



37 HORSESHOE ROAD BURNS BEACH WA 6028



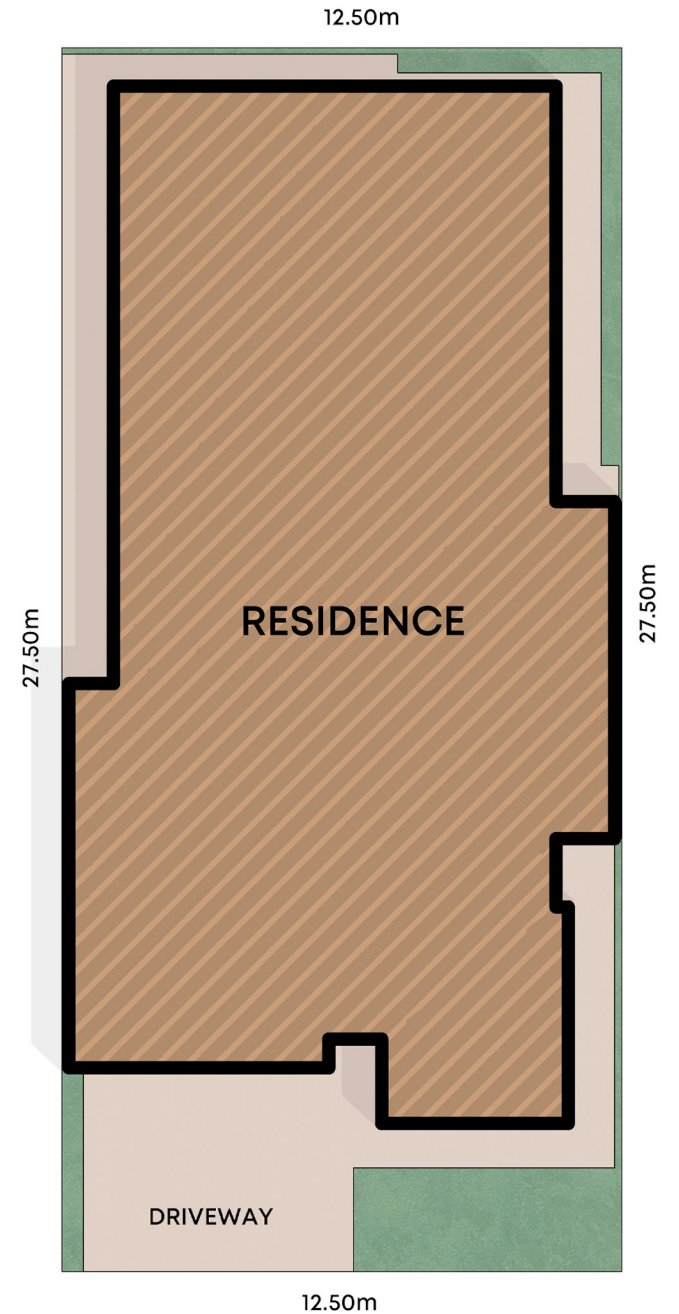
