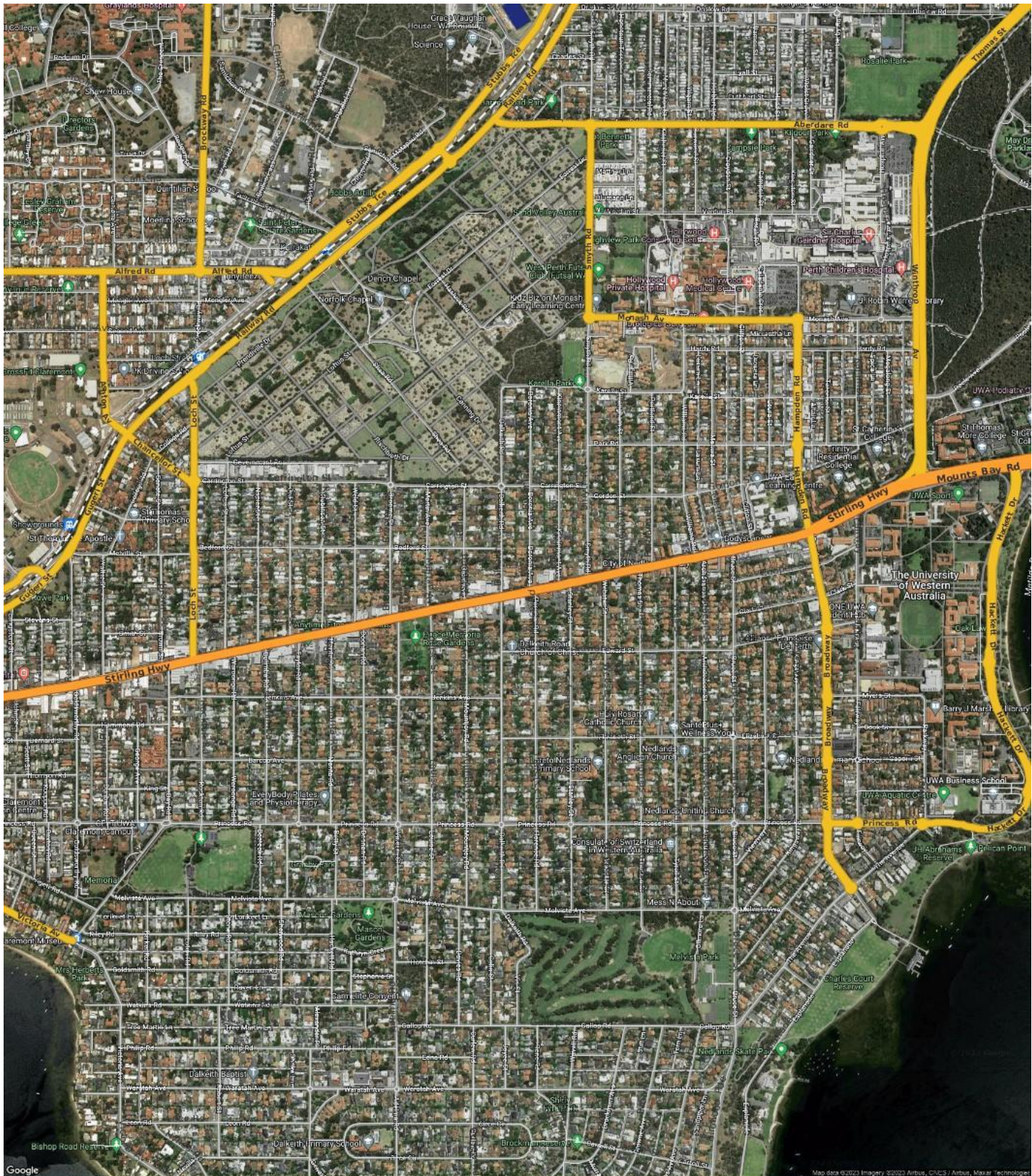


SUBURB FLYOVER REPORT

NEDLANDS (HOUSE)

PREPARED BY: PETER ROBERTSON , PH: 0427 958 929

NEDLANDS - Suburb Map



NEDLANDS - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	173	\$ 939,000	0.0 %	\$ 235,000	\$ 2,800,000
2006	137	\$ 1,375,000	46.4 %	\$ 50,000	\$ 3,400,000
2007	150	\$ 1,518,750	10.5 %	\$ 50,000	\$ 4,580,000
2008	82	\$ 1,600,000	5.3 %	\$ 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	148	\$ 1,490,000	-2.0 %	\$ 80,000	\$ 3,700,000
2017	129	\$ 1,600,000	7.4 %	\$ 11,500	\$ 8,500,000
2018	116	\$ 1,622,500	1.4 %	\$ 412,500	\$ 5,200,000
2019	150	\$ 1,612,500	-0.6 %	\$ 133,889	\$ 4,950,000
2020	136	\$ 1,760,000	9.1 %	\$ 600,000	\$ 2,950,000
2021	175	\$ 2,100,000	19.3 %	\$ 550,000	\$ 10,700,000
2022	129	\$ 2,020,000	-3.8 %	\$ 312,500	\$ 4,600,000
2023	51	\$ 2,000,000	-1.0 %	\$ 880,000	\$ 9,020,000

Median Sale Price

\$1.97m

Based on 126 recorded House sales within the last 12 months (Financial Year 2023)

