



**117/2 MOREAU PARADE EAST PERTH WA 6004**



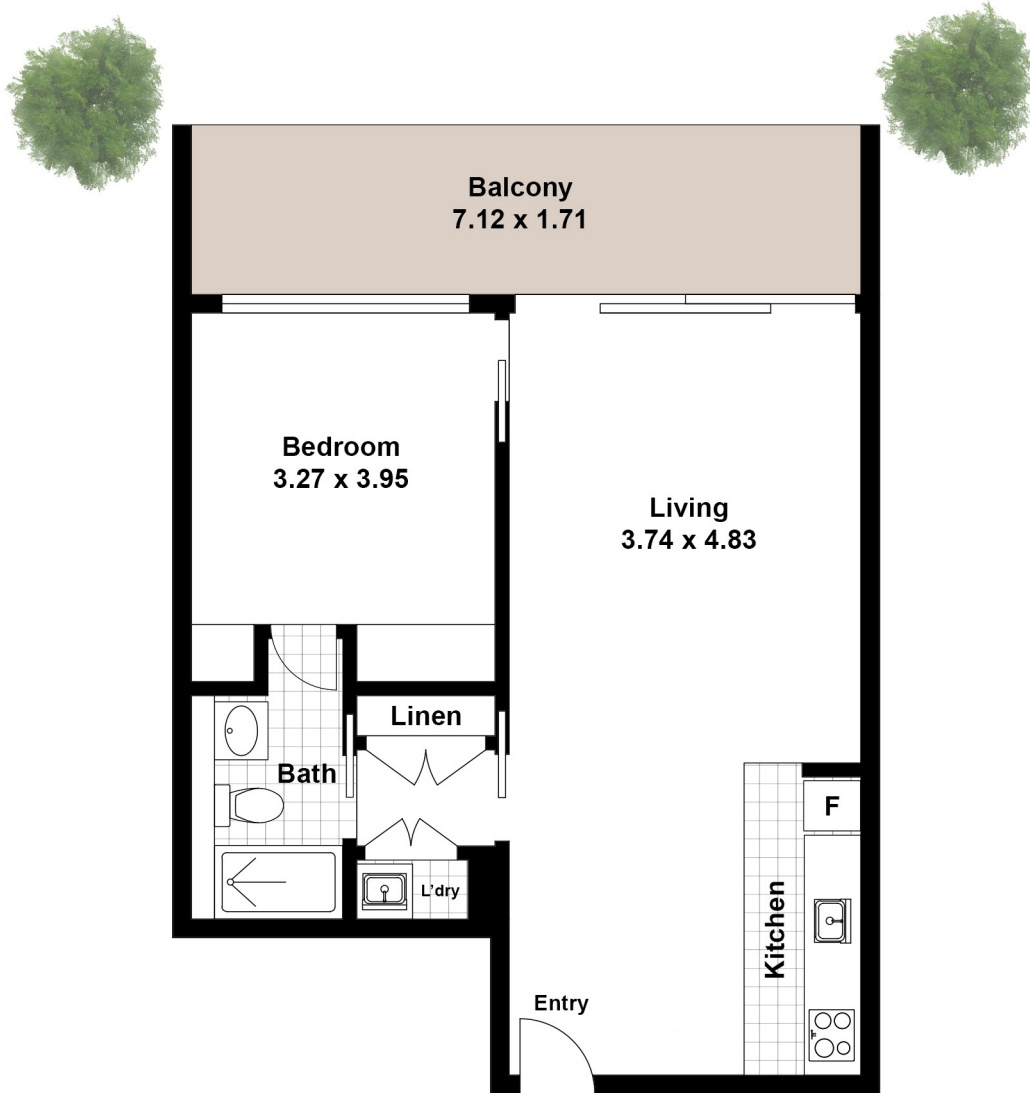
**Johann Dique**  
Joy of Hope

12/240 Butler Boulevard  
Butler Western Australia 6036

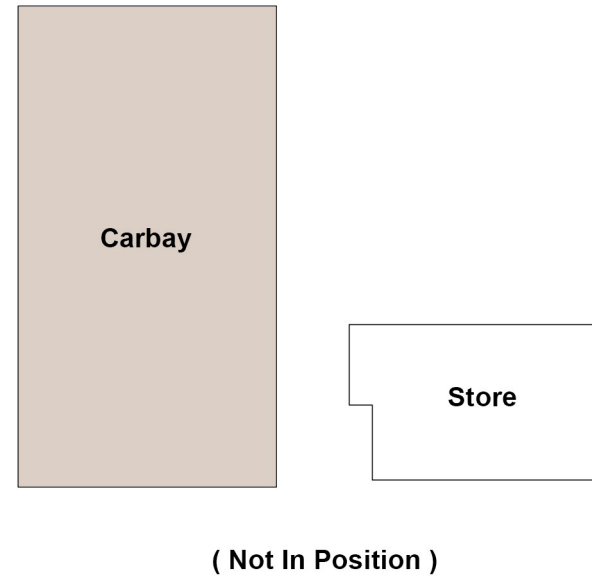
m: 0430 041 111

w: 08 6374 7222

[jdique@joyofhope.com.au](mailto:jdique@joyofhope.com.au)



**Common amenities on level four of the neighbouring building, include:**  
 Infinity lap pool and spa  
 Gymnasium  
 Parcel locker area  
 A residents' lounge and theatre room

