

RayWhite.

Suburb flyover report

COOK (HOUSE)

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COOK - Suburb Map



COOK - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	24	\$ 426,250	0.0 %	\$ 300,000	\$ 692,500
2007	31	\$ 440,000	3.2 %	\$ 200,000	\$ 807,000
2008	23	\$ 475,000	8.0 %	\$ 242,500	\$ 645,000
2009	29	\$ 508,000	6.9 %	\$ 187,500	\$ 845,000
2010	15	\$ 575,000	13.2 %	\$ 250,000	\$ 780,000
2011	17	\$ 545,000	-5.2 %	\$ 231,000	\$ 925,000
2012	16	\$ 620,000	13.8 %	\$ 485,000	\$ 800,000
2013	25	\$ 556,000	-10.3 %	\$ 460,000	\$ 926,000
2014	24	\$ 608,750	9.5 %	\$ 136,841	\$ 870,000
2015	25	\$ 706,000	16.0 %	\$ 490,000	\$ 920,000
2016	22	\$ 680,000	-3.7 %	\$ 500,000	\$ 1,365,000
2017	18	\$ 733,750	7.9 %	\$ 575,000	\$ 985,000
2018	26	\$ 806,500	9.9 %	\$ 610,000	\$ 1,320,000
2019	31	\$ 792,500	-1.7 %	\$ 220,000	\$ 1,130,000
2020	24	\$ 882,500	11.4 %	\$ 190,000	\$ 1,250,000
2021	22	\$ 1,068,750	21.1 %	\$ 805,000	\$ 2,250,000
2022	13	\$ 1,100,000	2.9 %	\$ 840,000	\$ 1,810,000
2023	21	\$ 1,110,000	0.9 %	\$ 500,000	\$ 1,856,000
2024	6	\$ 1,282,500	15.5 %	\$ 1,125,000	\$ 1,551,000

Median Sale Price
\$1.25m

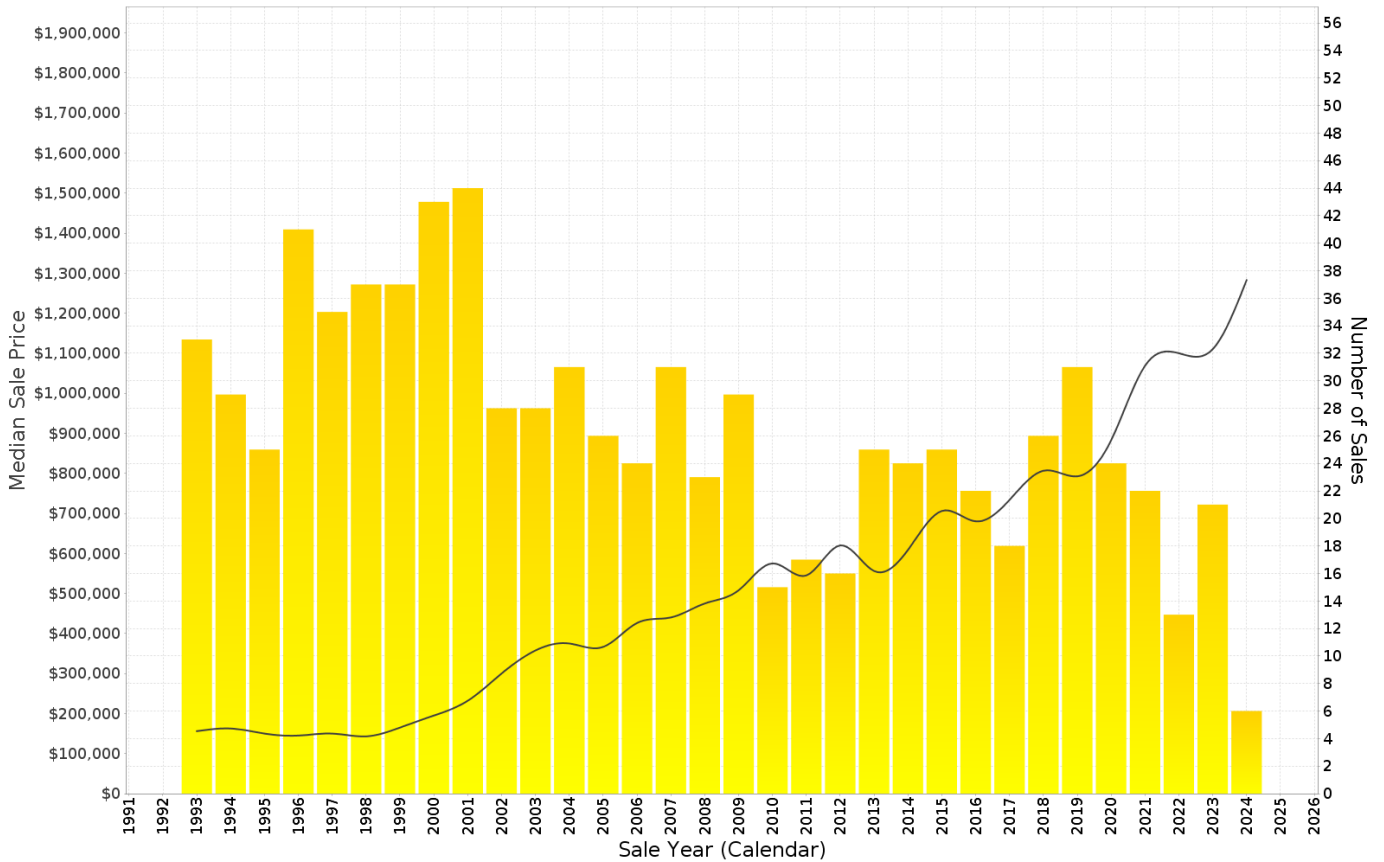
Based on 17 recorded House sales within the last 12 months (Financial Year 2024)

