

Suburb flyover report

COOK (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



COOK - Suburb Map



Prepared on 01/08/2025 by Customer Care VA , +61 (02) 6173 6300 at Ray White Canberra. © Property Data Solutions Pty Ltd 2025 (pricefinder.com.au)

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COOK - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	31	\$ 440,000	0.0 %	\$ 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	16	\$ 1,200,000	8.1 %	\$ 870,000	\$ 1,551,000
2025	10	\$ 1,170,750	-2.4 %	\$ 550,000	\$ 1,520,000

Median Sale Price

\$1.17m

Based on 18 recorded House sales within the last 12 months (Financial Year 2025)

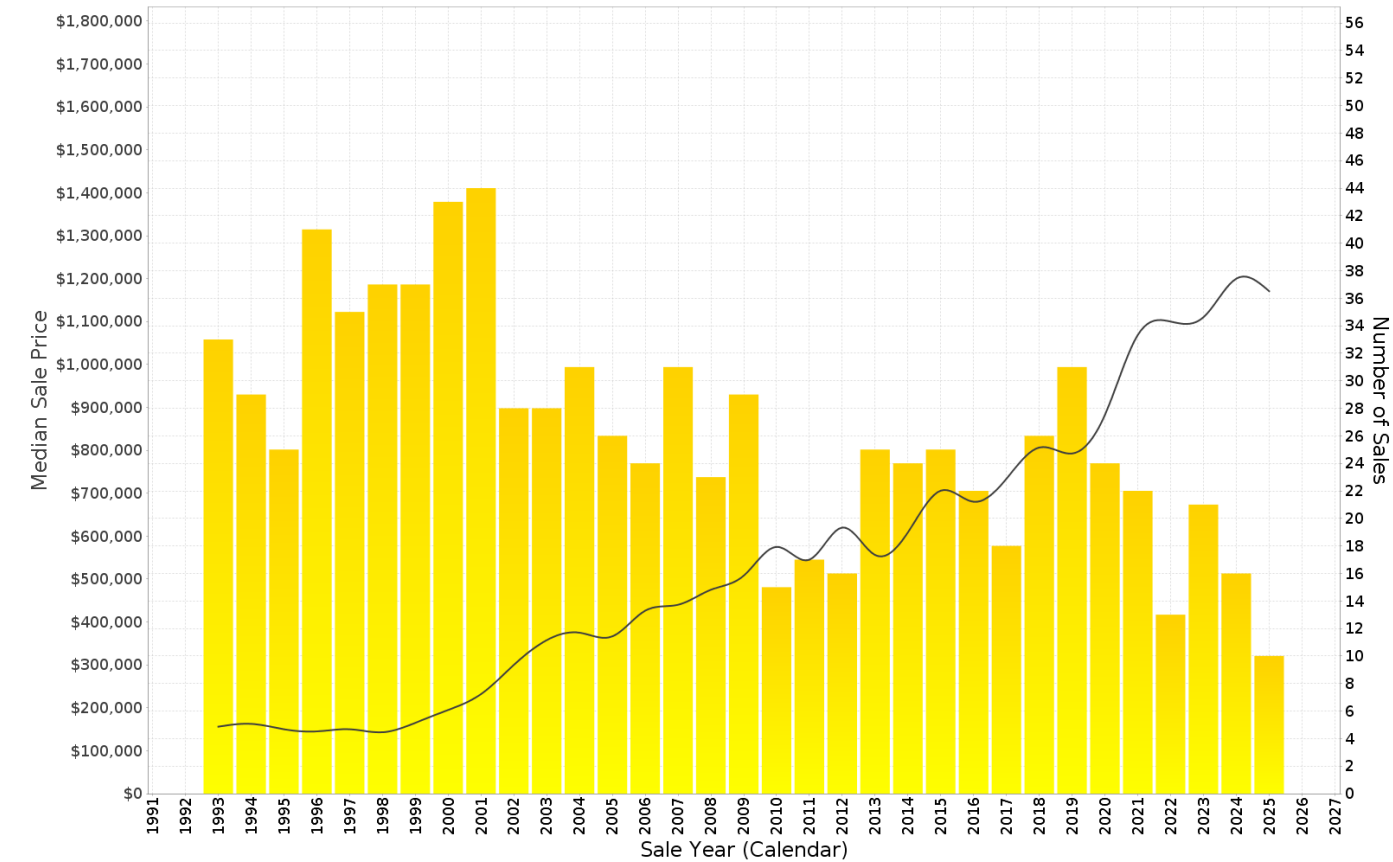
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

