

# Cape Paterson

• SUBURB MARKET REPORT •



Leo Edwards  
m. 0472 523445  
e. leo@atrealty.com.au

\*\*\*  
**INVERLOCH**  
REALESTATE

@realty

# *Leo Edwards*

LICENCED REAL ESTATE AGENT

Leo Edwards is a fully licensed real estate agent based in Inverloch Victoria, and the founder of [www.inverloch3996.com](http://www.inverloch3996.com) a regional online platform reaching up to 30,000 people weekly who either love, or would love to live in Inverloch.

He has worked Internationally creating marketing campaigns for some of the largest real estate developments in the world before making the sea change to Inverloch with his wife Janelle & son Alfie in 2014. He holds regional qualifications with the Real Estate Institute of Victoria, The Australian School of Business & Law as well as International qualifications with both The Chartered Institute of Securities & Investment and The Chartered Insurance Institute.

Leo is also the founder of [www.3996studio.com](http://www.3996studio.com) a platform dedicated to helping other forward thinking real estate agents market their properties more effectively and achieve better results for their vendors in an increasingly digital age.



**Leo Edwards**  
m. 0472 523445  
e. [leo@atrealty.com.au](mailto:leo@atrealty.com.au)



# CAPE PATERSON - Suburb Map



This report has been compiled on 22/05/2026 by Leo Edwards. Property Data Solutions Pty Ltd 2026 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

© The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

# CAPE PATERSON - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	26	\$ 299,000	0.0 %	\$ 70,000	\$ 1,100,000
2009	38	\$ 311,000	4.0 %	\$ 166,500	\$ 505,000
2010	58	\$ 330,000	6.1 %	\$ 100,000	\$ 1,050,000
2011	28	\$ 402,500	22.0 %	\$ 140,000	\$ 720,000
2012	24	\$ 316,500	-21.4 %	\$ 160,000	\$ 524,000
2013	37	\$ 320,000	1.1 %	\$ 160,000	\$ 600,000
2014	48	\$ 331,000	3.4 %	\$ 2,500	\$ 580,000
2015	47	\$ 340,000	2.7 %	\$ 160,000	\$ 825,000
2016	49	\$ 360,000	5.9 %	\$ 206,530	\$ 1,150,000
2017	55	\$ 410,000	13.9 %	\$ 235,000	\$ 616,000
2018	38	\$ 458,250	11.8 %	\$ 300,000	\$ 852,000
2019	35	\$ 535,000	16.7 %	\$ 220,000	\$ 1,200,000
2020	33	\$ 630,000	17.8 %	\$ 14,000	\$ 1,190,000
2021	50	\$ 782,625	24.2 %	\$ 440,000	\$ 1,350,000
2022	36	\$ 845,000	8.0 %	\$ 265,000	\$ 1,420,000
2023	35	\$ 830,000	-1.8 %	\$ 400,000	\$ 1,925,000
2024	30	\$ 827,500	-0.3 %	\$ 250,000	\$ 1,670,000
2025	40	\$ 740,000	-10.6 %	\$ 12,000	\$ 1,290,000
2026	8	\$ 745,000	0.7 %	\$ 530,000	\$ 1,380,000

## Median Sale Price

# \$755k

Based on 33 recorded House sales within the last 12 months (Apr '25 - Mar '26)

