

A yellow bicycle with a brown leather saddle and handlebars is parked on a paved surface. A wicker basket filled with pink flowers is attached to the front handlebars. The bicycle is positioned in front of a white picket fence with decorative posts. The background shows a blurred view of a house and trees.

RayWhite.

**Suburb
flyover
report**

COCONUT GROVE (UNIT)

PREPARED BY: KRISTINA BILLIAS, RAY WHITE NIGHTCLIFF

COCONUT GROVE - Suburb Map



COCONUT GROVE - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2007	101	\$ 270,000	0.0 %	\$ 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	42	\$ 365,000	6.4 %	\$ 155,400	\$ 495,000
2024	35	\$ 355,000	-2.7 %	\$ 89,610	\$ 505,000
2025	53	\$ 375,000	5.6 %	\$ 247,000	\$ 580,000

Median Sale Price

\$372k

Based on 54 recorded Unit sales within the last 12 months (Financial Year 2025)

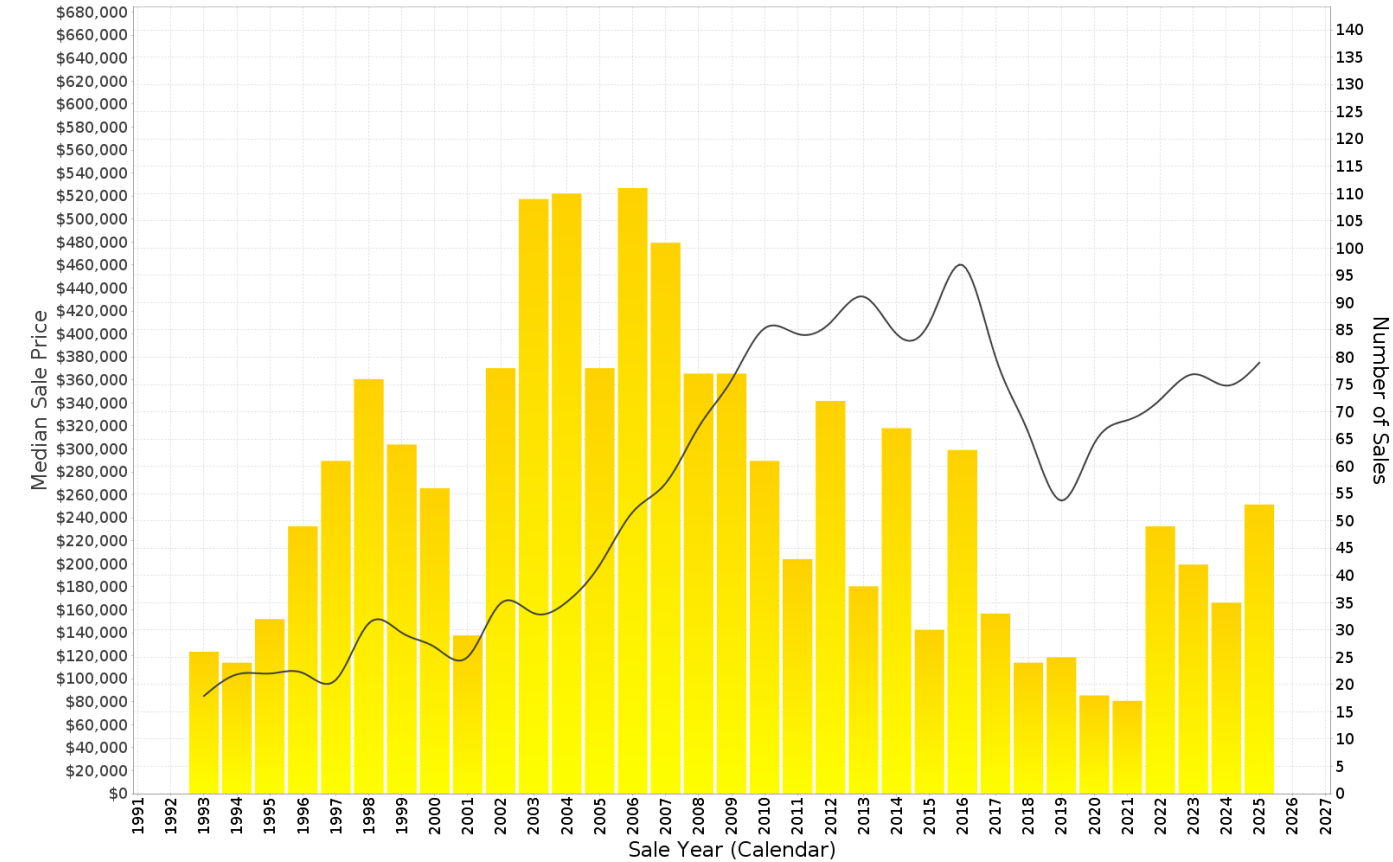
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

