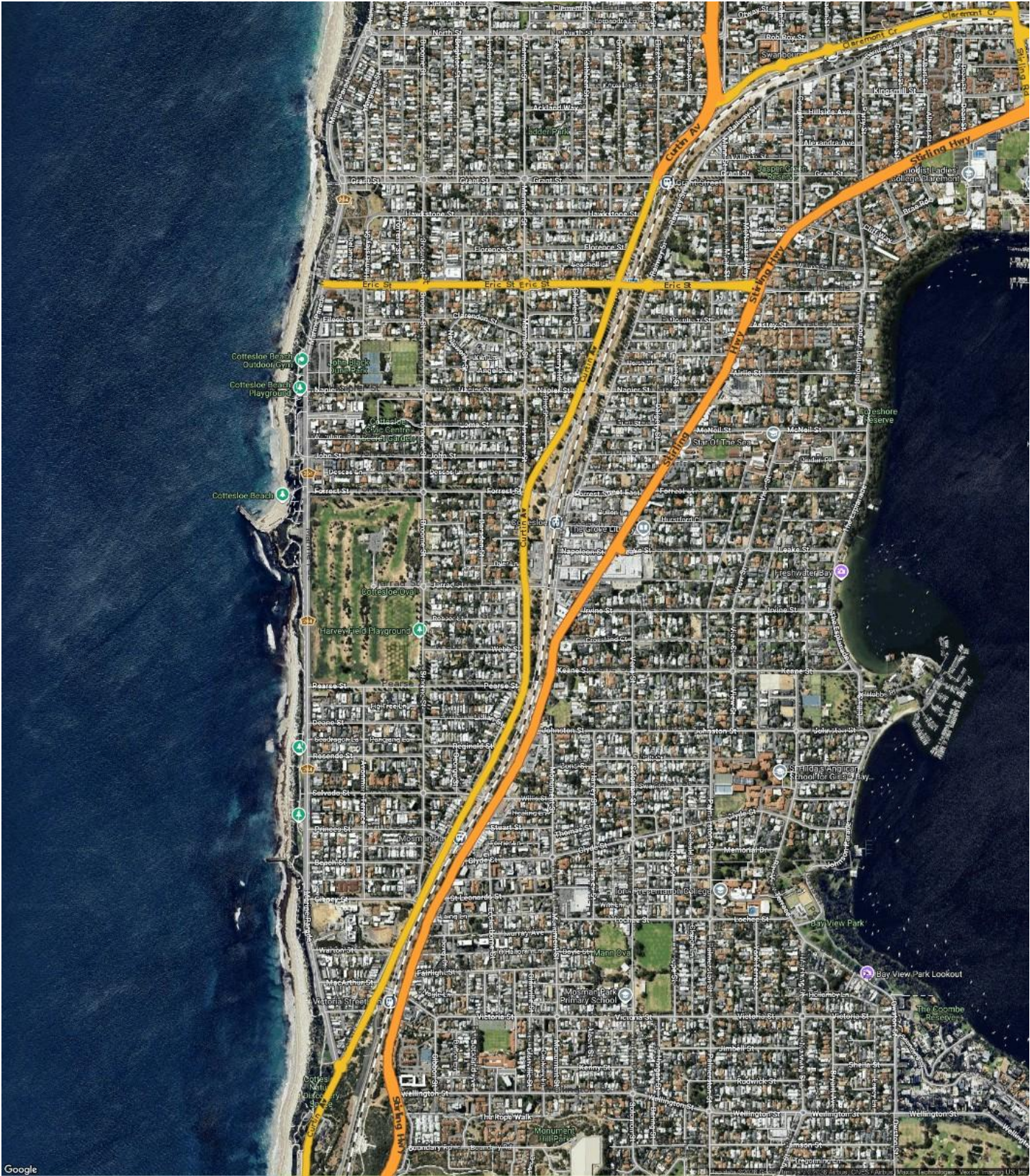


SUBURB FLYOVER REPORT

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	117	\$ 1,880,000	-0.8 %	\$ 528,816	\$ 9,500,000
2010	92	\$ 1,925,000	2.4 %	\$ 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	28	\$ 3,450,000	5.6 %	\$ 1,925,000	\$ 11,000,000

Median Sale Price

\$3.5m

Based on 76 recorded House sales within the last 12 months (Financial Year 2026)

