

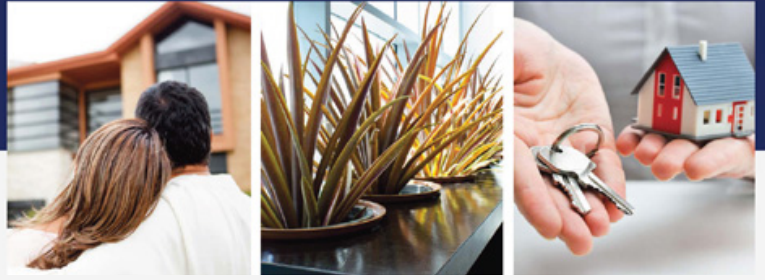


POSTCODE SNAPSHOT

FOR **6010**



SQM
RESEARCH



6010's

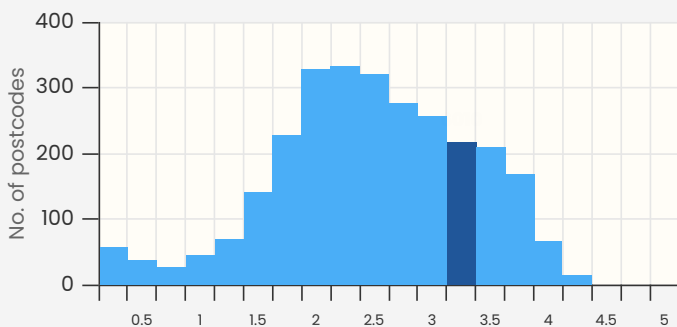
OVERALL RATING



* Rounded to the nearest quarter point

Stock on Market	★★★★★
Vacancy Rate	★★★★★
Days on Market	★★★★★
Mortgage Stress	★★★★★
Weekly Family Income	★★★★★
Yield	★★★★★
House Price	★★★★★
Rental Growth	★★★★★
Walkability	★★★★★
Total	3.1 stars

Distribution of overall postcode ratings



Rating history



4½ stars and above – Outstanding

The locality most often outperforms most other suburbs Australia wide. It is rating very highly on every sub rating category including leading indicators, longer term indicators and demographics, therefore being in at least the top 10% of all localities Australia wide in all sub rating categories. Prices will tend to be more stable during downturns.

4 stars to 4½ stars – Superior

The locality outperforms or is likely to outperform other suburbs the majority of the time. The locality rates very highly on most sub rating categories. Prices will tend to be more stable during downturns.

3.75 stars – Favourable

The locality may outperform all other localities the majority of the time or SQM believes this is a locality that has potential to be an outperforming area over the medium term.

3½ stars – Acceptable

There is some degree of additional risk attached to this locality. The locality may periodically under perform the national average from time to time. However, there is good potential and/or the locality is still rating well on a number of metrics.

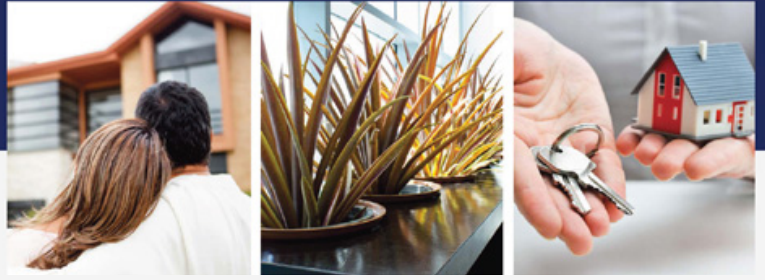
3¼ stars – Caution required

Performance of this suburb has been mixed. There is a greater than average risk of under performance over the medium term. The locality maybe rating poorly on some sub categories such as demographics or price volatility. It may also still be rating reasonably well in some metrics.

2.5 star to 3 stars – Strong Caution Required

The locality has rated poorly in at least 2 sub categories or is only receiving average ratings across all categories. This implies there maybe better opportunities elsewhere and there maybe additional risk attached to this locality. The locality is unlikely to outperform other suburbs over the near term.

Below 2.5 stars – Avoid



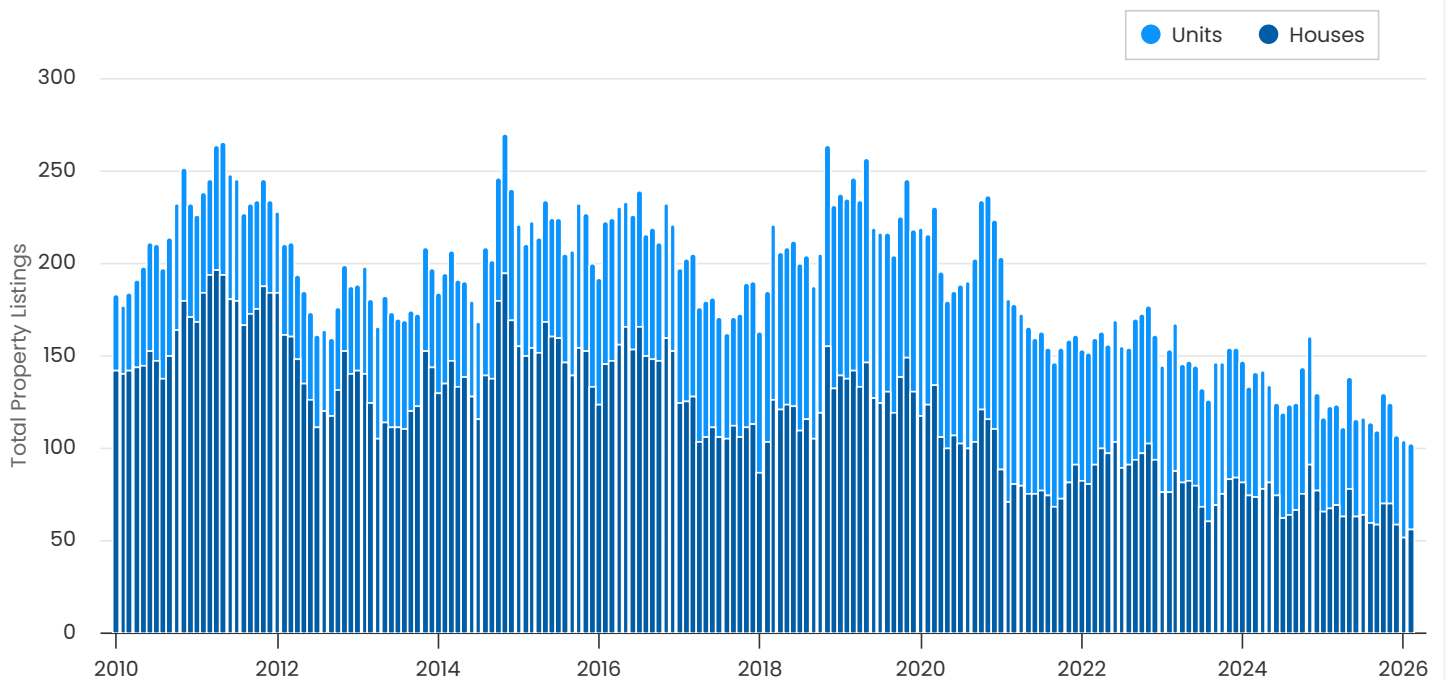
6010's

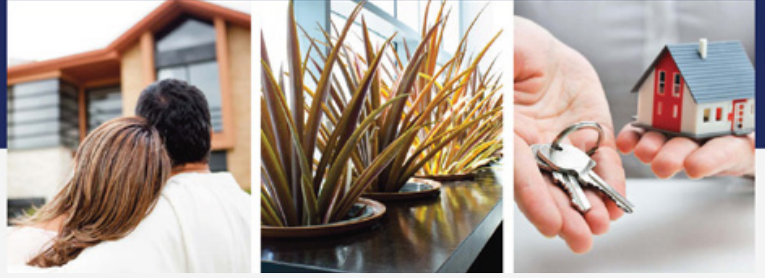
STOCK ON MARKET

Stock on market levels for postcode 6010 currently sit at 56 for Houses and 46 for Units. How do stock on market levels relate to the market? Stock on market levels determine the amount of supply of sales stock on the market in each specific locality.

