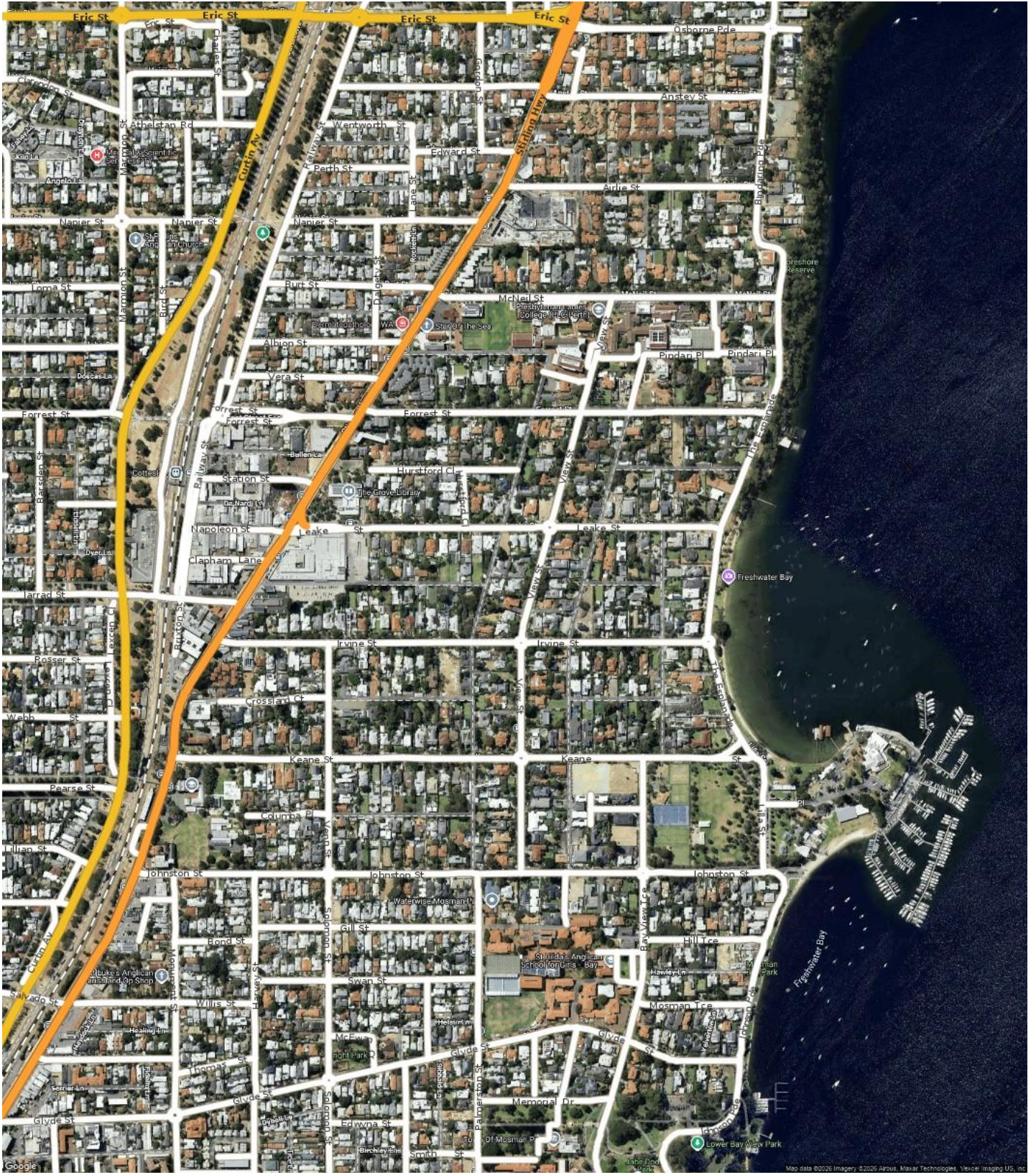


SUBURB FLYOVER REPORT

PEPPERMINT GROVE (HOUSE)

PREPARED BY: PETER ROBERTSON , PH: 0427 958 929

PEPPERMINT GROVE - Suburb Map



Prepared on 30/04/2026 by Peter Robertson , 0427 958 929 at William Porteous Properties International. © Property Data Solutions Pty Ltd 2026