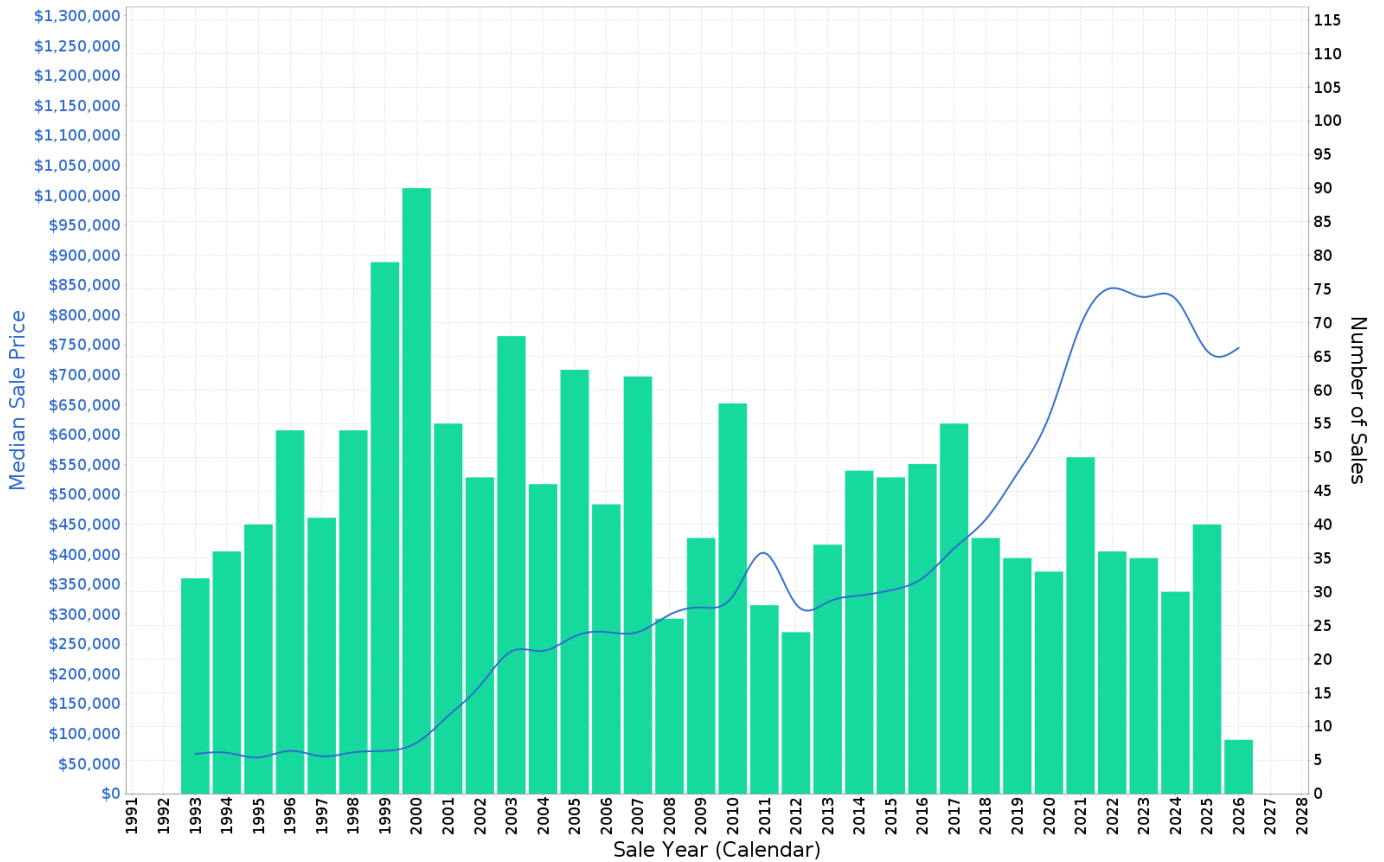
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

