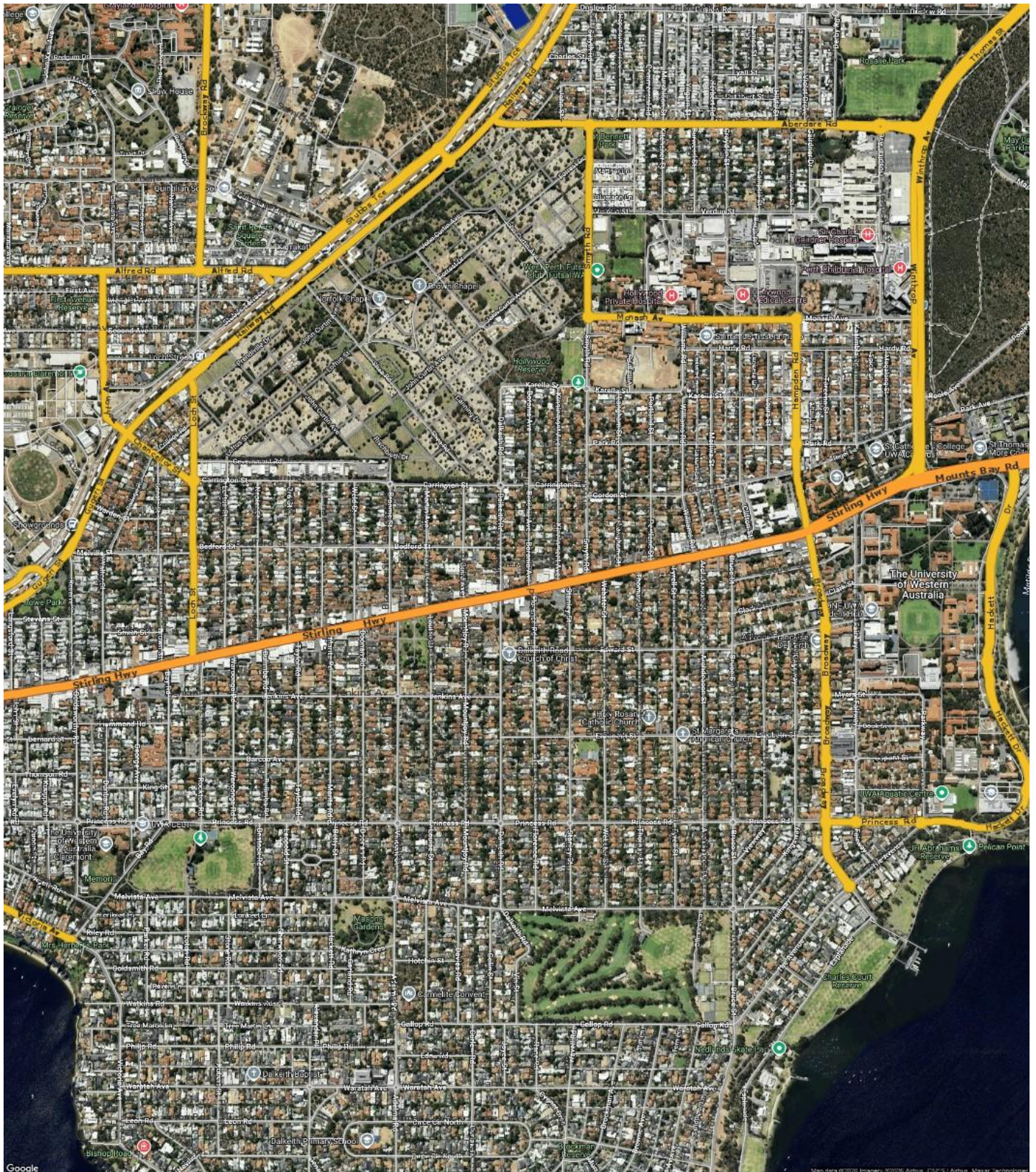


SUBURB FLYOVER REPORT

NEDLANDS (HOUSE)

