

RayWhite.

**Suburb
flyover
report**

COCONUT GROVE (HOUSE)

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COCONUT GROVE - Suburb Map



COCONUT GROVE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	9	\$ 435,000	0.0 %	\$ 280,000	\$ 630,000
2006	10	\$ 646,500	48.6 %	\$ 200,000	\$ 800,000
2007	17	\$ 530,000	-18.0 %	\$ 145,000	\$ 752,000
2008	15	\$ 565,000	6.6 %	\$ 270,000	\$ 1,700,000
2009	7	\$ 675,000	19.5 %	\$ 375,000	\$ 780,000
2010	13	\$ 620,000	-8.1 %	\$ 440,000	\$ 1,100,000
2011	7	\$ 720,000	16.1 %	\$ 515,000	\$ 1,140,000
2012	13	\$ 606,000	-15.8 %	\$ 222,000	\$ 1,100,000
2013	6	\$ 787,500	30.0 %	\$ 490,000	\$ 1,650,000
2014	14	\$ 720,000	-8.6 %	\$ 555,000	\$ 1,100,000
2015	6	\$ 705,000	-2.1 %	\$ 600,000	\$ 1,150,000
2016	8	\$ 700,000	-0.7 %	\$ 585,000	\$ 1,050,000
2017	11	\$ 680,000	-2.9 %	\$ 400,000	\$ 1,122,000
2018	10	\$ 645,750	-5.0 %	\$ 480,000	\$ 1,000,000
2019	12	\$ 600,000	-7.1 %	\$ 426,000	\$ 1,500,000
2020	4	\$ 565,000	-5.8 %	\$ 350,000	\$ 950,000
2021	3	\$ 1,100,000	94.7 %	\$ 900,000	\$ 1,350,000
2022	19	\$ 700,000	-36.4 %	\$ 350,000	\$ 1,420,000
2023	17	\$ 595,000	-15.0 %	\$ 460,000	\$ 905,000

Median Sale Price
\$592k

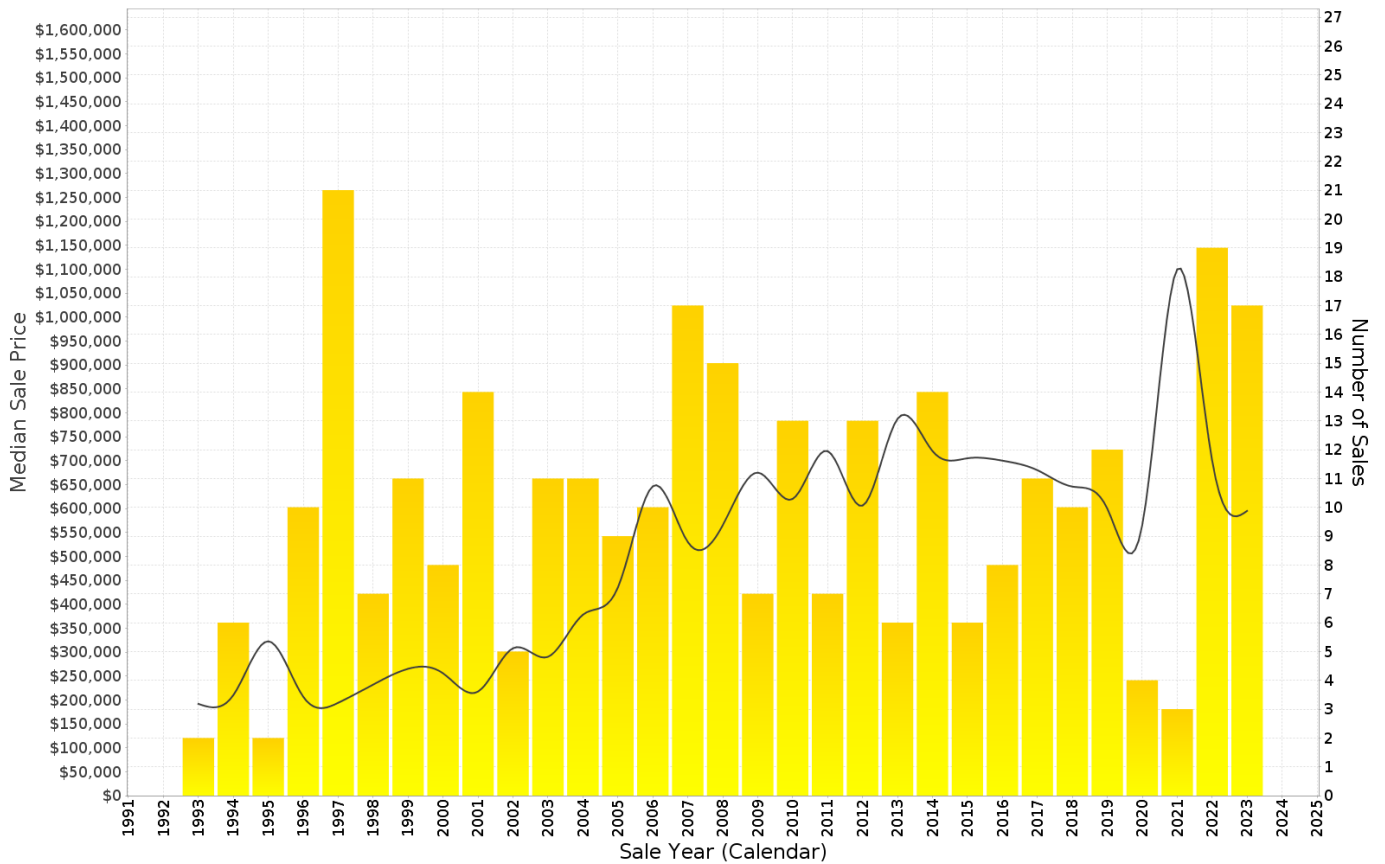
Based on 16 recorded House sales within the last 12 months (Oct '22 - Sep '23)

