

**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         |
|------|---------|--------------|---------|------------|--------------|
| 2007 | 17      | \$ 530,000   | 0.0 %   | \$ 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 | 21      | \$ 614,500   | -12.2 % | \$ 460,000 | \$ 1,240,000 |
| 2024 | 18      | \$ 650,000   | 5.8 %   | \$ 69,000  | \$ 1,300,000 |
| 2025 | 14      | \$ 690,000   | 6.2 %   | \$ 570,000 | \$ 1,250,000 |

Median Sale Price

\$690k

Based on 17 recorded House sales within the last 12 months (Financial Year 2025)

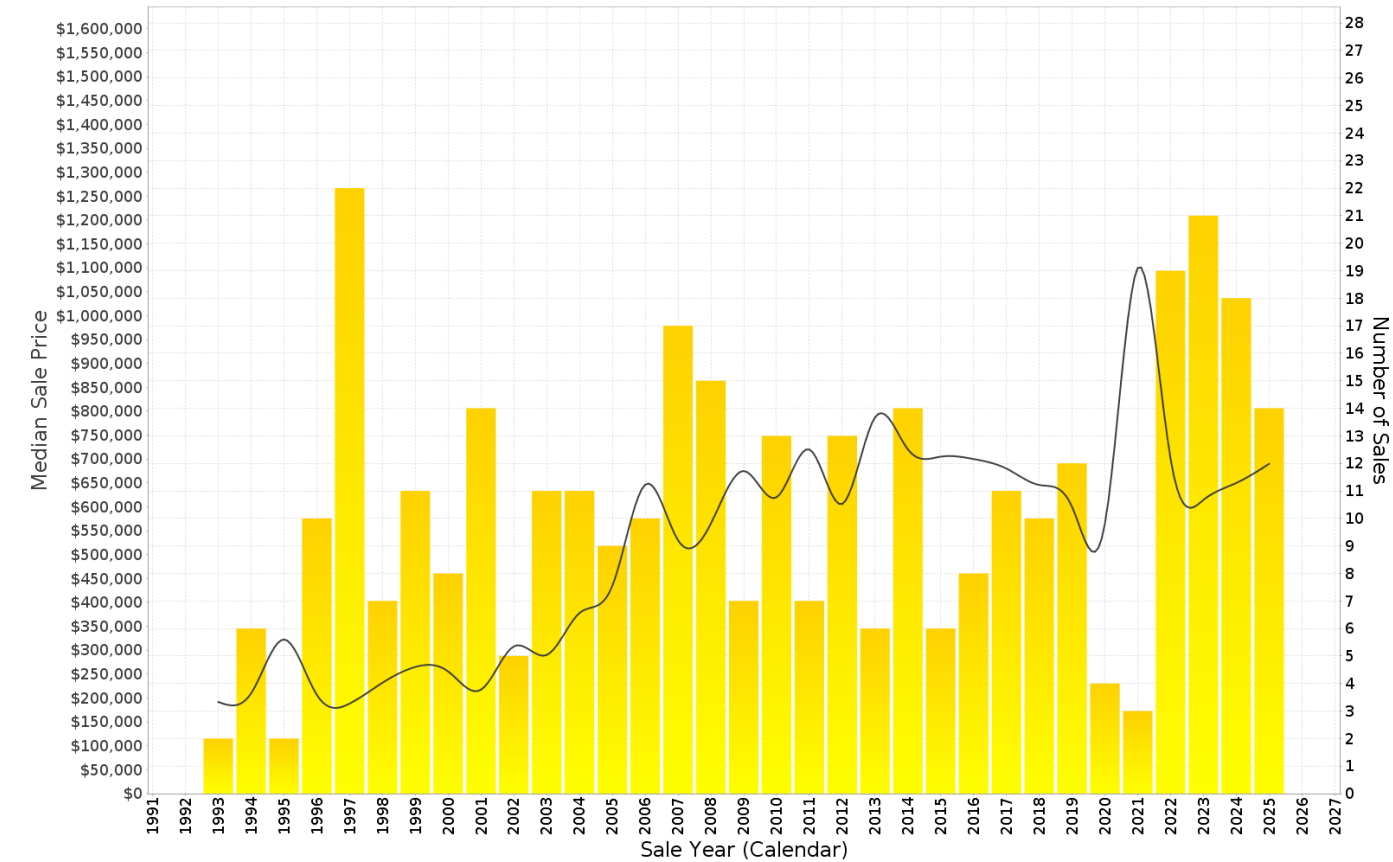
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