PREPARED BY: PETER ROBERTSON , PH: 0427 958 929

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	115	\$ 2,701,000	14.7 %	\$ 340,000	\$ 7,500,000
2026	34	\$ 2,760,000	2.2 %	\$ 1,100,000	\$ 5,650,000

Median Sale Price

\$2.74m

Based on 96 recorded House sales within the last 12 months (Financial Year 2026)

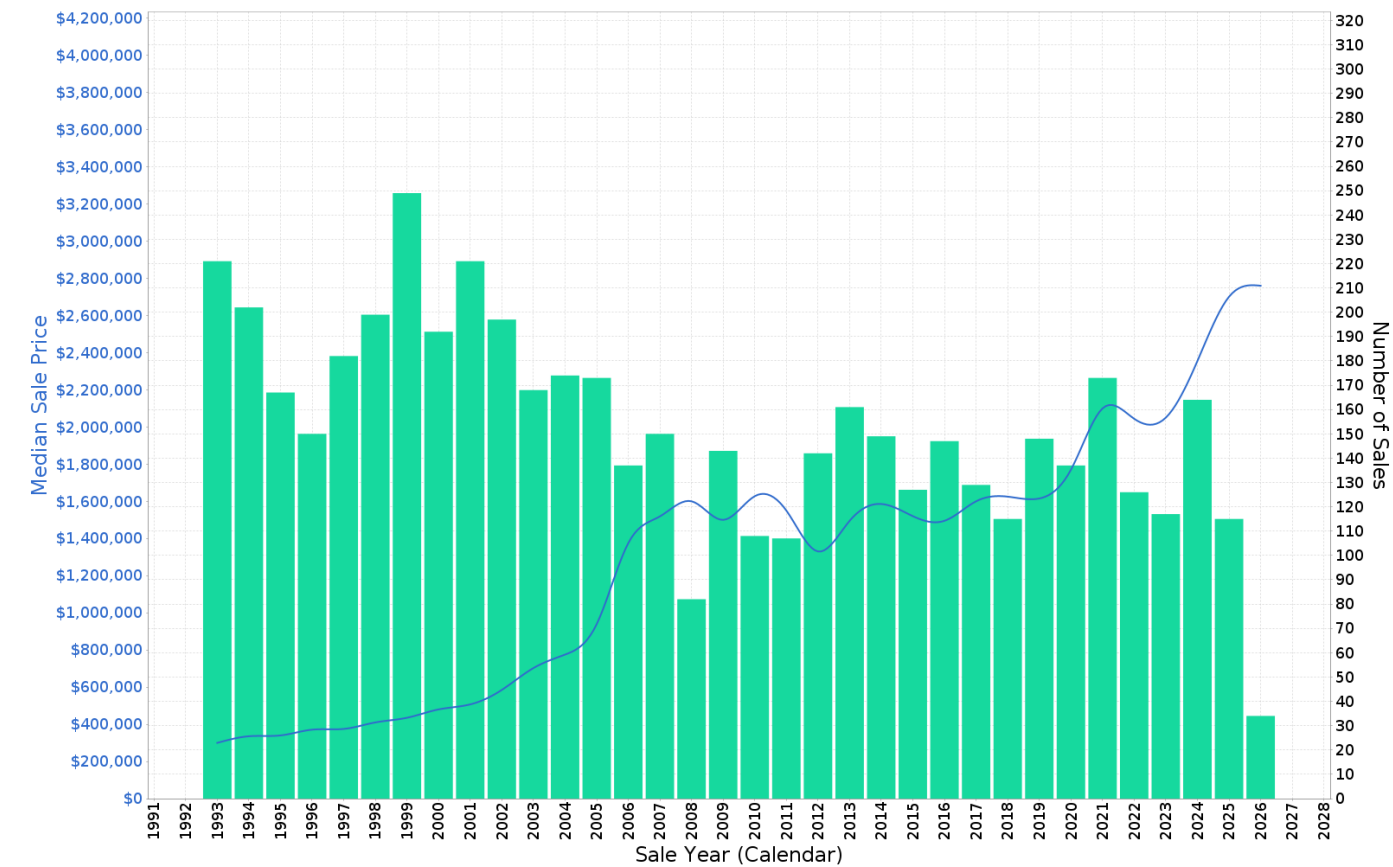
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

