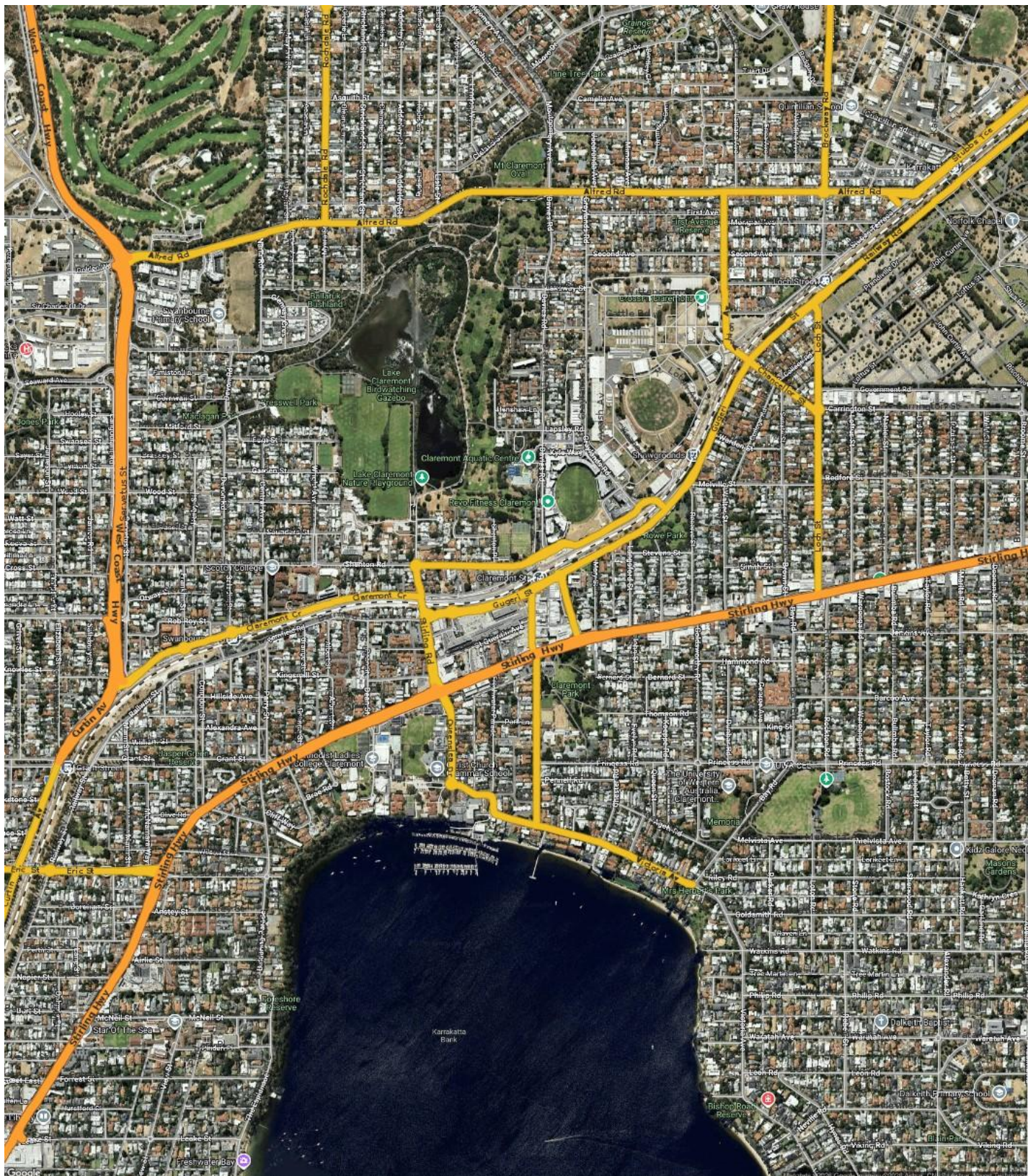


SUBURB FLYOVER REPORT

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	37	\$ 2,675,000	16.3 %	\$ 1,175,000	\$ 7,700,000