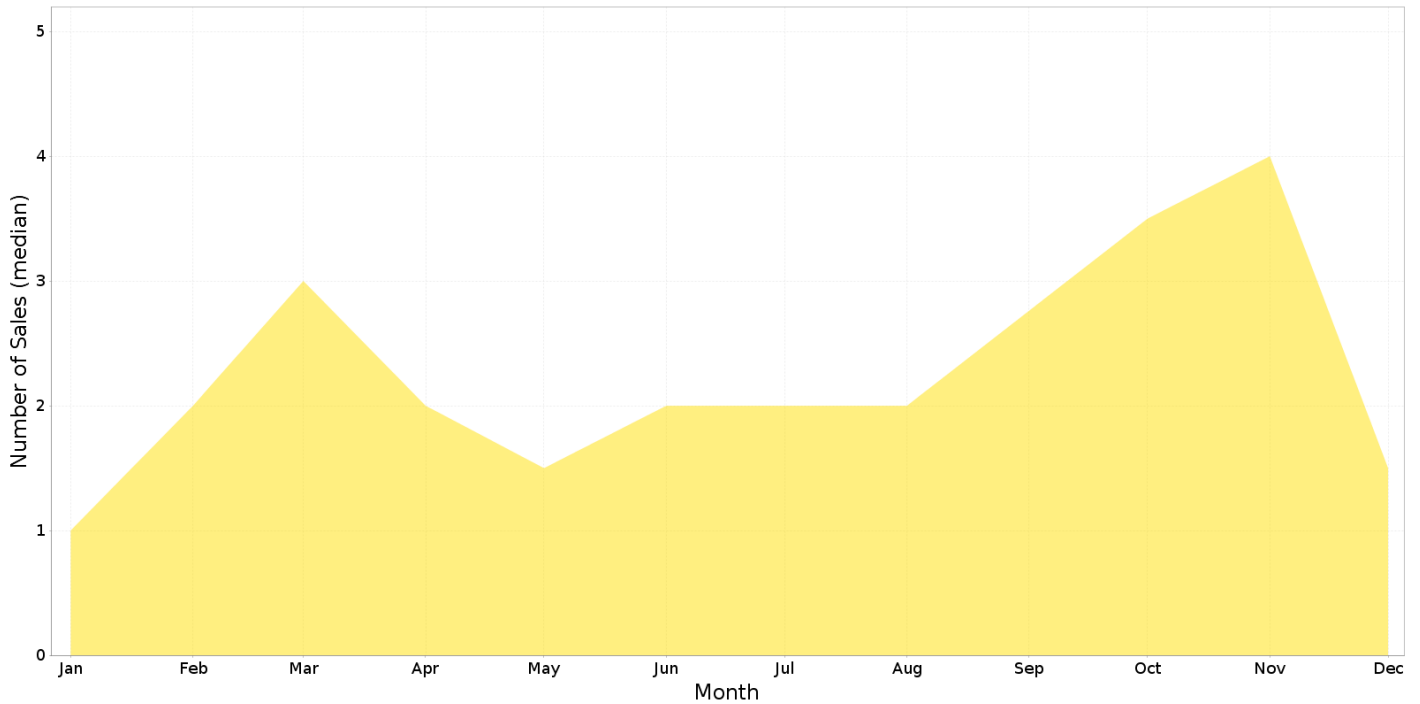
+10.0%

Current Median Price: \$690,000  
Previous Median Price: \$627,500

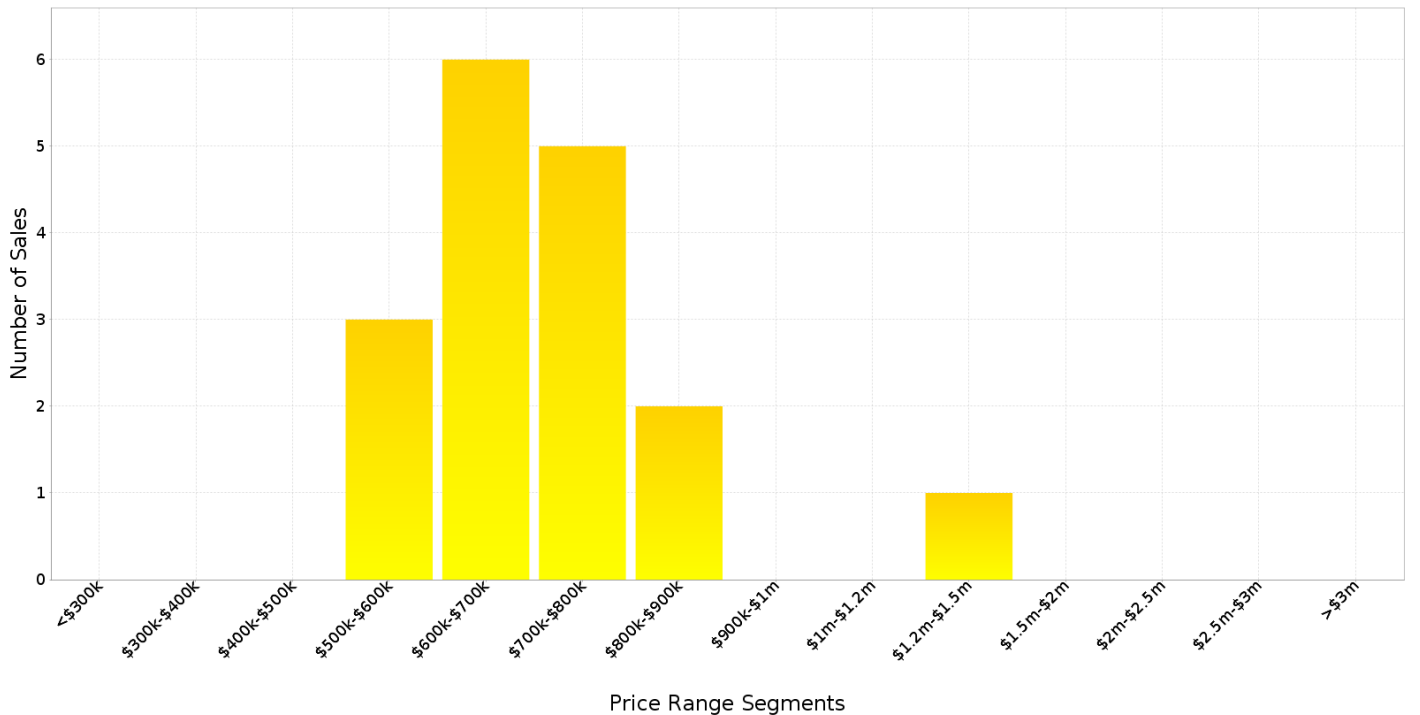