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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	1	\$ 4,200,000	-9.7 %	\$ 4,200,000	\$ 4,200,000

Median Sale Price
\$5.1m

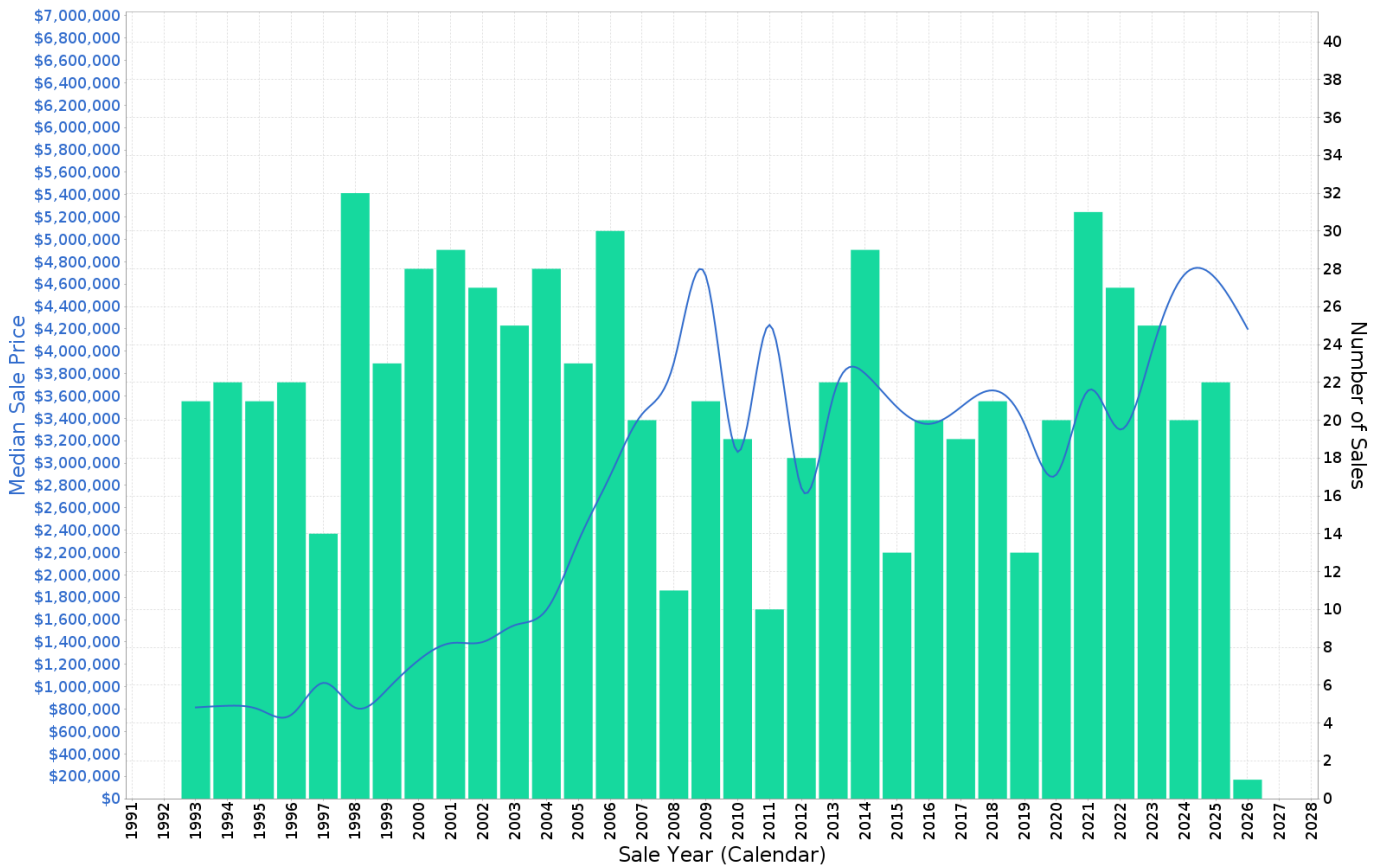
Based on 15 recorded House sales within the last 12 months (Apr '25 - Mar '26)