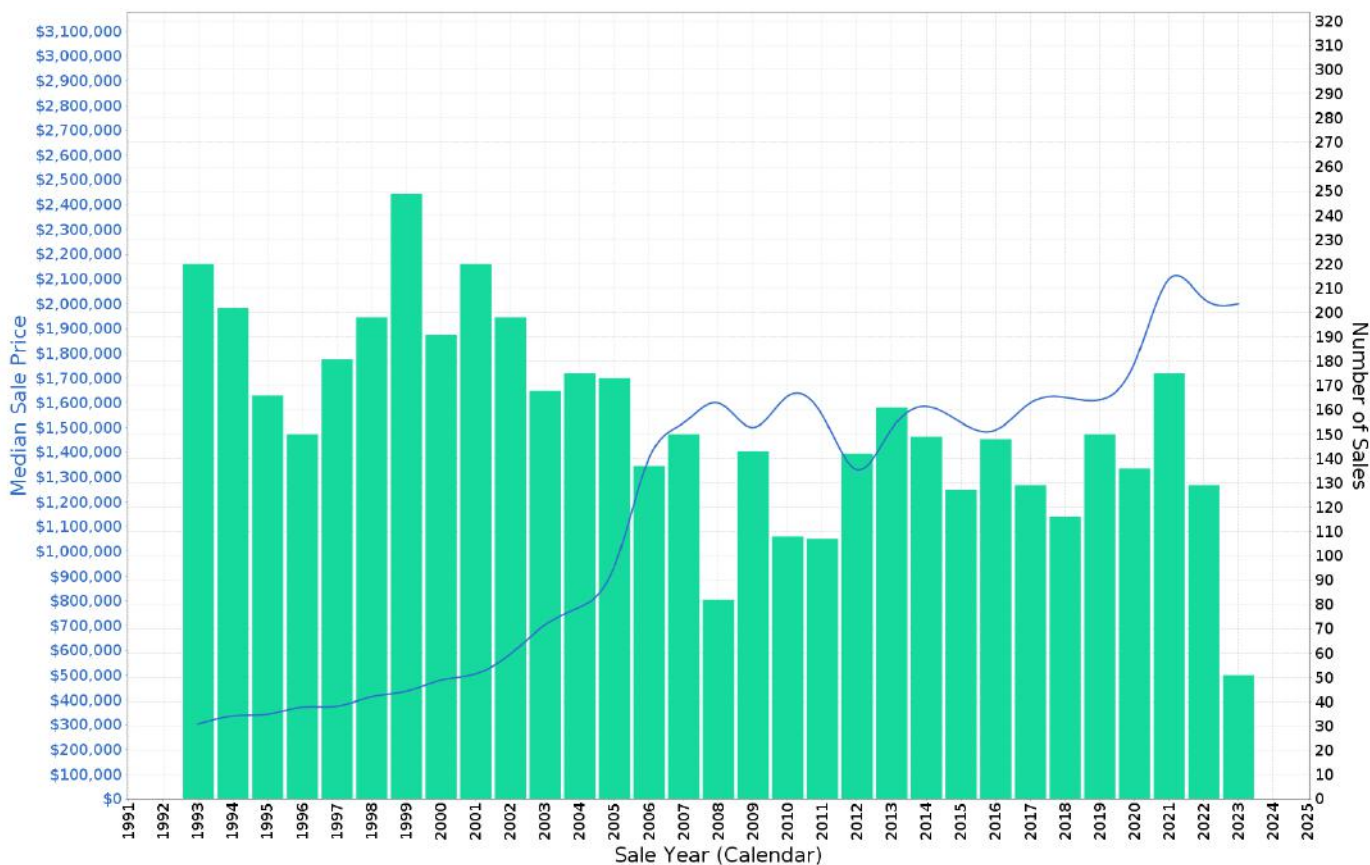
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

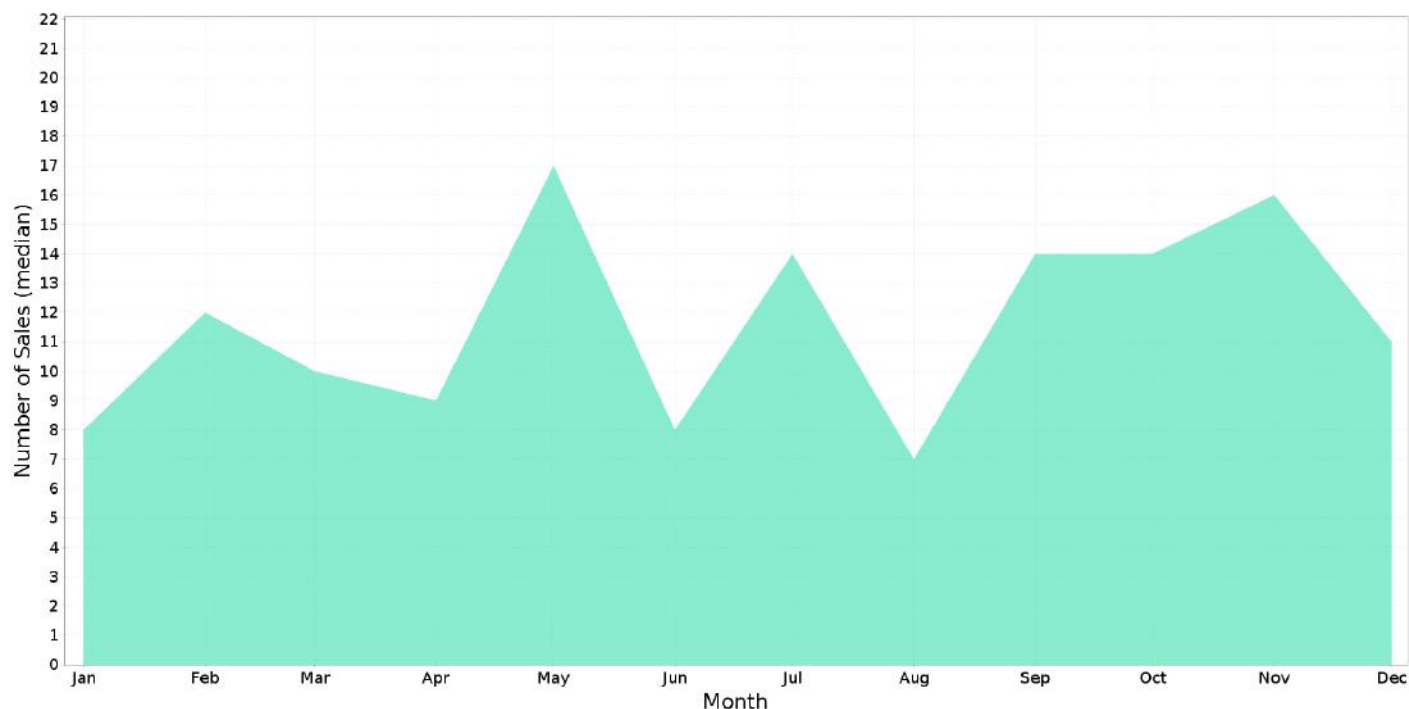
-8.4%

Current Median Price: \$1,969,750
Previous Median Price: \$2,150,000

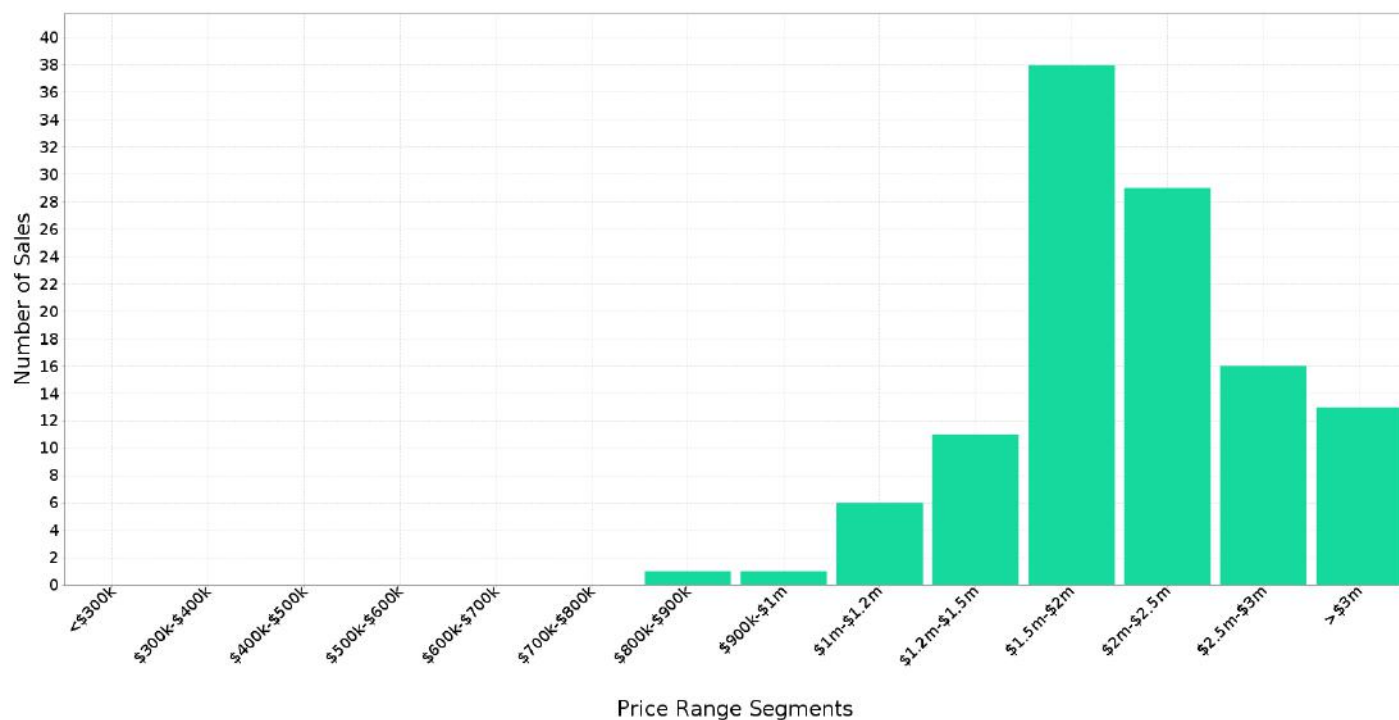
Based on 268 recorded House sales compared over the last two rolling 12 month periods



