

A vibrant yellow bicycle is parked on a paved surface in front of a white picket fence. The bicycle features a brown leather saddle, a rear rack, and a front basket filled with pink flowers. The background shows a blurred residential setting with trees and a building. A bright yellow rectangular box is positioned in the upper right corner of the image.

RayWhite.

Suburb
flyover
report

COCONUT GROVE (UNIT)

PREPARED BY: DEMI WILLIAMS, RAY WHITE NIGHTCLIFF, PH: 0448951305

COCONUT GROVE - Suburb Map



COCONUT GROVE - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2005	78	\$ 199,000	0.0 %	\$ 6,250	\$ 650,000
2006	111	\$ 245,000	23.1 %	\$ 45,654	\$ 463,000
2007	101	\$ 270,000	10.2 %	\$ 30,810	\$ 550,000
2008	77	\$ 319,000	18.1 %	\$ 25,000	\$ 545,000
2009	77	\$ 360,000	12.9 %	\$ 44,800	\$ 600,000
2010	61	\$ 405,000	12.5 %	\$ 71,180	\$ 930,000
2011	43	\$ 400,000	-1.2 %	\$ 195,000	\$ 540,000
2012	72	\$ 410,000	2.5 %	\$ 60,590	\$ 785,000
2013	38	\$ 432,500	5.5 %	\$ 120,000	\$ 742,000
2014	67	\$ 400,000	-7.5 %	\$ 95,500	\$ 3,000,000
2015	30	\$ 410,000	2.5 %	\$ 81,380	\$ 667,000
2016	63	\$ 460,000	12.2 %	\$ 46,498	\$ 525,000
2017	33	\$ 380,000	-17.4 %	\$ 73,080	\$ 613,000
2018	24	\$ 314,000	-17.4 %	\$ 46,830	\$ 510,000
2019	25	\$ 255,000	-18.8 %	\$ 110,000	\$ 485,000
2020	18	\$ 305,000	19.6 %	\$ 105,000	\$ 450,000
2021	17	\$ 325,000	6.6 %	\$ 125,000	\$ 665,665
2022	49	\$ 343,000	5.5 %	\$ 175,000	\$ 547,000
2023	12	\$ 342,500	-0.1 %	\$ 250,000	\$ 410,000

Median Sale Price

\$355k

Based on 26 recorded Unit sales within the last 12 months (Oct '22 - Sep '23)