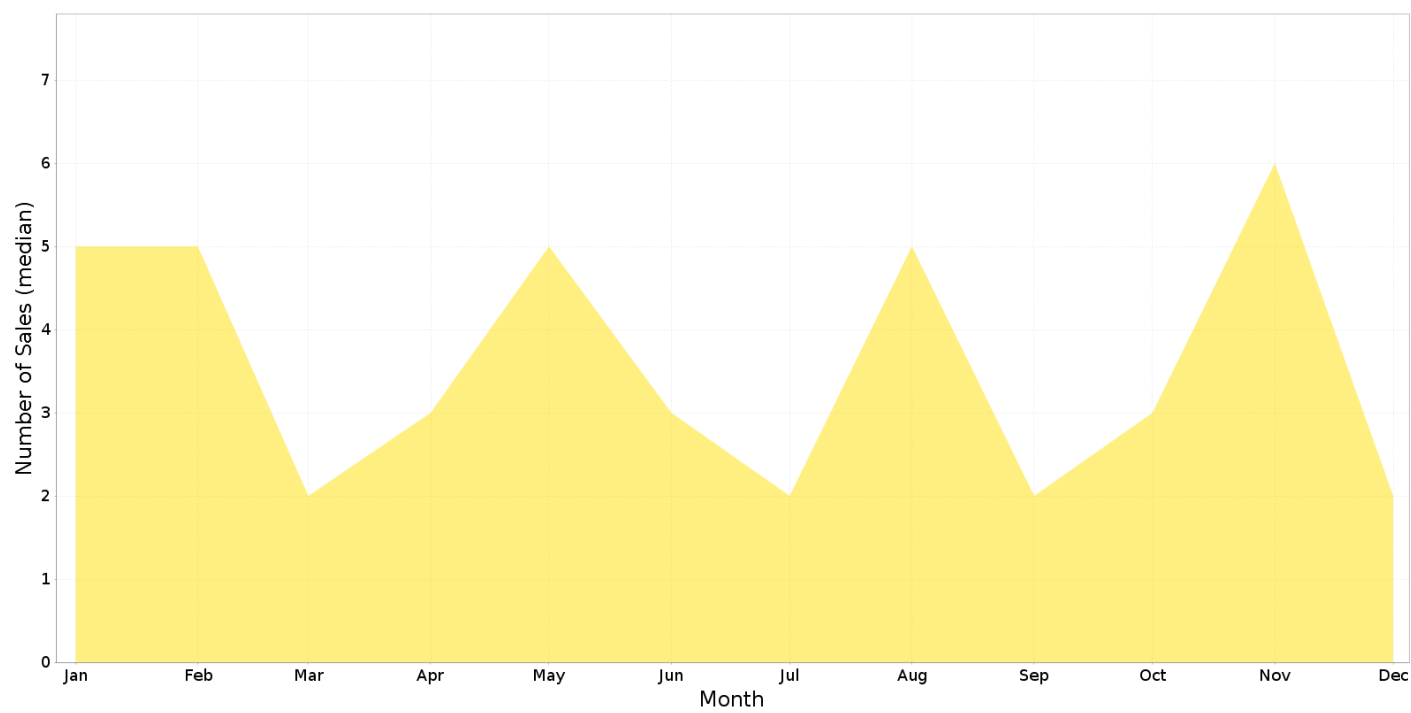
+1.9%

Current Median Price: \$372,500
Previous Median Price: \$365,500

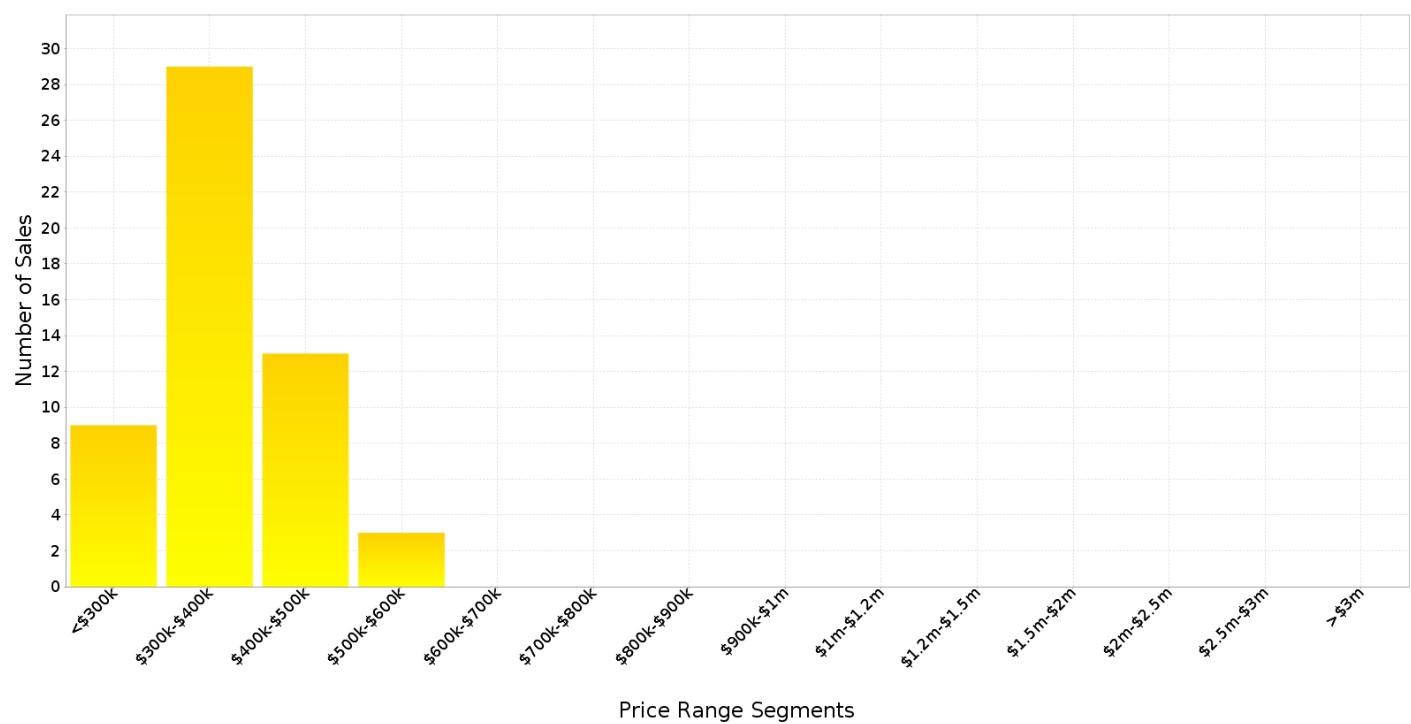