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

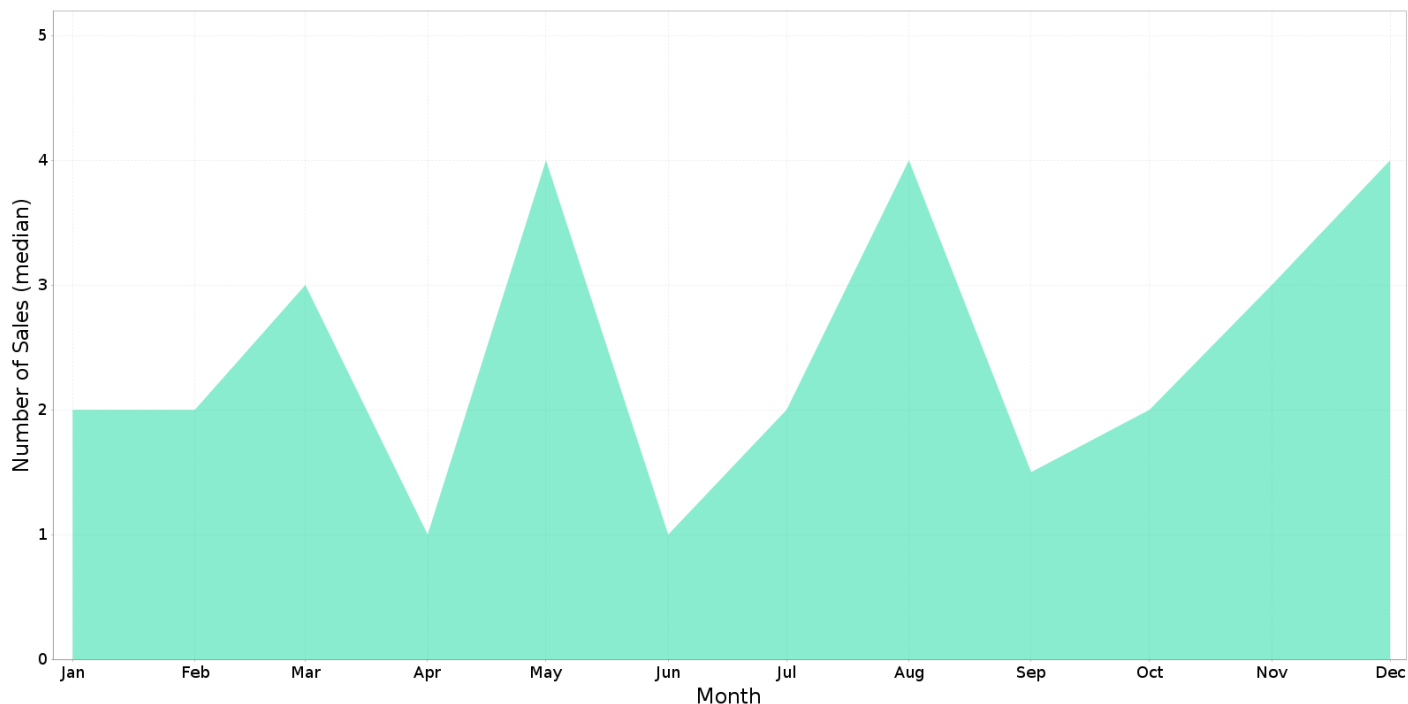
Suburb Growth
+31.4%

Current Median Price: \$5,100,000
Previous Median Price: \$3,880,000