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

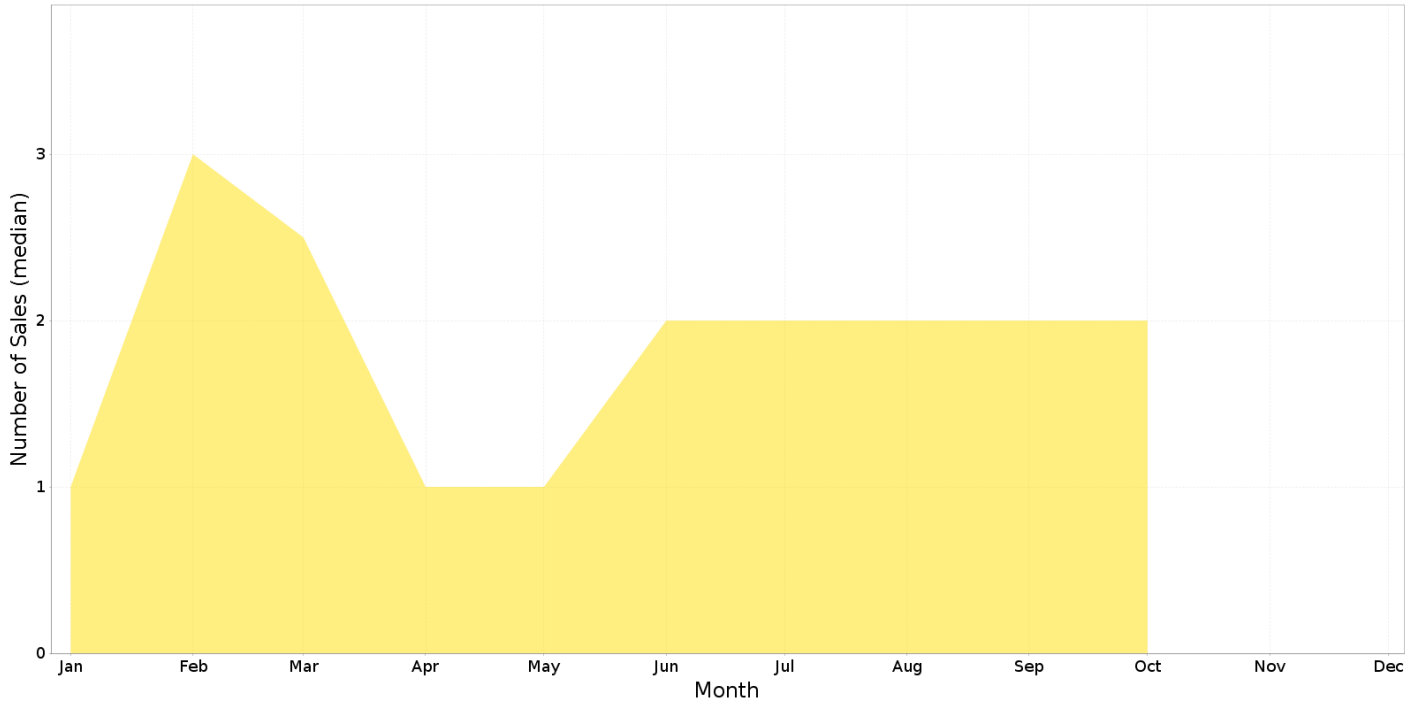
Suburb Growth
-33.5%

Current Median Price: \$592,500
