

# PROPERTYREPORT

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# Winners and losers in variable market



Tim Lawless, CoreLogic-RP Data

The WA market is levelling out in the wake of softer economic conditions — but it's not a bubble bursting, let alone the big crash pessimists might have us believe. MARA FOX reports.

**P**ERTH'S bubble isn't bursting, but it is retracting. CoreLogic-RP Data head of research Tim Lawless predicts further price falls before the market levels out, but said figures showed it was the premium echelon that stood to be affected most.

The figures showed affordable price ranges were still recording growth, which is reflected in today's Property Report.

The report shows roughly half of WA's 400+ suburbs recorded minor median house price falls, while half recorded gains.

How to read the, at times, conflicting market data is something Realestate readers are often keen to have clarified. The data can differ because researchers tend to use different parameters. We questioned Mr Lawless for analysis of the market now and moving forward.

**Q: What is the WA market overview?**

**A:** We've seen the market place in Perth and in broader WA really benefit from very strong economic conditions associated with strong investment in the mining sector, as well as population growth and low unemployment. But that's all starting to change — in fact, it started to change around 2012-13. It takes the property market some time to adjust to those softer economic conditions so we've seen Perth dwelling values start to fall over the past 12 months. Based on our hedonic index, the values are down by about 1 per cent (0.9 per cent).

So nothing exceptionally large — we're not seeing a burst of the bubble, so to speak. What we are seeing is a normal down phase of the cycle. You've got to expect this after such a strong rate of capital gains previously. Rents are also moving backwards, transaction activity has slowed down and the yields are showing some downward pressure.

Overall we're seeing the market transform from being very skewed towards sellers, to a market that's now very much skewed towards buyers. Buyers have more stock to choose from, they can take their time — more so than they could two years ago to make the right purchase decision, and they can negotiate harder on their purchasing price.

**Q: There tends to be a pessimistic view of the market, but today's results don't substantiate that?**

**A:** Even at headline levels, we're seeing less than 1 per cent fall in values over the past 12 months — that's certainly not an implosion of the market — it's a natural phenomenon.

We're not seeing the market place crashing, we're seeing a re-balancing in prices relative to rents. While the market is far from as strong as it used to be, we're not seeing a catastrophic decline.

**Q: People are wondering if we're headed for a big crash. What typically would happen in a market like ours?**

**A:** I wouldn't be surprised if we do see further price falls across the Perth market — those falls will probably be most significant in areas where supply levels are known to be the highest, and those areas that may have overshot the fair-value mark more substantially. We're seeing the majority of falls in the premium end of the market, which is a good example of that.

Our stratified hedonic index looks at the rate of capital gain across the most expensive quarter, the most affordable quarter and

## TIM'S TIPS

➤ Overall market values down 0.9 per cent

➤ Lifestyle "seachange" regional areas trending

➤ Affordable bracket up 0.5 per cent

the broad middle of the market. It shows the top end, the most expensive quarter, has seen values fall by -1.3 per cent in Perth, whereas the most affordable strata has actually seen a modest rise — up by 0.5 per cent over the past 12 months. The lower-priced stock is holding its value better and it's probably where the majority of the market demand remains strong at the moment.

**Q: What are the core market drivers?**

**A:** Any market is dominated by two factors: supply and demand. The supply side has moved to be a little bit high, but demand has also started to taper off. You can read that in population change — a slowing migration. When you look back through the market cycles, it's not unheard of to see the downward phase values move backwards between five and 10 per cent over a couple of years. And I think we're right at the beginning of that cycle. I'm not saying values will fall by that much, but we'll see that gradual fall in values and then the market will level out for a few years, before we see the next growth cycle — which is probably three to five years away.

**Q: Any trends you've seen?**

**A:** We're seeing lifestyle buyers come back into the market — particularly regionally in areas not associated with mining, so the seachange phenomenon.



Medina is Perth's most affordable suburb but values are rising in this bracket, according to Tim Lawless. The above home, on Grover Way in Medina, is on the market for \$289,000 on a 728sq m block with Craig Webb 0406 585 119, Mallison Real Estate Leeming.

**PERTH'S LONGEST SELLING SUBURBS**

Suburb/Town	Median Sales Price	Median Rent	Days on Market
NORTH COOGEE	\$666,000	\$425	125
WAIKIKI	\$365,000	\$365	120
PEPPERMINT GROVE	\$750,000	\$450	118
NORTH FREMANTLE	\$855,000	\$650	116
ORELIA	\$205,000	\$270	114
SOUTH PERTH	\$600,000	\$450	114
ATTADALE	\$537,500	\$423	113
SOUTH FREMANTLE	\$585,000	\$495	110
CURRAMBINE	\$375,000	\$410	110
SPEARWOOD	\$362,500	\$340	110

SOURCE: CORELOGIC RP DATA

**Q: How does Perth fit into the national picture? Are we the buyers' market of the nation?**

**A:** The only three markets that are shifting backwards at the moment are Darwin, Hobart and Perth. Across the capital cities, you can group the marketplace into three broad categories; those (led by Darwin) that are currently retracing, the markets that are not really doing anything at all (Brisbane, Adelaide and Canberra), and then you've got the boom cities (Sydney and Melbourne). In those two cities, values post-GFC have risen 75 per cent and 65 per cent respectively.

**Q: Is now a good time to buy in Perth?**

**A:** It always comes down to individual plans. For FHBs or someone with a longer-term plan in the housing market, now is a great time to buy. There may be some more falls in the market but they certainly have time on their side, and a lot more negotiability. I don't think anybody needs to rush into the market place now; certainly do your research and due diligence, but the best thing about the current conditions is that interest rates remain so low.

Even if there are some further adjustments downwards, if you have a long-term plan it doesn't really matter that much. You are taking advantage of the low cost of debt, and the strong buying conditions.



Booragoon units are the quickest-selling in Perth. Picture shows artist's impression of 164 Riseley St, Salt Property Group, Harden Jones Architects.

**PERTH'S QUICKEST SELLING SUBURBS**

Suburb/Town	Median Sales Price	Median Rent	Days on Market
BOORAGOON	\$554,000	\$420	25
NORTH BEACH	\$510,000	\$430	28
SHENTON PARK	\$429,000	\$440	31
MELVILLE	\$454,000	\$420	33
SHELLEY	\$555,000	\$400	33
WESTMINSTER	n.a.	\$385	38
COOLBELLUP	\$354,500	\$380	38
PALMYRA	\$450,000	\$400	41
KARDINYA	\$400,500	\$400	41
HAMMOND PARK	\$507,500	\$460	42

SOURCE: CORELOGIC RP DATA

PROPERTYREPORT

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Entries marked n/a means there was insufficient data to calculate a viable result.

Our Cover: Bicton residents Jade and Nicole Felsch, with sons Adam, Mitch, Lucas and Zach, at Point Walter Reserve. Bicton, on the Swan River about 15km south of Perth, has risen into WA's prestigious Million Dollar Median list. Picture: Matthew Poon

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# A rustic hidden gem

Affordable big blocks are driving values in Perth's "quiet achiever" suburbs. MARA FOX reports.

LAND value has pushed Furnissdale, near Mandurah, to become the state's top performing suburb. The suburb is earmarked by big blocks, providing an opportunity for those seeking the rustic landscape. One such buyer, Keir Rogers, was keen to sample life on an acreage with wife, Leonie.

