



4 COOYA PASS BURNS BEACH WA 6028



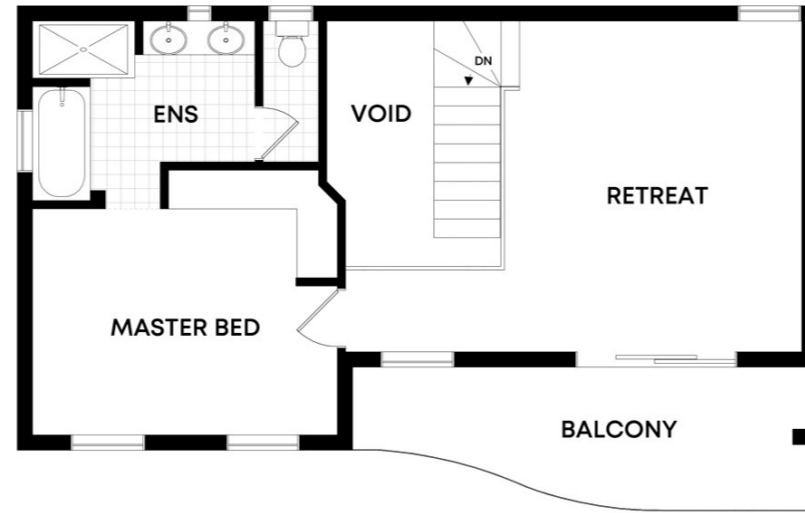
Johann Dique
Joy of Hope

12/240 Butler Boulevard
Butler Western Australia 6036