Total Property Listings

Source: SQM Research





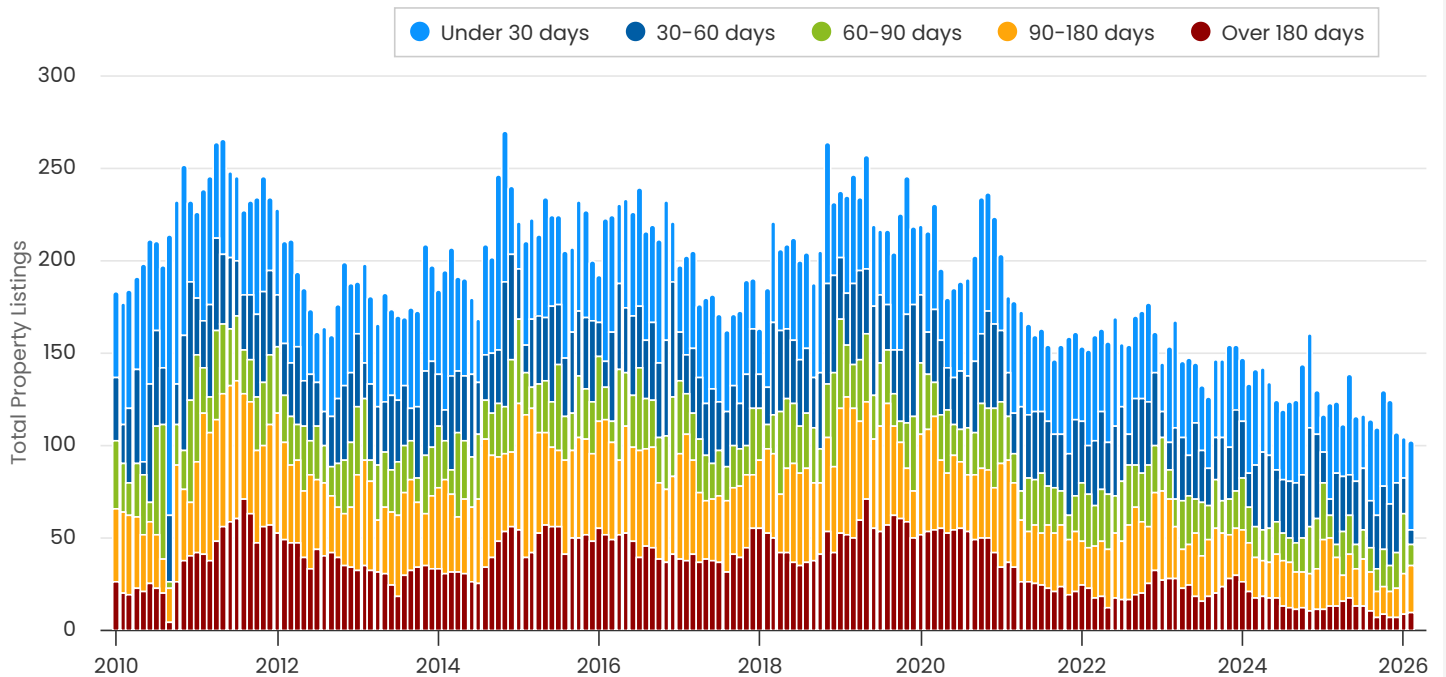
6010's

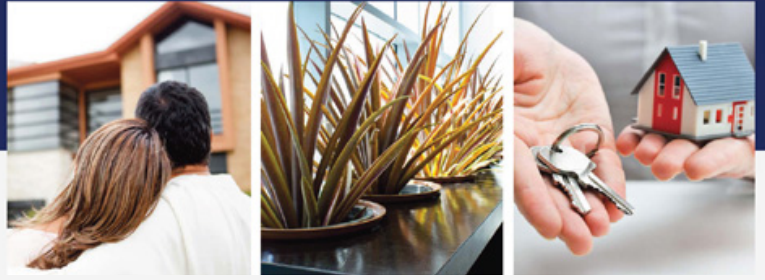
STOCK ON MARKET BY DAYS ON MARKET

There are currently 48 properties in postcode 6010 that have been on the market for under 30 days and 9 properties that have been on the market for over 180 days.

Total Property Listings

Source: SQM Research





6010's

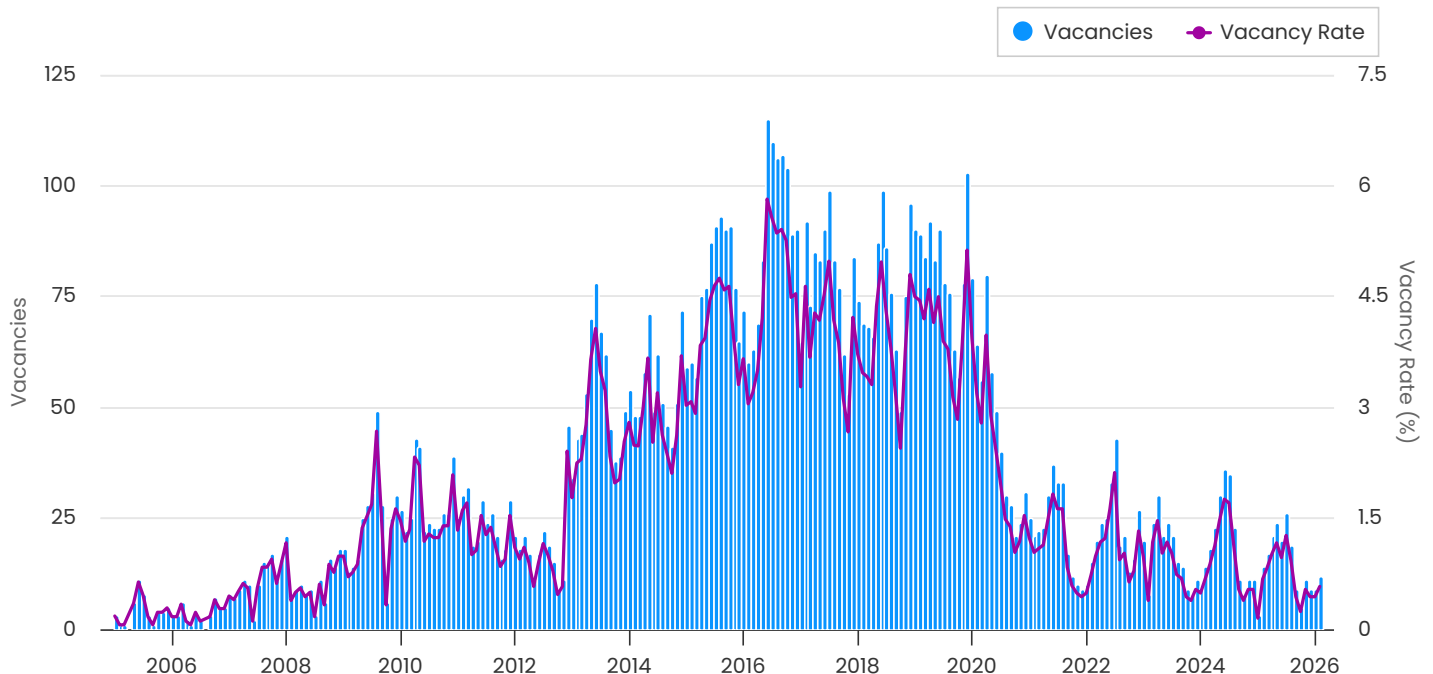
VACANCY RATES

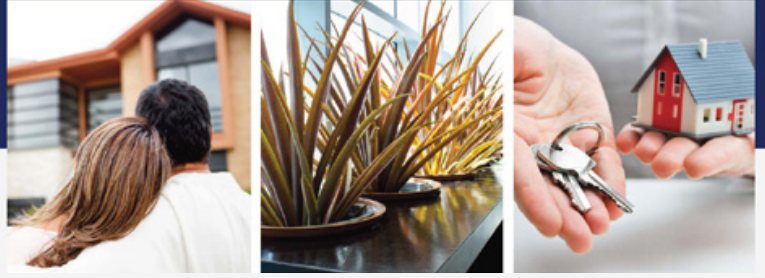
Vacancy Rates for postcode 6010 currently sit at 0.58%
The number of vacancies is 12.