Based on 86 recorded Unit sales compared over the last two rolling 12 month periods



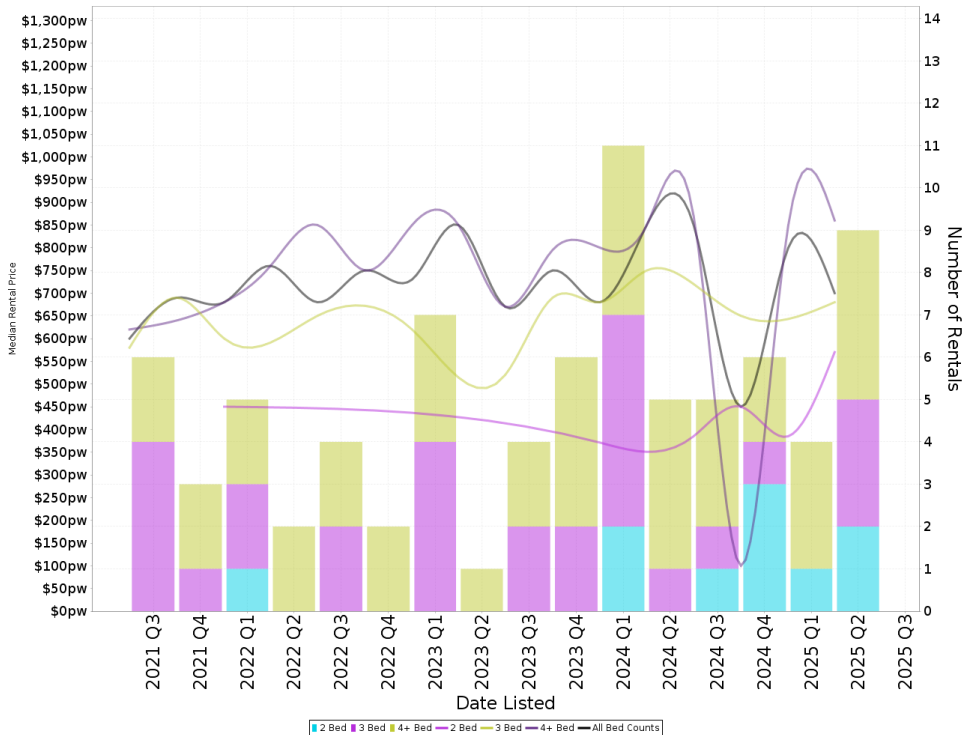
COCONUT GROVE - Peak Selling Periods (3 years)