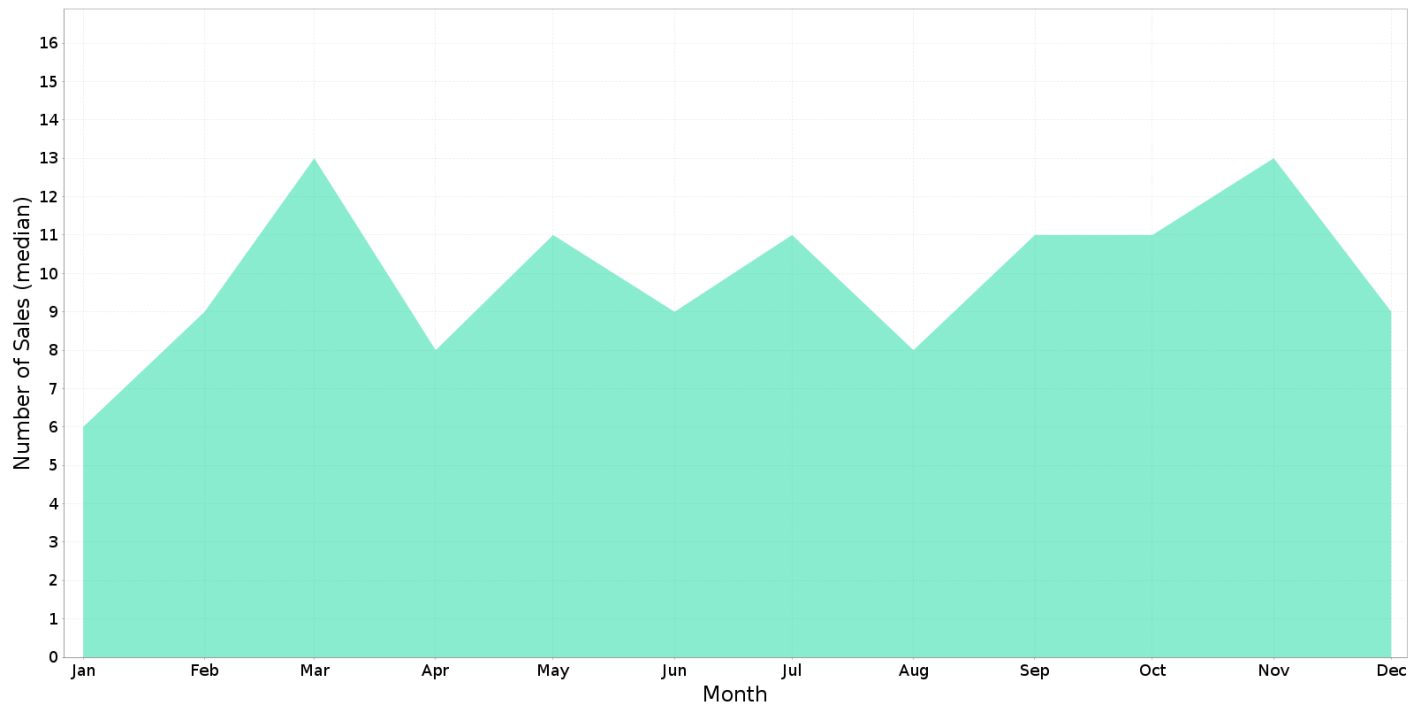
+9.8%

Current Median Price: \$2,740,000
Previous Median Price: \$2,495,000