How do Vacancy Rates relate to the market? Vacancy rates determine the level of excess supply of rental dwellings in a specific area. SQM Research considers 3% to be the level of equilibrium when it comes to vacancy rates, therefore a vacancy rate beneath this would allude a strong demand for rental dwellings, and a vacancy rate above this would allude to an excess of supply of rental dwellings.

Vacancy Rates

Source: SQM Research





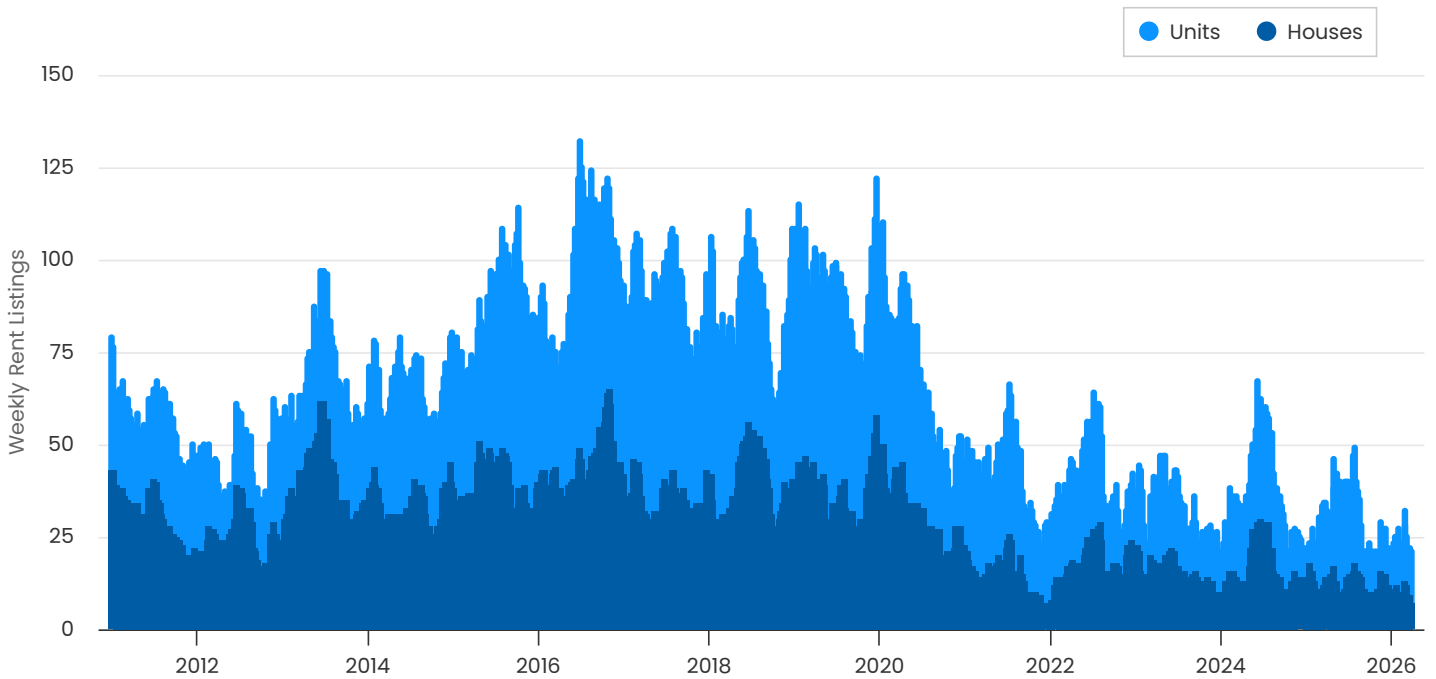
6010's

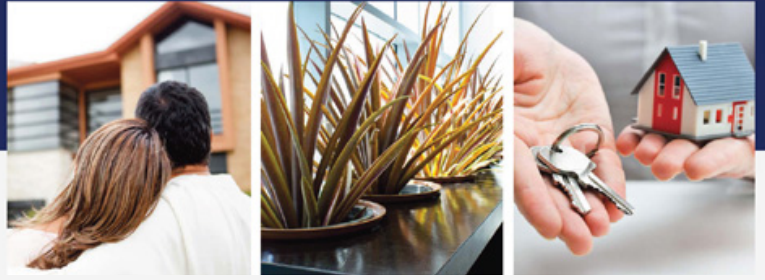
WEEKLY RENT LISTINGS

There are currently 7 houses in for rent in postcode 6010 and 15 units in for rent.

Weekly Rent Listings

Source: SQM Research





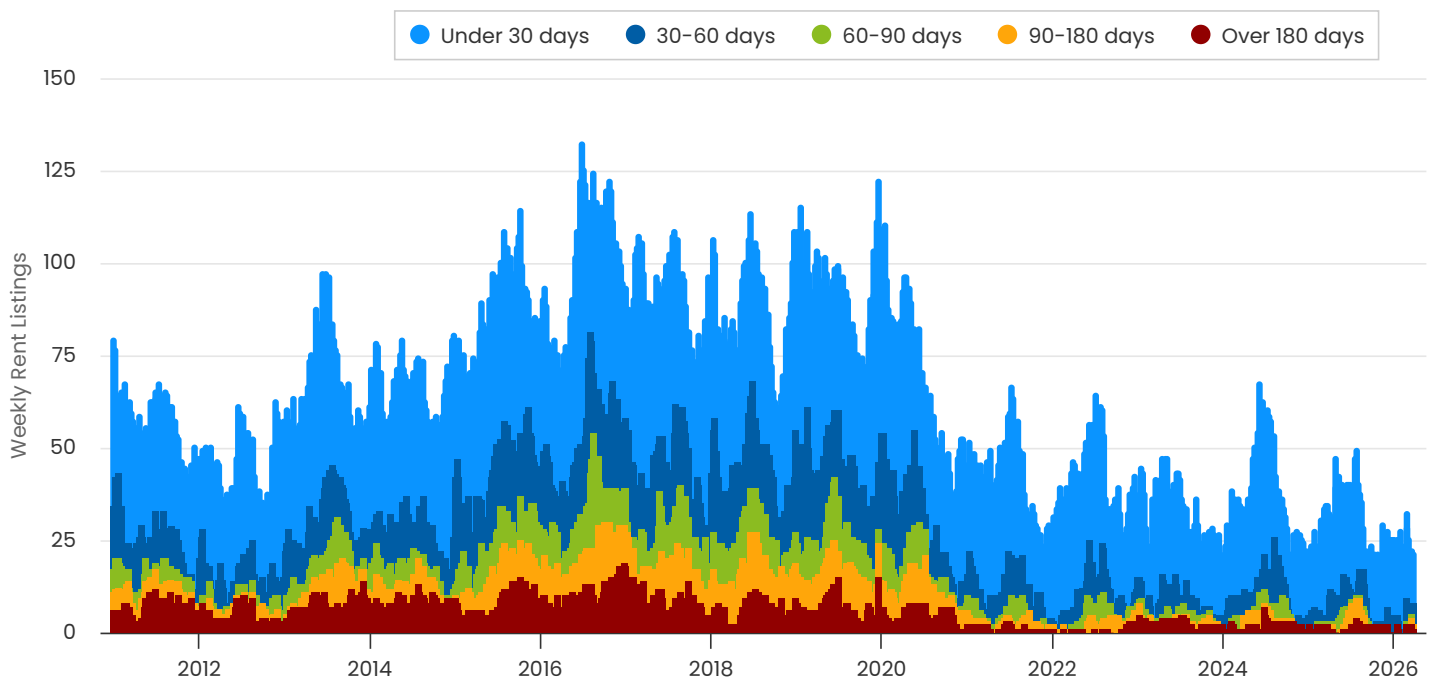
6010's

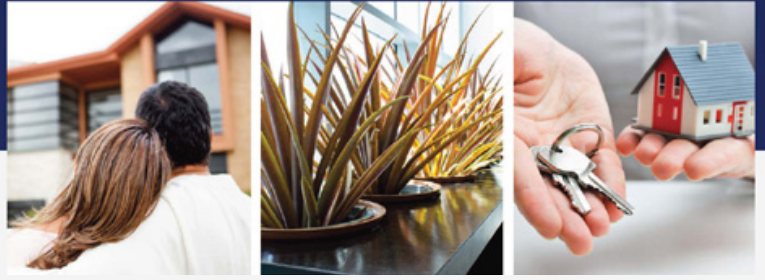
WEEKLY RENT LISTINGS BY DAYS ON MARKET

There are currently 14 properties in postcode 6010 that have been on the market for under 30 days and 1 properties that have been on the market for over 180 days.