"I have a friend with a property in (neighbouring) Barragup which he said we could use for a few months," Mr Rogers said. "So I encouraged my wife to see if she enjoyed it or not. 'I'd been looking for the last few years in this area for an acreage and this property came on the market a year ago for about \$560,000, and I thought that was pretty good value. 'Then it suddenly popped up this year at \$460,000 - I was interested the year before, so I was definitely interested now and came and had a look at it."

Mr Rogers said the setting was beautiful - a parkland area with kangaroos, tall trees and a peaceful ambience. He said the 1992-built house needed a complete renovation, which he was now undertaking. "It came up at the right price, near the Serpentine River, and I have boats. It has a convenient location," Mr Rogers said. "I am retired, I was made redundant a year or so ago from BHP so it gave me the chance to come and buy this property as well as maintain a Shoalwater property. "I felt I got a really good buy and I'm very happy with it. It wasn't for everybody, not for the faint-hearted. But people were living here and renting. "I thought it was a real bargain so I bought it."



Keir Rogers at his new property in Furnissdale - WA's top real estate suburb for median house price growth in the past 12 months. Picture: Stewart Allen

Century21 Coast Realty Mandurah agent Paul Rowe said the Furnissdale property was a plum piece of land that received multiple offers in the end. "Furnissdale is often not on the radar but it's got larger blocks and is near Mandurah and major routes and the Serpentine River," he said. Half of the Top 10 state-wide performing suburbs for median house price growth in the past year were from the South-West patch, offering the unbeatable combination of large lots and comparatively lower pricing.



It's close to the Serpentine River.



There's a decked outdoor entertaining area.



Properties in Furnissdale are sitting on bigger blocks.

## GOING, GOING ...

AT 46 per cent, median house price growth in 12 months in Furnissdale just pipped Boyanup, also in the South-West, for the top spot on our list, right.

This Smith St property is an example from the local market. It is for sale from \$499,000 and according to sales agent Joe Bryant, of Mercer Harries First National Pinjarra, it includes:

- 2023sq m block
- Four bedrooms
- Tennis court, swimming pool, self-contained granny flat
- Proximity to riverside precinct

# Bicton and Trigg climb ranks to million dollar list

IT may have been a rocky 12 months for Perth's premium market, but two top performing suburbs have made their way on to the million dollar list, proving high end property still looks good for those with money to spend.

Riverside suburb Bicton, 15km from the Perth CBD, has increased its median price by 8.3 per cent, or \$80,000, in the past 12 months to \$1.04 million.

Trigg, 13km north of Perth, now has a median of \$1.032 million - up 11 per cent, or \$102,500, bringing the total number of suburbs with a median of a million dollars or more to 36.

Bicton's growing profile has been boosted by a number of big sales. Earlier this year, a rundown three-bedroom Blackwall Reach Pde home on a 1753sq m block reached \$6.15 million when it was sold by agent William Porteous to a prominent Perth laser eye surgeon.

Caporn Young agent Aidan Casey said while Bicton was lesser known than nearby suburbs Attadale and Applecross, buyers found they got more for their money in Bicton.

"It's certainly coming up in the world, and for those who live there, they tend to want to stay," Mr Casey said.

"The properties are generally located near a better part of the river and it has a definite family atmosphere. A lot of the buyers I've sold to have chosen to upgrade within the suburb, because they like it so much."

Mum-of-four Nicole Felsch and her husband Jade recently



Jade and Nicole Felsch, with sons Lucas, Mitch, Zach and Adam, say Bicton has a lovely sense of community.

upgraded to a bigger property in Bicton after buying their first home in the suburb six years ago.

"We toyed with the idea of a different suburb, but in the end we love Bicton," Ms Felsch said.

"We originally looked at places like Applecross and Attadale, but the river in Bicton is really amazing. Once we moved in, we found that there was a real sense of community. It seems to have a younger feel."

Allison Symmons also bought a new house within Bicton, but as a downsizer with her husband.

"We originally lived in a big family home on Blackwall Reach that we bought in 2012. But when our sons moved out last year, we decided to rent in Attadale," Ms Symmons said.

"I thought we'd like Attadale more, but we found we missed Bicton ... there's more community and diversity in Bicton and even though the price tag is less, there's some beautiful properties."

ANNABEL HENNESSY

### MILLION-DOLLAR MEDIAN SUBURBS

Suburb	Median Sale Price (2015)	Median Sale Price (2014)
PEPPERMINT GROVE	\$2,900,000	\$3,950,000
DALKEITH	\$2,450,000	\$2,374,000
COTTESLOE	\$1,775,000	\$1,725,000
CITY BEACH	\$1,695,000	\$1,670,000
NEDLANDS	\$1,530,000	\$1,550,000
SWANBOURNE	\$1,425,010	\$1,660,000
APPLECROSS	\$1,387,500	\$1,445,000
MOUNT CLAREMONT	\$1,360,000	\$1,332,000
FLOREAT	\$1,335,000	\$1,270,000
CLAREMONT	\$1,315,000	\$1,418,000
MOSMAN PARK	\$1,305,000	\$1,490,000
CHURCHLANDS	\$1,301,000	\$1,347,500
WATERMANS BAY	\$1,290,000	\$1,317,500
SUBIACO	\$1,250,000	\$1,216,050
SOUTH PERTH	\$1,200,000	\$1,200,000
NORTH COOGEE	\$1,195,000	\$1,265,000
ROSSMOYNE	\$1,180,000	\$1,112,500
EAST FREMANTLE	\$1,175,000	\$1,127,500
SHENTON PARK	\$1,158,000	\$1,200,000
EAST PERTH	\$1,150,000	\$1,142,500
MOUNT PLEASANT	\$1,147,500	\$1,032,500
WEST LEEDERVILLE	\$1,144,500	\$1,050,000
WATERFORD	\$1,135,000	\$1,000,000
GNANGARA	\$1,086,000	\$1,162,500
MENORA	\$1,085,000	\$1,082,500
ATTADALE	\$1,085,000	\$1,187,500
WEMBLEY	\$1,075,000	\$1,112,000
COOLBINIA	\$1,055,000	\$1,095,000
MOUNT LAWLEY	\$1,050,000	\$1,077,000
NORTH FREMANTLE	\$1,040,000	\$1,092,500
BICTON	\$1,040,000	\$960,000
TRIGG	\$1,032,500	\$930,000
SORRENTO	\$1,026,250	\$1,005,000
WEMBLEY DOWNS	\$1,015,000	\$1,043,000
SALTER POINT	\$1,004,300	\$1,200,000
DAGLISH	\$1,004,000	\$1,100,000

## Leading the way in customer service

Apple has profiled Australian real estate group Harcourts, to showcase how they have used Apple's iOS technology to transform their business in a case study on their global website. In recognition of their innovation and use of the iPad and iPhone to drive greater efficiency and productivity for their business, Apple has produced a video and business case study about Harcourts' work - an accolade reserved only for companies developing the most cutting edge business solutions using Apple technology.

Harcourts is the first international real estate company world-wide to have their mobile business solutions featured on Apple's website and were selected because they have become game-changers in their industry through Apple technology. The custom suite of apps were developed locally in South Australia. Harcourts WA CEO, Paul Blakeley, says innovation with mobile technology is at the forefront of everything they do to drive efficiency for their agents and unmatched customer service for clients.