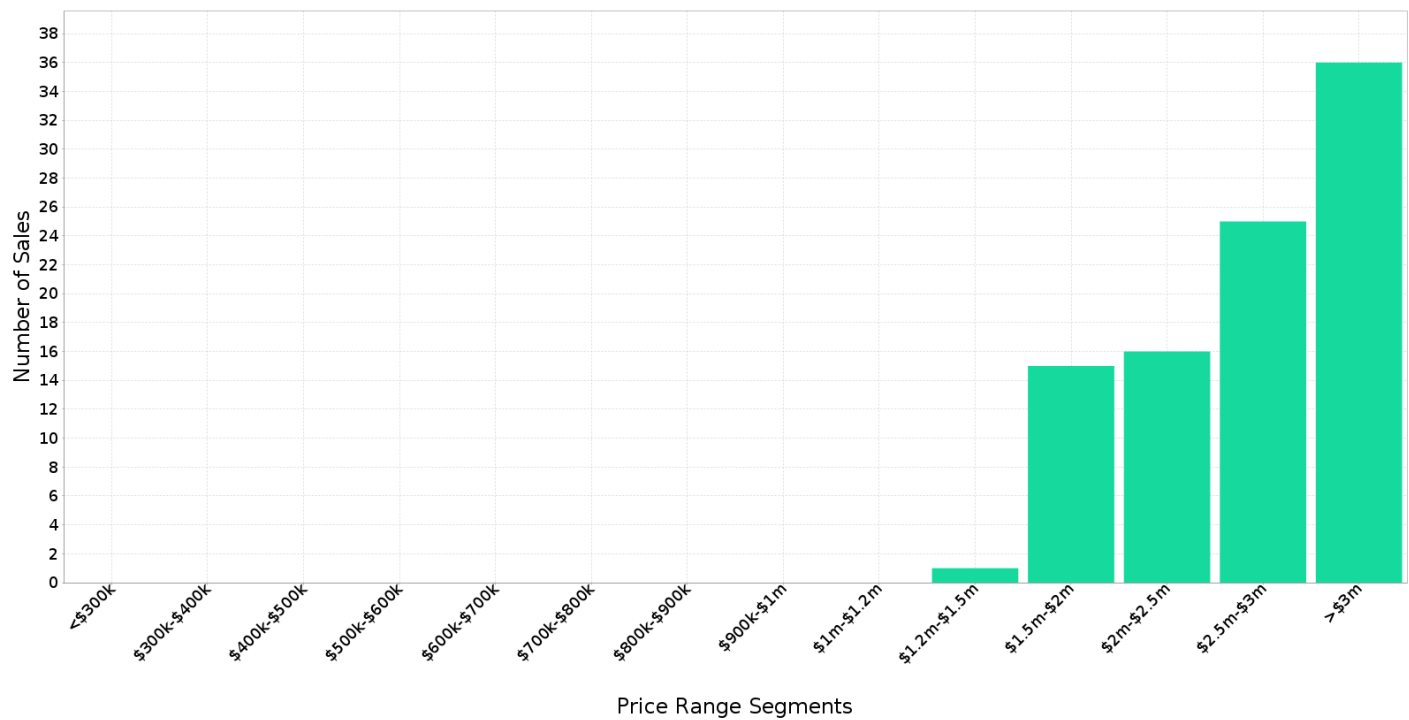
Based on 231 recorded House sales compared over the last two rolling 12 month periods