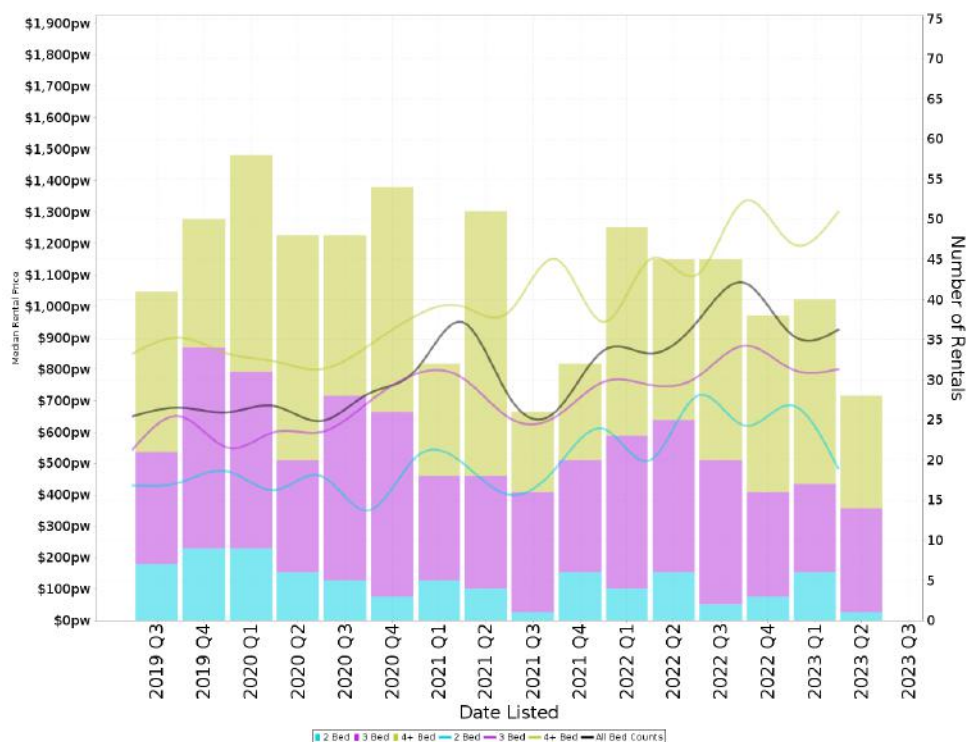
NEDLANDS - Peak Selling Periods (3 years)



NEDLANDS - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-8.4%

Current Median Price: \$1,969,750
Previous Median Price: \$2,150,000

Based on 268 registered House sales compared over the last two rolling 12 month periods.

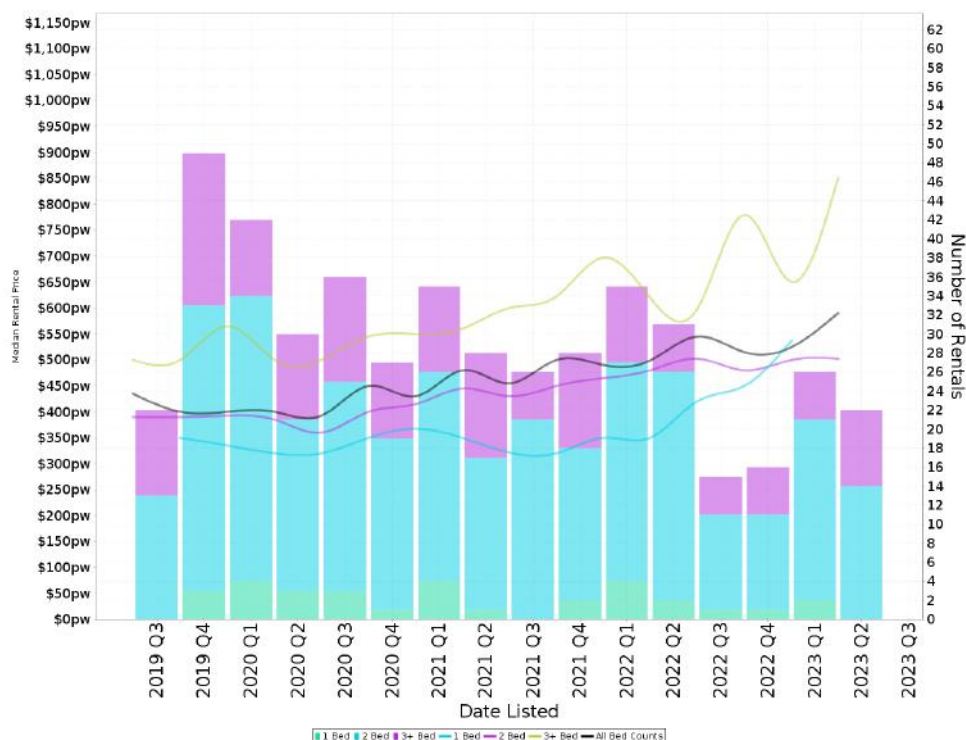
Suburb Rental Yield

+2.5%

Current Median Price: \$1,969,750
Current Median Rent: \$950

Based on 151 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+7.1%

Current Median Price: \$675,000
Previous Median Price: \$630,000

Based on 111 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.2%

Current Median Price: \$675,000
Current Median Rent: \$550

Based on 79 registered Unit rentals compared over the last 12 months.

