

# Suburb flyover report

COOK (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

**RayWhite.**





# COOK - Suburb Map



Prepared on 05/01/2026 by Customer Care VA , +61 (02) 6173 6300 at Ray White Canberra. © Property Data Solutions Pty Ltd 2026 (pricfinder.com.au)

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# 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)

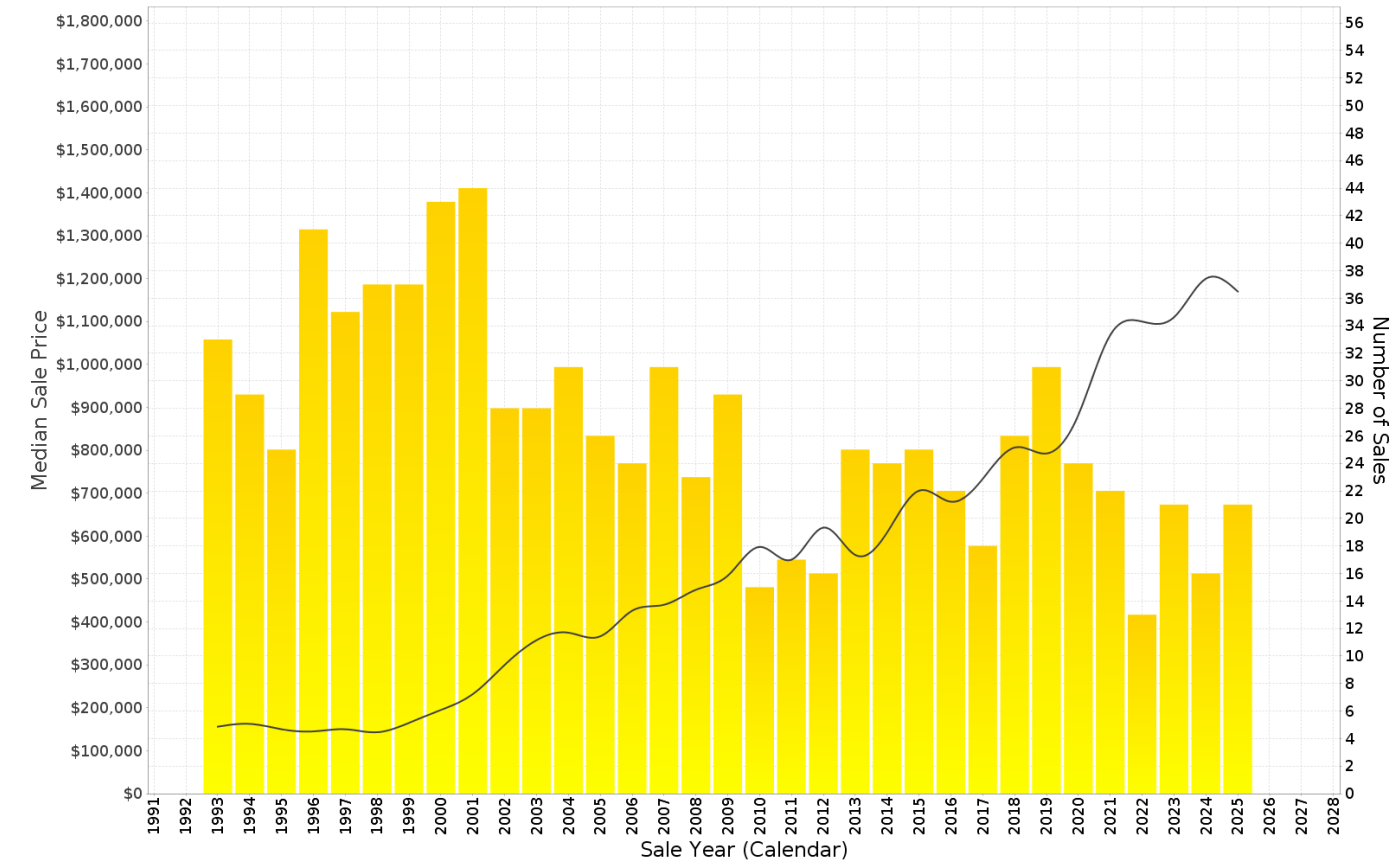
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

