

Suburb Statistics Report

Rose Bay NSW 2029

Prepared on 26 Jul 2025



George Wang
Mob: 0481726592
Email: info@georgewang.com.au



Area Profile

Rose Bay, NSW

The size of Rose Bay is approximately 2.5 square kilometres. It has 15 parks covering nearly 35.5% of total area. The population of Rose Bay in 2016 was 10053 people. By 2021 the population was 9911 showing a population decline of 1.4% in the area during that time. The predominant age group in Rose Bay is 30-39 years. Households in Rose Bay are primarily childless couples and are likely to be repaying over \$4000 per month on mortgage repayments. In general, people in Rose Bay work in a professional occupation. In 2021, 53.80% of the homes in Rose Bay were owner-occupied compared with 52.80% in 2016.

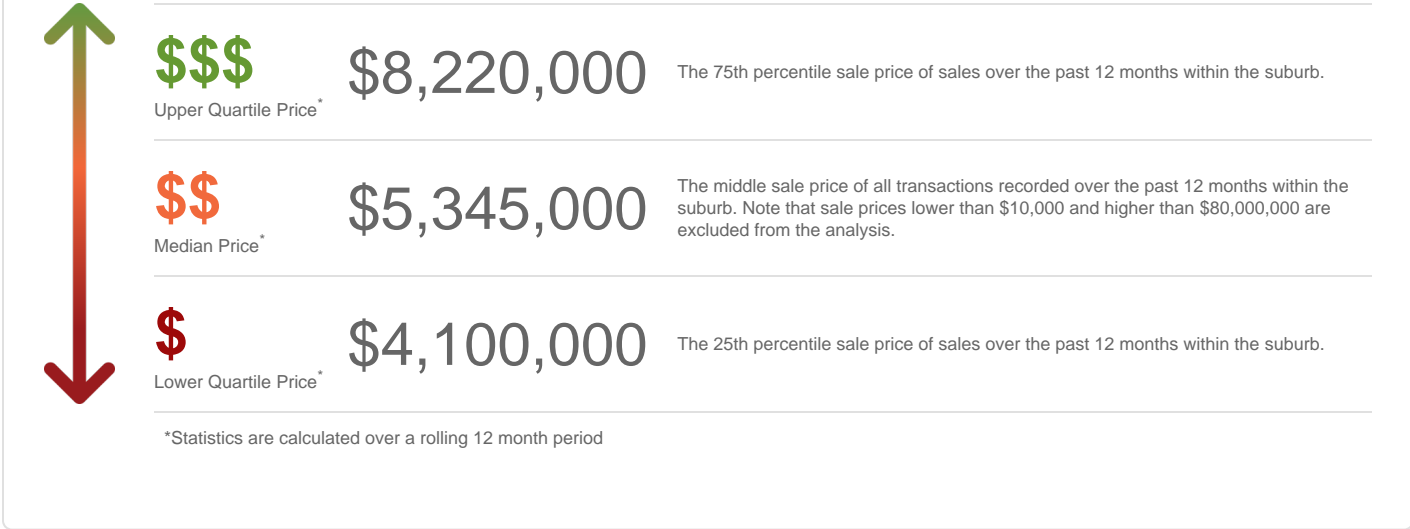
	House	Unit	Land
Average Tenure Period	13.0 years	13.0 years	-
Total Dwellings	1,505	3,957	9
Total New Listings	70	139	-
Median Value	\$6,398,623	\$1,747,526	-
Total Properties Listed	78	154	-

Market Trends

House: Market Trends



House: Median Price Quartiles





Unit: Market Trends

<div>170</div> <div>Properties Sold (12 Months)</div>	<div>13.0</div> <div>Average Tenure Period (Years)</div>	<div>\$900/w</div> <div>Median Asking Rent (12 Months)</div>
<div>139</div> <div>New Sale Listings (12 Months)</div>	<div>39</div> <div>Days on Market (12 Months)</div>	<div>330</div> <div>Rental Rate Observations (12 Months)</div>

Unit: Median Price Quartiles

<div>↑</div>	<div>\$\$\$</div> <div>Upper Quartile Price*</div>	<div>\$3,600,000</div> <div>The 75th percentile sale price of sales over the past 12 months within the suburb.</div>
	<div>\$\$</div> <div>Median Price*</div>	<div>\$1,850,000</div> <div>The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.</div>
<div>↓</div>	<div>\$</div> <div>Lower Quartile Price*</div>	<div>\$1,272,300</div> <div>The 25th percentile sale price of sales over the past 12 months within the suburb.</div>

*Statistics are calculated over a rolling 12 month period



Land: Market Trends

<div>1</div> <div>Properties Sold (12 Months)</div>	<div>-</div> <div>Average Tenure Period (Years)</div>	<div>-</div> <div>Median Asking Rent (12 Months)</div>
<div>-</div> <div>New Sale Listings (12 Months)</div>	<div>-</div> <div>Days on Market (12 Months)</div>	<div>-</div> <div>Rental Rate Observations (12 Months)</div>

Median Value

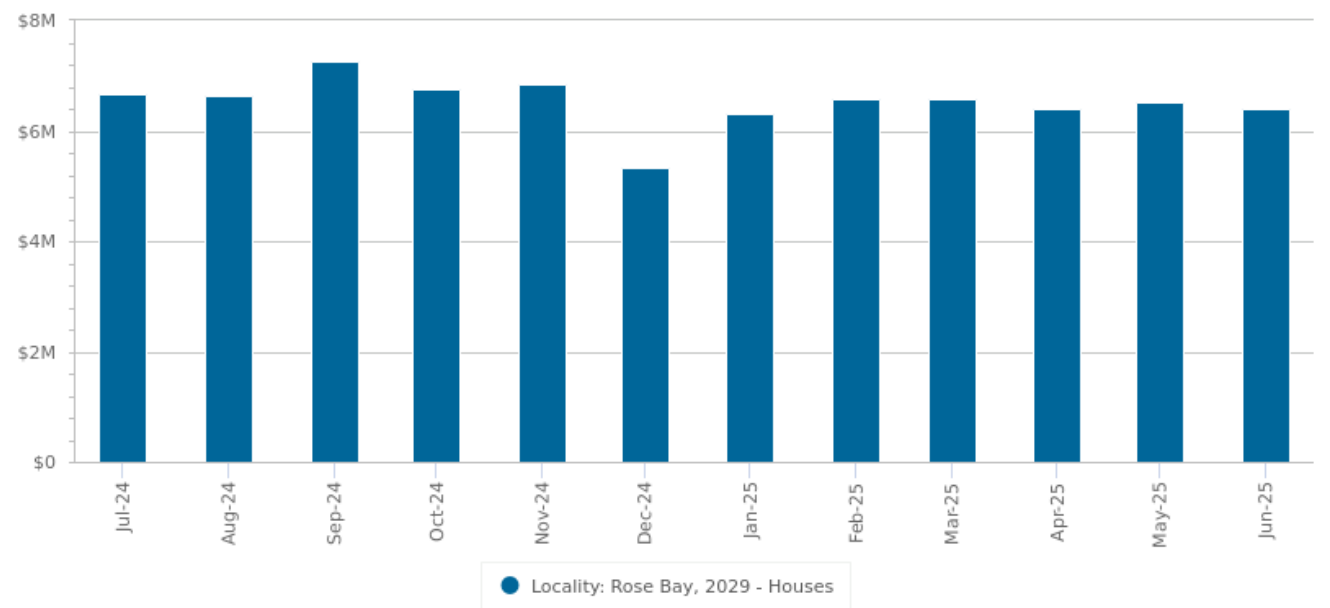
House: Recent Median Value

\$6.4M

Jun 2025

	Rose Bay
Jul 2024	\$6,656,468
Aug 2024	\$6,637,145
Sep 2024	\$7,257,564
Oct 2024	\$6,742,585
Nov 2024	\$6,835,035
Dec 2024	\$5,344,083
Jan 2025	\$6,325,084
Feb 2025	\$6,588,182
Mar 2025	\$6,570,209
Apr 2025	\$6,410,165
May 2025	\$6,518,912
Jun 2025	\$6,398,623

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

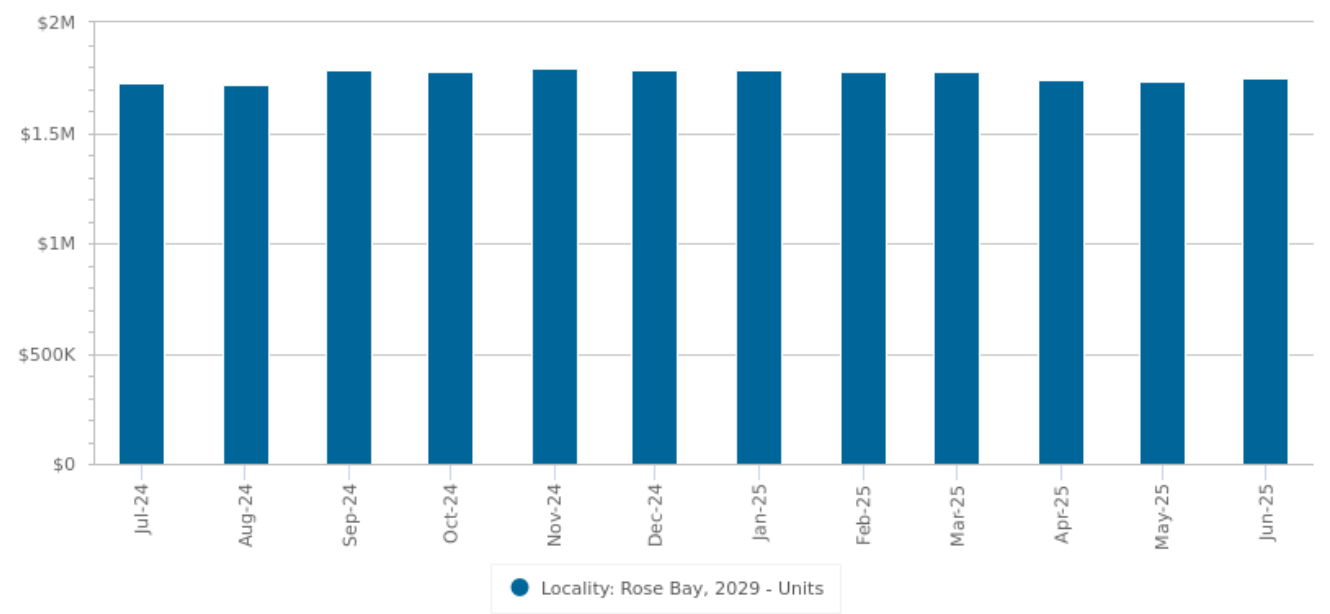
Unit: Recent Median Value

\$1.75M

Jun 2025

	Rose Bay
Jul 2024	\$1,723,836
Aug 2024	\$1,715,430
Sep 2024	\$1,781,490
Oct 2024	\$1,774,207
Nov 2024	\$1,795,473
Dec 2024	\$1,784,106
Jan 2025	\$1,783,978
Feb 2025	\$1,775,508
Mar 2025	\$1,776,555
Apr 2025	\$1,738,066
May 2025	\$1,731,436
Jun 2025	\$1,747,526

Statistics are calculated at the end of the displayed month



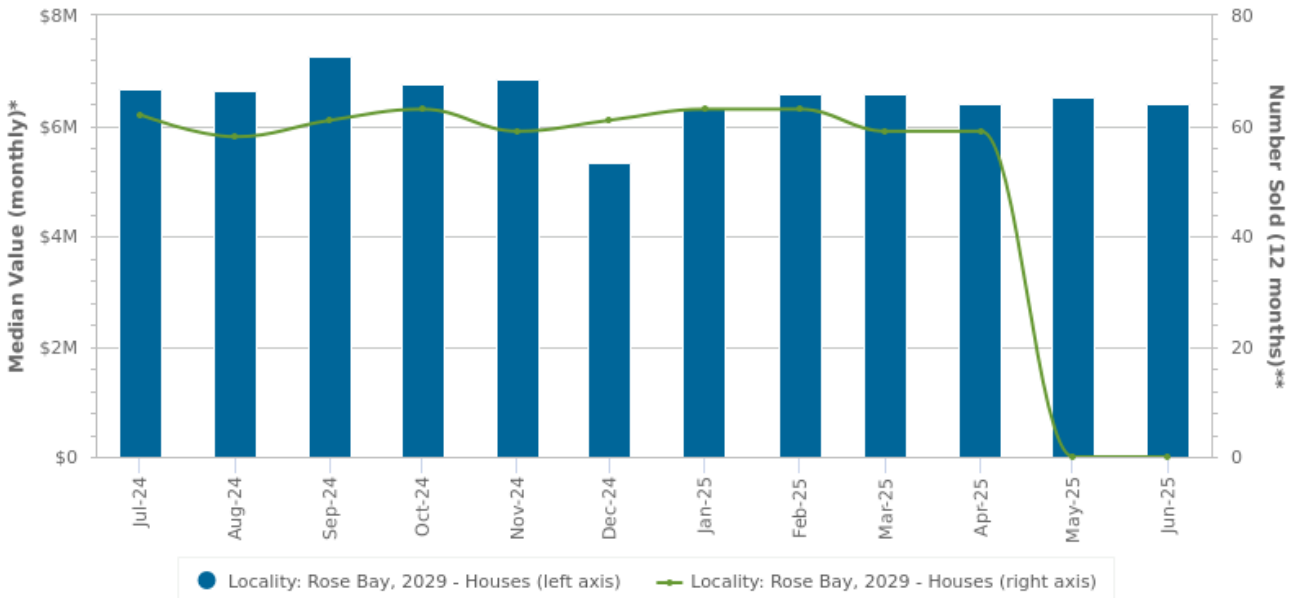
Statistics are calculated at the end of the displayed month

