URBAN HABITAT
REALESTATE

COOLOONGUP
PROPERTY UPDATE

July 2026

Here's your quarterly SALES data update with Jade Shani, Kamal Mann and Stacey Tree

0401 522 584 I 0469 735 397 I 0467 039 610

	Quarter 2 April to June 2026	Quarter 1 January to March 2026
2 Bedroom Unit/ Townhouse	**$500,000**	***Nil***
3 Bedroom Unit/ Townhouse	**$690,000** ↑	**$630,000**
3 & 4 Bedrooms with 1 Bathroom Homes	Top: $910,000 **Average: $778,500** Low: $615,000 *7 sales* ↓	Top: $871,000 **Average: $796,333** Low: $680,000 *12 sales*
3, 4 & 5 Bedrooms with 2 Bathroom Homes	Top: $835,000 **Average: $818,333** Low: $800,000 *3 sales* ↓	Top: $980,000 **Average: $852,125** Low: $730,000 *12 sales*

- Please note that some sales data does not filter through until after the date of printing. We will endeavour to encapsulate this data on our next letter.

Here's your quarterly RENTAL data update with Linda Healey

0401 650 938

A vacancy rate of 0.17% indicates an extremely tight rental market, showing very limited rental stock and strong demand from prospective tenants.

Average Rental Stats.:

2 bedroom homes - **$565** per week with **20** days on the market

3 bedroom homes - **$595** per week with **30** days on the market

4 bedroom homes - **$650** per week with **48** days on the market

Cooloongup has seen rental growth in the last quarter with 2 bedrooms representing the most significant increase of **13%**, while 3 bedrooms homes still saw an increase by **1.7%**.