Based on 35 recorded House sales compared over the last two rolling 12 month periods



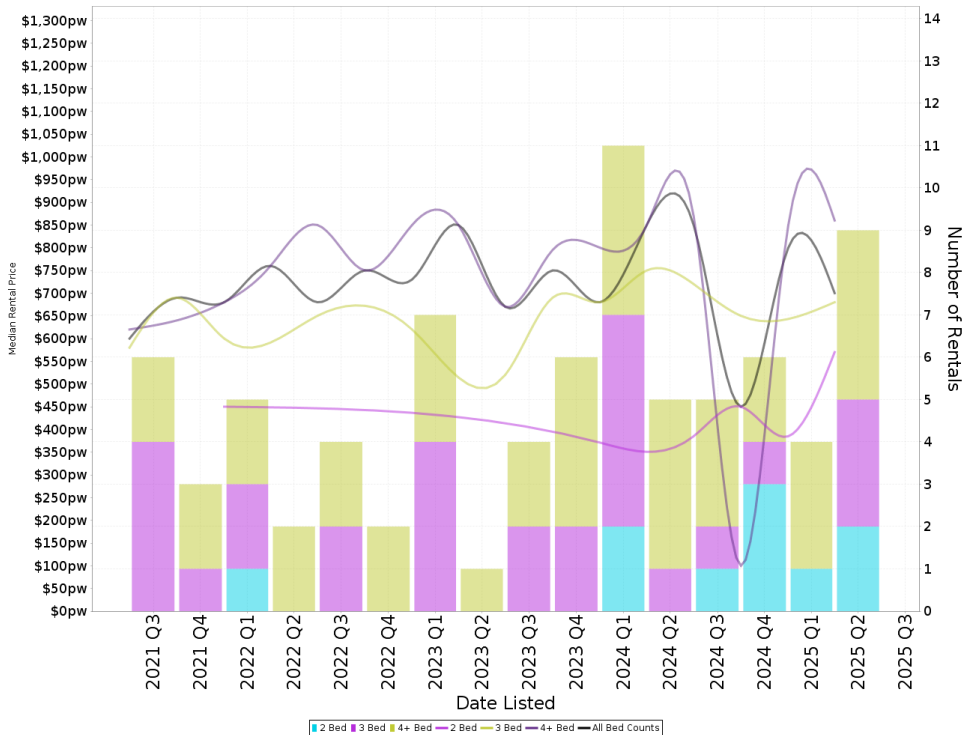
## COCONUT GROVE - Peak Selling Periods (3 years)



