

Suburb flyover report

COOK (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



COOK - Suburb Map



Prepared on 01/10/2025 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	12	\$ 1,170,750	-2.4 %	\$ 547,500	\$ 1,520,000

Median Sale Price

\$1.17m

Based on 15 recorded House sales within the last 12 months (Oct '24 - Sep '25)

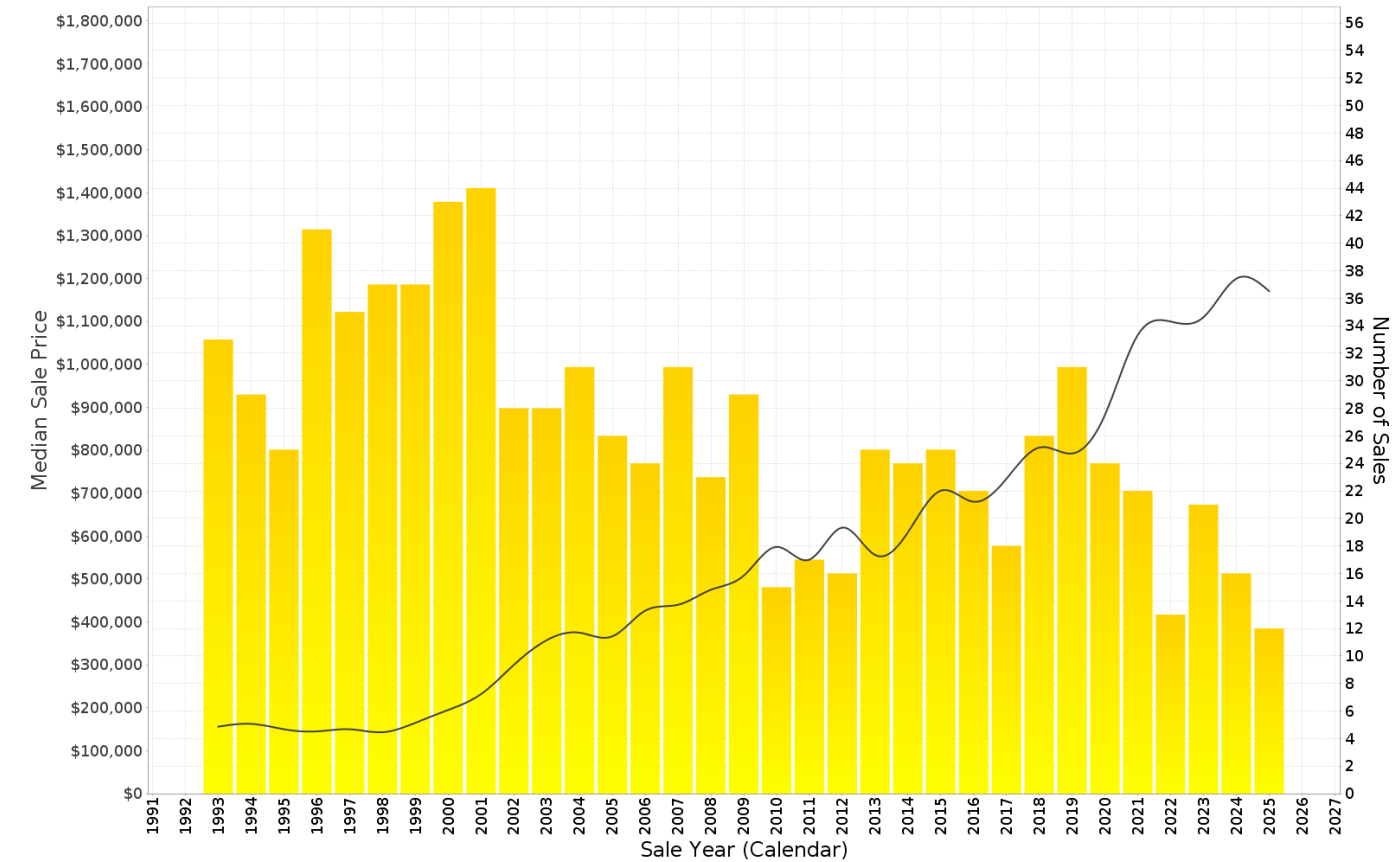
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