NEDLANDS - Recently Sold Properties

Median Sale Price

\$1.97m

Based on 126 recorded House sales within the last 12 months (Financial Year 2023)

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

Suburb Growth

-8.4%

Current Median Price: \$1,969,750
Previous Median Price: \$2,150,000

Based on 268 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

126

Based on recorded House sales within the 12 months (Financial Year 2023)

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

9 DOONAN RD

\$1,540,000

SOLD
Jun 2023
N/A

169 m² 3 2 2

46 KINGSWAY

\$1,790,000

SOLD
Jun 2023
89 Days

880 m² 2 1 1

3 QUADRANGLE PL

\$2,150,000

SOLD
Jun 2023
218 Days

396 m² 4 3 2

71 BROADWAY

\$1,800,000

SOLD
Jun 2023
297 Days

549 m² 3 2 1

14 BULIMBA RD

\$2,000,000

SOLD
Jun 2023
21 Days

923 m² 3 1 2

2 KARELLA ST

\$2,700,000

SOLD
May 2023
79 Days

509 m² 5 3 4

13 GORDON ST

\$1,380,000

SOLD
May 2023
29 Days

354 m² 3 2 2

41 THOMAS ST

\$2,900,000

SOLD
May 2023
56 Days

1,012 m² 4 1 2

33 CLIFTON ST

\$1,630,000

SOLD
May 2023
2 Days

513 m² 3 1 2

27 MERIWA ST



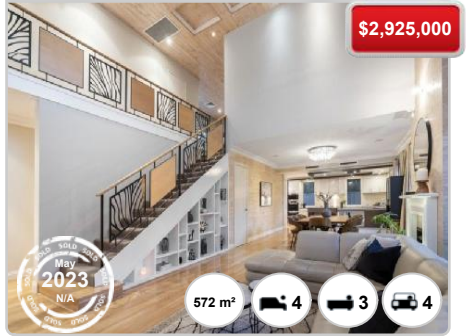
\$1,200,000

2 TYRELL ST



\$1,785,000

39B THE AVE



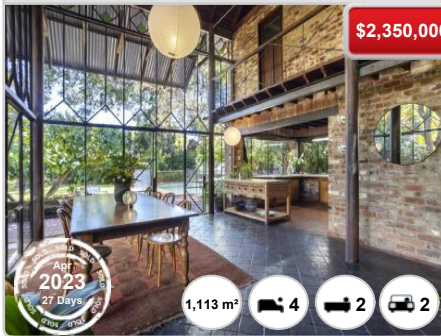
\$2,925,000

40 ORD ST



\$1,862,500

12 CROYDON ST



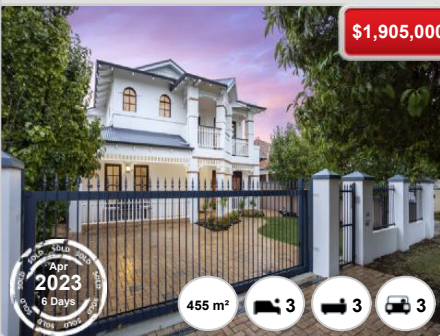
\$2,350,000

1A BURWOOD ST



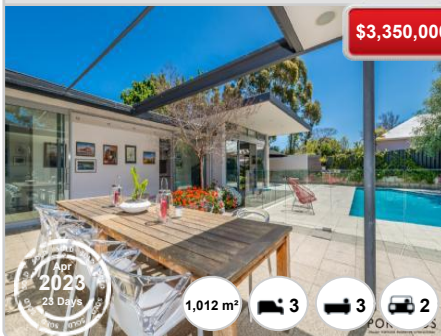
\$1,300,000

63 MERIWA ST



\$1,905,000

97 MELVISTA AVE



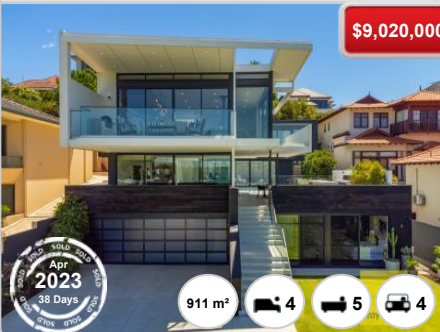
\$3,350,000

39 WEBSTER ST



\$2,725,000

69 ESPLANADE



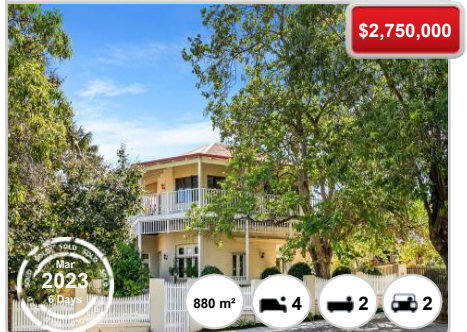
\$9,020,000

35 STANLEY ST



\$2,020,000

31 VIEWWAY



\$2,750,000

NEDLANDS - Properties For Rent

Median Rental Price

\$950 /w

Based on 151 recorded House rentals within the last 12 months (Financial Year 2023)

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

Rental Yield

+2.5%

Current Median Price: \$1,969,750
Current Median Rent: \$950

Based on 126 recorded House sales and 151 House rentals compared over the last 12 months

Number of Rentals

151

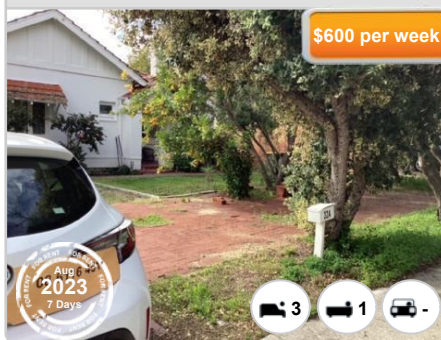
Based on recorded House rentals within the last 12 months (Financial Year 2023)