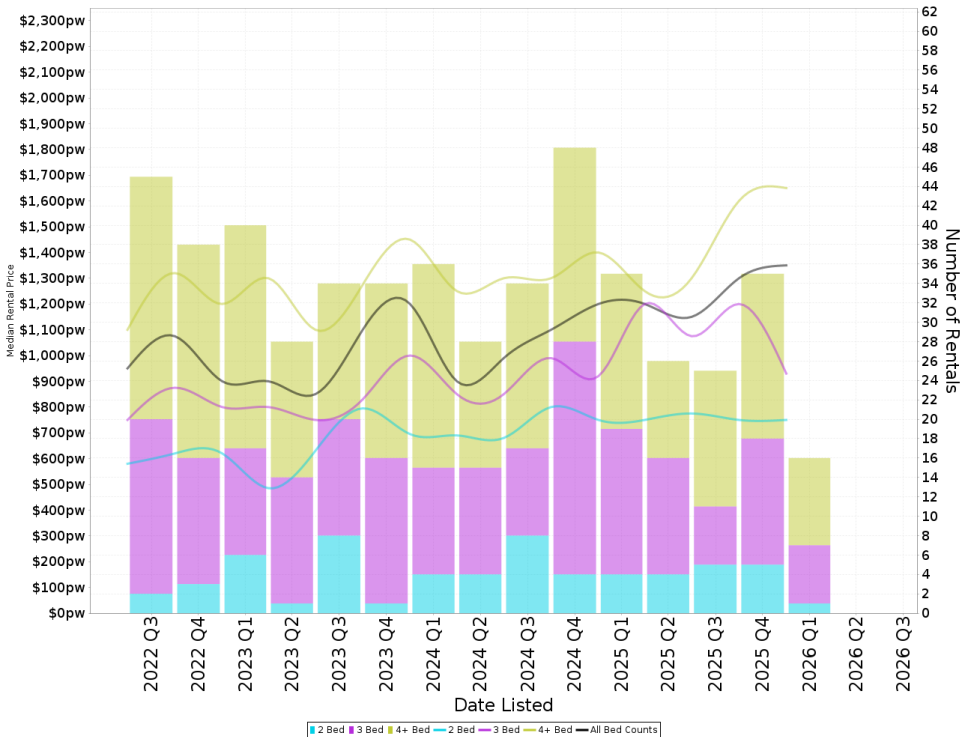
NEDLANDS - Peak Selling Periods (3 years)



NEDLANDS - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+9.8%

Current Median Price: \$2,740,000
Previous Median Price: \$2,495,000

Based on 231 registered House sales compared over the last two rolling 12 month periods.