Weekly Rent Listings

Source: SQM Research





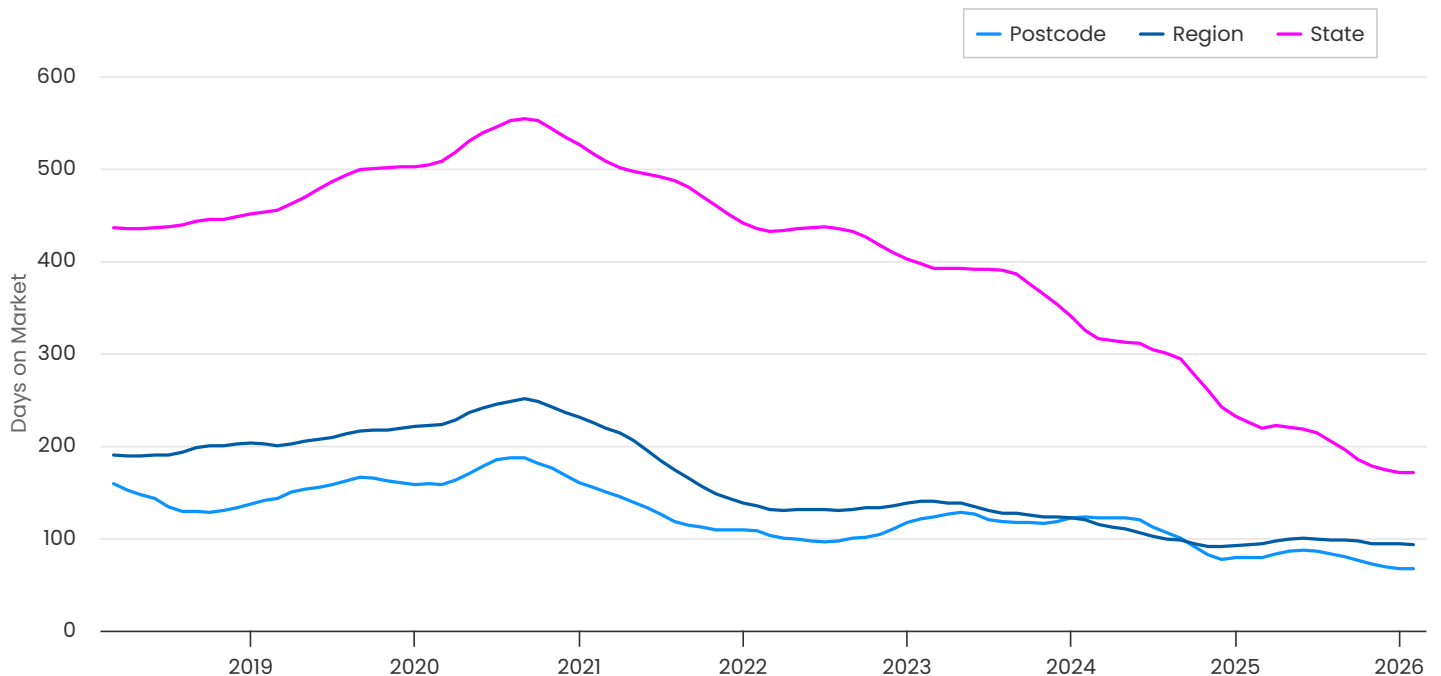
6010's

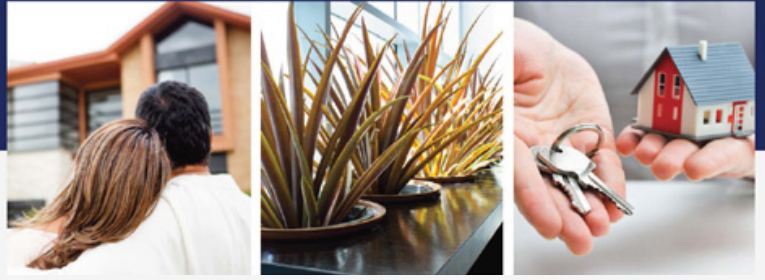
DAYS ON MARKET

Days on market measures how long properties have been listed for on average. SQM's measure of Days on Market takes into account current properties listed as well as those properties that were sold/withdrawn during the month. The lower the days on market the stronger the marketplace while a large days on market suggests properties are struggling to sell. A days on market of less than 90 days is regarded as being a buoyant market while areas where days on market are over 150 days is regarded as being weak. However, this is dependent upon the regions, with country regions tending to have longer days on market and city regions shorter days on market.

Days on Market

Source: SQM Research





6010's

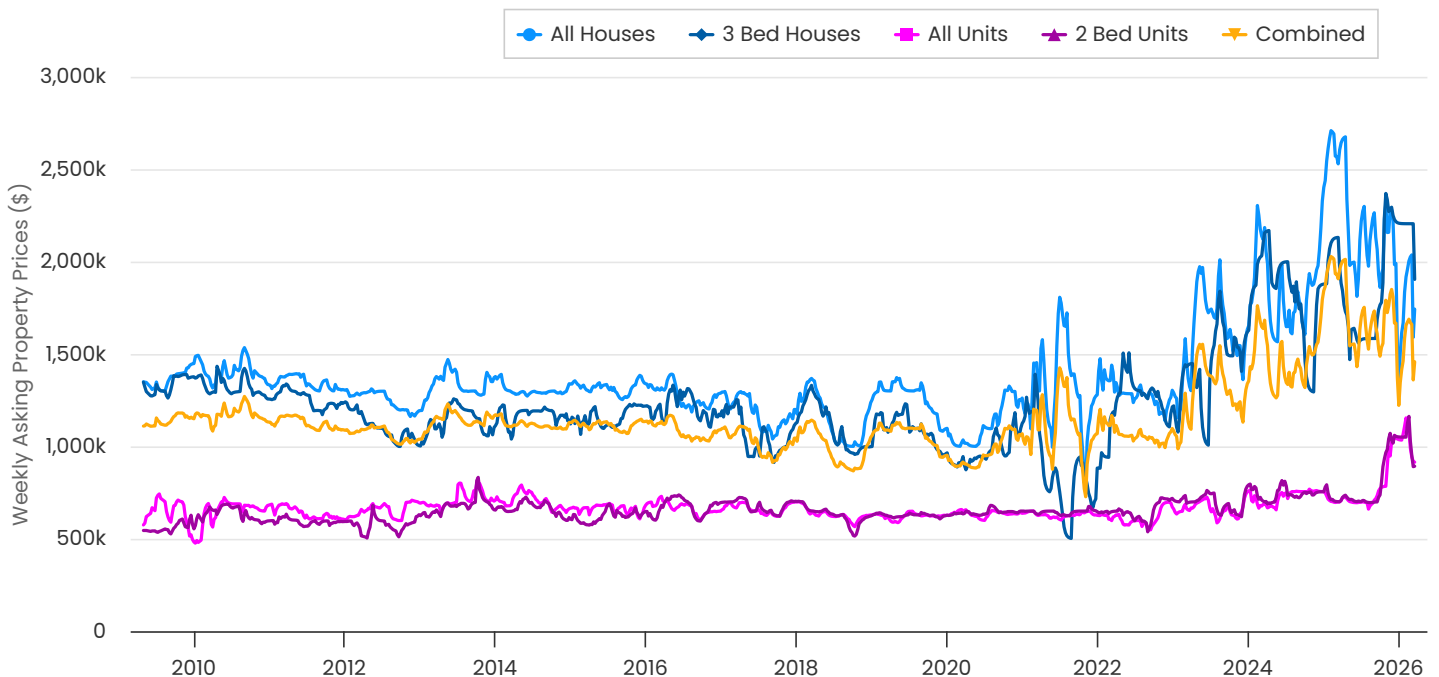
ASKING PRICES

The current asking sales price for houses in postcode 6010 is \$1,742,847.
The current asking sales price of units in postcode 6010 is \$914,520.

How do asking prices relate to the market? Asking prices measure the vendor sentiment in a specific locality within the sales market.