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

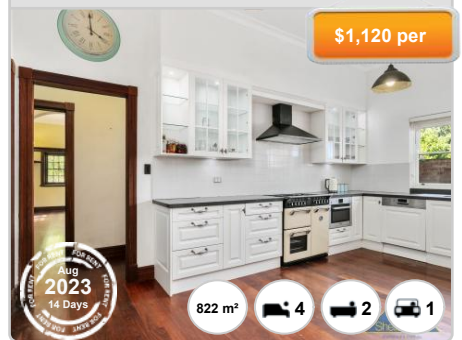
100 WILLIAMS ROAD



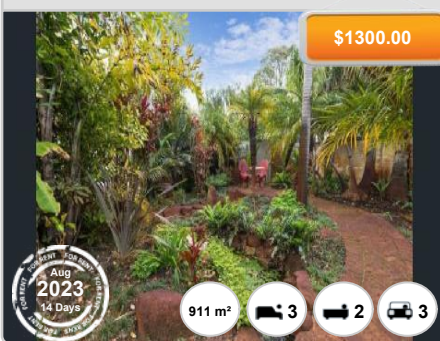
32A EVERETT STREET



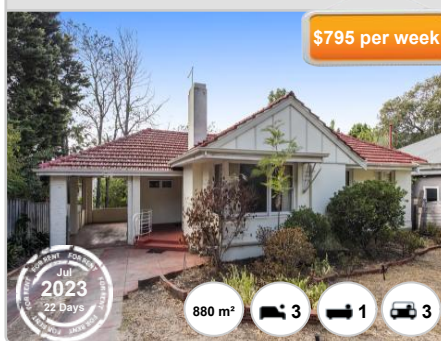
70 STIRLING HIGHWAY



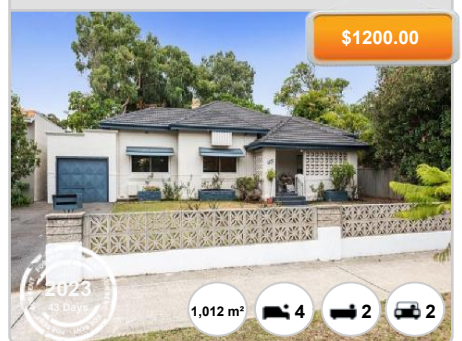
46 THE AVENUE



46 KINGSWAY