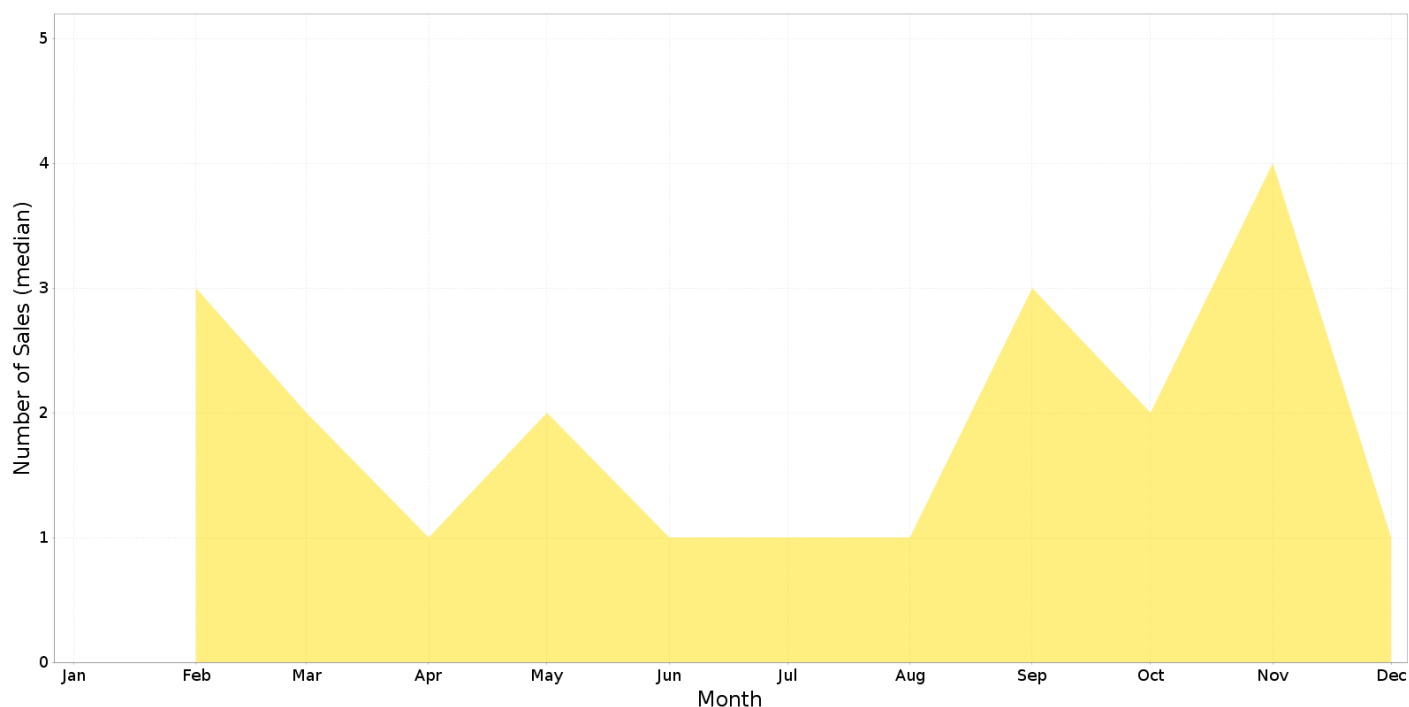
-2.5%

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

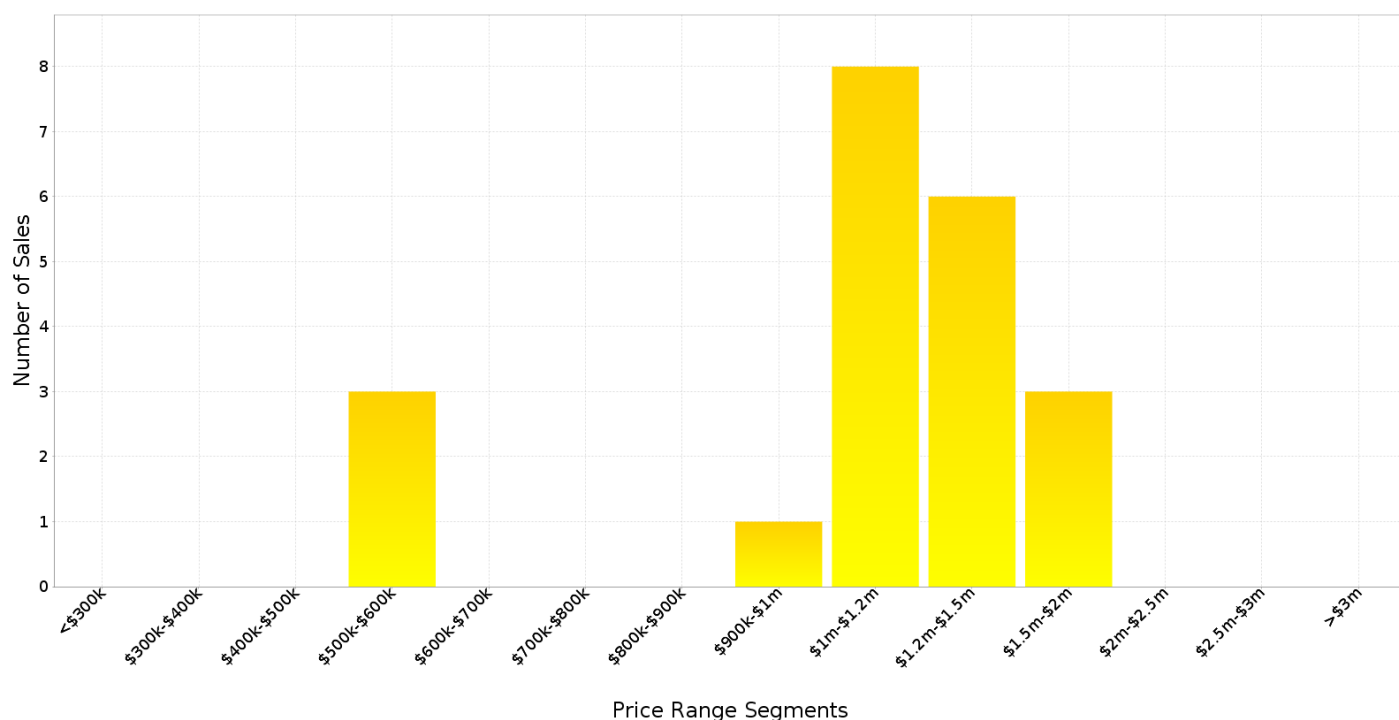