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

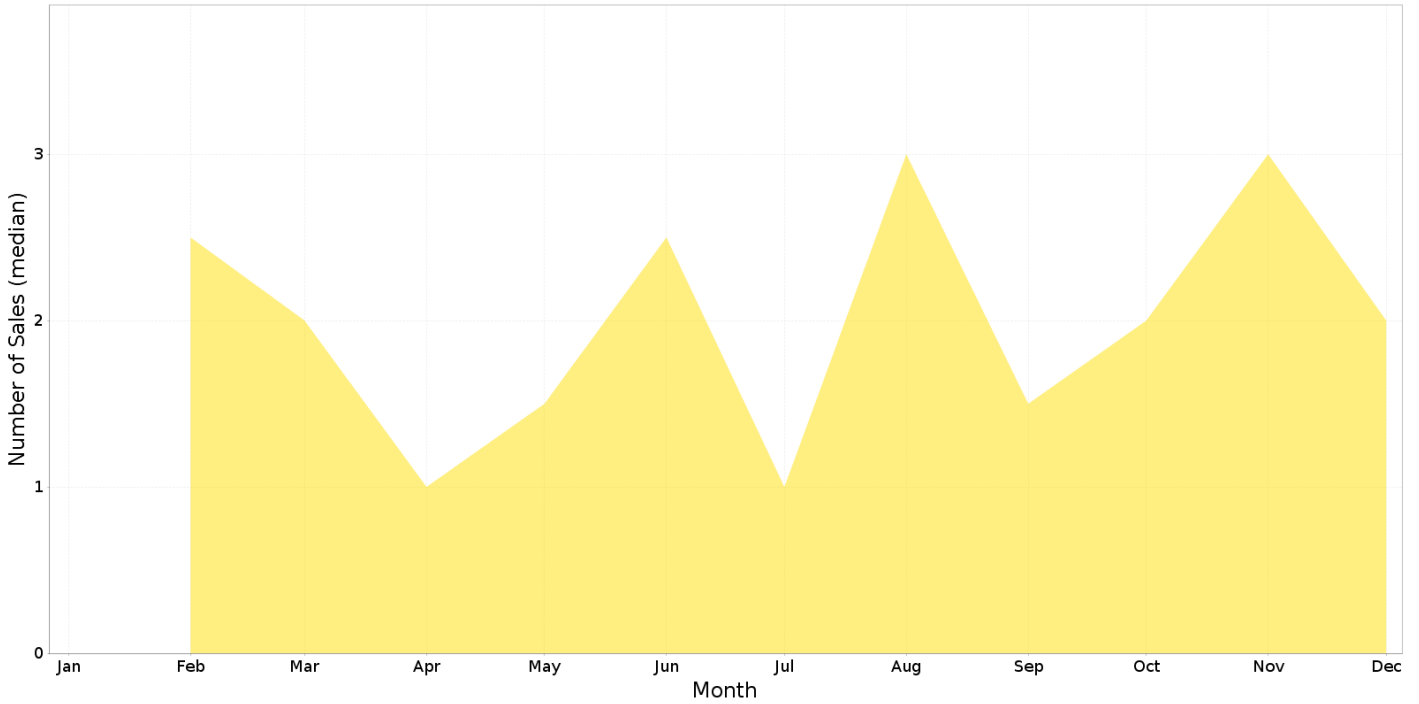
Suburb Growth
+25.9%

Current Median Price: \$1,250,000