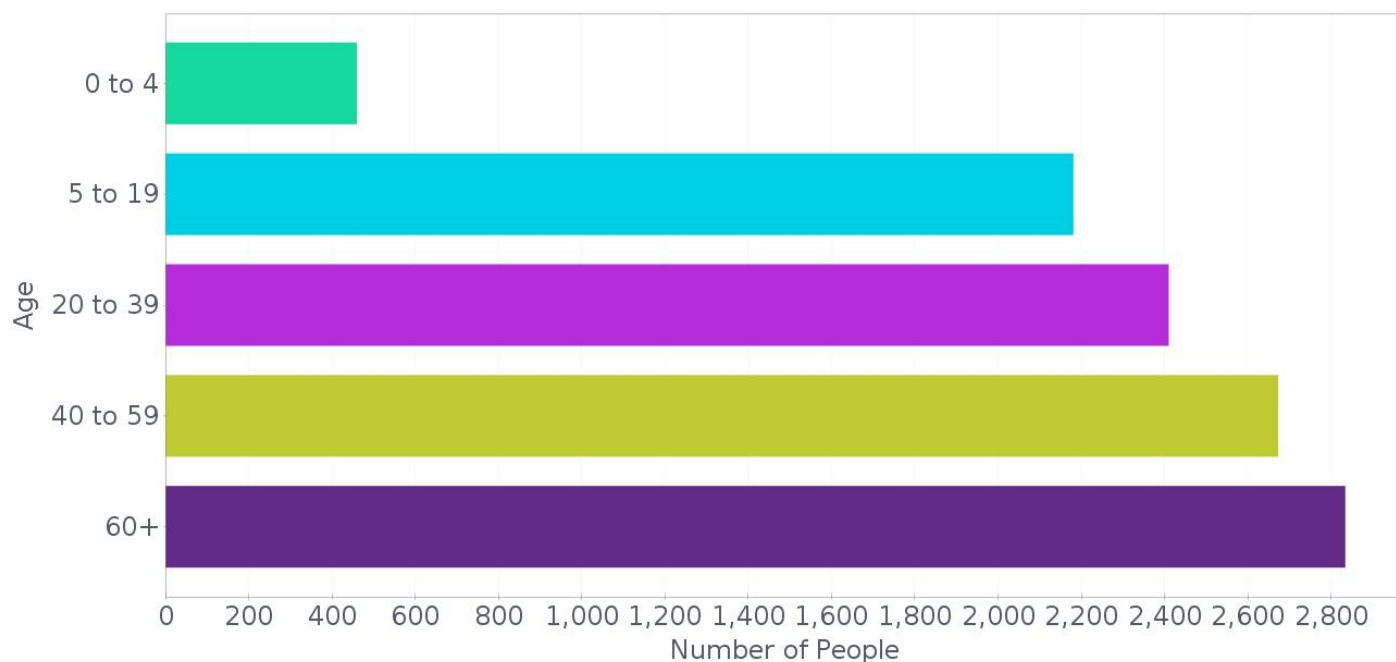
16 MARTIN AVENUE



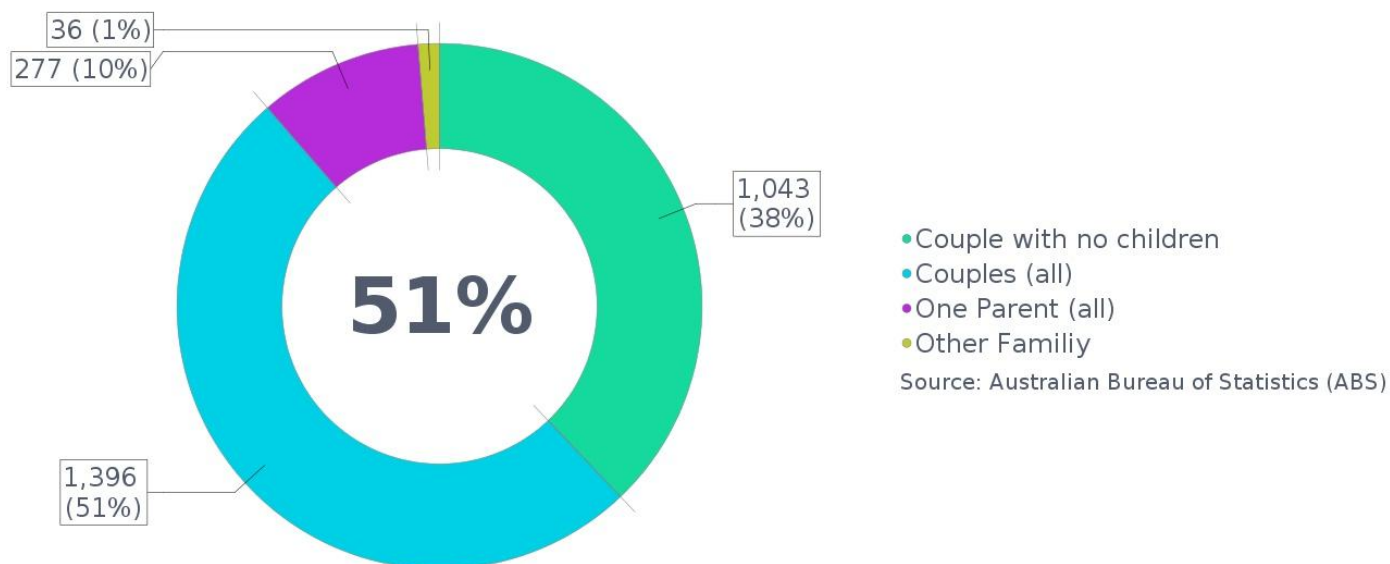
5 MERIWA STREET



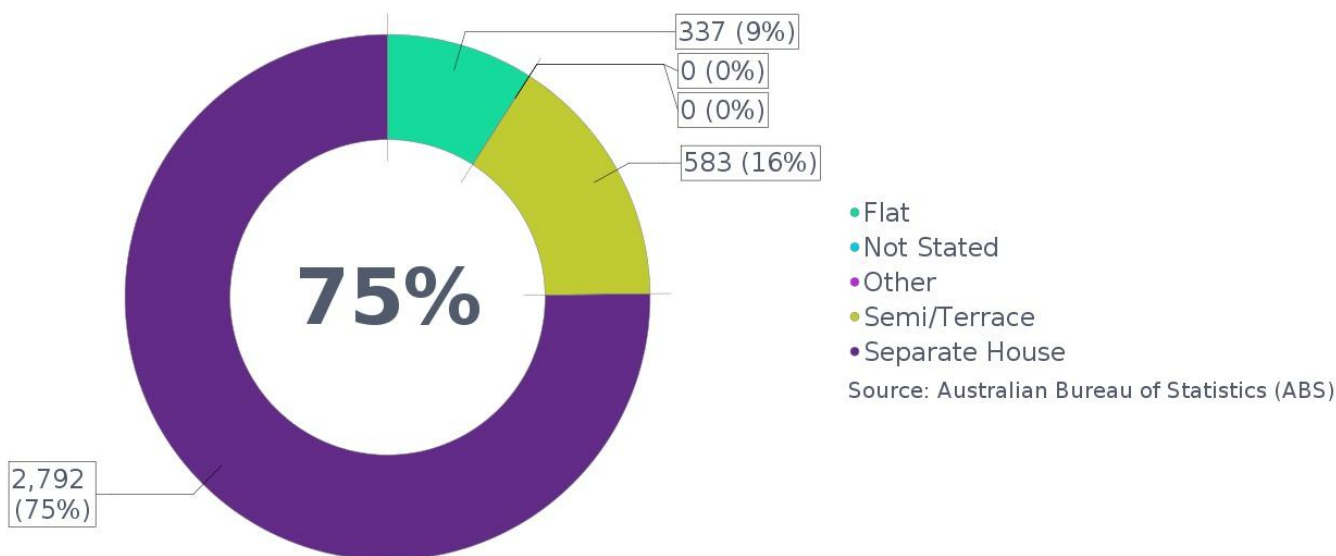
Age of Population (2021)



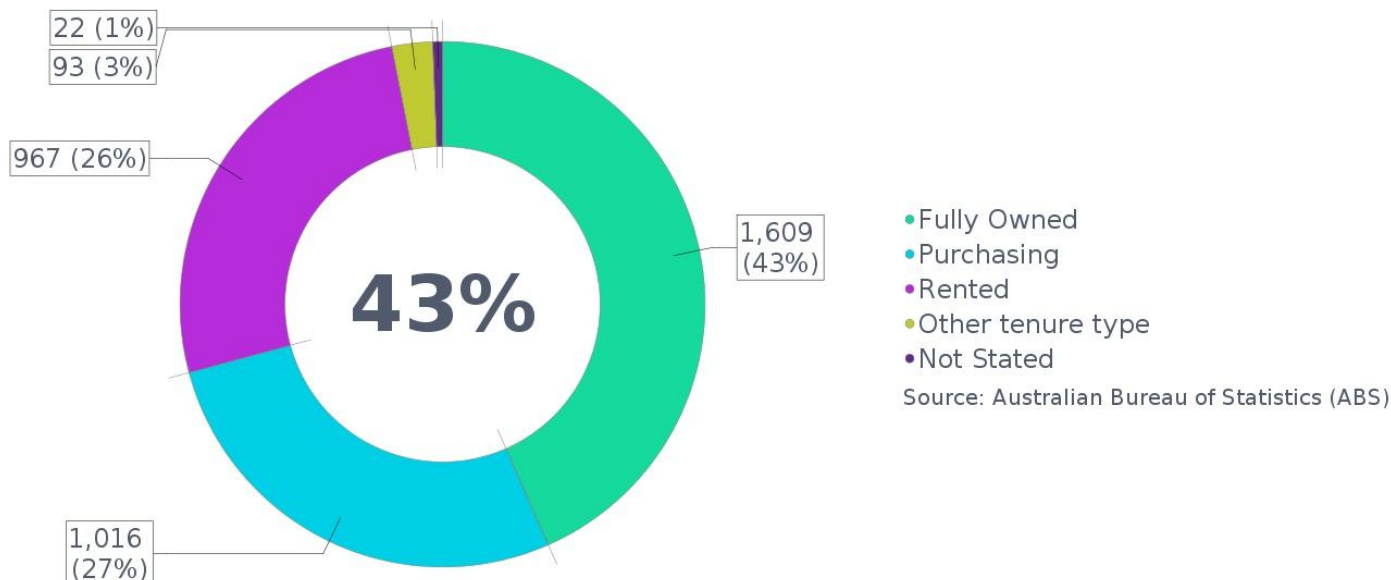
Family Composition (2021)



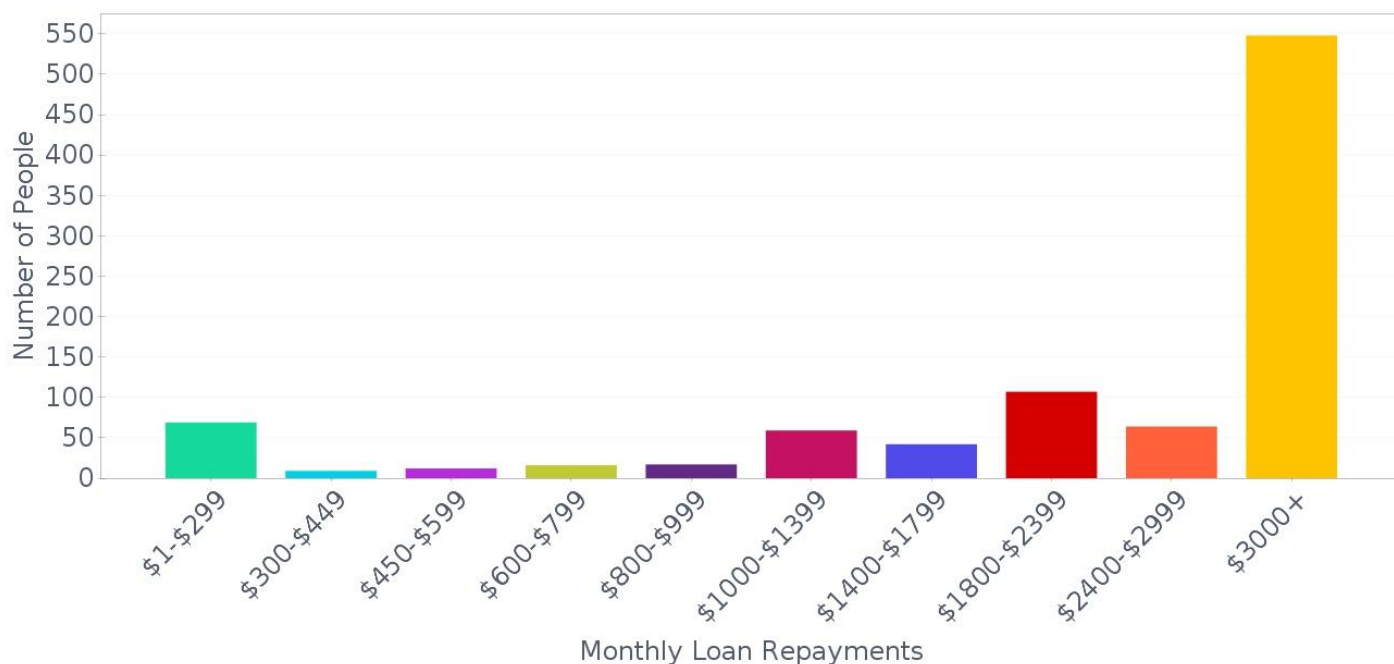
Dwelling Structure (2021)