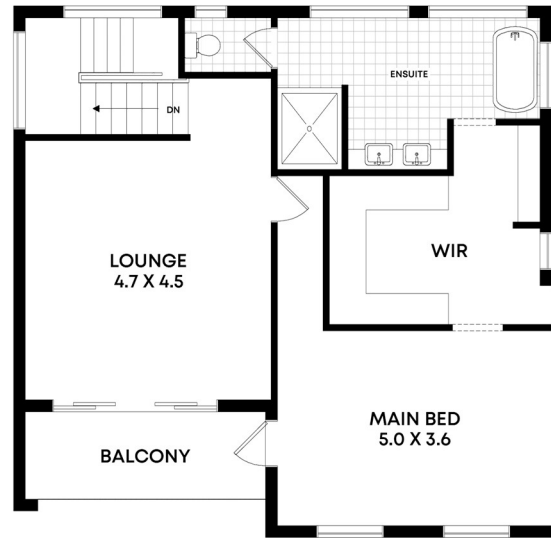
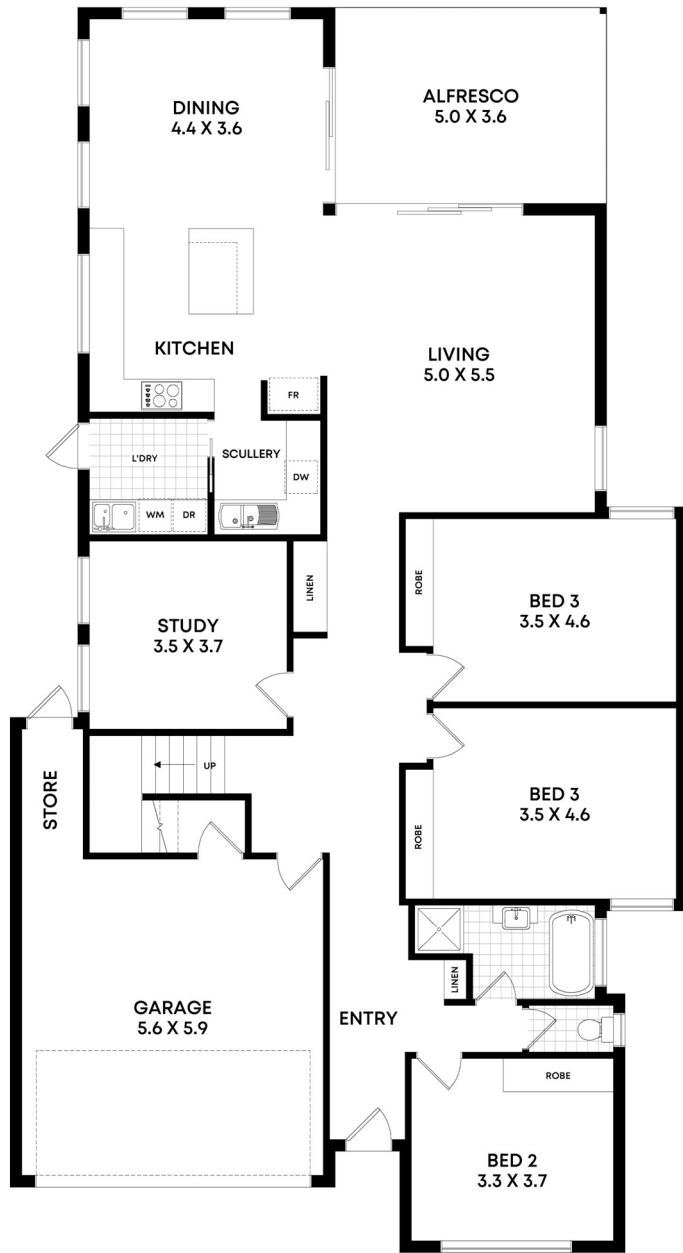
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