Median Sale Price

\$2.5m

Based on 74 recorded House sales within the last 12 months (Financial Year 2026)

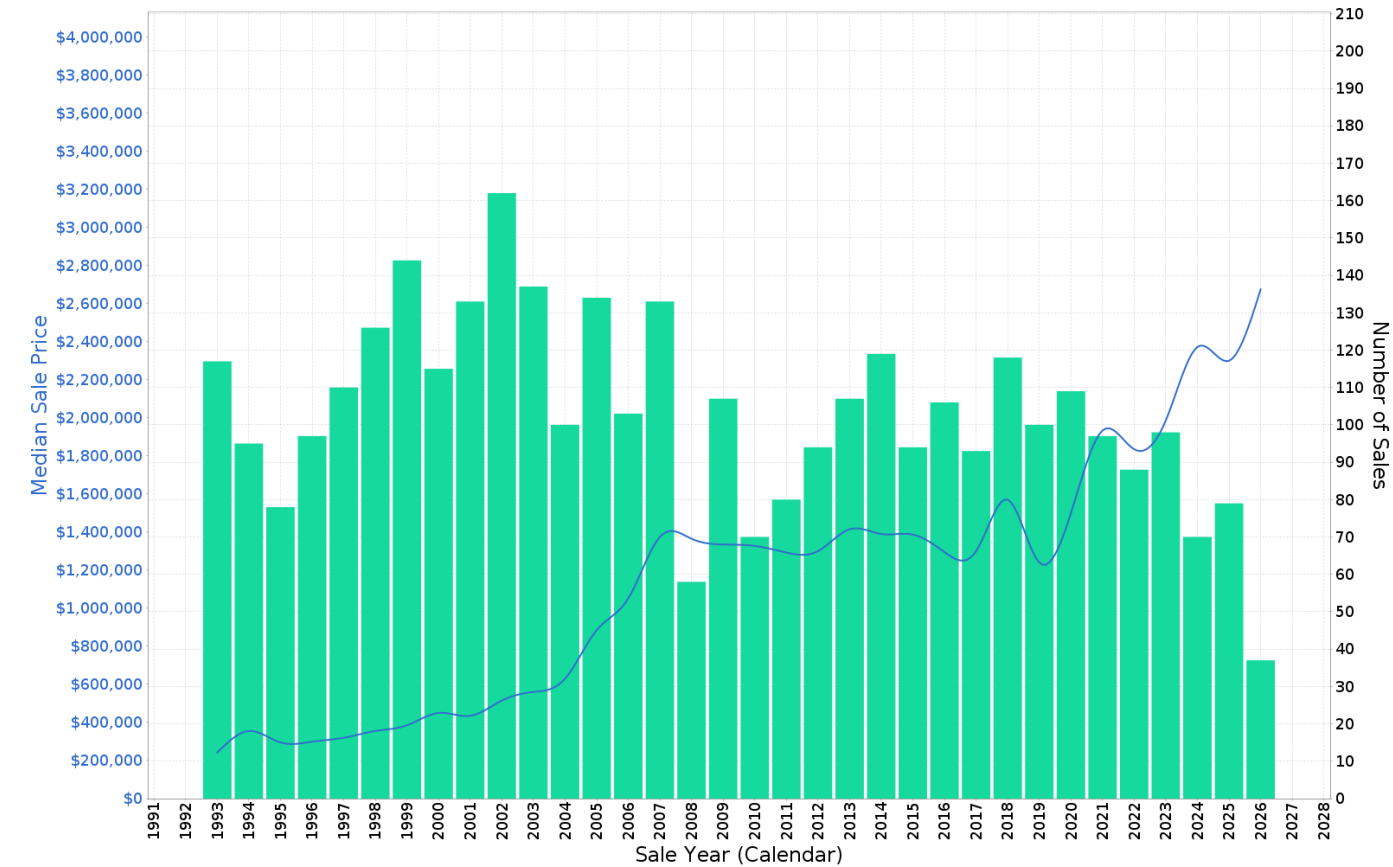
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