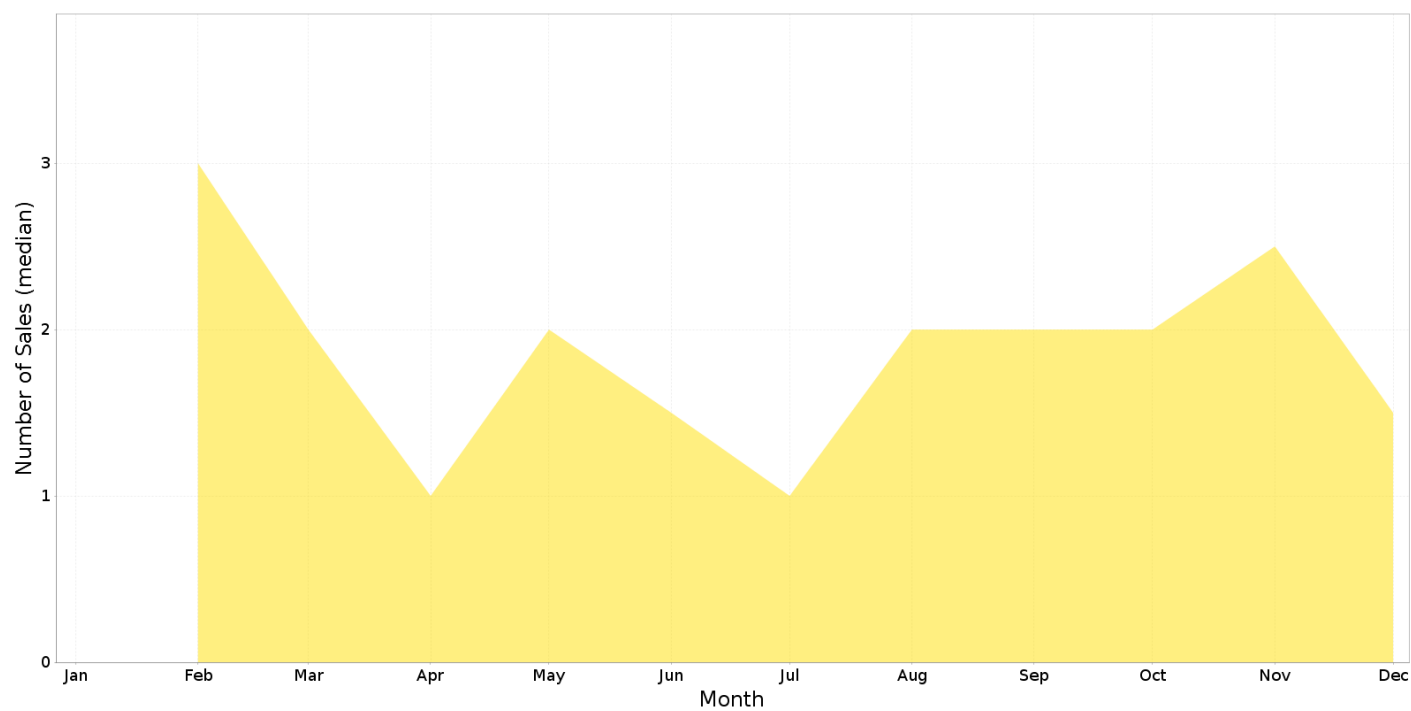
-6.8%

Current Median Price: \$1,165,000
Previous Median Price: \$1,250,000

