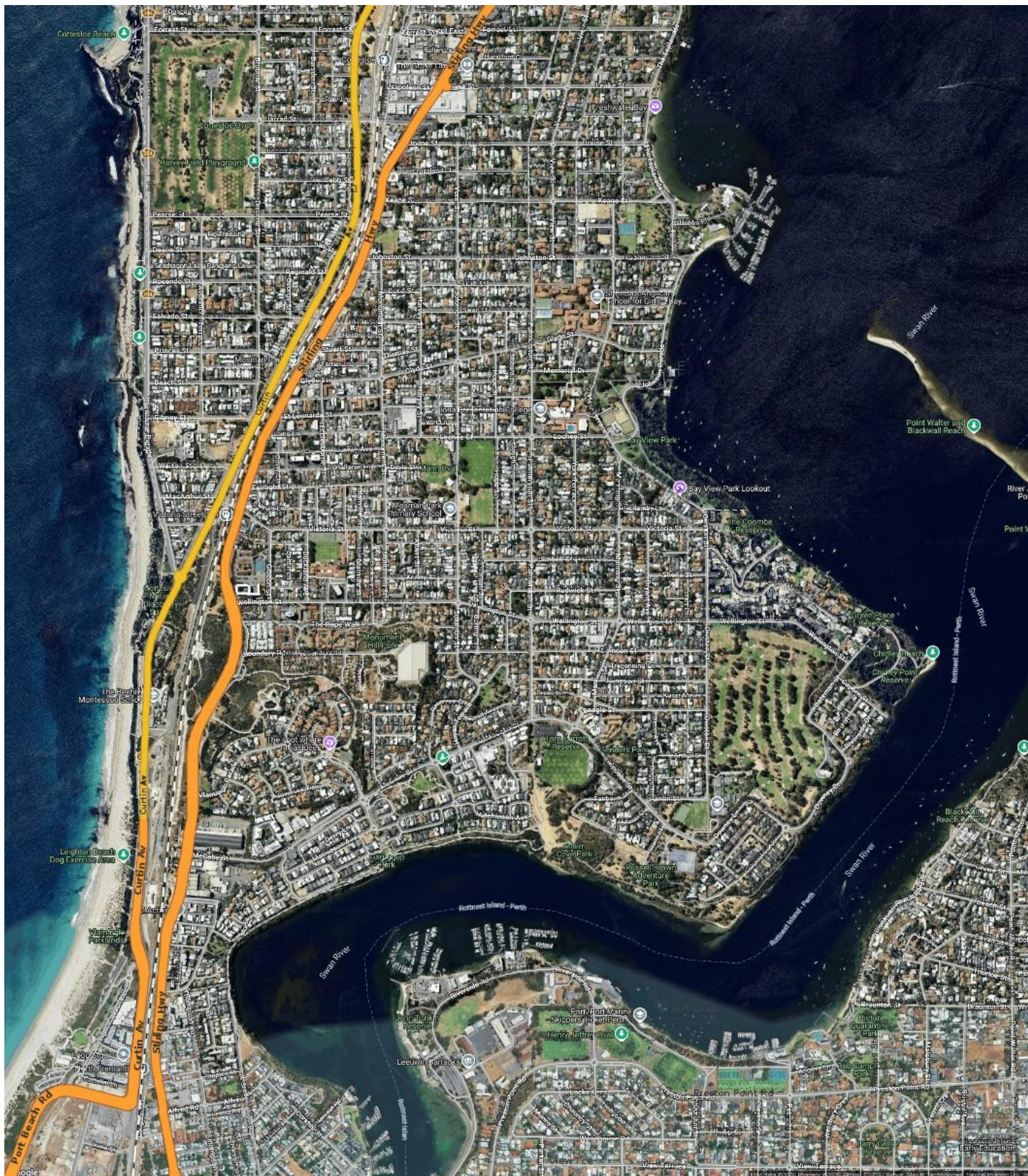


SUBURB FLYOVER REPORT

MOSMAN PARK (HOUSE)

PREPARED BY: PETER ROBERTSON , PH: 0427 958 929

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	105	\$ 2,800,000	27.3 %	\$ 1,250,000	\$ 22,750,000
2026	40	\$ 2,795,000	-0.2 %	\$ 1,060,000	\$ 12,600,000

Median Sale Price

\$2.95m

Based on 91 recorded House sales within the last 12 months (Financial Year 2026)