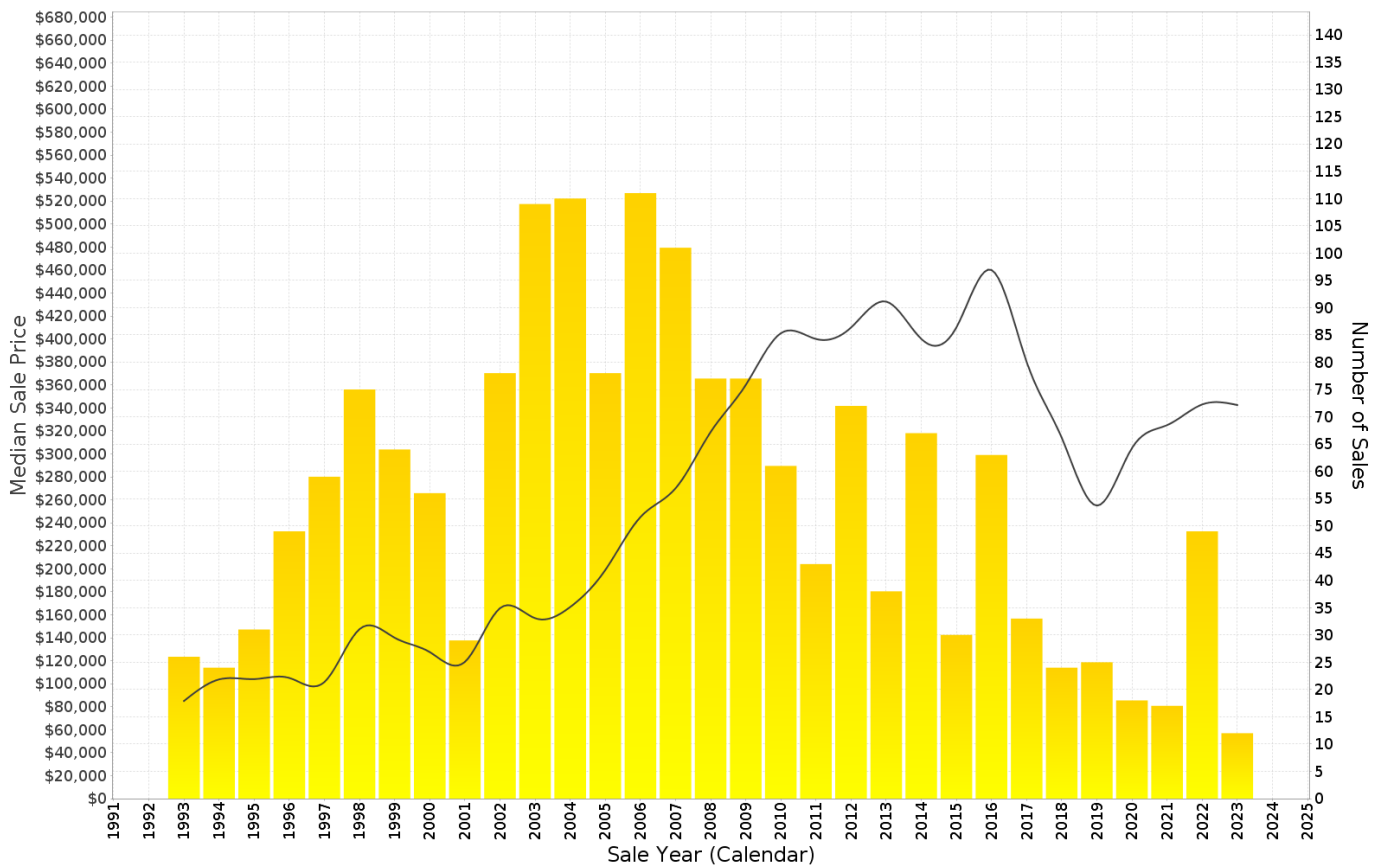
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