"We're changing the playing field of the real estate industry by becoming more agile and responsive to clients' needs. We can deliver what they need faster and more effectively which gives us a competitive edge and further establishes our brand as a leader in innovation."



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Suburb/Town	Yearly Sales	Median Sale Price	Quarterly Change	Yearly Change
FURNISSDALE	19	\$500,000	25.2%	46%
BOYANUP	14	\$492,500	10.7%	45.3%
NORSEMAN	14	\$35,000	16.7%	40%
YARLOOP	13	\$220,000	8.1%	29.8%
KELLERBERRIN	14	\$122,500	6.5%	28.9%
BREMER BAY	13	\$349,000	10.8%	28.1%
QUAIRADING	11	\$175,000	6.1%	26.8%
PELICAN POINT	19	\$620,000	7.1%	22.8%
PINJARRA	84	\$370,000	3.1%	19%
BELLEVUE	34	\$409,000	3.5%	18.7%
BRIDGETOWN	53	\$364,000	4%	17.4%
UTAKARRA	19	\$275,000	2.8%	17%
SUNSET BEACH	15	\$385,000	-0.6%	16.7%
KALGAN	12	\$680,000	0.7%	16.5%
MAHOGANY CREEK	13	\$640,000	-1.5%	16.5%
PERTH	25	\$890,000	-3.8%	15.6%
ARDROSS	67	\$975,000	4.8%	15.4%
NARROGIN	69	\$225,000	12.8%	15.4%
MIDVALE	33	\$405,000	-1.0%	15.3%
DONGARA	22	\$415,000	14.6%	15.3%
ABBEY	24	\$622,500	0.8%	15.3%
WANDI	26	\$714,500	n.a.	15.2%
GLEDFLOW	16	\$362,500	10.2%	14.6%
WUNDOWIE	27	\$412,000	0.5%	14.4%
MANNING	51	\$867,500	2.1%	14.1%
KALGOORLIE	39	\$335,000	25.9%	13.6%
WATERFORD	26	\$1,135,000	8.1%	13.5%
TOODYAY	36	\$327,500	14.5%	13.3%
WHITE GUM VALLEY	55	\$735,000	0%	12.6%
GUILDFORD	34	\$692,500	1.8%	12.6%
COODANUP	90	\$357,500	-0.7%	12.6%
BRUNSWICK	10	\$265,750	1.6%	11.7%
WEST PERTH	21	\$745,000	-1.5%	11.6%
GREENMOUNT	52	\$522,500	4.7%	11.2%
BURSWOOD	10	\$876,000	15.1%	11.2%
MOUNT PLEASANT	130	\$1,147,500	0%	11.1%
TRIGG	51	\$1,032,500	-3.1%	11%
BARRAGUP	16	\$747,500	3.8%	10.7%
HARVEY	47	\$315,000	1.6%	10.5%
PEMBERTON	18	\$309,000	8.4%	10.4%

SOURCE: CORELOGIC RP DATA

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**PROPERTYREPORT**

# Property experts have their say

We ask some leading WA operators for insight into Perth's hot property issues. MARA FOX reports.



## PERTH PROPERTY MARKET DOWNTURN NEARLY AT THE BOTTOM PETER PEARD

**T**HE downturn in the Perth property market, which began in 2014, should reach the bottom in the next one or two quarters, according to Peard Real Estate Group chief executive Peter Peard.

"This is because the rate of price decline has begun to slow over recent weeks and there is also greater sales interest in the top end of the property market – these trends are historically forward indicators that the property market is reaching the bottom of the price cycle," Mr Peard told the *Property Report*.

As an example, he said the Peard group had recently sold several properties in the \$1 million and above price range in the Hillarys/Sorrento area and had recorded growing interest in the \$2 million and above price range.

"Our office in Leederville is also finding greater activity in sales in the \$1 million plus price range, particularly in the Wembley area, while a similar scenario is playing out in the coastal strip between Rockingham and Mandurah," Mr Peard said.

"The top end of the Perth property market has taken the biggest hit in prices since the latest downturn and buyers realise that now is a great time to upgrade.

"Low interest rates also give upgraders the opportunity to buy a new home while retaining their existing property for long-term rental purposes or selling it at a later date when property prices improve."

Mr Peard said outside factors would also have a positive impact on property prices in Perth during 2016.

Over the coming year, he expects more investors from Sydney and Melbourne to become active in the Perth property market, because property prices were now very affordable compared to the eastern states capital cities.

"We also anticipate more interest in the Perth market from Chinese investors who have been very active in the Sydney market over the past few years," Mr Peard said. "There has been growing Chinese interest in the Perth property market over the last six months and we expect that to accelerate during the coming year because of the affordability of Perth property and the growing links between our two economies, in regard to the resources sector and agriculture."

## COMMUTER LAND GRAB SHANE KEMPTON

**A**STUTE property buyers can purchase a lot of land in Northam for only \$70,000 – just one hour's travelling time to Perth. According to Shane Kempton, chief executive of Professionals Real Estate Group, the latest figures show the median lot price in Northam is just \$70,000 – compared to \$270,000 for Perth.

"Northam should be on the radar of buyers wanting an affordable lot. It has daily train services to Perth and a good road link to Midland which has been the target of major new State and Federal Government infrastructure investment that includes a new hospital and university campus," Mr Kempton said.

"Another factor property buyers should take into account is the fact that lot sizes in Northam are much bigger than in Perth.

"Lots sizes in Northam, on average, vary between 700sq m to 1000sq m. Whereas in outer Perth suburbs, lots in new land subdivisions average around 400sq m to 450sq m even though they are located not that much closer to the CBD than Northam, in terms of actual travelling time.

"In effect, you can buy twice the amount of land in Northam for a quarter of the price in Perth.

"In terms of lot sizes, the issue of micro lots (as small as 100sq m) has been recently raised in the



media as a way of tackling the land affordability issues of buying residential land in Perth.

"Buyers should take a broader approach to this issue and think outside the box by looking at regional centres such as Northam, which are within striking distance of Perth.

"Over the coming years, Northam could be incorporated in the greater Perth area in a similar way as has happened to Mandurah and Two Rocks over the last decade."

Professionals Real Estate has begun a Northam branch to promote area sales.

"A growing number of people are now commuting to Perth every day either by road or through using the AvonLink train service," Mr Kempton said. "This affordability factor will ensure that Northam will become a hotspot in the greater Perth property market over the coming decade."

## HOUSE-AND-LAND COMPETITION HEATS UP NIGEL SATTERLEY

**T**HE market is currently "super-competitive" in the house-and-land space, according to WA's biggest private property developer.

Nigel Satterley says this sector, and the overall market, is likely to continue to be competitive for the next 18 months.

"There's strong competition," Mr Satterley said. "Purchasers are seeking out quality and value, and when I go around the estates you can see people don't spend a lot of time in the houses that are a higher price per square metre.

"So the market is very astute. And the homes are going up quickly as well.

"The builders' pipelines are reducing to get the homes up quick."

Mr Satterley said oversupply, particularly in the unit sector, and a falling population were a guaranteed recipe for a competitive market moving forward.

"It means we have to work harder," he told the *Property Report*.

The developer behind numerous Perth estates from the north metropolitan fringe to the south and South-West, said he found "not a lot" of sales were going to overseas investors.

