

RayWhite.

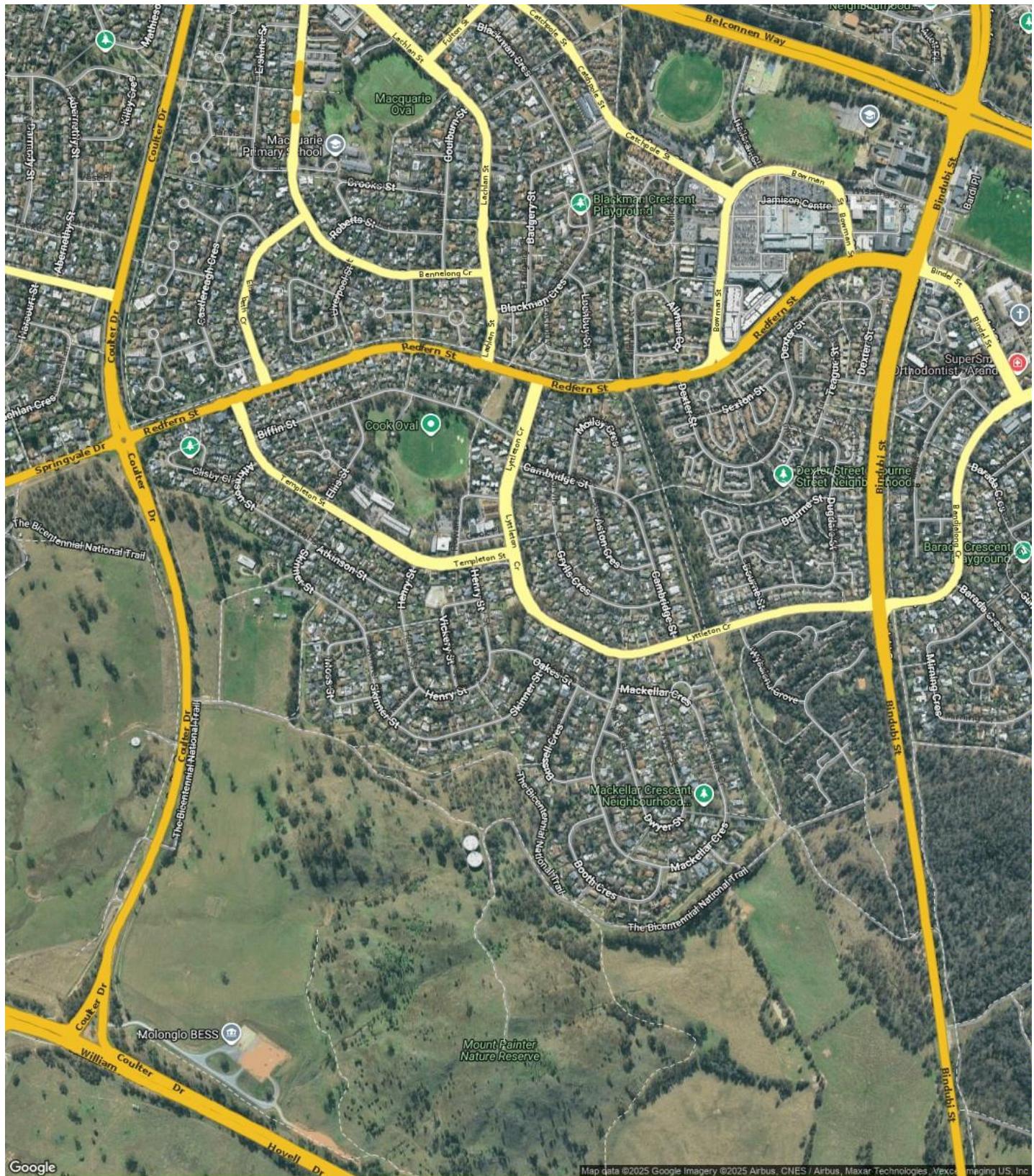
Suburb flyover report

COOK (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA



COOK - Suburb Map



COOK - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	23	\$ 475,000	0.0 %	\$ 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	21	\$ 1,170,000	-2.5 %	\$ 547,500	\$ 1,850,000
2026	0				

Median Sale Price

\$1.17m

Based on 21 recorded House sales within the last 12 months (2025)