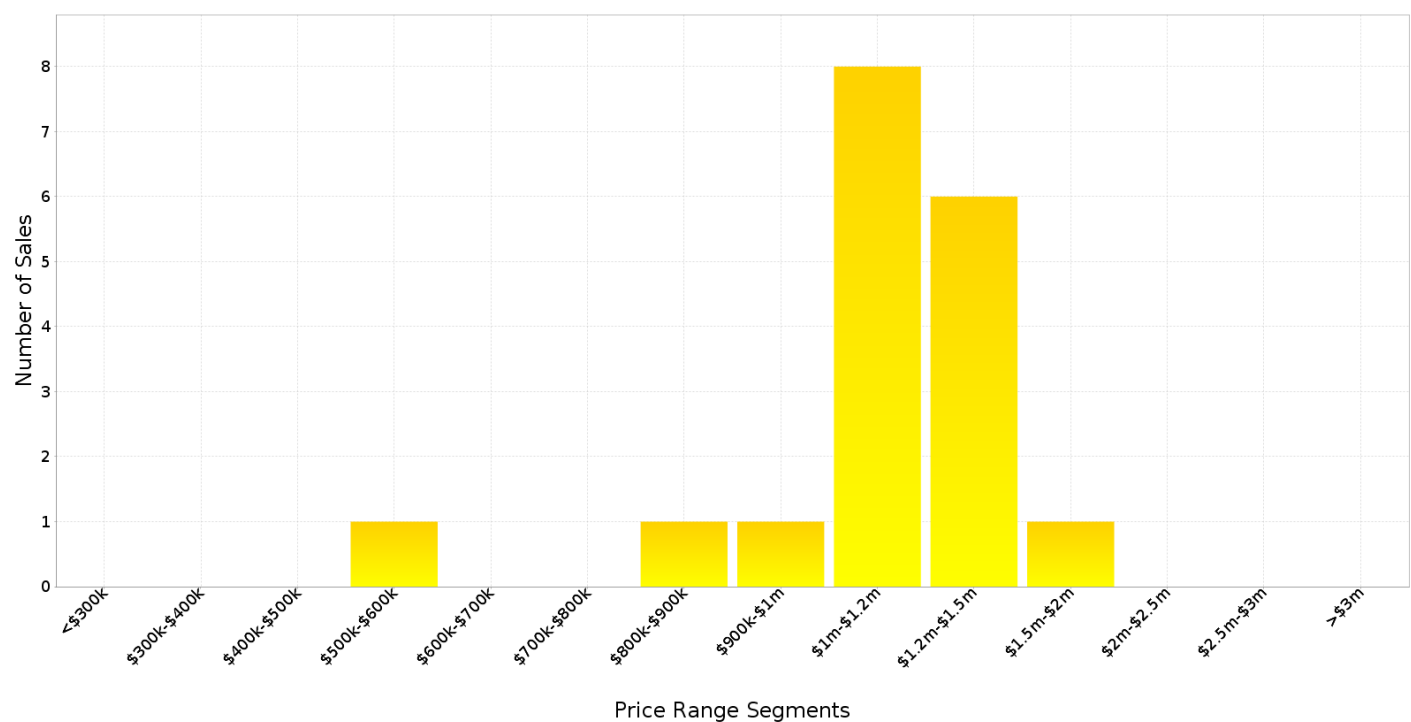
Based on 37 recorded House sales compared over the last two rolling 12 month periods