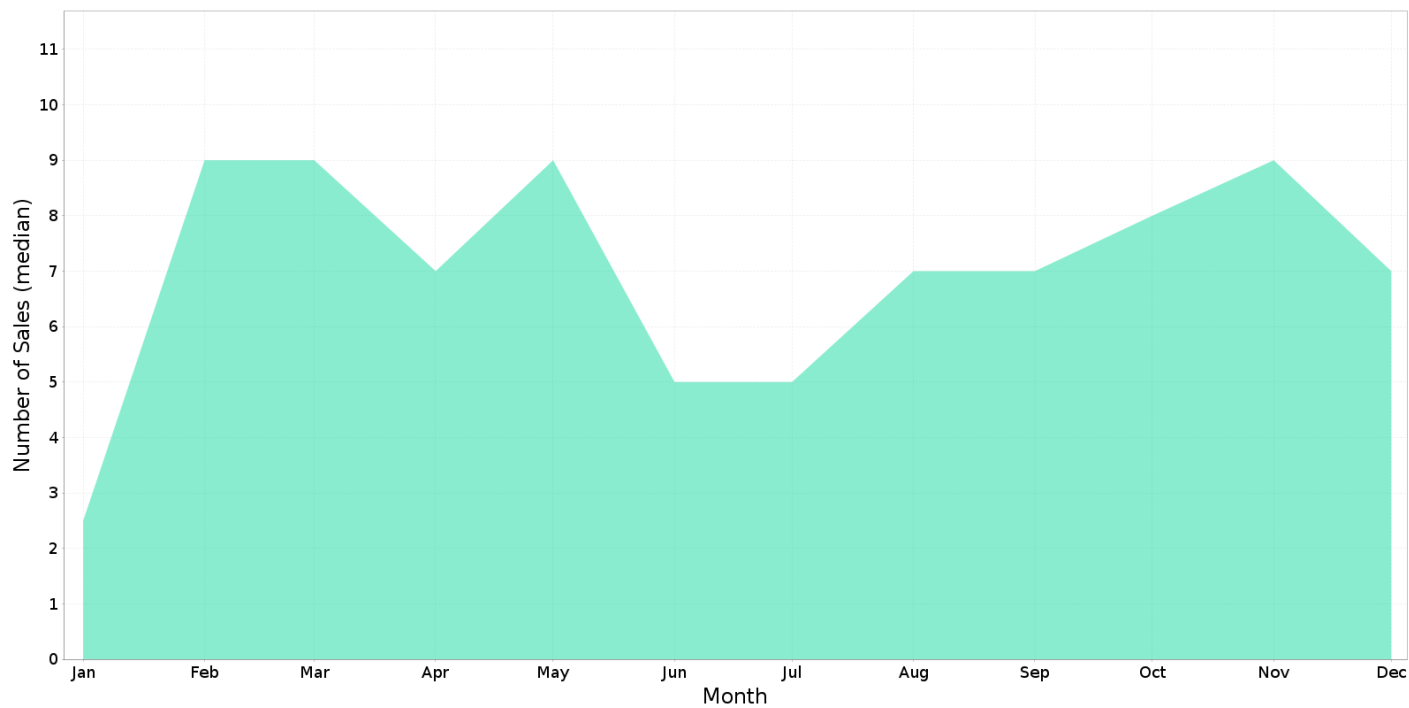
+13.9%

Current Median Price: \$2,500,000
Previous Median Price: \$2,195,000

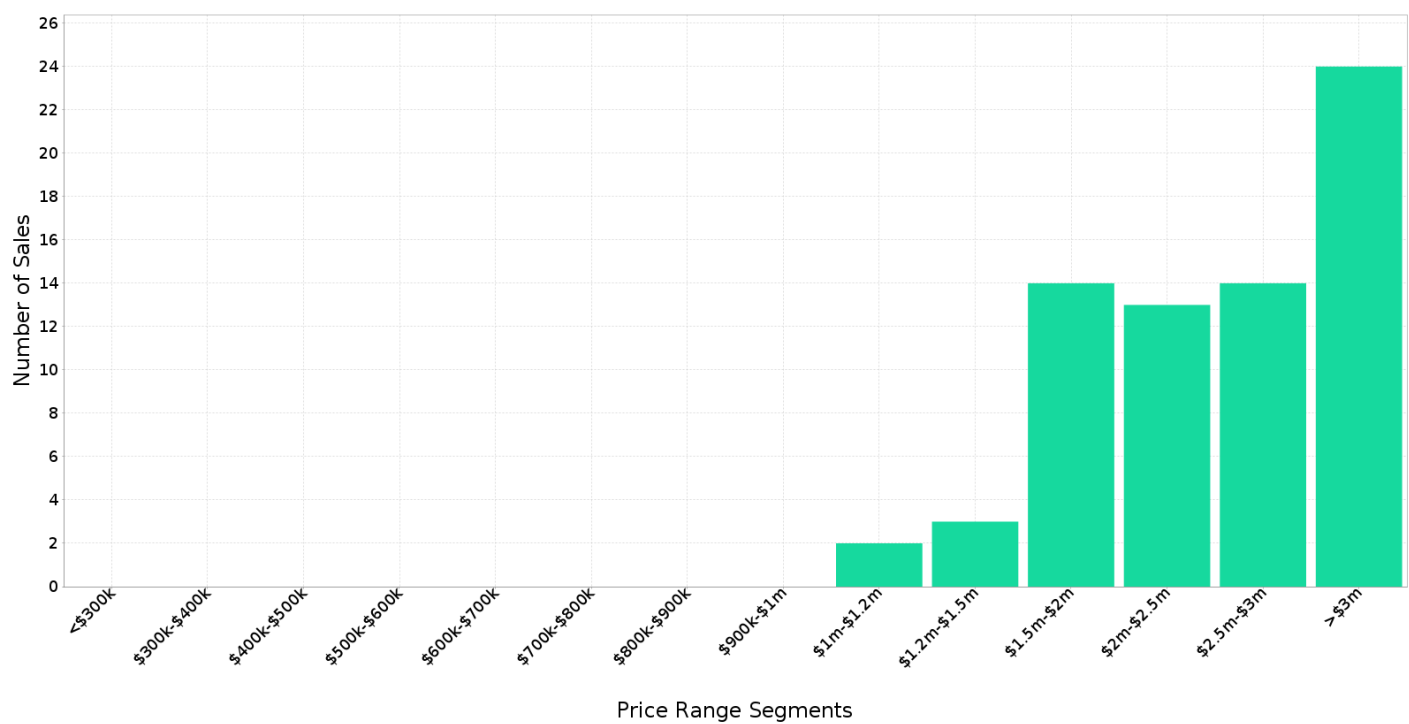