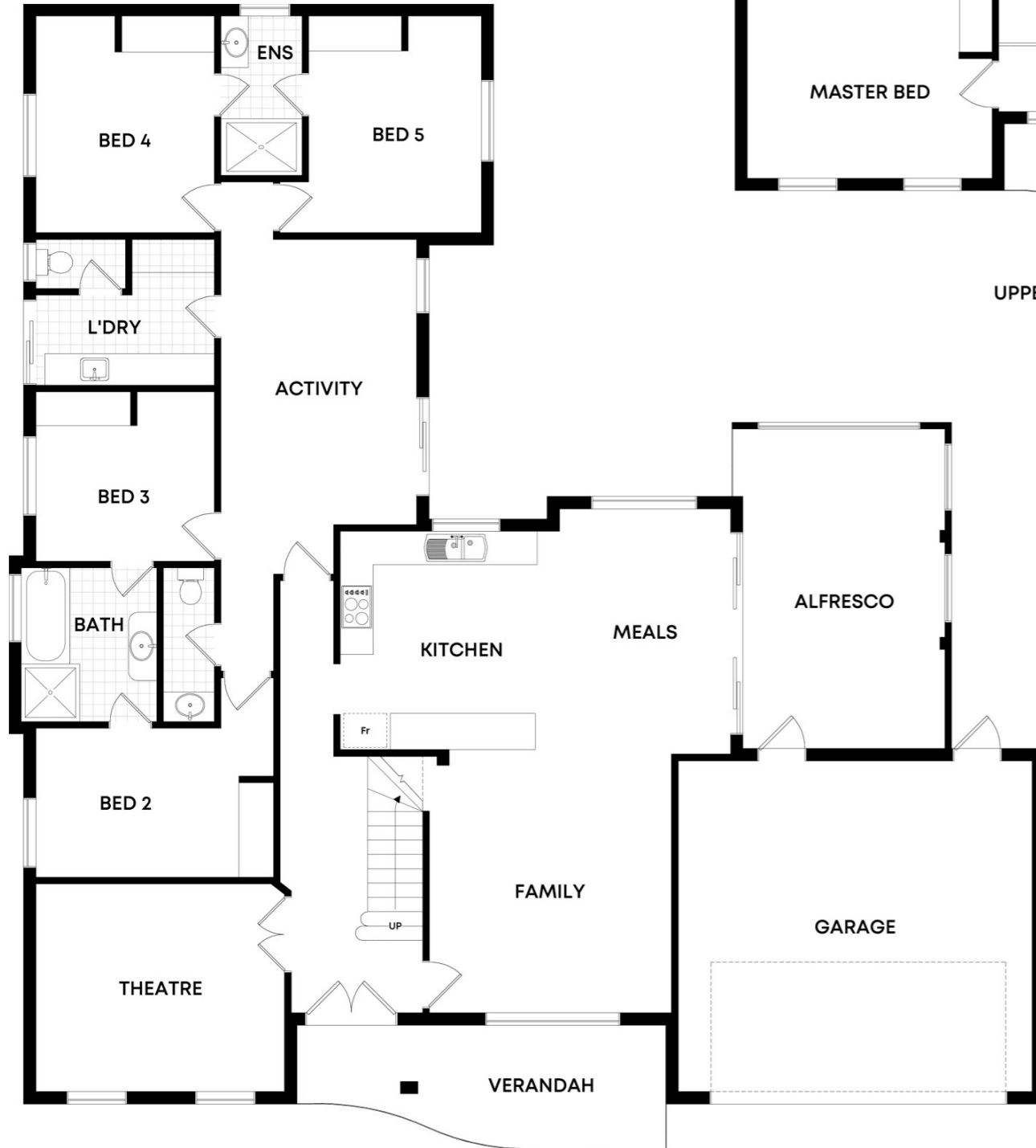
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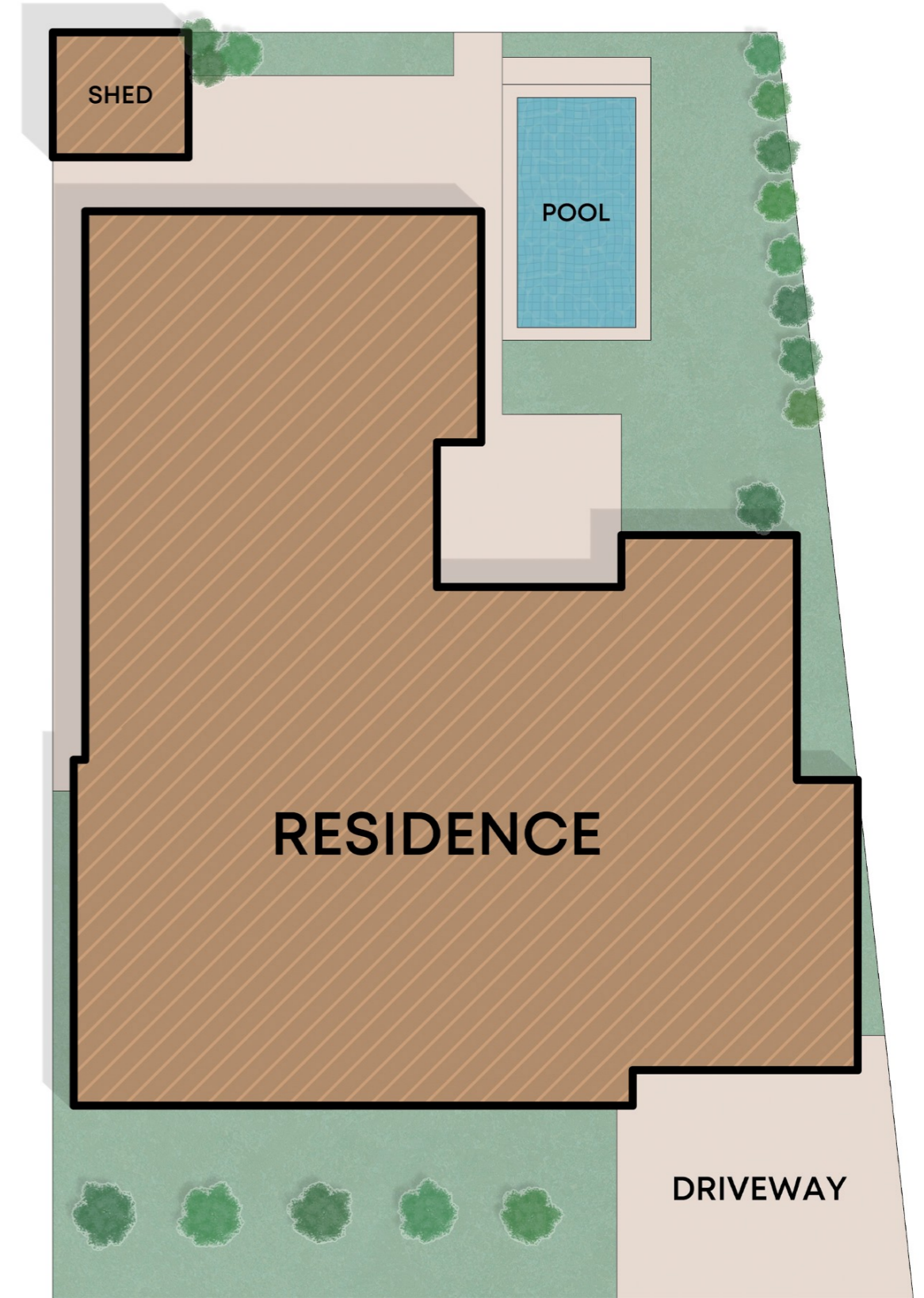
jdique@joyofhope.com.au