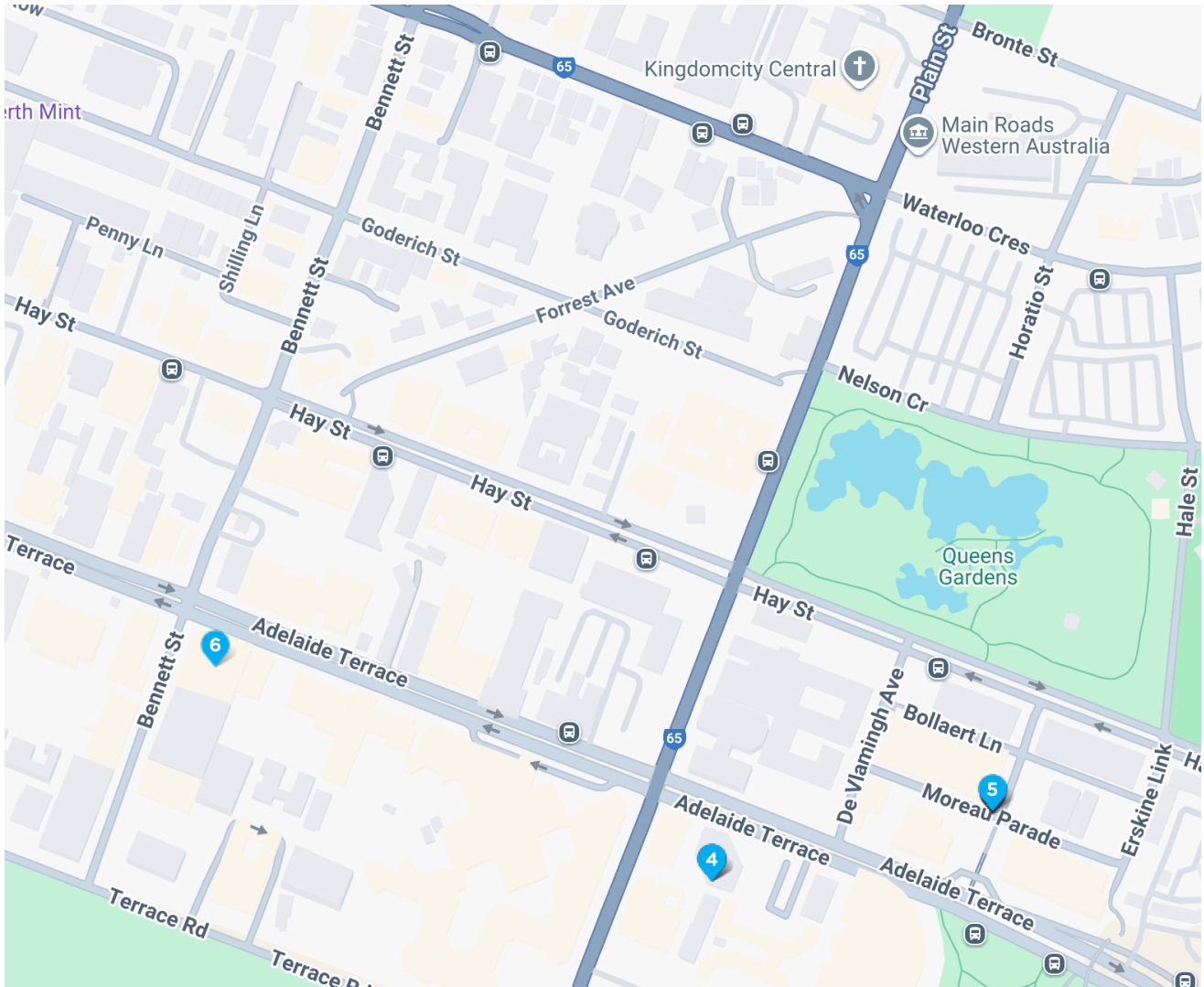


**117 / 2 Moreau Parade, East Perth**

Internal 51sqm | Balcony 11sqm | Carbay 14sqm | Store 4sqm |

While 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.

# Comparables Map: Sales



				
<b>1</b> 3005/63 ADELAIDE TERRACE EAST PERTH WA 6004	1	1	1	\$590,000
<b>2</b> 2105/63 ADELAIDE TERRACE EAST PERTH WA 6004	1	1	1	\$562,500
<b>3</b> 515/8 MOREAU PARADE EAST PERTH WA 6004	1	1	1	\$550,000
<b>4</b> 707/63 ADELAIDE TERRACE EAST PERTH WA 6004	1	1	1	\$520,000
<b>5</b> 217/8 MOREAU PARADE EAST PERTH WA 6004	1	1	1	\$520,000
<b>6</b> 2/155 ADELAIDE TERRACE EAST PERTH WA 6004	1	1	1	\$500,000

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

# Comparable Sales

**1** 3005/63 ADELAIDE TERRACE EAST PERTH WA 6004 **Sold** **\$590,000**









 1	 1	 1	 79m <sup>2</sup>	 47m <sup>2</sup>