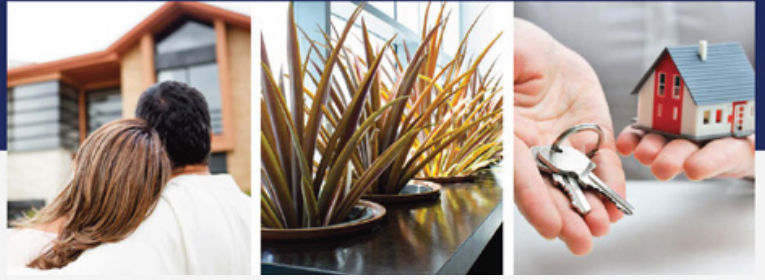
Weekly Asking Property Prices

Source: SQM Research



SQM Research Weekly Asking Prices Index

Week ending -	(\$)	Change on prev week(\$)	Rolling quarter % change	Rolling month % change	12 month % change	3 year % (pa) change	7 year % (pa) change	10 year % (pa) change
Postcode 6010	All Houses	1,742,847	152.15	-13%	-12.4%	-33.1%	8.4%	2.8%
	3 Beds Houses	1,903,751	-301.25	-13.7%	-14.1%	-3.1%	9.7%	5%
	All Units	914,520	-4.52	-15.9%	-12.6%	30.7%	11.7%	2.3%
	2 Beds Units	892,657	2.34	-23.2%	-15.3%	27.5%	8.6%	2.7%
	Combined	1,458,029	98.28	-13.6%	-12.5%	-25.5%	8.7%	2.5%



6010's

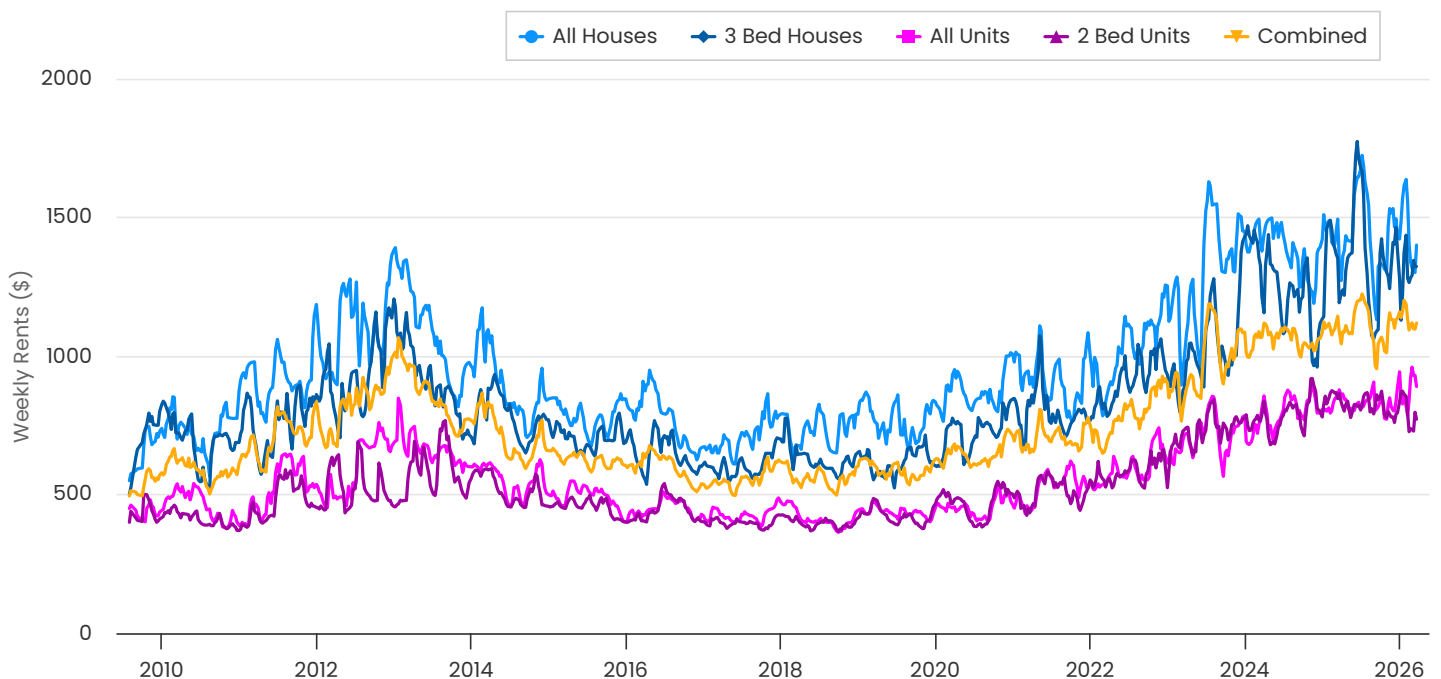
ASKING RENTS

The current asking rental price for houses in postcode 6010 is \$1,401.
The current asking rental price for units in postcode 6010 is \$890.

How do asking rents relate to the market? Asking rents measure landlords' sentiment in a specific locality within the sales market.

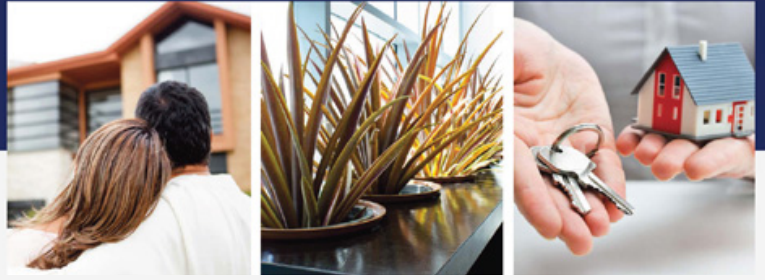
Weekly Rents

Source: SQM Research



SQM Research Weekly Rents Index

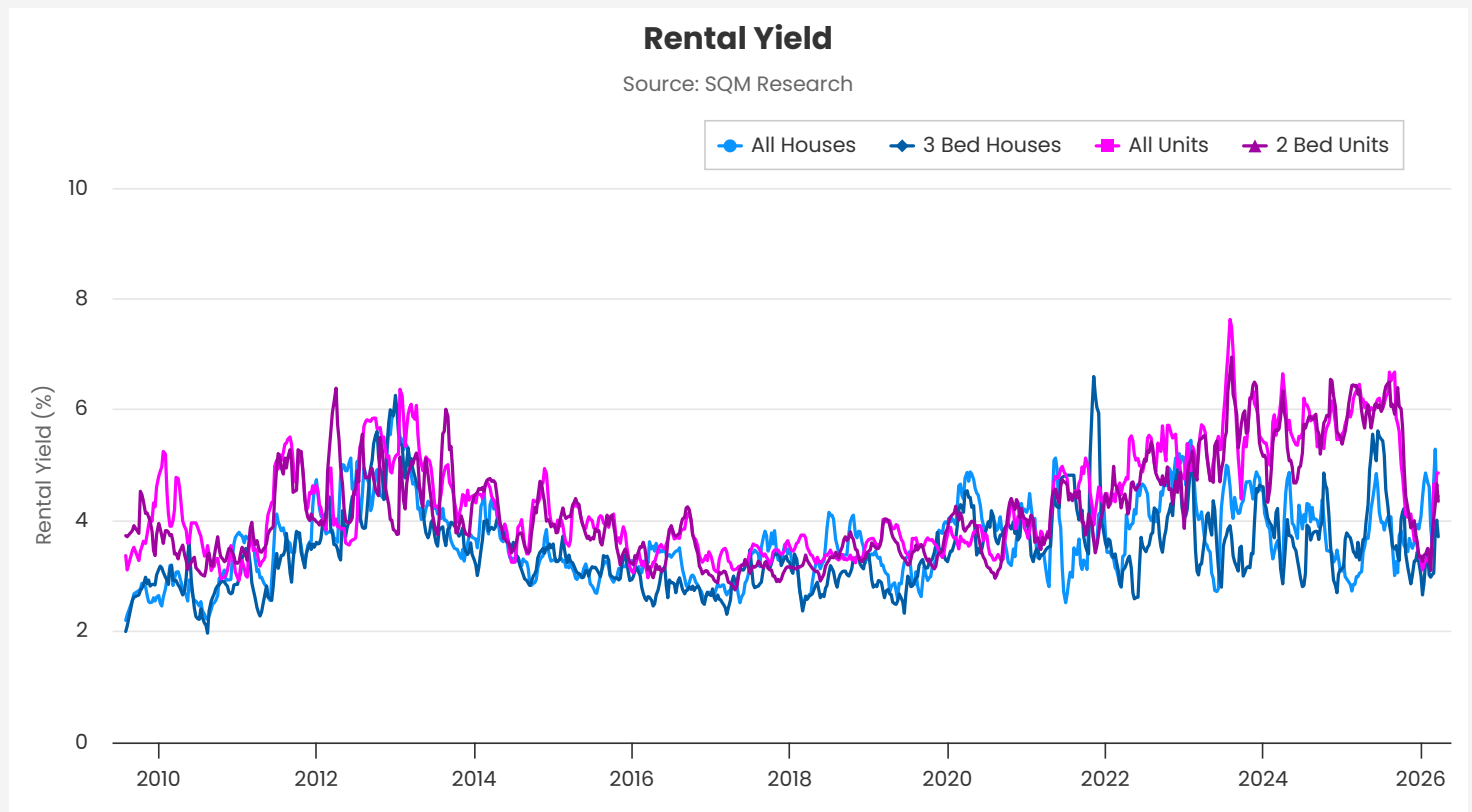
Week ending -	(\$)	Change on prev week(\$)	Rolling quarter % change	Rolling month % change	12 month % change	3 year % (pa) change	7 year % (pa) change	10 year % (pa) change	
Postcode 6010	All Houses	1,400.88	99.12	4.6%	-2.6%	4.1%	11.9%	9.1%	4.4%
	3 Beds Houses	1,323.92	1.08	3.2%	-4.2%	11%	14.2%	13%	8.8%
	All Units	890.07	-40.07	-3.4%	0.4%	1.4%	7.4%	9.5%	7.6%
	2 Beds Units	772.69	-24.68	4.6%	-2.8%	-10.8%	1.7%	6.9%	6.6%
	Combined	1,119.89	22.55	1%	-1.3%	2.8%	9.8%	9.2%	5.6%