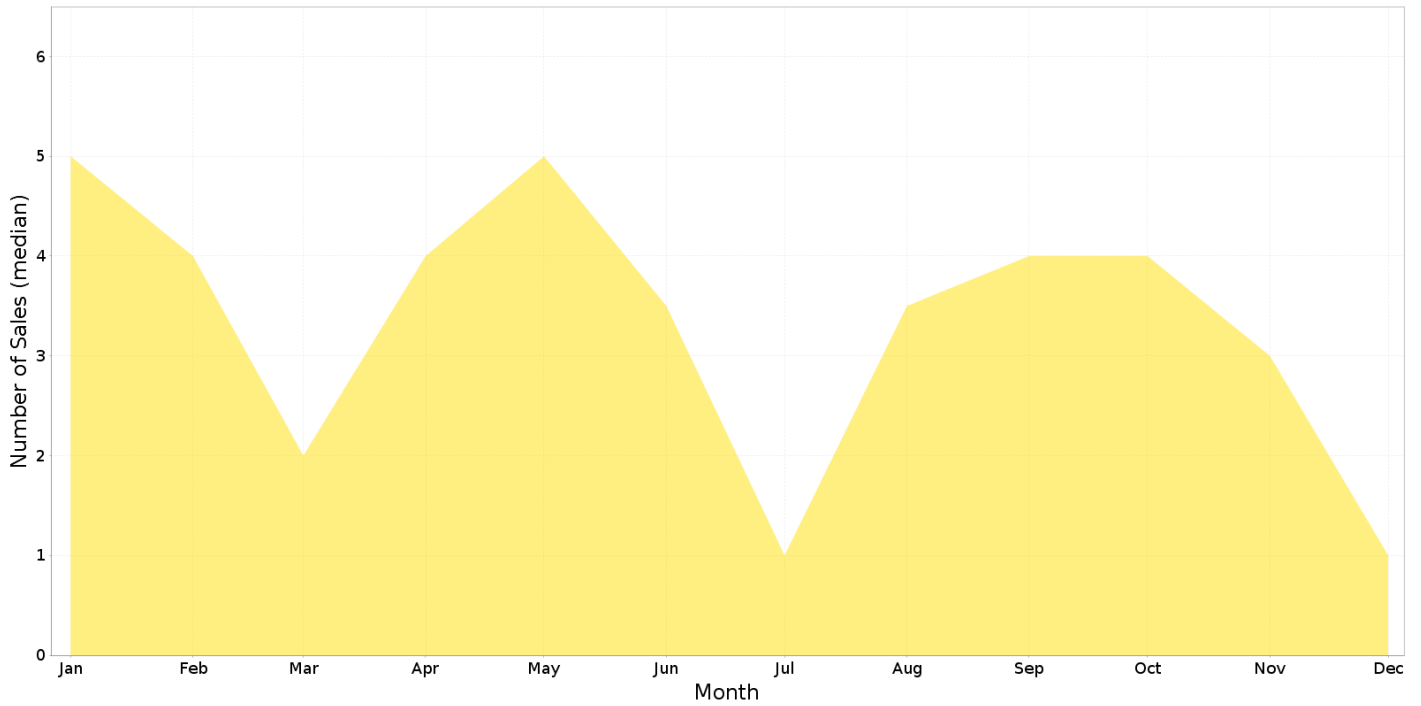
+4.7%

Current Median Price: \$355,000
Previous Median Price: \$339,000

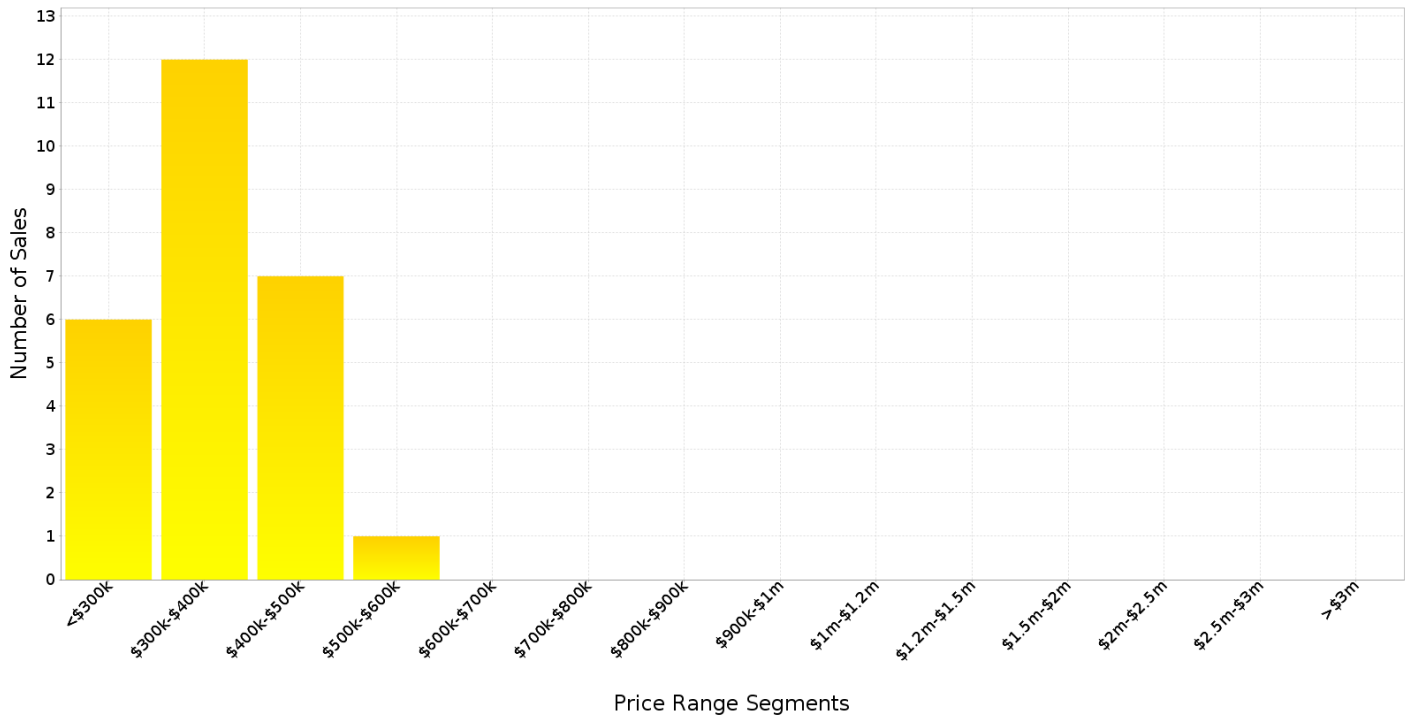
Based on 69 recorded Unit sales compared over the last two rolling 12 month periods