UPPER LEVEL



LOWER LEVEL



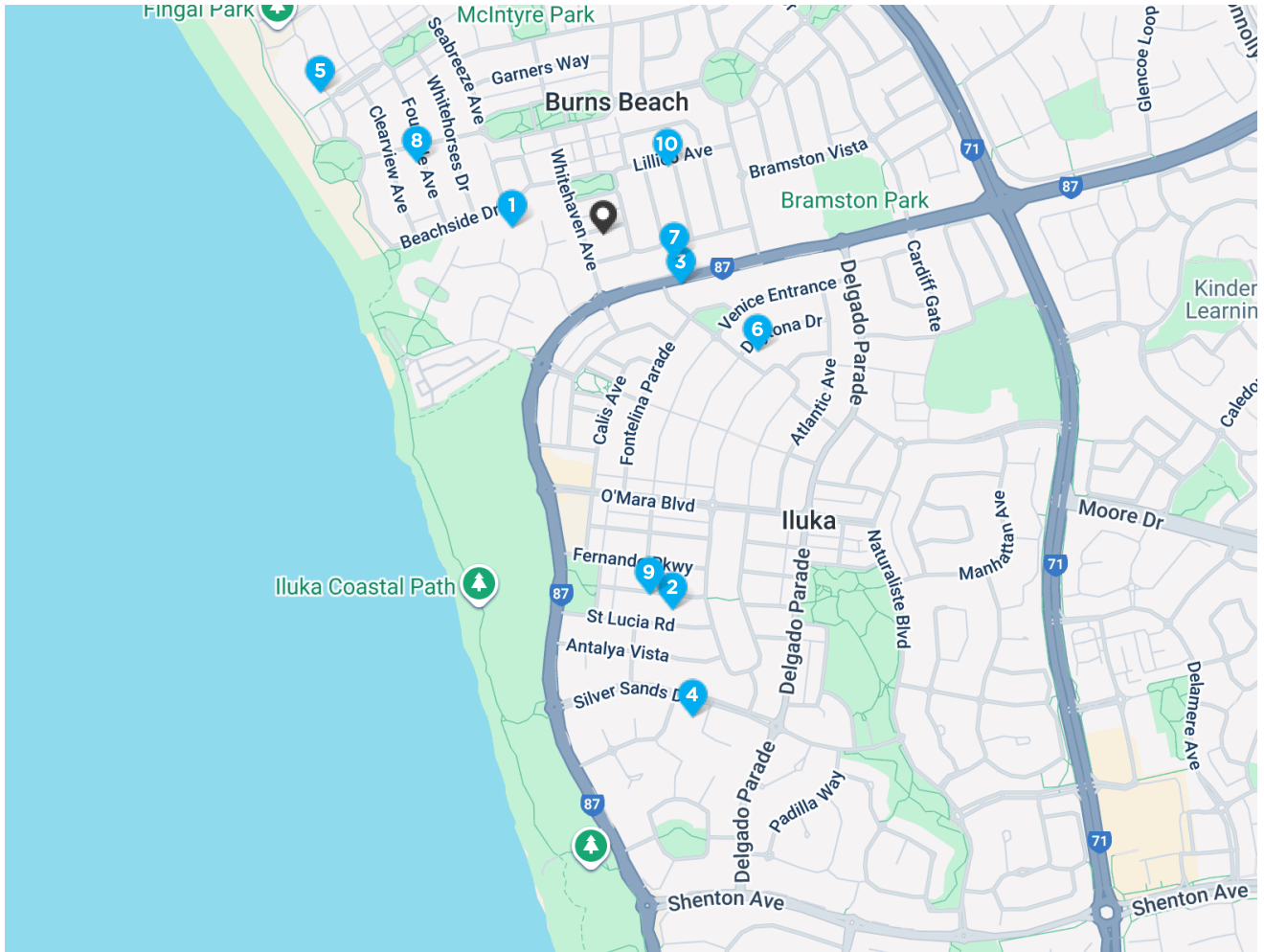
4 Cooya Pass, Burns Beach

Internal 271.9m² | Garage 42.4m² | Balcony 13.2m² | Alfresco 21.4m² | Verandah 13.2m²
 Total 362.1m²