House: Median Value vs Number Sold

59
Apr 2025

	Median Value	Number Of Sold
Jul 2024	\$6,656,468	62
Aug 2024	\$6,637,145	58
Sep 2024	\$7,257,564	61
Oct 2024	\$6,742,585	63
Nov 2024	\$6,835,035	59
Dec 2024	\$5,344,083	61
Jan 2025	\$6,325,084	63
Feb 2025	\$6,588,182	63
Mar 2025	\$6,570,209	59
Apr 2025	\$6,410,165	59
May 2025	\$6,518,912	-
Jun 2025	\$6,398,623	-

Statistics are calculated over a rolling 12 month period



*Statistics are calculated at the end of the displayed month
**Statistics are calculated over a rolling 12 month period

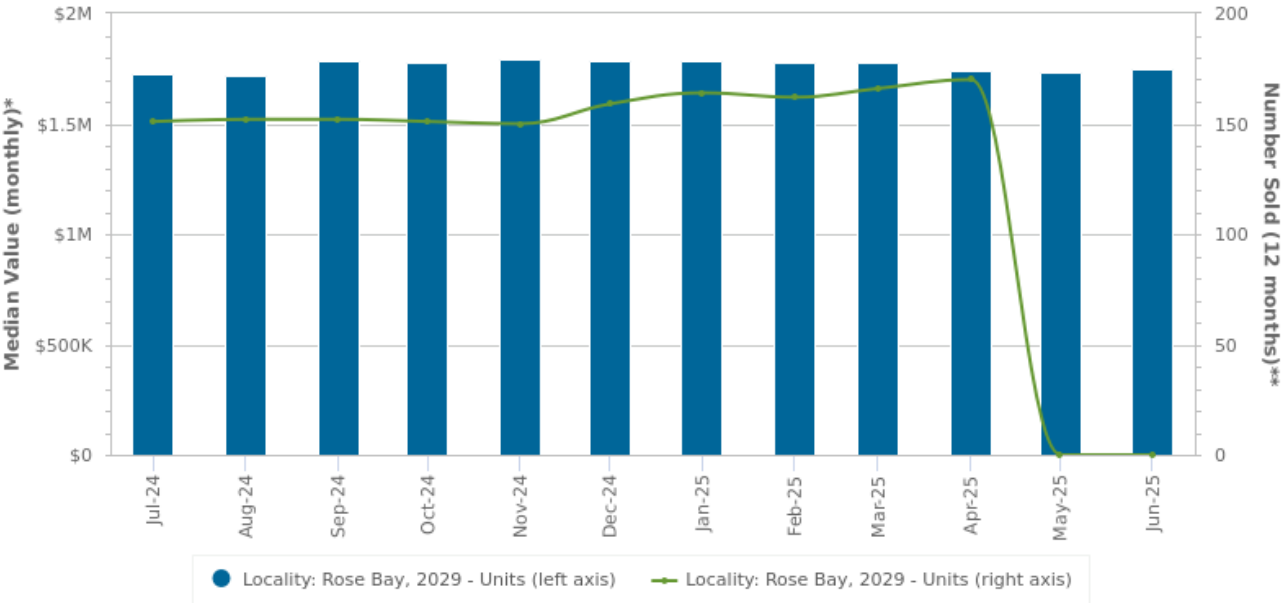
170

Apr 2025

Unit: Median Value vs Number Sold

	Median Value	Number Of Sold
Jul 2024	\$1,723,836	151
Aug 2024	\$1,715,430	152
Sep 2024	\$1,781,490	152
Oct 2024	\$1,774,207	151
Nov 2024	\$1,795,473	150
Dec 2024	\$1,784,106	159
Jan 2025	\$1,783,978	164
Feb 2025	\$1,775,508	162
Mar 2025	\$1,776,555	166
Apr 2025	\$1,738,066	170
May 2025	\$1,731,436	-
Jun 2025	\$1,747,526	-

Statistics are calculated over a rolling 12 month period



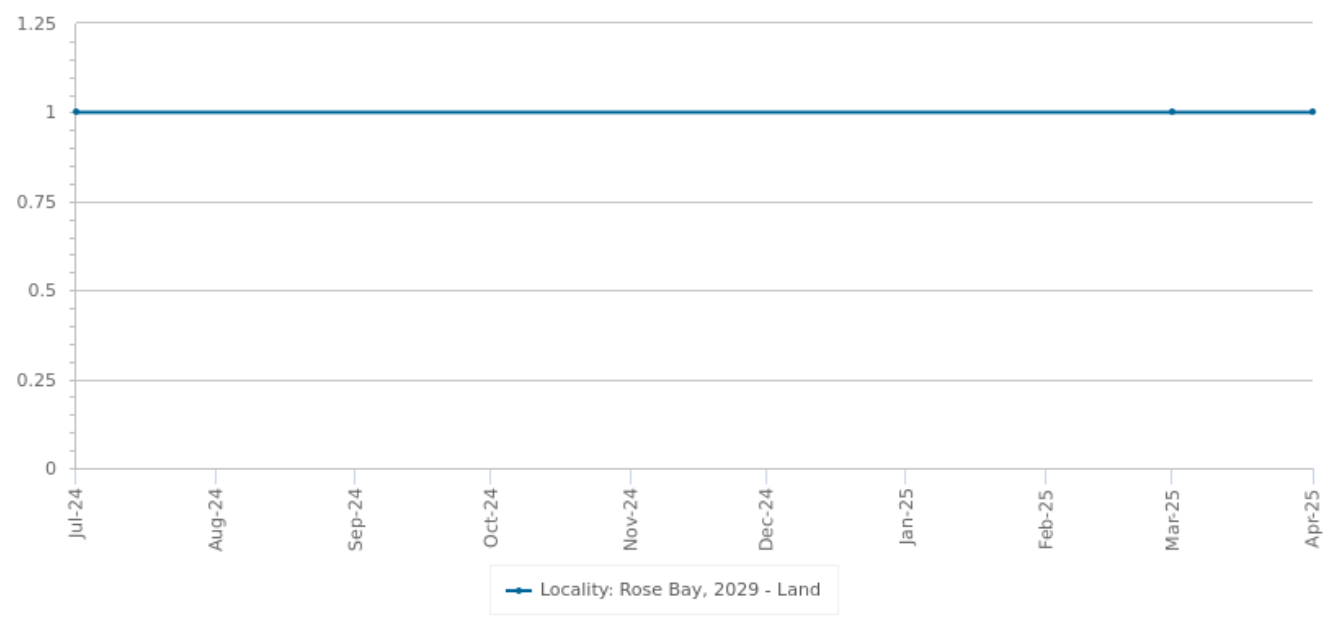
*Statistics are calculated at the end of the displayed month
**Statistics are calculated over a rolling 12 month period

Land: Median Value vs Number Sold

1
Apr 2025

	Median Value	Number Of Sold
Apr 2024	-	1
May 2024	-	1
Jun 2024	-	1
Jul 2024	-	1
Mar 2025	-	1
Apr 2025	-	1

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

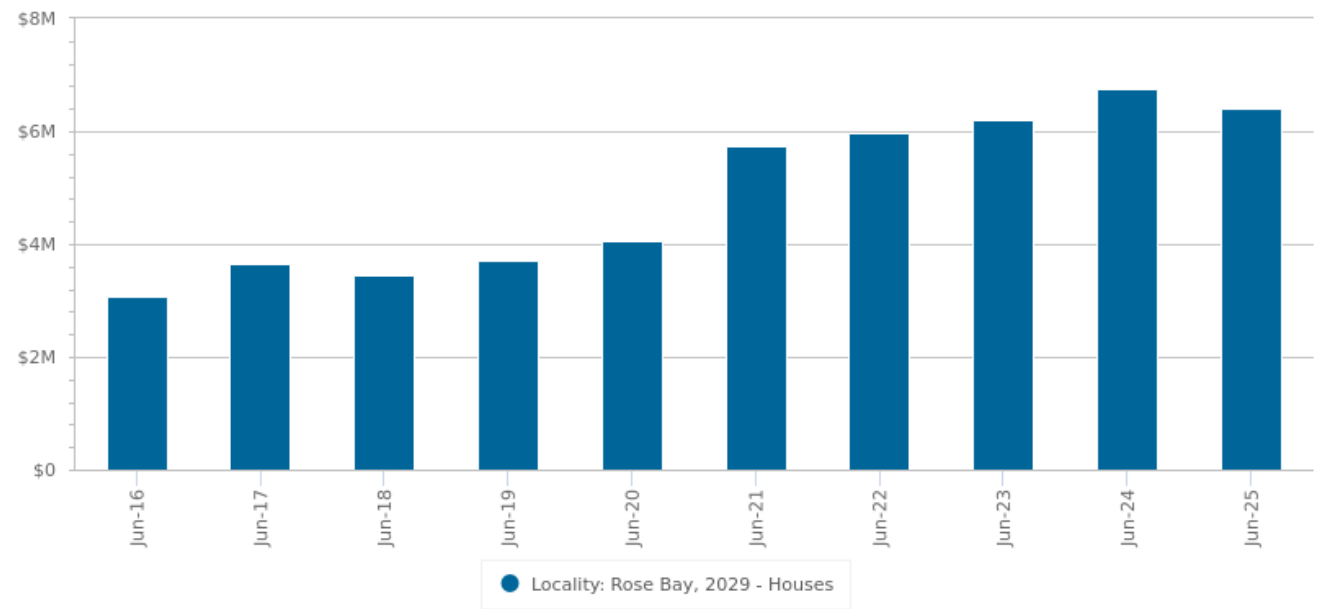
House: Median Value

\$6.4M

Jun 2025

	Rose Bay
Jun 2016	\$3,065,510
Jun 2017	\$3,652,864
Jun 2018	\$3,440,103
Jun 2019	\$3,715,653
Jun 2020	\$4,049,877
Jun 2021	\$5,749,551
Jun 2022	\$5,984,079
Jun 2023	\$6,202,138
Jun 2024	\$6,741,944
Jun 2025	\$6,398,623