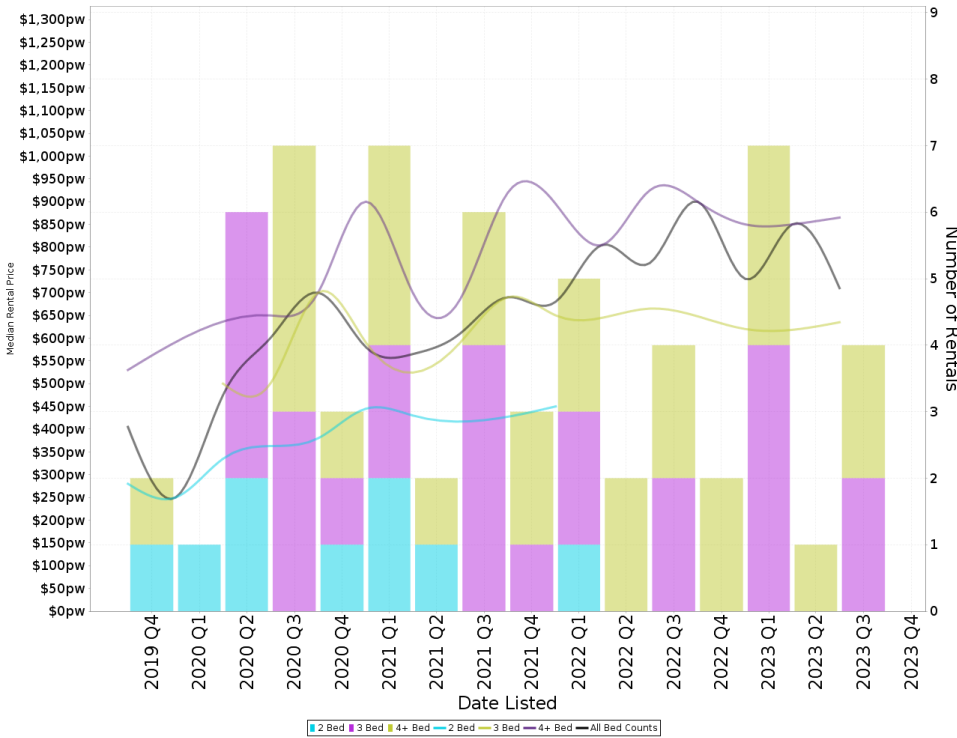
COCONUT GROVE - Peak Selling Periods (3 years)



COCONUT GROVE - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-33.5%

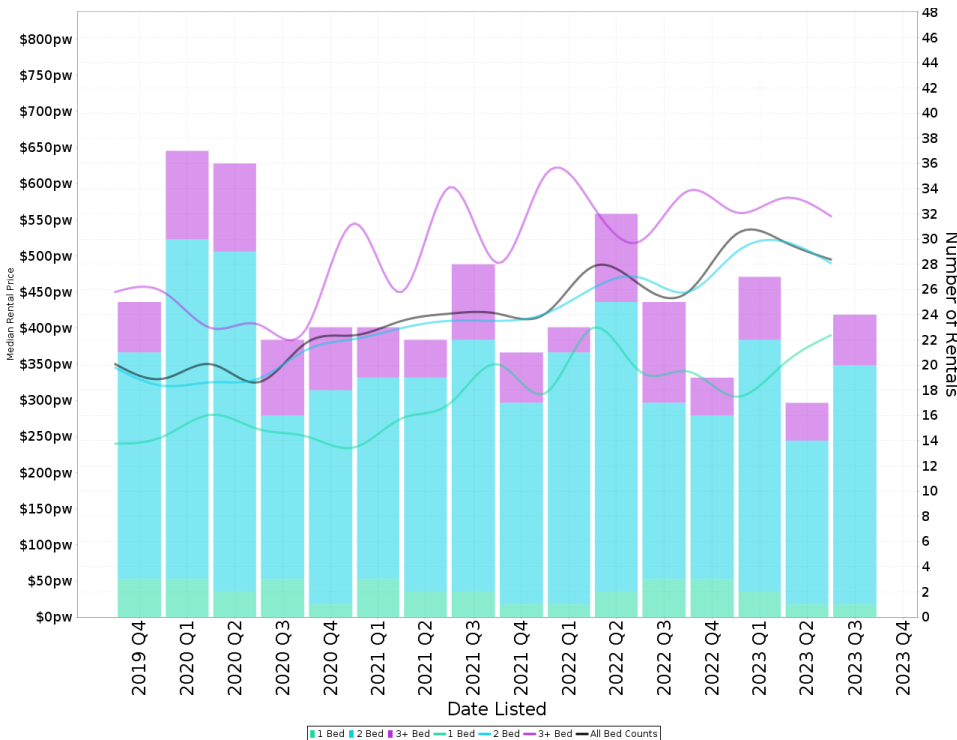
Current Median Price: \$592,500
Previous Median Price: \$891,000
Based on 33 registered House sales compared over the last two rolling 12 month periods.