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 8 ABALONE PLACE BURNS BEACH WA 6028	4	2	6	\$1,950,000
2 8 ST LUCIA ROAD ILUKA WA 6028	5	3	3	\$1,940,000
3 469 BURNS BEACH ROAD ILUKA WA 6028	5	3	2	\$1,925,000
4 6 WHITEWATER LOOKOUT ILUKA WA 6028	4	2	4	\$1,925,000
5 15 REEFVIEW RISE BURNS BEACH WA 6028	4	3	2	\$1,915,000
6 31 KALLATINA DRIVE ILUKA WA 6028	5	3	3	\$1,850,000
7 518 BURNS BEACH ROAD BURNS BEACH WA 6028	5	3	2	\$1,840,000
8 17 FOURMILE AVENUE BURNS BEACH WA 6028	4	2	2	\$1,840,000
9 13 TULUM APPROACH ILUKA WA 6028	4	2	3	\$1,785,000
10 19 YABBARA AVENUE BURNS BEACH WA 6028	5	2	3	\$1,760,000

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

Comparable Sales

1 8 ABALONE PLACE BURNS BEACH WA 6028 **Sold** **\$1,950,000**



4	2	6	511m ²	321m ²
Year Built	2014	DOM	47	
Sold Date	20-May-25	Distance	0.23km	
First Listing	ALL OFFERS BY TUES 3RD JUNE			
Last Listing	UNDER CONTRACT!			

Notes from your agent

Smaller land area
Larger living area
Comparable year of construction
Below ground pool and ocean views[25]

2 8 ST LUCIA ROAD ILUKA WA 6028 **Sold** **\$1,940,000**




5	3	3	620m ²	392m ²
Year Built	2010	DOM	70	
Sold Date	20-May-25	Distance	0.97km	
First Listing	MARKET PREVIEW			
Last Listing	UNDER CONTRACT			

Notes from your agent

Comparable land area
Larger living area
Comparable year of construction
Ocean views [25]

3 469 BURNS BEACH ROAD ILUKA WA 6028 **Sold** **\$1,925,000**



5	3	2	583m ²	472m ²
Year Built	2013	DOM	103	
Sold Date	14-Feb-25	Distance	0.23km	
First Listing	Offers Invited			
Last Listing	UNDER OFFER			

Notes from your agent






Smaller land area
Larger living area
Comparable year of construction
Ocean views and swim spa [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

4 6 WHITEWATER LOOKOUT ILUKA WA 6028 **Sold** **\$1,925,000**








 4  2  4  753m²  265m²
 Year Built 2003 DOM 101
 Sold Date 30-Apr-25 Distance 1.25km
 First Listing CLOSING DATE SALE 29 April
 Last Listing UNDER CONTRACT

Notes from your agent

Larger land area
 Comparable living area
 Older year of construction
 Below-ground pool and ocean views
 SOLD by Johann Dique JOY of Hope [25]

5 15 REEFVIEW RISE BURNS BEACH WA 6028 **Sold** **\$1,915,000**








 4  3  2  638m²  354m²
 Year Built 2014 DOM 135
 Sold Date 14-Feb-25 Distance 0.8km
 First Listing From Early \$2 Million
 Last Listing Sold

Notes from your agent

Comparable land area
 Larger living area
 Comparable year of construction
 Ocean views [25]

6 31 KALLATINA DRIVE ILUKA WA 6028 **Sold** **\$1,850,000**



 5  3  3  757m²  325m²
 Year Built 2012 DOM 56
 Sold Date 07-Aug-25 Distance 0.49km
 First Listing MARKET PREVIEW
 Last Listing UNDER CONTRACT


Notes from your agent

Larger land area
 Larger living area
 Comparable year of construction
 Below ground pool [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

7 518 BURNS BEACH ROAD BURNS BEACH WA 6028 **Sold** **\$1,840,000**




🏠 5 🚰 3 🚗 2 📏 566m² 📐 332m²
 Year Built 2010 DOM 6
 Sold Date 03-Apr-25 Distance 0.19km
 First Listing ALL OFFERS PRESENTED
 Last Listing Contact Agent

Notes from your agent

Smaller land area
Larger living area
Comparable year of construction
Below ground pool [25]

8 17 FOURMILE AVENUE BURNS BEACH WA 6028 **Sold** **\$1,840,000**




🏠 4 🚰 2 🚗 2 📏 612m² 📐 425m²
 Year Built 2007 DOM 75
 Sold Date 07-Jul-25 Distance 0.51km
 First Listing CONTACT AGENT
 Last Listing UNDER OFFER

Notes from your agent

Comparable land area
Larger living area
Older year of construction.
Below ground pool [25]