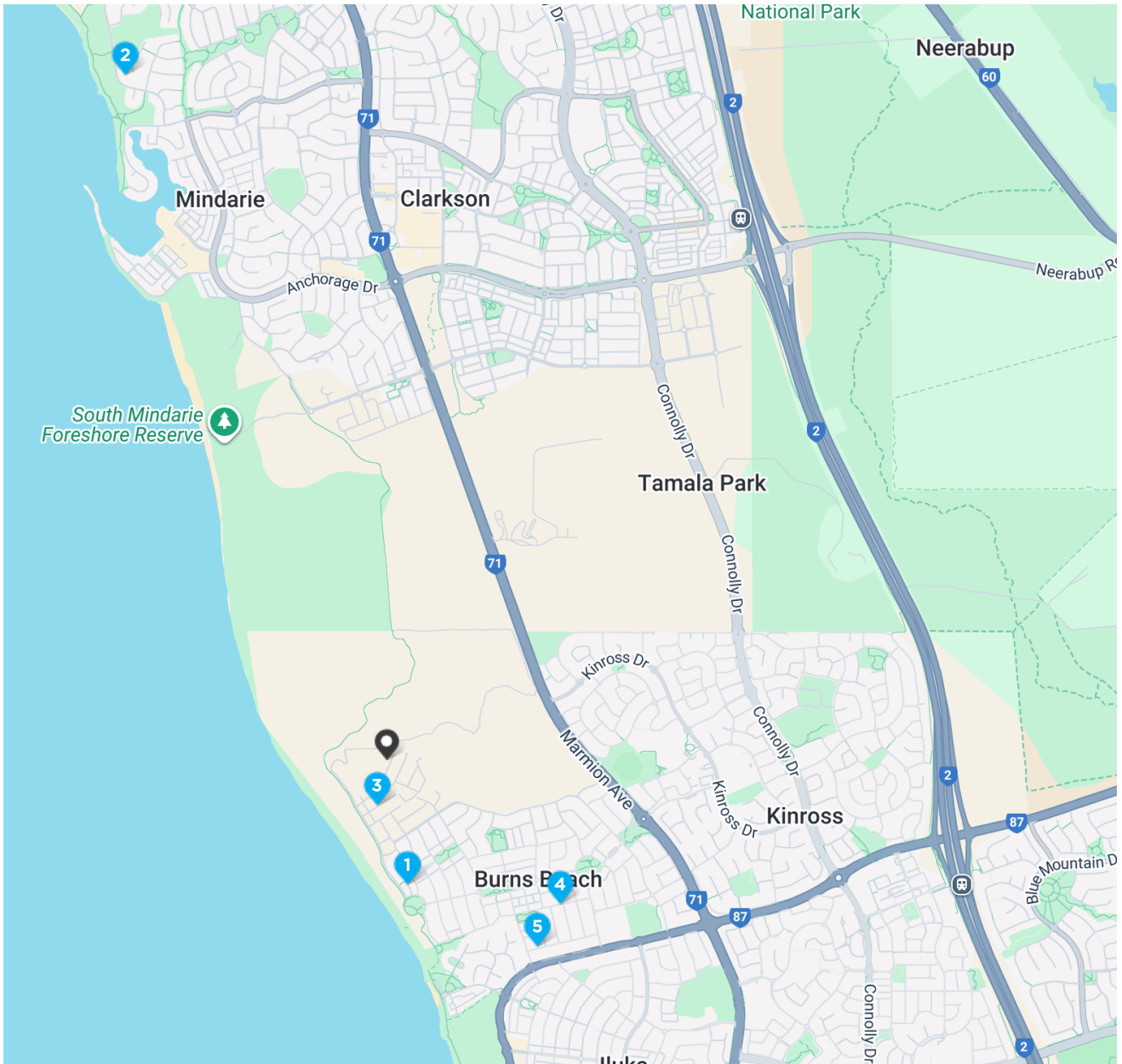
37 Horseshoe Rd, Burns Beach