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

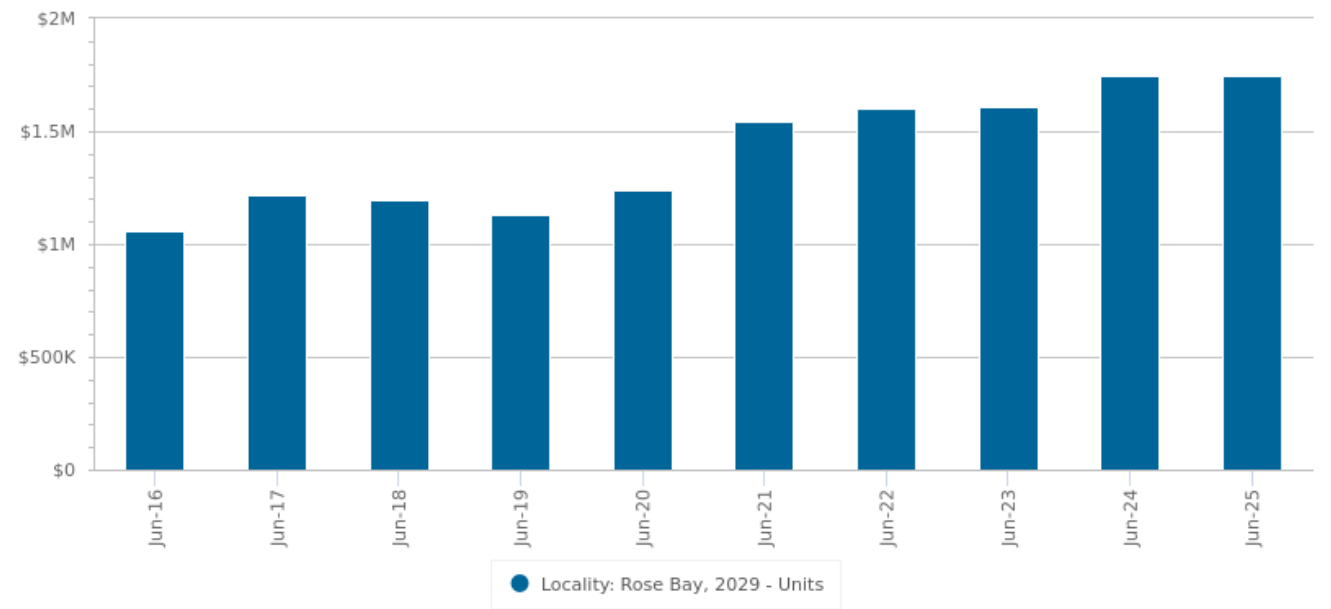
Unit: Median Value

\$1.75M

Jun 2025

	Rose Bay
Jun 2016	\$1,058,847
Jun 2017	\$1,216,340
Jun 2018	\$1,199,101
Jun 2019	\$1,131,868
Jun 2020	\$1,238,597
Jun 2021	\$1,544,549
Jun 2022	\$1,602,642
Jun 2023	\$1,610,502
Jun 2024	\$1,743,153
Jun 2025	\$1,747,526

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

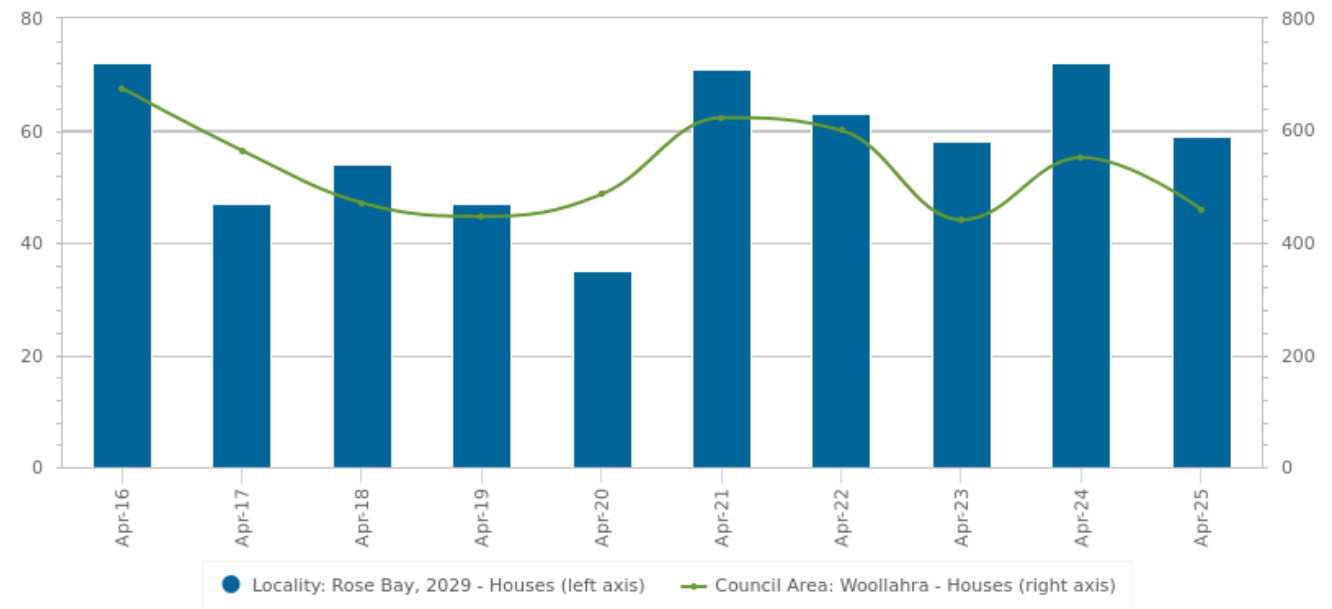
Sales Per Annum

House: Sales Per Annum

59
Apr 2025

	Rose Bay	Woollahra
Apr 2016	72	675
Apr 2017	47	564
Apr 2018	54	471
Apr 2019	47	447
Apr 2020	35	487
Apr 2021	71	623
Apr 2022	63	600
Apr 2023	58	441
Apr 2024	72	552
Apr 2025	59	459

Statistics are calculated over a rolling 12 month period



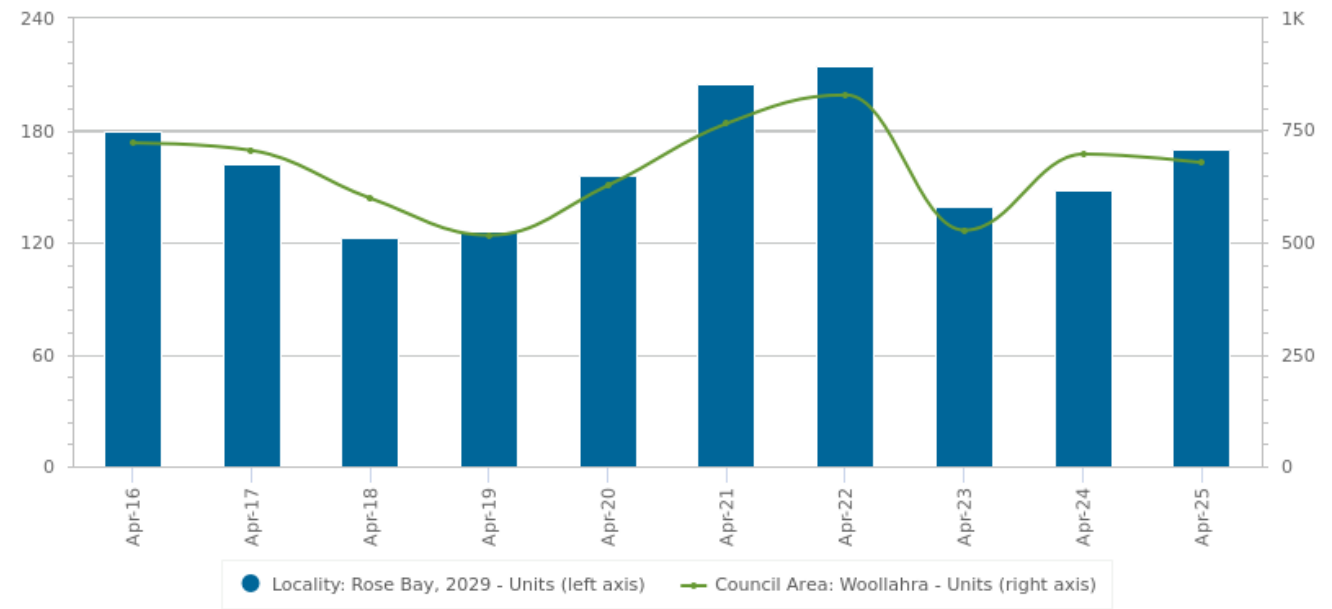
Statistics are calculated over a rolling 12 month period

Unit: Sales Per Annum

170
Apr 2025

	Rose Bay	Woollahra
Apr 2016	180	722
Apr 2017	162	705
Apr 2018	123	598
Apr 2019	126	516
Apr 2020	156	628
Apr 2021	205	766
Apr 2022	215	829
Apr 2023	139	527
Apr 2024	148	697
Apr 2025	170	678

Statistics are calculated over a rolling 12 month period



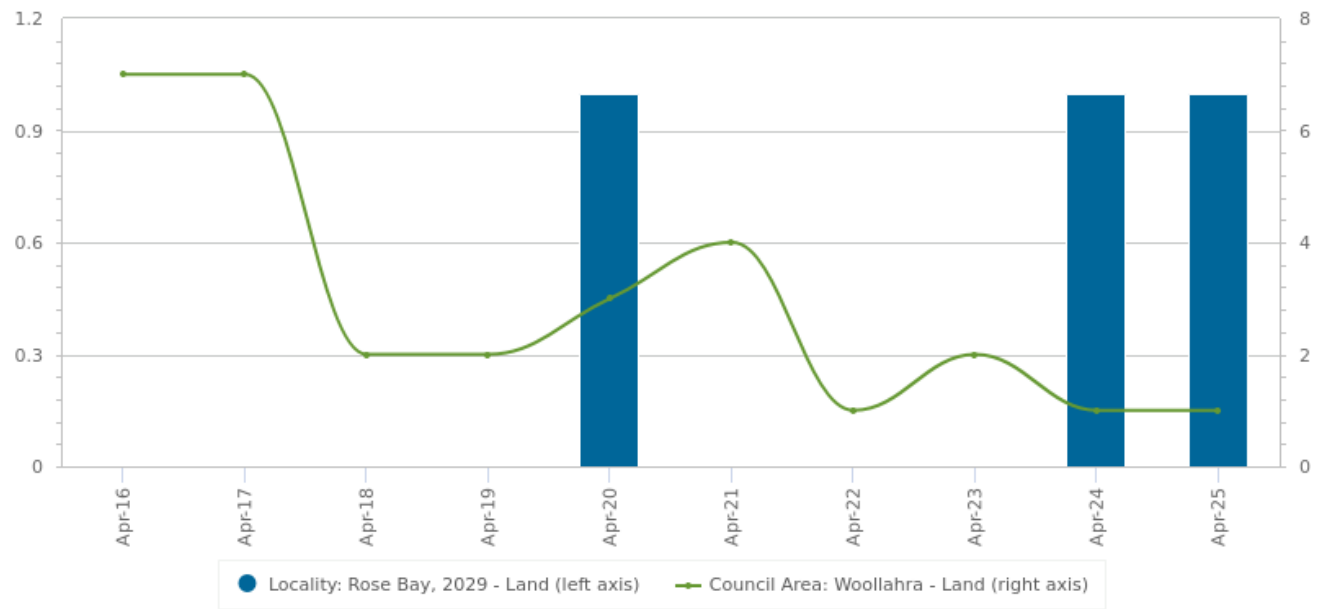
Statistics are calculated over a rolling 12 month period

Land: Sales Per Annum

1
Apr 2025

	Rose Bay	Woollahra
Apr 2016	0	7
Apr 2017	0	7
Apr 2018	0	2
Apr 2019	0	2
Apr 2020	1	3
Apr 2021	0	4
Apr 2022	0	1
Apr 2023	0	2
Apr 2024	1	1
Apr 2025	1	1

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Sales By Price

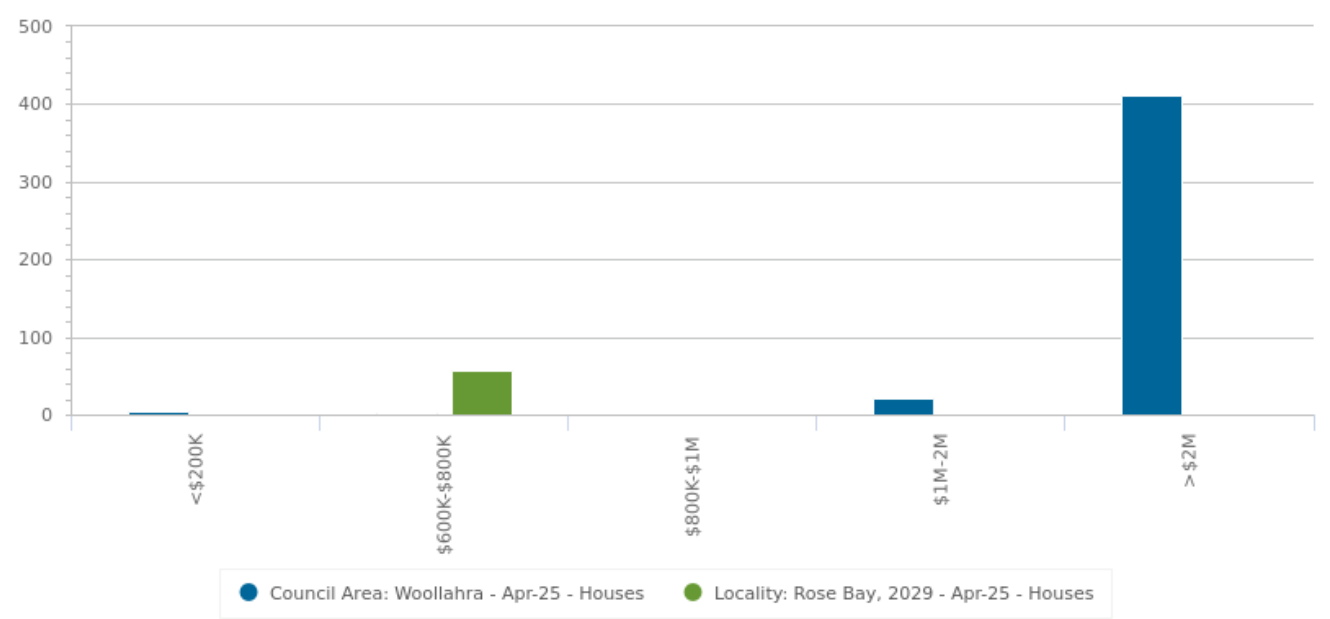
House: Sales By Price

\$455.78M

Apr 2025

	Rose Bay	Woollahra
<\$200K	1	4
\$600K-\$800K	-	2
\$800K-\$1M	-	1
\$1M-\$2M	-	22
>\$2M	56	411