Based on 37 recorded House sales compared over the last two rolling 12 month periods



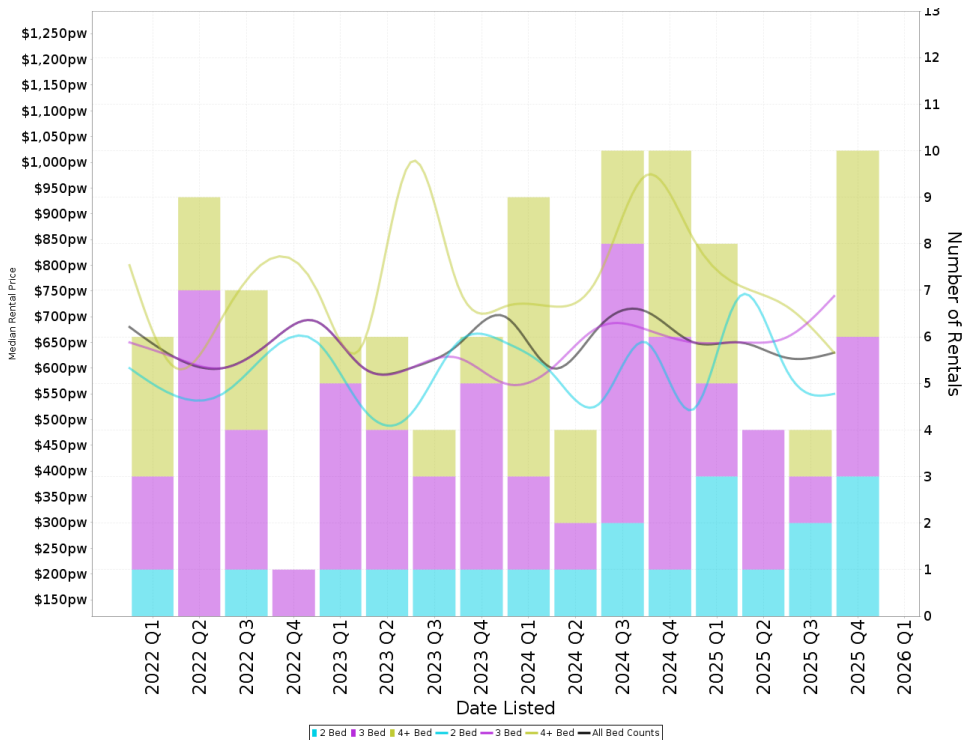
## COOK - Peak Selling Periods (3 years)



