

RayWhite.



Suburb flyover report

COCONUT GROVE (UNIT)

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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	71	\$ 390,000	9.9 %	\$ 247,000	\$ 705,000

Median Sale Price

\$372k

Based on 64 recorded Unit sales within the last 12 months (Oct '24 - Sep '25)

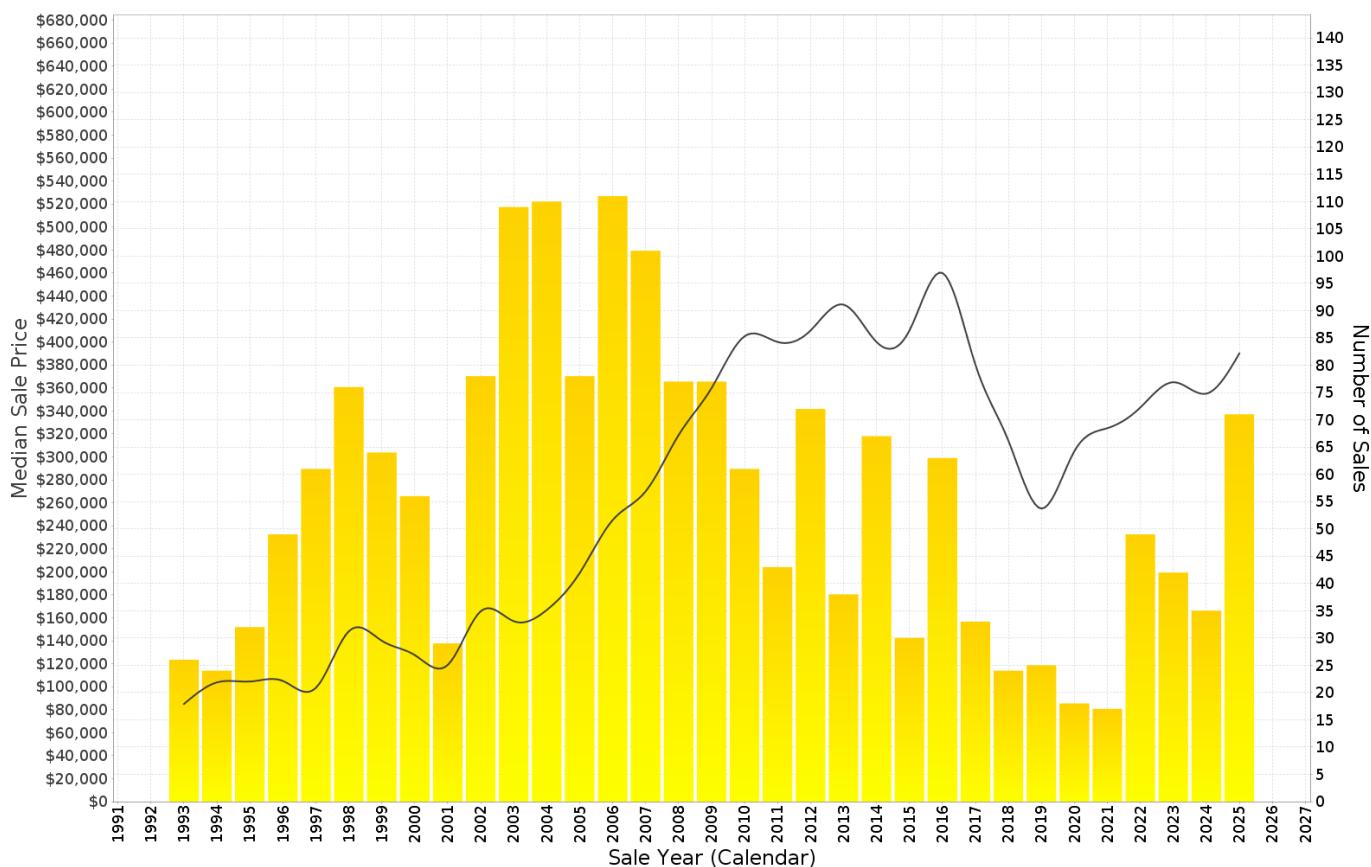
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