Year Built	2019	DOM	77	
Sold Date	13-Feb-25	Distance	0.19km	
First Listing	\$599,000			
Last Listing	\$599,000			

### Notes from your agent

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

**2** 2105/63 ADELAIDE TERRACE EAST PERTH WA 6004 **Sold** **\$562,500**

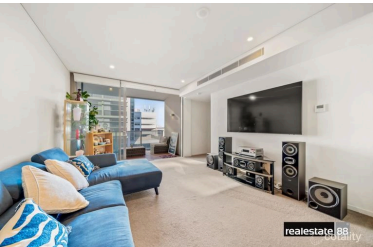







 1	 1	 1	 80m <sup>2</sup>	 47m <sup>2</sup>
Year Built	2019	DOM	18	
Sold Date	02-Aug-25	Distance	0.19km	
First Listing	-*			
Last Listing	SOLD!			

### Notes from your agent

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

**3** 515/8 MOREAU PARADE EAST PERTH WA 6004 **Sold** **\$550,000**



 1	 1	 1	 90m <sup>2</sup>	 66m <sup>2</sup>
Year Built	2016	DOM	106	
Sold Date	25-Aug-25	Distance	0km	
First Listing	Home Open Sat 1pm -From Mid \$500Ks*			
Last Listing	SOLD!			

