



6 WAMBERAL WAY BURNS BEACH WA 6028



Johann Dique
Joy of Hope

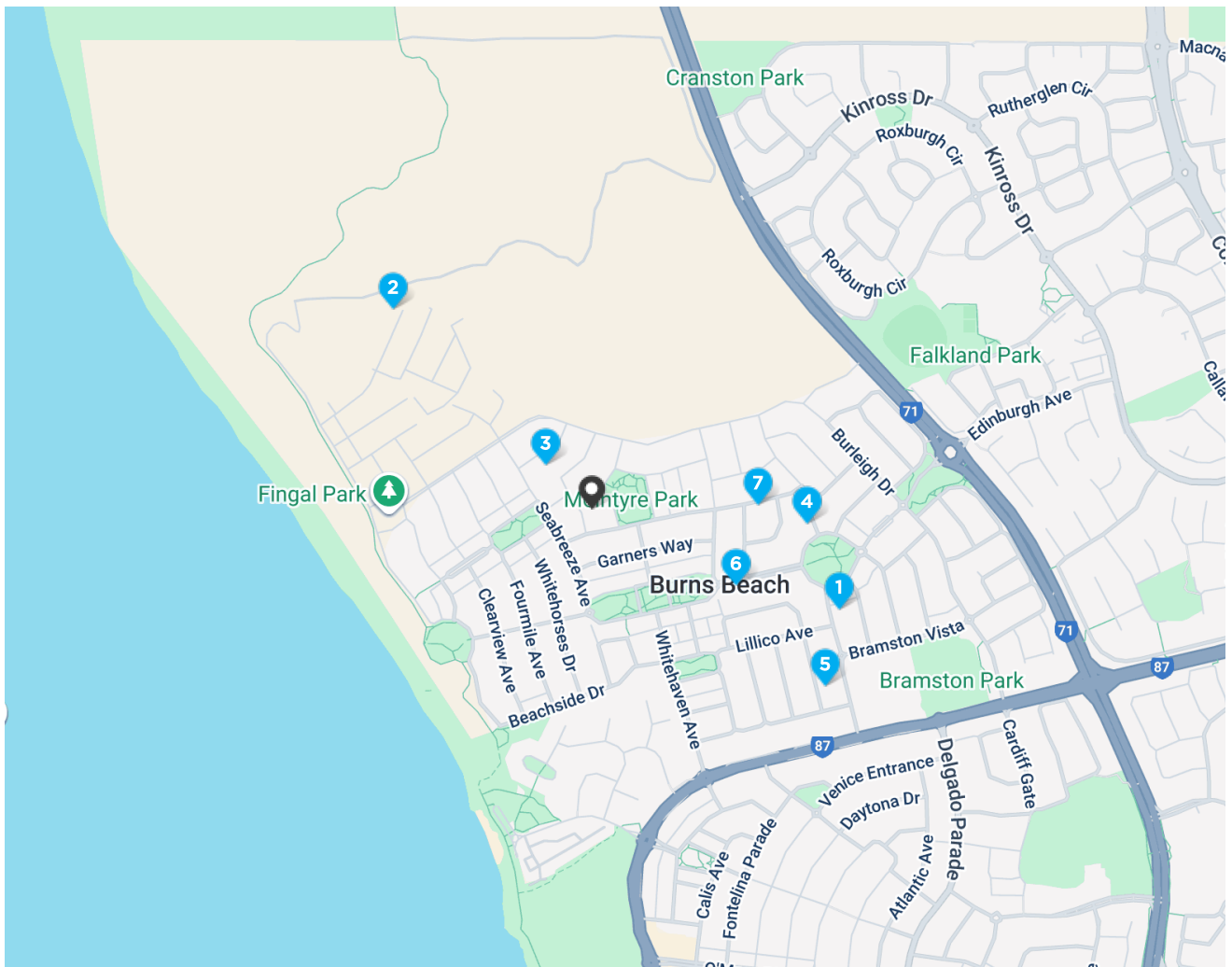
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Comparables Map: Sales



					
1	32 WATCOMBE AVENUE BURNS BEACH WA 6028	4	2	2	\$1,625,000
2	43 HORSESHOE ROAD BURNS BEACH WA 6028	4	2	2	\$1,580,000
3	19 WAMBERAL WAY BURNS BEACH WA 6028	4	3	2	\$1,540,000
4	109 GRAND OCEAN ENTRANCE BURNS BEACH WA 6028	4	2	2	\$1,525,000
5	4 SPITFIRE AVENUE BURNS BEACH WA 6028	4	2	2	\$1,450,000
6	82 GRAND OCEAN ENTRANCE BURNS BEACH WA 6028	4	3	2	\$1,440,000
7	52 MCINTYRE AVENUE BURNS BEACH WA 6028	4	2	2	\$1,420,000