COCONUT GROVE - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+10.0%

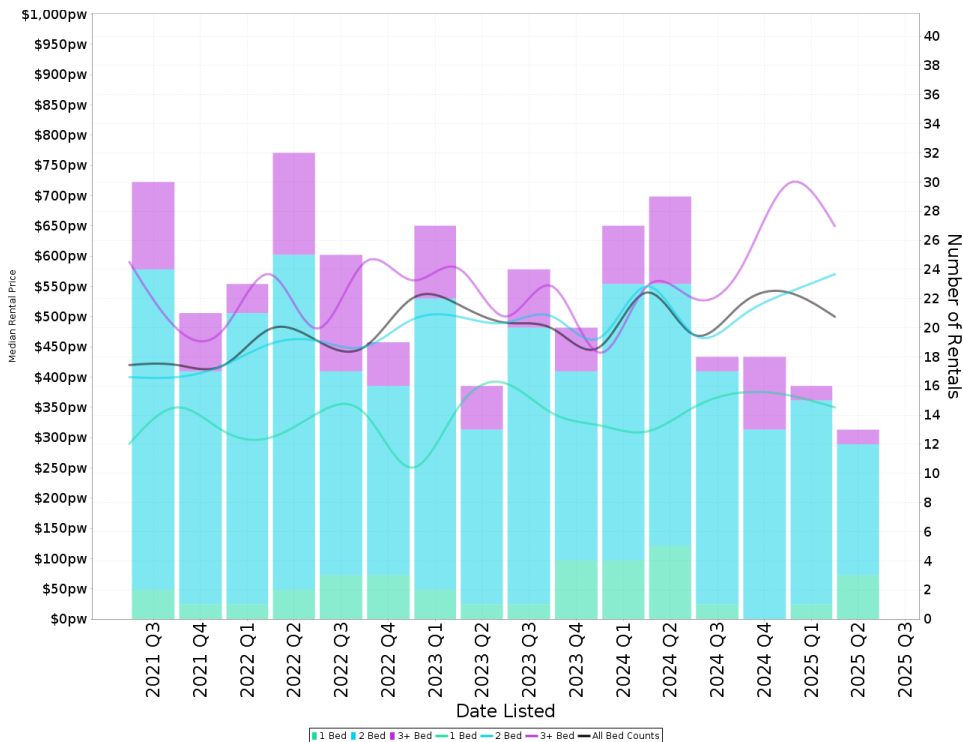
Current Median Price: \$690,000
Previous Median Price: \$627,500
 Based on 35 registered House sales compared over the last two rolling 12 month periods.