Based on 149 recorded House sales compared over the last two rolling 12 month periods



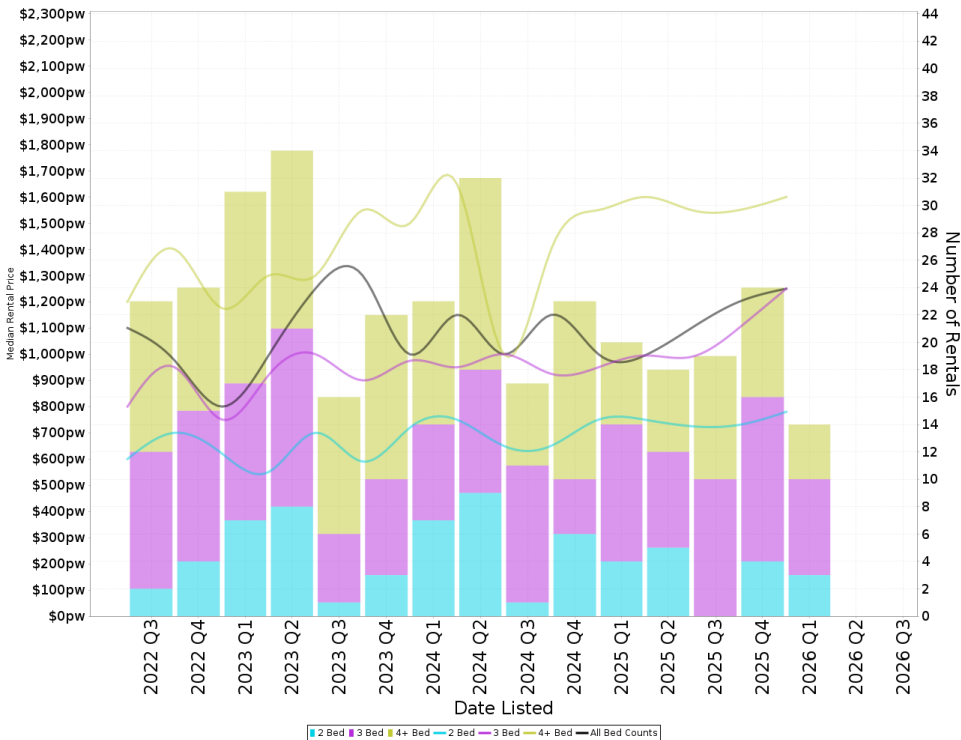
CLAREMONT - Peak Selling Periods (3 years)