And given he's had investment partners in China since 1990, he has done plenty of research on the topic.

"South-East Asia has a love affair with Melbourne and Sydney, also Hong Kong and China," Mr Satterley said.

"There's not a lot of interest in Perth.



"They see Perth generally as a nice place but a big country town.

"And they know there's a massive oversupply of apartments here.

"The house-and-land package deal business, most of that's happening in Melbourne out of South-East Asia and China.

"We view overseas property investment as being small in Perth and we monitor what goes on.

"In the outer parts of China, they don't even know what Perth is or what it stands for."

Mr Satterley said there was a strong tradition in WA of people wanting to own their own home and land.

He said estates suit those people who hoped to raise a family, own pets and be close to schools, shops and major transport routes.

"It's a strong tradition that I can't see changing," he said.



## BARGAIN BUYERS TRADE UP FOR A BETTER HOME JOHN PERCUDANI

**M**ORE stock is set to hit the market in the last few months of 2015 and into the first quarter of 2016, meaning clearance rates and days on market are set to balloon even further, according to Realmark managing director John Percudani.

"It's not an ideal environment for sellers, but opportunities remain for those who employ effective sales strategies from day one," he said. The big winners in this market would seem to be upgraders who are able to move up to better properties for a better price transaction.

"Trade-up buyers targeting properties in the range of \$750,000 to \$1.2 million are particularly active, and we're also experiencing solid demand from overseas investors seeking properties close to key high schools," Mr Percudani said.

"I really like the look of Trigg, Bicton and Perth. Trigg has so

much to offer, in terms of lifestyle, and it's an area where the median price has already grown by 11 per cent over the past year for houses. I expect it to continue to perform strongly.

"Bicton has a variety of different housing options, making it accessible to a range of buyers.

"Inner-Perth isn't a location favoured by everyone, but those attracted to a more cosmopolitan lifestyle should see strong growth on their investment in the short to medium term."

Mr Percudani said during the next six to 12 months, the general market conditions should remain similar to what we're experiencing now.

"Relative to demand, we have about five to six months' worth of listings as things currently stand, so I would anticipate prices to remain stable until we return to a more balanced market," he said.

**PROPERTYREPORT**

# Affordable stars continue to rise

Suburbs close to major redevelopment and transport are Perth's top performers. ANNABEL HENNESSY reports.

**A**LITTLE known suburb with a population of less than 1500 is Perth's top performing suburb for median house price growth.

Bellevue, 18km east of Perth, had a median price increase of 18.7 per cent, or \$64,500, in the past 12 months – taking the median sale price to \$409,000.

Neighbouring Hills suburbs also ranked highly on the list with Mahogany Creek, Midvale and Guildford appearing in the top 10. Local agents said the proposed rezoning in Bellevue, to allow higher density developments, meant the area was attracting a number of investors.

"It's been a bit of hidden gem, but with the City of Swan considering rezoning we expect to see a continued increase in values," Real Estate Plus agent Judy Gan said.

Consultant Brian Rasmussen, also from Real Estate Plus, said while homes were taking longer than ever to sell in other areas, Bellevue properties were moving quickly.

"Properties aren't hanging around the market, we've had several examples when they've sold within the week," Mr Rasmussen said.

Ray White agent Paul Tuttle said the Hills suburbs were benefiting from Midland's redevelopment and its new hospital.

"(Bellevue) is a small suburb that not too many people may have heard of at the moment, but with redevelopment in Midland, it will continue to rise on investors' lists," Mr Tuttle said.

David and Emily Ramsay recently bought a four-bedroom home in Bellevue and said the bigger blocks were part of the appeal.

"I just had my second child, so for us the move was a necessity because we needed more space," Ms Ramsay said.

"The good thing about Bellevue is that we didn't have to sacrifice land size for affordability.

"It's a quiet area now, but it's also growing. There's a lot of newer developments in the surrounding suburbs, so I can see the value going up long term."

Mortgage broker Rebecca Wilson, 21, recently bought a three-bedroom home in the suburb and said the area's proximity to transport helped make her decision.

"With prices low, it really is a good time to buy and it can work out cheaper than renting," she said.

Ms Wilson, who moved from her parents' home in South Perth, said she had always liked the Guildford area.

"It really only takes about 25 minutes to drive into the city," she said.



Emily and David Ramsay bought a house in Bellevue, Perth's top performing suburb. The couple are pictured with children Ashley, 14, Chloe, 2, and Katie, two weeks.

## TOP 10 SUBURBS PERTH METRO

Suburb/Town	Yearly Sales	Median Sale Price	Quarterly Change	Yearly Change
BELLEVUE	34	\$409,000	3.5%	18.7%
MAHOGANY CREEK	13	\$640,000	-1.5%	16.5%
PERTH	25	\$890,000	-3.8%	15.6%
ARDROSS	67	\$975,000	4.8%	15.4%
MIDVALE	33	\$405,000	-1%	15.3%
WANDI	26	\$714,500	n.a.	15.2%
MANNING	51	\$867,500	2.1%	14.1%
WATERFORD	26	\$1,135,000	8.1%	13.5%
WHITE GUM VALLEY	55	\$735,000	0%	12.6%
GUILDFORD	34	\$692,500	1.8%	12.6%

SOURCE: CORELOGIC RP DATA

## TOP 10 SUBURBS PERTH METRO

Suburb/Town	Yearly Sales	Median Sale Price	Quarterly Change	Yearly Change
WEST LEEDERVILLE	39	\$565,000	13.2%	34.2%
NORTH COOGEE	46	\$666,000	1.9%	30%
CRAWLEY	54	\$770,440	0.1%	22.9%
BURSWOOD	52	\$800,000	6.7%	20.3%
EAST FREMANTLE	38	\$590,000	11.3%	16.8%
WOODVALE	11	\$455,000	11.8%	15.2%
CARLISLE	14	\$535,000	11.5%	13.8%
COTTESLOE	48	\$802,500	3.2%	13.4%
SAFETY BAY	15	\$349,500	20.5%	12.8%
ARMADALE	86	\$309,000	1.3%	12.4%

SOURCE: CORELOGIC RP DATA

## TOP 10 AFFORDABLE SUBURBS PERTH METRO

Suburb/Town	Yearly Sales	Median Sale Price	Quarterly Change	Yearly Change
MEDINA	61	\$289,000	-0.3%	0.5%
CAMILLO	82	\$317,250	-0.2%	0.7%
ARMADALE	273	\$320,000	-1.2%	0%
PARMELIA	137	\$320,000	-1.5%	0%
HILLMAN	43	\$320,000	0%	-2.4%
BROOKDALE	62	\$323,665	1.1%	0.4%
CALISTA	45	\$328,000	-0.6%	2.5%
LEDA	69	\$339,000	-0.3%	0.4%
ORELIA	99	\$340,000	0%	3%
COOLOONGUP	148	\$340,000	-0.6%	3%

SOURCE: CORELOGIC RP DATA

## TOP 10 AFFORDABLE SUBURBS PERTH METRO

Suburb/Town	Yearly Sales	Median Sale Price	Quarterly Change	Yearly Change
ORELIA	20	\$205,000	-0.2%	4.1%
SHOALWATER	36	\$290,000	-3.1%	4.9%
GLENDALOUGH	51	\$300,000	-4.5%	-7.7%
BAYSWATER	55	\$307,500	-3.9%	-2.4%
ARMADALE	86	\$309,000	1.3%	12.4%
THORNIE	13	\$310,000	3.3%	-8.1%
KELMSCOTT	16	\$311,250	-1.1%	-1.2%
GOSNELLS	13	\$312,500	3.0%	-3.8%
KINGSLEY	16	\$322,500	-23.2%	-23.2%
BALGA	30	\$326,000	-0.7%	-2.7%

SOURCE: CORELOGIC RP DATA



Mel Burns and Damien Beals in front of their Medina home. They bought the property for \$260,000 and are currently renovating it. Medina is listed as Perth's cheapest suburb.