Previous Median Price: \$992,500

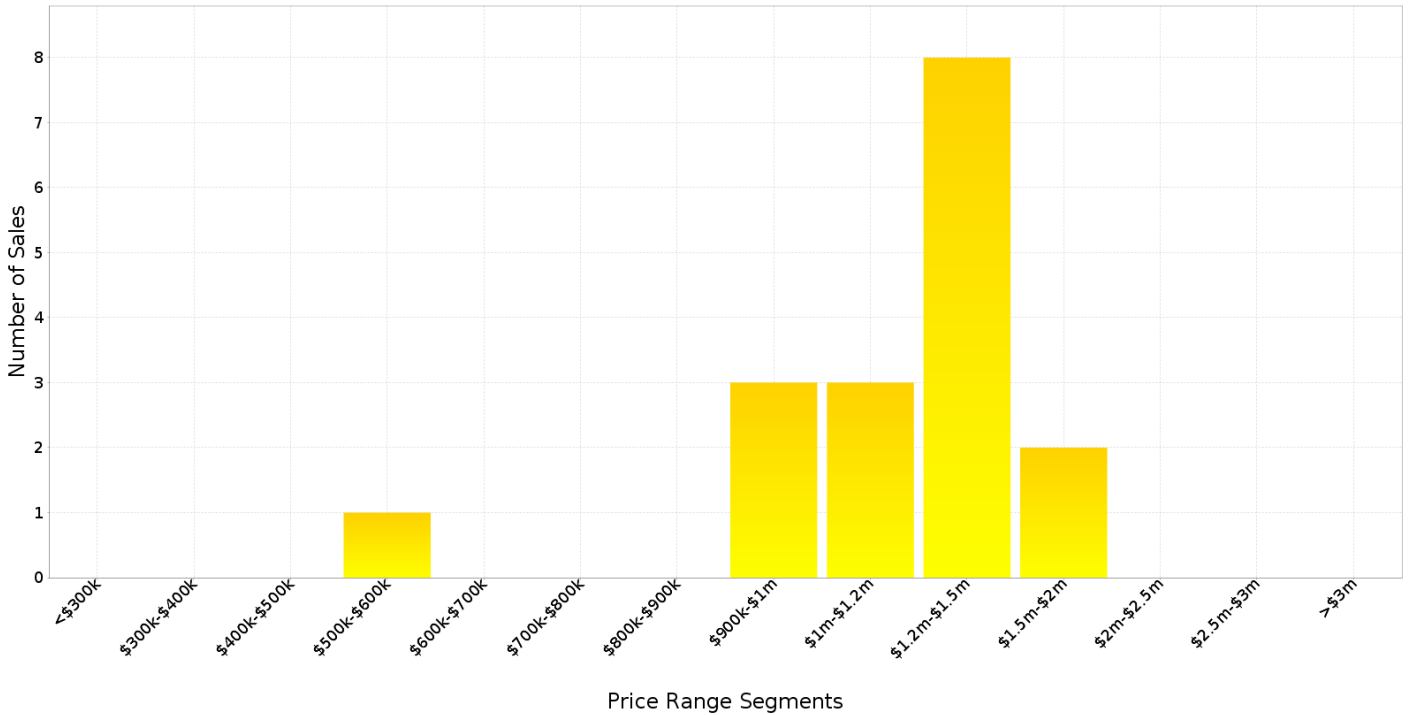
Based on 33 recorded House sales compared over the last two rolling 12 month periods