# -1.0%

Current Median Price: \$755,000  
Previous Median Price: \$762,500

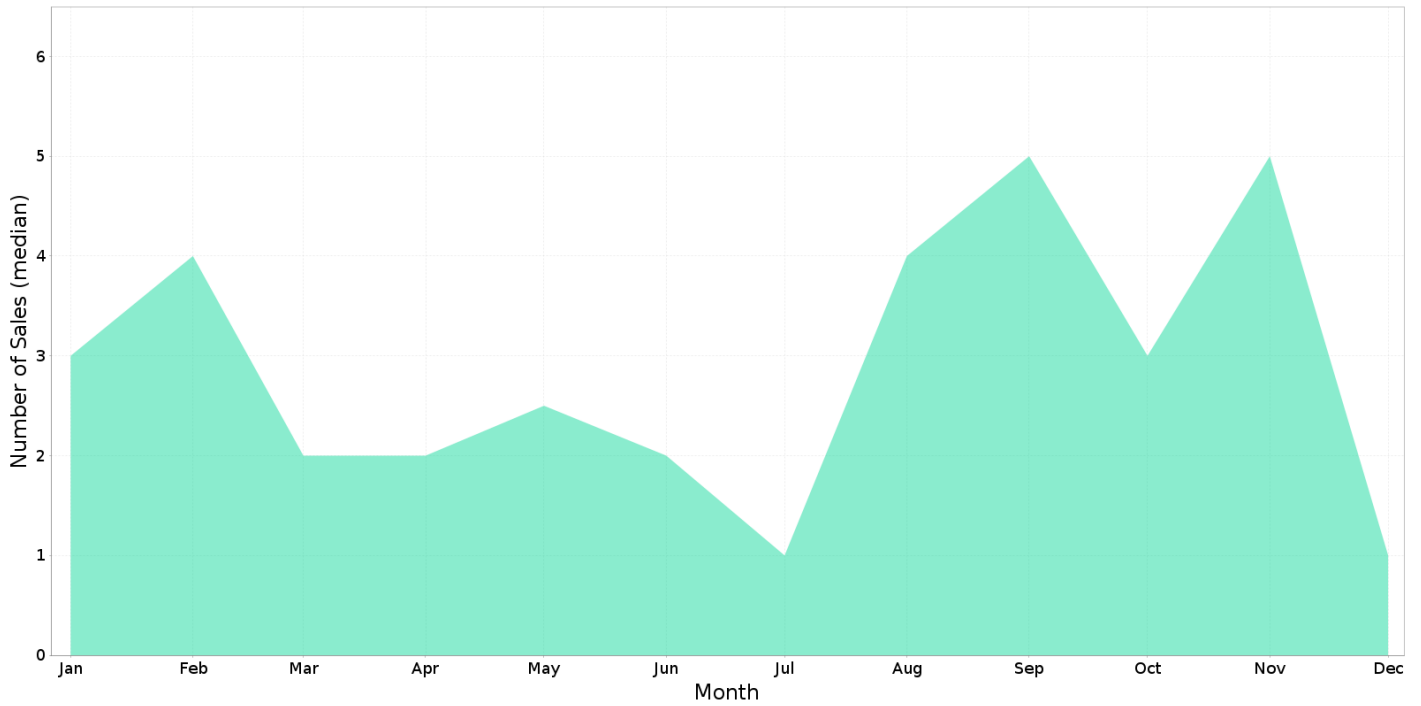
Based on 71 recorded House sales compared over the last two rolling 12 month periods



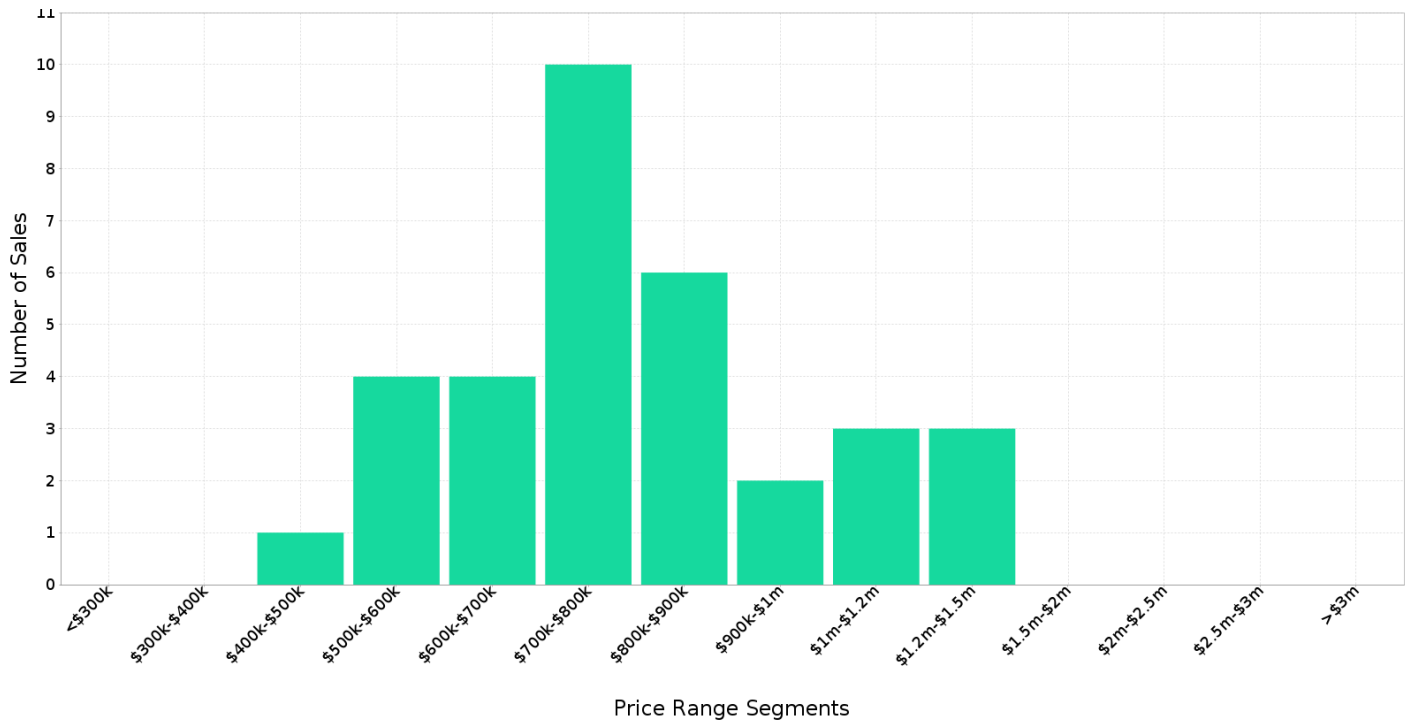
This report has been compiled on 22/05/2026 by Leo Edwards. Property Data Solutions Pty Ltd 2026 - [www.pricerfinder.com.au](http://www.pricerfinder.com.au)