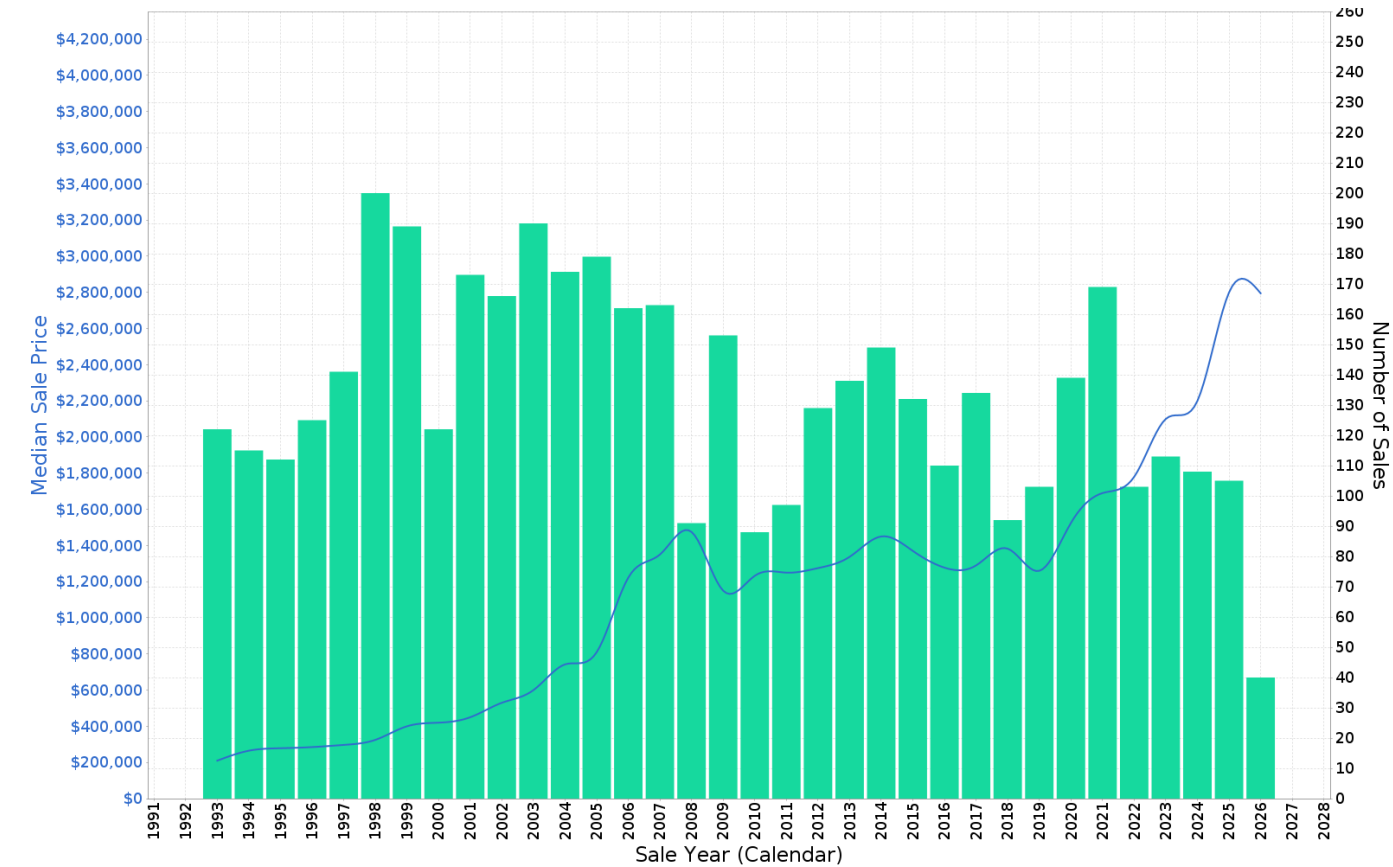
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