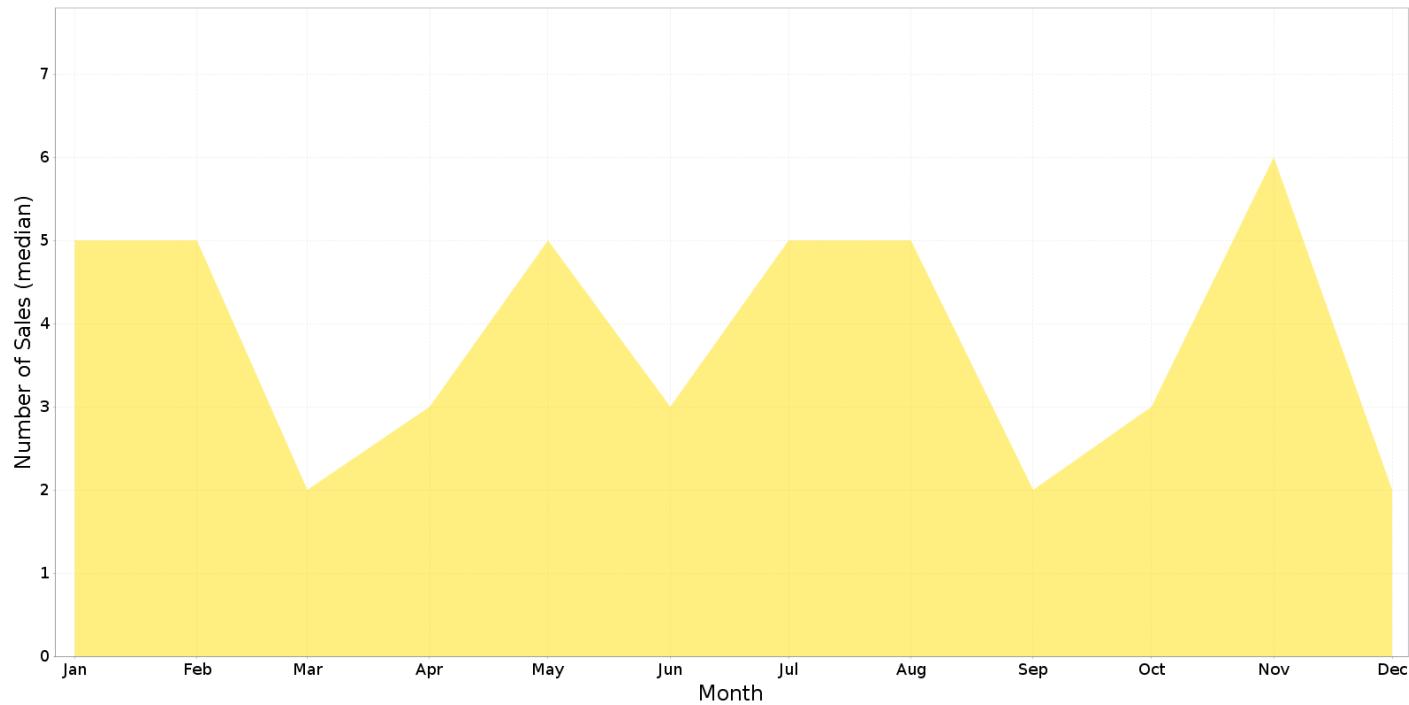
+6.4%

Current Median Price: \$372,500
Previous Median Price: \$350,000

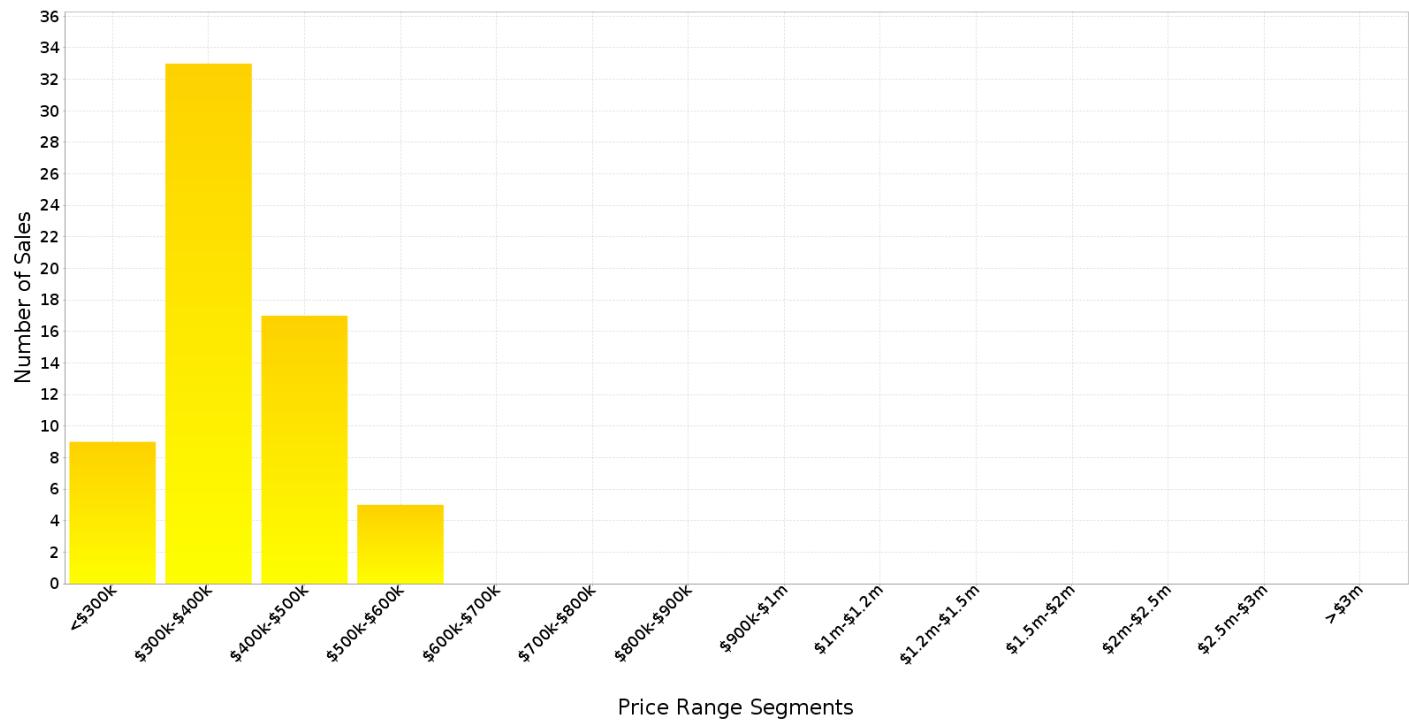