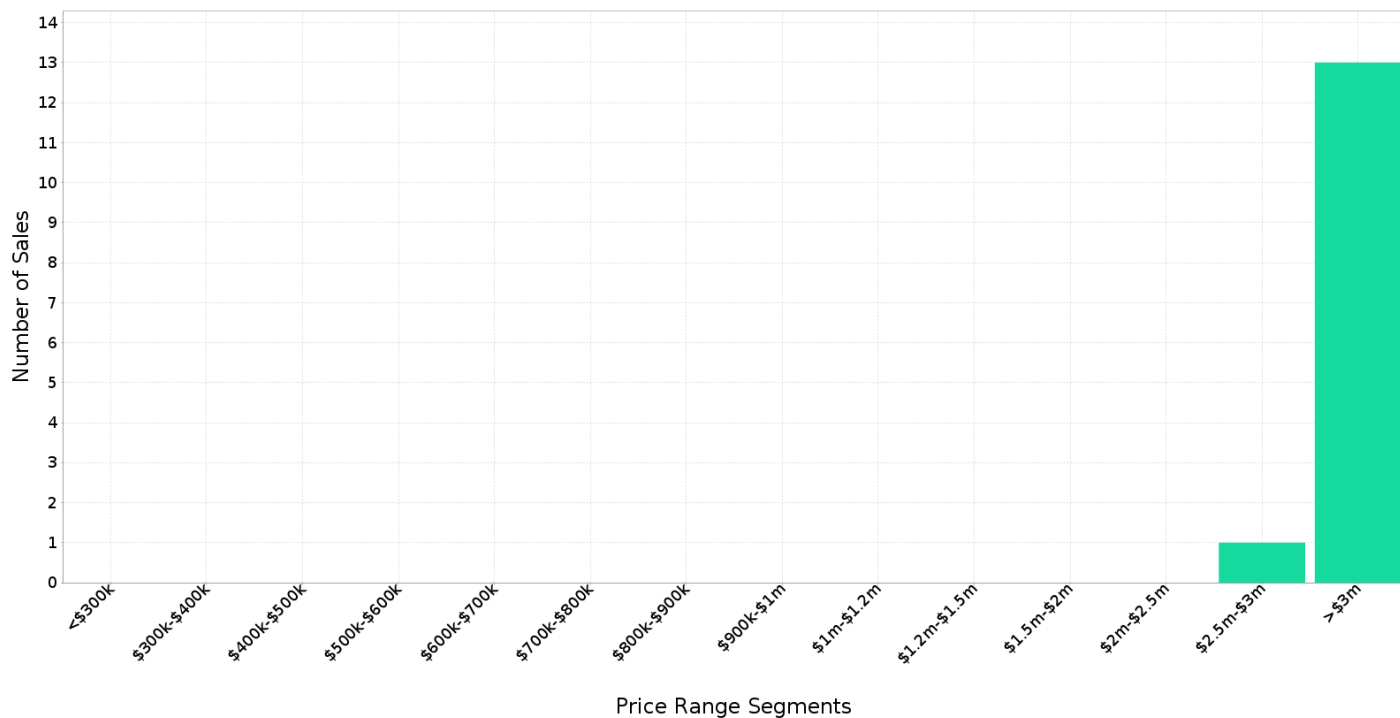
Based on 37 recorded House sales compared over the last two rolling 12 month periods



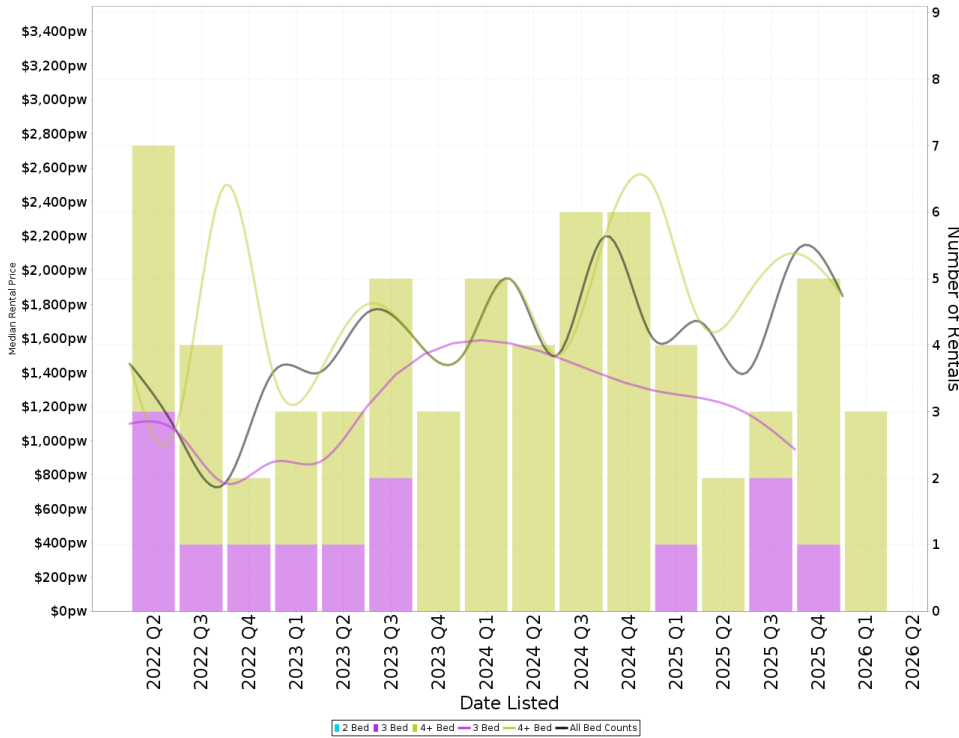
PEPPERMINT GROVE - Peak Selling Periods (3 years)