Statistics are calculated over a rolling 12 month period



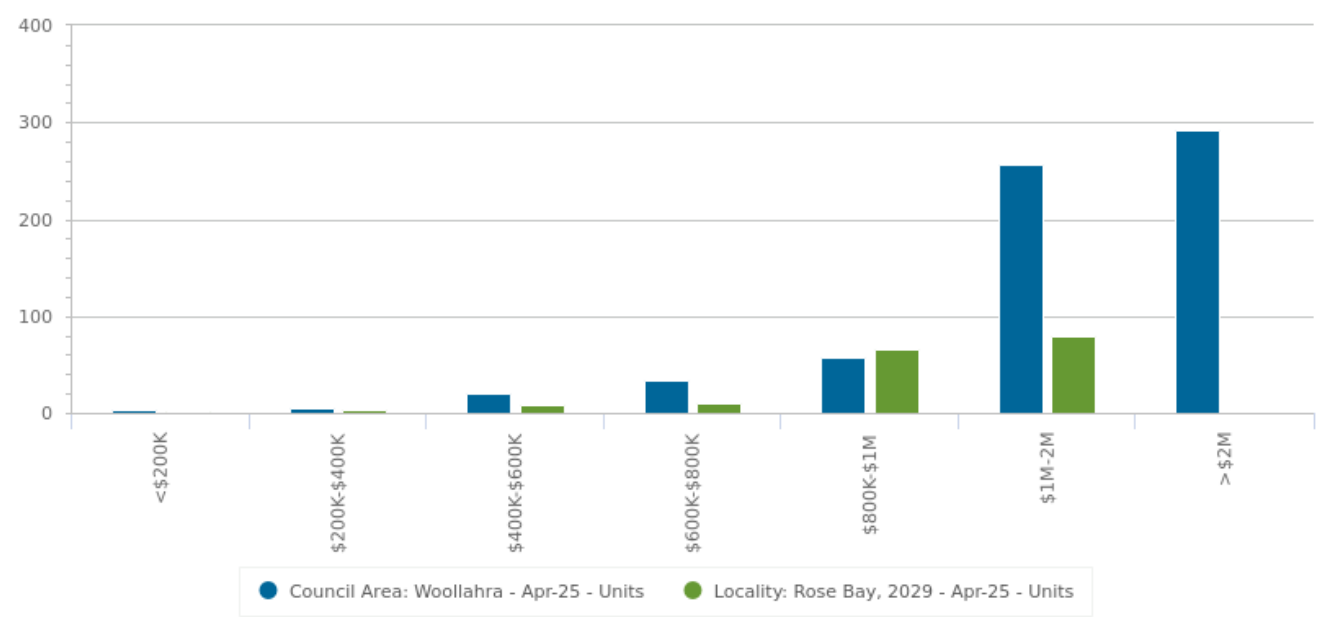
Statistics are calculated over a rolling 12 month period

Unit: Sales By Price

\$464.75M
Apr 2025

	Rose Bay	Woollahra
<\$200K	2	4
\$200K-\$400K	-	5
\$400K-\$600K	3	20
\$600K-\$800K	9	33
\$800K-\$1M	10	57
\$1M-\$2M	66	256
>\$2M	79	292

Statistics are calculated over a rolling 12 month period

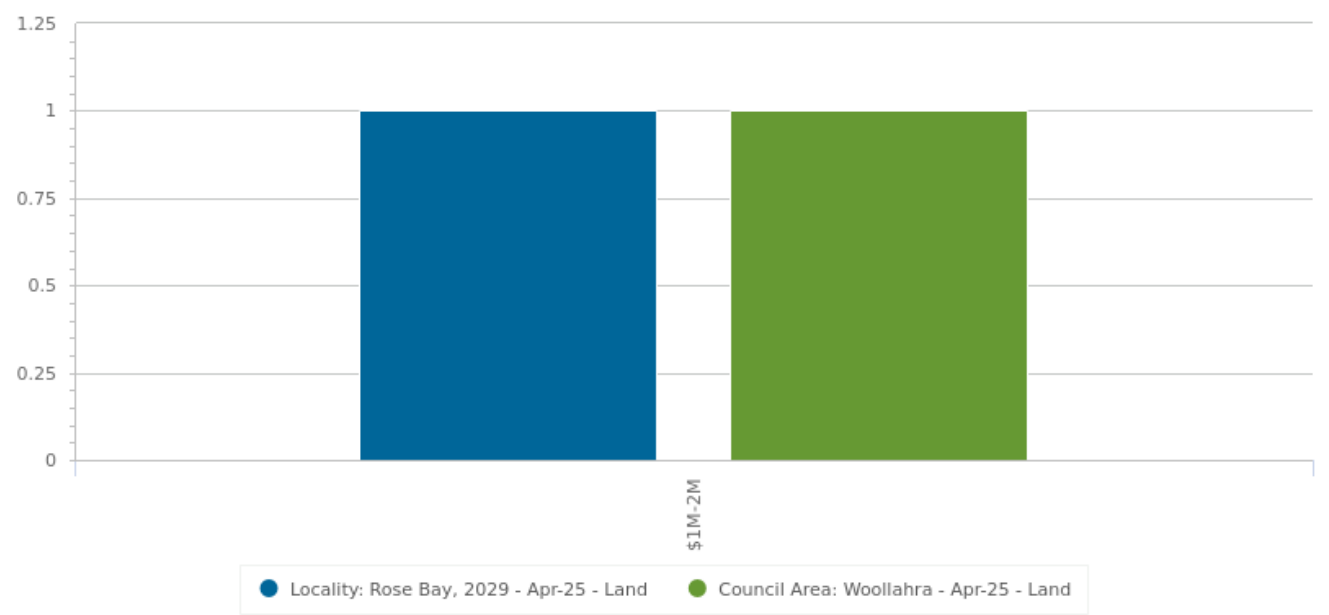


Statistics are calculated over a rolling 12 month period

Land: Sales By Price

	Rose Bay	Woollahra
\$1M-\$2M	1	-
>\$2M	-	1

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

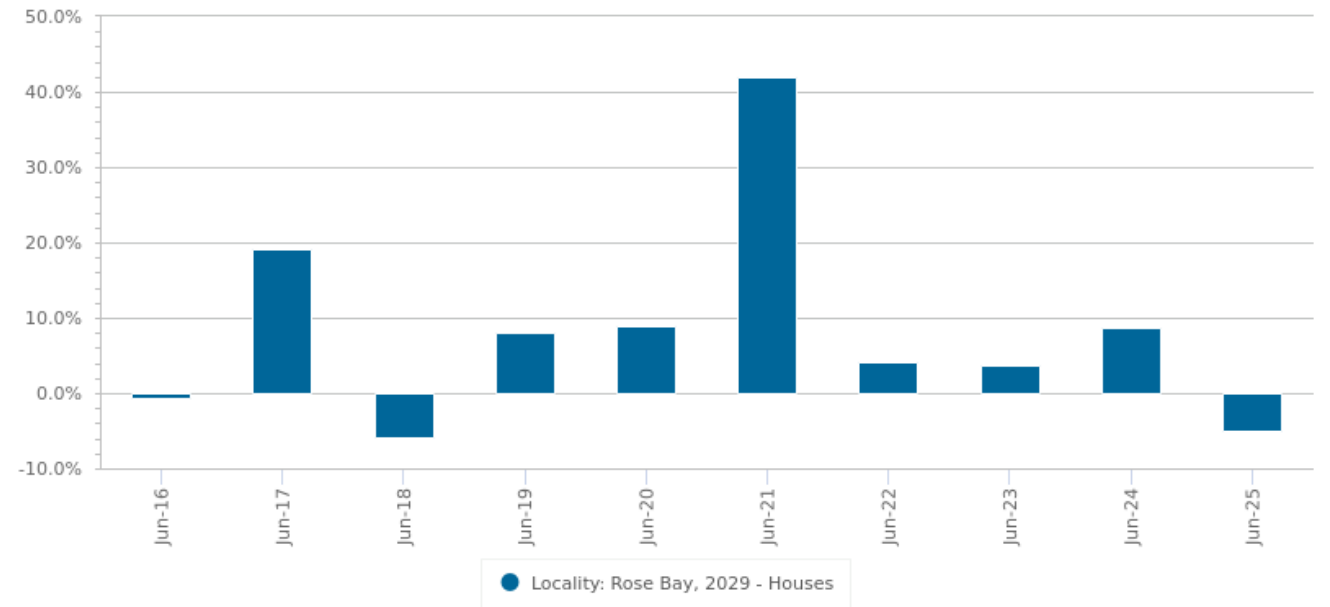
Change In Median Value

-5.1%
Jun 2025

House: Change In Median Value

	Rose Bay
Jun 2016	-0.6%
Jun 2017	19.2%
Jun 2018	-5.8%
Jun 2019	8.0%
Jun 2020	9.0%
Jun 2021	42.0%
Jun 2022	4.1%
Jun 2023	3.6%
Jun 2024	8.7%
Jun 2025	-5.1%

Statistics are calculated at the end of the displayed month



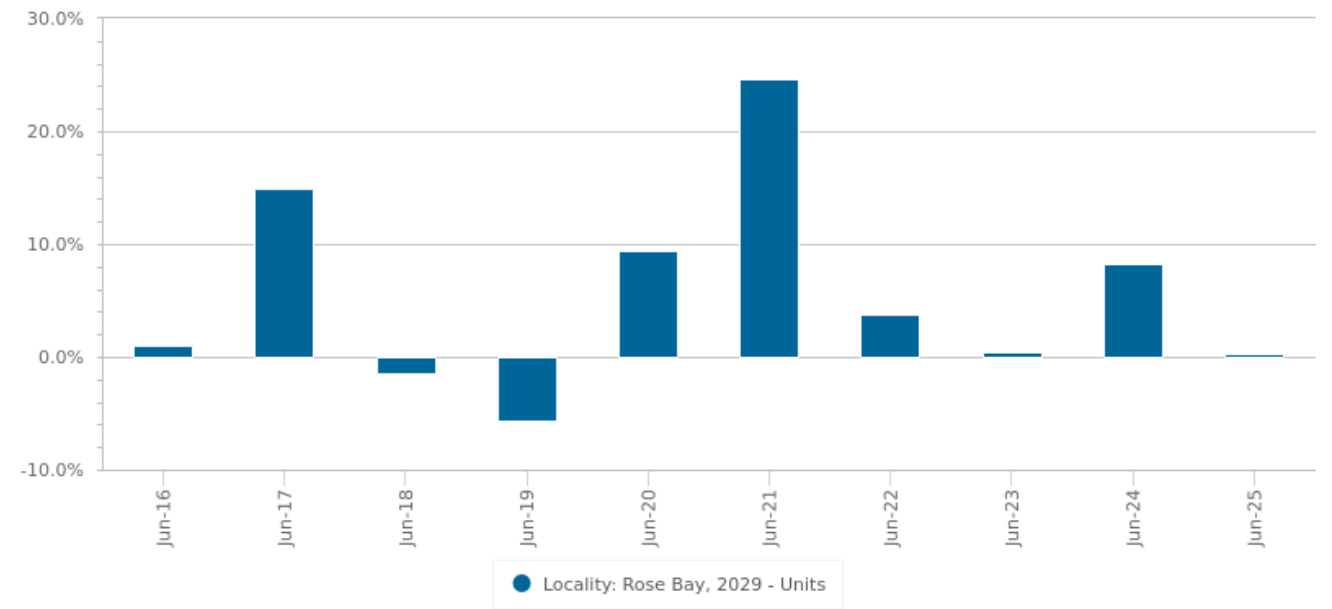
Statistics are calculated at the end of the displayed month