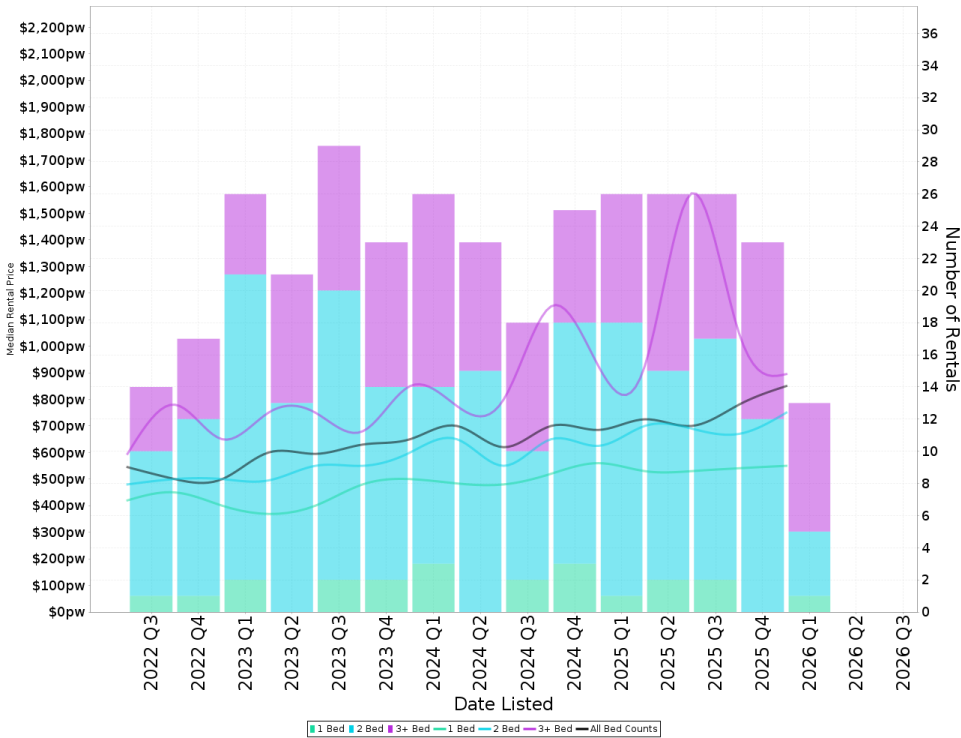
Suburb Rental Yield

+2.5%

Current Median Price: \$2,740,000
Current Median Rent: \$1,300

Based on 76 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+24.1%

Current Median Price: \$975,000
Previous Median Price: \$785,525

Based on 125 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.0%

Current Median Price: \$975,000
Current Median Rent: \$750

Based on 62 registered Unit rentals compared over the last 12 months.