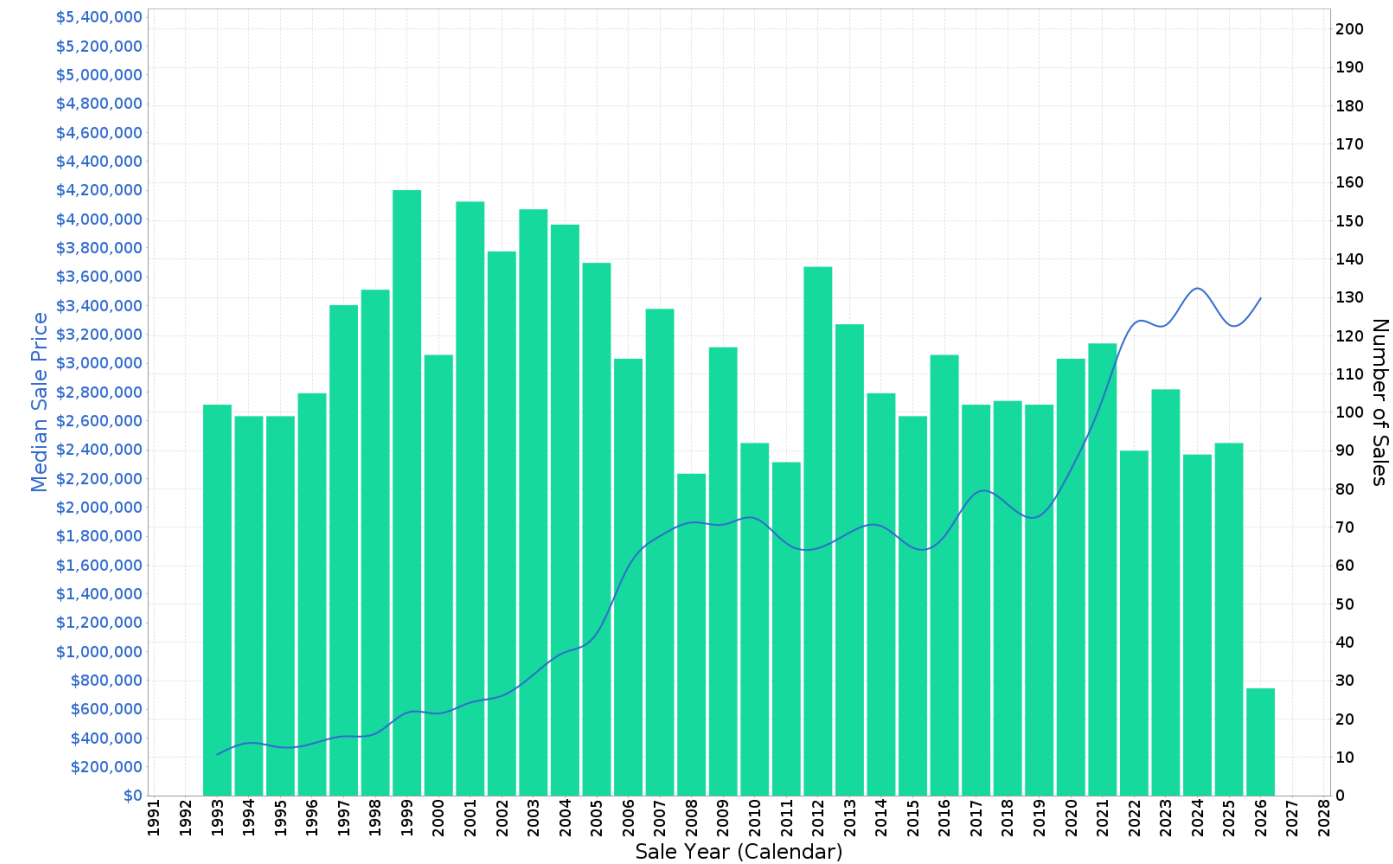
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