CLAREMONT - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+13.9%

Current Median Price: \$2,500,000
Previous Median Price: \$2,195,000

Based on 149 registered House sales compared over the last two rolling 12 month periods.

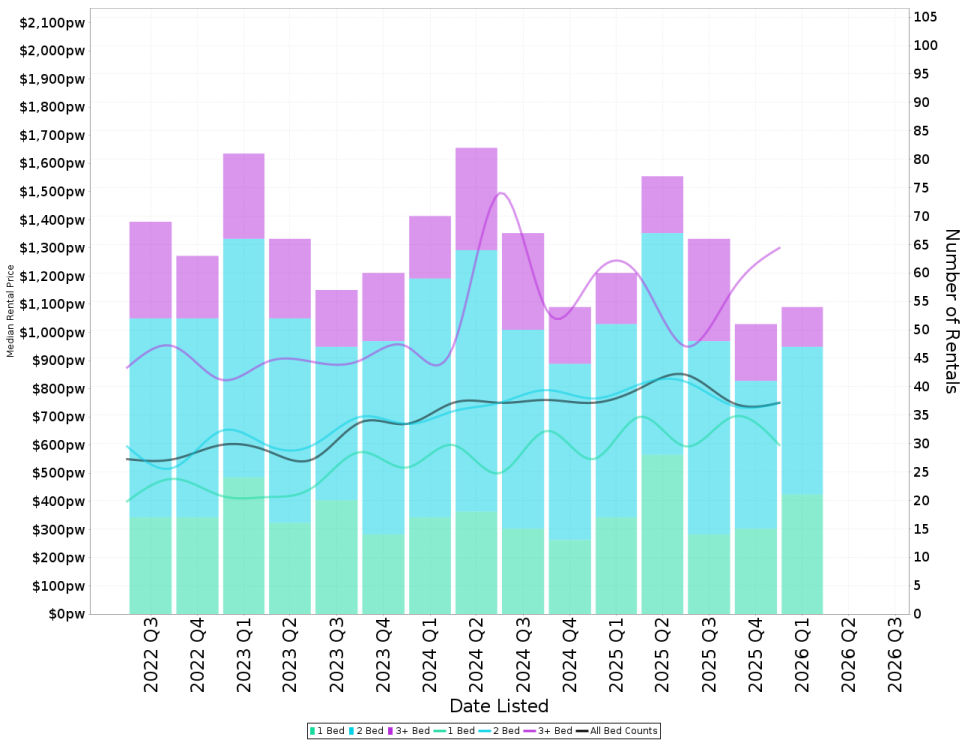
Suburb Rental Yield

+2.6%

Current Median Price: \$2,500,000
Current Median Rent: \$1,250

Based on 57 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+17.9%

Current Median Price: \$977,500
Previous Median Price: \$829,000

Based on 326 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.1%

Current Median Price: \$977,500
Current Median Rent: \$770

Based on 171 registered Unit rentals compared over the last 12 months.