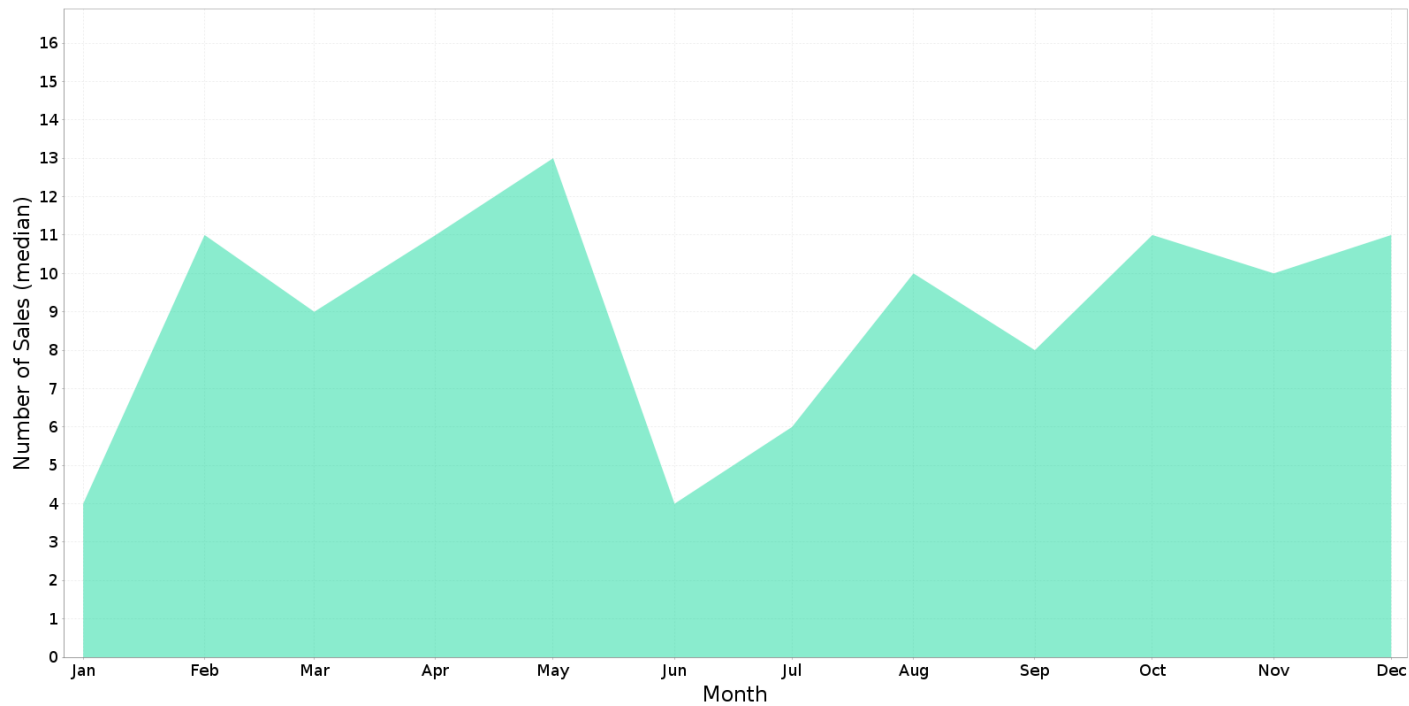
+27.7%

Current Median Price: \$2,950,000
Previous Median Price: \$2,310,000

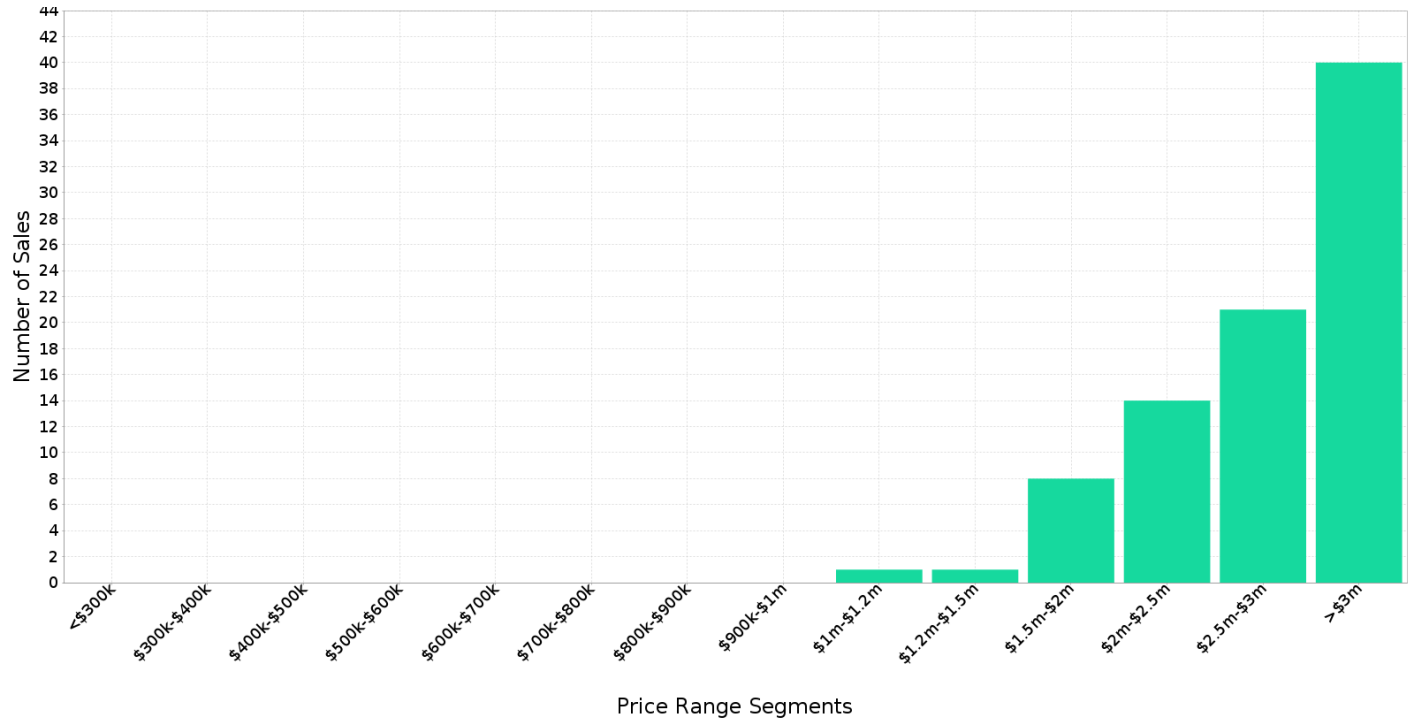
Based on 193 recorded House sales compared over the last two rolling 12 month periods



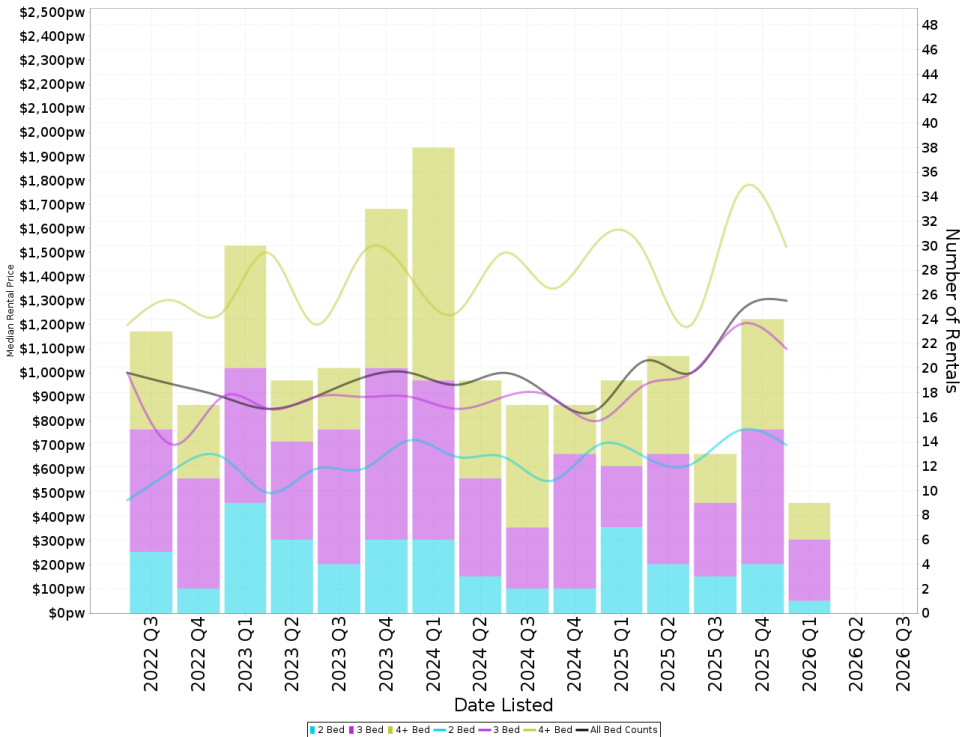
MOSMAN PARK - Peak Selling Periods (3 years)



MOSMAN PARK - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+27.7%

Current Median Price: \$2,950,000
Previous Median Price: \$2,310,000

Based on 193 registered House sales compared over the last two rolling 12 month periods.