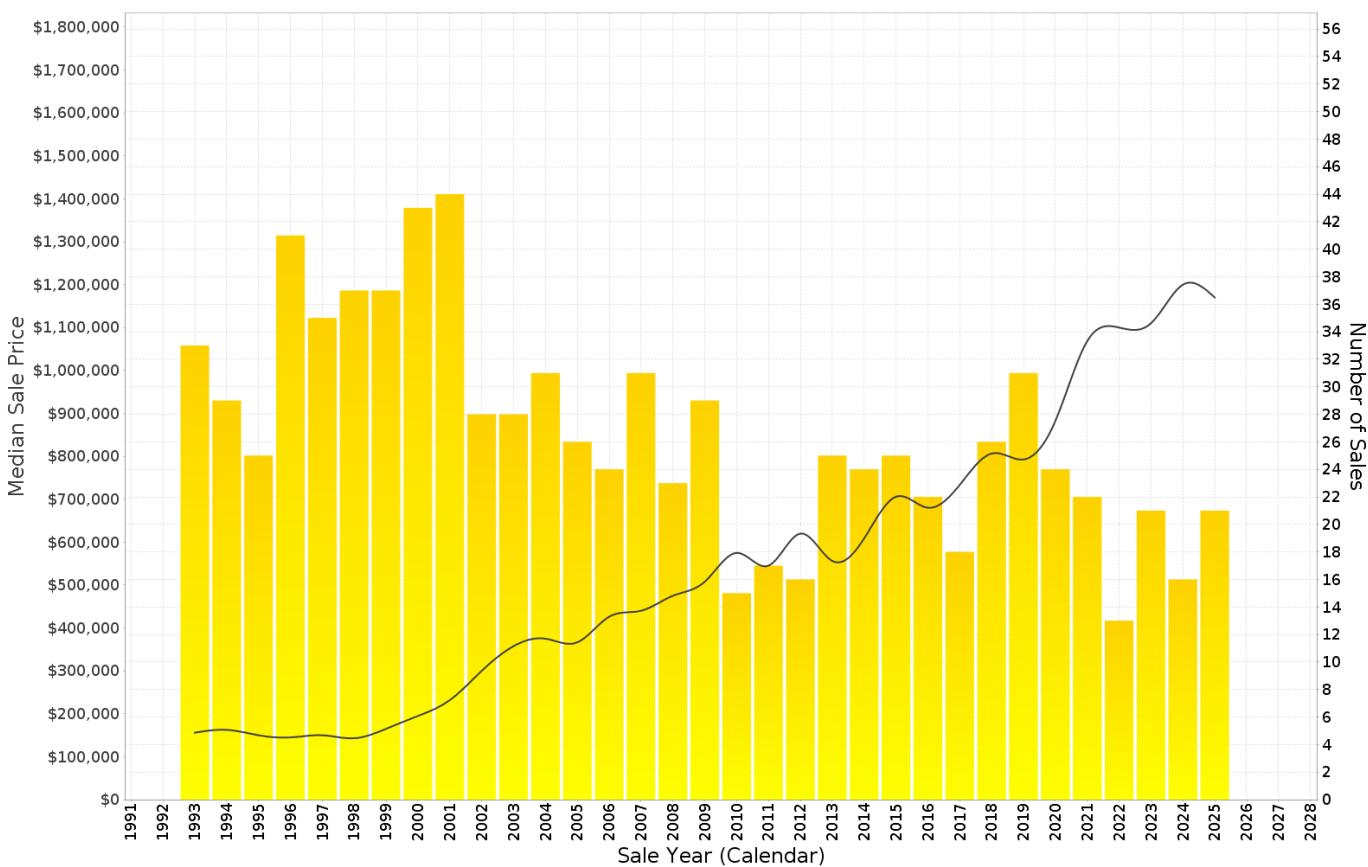
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