© The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

## CAPE PATERSON - Peak Selling Periods (3 years)



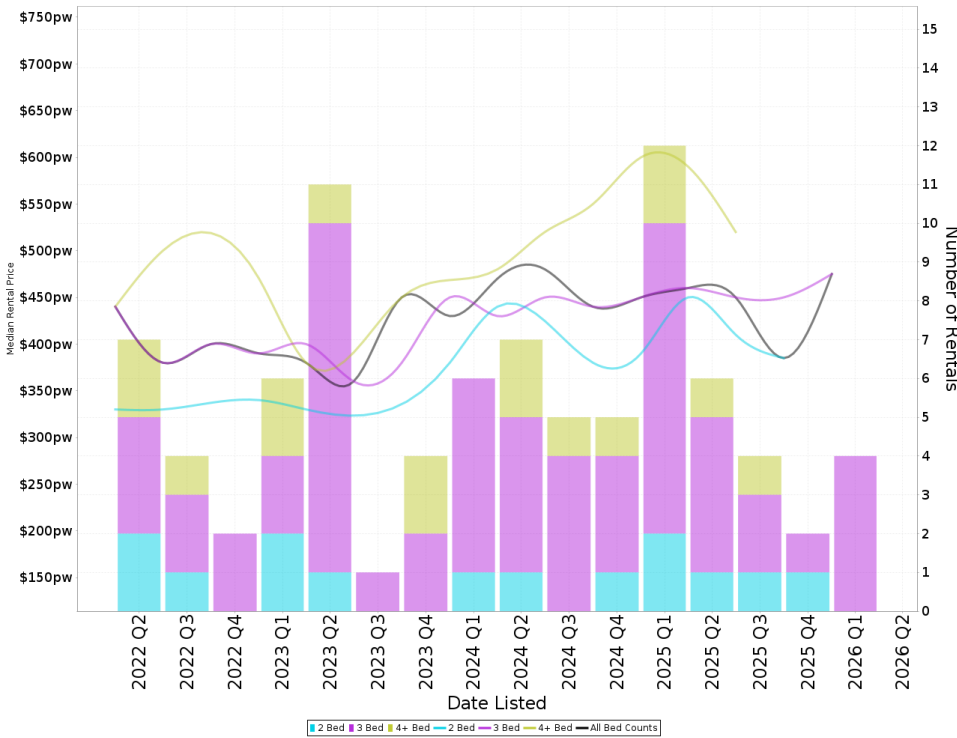
## CAPE PATERSON - Price Range Segments (12 months)



This report has been compiled on 22/05/2026 by Leo Edwards. Property Data Solutions Pty Ltd 2026 - [www.pricerfinder.com.au](http://www.pricerfinder.com.au)