## COCONUT GROVE - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+10.0%**

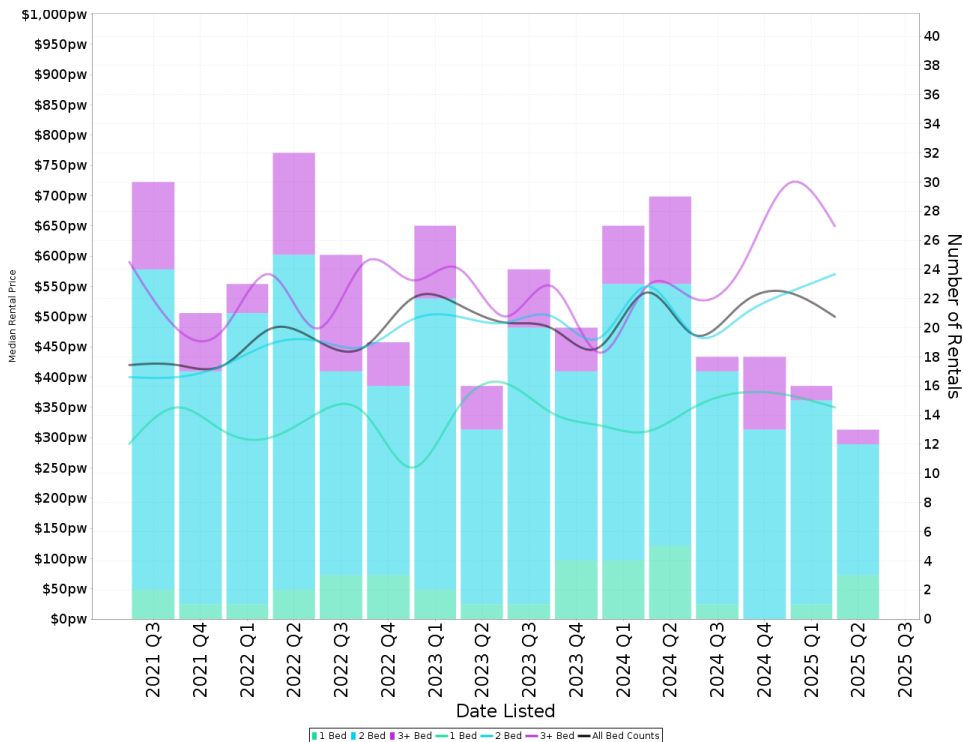
**Current Median Price: \$690,000**  
**Previous Median Price: \$627,500**  
 Based on 35 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+5.3%**

**Current Median Price: \$690,000**  
**Current Median Rent: \$700**  
 Based on 24 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+1.9%**

**Current Median Price: \$372,500**  
**Previous Median Price: \$365,500**  
 Based on 86 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+7.0%**

**Current Median Price: \$372,500**  
**Current Median Rent: \$500**  
 Based on 65 registered Unit rentals compared over the last 12 months.

# COCONUT GROVE - Recently Sold Properties

Median Sale Price

**\$690k**

Based on 17 recorded House sales within the last 12 months (Financial Year 2025)

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

Suburb Growth

**+10.0%**

Current Median Price: \$690,000  
Previous Median Price: \$627,500

Based on 35 recorded House sales compared over the last two rolling 12 month periods

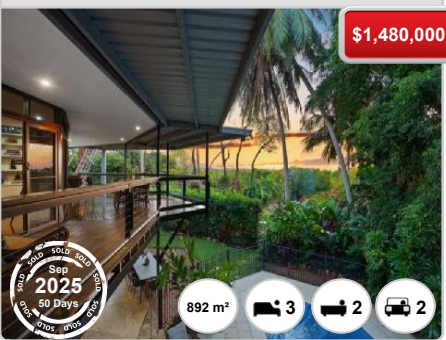
# Sold Properties

**17**

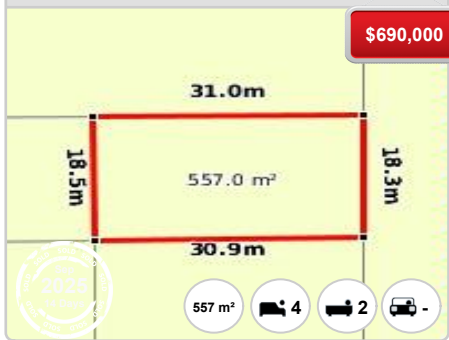
Based on recorded House sales within the 12 months (Financial Year 2025)