It might be Perth's cheapest suburb, but for savvy Medina buyers there's no place like home. Just 37.6km south of Perth, Medina is the only suburb in the Perth metropolitan area with a median price below \$300,000 – sitting at \$289,000.

And its affordability is not going unnoticed, attracting first-home buyers happy to enter the market in a lesser known area.

Professionals Freeway South agent Lauren Mandolene said the suburb, known for its larger block sizes and older "cottage style" properties, had caught the eye of a number of investors and first-home buyers with renovation in mind.

"There's a lot of house flippers looking to renovate for profit

being drawn to the area. Medina is known for older, character homes on big blocks, but with so much renovation happening around the area, the face of the place is starting to change," Ms Mandolene, who lives in the suburb herself, said.

"The only thing most people know about Medina is that it's affordable and it has a bit of a reputation as a less desirable area. But for people who live here, it's actually a lovely community. It's about 10 minutes from the beach and close to the Freeway. It won't stay this cheap forever."

First-homebuyer Damien Beals and his fiance Mel Burns recently picked up a two-bedroom cottage home in Medina on a 700sq m block in June for just \$260,000 – almost half Perth's median house price.

"It'd always been a dream to own a home, but most of the areas we were

looking weren't affordable," Mr Beals said.

"Then my partner found Medina and it was perfect. It's actually a really family friendly community, and with the redevelopment in Cockburn, it won't be long till the prices start soaring."

Mr Beals, 28, said the home was a "renovator's dream" and said other young buyers should keep an open mind when it came to lesser known suburbs.

According to the figures, Medina's median price has risen 21.3 per cent in the past three years.

Camillo, Armadale and Parmelia are second, third and fourth as the most affordable suburbs in Perth for houses.

# PROPERTYREPORT

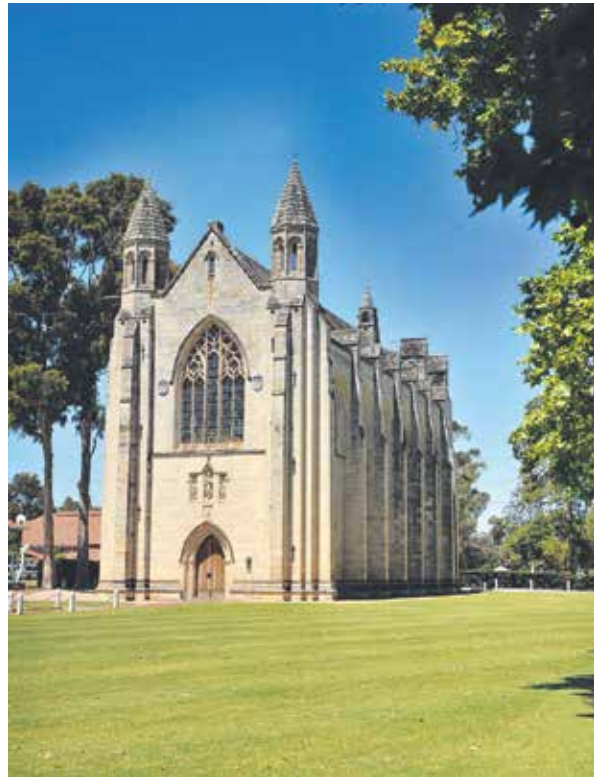
## HOUSES

Suburb/Town	Yearly Sales	Median Sale Price	Quarterly Change	Yearly Change
<b>A</b>				
ABBAY	24	\$622,500	0.8%	15.3%
ALBANY	16	\$538,500	0.7%	4.6%
ALEXANDER HEIGHTS	107	\$495,000	-2.0%	-1.0%
ALFRED COVE	50	\$867,500	-1.8%	-1.1%
ALKIMOS	80	\$485,000	0.0%	-1.9%
APPLECROSS	103	\$1,387,500	-4.3%	-4.0%
ARDROSS	67	\$975,000	4.8%	15.4%
ARMADALE	273	\$320,000	-1.2%	0.0%
ASCOT	37	\$815,000	6.2%	-1.2%
ASHBY	46	\$505,000	-1.0%	-1.5%
ASHFIELD	17	\$500,000	0.5%	-2.9%
ATTADALE	96	\$1,085,000	-1.4%	-8.6%
ATWELL	137	\$577,500	-2.1%	-0.4%
AUBIN GROVE	92	\$612,000	1.2%	6.4%
AUGUSTA	40	\$517,500	-1.4%	3.5%
AUSTRALIND	271	\$389,000	1.0%	2.4%
AVELEY	155	\$498,000	-2.0%	-5.1%

<b>B</b>				
BAKERS HILL	20	\$425,000	9.7%	-9.1%
BALCATTIA	143	\$541,000	-1.5%	-1.6%
BALDIVIS	544	\$460,000	0.0%	-2.1%
BALGA	378	\$410,000	-4.3%	-4.7%
BALLAJURA	247	\$484,500	0.2%	-0.1%
BANJUP	15	\$880,000	-8.5%	-13.1%
BANKSIA GROVE	172	\$420,000	-1.2%	-1.2%
BARRAGUP	16	\$747,500	3.8%	10.7%
BASSEDEAN	182	\$567,500	4.7%	6.1%
BATEMAN	48	\$822,000	1.3%	4.7%
BAYNTON	44	\$555,000	-4.8%	-25.5%
BAYONET HEAD	43	\$389,500	-0.9%	6.7%
BAYSWATER	271	\$634,000	-0.9%	4.8%
BEACHLANDS	24	\$285,000	n.a.	-12.0%
BEACONSFIELD	79	\$767,500	2.3%	5.9%
BECKENHAM	129	\$472,500	-1.6%	-3.2%
BEDFORD	102	\$667,500	-1.7%	1.6%
BEDFORDALE	45	\$750,000	-1.6%	0.0%
BEECHBORO	116	\$458,000	-0.4%	3.4%
BELIAR	132	\$544,500	0.8%	0.8%
BELDON	87	\$511,000	-0.2%	2.0%
BELLEVUE	34	\$409,000	3.5%	18.7%
BELMONT	105	\$550,000	-4.3%	-4.3%
BENNETT SPRINGS	53	\$527,500	-0.5%	1.0%
BENTLEY	83	\$540,000	-2.5%	-2.7%
BERESFORD	22	\$353,500	-1.8%	-13.4%
BERTRAM	153	\$422,000	-3.0%	-2.8%
BERVERLEY	17	\$258,000	7.5%	7.5%
BIBRA LAKE	100	\$566,500	0.3%	-4.8%
BICTON	106	\$1,040,000	-2.3%	8.3%
BINDOON	13	\$485,000	n.a.	-11.8%
BINNINGUP	35	\$383,500	4.8%	3.6%
BLUFF POINT	19	\$425,000	4.0%	7.6%
BODDINGTON	12	\$275,000	14.6%	-5.2%
BOORAGOON	74	\$890,000	-2.8%	0.6%
BOULDER	66	\$259,500	-0.2%	-4.6%
BOUVARD	16	\$437,500	-10.7%	-10.7%
BOYA	25	\$530,000	2.6%	-2.8%
BOYANUP	14	\$492,500	10.7%	45.3%
BOYUP BROOK	13	\$182,500	-20.7%	-16.1%
BRABHAM	51	\$462,500	1.6%	2.8%
BREMER BAY	13	\$349,000	10.8%	28.1%
BRENTWOOD	35	\$722,500	-2.0%	-1.0%
BRIDGETOWN	53	\$364,000	4.0%	17.4%
BROADWATER	78	\$470,000	-3.3%	1.1%
BROADWOOD	13	\$570,000	n.a.	-0.5%
BROOKDALE	62	\$323,665	1.1%	0.4%
BROOME	29	\$562,500	-1.5%	6.1%
BRUNSWICK	10	\$265,750	1.6%	11.7%
BULGARRA	44	\$399,500	-4.9%	-32.2%
BULL CREEK	89	\$753,000	0.0%	0.4%
BULLSBROOK	74	\$493,000	3.8%	1.1%
BUNBURY	42	\$511,500	-0.7%	-4.8%
BURNS BEACH	57	\$890,000	0.7%	2.3%
BURSWOOD	10	\$876,000	15.1%	11.2%
BUSSELTON	44	\$480,000	0.0%	1.6%
BUTLER	313	\$435,000	-0.7%	-1.1%
BYFORD	248	\$440,000	-2.2%	-3.3%