Unit: Change In Median Value

0.3%
Jun 2025

	Rose Bay
Jun 2016	1.1%
Jun 2017	14.9%
Jun 2018	-1.4%
Jun 2019	-5.6%
Jun 2020	9.4%
Jun 2021	24.7%
Jun 2022	3.8%
Jun 2023	0.5%
Jun 2024	8.2%
Jun 2025	0.3%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

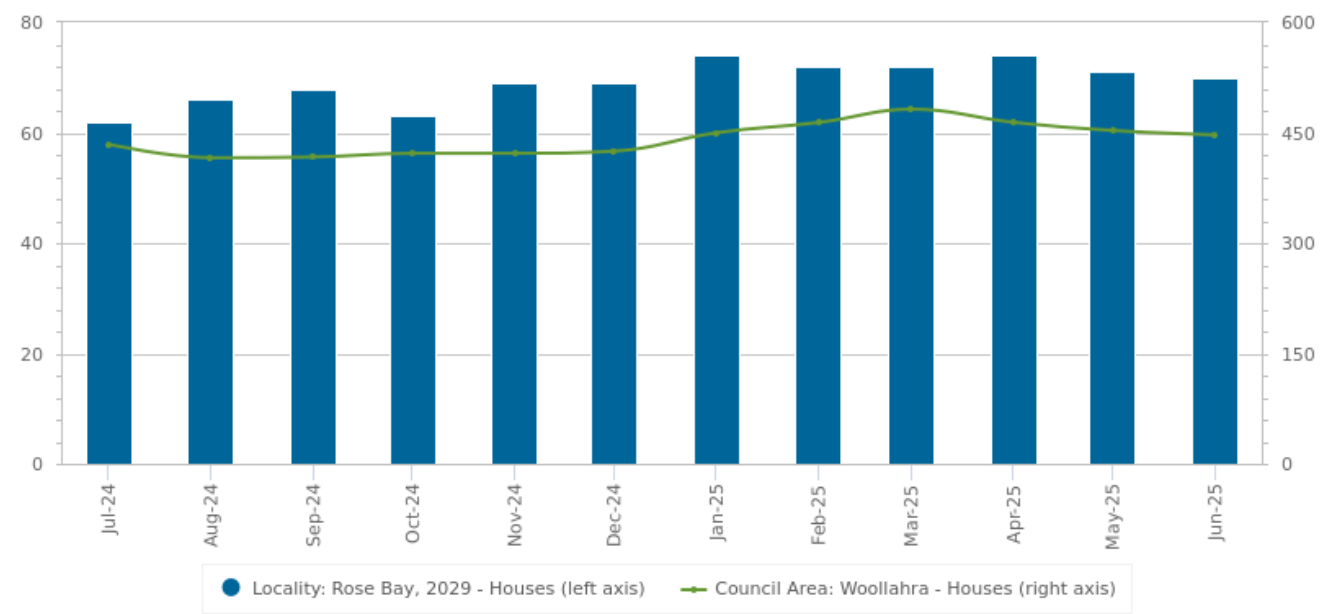
For Sale Statistics

House: Number of New Listing

70
Jun 2025

	Rose Bay	Woollahra
Jul 2024	62	434
Aug 2024	66	416
Sep 2024	68	417
Oct 2024	63	422
Nov 2024	69	422
Dec 2024	69	425
Jan 2025	74	450
Feb 2025	72	464
Mar 2025	72	482
Apr 2025	74	464
May 2025	71	453
Jun 2025	70	447

Statistics are calculated over a rolling 12 month period



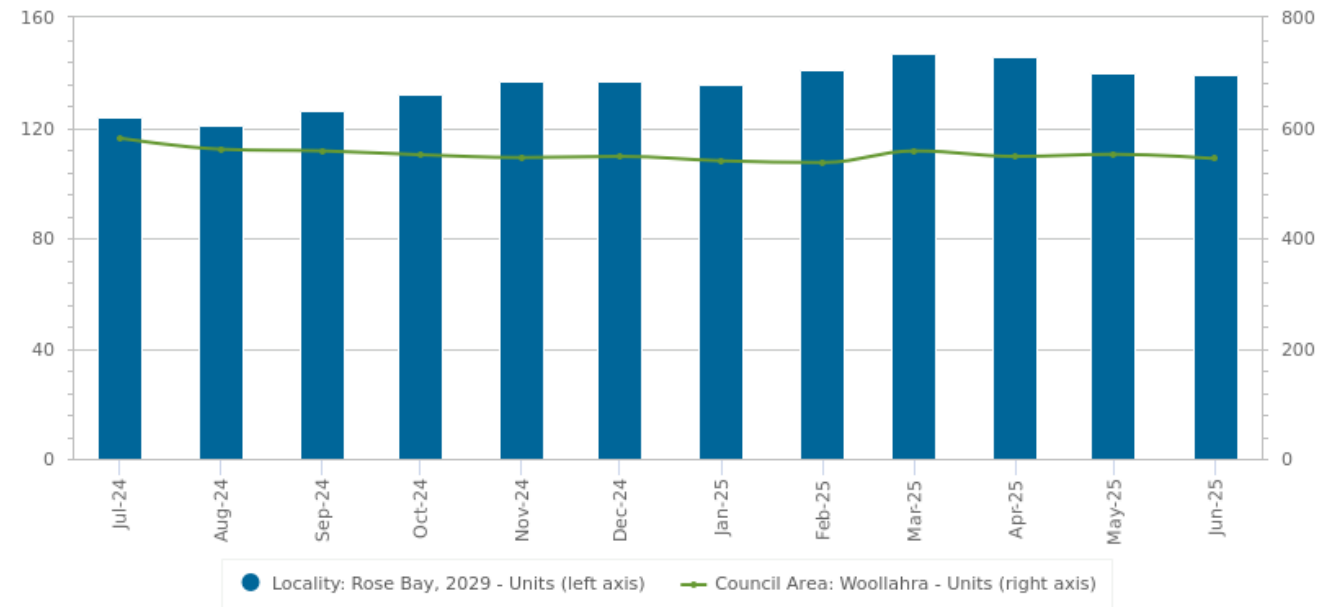
Statistics are calculated over a rolling 12 month period

Unit: Number of New Listing

139
Jun 2025

	Rose Bay	Woollahra
Jul 2024	124	581
Aug 2024	121	561
Sep 2024	126	558
Oct 2024	132	551
Nov 2024	137	546
Dec 2024	137	548
Jan 2025	136	540
Feb 2025	141	537
Mar 2025	147	558
Apr 2025	146	548
May 2025	140	552
Jun 2025	139	544

Statistics are calculated over a rolling 12 month period



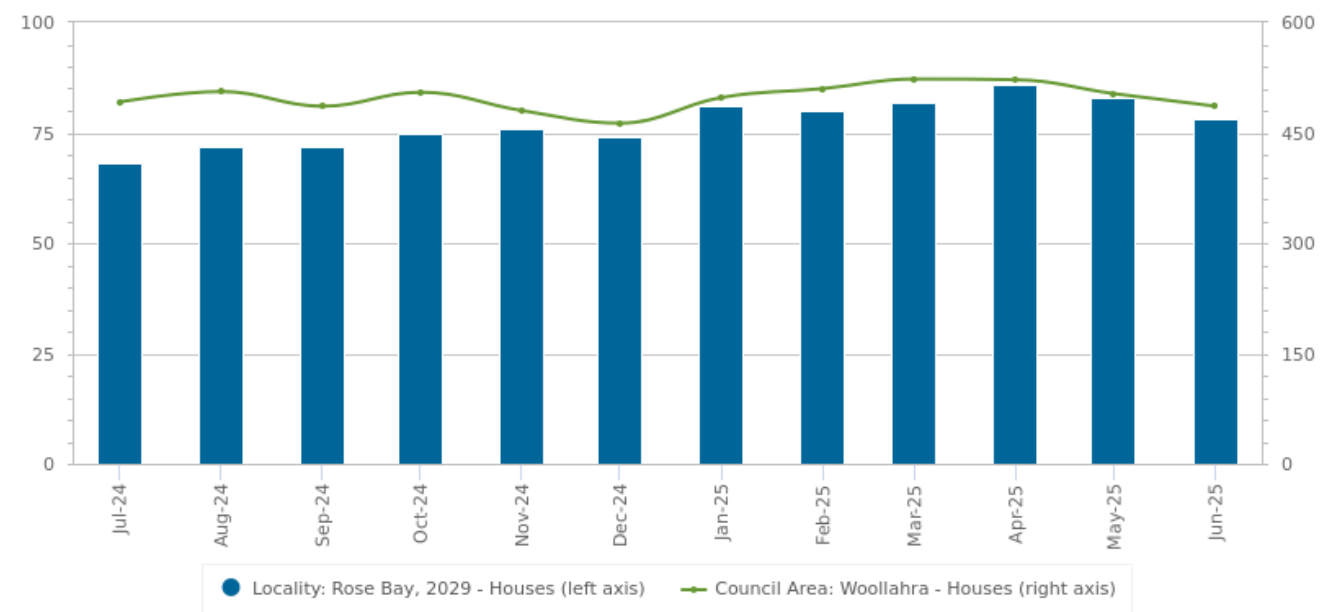
Statistics are calculated over a rolling 12 month period

House: Total Properties Listed

78
Jun 2025

	Rose Bay	Woollahra
Jul 2024	68	492
Aug 2024	72	506
Sep 2024	72	486
Oct 2024	75	505
Nov 2024	76	480
Dec 2024	74	463
Jan 2025	81	498
Feb 2025	80	510
Mar 2025	82	523
Apr 2025	86	522
May 2025	83	503
Jun 2025	78	486

Statistics are calculated over a rolling 12 month period



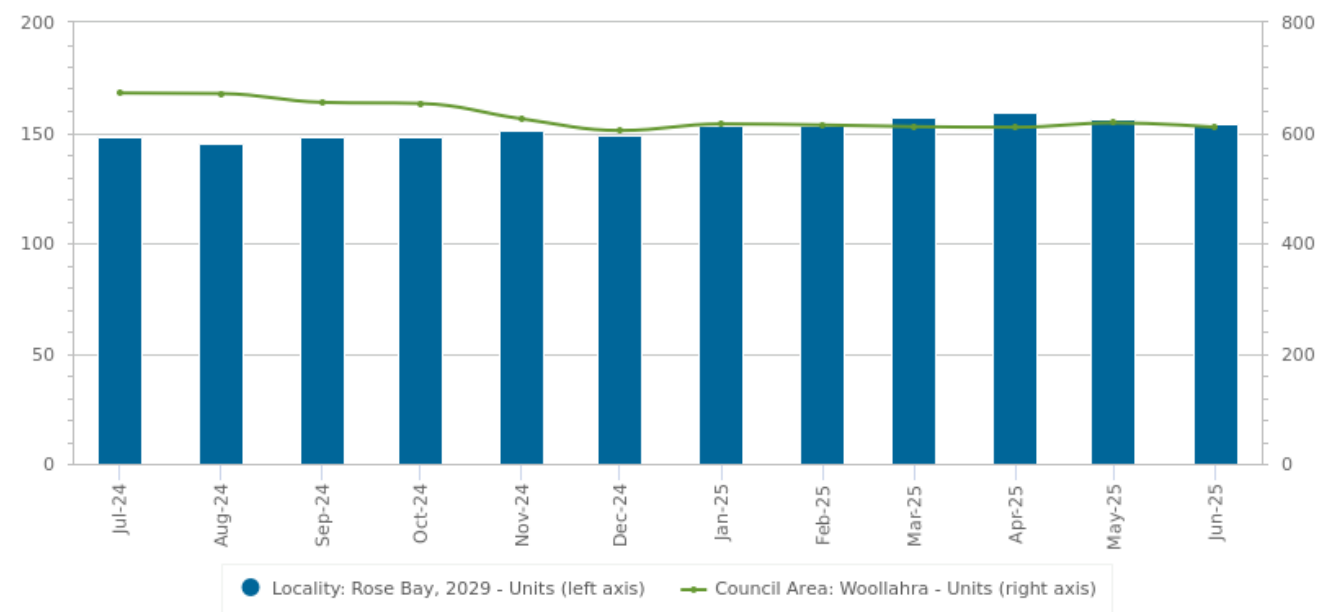
Statistics are calculated over a rolling 12 month period

Unit: Total Properties Listed

154
Jun 2025

	Rose Bay	Woollahra
Jul 2024	148	672
Aug 2024	145	671
Sep 2024	148	655
Oct 2024	148	653
Nov 2024	151	625
Dec 2024	149	604
Jan 2025	153	616
Feb 2025	153	614
Mar 2025	157	611
Apr 2025	159	610
May 2025	156	618
Jun 2025	154	610