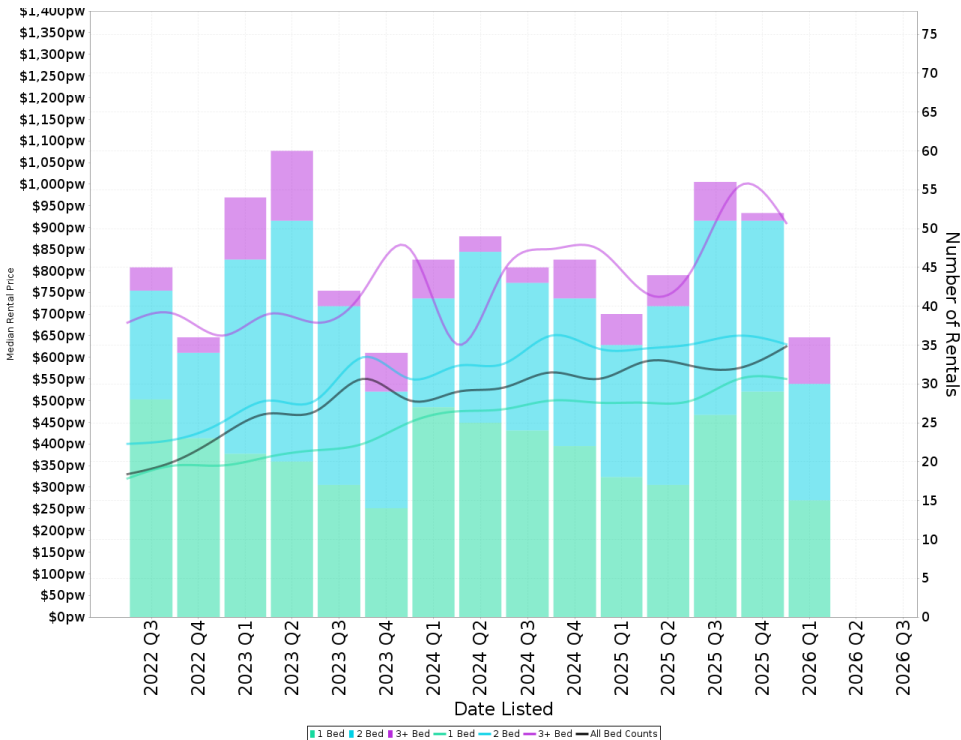
Suburb Rental Yield

+2.1%

Current Median Price: \$2,950,000
Current Median Rent: \$1,200

Based on 46 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+24.5%

Current Median Price: \$635,000
Previous Median Price: \$510,000

Based on 226 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.7%

Current Median Price: \$635,000
Current Median Rent: \$580

Based on 144 registered Unit rentals compared over the last 12 months.

MOSMAN PARK - Recently Sold Properties

Median Sale Price
\$2.95m

Based on 91 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
+27.7%

Current Median Price: \$2,950,000
Previous Median Price: \$2,310,000

Based on 193 recorded House sales compared over the last two rolling 12 month periods