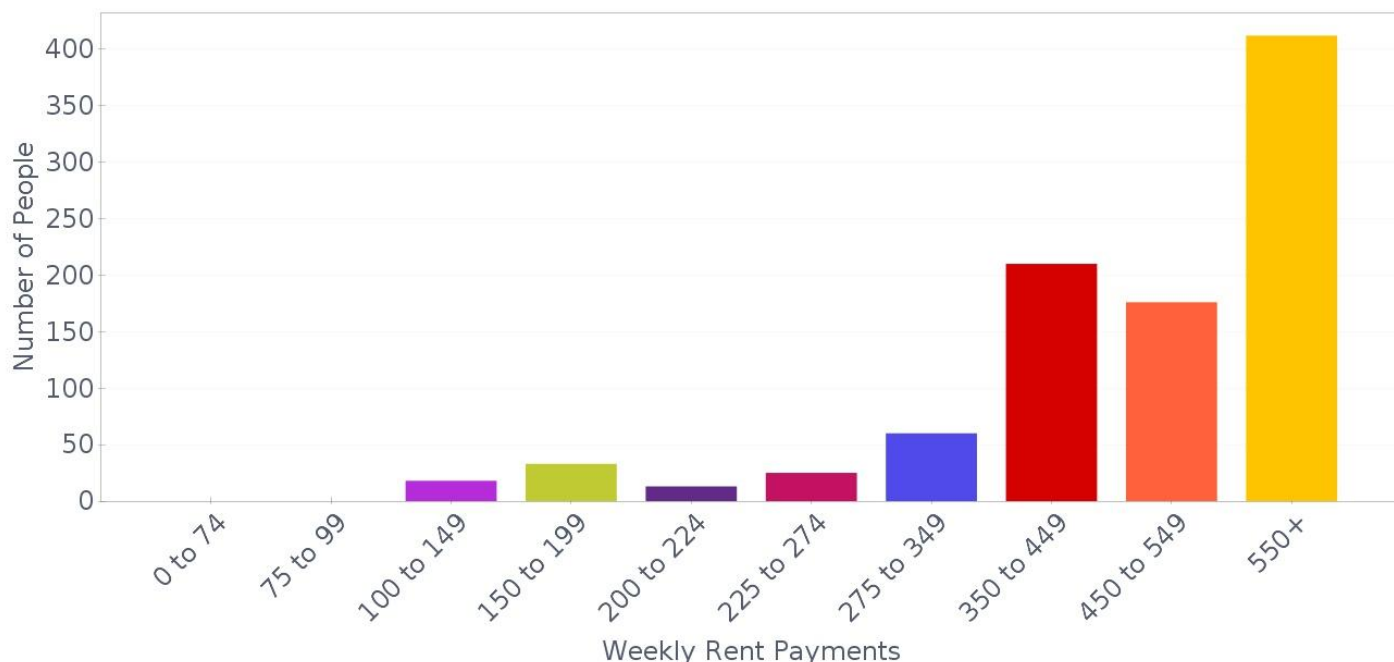
Home Ownership (2021)



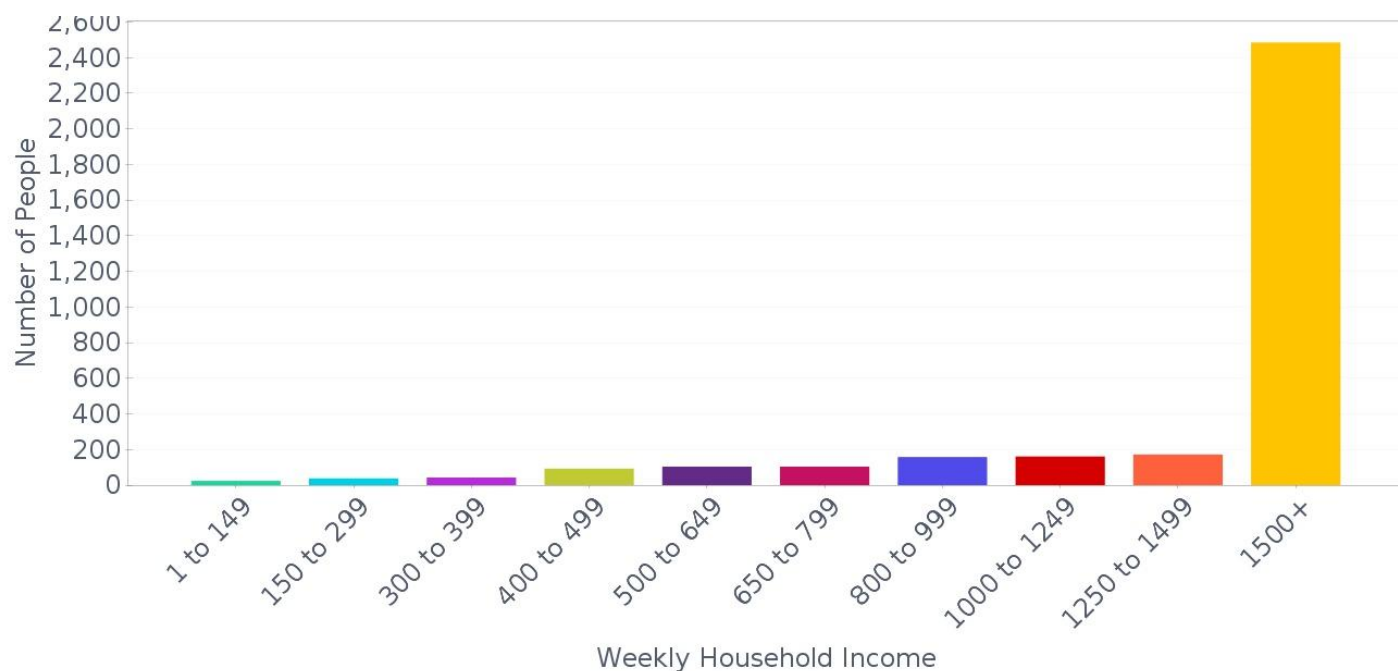
Home Loan Repayments - Monthly (2021)