NEDLANDS - Recently Sold Properties

Median Sale Price

\$2.74m

Based on 96 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

+9.8%

Current Median Price: \$2,740,000
Previous Median Price: \$2,495,000

Based on 231 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

96

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

14 CAMPSIE ST



\$5,200,000

1,113 m² 3 3 2

Sold 24 Days
2026

57C LEURA ST



\$1,850,000

187.1 m² 3 2 2

Sold 10 Days
2026

89 MELVISTA AVE



\$5,500,000

1,012 m² 4 2 2

Sold 4 Days
2026

36 COOPER ST



\$2,800,000

741 m² 4 2 2

Sold 16 Days
2026

3/18 WEBSTER ST



\$2,000,000

159 m² 3 3 2

Sold N/A
2026

12 LONERAGAN ST



\$2,650,000

397 m² 4 3 2

Sold 19 Days
2026

38B ORD ST



\$2,075,000

183 m² 4 2 2

Sold 16 Days
2026

28 LOCH ST



\$2,800,000

696 m² 3 2 2

Sold 10 Days
2026

5/65 DALKEITH RD

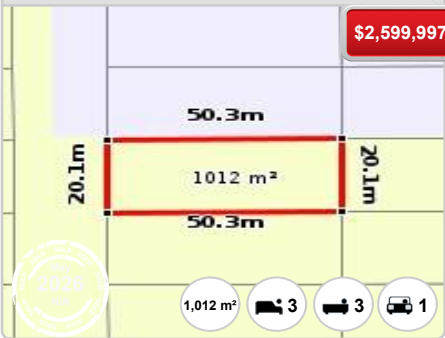


\$1,825,000

260 m² 3 2 2

Sold 160 Days
2026

62 STANLEY ST



\$2,599,997

1,012 m²

3

3

1

33 WELD ST



\$2,675,000

696 m²

4

2

1

7 ARCHDEACON ST



\$3,425,000

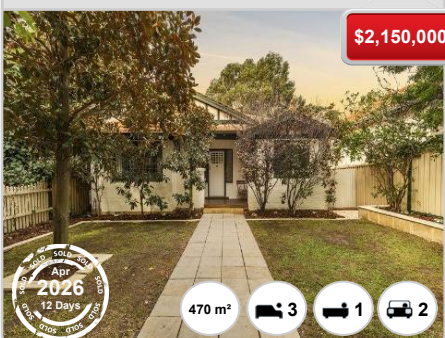
809 m²

4

1

2

92 WILLIAMS RD



\$2,150,000

470 m²

3

1

2

12 BULIMBA RD



\$2,420,000

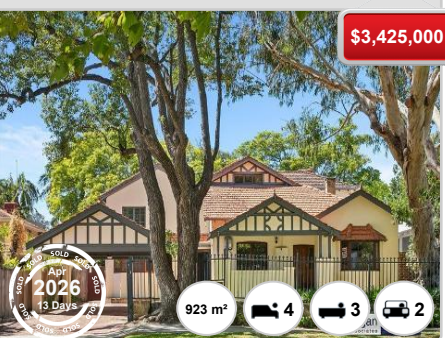
528 m²

3

2

2

22 MARITA RD



\$3,425,000

923 m²

4

3

2

32 WAROONGA RD



\$4,100,000

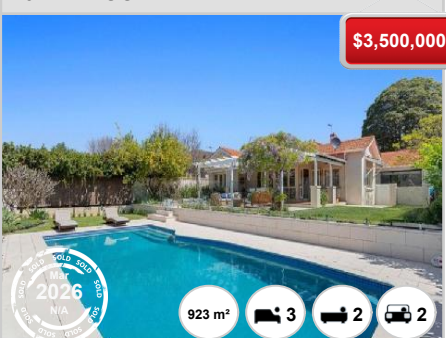
923 m²

4

2

2

16 BARCOO AVE



\$3,500,000

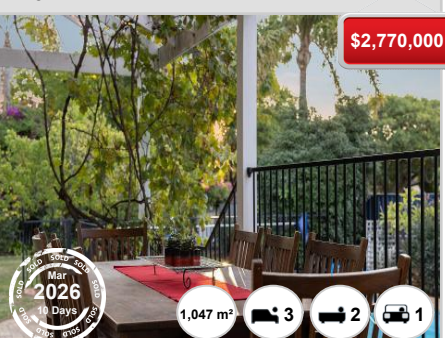
923 m²

3

2

2

125 DALKEITH RD



\$2,770,000

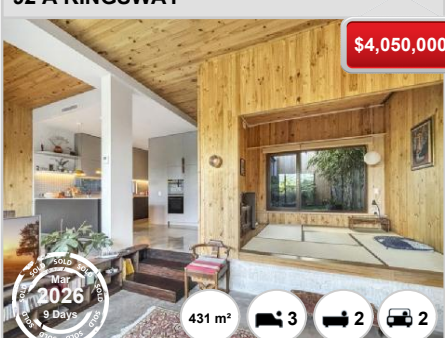
1,047 m²

3

2

1

92 A KINGSWAY



\$4,050,000

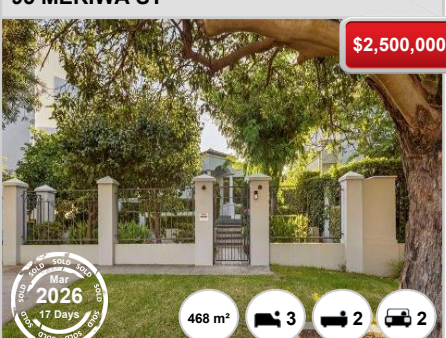
431 m²

3

2

2

95 MERIWA ST



\$2,500,000

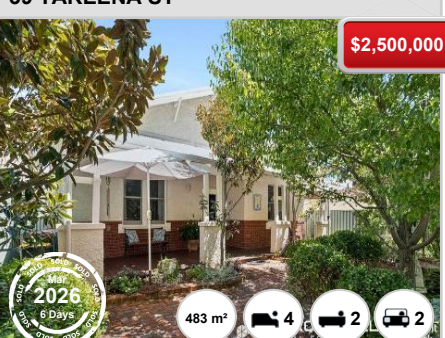
468 m²

3

2

2

39 TAREENA ST



\$2,500,000

483 m²

4

2

2

NEDLANDS - Properties For Rent

Median Rental Price

\$1,300 /w

Based on 76 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

+2.5%

Current Median Price: \$2,740,000
Current Median Rent: \$1,300

Based on 96 recorded House sales and 76 House rentals compared over the last 12 months