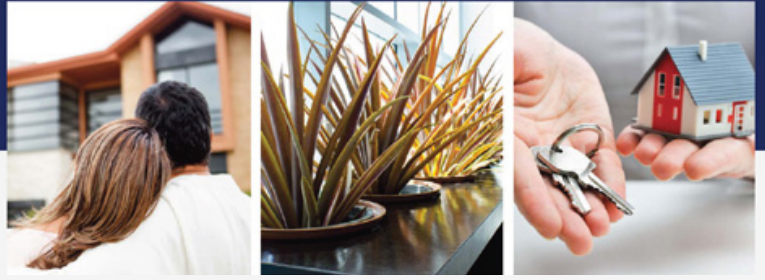


6010's

GROSS IMPLIED RENTAL YIELD

The current gross implied rental yield for postcode 6010 is 4.47% for houses and 3.57% for units. How do gross implied rental yields relate the market? Gross implied rental yields measure the rental return of a specific area in percentage terms.

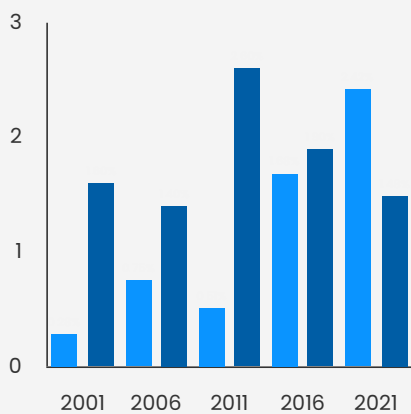




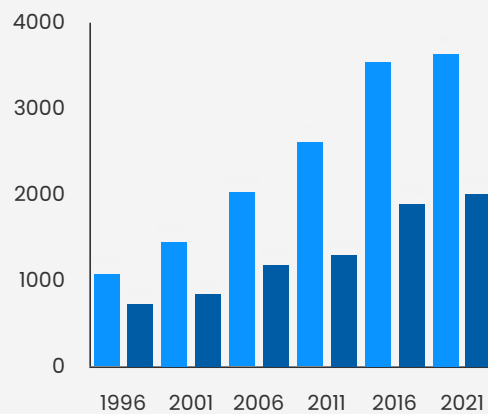
6010's

DEMOGRAPHICS

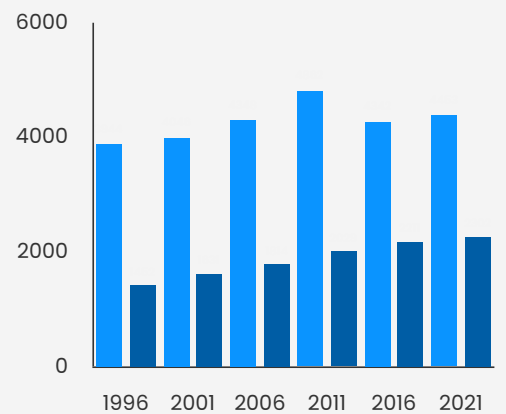
Demographics such as Annualised Population Change, Weekly Family Income and Count of Established Properties are useful in establishing long term trends in the housing market. SQM Research sources our demographics from the ABS Census data, provided every five years.



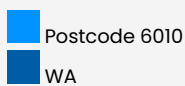
Annualised Population Change

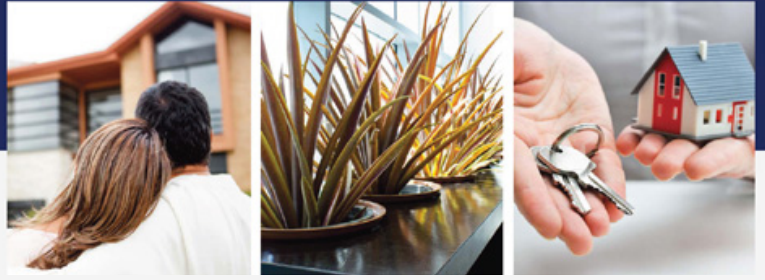


Weekly Family Income



Count of Established Properties: Houses

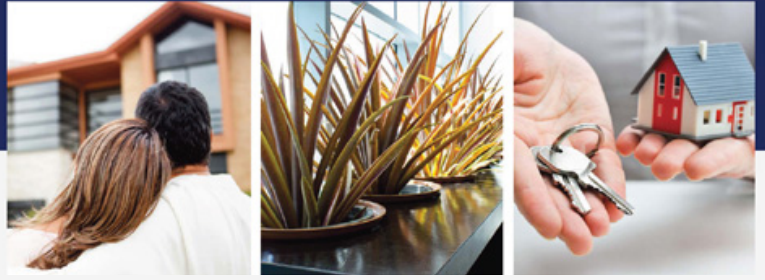




6010's

SALES SUMMARY

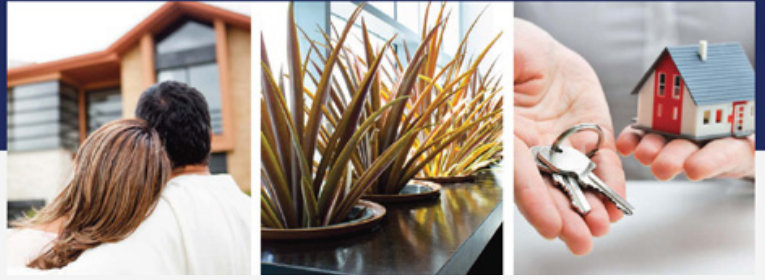
Year	Number of sales	Number of sales withheld	Median	Growth	Low	High	Median m ²
2007	2	1	\$1,475,000	0%	\$1,475,000	\$1,475,000	
2008	14	12	\$1,215,000	-17.6%	\$430,000	\$2,000,000	
2009	49	28	\$1,195,000	-1.6%	\$420,000	\$2,200,000	
2010	39	21	\$1,257,500	+5.2%	\$850,000	\$2,450,000	
2011	62	58	\$1,457,500	+15.9%	\$977,500	\$3,550,000	
2012	106	94	\$622,500	-57.3%	\$290,000	\$1,240,000	453
2013	313	295	\$1,275,000	+104.8%	\$470,000	\$2,801,500	506
2014	152	123	\$1,440,000	+12.9%	\$335,000	\$3,200,000	551
2015	150	87	\$1,200,000	-16.7%	\$299,000	\$7,560,000	538
2016	200	129	\$1,350,000	+12.5%	\$292,500	\$4,850,000	528
2017	172	99	\$1,080,000	-20%	\$345,000	\$3,200,000	467
2018	208	157	\$1,200,000	+11.1%	\$274,000	\$3,900,000	477
2019	241	165	\$1,150,000	-4.2%	\$322,000	\$6,100,000	507
2020	286	184	\$1,097,500	-4.6%	\$255,000	\$3,500,000	500
2021	319	188	\$1,225,000	+11.6%	\$250,000	\$13,300,000	442
2022	342	184	\$1,300,000	+6.1%	\$285,000	\$5,870,000	452
2023	357	149	\$1,250,000	-3.8%	\$261,000	\$7,500,000	465
2024	405	139	\$1,530,000	+22.4%	\$340,000	\$8,700,000	421
2025	383	116	\$1,700,000	+11.1%	\$385,000	\$5,800,000	407
2026	34	10	\$1,487,500	-12.5%	\$492,501	\$3,550,000	421