### Notes from your agent

Comparable land area  
 Comparable 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

**4** 707/63 ADELAIDE TERRACE EAST PERTH WA 6004 **Sold** **\$520,000**




🛏 1 🚿 1 🚗 1 📏 88m<sup>2</sup> 🏠 60m<sup>2</sup>  
 Year Built 2019 DOM 98  
 Sold Date 03-Jul-25 Distance 0.19km  
 First Listing From \$579,000  
 Last Listing Under Offer with Joel and David\*

### Notes from your agent

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

**5** 217/8 MOREAU PARADE EAST PERTH WA 6004 **Sold** **\$520,000**

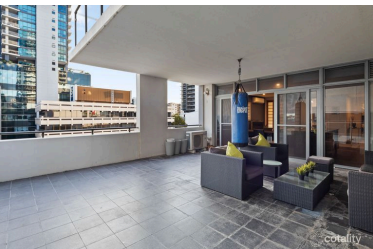


🛏 1 🚿 1 🚗 1 📏 91m<sup>2</sup> 🏠 66m<sup>2</sup>  
 Year Built 2016 DOM 101  
 Sold Date 26-Aug-25 Distance 0km  
 First Listing Low - Mid \$500,000's  
 Last Listing SOLD!

### Notes from your agent

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

**6** 2/155 ADELAIDE TERRACE EAST PERTH WA 6004 **Sold** **\$500,000**



🛏 1 🚿 1 🚗 1 📏 120m<sup>2</sup> 🏠 62m<sup>2</sup>  
 Year Built 2010 DOM 208  
 Sold Date 08-Jul-25 Distance 0.52km  
 First Listing Offers From \$499,000  
 Last Listing -\*

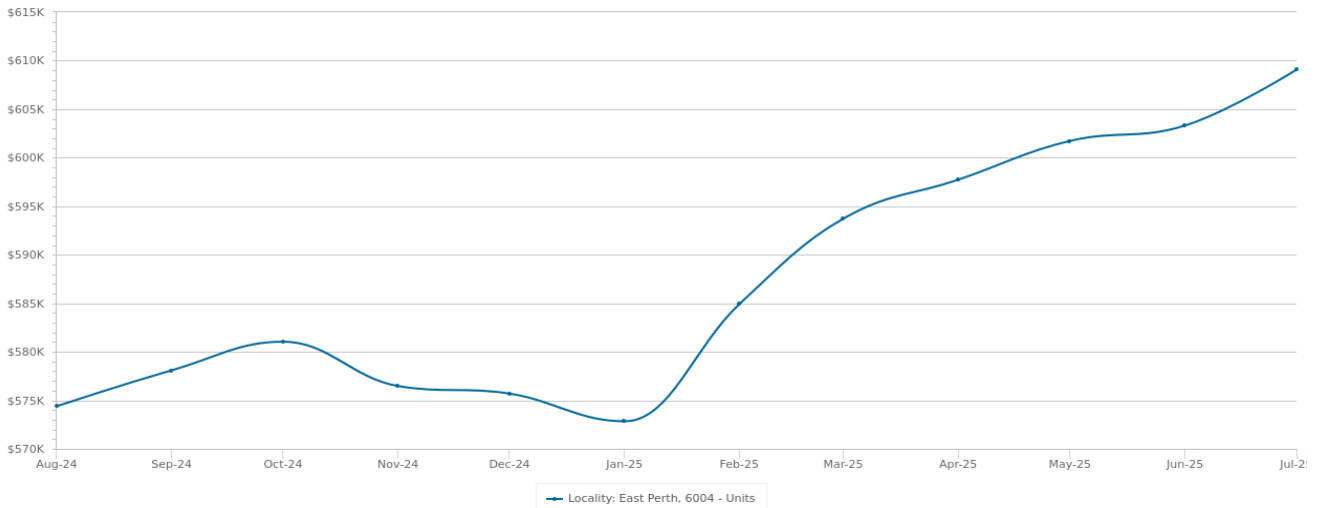
### Notes from your agent

Larger land area  
 Larger living area  
 Older 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