Previous Median Price: \$891,000

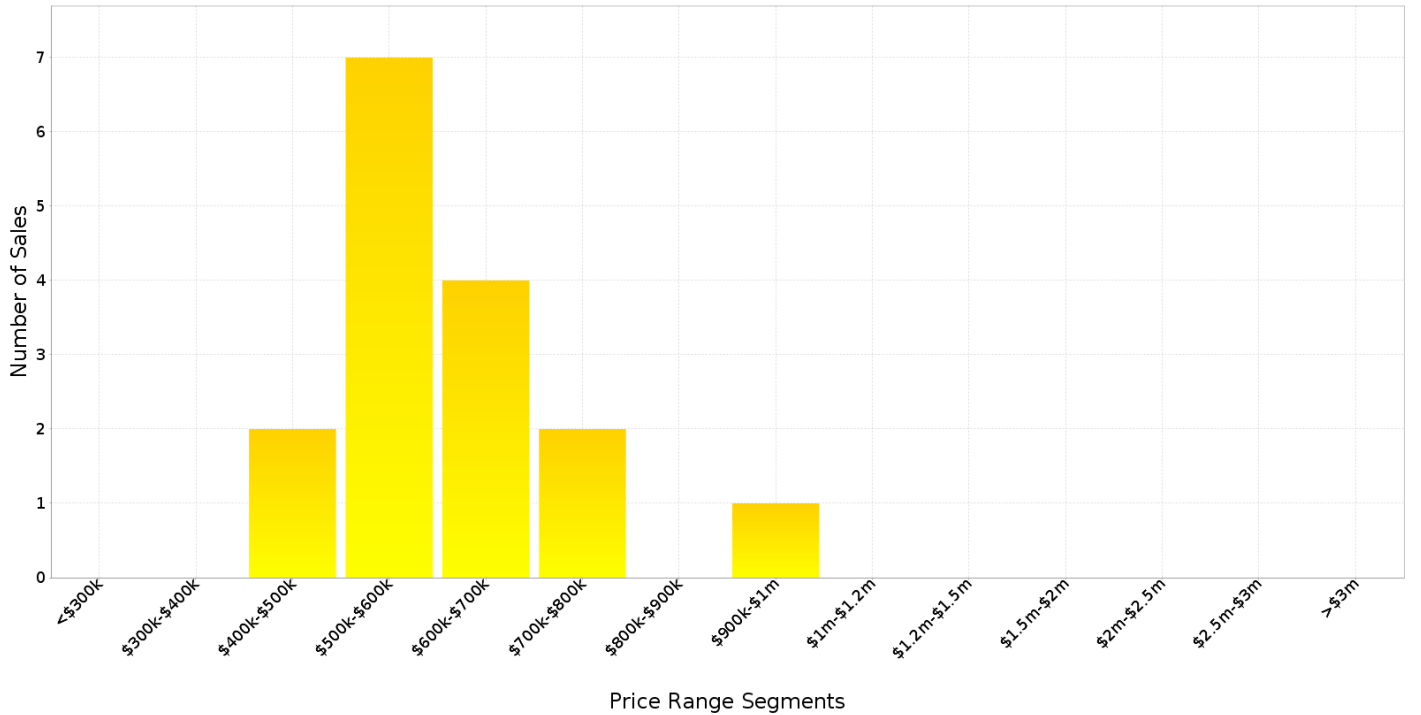
Based on 33 recorded House sales compared over the last two rolling 12 month periods