<b>D</b>				
DAGLISH	16	\$1,004,000	-5.7%	-8.7%
DALKEITH	77	\$2,450,000	-2.0%	3.2%
DALWALLINU	13	\$120,000	n.a.	-37.7%
DALYELLUP	147	\$400,000	-1.7%	0.0%
DAMPIER	13	\$590,000	n.a.	-21.3%
DARCH	85	\$615,000	0.0%	2.5%
DARLINGTON	62	\$615,000	0.4%	-2.2%
DAWESVILLE	140	\$440,000	0.7%	-1.6%
DAYTON	24	\$497,500	-2.5%	-3.8%
DENHAM	11	\$260,000	8.3%	-11.9%
DENMARK	51	\$375,000	-3.0%	4.2%
DERBY	17	\$295,000	n.a.	-30.6%
DIANELLA	376	\$677,500	-0.9%	3.4%
DIJUGUN	42	\$575,000	-0.9%	-9.4%
DONGARA	22	\$415,000	14.6%	15.3%
DONNYBROOK	48	\$340,000	-0.6%	-0.6%
DOUBLEVIEW	199	\$770,000	-0.6%	2.7%
DRUMMOND COVE	27	\$442,000	0.9%	-3.9%
DUDLEY PARK	155	\$420,000	3.1%	3.1%
DUNCRAIG	227	\$720,000	-0.7%	1.4%
DUNSBOROUGH	149	\$635,000	1.5%	1.6%

<b>E</b>				
EAST BUNBURY	63	\$360,000	-0.4%	-2.7%
EAST CANNINGTON	64	\$515,800	-0.4%	0.9%
EAST FREMANTLE	108	\$1,175,000	-2.1%	4.2%
EAST PERTH	21	\$110,000	-4.2%	0.7%
EAST VICTORIA PARK	145	\$650,000	0.0%	-1.5%
EATON	132	\$353,000	1.0%	-0.1%
EDEN HILL	56	\$481,000	-0.2%	-3.6%
EDGEWATER	68	\$571,000	-0.2%	3.8%
ELLENBROOK	486	\$431,250	-0.9%	-0.9%
EMBLETON	79	\$575,000	-0.3%	2.9%
ERSKINE	108	\$430,000	0.1%	3.6%



Guildford, the home of Guildford Grammar School and its historic chapel, is on the Top 10 metropolitan performers list for median house price growth.

CASTLETOWN	65	\$375,000	1.4%	-1.3%
CAVERSHAM	60	\$510,000	0.0%	3.0%
CERVANTES	12	\$347,500	-0.7%	-7.3%
CHAMPION LAKES	14	\$545,000	-7.8%	3.3%
CHIDLOW	28	\$532,500	4.4%	0.1%
CHURCHLANDS	52	\$1,301,000	0.0%	-3.5%
CITY BEACH	92	\$1,695,000	-1.6%	1.5%
CLAREMONT	105	\$1,315,000	-5.5%	-7.3%
CLARKSON	261	\$430,000	-1.8%	-1.1%
CLOVERDALE	158	\$525,000	-2.6%	-4.4%
COLLEGE GROVE	26	\$356,000	n.a.	-2.7%
COLLIE	116	\$202,500	-3.6%	-17.3%
COMO	126	\$846,000	-3.3%	-8.0%
CONNOLLY	60	\$680,000	-0.7%	-3.2%
COODANUP	90	\$357,500	-0.7%	12.6%
COOGEE	66	\$855,000	1.5%	4.3%
COOLBELLUP	94	\$545,000	-0.5%	9.0%
COOLBINIA	17	\$1,055,000	3.4%	-3.7%
COOLGARDIE	10	\$140,500	-3.1%	-17.4%
COOLOONGUP	148	\$340,000	-0.6%	3.0%
CORRIGIN	22	\$150,000	-11.8%	-15.5%
COTTESLOE	107	\$1,775,000	-1.4%	2.9%
COWARAMUP	22	\$486,000	-1.8%	-0.8%
CRAIGIE	115	\$499,000	-0.2%	-1.2%
CUNDERDIN	10	\$160,750	n.a.	-14.3%
CURRAMBINE	112	\$600,000	4.1%	5.7%

<b>F</b>				
FALCON	160	\$400,000	0.0%	5.3%
FERNDALE	89	\$495,000	-0.6%	0.0%
FLOREAT	131	\$1,335,000	-1.1%	5.1%
FORRESTDALE	14	\$452,500	7.1%	-9.0%
FORRESTFIELD	253	\$465,000	1.4%	3.3%
FREMANTLE	86	\$820,000	-1.7%	5.8%
FURNISSDALE	19	\$500,000	25.2%	46.0%

<b>G</b>				
GABBADAH	10	\$437,500	n.a.	-5.0%
GELORUP	38	\$542,500	6.4%	-7.7%
GEOGRAPHE	85	\$457,000	0.8%	3.9%
GERALDTON	37	\$318,000	-0.6%	-11.7%
GIDGEGANNUP	23	\$777,500	n.a.	7.6%
GIRRAWHEEN	118	\$414,000	-1.4%	-1.4%
GLEDHOW	16	\$362,500	10.2%	14.6%
GLEN FORREST	44	\$585,000	0.0%	-2.5%
GLEN IRIS	47	\$329,000	-1.6%	-3.9%
GLENDALOUGH	16	\$533,500	5.1%	-3.9%
GLENFIELD	16	\$437,500	4.4%	-3.8%
GNANGARA	15	\$1,086,000	-5.5%	-6.6%
GOLDEN BAY	70	\$410,000	1.2%	0.6%
GOODE BEACH	10	\$495,000	-7.5%	-16.1%
GOOSEBERRY HILL	63	\$740,000	0.3%	-1.5%
GOSNELLS	379	\$380,000	-1.3%	0.0%
GREEN HEAD	12	\$347,500	n.a.	1.5%
GREENFIELDS	213	\$325,000	0.0%	-1.5%
GREENMOUNT	52	\$522,500	4.7%	11.2%
GREENWOOD	166	\$562,500	-1.3%	-1.7%
GUILDFORD	34	\$692,500	1.8%	12.6%
GWELUP	85	\$865,000	-2.8%	0.0%