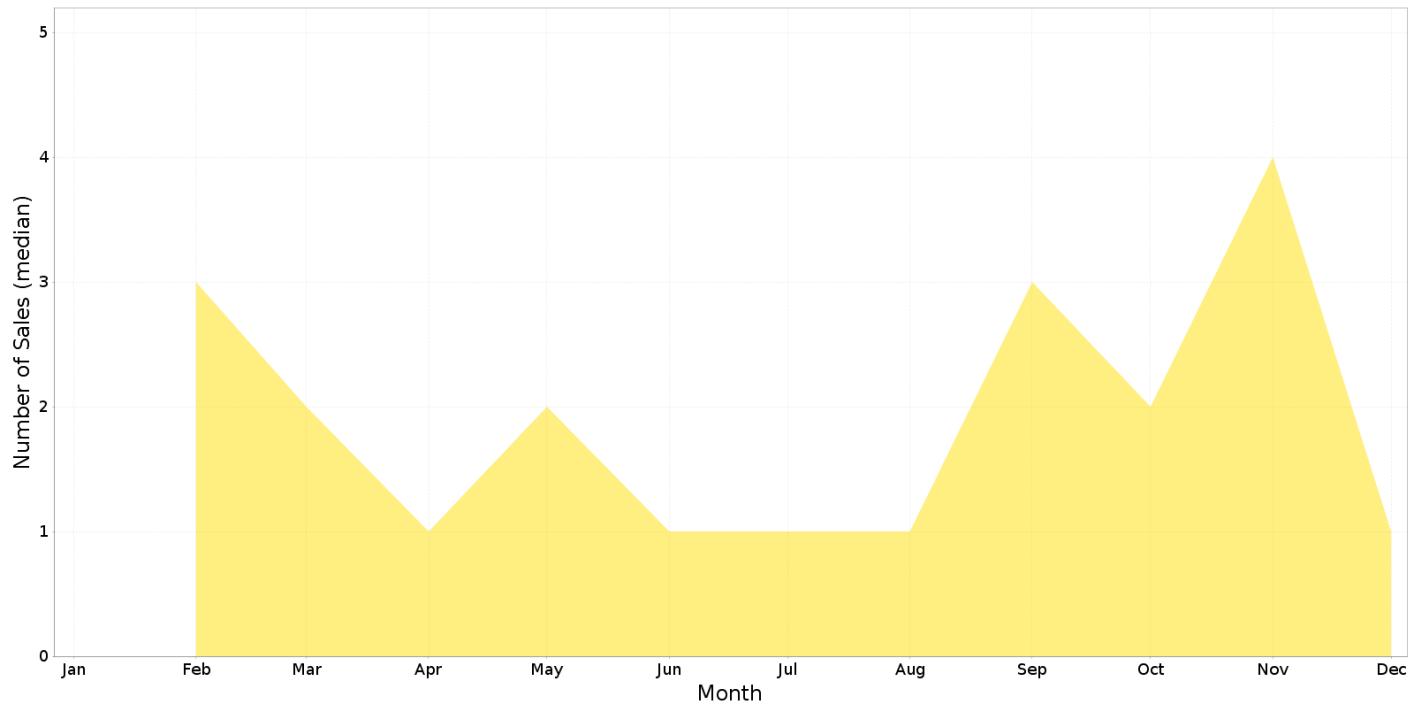
-2.5%

Current Median Price: \$1,170,000
Previous Median Price: \$1,200,000

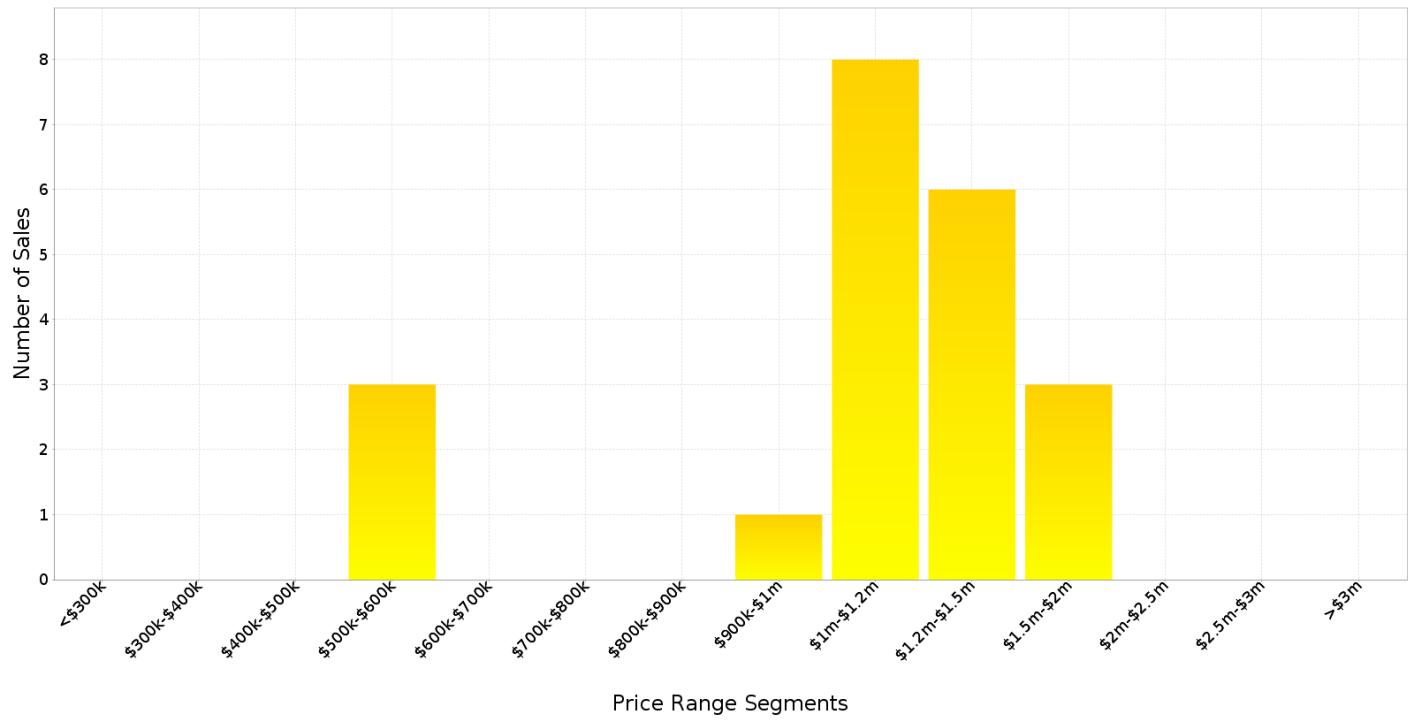
Based on 37 recorded House sales compared over the last two rolling 12 month periods