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

\$355k

Based on 26 recorded Unit 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

+4.7%

Current Median Price: \$355,000
Previous Median Price: \$339,000

Based on 69 recorded Unit sales compared over the last two rolling 12 month periods

Sold Properties

26

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

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

7/150 DICK WARD DR

\$240,000

Nov 2023
92 Days

1,871 m² 2 1 1

7/7 CARTWRIGHT CRT

\$350,000

Oct 2023
201 Days

4 m² 2 1 1

5/18 ATHANASIOU RD

\$315,000

Oct 2023
19 Days

2,291 m² 2 1 1

2/44 NATION CRES

\$380,000

Oct 2023
50 Days

677 m² 2 1 2

9 NATION CRES

\$1,300,000

Sep 2023
420 Days

919 m² 12 6 6

2/80 OLD MCMILLANS RD

\$392,500

Sep 2023
26 Days

1.13 ha 2 1 1

3/19 ATHANASIOU RD

\$495,000

Aug 2023
7 Days

418 m² 3 2 2

21/25 SUNSET DR

\$370,000

Aug 2023
77 Days

153 m² 2 2 2

1/7 CARTWRIGHT CRT

\$375,000

282.0 m²

282 m² - -

5/14 EASTER CRES

\$240,000



1/11 CARTWRIGHT CRT

\$349,000



1/129 DICK WARD DR

\$395,000



COCONUT GROVE - Properties For Rent

Median Rental Price

\$500 /w

Based on 87 recorded Unit 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

+7.3%

Current Median Price: \$355,000
Current Median Rent: \$500

Based on 26 recorded Unit sales and 87 Unit rentals compared over the last 12 months

Number of Rentals

87

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

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

110/15 MUSGRAVE CRESCENT

\$565 per week

Nov 2023 5 Days

100 m² 2 2 2

11/18 ATHANASIOU ROAD

\$500 pw

Nov 2023 15 Days

2,291 m² 2 1 2

2/15 SOVEREIGN CIRCUIT

\$480 per week

Nov 2023 20 Days

987 m² 2 1 1

14/140 DICKWARD DRIVE

Contact Agent

Nov 2023 21 Days

1 1 2

5/29 SUNSET DRIVE

\$580 per week

Nov 2023 25 Days

2,790 m² 2 2 2

2/5 CARTWRIGHT COURT

\$480 per week

Oct 2023 33 Days

2,505 m² 2 1 2

2/140 DICKWARD DRIVE

\$350 PER

Oct 2023 42 Days

1 1 2

1/15 EASTHER CRESCENT

\$430 PER

Sep 2023 77 Days

786 m² 3 1 1

4/21 SUNSET DRIVE


Application

AUG 2023 96 Days

2,250 m² 2 1 2

7/33 SUNSET DRIVE

\$490




1,680 m² 2 2 2

2023 Jul 25 Days

Property details for 7/33 Sunset Drive: Area 1,680 m², 2 bedrooms, 2 bathrooms, 2 parking spaces. Listing price \$490. Listing date: 2023 Jul 25 Days.

11/17 SUNSET DRIVE

\$450



2,114 m² 2 1 3

2023 Jul 25 Days

Property details for 11/17 Sunset Drive: Area 2,114 m², 2 bedrooms, 1 bathroom, 3 parking spaces. Listing price \$450. Listing date: 2023 Jul 25 Days.