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

\$372k

Based on 54 recorded Unit 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

+1.9%

Current Median Price: \$372,500
Previous Median Price: \$365,500

Based on 86 recorded Unit sales compared over the last two rolling 12 month periods

Sold Properties

54

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

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

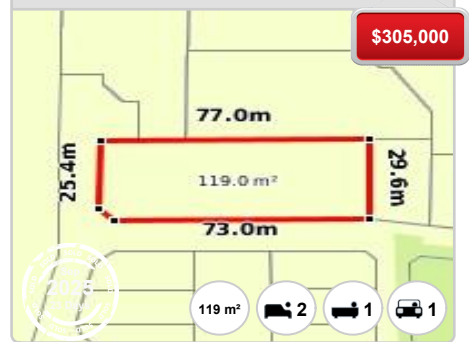
1/30 EASTER CRES



5/15 ATHANASIOU RD



6/18 ATHANASIOU RD



3/16 REYNOLDS CRT



111/15 MUSGRAVE CRES



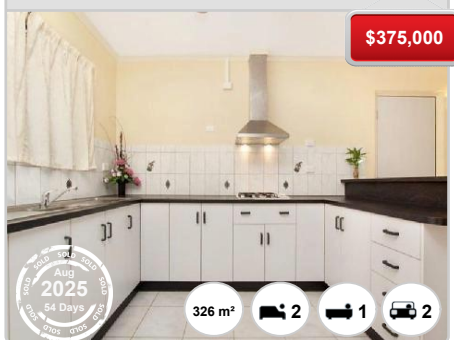
13/4 GIUSEPPE CRT



2/16 REYNOLDS CRT



8/5 CARTWRIGHT CRT



7/148 DICK WARD DR



1/132 DICK WARD DR

\$310,000

95.0m
44.8m
44.7m
95.2m
4253 m²

2025
Aug
12 Days

4,253 m² 2 1 1

19/21 SUNSET DR

\$315,000

45.7m
44.3m
49.15m
117.0 m²

2025
Aug
55 Days

117 m² 2 1 1

1/19 ATHANASIOU RD

\$460,000

163 m² 3 2 2

2025
Aug
58 Days

8/1 PROGRESS DR

\$280,000

92 m² 2 1 1

2025
Aug
12 Days

4/7 NATION CRES

\$300,000

70 m² 2 1 1

2025
Aug
55 Days

5/11 NATION CRES

\$250,000

72 m² 2 1 1

2025
Jul
N/A

8/34 SOVEREIGN CCT

\$360,000

65.2m
52.0m
92.1m
30.4m
224.0 m²

2025
Aug
12 Days

224 m² 2 1 1

1/13 RADFORD CRT

\$510,000

342 m² 3 1 2

2025
Jul
81 Days

8/21 SUNSET DR

\$350,000

239 m² 2 1 2

2025
Jul
11 Days

1/21 SUNSET DR

\$440,000

232 m² 2 1 2

2025
Jul
58 Days

2/41 SOVEREIGN CCT

\$435,000

246 m² 2 2 1

2025
Jul
32 Days

4/33 EASTER CRES

\$480,000

985 m² 3 2 2

2025
Jul
N/A

COCONUT GROVE - Properties For Rent

Median Rental Price

\$500 /w

Based on 65 recorded Unit 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

+7.0%

Current Median Price: \$372,500
Current Median Rent: \$500

Based on 54 recorded Unit sales and 65 Unit rentals compared over the last 12 months

Number of Rentals

65

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

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

1/150 DICK WARD DRIVE

\$400 per week

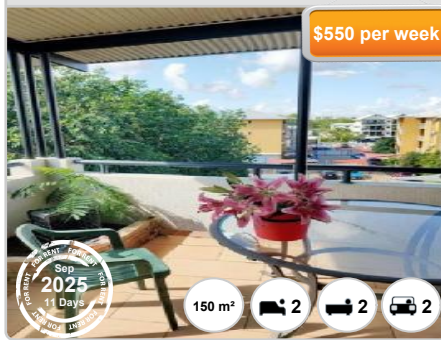


1,871 m²



20/25 SUNSET DRIVE

\$550 per week

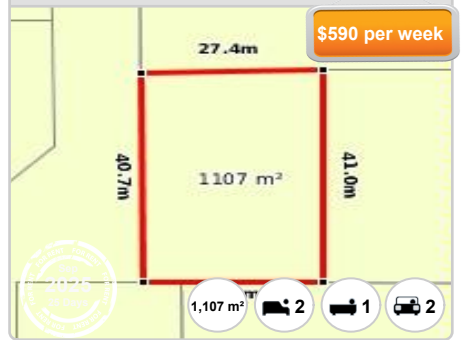


150 m²



1/3 MARTIN CRESCENT

\$590 per week



1,107 m²



1/89 OLD MCMILLANS ROAD

\$350 PER



723 m²



2/52 NATION CRESCENT

\$620 per week



734 m²

