

A bright yellow bicycle is parked on a paved surface in front of a white picket fence. The bicycle has a brown leather saddle, a rear rack, and a front basket filled with pink flowers. 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	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)

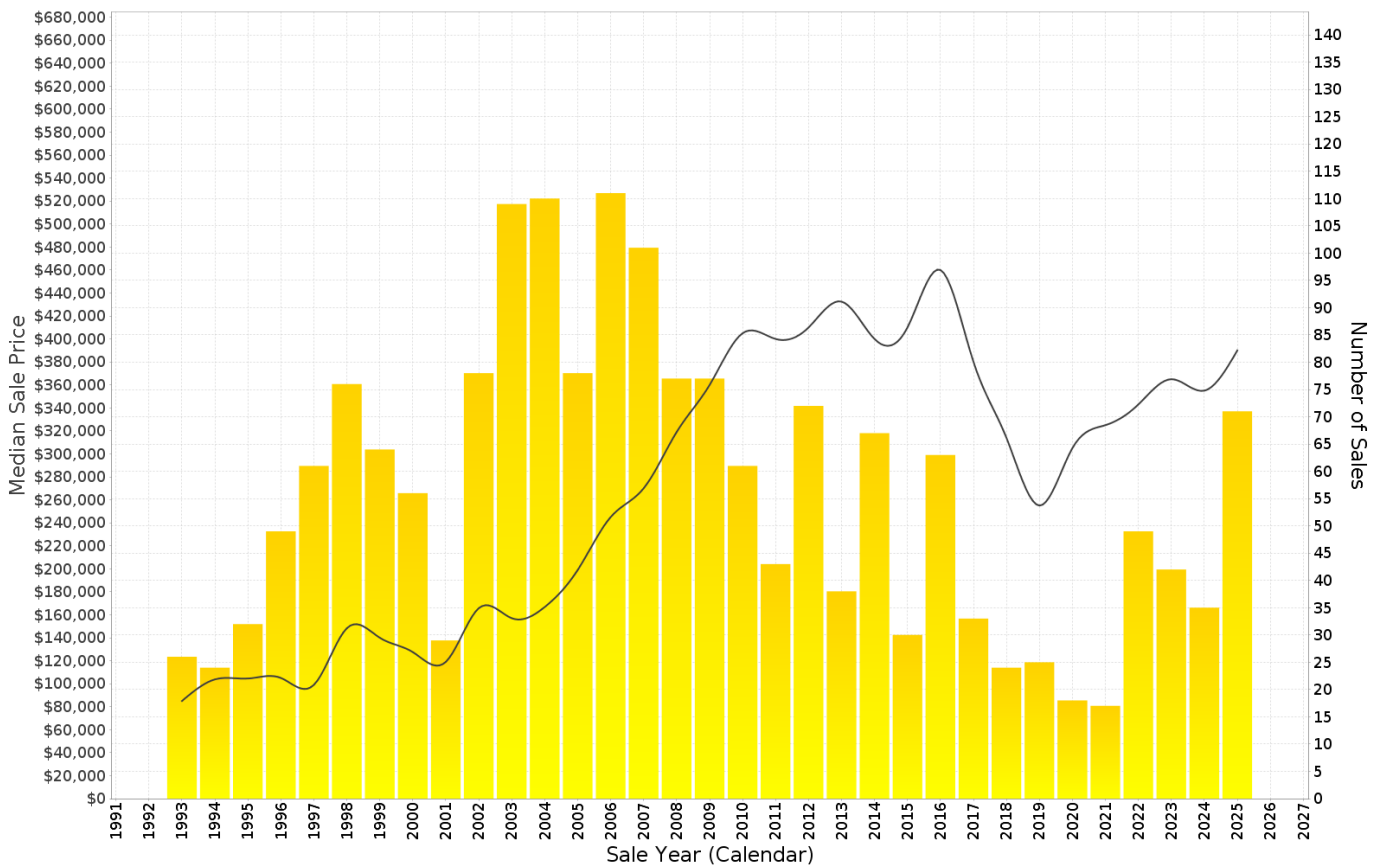
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