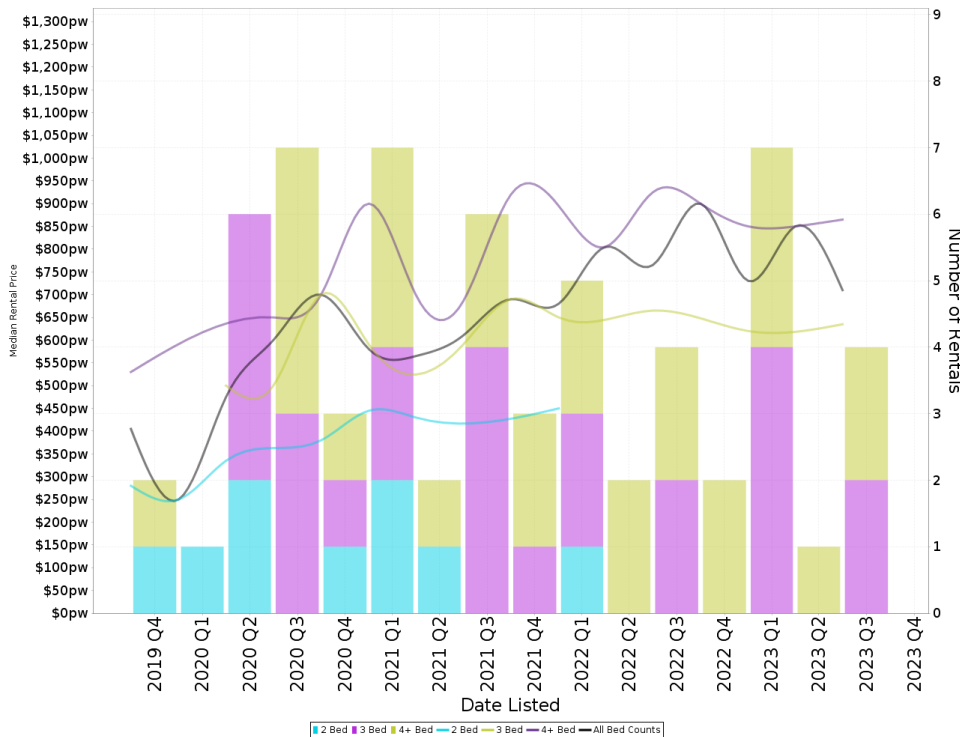
COCONUT GROVE - Peak Selling Periods (3 years)