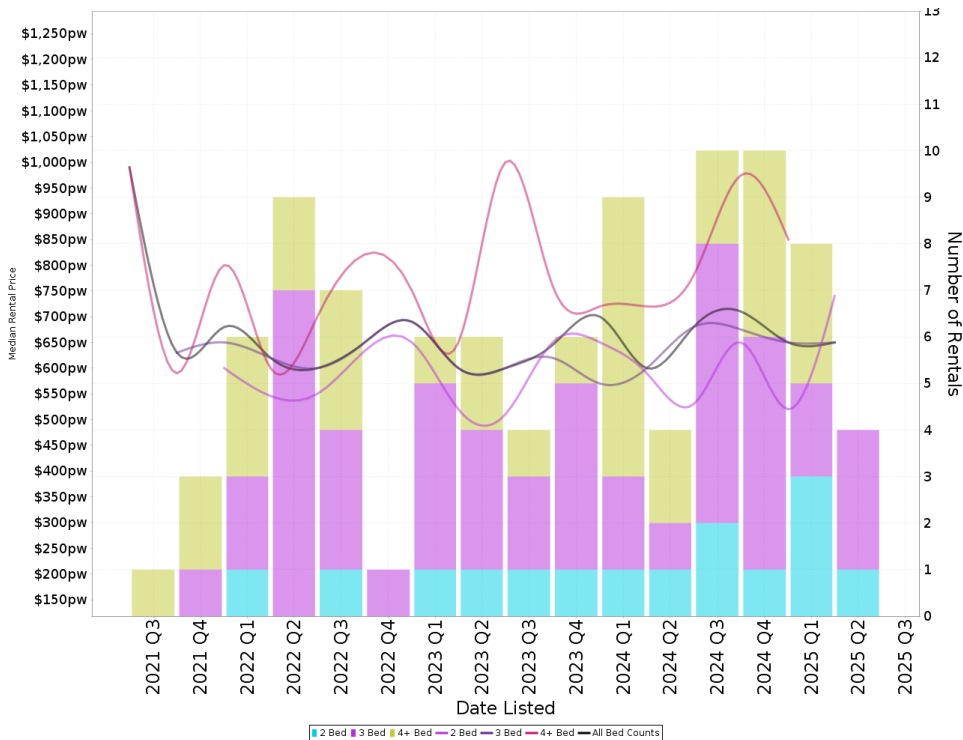
COOK - Peak Selling Periods (3 years)



COOK - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-6.8%

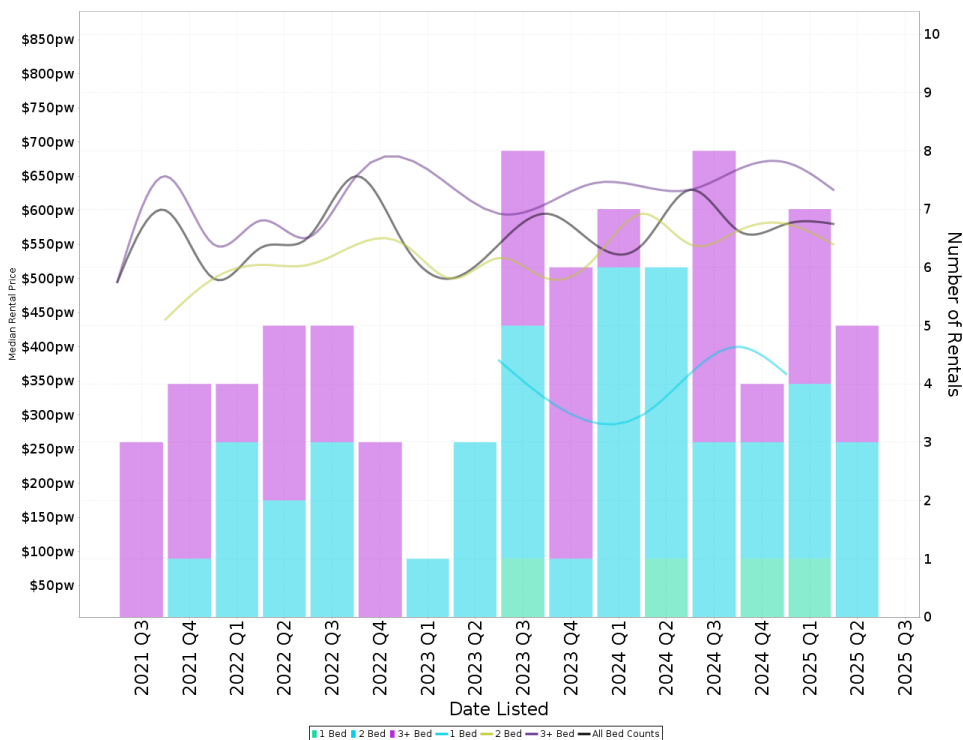
Current Median Price: \$1,165,000
Previous Median Price: \$1,250,000
 Based on 37 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.0%