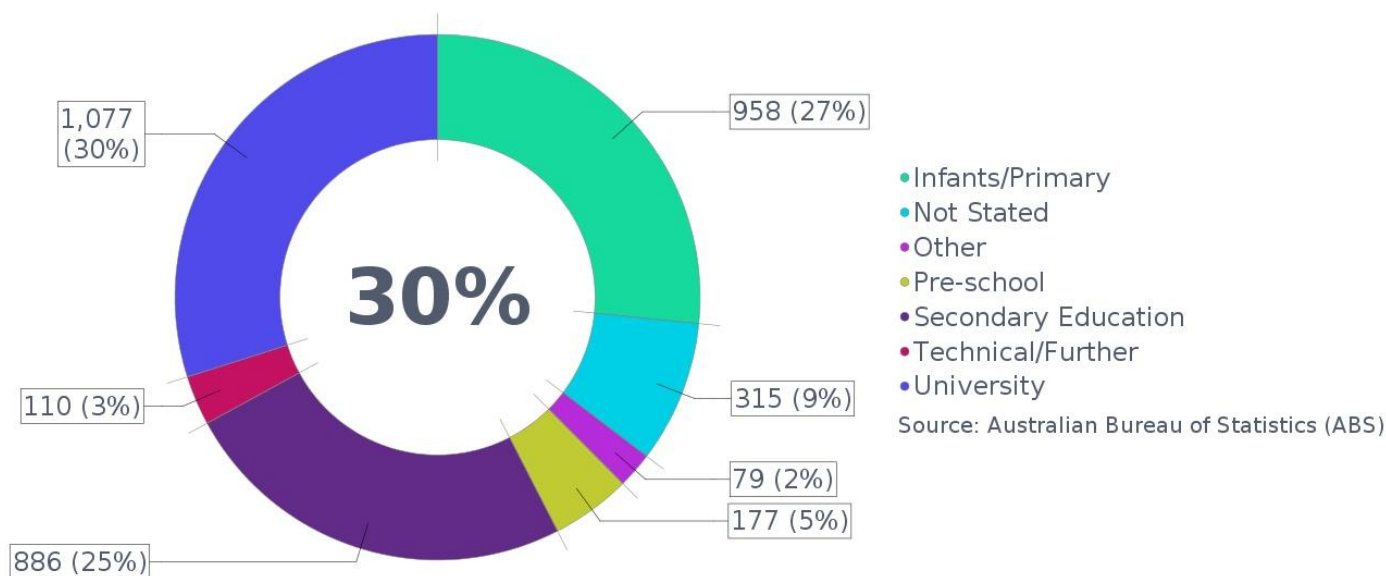
Rent Payments - Weekly (2021)



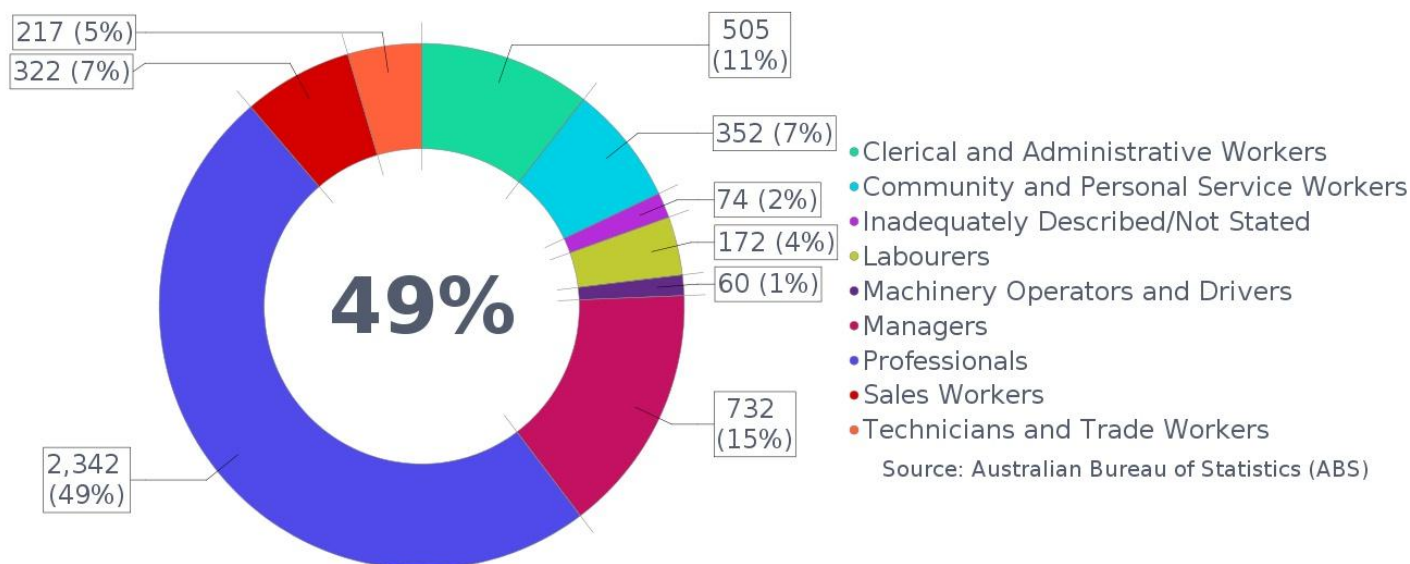
Household Income - Weekly (2021)



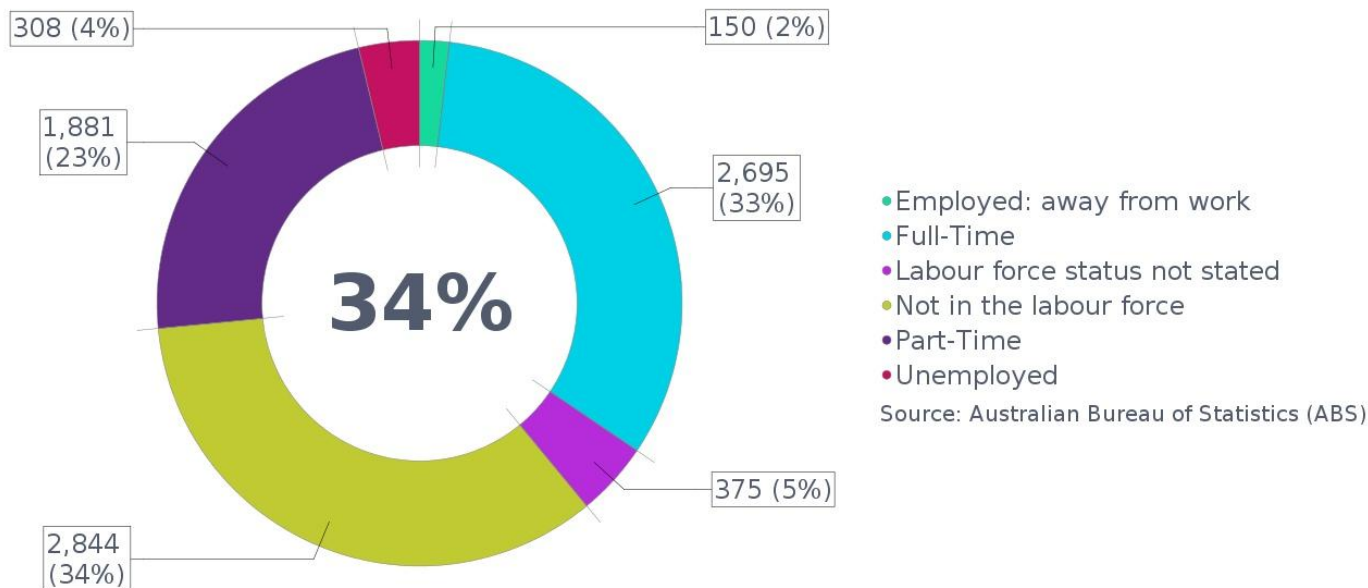
Non-School Qualification: Level of Education (2021)



Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)