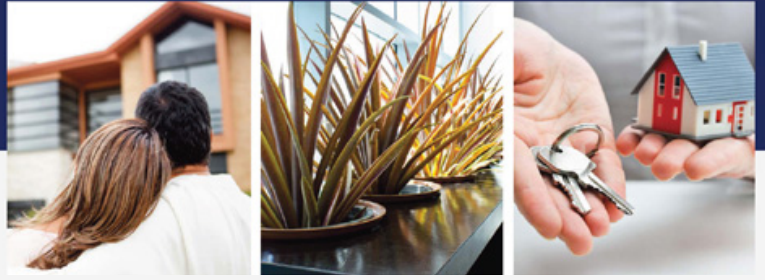
6010's

RECENT SALES

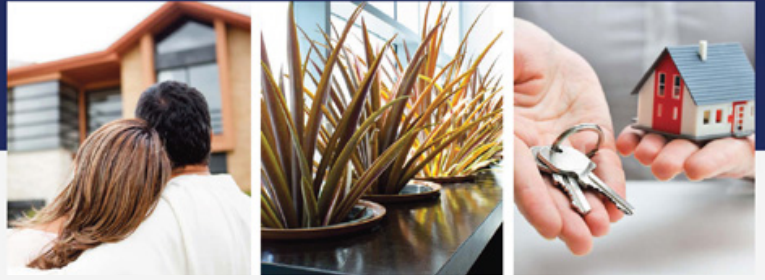
Address	Suburb	Land size	Beds	Baths	Cars	Sold for	Date
13a Judge Avenue	Claremont	427m ²	3	2	2	Price Withheld	23 Feb 2026
7 Waraba Place	Mount Claremont	500m ²	4	3	2	Price Withheld	18 Feb 2026
69 Mayfair Street	Mount Claremont	578m ²	3	1	2	\$1,825,000	17 Feb 2026
110b Gugerri Street	Claremont	510m ²	3	2	3	\$1,580,000	16 Feb 2026
29 North Street	Swanbourne	306m ²	2	1	2	\$1,895,000	10 Feb 2026
110a Gugerri Street	Claremont	402m ²	3	1	1	\$1,442,000	10 Feb 2026
8/18 Victoria Avenue	Claremont		3	2	2	\$2,400,000	06 Feb 2026
5/12 Queenslea Drive	Claremont	422m ²	5	4	4	\$2,500,000	28 Jan 2026
1501/1 Airlie Street	Claremont		3	2	4	Price Withheld	27 Jan 2026
7/367 Stirling Highway	Claremont		1	1	1	\$492,501	27 Jan 2026
416/1 Kyle Way	Claremont	111m ²	2	1	1	\$975,000	23 Jan 2026
4/85a Bay View Terrace	Claremont		3	1	2	Price Withheld	22 Jan 2026
101/40 St Quentin Avenue	Claremont		1	1	1	\$750,000	21 Jan 2026
1a Rob Roy Street	Swanbourne	405m ²	3	2	2	\$2,400,000	16 Jan 2026
11/24 Davies Road	Claremont	269m ²	3	2	2	\$1,540,000	15 Jan 2026
26 Grove End Ridge	Mount Claremont		3	2	3	\$1,690,000	09 Jan 2026
309/1 Airlie Street	Claremont	14702m ²	2	2	4	\$1,500,000	08 Jan 2026
48/2 Milyarm Rise	Swanbourne		2	1	2	\$970,000	06 Jan 2026
106 Clement Street	Swanbourne	450m ²	4	2	2	Price Withheld	03 Jan 2026
74/2 Milyarm Rise	Swanbourne	122m ²	2	1	2	\$945,000	02 Jan 2026
1 Mayfair Street	Mount Claremont	520m ²	3	3	6	\$5,800,000	29 Dec 2025
64 Clement Street	Swanbourne	306m ²	4	3	2	Price Withheld	23 Dec 2025
4 Lakeway Street	Claremont		3	2	2	Price Withheld	23 Dec 2025
5/4 Richardson Avenue	Claremont		3	1	2	\$1,100,000	22 Dec 2025
3a Scott Street	Claremont	407m ²	3	1	2	\$2,210,000	19 Dec 2025
1/100 Montgomery Avenue	Mount Claremont		3	2	2	Price Withheld	15 Dec 2025
6 Kings Row	Mount Claremont	588m ²	4	2	4	Price Withheld	11 Dec 2025
25a Mofflin Avenue	Claremont	529m ²	3	1	2	\$1,520,000	10 Dec 2025
2/100 Montgomery Avenue	Mount Claremont		3	2	2	Price Withheld	08 Dec 2025
3 Lisson Close	Mount Claremont	478m ²	4	3	2	\$2,980,000	07 Dec 2025
69 Wood Street	Swanbourne	531m ²	4	2	2	\$3,200,000	05 Dec 2025
3/1 Dean Street	Claremont		3	1	1	\$1,180,000	05 Dec 2025
6b Airlie Street	Claremont	572m ²	3	2	2	\$2,400,000	05 Dec 2025
G28/3 Airlie Street	Claremont	225m ²	2	2	2	\$1,913,000	04 Dec 2025