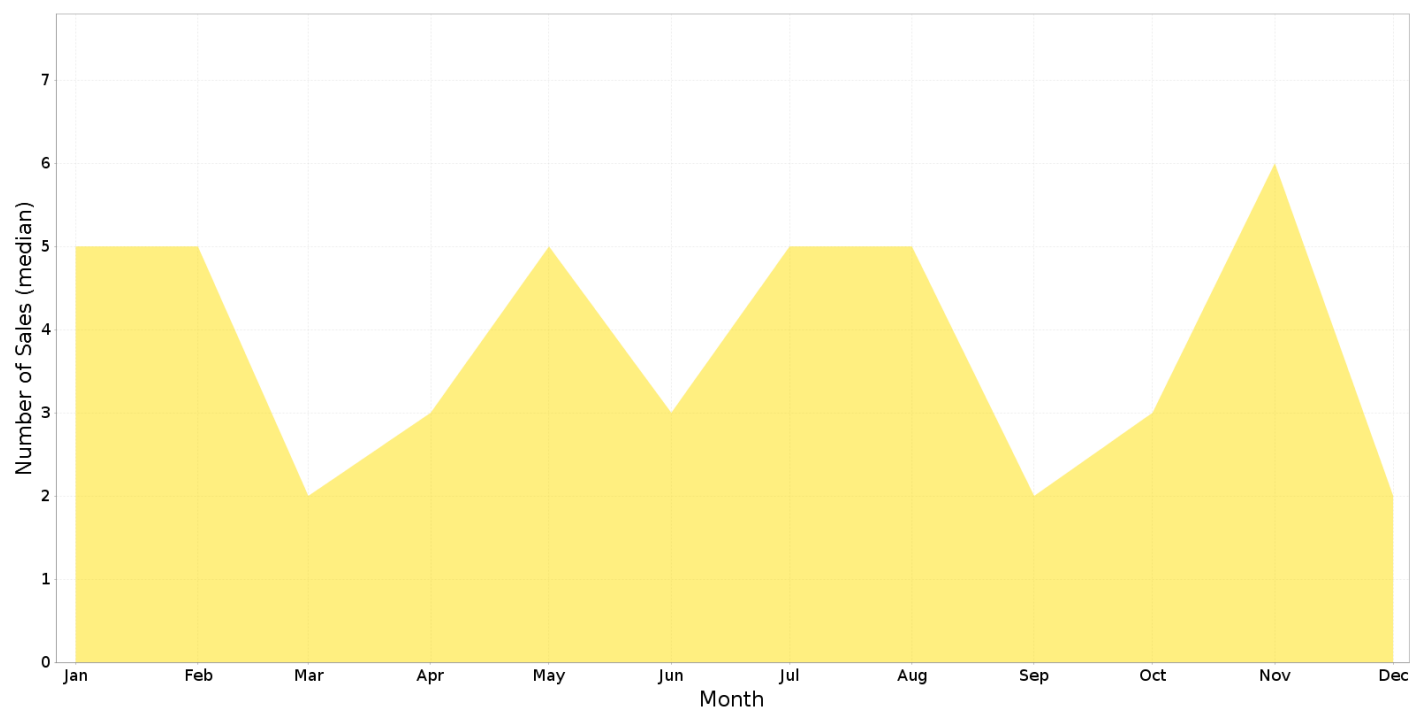
# +6.4%

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

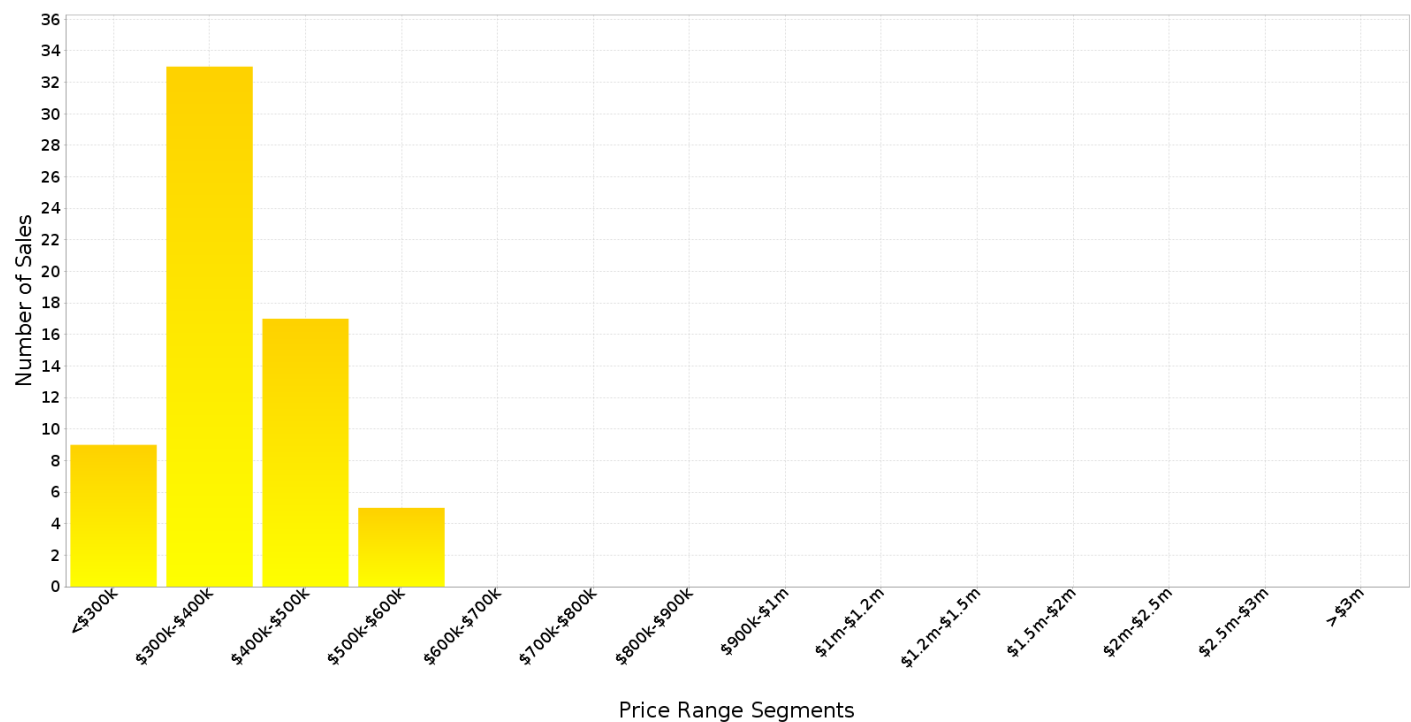