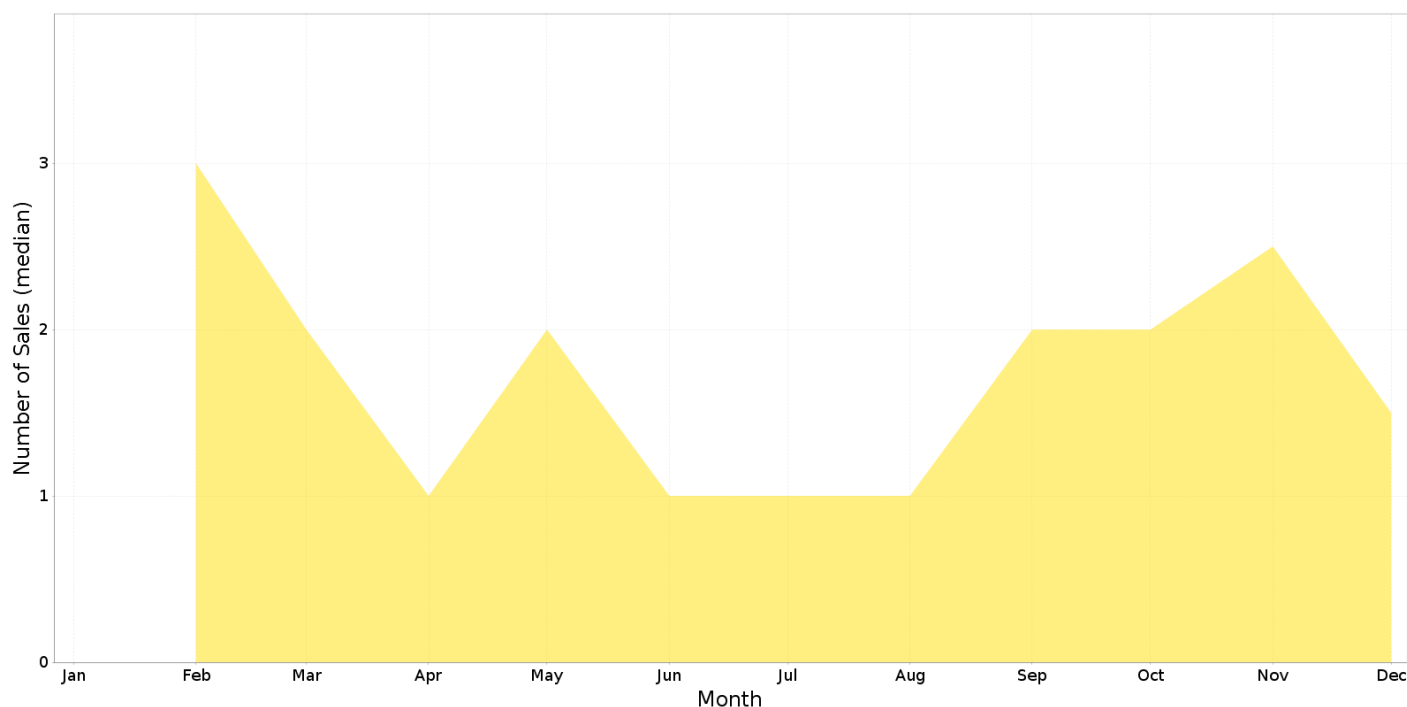
-3.7%

Current Median Price: \$1,170,000
Previous Median Price: \$1,215,000

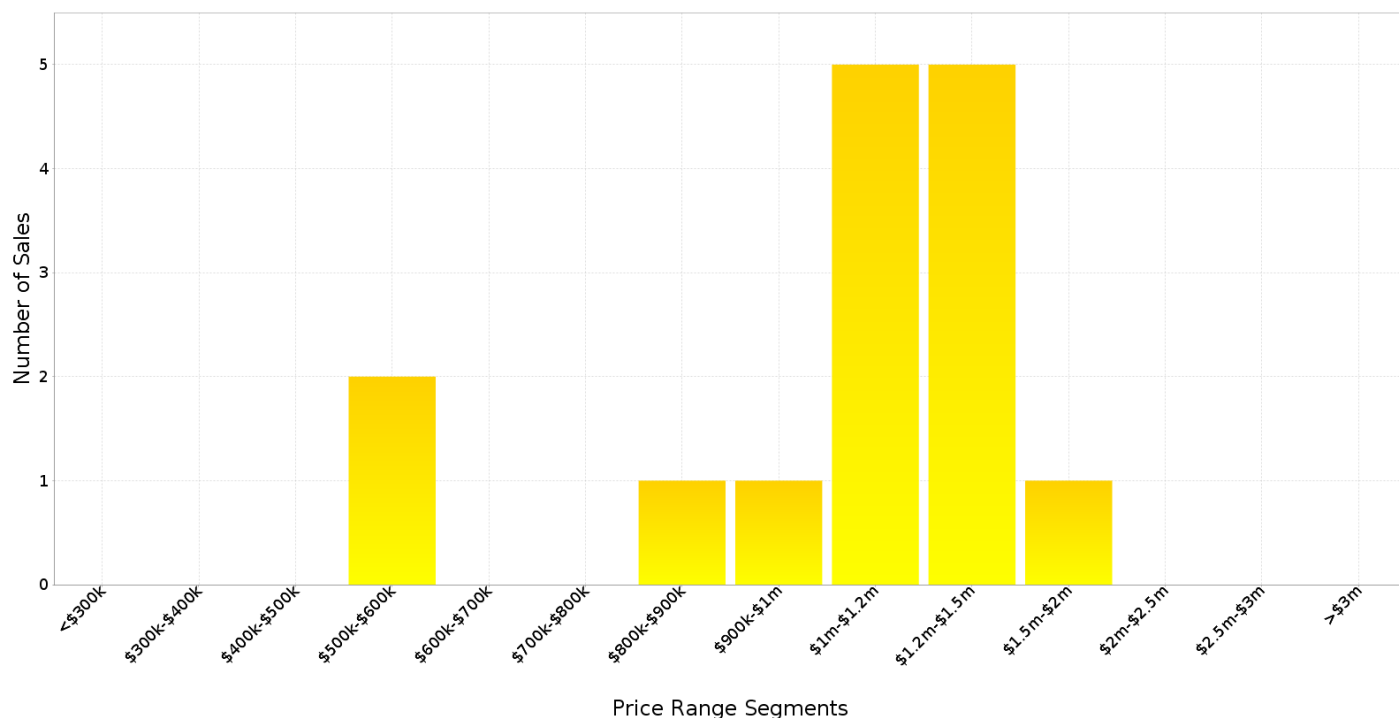
Based on 34 recorded House sales compared over the last two rolling 12 month periods