Based on 100 recorded Unit sales compared over the last two rolling 12 month periods



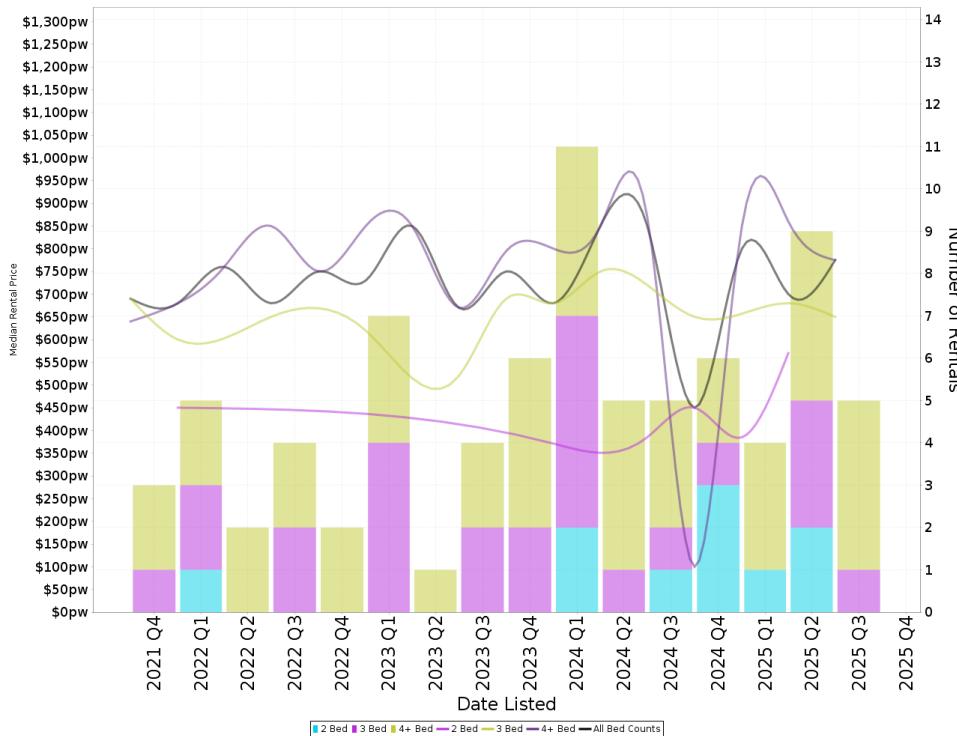
COCONUT GROVE - Peak Selling Periods (3 years)