## COOK - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-2.5%**

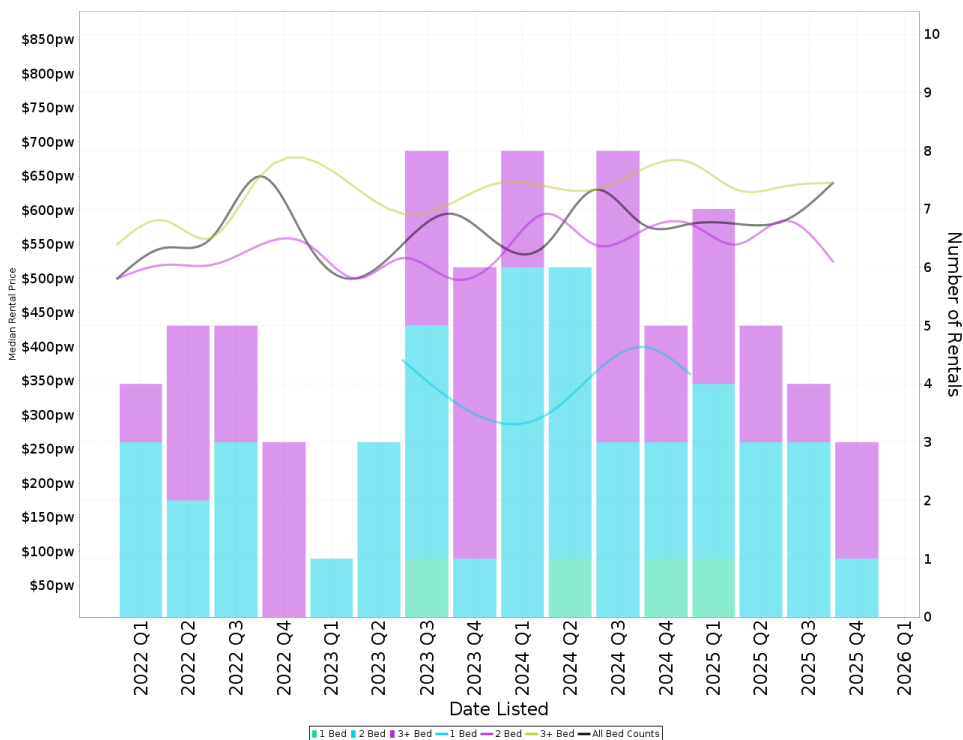
Current Median Price: \$1,170,000  
Previous Median Price: \$1,200,000  
Based on 37 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+2.9%**

Current Median Price: \$1,170,000  
Current Median Rent: \$650  
Based on 26 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+2.8%**

Current Median Price: \$850,000  
Previous Median Price: \$826,500  
Based on 51 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.6%**

Current Median Price: \$850,000  
Current Median Rent: \$585  
Based on 19 registered Unit rentals compared over the last 12 months.

# 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



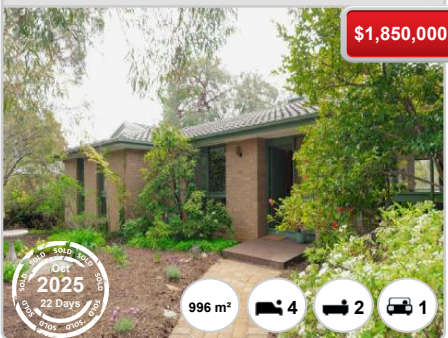
20 MOSS ST



32 GRYLLES CRES



11 BOOTH CRES



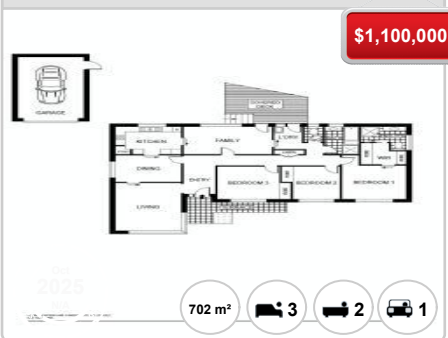
5 HENRY ST



47 LYTTLETON CRES



4 MOSS ST



3 OAKES ST



7 MACKELLAR CRES





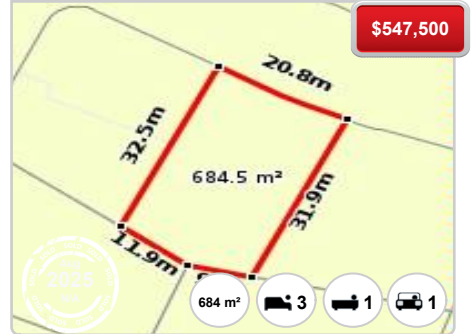
64 LYTTLETON CRES



105 MACKELLAR CRES



3 OAKES ST



76-114 DEXTER ST



# 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