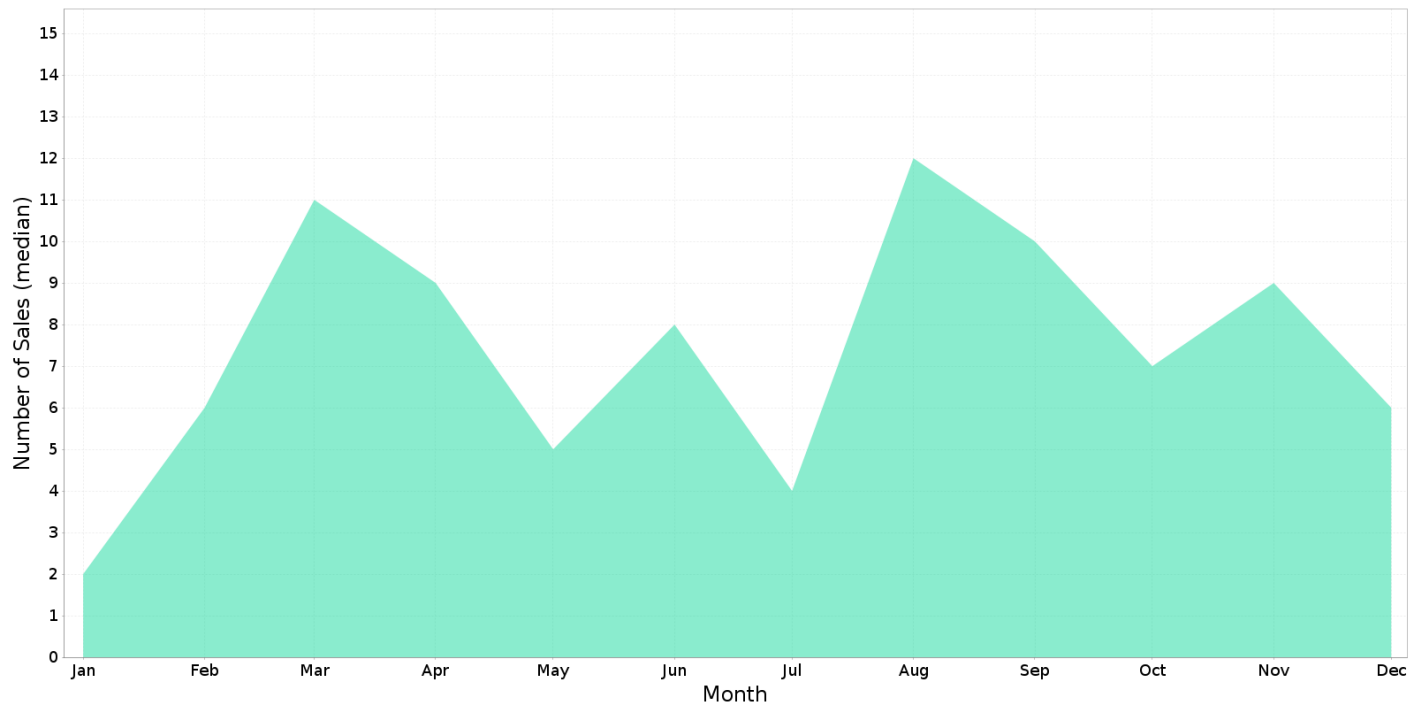
+9.0%

Current Median Price: \$3,500,000
Previous Median Price: \$3,210,000

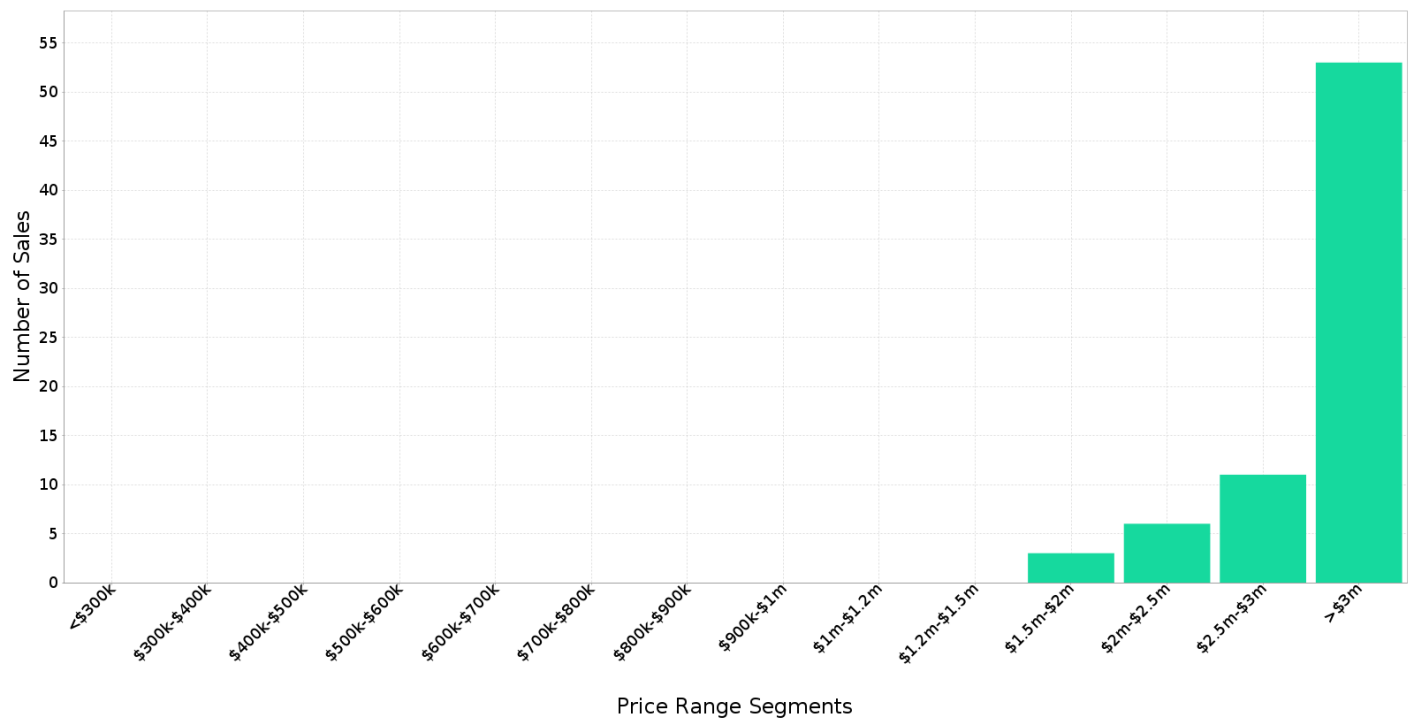
Based on 157 recorded House sales compared over the last two rolling 12 month periods



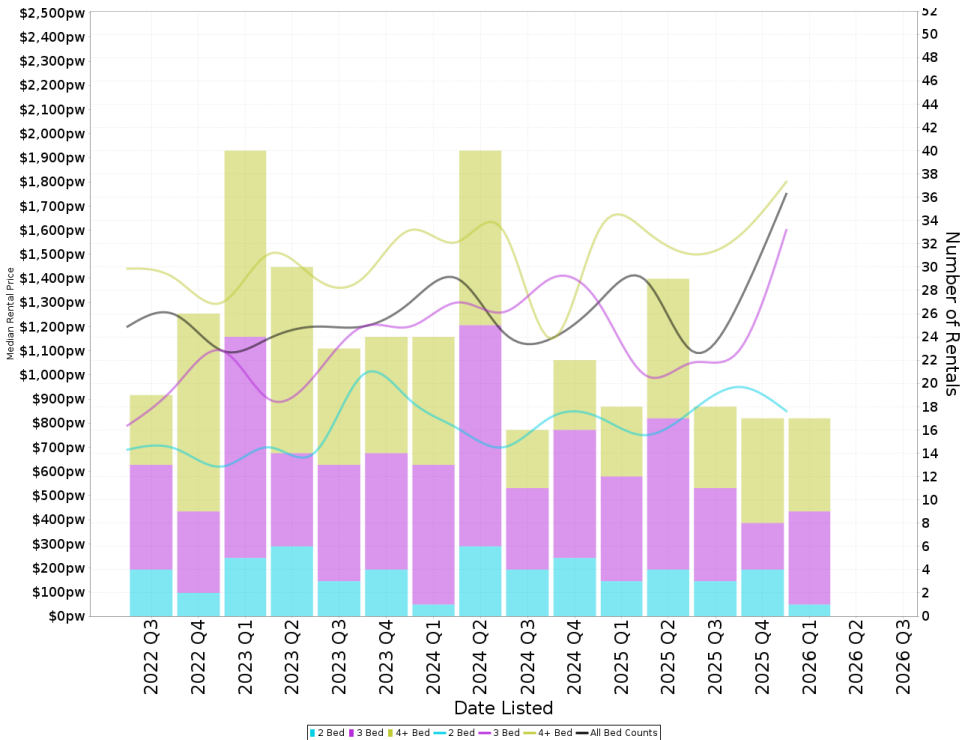
COTTESLOE - Peak Selling Periods (3 years)



COTTESLOE - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+9.0%

Current Median Price: \$3,500,000
Previous Median Price: \$3,210,000

Based on 157 registered House sales compared over the last two rolling 12 month periods.