Comparable Sales


1 32 WATCOMBE AVENUE BURNS BEACH WA 6028 **Sold** **\$1,625,000**



4	2	2	578m ²	225m ²
Year Built	2011	DOM	29	
Sold Date	03-Mar-25	Distance	0.7km	
First Listing	-*			
Last Listing	-*			

Notes from your agent
 Smaller land area
 Comparable living area
 Older year of construction
 Renovations
 Below-ground pool
 SOLD Johann Dique - Joy of Hope[25]


2 43 HORSESHOE ROAD BURNS BEACH WA 6028 **Sold** **\$1,580,000**



4	2	2	500m ²	226m ²
Year Built	2025	DOM	36	
Sold Date	01-Apr-25	Distance	0.73km	
First Listing	-*			
Last Listing	-*			

Notes from your agent
 Smaller land area
 Comparable living area
 Earlier year of construction
 Below-ground pool
 SOLD by Johann Dique Joy of Hope [25]

3 19 WAMBERAL WAY BURNS BEACH WA 6028 **Sold** **\$1,540,000**




4	3	2	646m ²	236m ²
Year Built	2023	DOM	76	
Sold Date	16-Dec-23	Distance	0.16km	
First Listing	-			
Last Listing	-*			

Notes from your agent
 Larger land area
 Comparable living area
 Earlier year of construction
 Below-ground pool
 SOLD By Johann Dique Joy of Hope [23]

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

4 109 GRAND OCEAN ENTRANCE BURNS BEACH WA 6028 **Sold** **\$1,525,000**




4	2	2	621m ²	239m ²
Year Built	2014	DOM	76	
Sold Date	13-Aug-25	Distance	0.56km	
First Listing	CLOSING DATE SALE 12TH AUG*			
Last Listing	UNDER CONTRACT*			

Notes from your agent

Comparable land area
 Comparable living area
 Older year of construction
 Sold by Johann Dique Joy of Hope [25]

5 4 SPITFIRE AVENUE BURNS BEACH WA 6028 **Sold** **\$1,450,000**



4	2	2	575m ²	227m ²
Year Built	2011	DOM	46	
Sold Date	22-Jul-25	Distance	0.77km	
First Listing	-*			
Last Listing	-*			

Notes from your agent

Smaller land area
 Comparable living area
 Older year of construction
 Below ground pool
 Sold by Johann Dique Joy of Hope [25]

6 82 GRAND OCEAN ENTRANCE BURNS BEACH WA 6028 **Sold** **\$1,440,000**




4	3	2	581m ²	227m ²
Year Built	2013	DOM	50	
Sold Date	29-Jul-25	Distance	0.43km	
First Listing	CLOSING DATE SALE 12TH AUG*			
Last Listing	UNDER CONTRACT*			

Notes from your agent

Smaller land area
 Comparable living area
 Older year of construction
 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

Comparable Sales

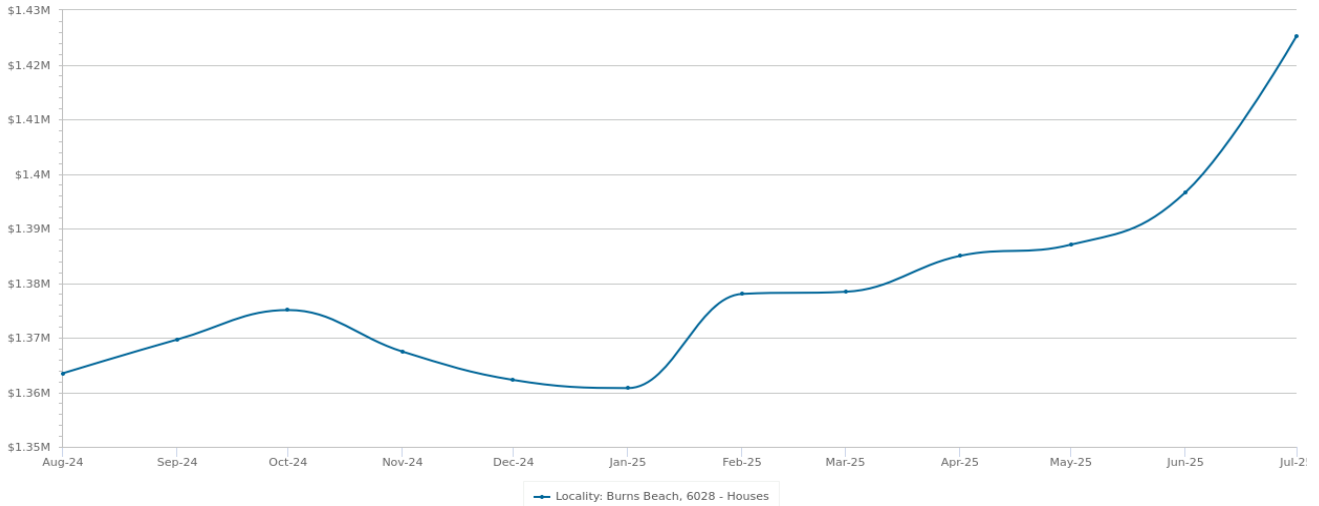
7	52 MCINTYRE AVENUE BURNS BEACH WA 6028	Sold	\$1,420,000
	🛏️ 4 🚿 2 🚗 2 📏 561m ² 🏠 210m ² Year Built 2015 DOM 75 Sold Date 05-Jul-25 Distance 0.43km First Listing CLOSING DATE SALE 10th July* Last Listing UNDER CONTRACT*		