Based on 100 recorded Unit sales compared over the last two rolling 12 month periods



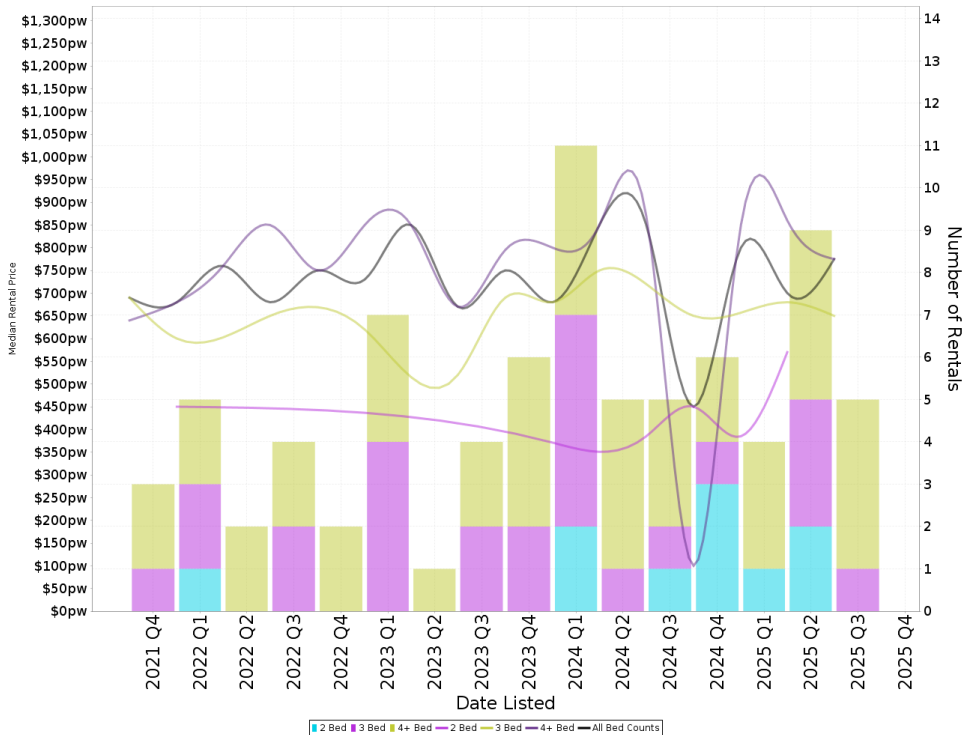
## COCONUT GROVE - Peak Selling Periods (3 years)