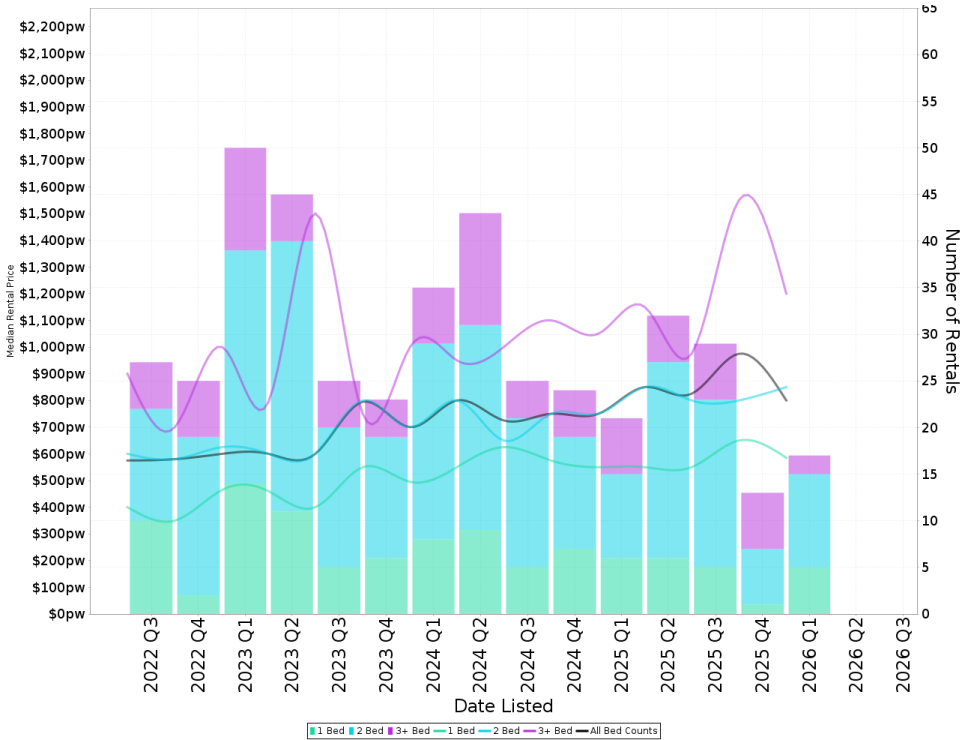
Suburb Rental Yield

+2.1%

Current Median Price: \$3,500,000
Current Median Rent: \$1,400

Based on 52 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+7.1%

Current Median Price: \$1,430,000
Previous Median Price: \$1,335,000

Based on 131 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.1%

Current Median Price: \$1,430,000
Current Median Rent: \$850

Based on 59 registered Unit rentals compared over the last 12 months.