Sold Properties
91

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

15 SWAN ST



\$2,620,000

Sold Jul 2026
74 Days

470 m² 3 2 4

26 SAMSON ST



\$2,270,000

Sold Jul 2026
7 Days

660 m² 4 1 2

19 THELMA ST



\$1,875,000

Sold May 2026
5 Days

247 m² 3 2 2

158B VICTORIA ST



\$1,950,000

Sold May 2026
34 Days

423 m² 3 2 2

32 HAYES TCE

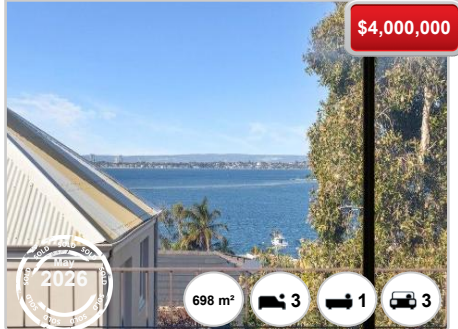


\$2,500,000

Sold May 2026
9 Days

709 m² 3 2 3

1 BAY VIEW TCE



\$4,000,000

Sold May 2026

698 m² 3 1 3

125 VICTORIA ST



\$2,760,000

Sold May 2026
8 Days

685 m² 4 2 6

10 JAMESON ST



\$2,115,000

Sold May 2026
7 Days

531 m² 2 1 1

36A JAMESON ST

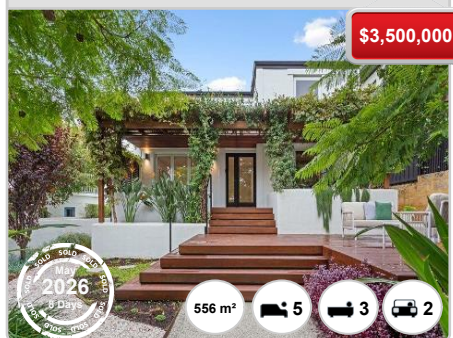


\$2,520,000

Sold May 2026
60 Days

349 m² 5 3 2

3A FRANCES TCE



25 VICTORIA ST



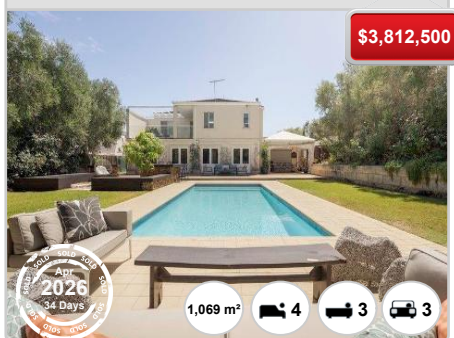
19 BEAGLE ST



58 SOMERSET CRES



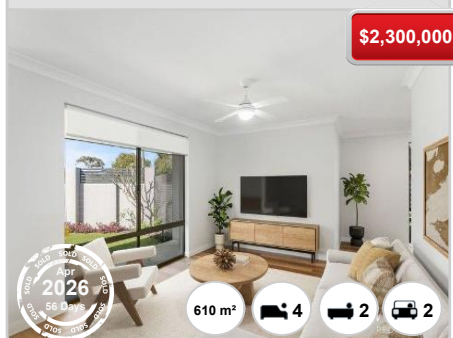
16 RIVERSEA VIEW



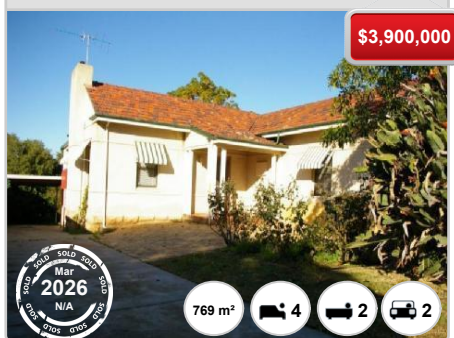
14 SOMERSET CRES



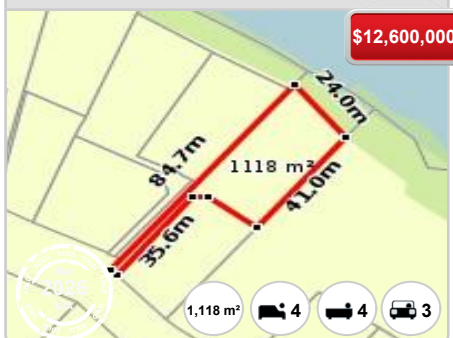
8 VICTORIA ST



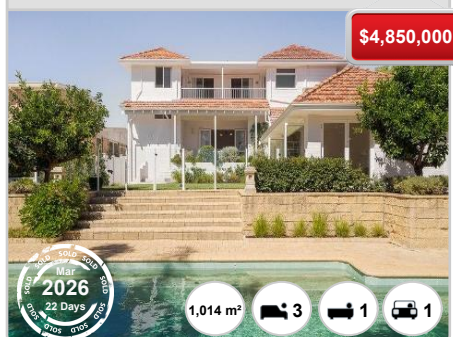
12 JIMBELL ST



41 SAUNDERS ST



14 OWSTON ST



2 JOHNSON PDE



1 SAMSON ST



MOSMAN PARK - Properties For Rent

Median Rental Price

\$1,200 /w

Based on 46 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: \$2,950,000
Current Median Rent: \$1,200

Based on 91 recorded House sales and 46 House rentals compared over the last 12 months

Number of Rentals

46

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

5 EASTBOURNE STREET



\$1300 per week

For rent from Jul 2026
18 Days

259 m²

3 Beds

2 Baths

2 Car Spaces

11 SWAN STREET



\$1825 per week

For rent from Nov 2025
248 Days

761 m²

4 Beds

2 Baths

5 Car Spaces