9 13 TULUM APPROACH ILUKA WA 6028 **Sold** ^{RS} **\$1,785,000**




🏠 4 🚰 2 🚗 3 📏 589m² 📐 267m²
 Year Built 2011 DOM 54
 Sold Date 03-Sep-25 Distance 0.93km
 First Listing MARKET PREVIEW
 Last Listing UNDER CONTRACT

Notes from your agent

Smaller land area
Comparable living area
Comparable year of construction.
Below ground pool [25]

Comparable Sales

10 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	0.23km	
First Listing	From \$1,799,000			
Last Listing	From \$1,799,000			

Notes from your agent

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

11 4 BURRILL TURN BURNS BEACH WA 6028 **Sold** **\$1,740,000**



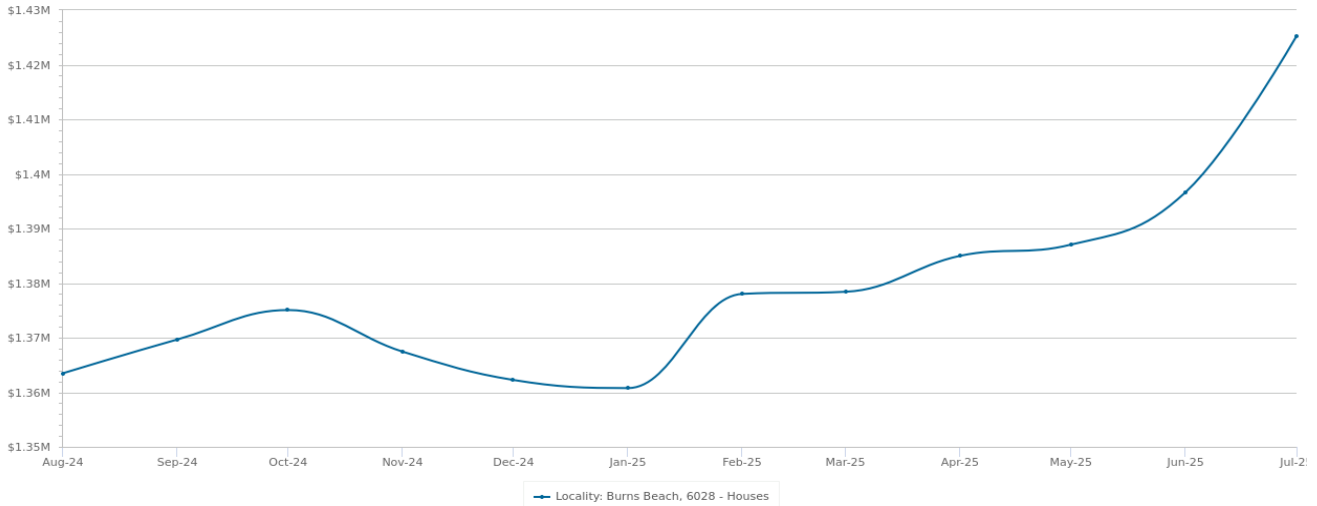
4	2	2	540m ²	302m ²
Year Built	2011	DOM	95	
Sold Date	17-Jun-25	Distance	0.08km	
First Listing	CLOSING DATE SALE 2nd July			
Last Listing	UNDER CONTRACT			

Notes from your agent

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

Recent Market Trends

Median Value - 12 Months (House)

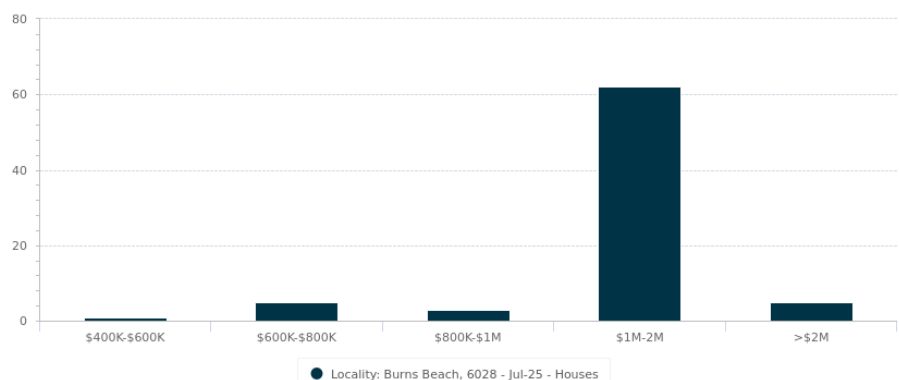


Statistics are calculated at the end of the displayed month

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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