Statistics are calculated over a rolling 12 month period



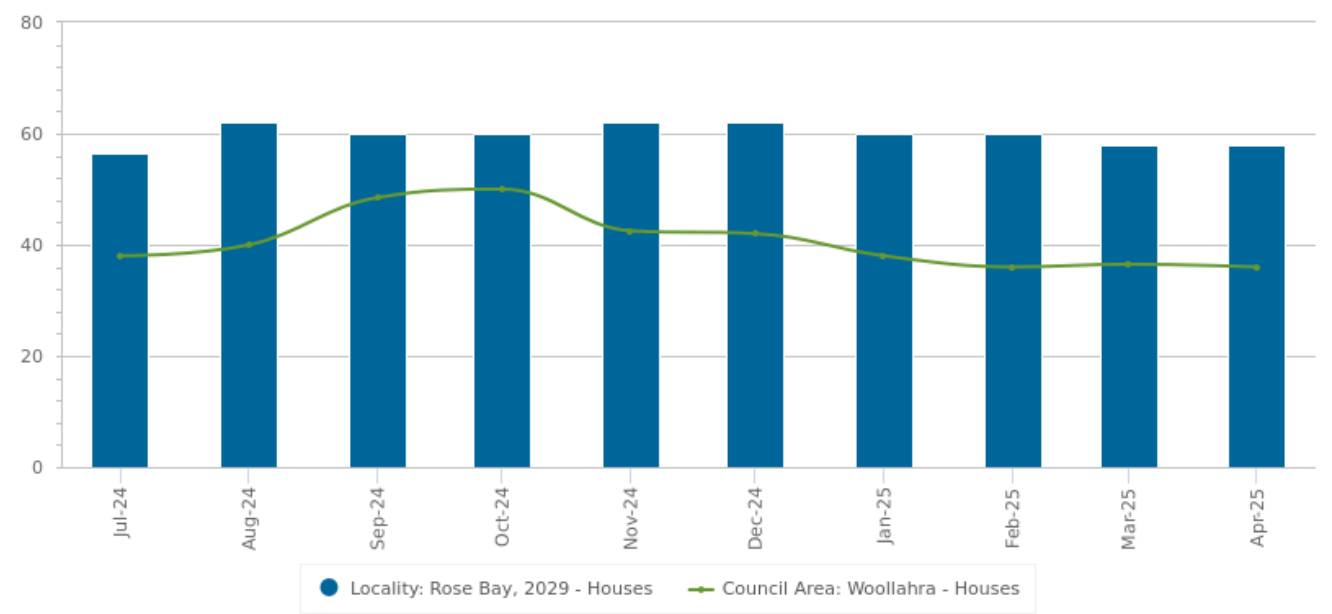
Statistics are calculated over a rolling 12 month period

House: Median Days On Market

58
Apr 2025

	Rose Bay	Woollahra
May 2024	34	38.5
Jun 2024	45	38.5
Jul 2024	56.5	38
Aug 2024	62	40
Sep 2024	60	48.5
Oct 2024	60	50
Nov 2024	62	42.5
Dec 2024	62	42
Jan 2025	60	38
Feb 2025	60	36
Mar 2025	58	36.5
Apr 2025	58	36

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Unit: Median Days On Market

39
Apr 2025

	Rose Bay	Woollahra
May 2024	31	35
Jun 2024	31	35
Jul 2024	30.5	36
Aug 2024	31	38
Sep 2024	38.5	38
Oct 2024	37	38
Nov 2024	37	40
Dec 2024	41.5	40
Jan 2025	43	40.5
Feb 2025	41.5	39
Mar 2025	37	36
Apr 2025	39	36

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Rental Statistics

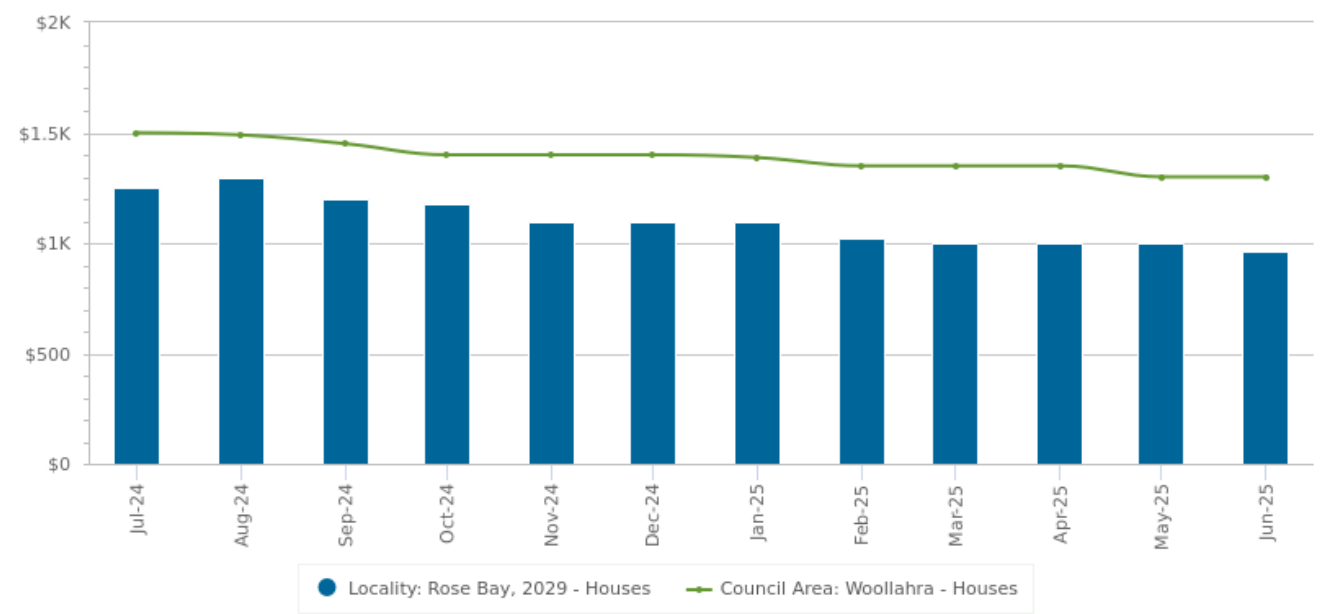
House: Median Rent

\$965/w

Jun 2025

	Rose Bay	Woollahra
Jul 2024	\$1250/w	\$1500/w
Aug 2024	\$1300/w	\$1490/w
Sep 2024	\$1200/w	\$1450/w
Oct 2024	\$1175/w	\$1400/w
Nov 2024	\$1100/w	\$1400/w
Dec 2024	\$1095/w	\$1400/w
Jan 2025	\$1095/w	\$1388/w
Feb 2025	\$1025/w	\$1350/w
Mar 2025	\$1000/w	\$1350/w
Apr 2025	\$1000/w	\$1350/w
May 2025	\$1000/w	\$1300/w
Jun 2025	\$965/w	\$1300/w

Statistics are calculated over a rolling 12 month period



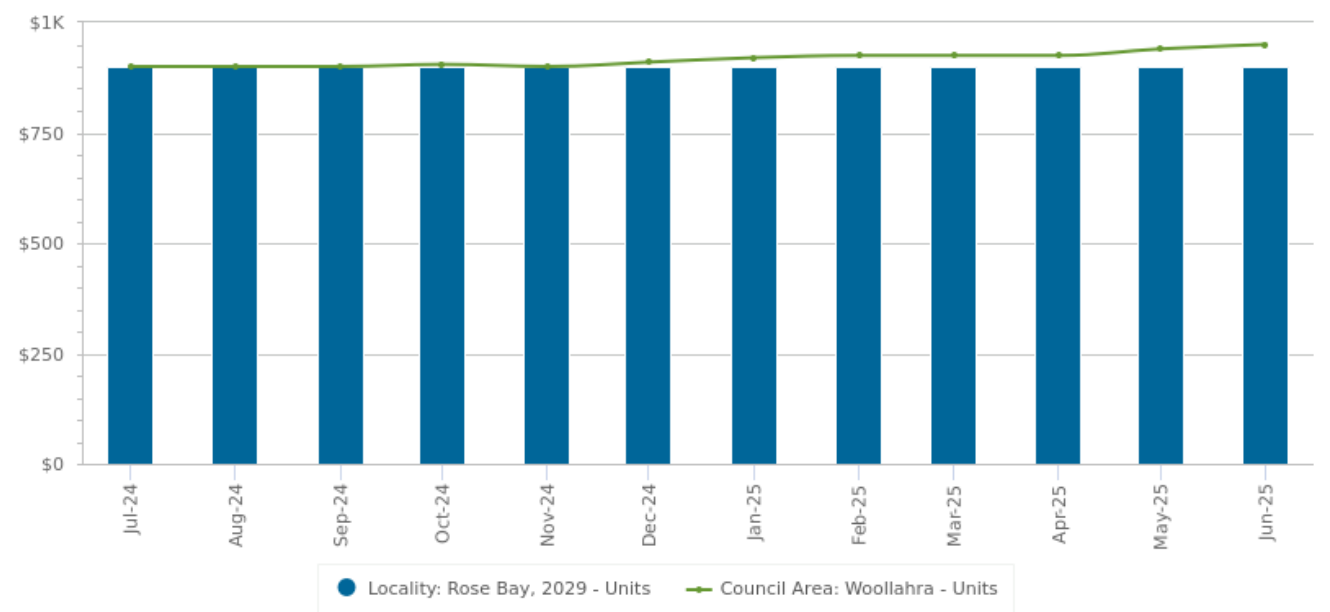
Statistics are calculated over a rolling 12 month period

Unit: Median Rent

\$900/w
Jun 2025

	Rose Bay	Woollahra
Jul 2024	\$900/w	\$900/w
Aug 2024	\$900/w	\$900/w
Sep 2024	\$900/w	\$900/w
Oct 2024	\$900/w	\$905/w
Nov 2024	\$900/w	\$900/w
Dec 2024	\$900/w	\$910/w
Jan 2025	\$900/w	\$920/w
Feb 2025	\$900/w	\$925/w
Mar 2025	\$900/w	\$925/w
Apr 2025	\$900/w	\$925/w
May 2025	\$900/w	\$940/w
Jun 2025	\$900/w	\$950/w

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

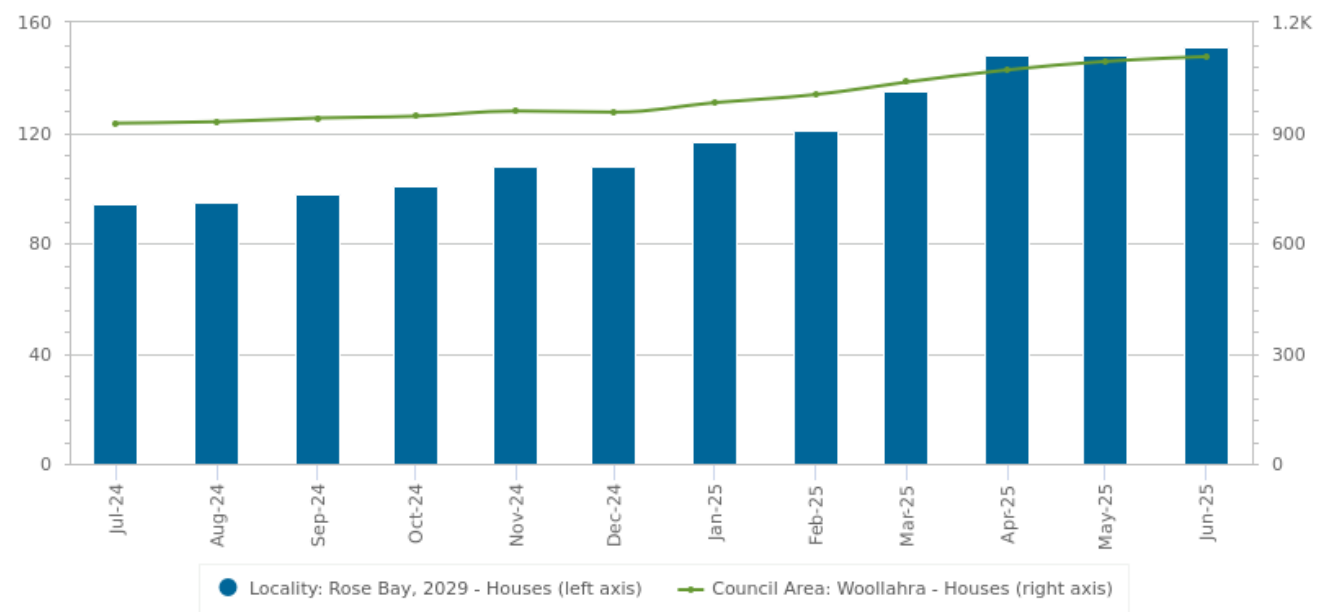
151

Jun 2025

House: Rental Rate Observations

	Rose Bay	Woollahra
Jul 2024	94	926
Aug 2024	95	930
Sep 2024	98	940
Oct 2024	101	945
Nov 2024	108	959
Dec 2024	108	956
Jan 2025	117	982
Feb 2025	121	1,004
Mar 2025	135	1,038
Apr 2025	148	1,071
May 2025	148	1,094
Jun 2025	151	1,107