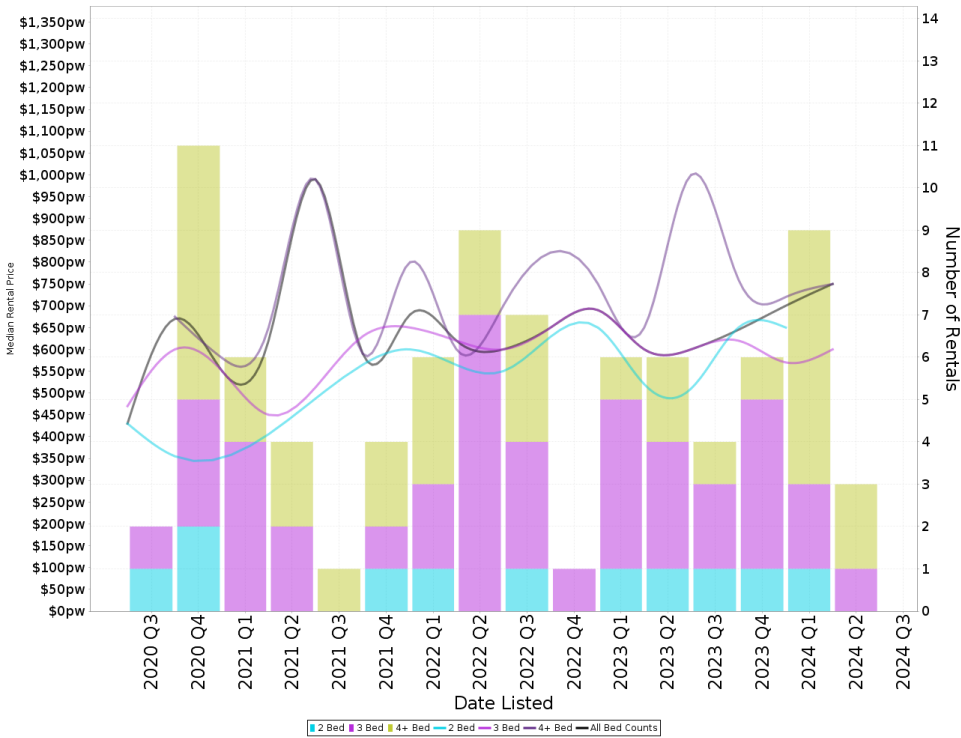
COOK - Peak Selling Periods (3 years)