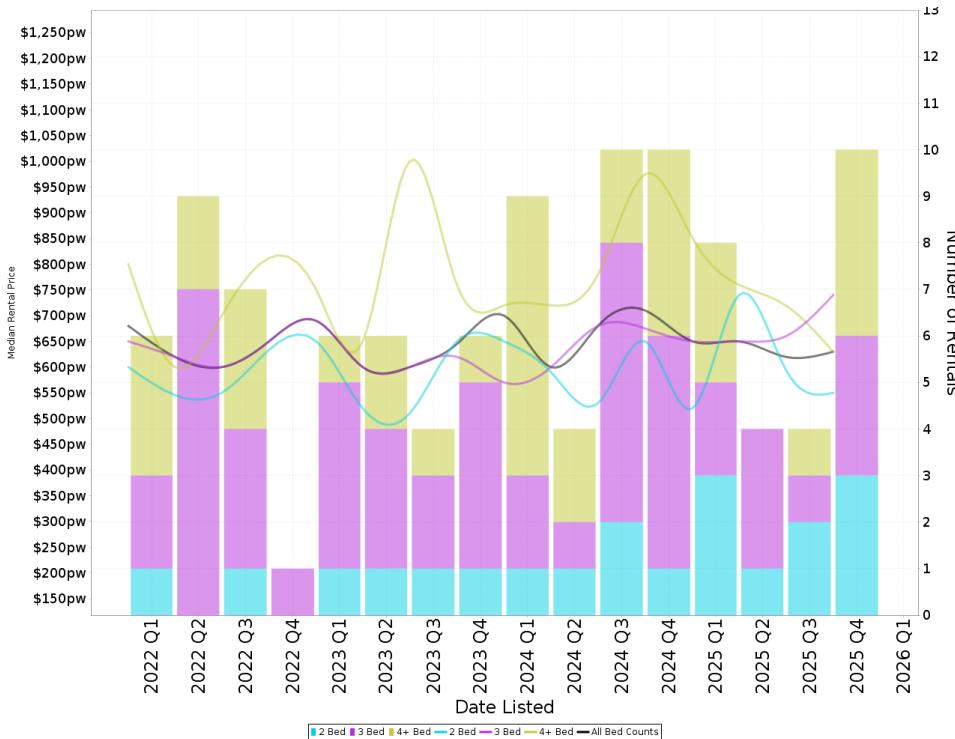
COOK - Peak Selling Periods (3 years)