COTTESLOE - Recently Sold Properties

Median Sale Price

\$3.5m

Based on 76 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

+9.0%

Current Median Price: \$3,500,000
Previous Median Price: \$3,210,000

Based on 157 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

76

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

3 HAMERSLEY ST



\$4,050,000

SOLD 2026
10 Days

651 m² 4 2 3

459 STIRLING HWY

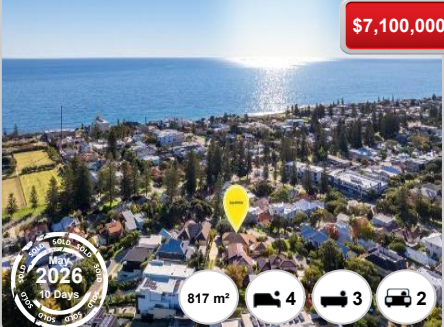


\$2,350,000

SOLD 2026
126 Days

880 m² 5 1 14

1 CLARENDON ST



\$7,100,000

SOLD 2026
11 Days

817 m² 4 3 2

11 CLARENDON ST



\$11,000,000

SOLD 2026
N/A

1,416 m² 5 4 2

5 HENRY RD



\$3,500,000

SOLD 2026
N/A

607 m² 3 2 2

200 MARINE PDE



\$8,000,000

SOLD 2026
206 Days

344 m² 4 3 2

9 HAINING AVE



\$5,500,000

SOLD 2026
31 Days

832 m² 3 2 6

16 PERTH ST

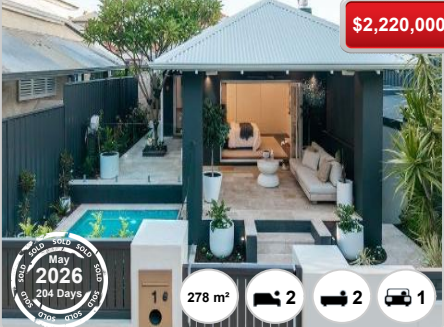


\$1,925,000

SOLD 2026
9 Days

278 m² 2 1 1

1 WENTWORTH ST



\$2,220,000

SOLD 2026
204 Days

278 m² 2 2 1

238B MARMION ST



\$5,300,000

2026

May

56 Days

4

3

3

227A BROOME ST



\$3,925,000

2026

N/A

680 m²

4

2

2

71 HAWKSTONE ST



\$3,100,000

2026

Apr

10 Days

493 m²

4

1

1

13 KILN LANE



\$7,950,000

2026

Apr

18 Days

611 m²

4

3

3

10 ATHELSTAN RD



\$8,500,000

2026

N/A

1,106 m²

4

4

4

3 MILLERS CRT



\$3,300,000

2026

Mar

7 Days

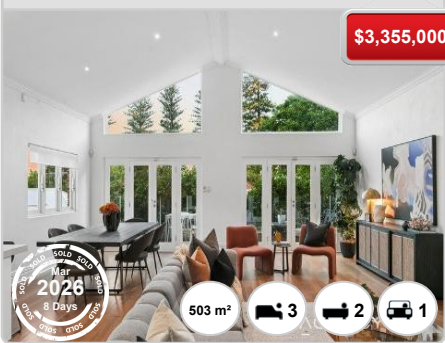
375 m²

3

2

2

21 WEBB ST



\$3,355,000

2026

Mar

8 Days

503 m²

3

2

1

110 RAILWAY ST



\$2,250,000

2026

Mar

12 Days

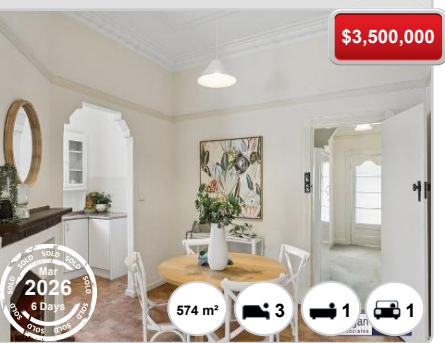
588 m²

3

2

2

340 MARMION ST



\$3,500,000

2026

Mar

8 Days

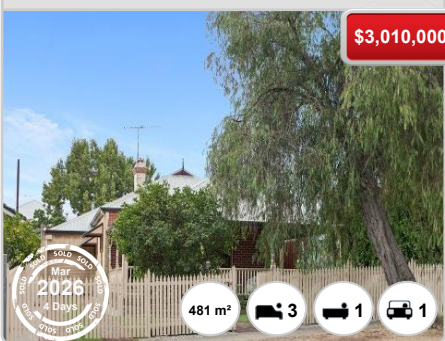
574 m²

3

1

1

74 GRANT ST



\$3,010,000

2026

Mar

4 Days

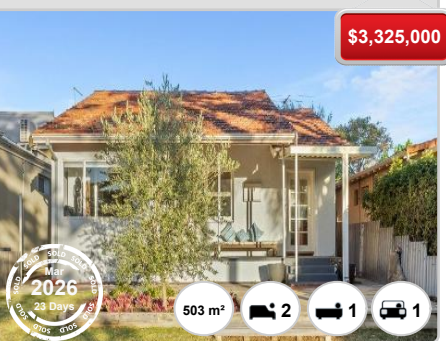
481 m²

3

1

1

160 BROOME ST



\$3,325,000

2026

Mar

23 Days

503 m²

2

1

1

96 RAILWAY ST



\$2,710,000

2026

Mar

36 Days

852 m²

3

1

2

COTTESLOE - Properties For Rent

Median Rental Price

\$1,400 /w

Based on 52 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

+2.1%

Current Median Price: \$3,500,000
Current Median Rent: \$1,400

Based on 76 recorded House sales and 52 House rentals compared over the last 12 months

Number of Rentals

52

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



1 ANDREWS PLACE

\$1,450 per

FOR RENT

Jul 2026

23 Days

FOR RENT

703 m²

4

2

2