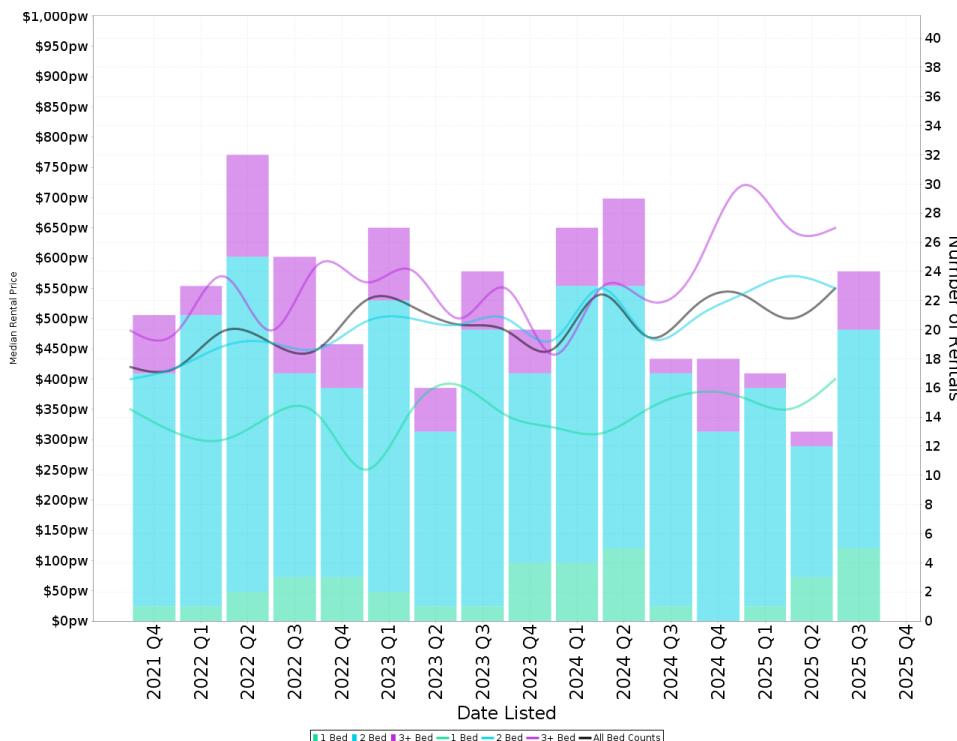
COCONUT GROVE - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Median Weekly Rents (Units)



COCONUT GROVE - Recently Sold Properties

Median Sale Price

\$372k

Based on 64 recorded Unit sales within the last 12 months (Oct '24 - Sep '25)

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

Suburb Growth

+6.4%

Current Median Price: \$372,500
Previous Median Price: \$350,000

Based on 100 recorded Unit sales compared over the last two rolling 12 month periods

Sold Properties

64

Based on recorded Unit sales within the 12 months (Oct '24 - Sep '25)