Internal 270m² | Garage 40m² | Balcony 7m² | Alfresco 18m²
 Total 335m²

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only.

DQ Care Pty Ltd T/A Joy of Hope TC RA82603 ABN 45 107 395 059

Comparables Map: Sales




				
1 80 BEACHSIDE DRIVE BURNS BEACH WA 6028	4	2	-	\$2,150,000
2 30A KINSALE DRIVE MINDARIE WA 6030	3	2	2	\$1,850,000
3 10 IPANEMA STREET BURNS BEACH WA 6028	4	2	2	\$1,780,000*
4 19 YABBARA AVENUE BURNS BEACH WA 6028	5	2	3	\$1,760,000
5 4 BURRILL TURN BURNS BEACH WA 6028	4	2	2	\$1,740,000

* This data point was edited by the author of this CMA and has not been verified by Cotality

Comparable Sales

1 80 BEACHSIDE DRIVE BURNS BEACH WA 6028 **Sold** **\$2,150,000**




4 2 - 376m ² 263m ²
Year Built 2017 DOM 73
Sold Date 13-Jul-23 Distance 0.74km
First Listing -
Last Listing -

Notes from your agent

Larger land area
 Comparable living area
 Older year of construction
 OCEAN FRONT
 Below ground pool [23]

2 30A KINSALE DRIVE MINDARIE WA 6030 **Sold** **\$1,850,000**




3 2 2 506m ² 256m ²
Year Built 2022 DOM 123
Sold Date 06-Jul-25 Distance 4.18km
First Listing Expressions of Interest
Last Listing Under Contract

Notes from your agent

Larger land area
 Comparable living area
 Older construction year
 Ocean frontage [25]

3 10 IPANEMA STREET BURNS BEACH WA 6028 **Sold** **\$1,780,000***



4 2 2 412m ² 277m ²
Year Built - DOM 10
Sold Date 12-Sep-24 Distance 0.28km
First Listing CLOSING DATE SALE
Last Listing \$1,780,000


Notes from your agent

Larger land area
 Comparable living area
 Comparable year of construction
 Below ground pool and ocean views
 Sold by JOY OF HOPE - Johann Dique [24]

DOM = Days on market RS = Recent sale UN = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by Cotality

Comparable Sales

4 19 YABBARA AVENUE BURNS BEACH WA 6028 **Sold** **\$1,760,000**



5	2	3	531m ²	431m ²
Year Built	2008	DOM	106	
Sold Date	13-Jul-25	Distance	1.3km	
First Listing	From \$1,799,000			
Last Listing	From \$1,799,000			

Notes from your agent

Larger land area
Larger living area
Older year of construction[25]

5 4 BURRILL TURN BURNS BEACH WA 6028 **Sold** **\$1,740,000**



4	2	2	540m ²	302m ²
Year Built	2011	DOM	95	
Sold Date	17-Jun-25	Distance	1.39km	
First Listing	CLOSING DATE SALE 2nd July			
Last Listing	UNDER CONTRACT			

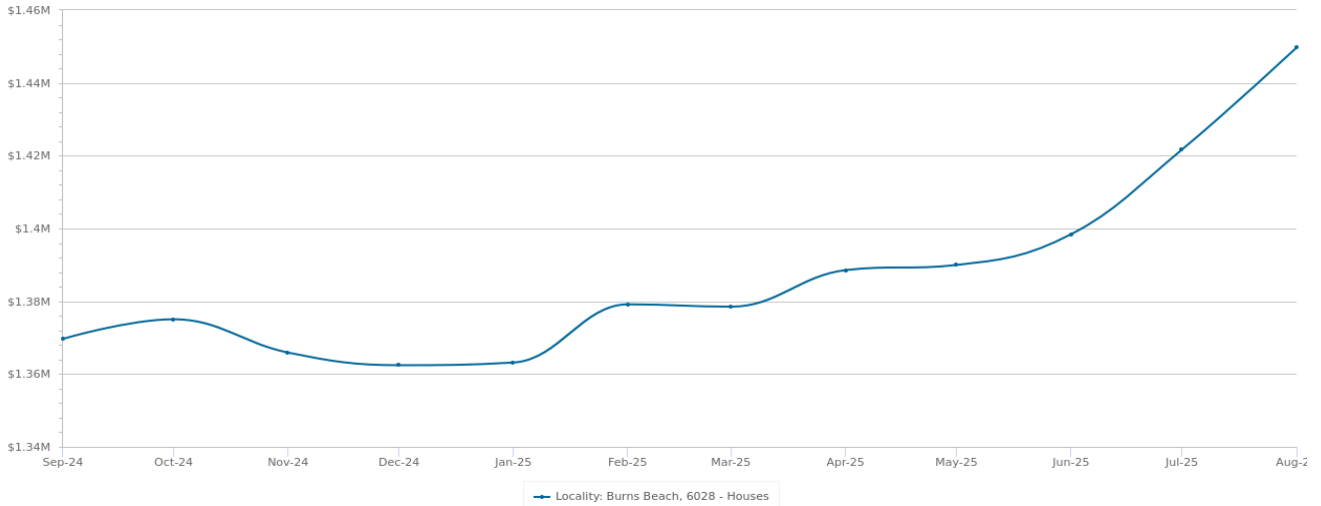
Notes from your agent

Larger land area
Comparable living area
Older year of construction
Spa and ocean views
Sold by Johann Dique JOY OF HOPE [25]

