,211,800

1,012 m² 4 2 4

Dec 2025
8 Days

93 MERIWA ST

\$3,250,000

468 m² 3 4 2

Dec 2025
13 Days

24 LOUISE ST

\$3,325,000

1,012 m² 2 1 1

Dec 2025
N/A

43 ROBINSON ST

\$2,650,000

696 m² 4 2 2

Dec 2025
N/A

35 HARDY RD

\$2,350,000

491 m² 2 1 2

Dec 2025
8 Days

57 MELVISTA AVE

\$4,710,000

837 m² 5 4 2

Dec 2025
8 Days

1/9 DOONAN RD

\$2,200,000

188 m² 3 2 2

Dec 2025
6 Days

NEDLANDS - Properties For Rent

Median Rental Price

\$1,300 /w

Based on 102 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: \$2,703,000
Current Median Rent: \$1,300

Based on 102 recorded House sales and 102 House rentals compared over the last 12 months


Number of Rentals

102

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

31 MARTIN AVENUE




\$2400 per week

Apr 2026
2 Days




1,012 m²  5  3  2

28 ROBINSON STREET




\$920 per week

Apr 2026
2 Days




696 m²  3  1  1

85 HARDY ROAD




\$800 per week

Apr 2026
3 Days




536 m²  2  1  4

40 NAPIER STREET




\$1050 per week

Apr 2026
3 Days




696 m²  4  1  1

49 TYRELL STREET




\$2900 per week

Apr 2026
7 Days




1,012 m²  5  5  2

5 QUADRANGLE PLACE

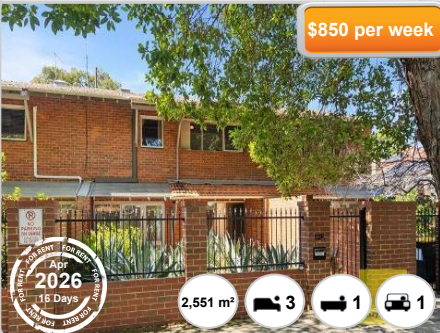


\$1850 per week

Apr 2026
7 Days




396 m²  4  3  2

10E KANIMBLA ROAD




\$850 per week

Apr 2026
15 Days




2,551 m²  3  1  1

15 LEURA STREET

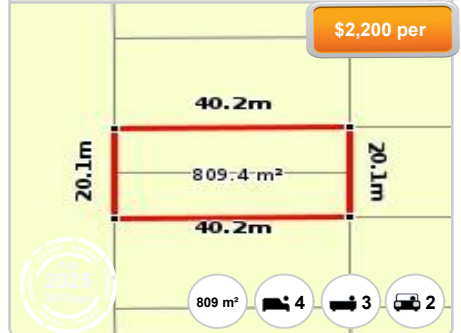


\$1850 per week

Feb 2026
76 Days




455 m²  4  3  2

68 ARCHDEACON STREET



\$2,200 per

Apr 2025
30 Days

809 m²  4  3  2