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

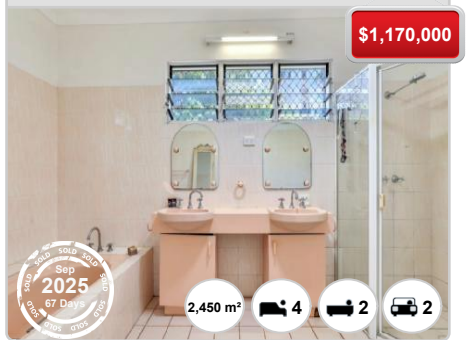
30 MARTIN CRES



23 EASTER CRES



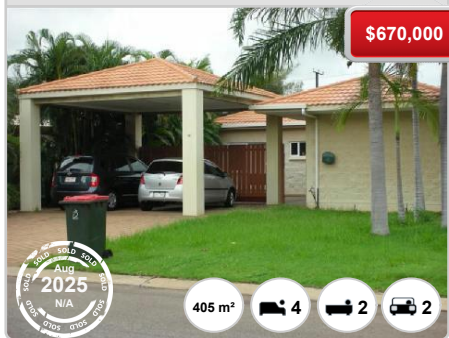
7 ORCHARD RD



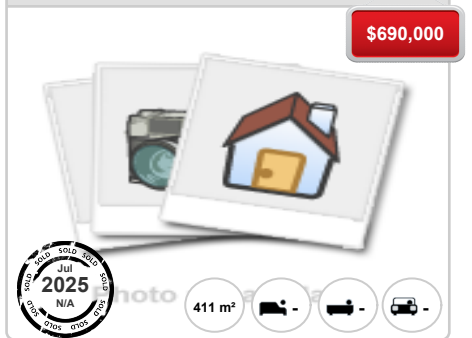
13 CRAIG CRES



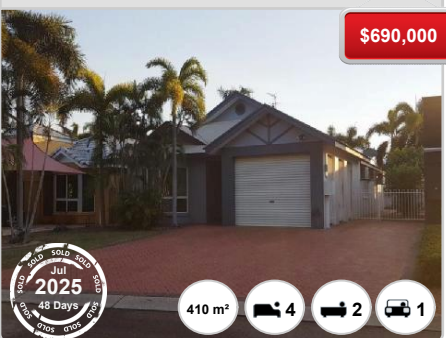
16 HALKITIS CRT



4 HALKITIS CT



4 HALKITIS CRT



2 RADOMI CRES



33 MARTIN CRES





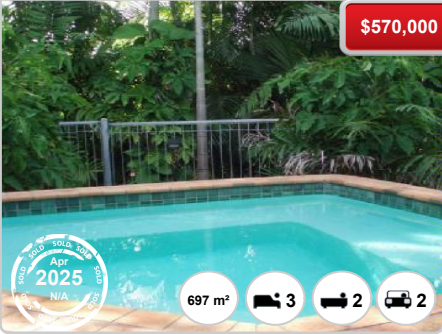
18 OSTERMANN ST



12 HALKITIS CRT



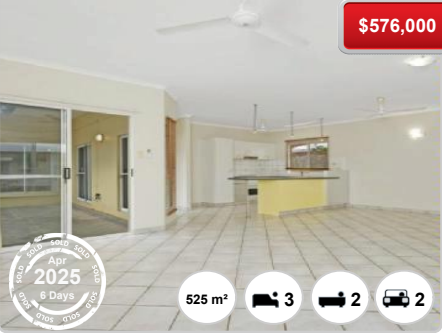
49 NATION CRES



5 ORCHARD RD



12 SUNSET DR



# COCONUT GROVE - Properties For Rent

## Median Rental Price

# \$700 /w

Based on 24 recorded House rentals within the last 12 months (Financial Year 2025)

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

## Rental Yield

# +5.3%

Current Median Price: \$690,000  
Current Median Rent: \$700

Based on 17 recorded House sales and 24 House rentals compared over the last 12 months

## Number of Rentals

# 24

Based on recorded House rentals within the last 12 months (Financial Year 2025)

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

### 13 CRAIG CRESCENT

\$650 per week



923 m<sup>2</sup>

3

1

2

### 2 ATHANASIOU ROAD

\$1,000 per



436 m<sup>2</sup>

4

2

2

### 5 RADOMI CRESCENT

\$780 per week



403 m<sup>2</sup>

4

2

2