Statistics are calculated over a rolling 12 month period



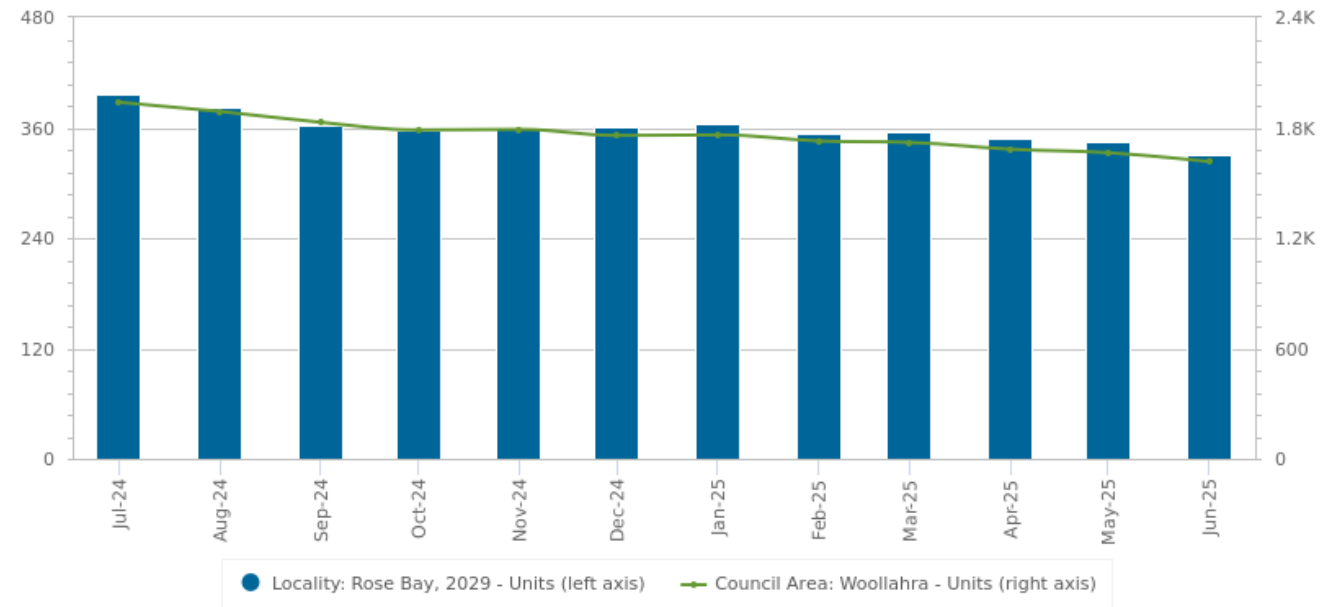
Statistics are calculated over a rolling 12 month period

Unit: Rental Rate Observations

330
Jun 2025

	Rose Bay	Woollahra
Jul 2024	397	1,938
Aug 2024	382	1,888
Sep 2024	362	1,829
Oct 2024	358	1,788
Nov 2024	359	1,791
Dec 2024	361	1,758
Jan 2025	364	1,761
Feb 2025	354	1,728
Mar 2025	356	1,720
Apr 2025	348	1,683
May 2025	345	1,664
Jun 2025	330	1,616

Statistics are calculated over a rolling 12 month period



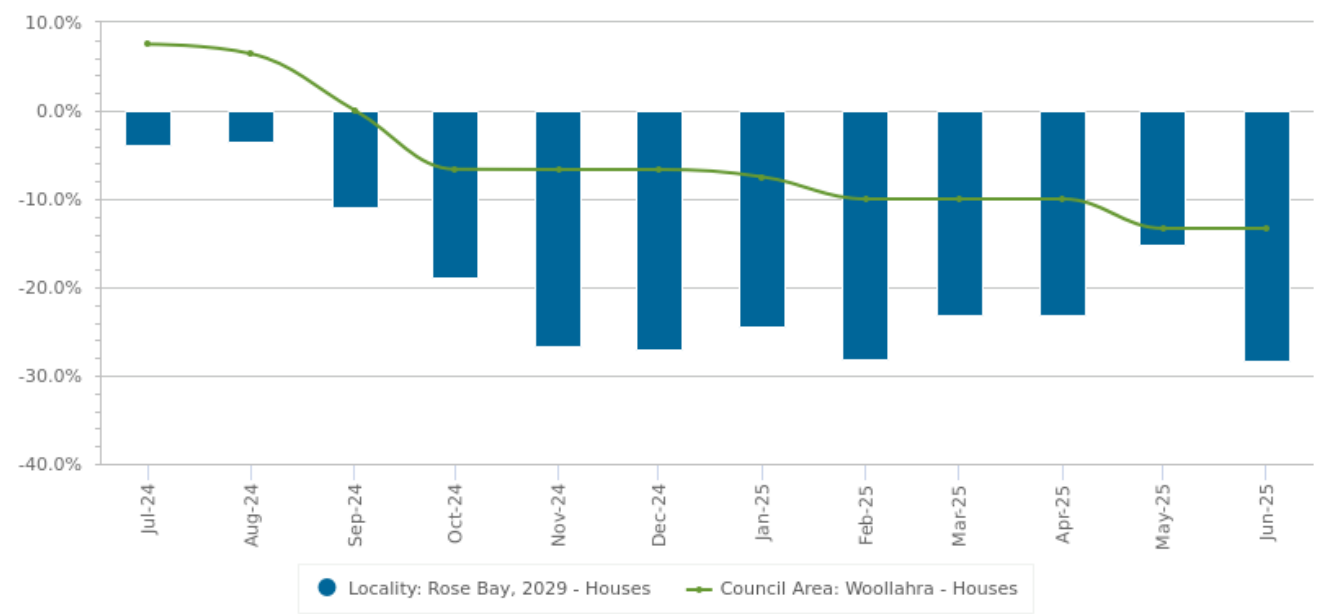
Statistics are calculated over a rolling 12 month period

House: Change in Rental Rate

-28.4%
Jun 2025

	Rose Bay	Woollahra
Jul 2024	-3.8%	7.5%
Aug 2024	-3.5%	6.4%
Sep 2024	-10.9%	-
Oct 2024	-19.0%	-6.6%
Nov 2024	-26.7%	-6.7%
Dec 2024	-27.0%	-6.7%
Jan 2025	-24.5%	-7.5%
Feb 2025	-28.1%	-10.0%
Mar 2025	-23.1%	-10.0%
Apr 2025	-23.1%	-10.0%
May 2025	-15.3%	-13.3%
Jun 2025	-28.4%	-13.3%

Statistics are calculated over a rolling 12 month period



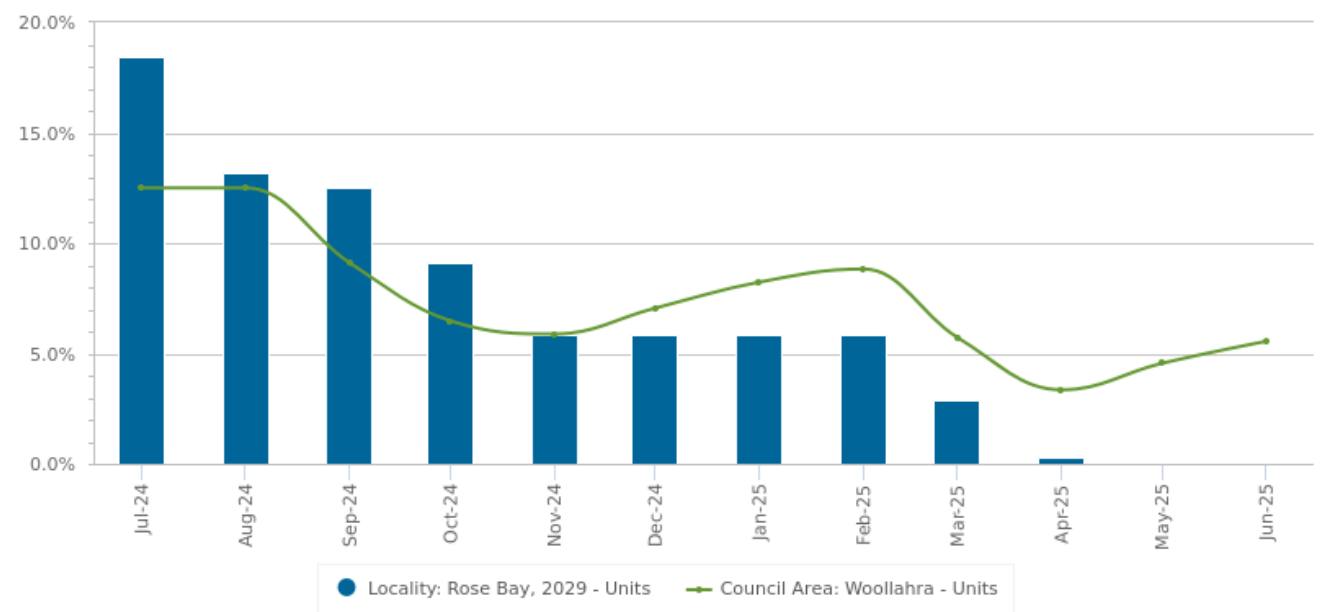
Statistics are calculated over a rolling 12 month period

Unit: Change in Rental Rate

Jun 2025

	Rose Bay	Woollahra
Jul 2024	18.4%	12.5%
Aug 2024	13.2%	12.5%
Sep 2024	12.5%	9.1%
Oct 2024	9.1%	6.5%
Nov 2024	5.9%	5.9%
Dec 2024	5.9%	7.1%
Jan 2025	5.9%	8.2%
Feb 2025	5.9%	8.8%
Mar 2025	2.9%	5.7%
Apr 2025	0.3%	3.4%
May 2025	-	4.6%
Jun 2025	-	5.6%

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

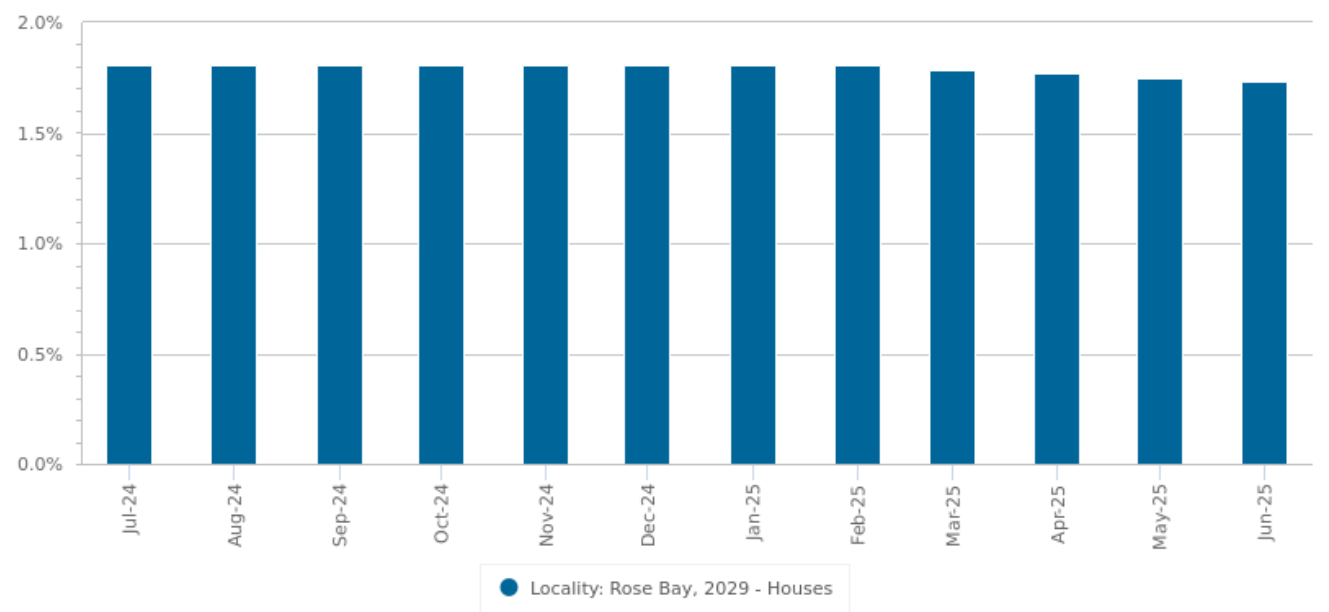
1.7%

Jun 2025

House: Value Based Rental Yield

	Rose Bay
Jul 2024	1.8%
Aug 2024	1.8%
Sep 2024	1.8%
Oct 2024	1.8%
Nov 2024	1.8%
Dec 2024	1.8%
Jan 2025	1.8%
Feb 2025	1.8%
Mar 2025	1.8%
Apr 2025	1.8%
May 2025	1.7%
Jun 2025	1.7%