COOK - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+25.9%

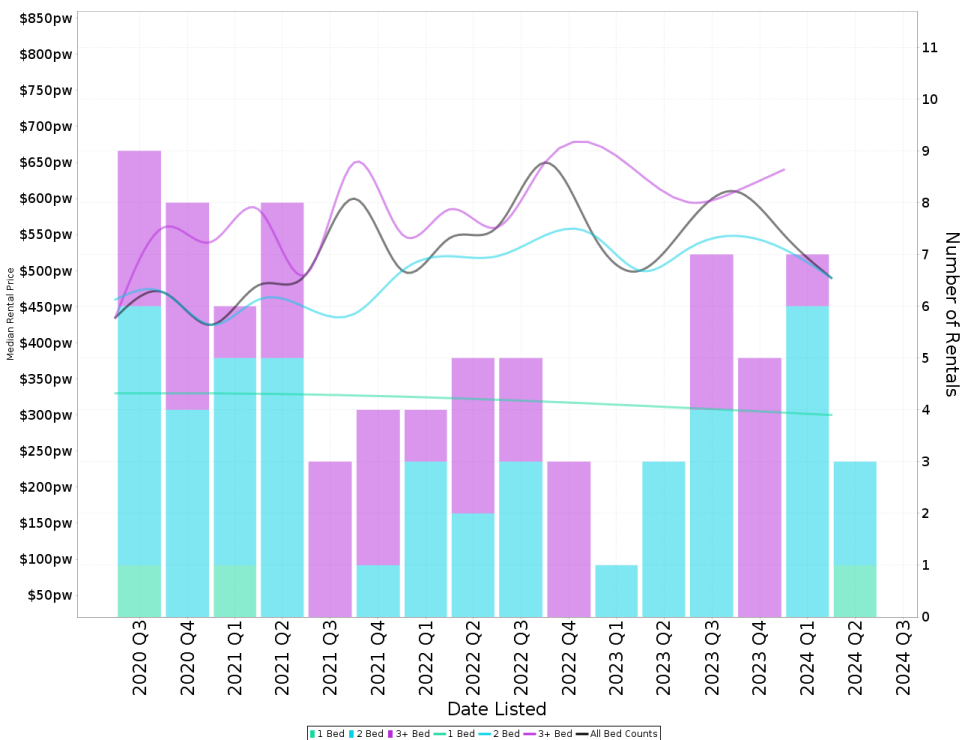
Current Median Price: \$1,250,000
 Previous Median Price: \$992,500
 Based on 33 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.7%

Current Median Price: \$1,250,000
 Current Median Rent: \$655
 Based on 22 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+9.4%

Current Median Price: \$827,663
 Previous Median Price: \$756,500
 Based on 62 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.5%

Current Median Price: \$827,663
 Current Median Rent: \$550
 Based on 22 registered Unit rentals compared over the last 12 months.

COOK - Recently Sold Properties

Median Sale Price

\$1.25m

Based on 17 recorded House sales within the last 12 months (Financial Year 2024)

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

Suburb Growth

+25.9%

Current Median Price: \$1,250,000
Previous Median Price: \$992,500

Based on 33 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 2024)

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

11 GRYLLES CRES

\$1,472,000

716 m² 4 2 1

Sold Jun 2024 22 Days

2 WYBALENA GR

\$1,140,000

3 2 1

Sold Jun 2024 N/A

43 BIFFIN ST

\$1,200,000

935 m² 3 1 2

Sold May 2024 7 Days

44 HENRY ST

\$1,551,000

1,042 m² 4 3 2

Sold Apr 2024 22 Days

31 DWYER ST

\$1,315,000

719 m² 3 1 2

Sold Mar 2024 22 Days

48 REDFERN ST

\$1,160,000

797 m² 4 2 2

Sold Mar 2024 67 Days

20 OAKES ST

\$1,460,000

715 m² 3 2 2

Sold Mar 2024 23 Days

32 REDFERN ST

\$1,000,000

790 m² 3 1 2

Sold Mar 2024 18 Days

57 MACKELLAR CRES

\$1,250,000

1,094 m² 2 1 2

Sold Feb 2024 165 Days

8 HENRY ST



\$1,125,000

SOLD Feb 2024 23 Days

966 m² 4 1 1

COOK - Properties For Rent

Median Rental Price

\$655 /w

Based on 22 recorded House rentals within the last 12 months (Financial Year 2024)

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

Rental Yield

+2.7%

Current Median Price: \$1,250,000
Current Median Rent: \$655

Based on 17 recorded House sales and 22 House rentals compared over the last 12 months


Number of Rentals

22

Based on recorded House rentals within the last 12 months (Financial Year 2024)

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

52A Lyttleton Crescent




\$720

868 m² 4 2 1

Jan 2024
177 Days

52 Lyttleton Crescent



\$820

868 m² 4 2 1

Nov 2023
230 Days