<b>H</b>				
HALLS HEAD	357	\$465,000	0.0%	1.1%
HAMERSLEY	71	\$565,000	2.5%	-0.4%
HAMILTON HILL	157	\$555,000	0.9%	0.9%
HAMMOND PARK	48	\$610,000	2.5%	4.7%
HANNANS	31	\$395,000	-1.3%	-5.0%
HARRISDALE	149	\$550,000	-1.3%	-2.7%
HARVEY	47	\$315,000	1.6%	10.5%
HEATHRIDGE	127	\$491,500	-1.7%	-3.6%
HELENA VALLEY	67	\$600,000	0.0%	-13.7%
HENLEY BROOK	36	\$545,000	7.1%	4.3%
HERNE HILL	10	\$422,500	0.6%	7.3%
HIGH WYCOMBE	224	\$480,000	0.0%	0.0%
HILBERT	20	\$530,000	n.a.	-16.2%
HILLARYS	172	\$840,000	-2.0%	-2.2%
HILLMAN	43	\$320,000	0.0%	-2.4%
HILTON	61	\$580,000	0.0%	3.4%
HOCKING	111	\$542,000	0.4%	0.4%
HOPETOUN	15	\$255,000	-10.5%	-8.1%
HUNTINGDALE	140	\$440,000	-1.3%	-1.1%

<b>I</b>				
ILUKA	93	\$850,000	-0.9%	-2.0%
INGLEWOOD	82	\$800,000	-1.8%	-1.8%
INNALOO	210	\$615,000	-0.7%	-0.8%

<b>J</b>				
JANDAKOT	40	\$690,000	-6.8%	-6.4%
JANE BROOK	68	\$530,000	-2.5%	1.0%
JARRAHDALE	24	\$443,500	6.9%	-3.6%
JINDALEE	35	\$660,000	-0.8%	-3.4%
JOONDALUP	111	\$546,750	-0.4%	-1.0%
JOONDANNA	64	\$737,500	-5.4%	-3.5%
JURIEN BAY	45	\$380,000	-7.9%	0.0%

<b>K</b>				
KALAMUNDA	126	\$655,000	0.0%	4.8%
KALBARRI	23	\$310,000	-16.2%	-13.9%
KALGAN	12	\$680,000	0.7%	16.5%
KALGOORLIE	39	\$335,000	25.9%	13.6%
KALLAROO	78	\$660,000	-2.9%	-7.4%
KAMBALDA WEST	25	\$140,000	n.a.	-6.0%
KARAWARA	17	\$750,000	n.a.	2.0%
KARDINYA	115	\$700,000	0.0%	2.4%
KARRINYUP	178	\$843,000	1.0%	1.0%
KATANNING	47	\$165,375	-5.2%	-14.1%
KELLERBERRIN	14	\$122,500	6.5%	28.9%
KELMSCOTT	239	\$390,000	0.0%	6.8%
KENSINGTON	50	\$875,000	-3.3%	-1.6%
KENWICK	99	\$407,500	-3.0%	-4.1%
KEWDALE	90	\$525,000	-6.7%	-7.1%
KIARA	25	\$515,888	4.2%	9.8%
KINGSLEY	176	\$600,000	-1.6%	-2.4%
KINROSS	113	\$542,500	-1.2%	-0.5%
KOJONUP	19	\$180,000	-15.3%	-18.2%
KOONDOOLA	57	\$420,000	-1.6%	2.4%
KOONGAMIA	20	\$360,000	-0.7%	0.0%
KUNUNURRA	31	\$456,500	1.7%	3.7%

ESPERANCE	31	\$350,000	-8.4%	-4.1%
EXMOUTH	29	\$475,000	-8.7%	-9.4%

<b>L</b>				
LAKELANDS	114	\$410,000	-1.2%	0.6%
LAMINGTON	38	\$382,500	-1.2%	-4.4%
LANCELIN	36	\$390,000	-1.3%	-3.1%
LANDSDALE	131	\$590,000	0.4%	-0.2%
LANGFORD	90	\$435,000	-1.0%	1.2%
LATHLAIN	47	\$776,750	2.9%	8.3%
LEDA	69	\$339,000	-0.3%	0.4%
LEEDERVILLE	39	\$890,000	0.1%	0.2%
LEEMING	147	\$750,000	0.0%	0.7%
LESCHENAULT	51	\$565,000	-0.4%	

# PROPERTYREPORT

# UNITS

## UNITS

Suburb/Town	Yearly Sales	Median Sale Price	Quarterly Change	Yearly Change
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### A

APPLECROSS	54	\$575,000	-6.3%	-10.9%
ARMADALE	86	\$309,000	1.3%	12.4%
ASCOT	10	\$481,000	4.5%	3.2%
ATTADALE	28	\$537,500	4.4%	5.4%
AUSTRALIND	15	\$349,000	8.7%	7.9%

### B

BALCATTIA	41	\$425,000	0.0%	0.6%
BALDIVIS	11	\$364,500	n.a.	-12.2%
BALGA	30	\$326,000	-0.7%	-2.7%
BALLAJURA	20	\$360,000	n.a.	n.a.
BASSEDEAN	18	\$427,500	7.5%	7.0%
BAYSWATER	55	\$307,500	-3.9%	-2.4%
BELMONT	29	\$415,000	n.a.	-0.7%
BENTLEY	34	\$401,000	-6.7%	-7.6%
BIBRA LAKE	23	\$375,000	0.7%	9.6%
BICTON	54	\$520,000	-1.0%	8.3%
BOORAGOON	17	\$554,000	6.5%	11.4%
BROADWATER	35	\$290,000	3.6%	16.0%
BROOME	27	\$218,000	n.a.	n.a.
BUNBURY	43	\$430,000	-4.4%	2.4%
BURSWOOD	52	\$800,000	6.7%	20.3%
BUSSELTON	19	\$403,000	n.a.	1.1%

### C

CABLE BEACH	20	\$252,500	5.1%	-32.7%
CANNINGTON	52	\$394,000	-0.1%	-3.2%
CAREY PARK	17	\$287,500	-0.9%	-3.4%
CARLISLE	14	\$535,000	11.5%	13.8%
CHURCHLANDS	33	\$455,000	-4.2%	3.9%
CLAREMONT	100	\$695,000	-1.0%	1.3%
CLARKSON	20	\$374,000	n.a.	-6.4%
COCKBURN CENTRAL	40	\$445,000	-4.3%	-5.7%
COMO	229	\$510,000	-1.0%	-1.0%
CONNOLLY	14	\$472,000	2.7%	7.5%
COOLBELLUP	12	\$354,500	-1.3%	9.2%
COOLOONGUP	11	\$290,000	n.a.	n.a.
COTTESLOE	48	\$802,500	3.2%	13.4%
CRAWLEY	54	\$770,440	0.1%	22.9%
CURRAMBINE	13	\$375,000	-1.3%	-3.0%