PEPPERMINT GROVE - Price Range Segments (12)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+31.4%

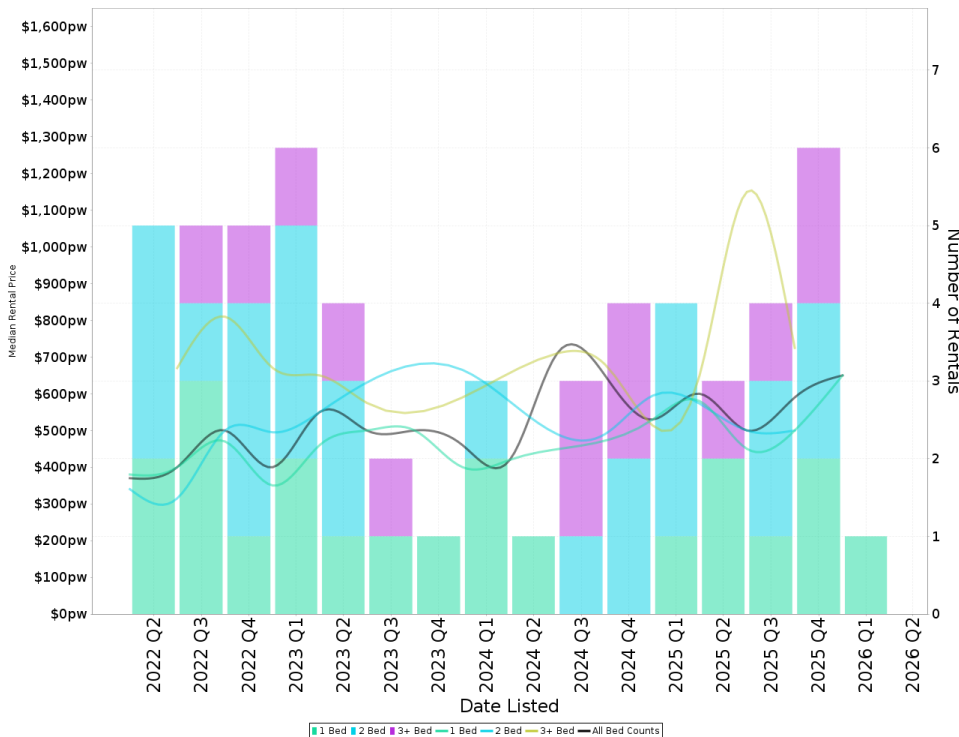
Current Median Price: \$5,100,000
 Previous Median Price: \$3,880,000
 Based on 37 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+1.9%

Current Median Price: \$5,100,000
 Current Median Rent: \$1,850
 Based on 13 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-12.0%

Current Median Price: \$1,100,000
 Previous Median Price: \$1,250,000
 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: \$600
 Based on 14 registered Unit rentals compared over the last 12 months.

PEPPERMINT GROVE - Recently Sold Properties

Median Sale Price

\$5.1m

Based on 15 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

+31.4%

Current Median Price: \$5,100,000
Previous Median Price: \$3,880,000

Based on 37 recorded House sales compared over the last two rolling 12 month periods


Sold Properties

15

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

8 COLUMBA PL



\$4,200,000

Sold Feb 2026
18 Days

1,009 m² 3 4 2

24 JOHNSTON ST




\$2,825,000

Sold Jan 2026
81 Days

photo not available 3 2 2

24 JOHNSTON ST




\$2,825,000

Sold Feb 2025
10 Days

373 m² 3 2 2

35 IRVINE ST




\$8,800,000

Sold Dec 2025
24 Days

1,821 m² 4 3 4

11 MCNEIL ST




\$5,100,000

Sold Dec 2025
25 Days

1,492 m² 4 5 2

143 FORREST ST



\$13,500,000

Sold Nov 2025
21 Days

1,302 m² 4 3 3