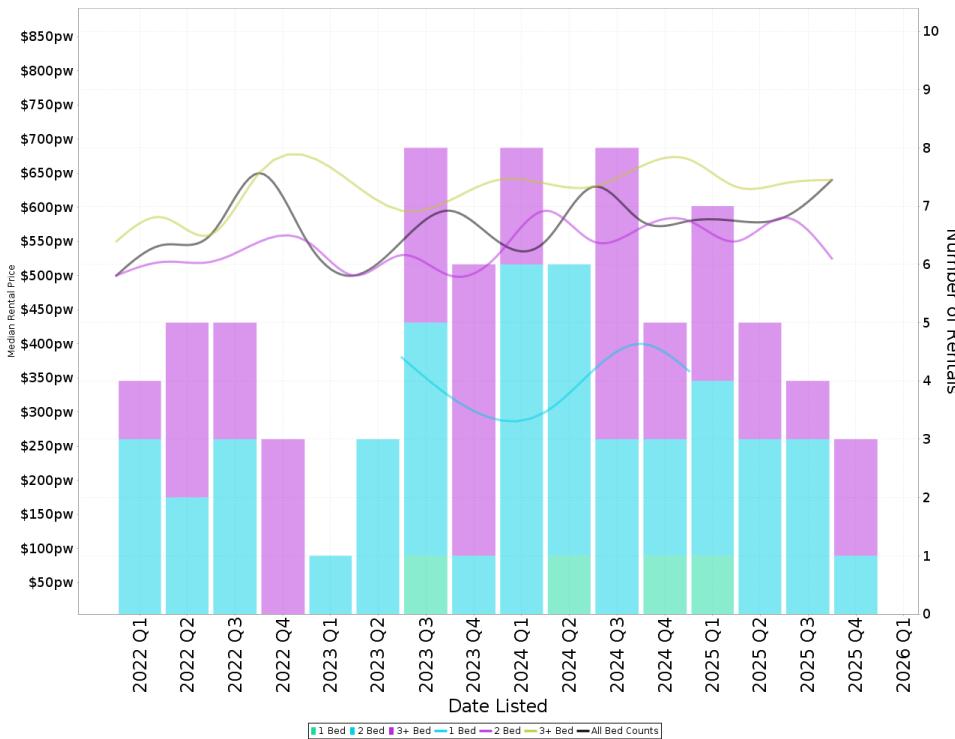
COOK - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Median Weekly Rents (Units)



COOK - Recently Sold Properties

Median Sale Price

\$1.17m

Based on 21 recorded House sales within the last 12 months (2025)

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

Suburb Growth

-2.5%

Current Median Price: \$1,170,000
Previous Median Price: \$1,200,000

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

Sold Properties

21

Based on recorded House sales within the 12 months (2025)

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

22 SKINNER ST



\$1,150,000

708 m² 5 2 1

20 MOSS ST



\$1,390,000

913 m² 4 2 4

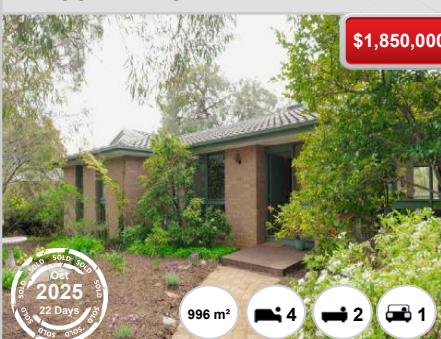
32 GRYLLS CRES



\$2,200,000

833 m² 4 4 4

11 BOOTH CRES



\$1,850,000

996 m² 4 2 1

5 HENRY ST



\$1,099,000

821 m² 3 2 2

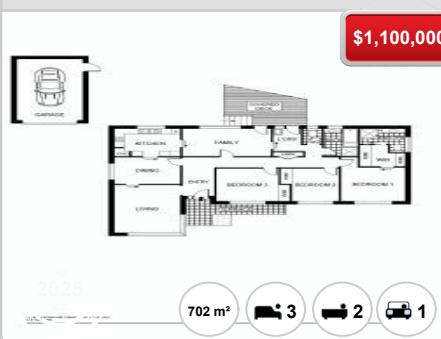
47 LYTTLETON CRES



\$1,000,000

909 m² - - -

4 MOSS ST



\$1,100,000

702 m² 3 2 1

3 OAKES ST



\$1,155,000

684 m² 3 1 1

7 MACKELLAR CRES



\$595,000

717 m² 3 1 1

64 LYTTLETON CRES



\$1,245,000

Sep 2025
23 Days

802 m² • 3 • 2 • 2

105 MACKELLAR CRES



\$1,370,000

Sep 2025
14 Days

944 m² • 5 • 1 • 2

3 OAKES ST



\$547,500

Sep 2025
14 Days

684.5 m² • 3 • 1 • 1

76-114 DEXTER ST



\$640,000

Sep 2025
N/A

1.06 ha • 2 • 1 • 1

COOK - Properties For Rent

Median Rental Price

\$650 /w

Based on 26 recorded House rentals within the last 12 months (2025)

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: \$650

Based on 21 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 (2025)

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

52 LYTTLETON CRESCENT



2/42 TEMPLETON STREET