© The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

# Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-1.0%**

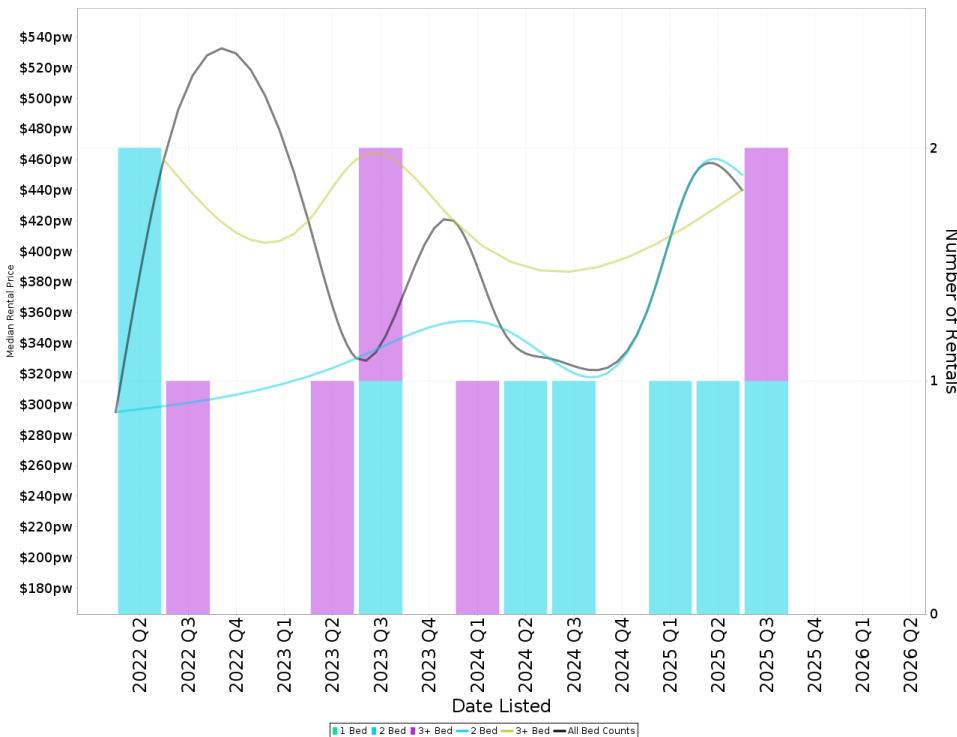
Current Median Price: \$755,000  
 Previous Median Price: \$762,500  
Based on 71 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.2%**

Current Median Price: \$755,000  
 Current Median Rent: \$460  
Based on 16 registered House rentals compared over the last 12 months.

# Median Weekly Rents (Units)



### Suburb Sale Price Growth

N/A

### Suburb Rental Yield

**+3.3%**

Current Median Price: \$710,000  
 Current Median Rent: \$450  
Based on 3 registered Unit rentals compared over the last 12 months.

This report has been compiled on 22/05/2026 by Leo Edwards. Property Data Solutions Pty Ltd 2026 - [www.pricerfinder.com.au](http://www.pricerfinder.com.au)

© The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

# CAPE PATERSON - Recently Sold Properties

Median Sale Price

**\$755k**

Based on 33 recorded House sales within the last 12 months (Apr '25 - Mar '26)

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

Suburb Growth

**-1.0%**

Current Median Price: \$755,000  
Previous Median Price: \$762,500

Based on 71 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**33**

Based on recorded House sales within the 12 months (Apr '25 - Mar '26)

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

**25 BLUE WATER CIR**

**\$1,030,000**

May 2026  
75 Days

619 m<sup>2</sup> 4 2 4

**22 CORAL ST**

**\$645,000**

May 2026  
111 Days

497 m<sup>2</sup> 3 1 1

**1 REEF ST**

**\$880,000**

Apr 2026  
N/A

501 m<sup>2</sup> 3 1 2

**2 ANGLERS RD**

**\$600,000**

Apr 2026  
162 Days

523 m<sup>2</sup> 4 2 2

**13 SPEAR ST**

**\$805,000**

Apr 2026  
N/A

546 m<sup>2</sup> 4 3 3

**3 NEPTUNE ST**

**\$740,000**

Mar 2026  
31 Days

511 m<sup>2</sup> 3 2 -

**4 SWAN ST**

**\$615,000**

Feb 2026  
162 Days

580 m<sup>2</sup> 4 2 1

**4A PEREGRINE CRT**

**\$980,000**

Feb 2026  
112 Days

300 m<sup>2</sup> 3 1 1

**593 CAPE PATERSON RD**

**\$1,380,000**

Feb 2026  
53 Days

610 m<sup>2</sup> 4 2 1

This report has been compiled on 22/05/2026 by Leo Edwards. Property Data Solutions Pty Ltd 2026 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