Address	Suburb	Land size	Beds	Baths	Cars	Sold for	Date
111/6 Graylands Road	Claremont	126m ²	2	2	1	\$905,000	02 Dec 2025
8 Jacaranda Avenue	Mount Claremont	418m ²	4	3	2	Price Withheld	01 Dec 2025
707/2 Bovell Lane	Claremont		3	2	2	\$2,650,000	01 Dec 2025
507/5 Shenton Road	Claremont		2	2	2	\$1,610,000	28 Nov 2025
3 Houston Place	Mount Claremont	540m ²	4	3	3	\$3,380,000	26 Nov 2025
2 Prospect Place	Claremont	490m ²	4	2	2	Price Withheld	25 Nov 2025
27/11 Stirling Road	Claremont	39m ²	1	1	1	\$440,000	20 Nov 2025
19 Dunbar Road	Claremont	612m ²	3	2	2	\$3,318,000	20 Nov 2025
2 Korel Gardens	Swanbourne	413m ²	4	3	2	Price Withheld	18 Nov 2025
8/88 Davies Road	Claremont	237m ²	3	1	2	Price Withheld	17 Nov 2025
5/389 Stirling Highway	Claremont		1	1	1	\$415,000	16 Nov 2025
14 Lynton Street	Swanbourne	531m ²	5	2	2	Price Withheld	14 Nov 2025
4/18 St Johns Wood Boulevard	Mount Claremont		3	2	2	\$1,300,000	13 Nov 2025
5/2 Quintilian Road	Mount Claremont	210m ²	2	2	2	\$1,100,000	12 Nov 2025
36 Abbey Gardens	Mount Claremont	504m ²	5	3	2	Price Withheld	11 Nov 2025
6 Barrow Court	Mount Claremont		4	2	2	Price Withheld	09 Nov 2025
6a Grange Street	Claremont	632m ²	4	2	2	Price Withheld	07 Nov 2025
36a Alfred Road	Claremont	393m ²	4	3	4	\$2,025,000	07 Nov 2025
10 Zamia Street	Mount Claremont	413m ²	3	2	2	Price Withheld	05 Nov 2025
20a Adderley Street	Mount Claremont		3	1	2	\$1,081,000	03 Nov 2025
34a First Avenue	Claremont	342m ²	3	1	1	Price Withheld	03 Nov 2025
116/2 Milyarm Rise	Swanbourne	123m ²	2	2	2	\$921,000	30 Oct 2025
901/1 Airlie Street	Claremont		3	2	2	\$2,825,000	30 Oct 2025
34 Second Avenue	Claremont	494m ²	4	2	4	\$1,980,000	30 Oct 2025
3/24 Freshwater Parade	Claremont		2	1	1	Price Withheld	29 Oct 2025
1/1 Prospect Place	Claremont		2	1	1	\$1,250,000	29 Oct 2025
21/1 Freshwater Parade	Claremont	92m ²	1	1	1	\$657,000	28 Oct 2025
16 Brown Street	Claremont	936m ²	2	1	3	\$2,500,000	27 Oct 2025
5/101 Bindaring Parade	Claremont		4	2	2	Price Withheld	26 Oct 2025
26 Central Avenue	Swanbourne	320m ²	3	2	2	\$2,600,000	22 Oct 2025
77 Strickland Street	Swanbourne	454m ²				\$1,690,000	22 Oct 2025
18a Zamia Street	Mount Claremont	405m ²	3	2	2	\$1,700,000	19 Oct 2025
224/8 Graylands Road	Claremont	92m ²	1	1	1	\$690,000	16 Oct 2025
3/54 Second Avenue	Claremont	298m ²	3	2	1	\$1,355,000	15 Oct 2025
7/5 Anstey Street	Claremont		3	2	2	\$1,600,000	15 Oct 2025
6d/25 Victoria Avenue	Claremont	100m ²	2	1	1	\$725,000	14 Oct 2025
52 Mooro Drive	Mount Claremont	769m ²	4	2	2	\$2,075,000	08 Oct 2025
12/24 Richardson Avenue	Claremont		2	1	1	\$1,100,000	07 Oct 2025
7 Lynton Street	Swanbourne	531m ²	2	1	1	\$2,100,000	07 Oct 2025
2/51 Mengler Ave	Claremont		4	2	2	\$1,650,000	07 Oct 2025
82/375 Stirling Highway	Claremont		2	1	1	\$650,000	03 Oct 2025
7 Cobea Court	Mount Claremont	406m ²	4	2	2	Price Withheld	03 Oct 2025

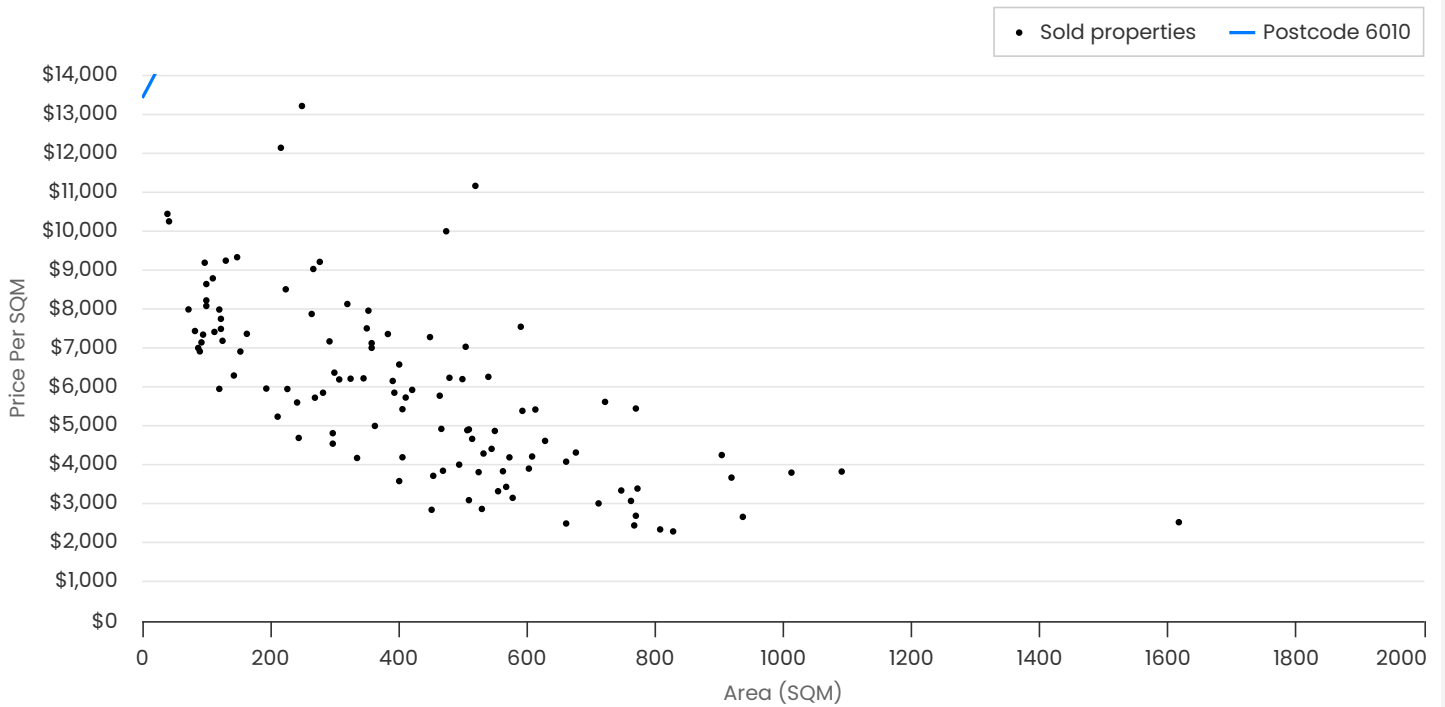


Address	Suburb	Land size	Beds	Baths	Cars	Sold for	Date
7/5 Anstey Street	Claremont		3	2	2	\$1,600,000	15 Oct 2025
6d/25 Victoria Avenue	Claremont	100m ²	2	1	1	\$725,000	14 Oct 2025
52 Mooro Drive	Mount Claremont	769m ²	4	2	2	\$2,075,000	08 Oct 2025
12/24 Richardson Avenue	Claremont		2	1	1	\$1,100,000	07 Oct 2025
7 Lynton Street	Swanbourne	531m ²	2	1	1	\$2,100,000	07 Oct 2025
2/51 Mengler Ave	Claremont		4	2	2	\$1,650,000	07 Oct 2025
82/375 Stirling Highway	Claremont		2	1	1	\$650,000	03 Oct 2025
7 Cobea Court	Mount Claremont	406m ²	4	2	2	Price Withheld	03 Oct 2025



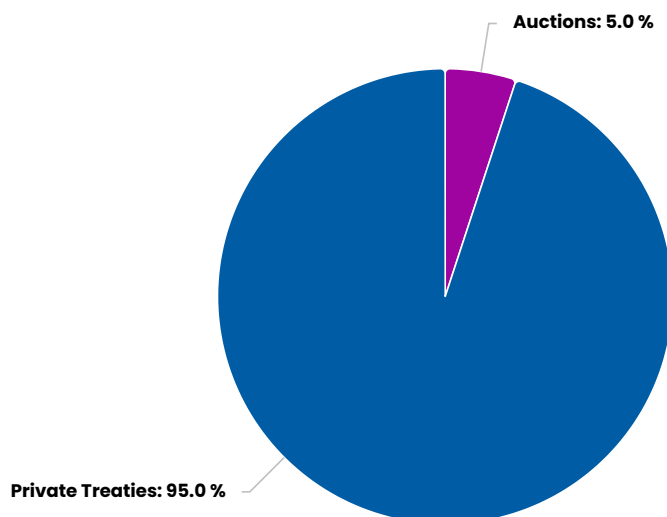
PRICE PER SQM CURVE

Price Per SQM Co-Efficient Curve™ : Postcode 6010 (Last 12 Months)



AUCTIONS TO PRIVATE TREATIES

Ratio of auctions to private treaties in last three months





CONTACT US

SQM Research Pty Limited

ABN: 93 122 592 036

Suite 2, 99 Walker Street
North Sydney, NSW 2060

Phone: 1800 766 651

www.sqmresearch.com.au