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



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+9.5%**

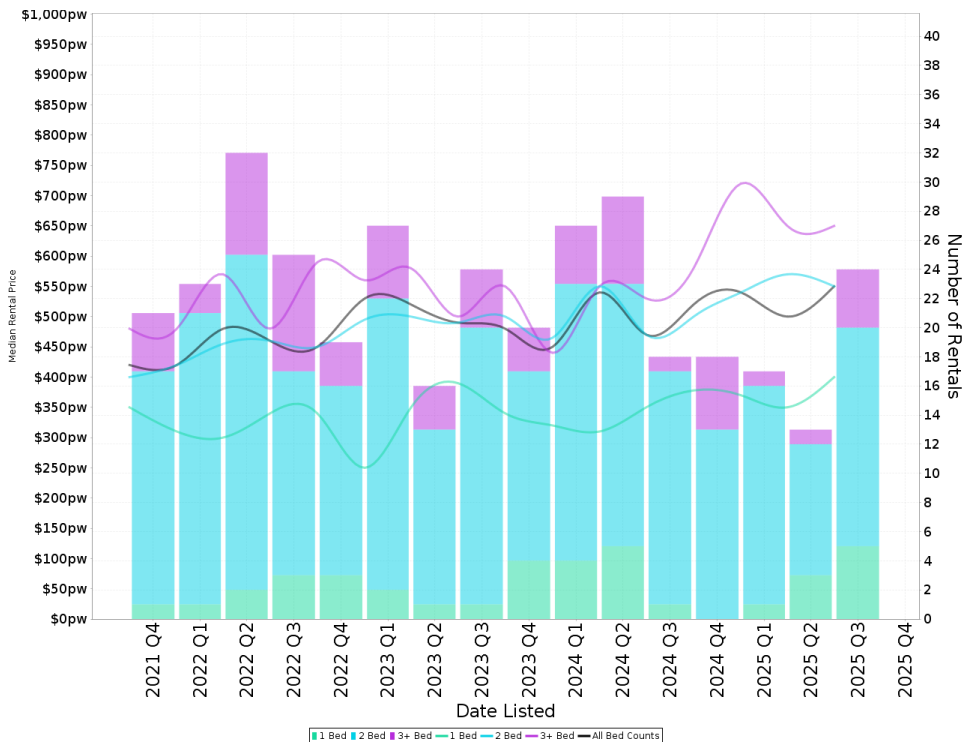
**Current Median Price: \$690,000**  
**Previous Median Price: \$630,000**  
 Based on 42 registered House sales compared over the last two rolling 12 month periods.

### 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

**+6.4%**

**Current Median Price: \$372,500**  
**Previous Median Price: \$350,000**  
 Based on 100 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+7.7%**

**Current Median Price: \$372,500**  
**Current Median Rent: \$550**  
 Based on 72 registered Unit rentals compared over the last 12 months.

# 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

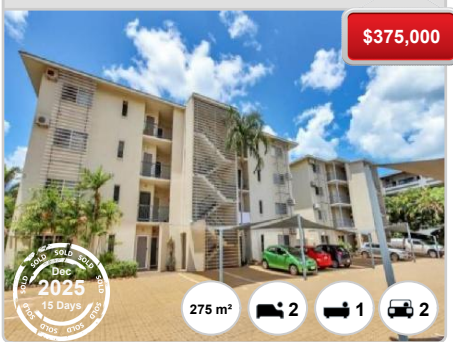
# Sold Properties

**64**

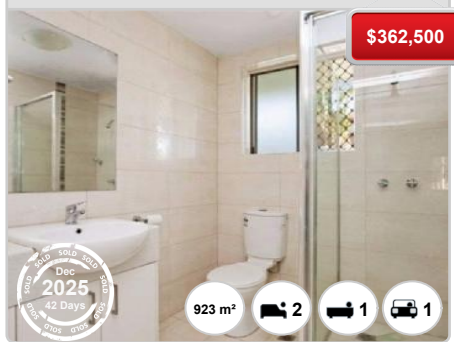
Based on recorded Unit sales within the 12 months (Oct '24 - Sep '25)