CLAREMONT - Recently Sold Properties

Median Sale Price

\$2.5m

Based on 74 recorded House sales within the last 12 months (Financial Year 2026)

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

Suburb Growth

+13.9%

Current Median Price: \$2,500,000
Previous Median Price: \$2,195,000

Based on 149 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

74

Based on recorded House sales within the 12 months (Financial Year 2026)

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

25 WALTER ST



\$4,100,000

875 m² 4 3 2

Sold Jun 2026
112 Days

60 FIRST AVE



\$1,825,000

3 1 -

Sold Jun 2026
74 Days

13 COLLEGE RD



\$1,980,000

401 m² 3 2 2

Sold Jun 2026
85 Days

19 ASHTON AVE



\$2,290,000

320 m² 4 3 2

Sold Jun 2026
6 Days

116 GUGERI ST



\$1,650,000

532 m² 3 1 1

Sold Jun 2026
10 Days

50A SECOND AVE



\$1,650,000

301 m² 3 2 2

Sold May 2026
23 Days

1/25 BARNFIELD RD



\$1,175,000

164 m² 2 1 1

Sold May 2026
N/A

61 VICTORIA AVE



\$3,525,000

702 m² 6 2 2

Sold May 2026
16 Days

71 GRAYLANDS RD



\$1,750,000

448 m² 3 1 1

Sold May 2026
9 Days

10 THOMSON RD

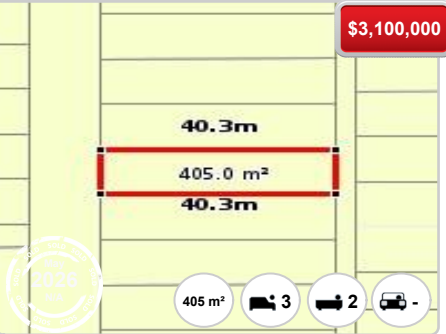


\$5,310,000

May 2026
9 Days

1,199 m² 4 2 2

18 CAXTON RD



\$3,100,000

40.3m
405.0 m²
40.3m

2026
1st

405 m² 3 2 -

27B BAY RD

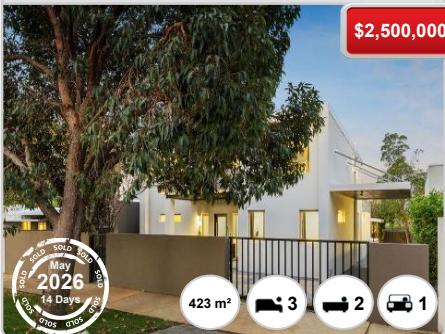


\$2,100,000

May 2026
12 Days

543 m² 2 1 2

5A BAY RD

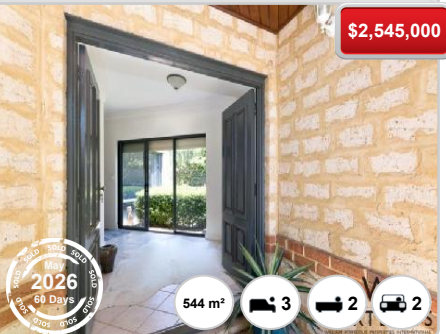


\$2,500,000

May 2026
14 Days

423 m² 3 2 1

29 MELVILLE ST



\$2,545,000

May 2026
68 Days

544 m² 3 2 2

23 VICTORIA AVE

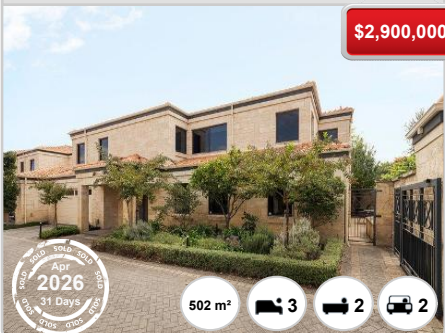


\$3,300,000

Apr 2026
18 Days

301 m² 3 2 2

6/101 BINDARING PDE