# Recent Market Trends

Median Value - 12 Months (Unit)

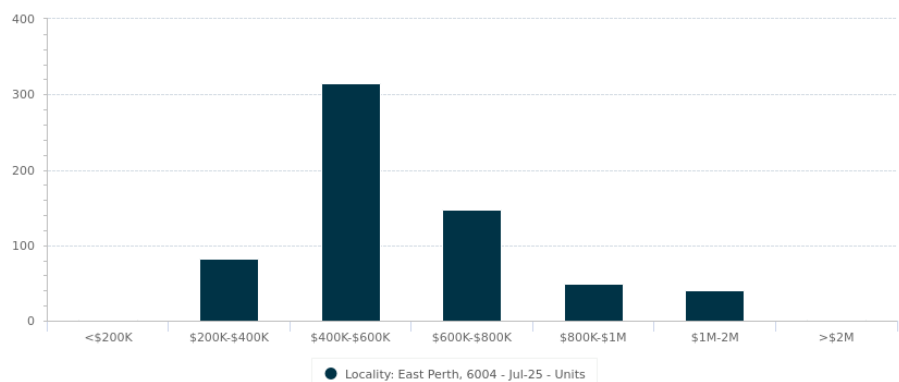


Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Jul 2025	59	\$609,070	1.0% ▲	21	187	\$710
Jun 2025	73	\$603,316	0.3% ▲	21	195	\$700
May 2025	50	\$601,731	0.7% ▲	21	191	\$700
Apr 2025	54	\$597,748	0.7% ▲	20	216	\$700
Mar 2025	72	\$593,739	1.5% ▲	20	221	\$700
Feb 2025	68	\$584,947	2.1% ▲	19	194	\$700
Jan 2025	34	\$572,839	-0.5% ▼	16	166	\$700
Dec 2024	41	\$575,691	-0.1% ▼	16	172	\$690
Nov 2024	55	\$576,472	-0.8% ▼	16	193	\$680
Oct 2024	46	\$581,039	0.5% ▲	16	173	\$675
Sep 2024	36	\$578,096	0.6% ▲	16	171	\$675
Aug 2024	50	\$574,393	2.2% ▲	17	160	\$660

Sales by Price - 12 months (Unit)

PRICE	NUMBER
<\$200K	2
\$200K-\$400K	82
\$400K-\$600K	315
\$600K-\$800K	148
\$800K-\$1M	49
\$1M-\$2M	41
>\$2M	1



Statistics are calculated over a rolling 12 month period

# Long Term Market Trends

Median Value - 20 Years (Unit)



Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2025	638	\$630,781	9.1% ▲	21	726	\$720
2024	655	\$578,096	19.0% ▲	19	761	\$675
2023	518	\$485,777	2.1% ▲	45	715	\$600
2022	476	\$475,780	-4.1% ▼	45	744	\$495
2021	410	\$495,911	12.6% ▲	48	633	\$450
2020	267	\$440,486	0.2% ▲	90	474	\$410
2019	292	\$439,399	-3.4% ▼	61	568	\$410
2018	292	\$454,687	-3.5% ▼	68	591	\$400
2017	348	\$471,278	0.8% ▲	72	642	\$420
2016	371	\$467,346	-12.4% ▼	59	697	\$460
2015	438	\$533,490	-4.8% ▼	55	685	\$510
2014	585	\$560,671	-3.8% ▼	55	658	\$550
2013	706	\$582,794	9.7% ▲	26	634	\$630
2012	662	\$531,362	7.1% ▲	58	435	\$585
2011	508	\$496,184	-3.7% ▼	59	524	\$500
2010	697	\$515,063	3.4% ▲	46	439	\$457
2009	453	\$498,200	7.0% ▲	62	315	\$450
2008	579	\$465,578	2.3% ▲	49	319	\$480
2007	586	\$455,187	1.9% ▲	50	363	\$400
2006	823	\$446,653	33.6% ▲	29	332	\$350

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