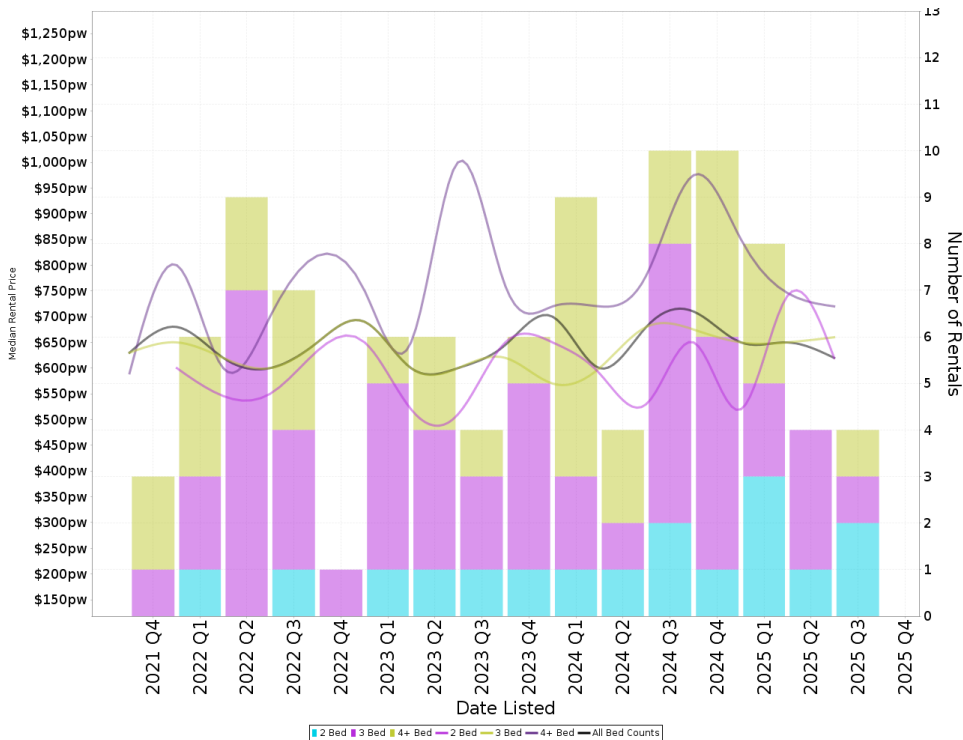
COOK - Peak Selling Periods (3 years)