COCONUT GROVE - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-33.5%

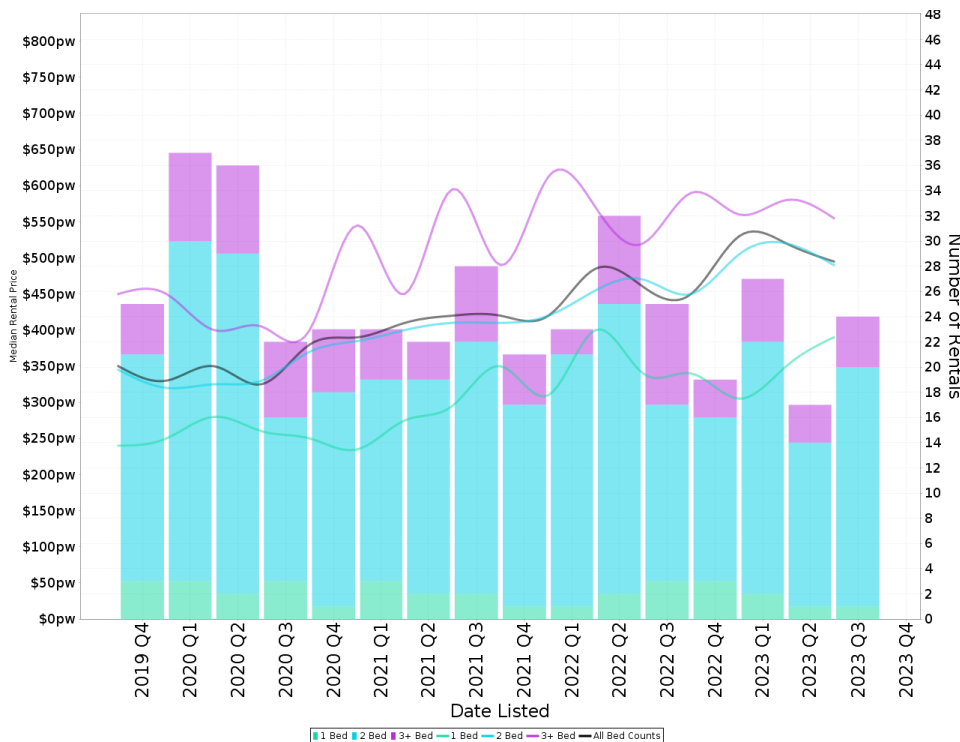
Current Median Price: \$592,500
 Previous Median Price: \$891,000
 Based on 33 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+6.6%

Current Median Price: \$592,500
 Current Median Rent: \$750
 Based on 14 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+4.7%

Current Median Price: \$355,000
 Previous Median Price: \$339,000
 Based on 69 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+7.3%

Current Median Price: \$355,000
 Current Median Rent: \$500
 Based on 87 registered Unit rentals compared over the last 12 months.

COCONUT GROVE - Recently Sold Properties

Median Sale Price

\$592k

Based on 16 recorded House sales within the last 12 months (Oct '22 - Sep '23)

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

Suburb Growth

-33.5%

Current Median Price: \$592,500
Previous Median Price: \$891,000

Based on 33 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

16

Based on recorded House sales within the 12 months (Oct '22 - Sep '23)

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

10 OSTERMANN ST

\$883,500

743 m² 4 2 3

Sold Nov 2023 NIA

4 MARTIN CRES

\$1,240,000

911 m² 4 3 4

Sold Oct 2023 21 Days

30 OSTERMANN ST

\$625,000

743 m² 3 2 2

Sold Oct 2023 147 Days

24 EASTHER CRES

\$540,000

858 m² 3 1 1

Sold Oct 2023 68 Days

10 MARTIN CRES

\$660,000

834 m² 3 2 4

Sold Oct 2023 43 Days

31 ORCHARD RD

\$770,000

2,000 m² 3 1 4

Sold Oct 2023 62 Days

1 RADOMI CRES

\$680,100

399 m² 3 2 2

Sold Aug 2023 53 Days

14 SOVEREIGN CCT

\$614,000

417 m² 3 2 2

Sold Nov 2023 10 Days

9 RADFORD CRT

\$580,000

1,000 m² 3 1 2

Sold Jun 2023 NIA

19 OSTERMANN ST

\$480,000

photo

847 m²

Bedrooms: -

Bathrooms: -

Parking: -

COCONUT GROVE - Properties For Rent

Median Rental Price

\$750 /w

Based on 14 recorded House rentals within the last 12 months (Oct '22 - Sep '23)

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

Rental Yield

+6.6%

Current Median Price: \$592,500
Current Median Rent: \$750

Based on 16 recorded House sales and 14 House rentals compared over the last 12 months


Number of Rentals

14

Based on recorded House rentals within the last 12 months (Oct '22 - Sep '23)

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

13 SUNSET DRIVE




\$750 per week

Nov 2023
7 Days

487 m² 4 2 2

25 ORCHARD ROAD



\$1,100 per

Nov 2023
14 Days

2,020 m² 4 2 3