### D

DAWESVILLE	13	\$1,200,000	-0.8%	n.a.
DIANELLA	56	\$415,000	-1.8%	-1.2%
DOUBLEVIEW	38	\$490,000	n.a.	-10.7%
DUDLEY PARK	37	\$255,000	4.1%	2.6%
DUNSBOROUGH	33	\$520,000	4.5%	13.0%

### E

EAST BUNBURY	16	\$336,500	0.6%	14.1%
EAST CANNINGTON	11	\$420,000	-13.9%	0.0%
EAST FREMANTLE	38	\$590,000	11.3%	16.8%
EAST PERTH	334	\$541,500	-2.4%	-7.9%
EAST VICTORIA PARK	53	\$460,000	-1.9%	-3.2%
EATON	20	\$319,950	0.0%	1.6%
ELLENBROOK	13	\$409,000	n.a.	3.4%
ERSKINE	25	\$330,000	n.a.	-11.1%

### F

FALCON	11	\$212,500	-14.3%	n.a.
FORRESTFIELD	16	\$341,600	0.5%	3.5%
FREMANTLE	122	\$514,500	-1.3%	-2.9%

### G

GEOGRAPHE	16	\$438,750	n.a.	n.a.
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Cottesloe made it on to the Top 10 performing suburbs for unit price growth in the Perth metropolitan area.

GERALDTON	25	\$255,000	-8.9%	-15.3%
GIRRAWHEEN	29	\$330,000	n.a.	3.1%
GLENDALOUGH	51	\$300,000	-4.5%	-7.7%
GNARABUP	10	\$255,000	n.a.	10.9%
GOSNELLS	13	\$312,500	3.0%	-3.8%

### H

HALLS HEAD	26	\$335,000	-9.5%	-9.9%
HAMILTON HILL	44	\$365,000	-4.9%	-5.7%
HAMMOND PARK	13	\$507,500	-0.5%	0.2%
HIGHGATE	48	\$427,500	-0.6%	-10.9%
HILLARYS	12	\$585,000	-8.5%	n.a.

### I

INGLEWOOD	52	\$380,000	-2.3%	0.7%
INNALOO	50	\$503,000	-0.4%	-6.9%

### J

JOLIMONT	13	\$430,000	-0.6%	10.3%
JOONDALUP	82	\$420,000	0.0%	1.2%
JOONDANNA	48	\$406,500	-4.6%	0.2%

### K

KALAMUNDA	10	\$347,000	n.a.	-14.0%
KALBARRI	31	\$122,500	-31.9%	-21.0%
KALGOORLIE	11	\$330,000	n.a.	34.7%
KARDINYA	10	\$400,500	-10.5%	-12.9%
KELMSCOTT	16	\$311,250	-1.1%	-1.2%
KENSINGTON	11	\$499,000	1.9%	6.2%
KEWDALE	27	\$395,000	n.a.	-3.9%
KINGSLEY	16	\$322,500	-23.2%	-23.2%

### L

LEEDERVILLE	39	\$560,000	-4.3%	1.8%
LEEMING	10	\$359,000	n.a.	n.a.

### M

MANDURAH	148	\$333,500	-6.7%	-1.9%
MANJIMUP	12	\$168,500	n.a.	n.a.
MARGARET RIVER	45	\$307,000	1.5%	5.9%
MAYLANDS	195	\$390,000	4.0%	2.6%
MELVILLE	15	\$454,000	0.4%	-9.9%
MIDLAND	72	\$358,000	-1.9%	-0.3%
MIDVALE	11	\$345,000	7.8%	n.a.
MIRA MAR	10	\$316,500	13.0%	9.1%
MORLEY	22	\$402,500	-7.7%	8.8%
MOSMAN PARK	72	\$425,000	3.2%	6.5%
MOUNT LAWLEY	131	\$428,250	-1.3%	-2.9%
MOUNT PLEASANT	23	\$525,000	-7.1%	-19.2%
MYAREE	11	\$423,000	-0.2%	n.a.

### N

NEDLANDS	38	\$687,500	n.a.	9.1%
NOLLAMARA	44	\$390,000	-1.3%	-7.5%
NORANDA	23	\$380,000	-1.0%	0.9%
NORTH BEACH	15	\$510,000	-1.9%	-2.9%
NORTH COOGEE	46	\$666,000	1.9%	30.0%

NORTH FREMANTLE	51	\$855,000	4.3%	0.6%
NORTH PERTH	47	\$528,000	0.6%	6.7%
NORTHBRIDGE	14	\$489,500	-5.9%	-7.6%

### O

ORELIA	20	\$205,000	-0.2%	4.1%
OSBORNE PARK	104	\$330,000	0.0%	-5.7%

### P

PALMYRA	72	\$450,000	-1.7%	-3.5%
PEPPERMINT GROVE	10	\$750,000	18.1%	n.a.
PERTH	291	\$460,000	-1.2%	-8.9%
PORT HEDLAND	17	\$550,000	-17.3%	-31.2%

### Q

QUEENS PARK	19	\$380,000	n.a.	-8.4%
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### R

REDCLIFFE	13	\$407,000	1.0%	8.8%
RIVERVALE	120	\$432,065	0.9%	6.7%
ROCKINGHAM	122	\$336,000	3.4%	11.1%

### S

SAFETY BAY	15	\$349,500	20.5%	12.8%
SCARBOROUGH	267	\$532,000	-1.5%	1.3%
SHELLEY	13	\$555,000	n.a.	n.a.
SHENTON PARK	39	\$429,000	-1.4%	-14.2%
SHOALWATER	36	\$290,000	-3.1%	4.9%
SOMERVILLE	12	\$299,000	-2.0%	-10.7%
SORRENTO	27	\$430,000	-3.4%	2.6%
SOUTH BUNBURY	45	\$330,000	-5.7%	-1.2%
SOUTH FREMANTLE	13	\$585,000	-7.9%	-10.0%
SOUTH PERTH	199	\$600,000	-3.6%	-0.6%
SPEARWOOD	22	\$362,500	13.3%	8.2%
SUBIACO	122	\$607,500	1.3%	-5.7%
SUCCESS	57	\$400,000	-0.6%	-7.0%

### T

THORNIE	13	\$310,000	3.3%	-8.1%
TUART HILL	105	\$400,000	0.0%	3.2%

### V

VICTORIA PARK	106	\$430,000	-6.5%	-6.5%
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### W

WAIKIKI	23	\$365,000	9.0%	9.0%
WANNANUP	13	\$465,000	8.1%	-22.5%
WEMBLEY	143	\$330,000	0.0%	3.1%
WEMBLEY DOWNS	14	\$489,500	-4.0%	n.a.
WEST BUSSELTON	34	\$390,000	n.a.	13.0%
WEST LEEDERVILLE	39	\$565,000	13.2%	34.2%
WEST PERTH	159	\$515,000	0.0%	-5.7%
WOODVALE	11	\$455,000	11.8%	15.2%

### Y

YANCHEP	12	\$326,675	-10.5%	n.a.
YOKINE	126	\$382,000	-0.8%	0.3%



West Leederville is the top metro performer for Perth units. Pictured is an artist impression of VITA by Georgiou Living.