Notes from your agent

Smaller land area
 Comparable living area
 Comparable year of construction
 Sold by Johann Dique Joy of Hope [25]

Recent Market Trends

Median Value - 12 Months (House)

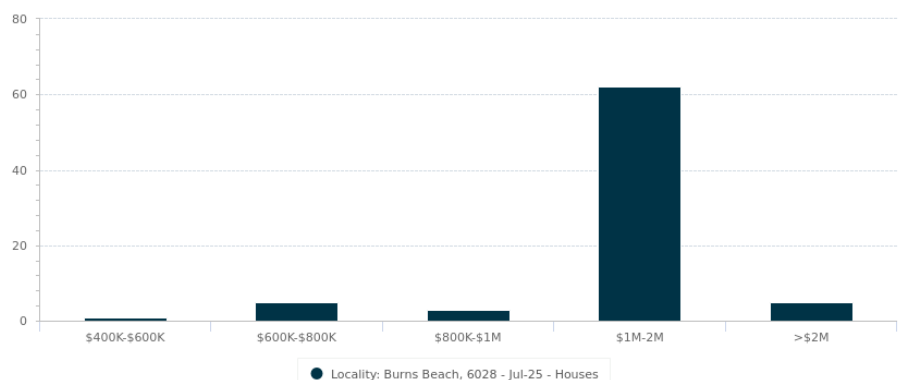


Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Jul 2025	10	\$1,425,232	2.0% ▲	16	21	\$1,162
Jun 2025	2	\$1,396,673	0.7% ▲	15	26	\$1,200
May 2025	10	\$1,387,060	0.1% ▲	16	26	\$1,200
Apr 2025	5	\$1,385,005	0.5% ▲	12	26	\$1,200
Mar 2025	6	\$1,378,411	0.0%	12	23	\$1,190
Feb 2025	6	\$1,378,022	1.3% ▲	10	18	\$1,115
Jan 2025	4	\$1,360,762	-0.1% ▼	10	12	\$1,102
Dec 2024	2	\$1,362,245	-0.4% ▼	9	13	\$1,105
Nov 2024	6	\$1,367,430	-0.6% ▼	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
Aug 2024	6	\$1,363,485	0.9% ▲	8	19	\$1,100

Sales by Price - 12 months (House)

PRICE	NUMBER
<200K	0
200K-400K	0
\$400K-\$600K	1
\$600K-\$800K	5
\$800K-\$1M	3
\$1M-\$2M	62
>\$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	76	\$1,471,550	7.4% ▲	16	86	\$1,200
2024	73	\$1,369,675	25.9% ▲	9	96	\$1,100
2023	76	\$1,088,004	8.4% ▲	11	103	\$950
2022	83	\$1,003,243	7.7% ▲	14	106	\$820
2021	102	\$931,091	11.4% ▲	20	117	\$780
2020	74	\$835,930	9.8% ▲	53	127	\$650
2019	63	\$761,160	-1.1% ▼	78	139	\$620
2018	62	\$769,960	-4.6% ▼	86	160	\$640
2017	55	\$806,751	-5.3% ▼	75	160	\$625
2016	47	\$851,633	0.6% ▲	54	143	\$625
2015	57	\$846,608	-3.0% ▼	89	176	\$725
2014	56	\$872,945	-3.3% ▼	76	137	\$750
2013	63	\$902,855	11.8% ▲	47	153	\$800
2012	55	\$807,885	17.6% ▲	54	119	\$770
2011	40	\$687,115	-4.5% ▼	77	97	\$850
2010	67	\$719,635	11.0% ▲	89	89	\$650
2009	55	\$648,031	8.5% ▲	99	82	\$695
2008	28	\$597,257	-1.8% ▼	-	65	-
2007	44	\$608,260	2.7% ▲	-	28	-
2006	55	\$592,291	50.6% ▲	-	11	-

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