Number of Rentals

76

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

117 DALKEITH ROAD

\$2200 per week

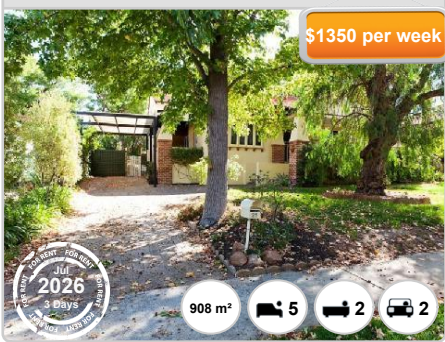


1,012 m² 4 3 3

Jul 2026 5 Days

21 LANGHAM STREET

\$1350 per week

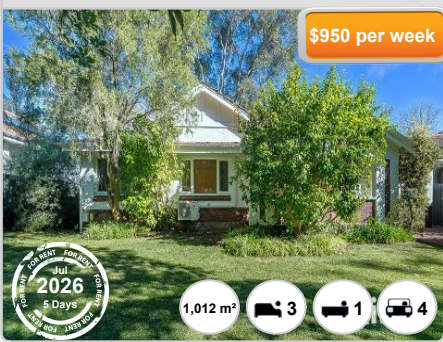


908 m² 5 2 2

Jul 2026 3 Days

53 MOUNTJOY ROAD

\$950 per week

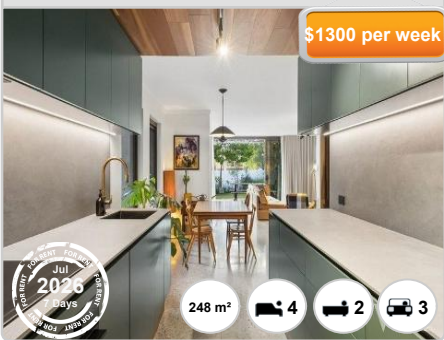


1,012 m² 3 1 4

Jul 2026 5 Days

13 TAREENA STREET

\$1300 per week

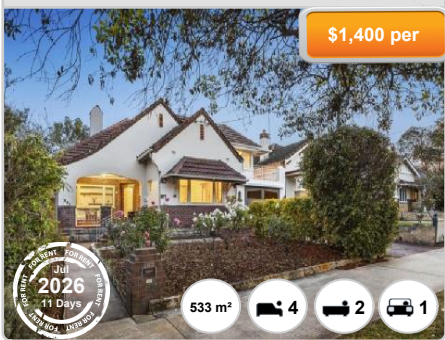


248 m² 4 2 3

Jul 2026 5 Days

102 MONASH AVENUE

\$1,400 per

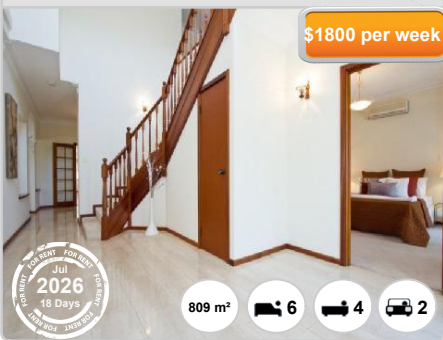


533 m² 4 2 1

Jul 2026 11 Days

17 ARCHDEACON STREET

\$1800 per week



809 m² 6 4 2

Jul 2026 18 Days

12 BULIMBA ROAD

\$1500 per week

W PORTEOUS

12 Bulimba Road NEDLANDS



923 m² 3 2 2

Jul 2026 45 Days

68B ARCHDEACON STREET

\$1950 per week

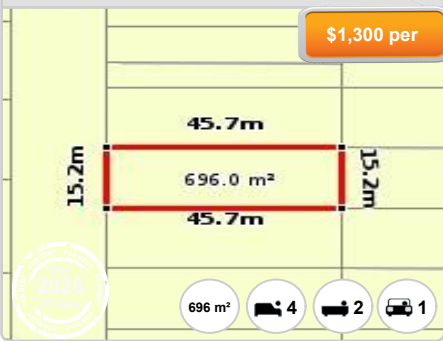


405 m² 4 3 2

Jun 2026 45 Days

60 LOCH STREET

\$1,300 per



696 m² 4 2 1

Jul 2026 18 Days

15 Leura Street



\$1,850 per

Feb 2026

169 Days

455 m²

4

6

3

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