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

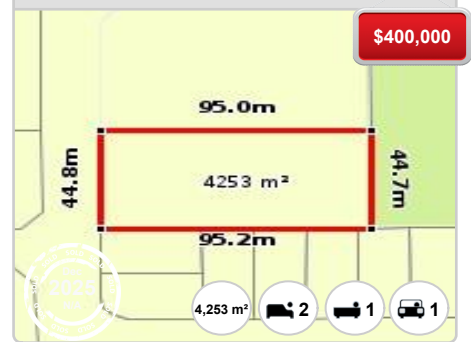
10/21 SUNSET DR



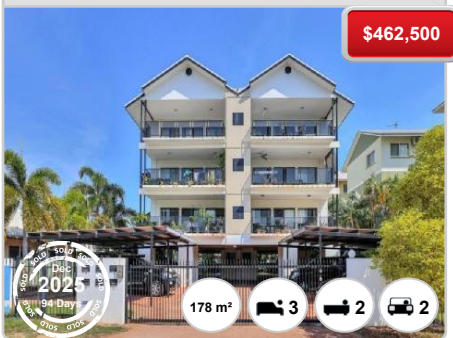
1/7 NATION CRES



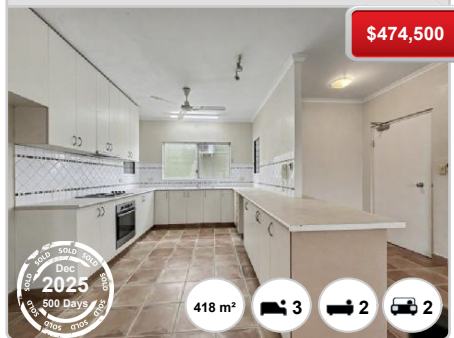
15/132 DICK WARD DR



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**

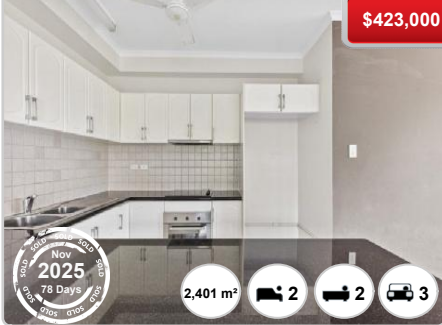


Nov 2025  
12 Days

3,580 m<sup>2</sup> 2 1 1

**6/25 SUNSET DR**

**\$423,000**




Nov 2025  
78 Days

2,401 m<sup>2</sup> 2 2 3

**12/25 SUNSET DR**

**\$420,000**




Nov 2025  
34 Days

148 m<sup>2</sup> 2 2 1

**5/8 GIUSEPPE CRT**

**\$440,000**




Nov 2025  
10 Days

142 m<sup>2</sup> 2 2 -

**1/15 REYNOLDS CRT**

**\$405,000**




Oct 2025  
38 Days

1,283 m<sup>2</sup> 2 1 2

**2/8 NATION CRES**

**\$305,000**




Oct 2025

91 m<sup>2</sup> 2 1 1

**1/8 SOVEREIGN CCT**

**\$570,000**




Oct 2025  
16 Days

222 m<sup>2</sup> 3 2 2

**1/42 NATION CRES**

**\$515,000**



Oct 2025  
14 Days

303 m<sup>2</sup> 3 2 2

**2/3 MUSGRAVE CRES**

**\$705,000**



Oct 2025  
38 Days

209 m<sup>2</sup> 3 3 2

**12/132 DICK WARD DR**

**\$400,000**



Oct 2025

4,253 m<sup>2</sup> 2 1 2

**16/8 GIUSEPPE CRT**

**\$405,000**



Oct 2025  
7 Days

120 m<sup>2</sup> 2 2 4

**5/105 OLD MCMILLANS RD**

**\$430,000**



Oct 2025  
49 Days

165 m<sup>2</sup> 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