Current Median Price: \$1,165,000
Current Median Rent: \$680
 Based on 32 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-3.0%

Current Median Price: \$810,000
Previous Median Price: \$835,326
 Based on 50 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.7%

Current Median Price: \$810,000
Current Median Rent: \$580
 Based on 24 registered Unit rentals compared over the last 12 months.

COOK - Recently Sold Properties

Median Sale Price

\$1.17m

Based on 18 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

-6.8%

Current Median Price: \$1,165,000
Previous Median Price: \$1,250,000

Based on 37 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

18

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

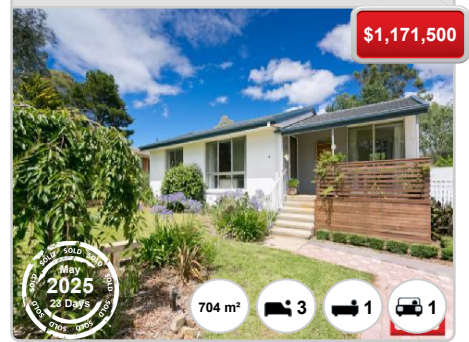
76-114 DEXTER ST



84 LYTTLETON CRES



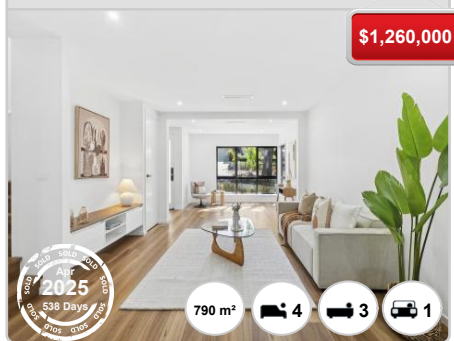
36 CAMBRIDGE ST



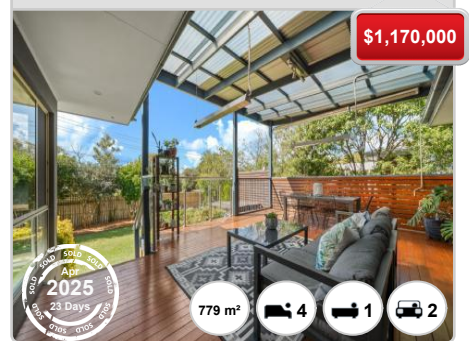
50 LYTTLETON CRES



1 BUSSELL CRES



5 MACKELLAR CRES



44 REDFERN ST



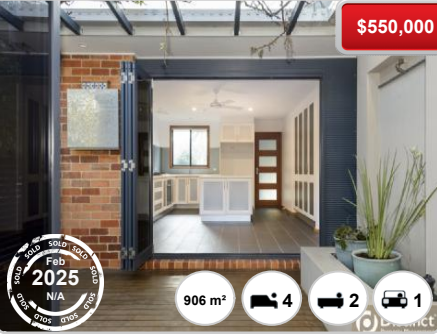
37 SKINNER ST



88 MACKELLAR CRES



47 CAMBRIDGE ST



55 SKINNER ST



109 MACKELLAR CRES