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

10/21 SUNSET DR



1/7 NATION CRES



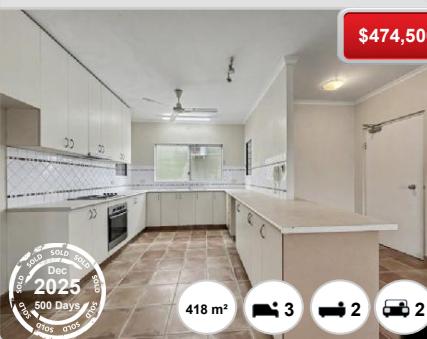
15/132 DICK WARD DR



5/15 ATHANASIOU RD



2/19 ATHANASIOU RD



2/19 SOVEREIGN CCT



125/15 MUSGRAVE CRES



116/15 MUSGRAVE CRES



3/7 CARTWRIGHT CRT



7/109 OLD MCMILLANS RD

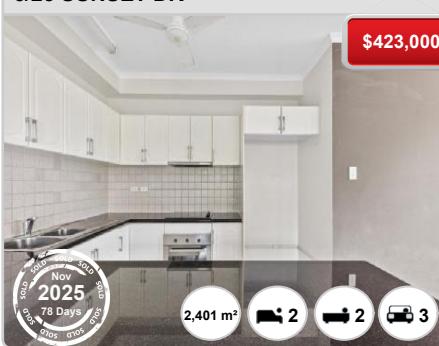


\$405,000

12 Days
Nov 2025

3,580 m² 2 1 1

6/25 SUNSET DR

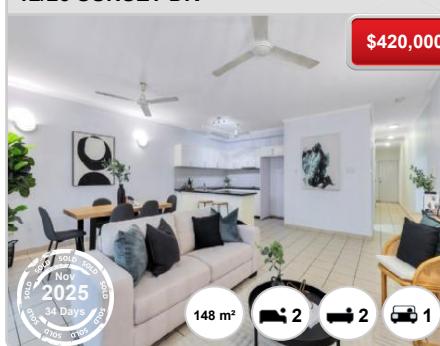


\$423,000

78 Days
Nov 2025

2,401 m² 2 2 3

12/25 SUNSET DR

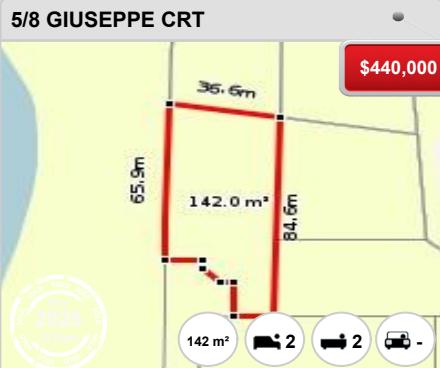


\$420,000

34 Days
Nov 2025

148 m² 2 2 1

5/8 GIUSEPPE CRT



\$440,000

10 Days
Nov 2025

142 m² 2 2 -

1/15 REYNOLDS CRT



\$405,000

36 Days
Oct 2025

1,283 m² 2 1 2

2/8 NATION CRES



\$305,000

38 Days
Oct 2025

91 m² 2 1 1

1/8 SOVEREIGN CCT



\$570,000

16 Days
Oct 2025

222 m² 3 2 2

1/42 NATION CRES



\$515,000

14 Days
Oct 2025

303 m² 3 2 2

2/3 MUSGRAVE CRES

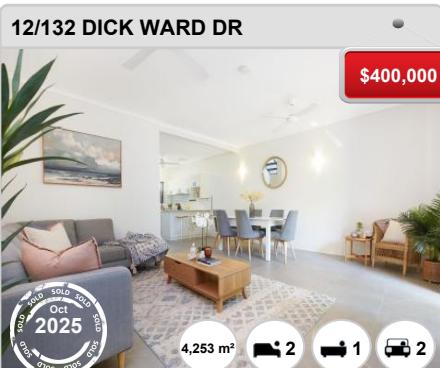


\$705,000

38 Days
Oct 2025

209 m² 3 3 2

12/132 DICK WARD DR



\$400,000

49 Days
Oct 2025

4,253 m² 2 1 2

16/8 GIUSEPPE CRT



\$405,000

7 Days
Oct 2025

120 m² 2 2 4

5/105 OLD MCMILLANS RD



\$430,000

49 Days
Oct 2025

165 m² 2 1 2

COCONUT GROVE - Properties For Rent

Median Rental Price

\$550 /w

Based on 72 recorded Unit rentals within the last 12 months (Oct '24 - Sep '25)

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

Rental Yield

+7.7%

Current Median Price: \$372,500
Current Median Rent: \$550

Based on 64 recorded Unit sales and 72 Unit rentals compared over the last 12 months

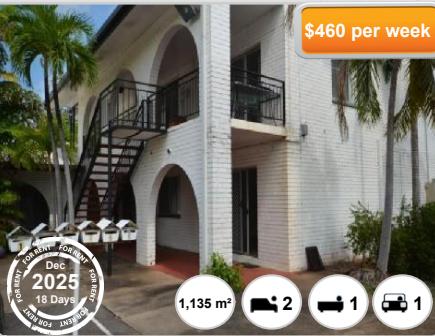
Number of Rentals

72

Based on recorded Unit rentals within the last 12 months (Oct '24 - Sep '25)

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

5/9 MUSGRAVE CRESCENT



1/41 EASTHER CRESCENT