Statistics are calculated at the end of the displayed month



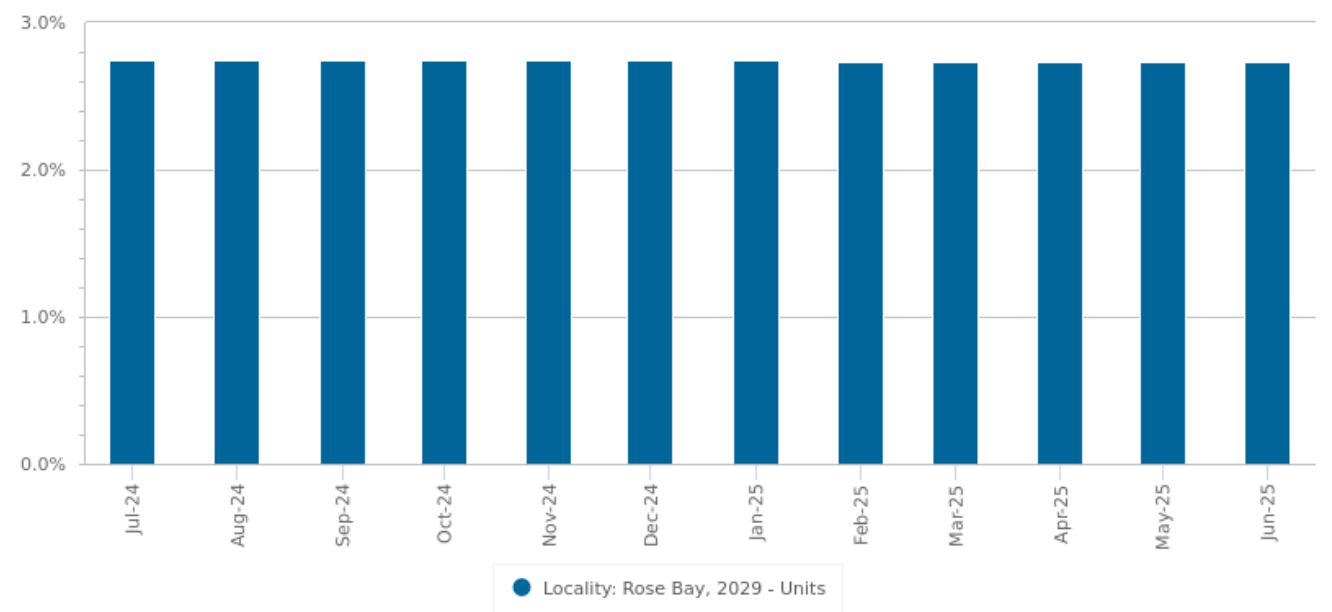
Statistics are calculated at the end of the displayed month

Unit: Value Based Rental Yield

2.7%
Jun 2025

	Rose Bay
Jul 2024	2.7%
Aug 2024	2.7%
Sep 2024	2.7%
Oct 2024	2.7%
Nov 2024	2.7%
Dec 2024	2.7%
Jan 2025	2.7%
Feb 2025	2.7%
Mar 2025	2.7%
Apr 2025	2.7%
May 2025	2.7%
Jun 2025	2.7%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

Household Structure

Household Structure

	Rose Bay	Woollahra
Childless Couples	43.6%	46.6%
Couples with Children	41%	40%
Single Parents	14.2%	11.9%
Other	1.4%	1.5%

Statistics are provided by the Australian Bureau of Statistics (ABS)



Childless Couples

43.6%



Couples with Children

41%



Single Parents

14.2%



Other

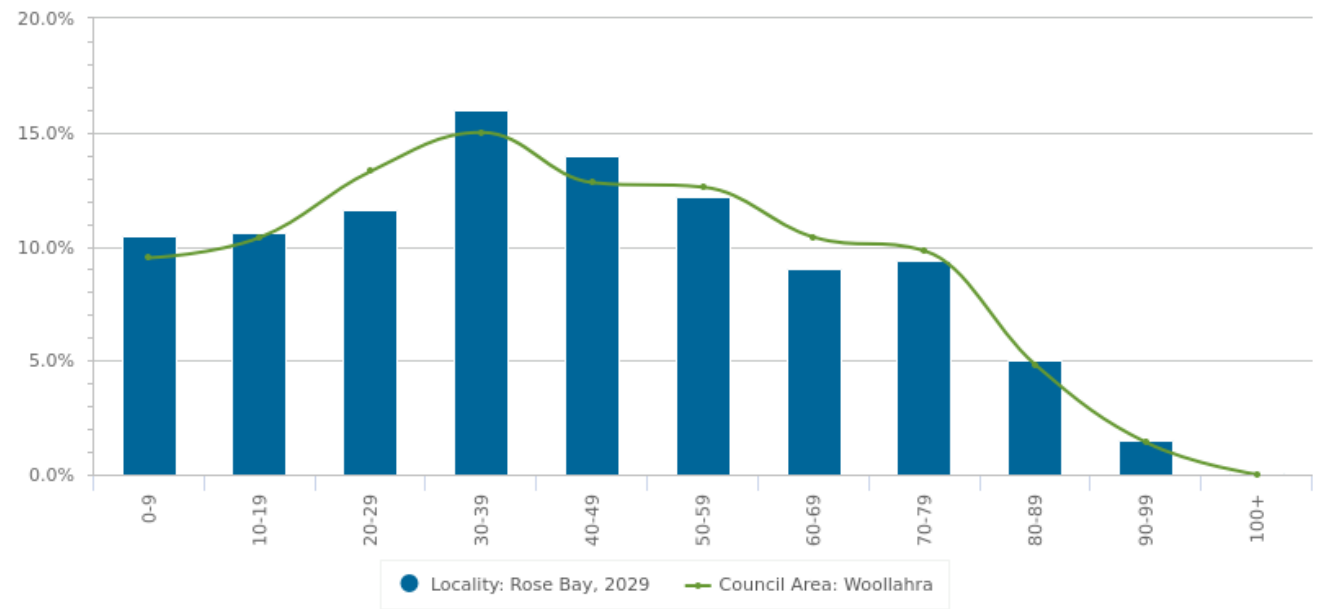
1.4%

Population Age

Population Age

	Rose Bay	Woollahra
0-9	10.5%	9.5%
10-19	10.6%	10.4%
20-29	11.6%	13.3%
30-39	16%	15%
40-49	14%	12.8%
50-59	12.2%	12.6%
60-69	9%	10.4%
70-79	9.4%	9.8%
80-89	5%	4.8%
90-99	1.5%	1.4%
100+	0.1%	-

Statistics are provided by the Australian Bureau of Statistics (ABS)



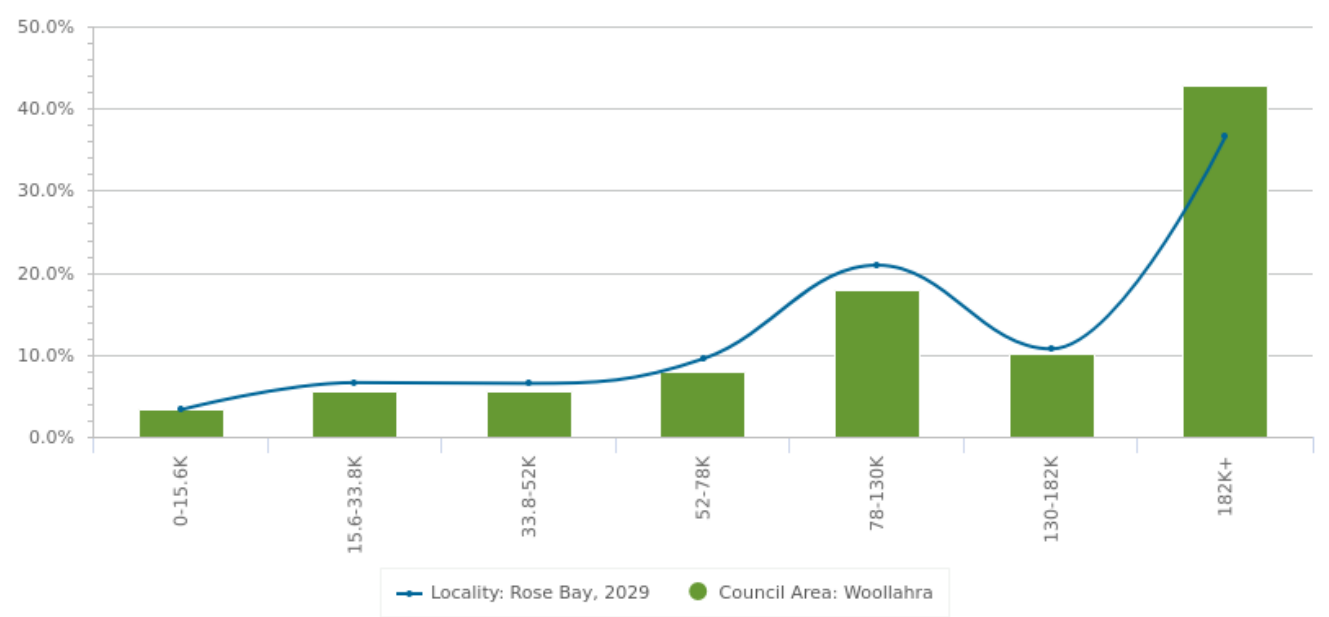
Statistics are provided by the Australian Bureau of Statistics (ABS)

Household Income

Household Income

	Rose Bay	Woollahra
0-15.6K	3.3%	3.4%
15.6-33.8K	6.6%	5.5%
33.8-52K	6.5%	5.5%
52-78K	9.5%	8%
78-130K	20.9%	17.9%
130-182K	10.7%	10.1%
182K+	36.6%	42.8%

Statistics are provided by the Australian Bureau of Statistics (ABS)



Statistics are provided by the Australian Bureau of Statistics (ABS)

Education

Education By Qualification

	Rose Bay	Woollahra
Postgrad	15.8%	20.1%
Graduate Diploma or Certificate	4.2%	4%
Bachelor	42.6%	46.9%
Advanced Diploma or Diploma	13.5%	10.7%
Certificate	11.9%	8.2%
Not Stated	10.6%	9%
Inadequately Described	1.3%	1.3%

Statistics are provided by the Australian Bureau of Statistics (ABS)



Postgrad

15.8%



Graduate Diploma or Certificate

4.2%



Bachelor

42.6%



Advanced Diploma or Diploma

13.5%



Certificate

11.9%



Not Stated

10.6%



Inadequately Described

1.3%

Occupation

Employment By Occupation

	Rose Bay	Woollahra
Professional	37.9%	44.2%
Clerical	11.3%	10.1%
Trades	6%	3.8%
Labourer	2.3%	1.6%
Not Stated	2.5%	2.6%
Machinery Operators and Drivers	1.3%	0.7%
Managers	24.1%	24.9%
Community and Personal Service Workers	7.1%	5%
Sales Workers	7.5%	7%

Statistics are provided by the Australian Bureau of Statistics (ABS)



Professional

37.9%



Clerical

11.3%



Trades

6%



Labourer

2.3%



Not Stated

2.5%



Machinery Operators and Drivers

1.3%

Employment By Occupation



Managers

24.1%



Community and Personal Service
Workers

7.1%



Sales Workers

7.5%

Disclaimer

Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all liability for any loss or damage arising in connection with the data and information contained in this publication.

Contains property sales information provided under licence from the Valuer General New South Wales. RP Data Pty Ltd trading as CoreLogic Asia Pacific is authorised as a Property Sales Information provider by the Valuer General New South Wales.

This publication contains data and statistics provided by the Australian Bureau of Statistics, available at <http://www.abs.gov.au/> and reproduced under Creative Commons Attribution 2.5 <http://creativecommons.org/licenses/by/2.5/au/legalcode>.