COOK - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-3.7%

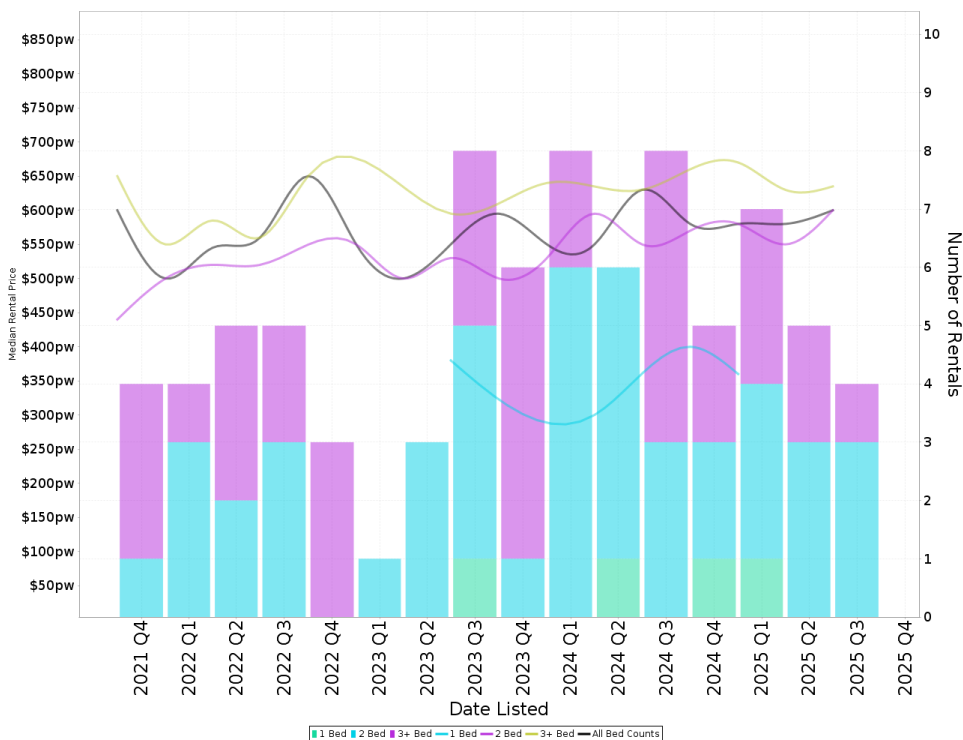
Current Median Price: \$1,170,000
Previous Median Price: \$1,215,000
Based on 34 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.9%

Current Median Price: \$1,170,000
Current Median Rent: \$660
Based on 26 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-8.1%

Current Median Price: \$790,000
Previous Median Price: \$860,000
Based on 45 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.8%

Current Median Price: \$790,000
Current Median Rent: \$580
Based on 21 registered Unit rentals compared over the last 12 months.

COOK - Recently Sold Properties

Median Sale Price

\$1.17m

Based on 15 recorded House 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

-3.7%

Current Median Price: \$1,170,000
Previous Median Price: \$1,215,000

Based on 34 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

15

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

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

64 LYTTLETON CRES



16 DUGDALE ST



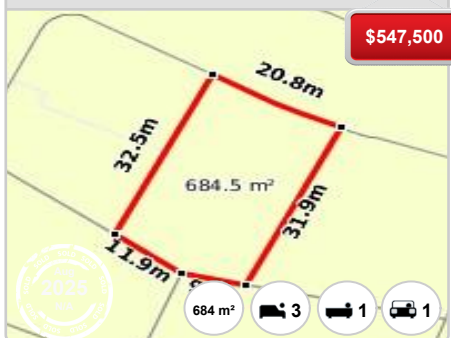
105 MACKELLAR CRES



65 DEXTER ST



3 OAKES ST



76-114 DEXTER ST



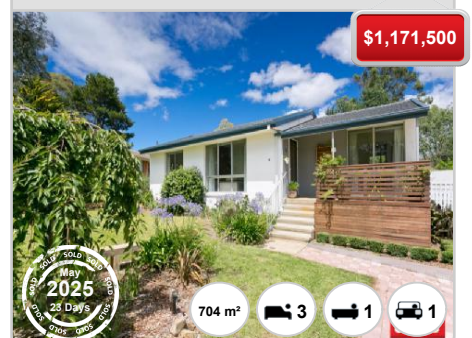
10 DWYER ST



84 LYTTLETON CRES



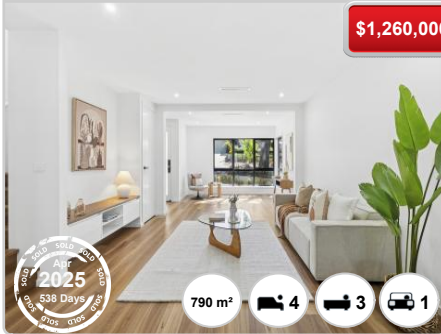
36 CAMBRIDGE ST



50 LYTTLETON CRES



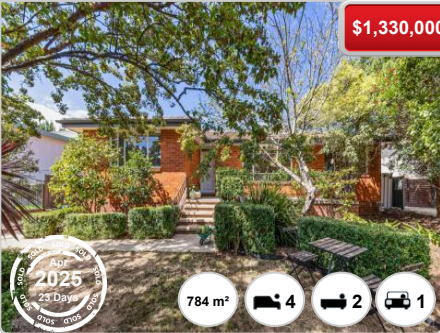
1 BUSSELL CRES



5 MACKELLAR CRES



44 REDFERN ST



COOK - Properties For Rent

Median Rental Price

\$660 /w

Based on 26 recorded House 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

+2.9%

Current Median Price: \$1,170,000
Current Median Rent: \$660

Based on 15 recorded House sales and 26 House rentals compared over the last 12 months

Number of Rentals

26

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

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