© The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

**11 SPEAR ST**

**\$780,000**



Feb 2026  
91 Days

511 m<sup>2</sup> 4 2 1

**34 PARK PARADE RD**

**\$530,000**

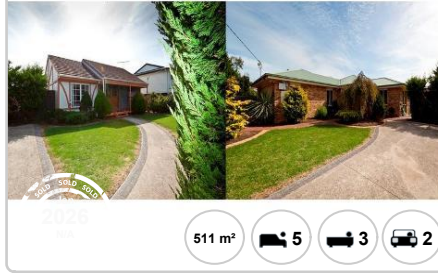


Jan 2026  
37 Days

519 m<sup>2</sup> 2 1 2

**52 ANGLERS RD**

**\$750,000**



2026

511 m<sup>2</sup> 5 3 2

**6 ZEPHYR CRT**

**\$725,000**



Jan 2026  
55 Days

511 m<sup>2</sup> 3 2 2

**566 CAPE PATERSON RD**

**\$850,000**



Dec 2025  
24 Days

888 m<sup>2</sup> 3 2 4

**25 NARDOO ST**

**\$865,000**



Nov 2025  
259 Days

588 m<sup>2</sup> 5 2 1

**32 ANGLERS RD**

**\$620,000**



Nov 2025  
N/A

511 m<sup>2</sup> 3 1 1

This report has been compiled on 22/05/2026 by Leo Edwards. Property Data Solutions Pty Ltd 2026 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

© The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

# CAPE PATERSON - Properties For Rent

## Median Rental Price

# \$460 /w

Based on 16 recorded House rentals within the last 12 months (Apr '25 - Mar '26)

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

## Rental Yield

# +3.2%

Current Median Price: \$755,000  
Current Median Rent: \$460

Based on 33 recorded House sales and 16 House rentals compared over the last 12 months

## Number of Rentals

# 16

Based on recorded House rentals within the last 12 months (Apr '25 - Mar '26)

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

**6 MOONAH STREET**



**\$600 per week**

496 m<sup>2</sup> 3 bedrooms 2 bathrooms 1 car space

May 2026  
8 Days

**2 BLUE WATER CIRCLE**



**\$480 per week**

584 m<sup>2</sup> 3 bedrooms 2 bathrooms 2 car spaces

May 2026  
15 Days

**41 ANCHOR PARADE**



**\$390 per week**

577 m<sup>2</sup> 2 bedrooms 1 bathroom 2 car spaces

Apr 2026  
35 Days

# What Clients Say



## SHOULD LEAVE OTHERS IN AWE

Leo is indeed that breath of fresh air. His network, care and honest approach to myself paid dividends - Property SOLD!

**Wendy Luke | Seller of 25 Nation Court, Inverloch**



## COMPLETE CONFIDENCE IN LEO

We expected to approach more than one agent & Leo was our first contact. However after meeting with Leo we saw no need to approach other agents. Sold for a great price in just 9 days!

**John & Wendy Major | Sellers of 98 Woodland Heath Drive, Inverloch**



## EXCELLENT RESULT

Leo puts his heart and soul into helping his clients. I still can't believe it happened this way - you put so much into your work - thank you!

**Joyce Burney | Seller of 15 Beach Avenue, Inverloch**



## ABOVE & BEYOND EXPECTATIONS

Thank you for all your hard work, expertise and for achieving a 'lifechanging' result for me

**Jo Choyce | Seller of 32 Halford Street, Inverloch**





## Thinking of Selling?

**Planning to sell your property in the next 12 months?** Enhancing its appeal and potential selling price is easily achievable through minor renovations or refurbishments. From a fresh coat of paint and landscaping to updated flooring, cabinets, and light fixtures, these quick and simple home upgrades can make a significant impact.

However, it's important to avoid wasting money on improvements that won't truly enhance your sale price.

To assist you further, **I offer a complimentary 15-minute service to provide you with valuable advice.** Feel free to give me a call, as this information is completely free and comes with no obligation.

## What's Involved?

When preparing to enter the market, it's important to be aware of various factors, particularly the financial aspects.

**This includes** considerations such as solicitor fees, moving costs, marketing expenses, fees, and commission.



# Message from Leo Edwards

As the market continues to shift it's never been more important to work with an agent that will tell you the truth and market your property to an unmatched online audience to achieve the best market result.

There are currently large stock levels on the market across the Bass Coast most of which have now been on the market for over 90 days! Some as long as 750 days! We're proud as an agency to have still maintained an average days on market of less than 60 while still driving excellent results for our sellers.

Accurate pricing of properties is more important than ever and while it's tempting to choose an agent that promises you the highest price, **ALWAYS** ask about their list price to sell price ratio. \$1,050,000 is currently the record by a local agent in 2024 for a reduction in the listed price to eventual sales price!

We've worked hard over the last six years to develop a system that eliminates the risk of overpricing or underselling your home, meaning better results in a shorter time with complete transparency.

Speak to us today for an honest opinion without the bull#@%!



Leo Edwards  
m. 0472 523445  
e. leo@atrealty.com.au



*Find out what  
our home sellers  
are saying....*



**SCAN ME**



★★★  
**INVERLOCH**  
3996

@realty