DOM = Days on market RS = Recent sale UN = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by Cotality

Recent Market Trends

Median Value - 12 Months (House)

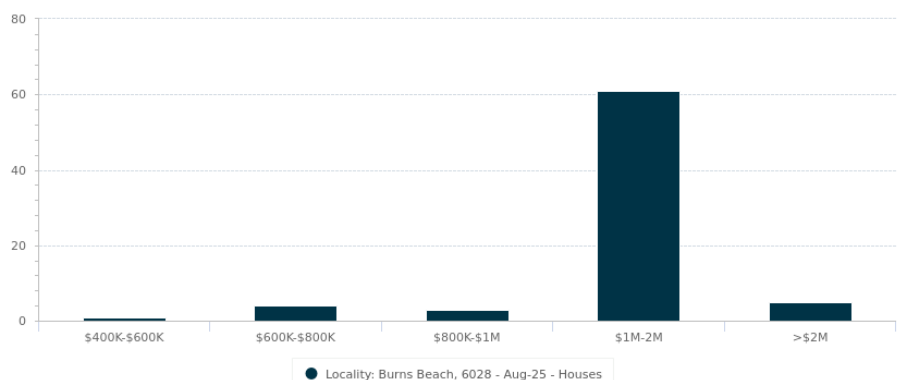


Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Aug 2025	4	\$1,449,688	2.0% ▲	16	11	\$1,200
Jul 2025	10	\$1,421,696	1.7% ▲	16	21	\$1,162
Jun 2025	2	\$1,398,439	0.6% ▲	15	26	\$1,200
May 2025	10	\$1,389,983	0.1% ▲	16	26	\$1,200
Apr 2025	5	\$1,388,573	0.7% ▲	12	26	\$1,200
Mar 2025	6	\$1,378,512	-0.0% ▼	12	23	\$1,190
Feb 2025	6	\$1,379,160	1.2% ▲	10	18	\$1,115
Jan 2025	4	\$1,363,171	0.1% ▲	10	12	\$1,102
Dec 2024	2	\$1,362,435	-0.3% ▼	9	13	\$1,105
Nov 2024	6	\$1,365,888	-0.7% ▼	9	23	\$1,100
Oct 2024	10	\$1,375,060	0.4% ▲	8	22	\$1,100
Sep 2024	9	\$1,369,675	0.5% ▲	9	21	\$1,100

Sales by Price - 12 months (House)

PRICE	NUMBER
<200K	0
200K-400K	0
\$400K-\$600K	1
\$600K-\$800K	4
\$800K-\$1M	3
\$1M-\$2M	61
>\$2M	5



Statistics are calculated over a rolling 12 month period

Long Term Market Trends

Median Value - 20 Years (House)



Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2025	74	\$1,492,860	8.6% ▲	16	85	\$1,200
2024	72	\$1,375,060	23.8% ▲	8	91	\$1,100
2023	78	\$1,110,350	10.1% ▲	13	106	\$950
2022	83	\$1,008,608	6.4% ▲	11	109	\$830
2021	102	\$947,648	12.7% ▲	20	116	\$800
2020	70	\$840,751	9.9% ▲	47	130	\$650
2019	67	\$764,740	-0.7% ▼	79	133	\$625
2018	60	\$770,431	-5.4% ▼	78	165	\$650
2017	58	\$814,693	-4.5% ▼	83	164	\$625
2016	47	\$852,770	1.0% ▲	51	146	\$625
2015	56	\$844,545	-3.8% ▼	86	174	\$710
2014	53	\$877,969	-2.1% ▼	84	144	\$750
2013	69	\$896,865	9.9% ▲	50	157	\$800
2012	54	\$816,019	34.8% ▲	54	118	\$790
2011	41	\$605,332	-16.9% ▼	83	97	\$825
2010	65	\$728,692	13.0% ▲	87	88	\$650
2009	57	\$644,643	7.0% ▲	115	73	\$695
2008	25	\$602,233	-1.7% ▼	-	68	-
2007	48	\$612,692	4.6% ▲	-	31	-
2006	53	\$585,661	49.7% ▲	-	11	-

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