\$2,900,000

Apr 2026
31 Days

502 m² 3 2 2

60 FIRST AVE



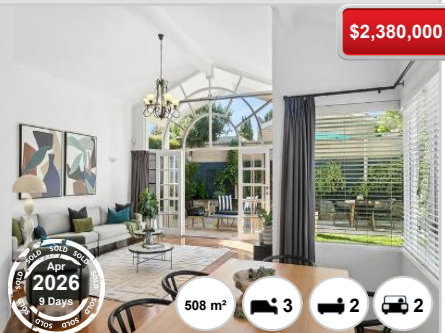
\$1,825,000

20.1m
37.2m
745.0 m²
16.9m

2026
1st

745 m² 3 1 1

7 MINDERUP CL



\$2,380,000

Apr 2026
9 Days

508 m² 3 2 2

2/25 BARNFIELD RD

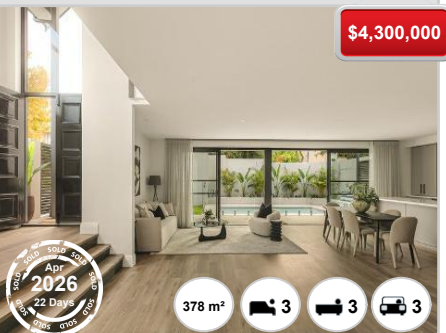


\$1,200,000

Apr 2026
N/A

185 m² 3 1 1

2/34 FRESHWATER PDE

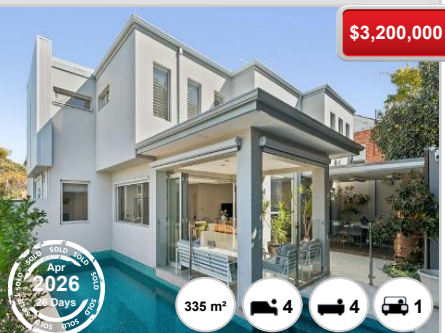


\$4,300,000

Apr 2026
22 Days

378 m² 3 3 3

6B GRANGE ST



\$3,200,000

Apr 2026
10 Days

335 m² 4 4 1

CLAREMONT - Properties For Rent

Median Rental Price

\$1,250 /w

Based on 57 recorded House rentals within the last 12 months (Financial Year 2026)

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

Rental Yield

+2.6%

Current Median Price: \$2,500,000
Current Median Rent: \$1,250

Based on 74 recorded House sales and 57 House rentals compared over the last 12 months

Number of Rentals

57

Based on recorded House rentals within the last 12 months (Financial Year 2026)

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

12A RILEY ROAD



\$930 per week

Jul 2026
3 Days

1,012 m² 4 2 3

29 SHENTON ROAD



\$1900 per week

Jul 2026
11 Days

1,183 m² 5 3 2

8A VICTORIA AVENUE



\$1400 per week

Jul 2026
11 Days

256 m² 3 2 2

101/40 ST. QUENTINS AVENUE



\$850 per week

Jul 2026
16 Days

photo not available 1 1 1

61 VICTORIA AVENUE

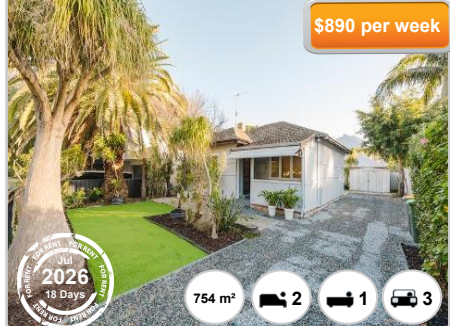


\$1975 per week

Jul 2026
17 Days

702 m² 5 2 2

17A LAPSLEY ROAD



\$890 per week

Jul 2026
18 Days

754 m² 2 1 3

2/81 DAVIES ROAD



\$1100 per week

Jul 2026
121 Days

746 m² 3 2 2

2/2 AIRLIE STREET



\$1200 per week

Jul 2026
179 Days

2,345 m² 3 2 2