



17 LARAPINTA PARKWAY WANNEROO WA 6065



Johann Dique
Joy of Hope

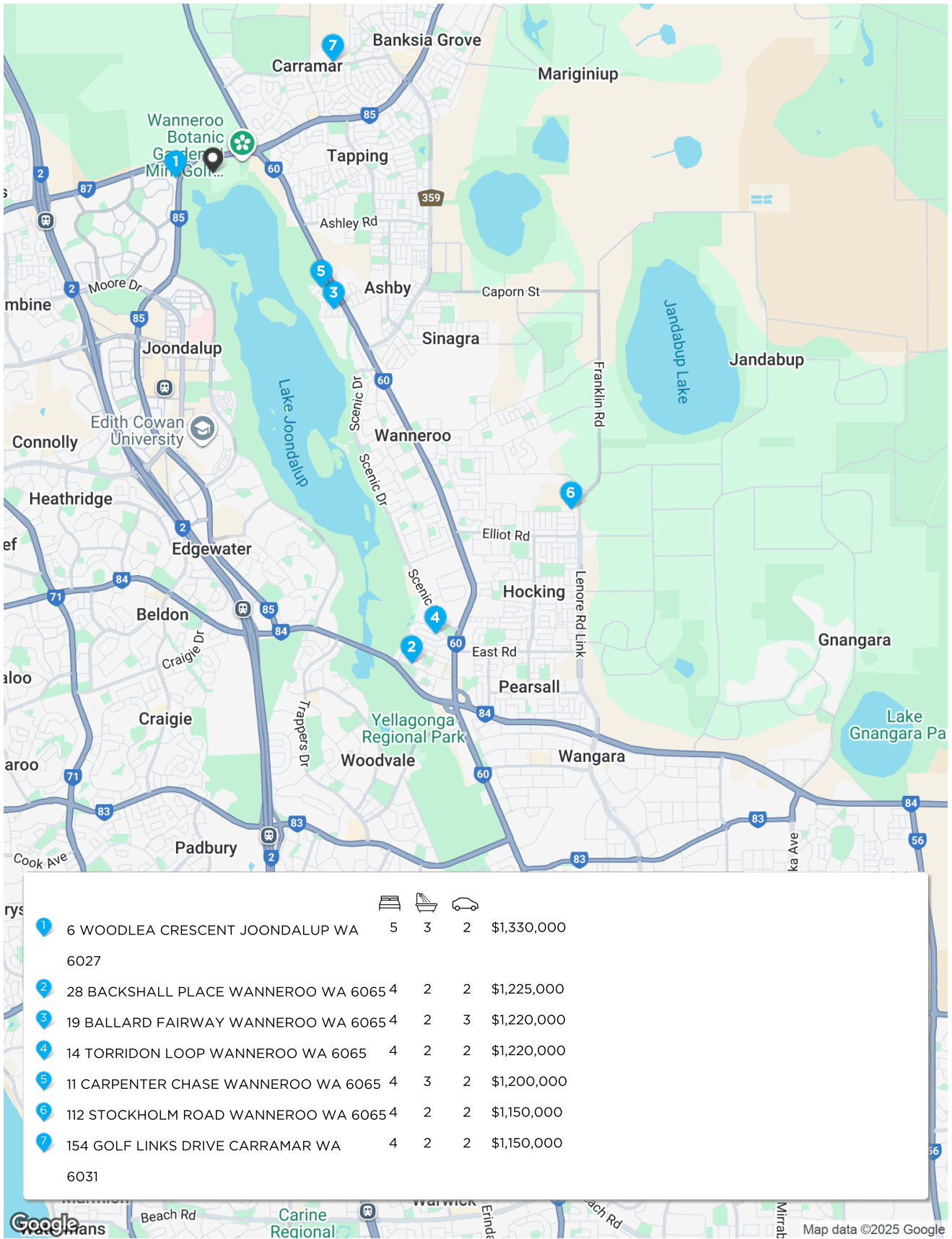
12/240 Butler Boulevard
Butler Western Australia 6036

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jdique@joyofhope.com.au


Comparables Map: Sales



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

Comparable Sales

1 6 WOODLEA CRESCENT JOONDALUP WA 6027 **Sold** **\$1,330,000**




5	3	2	1,001m ²	316m ²
Year Built	2014	DOM	122	
Sold Date	17-Mar-25	Distance	0.52km	
First Listing	CLOSING DATE SALE 31 January			
Last Listing	UNDER CONTRACT			

Notes from your agent

Larger land area
Larger living area
Older year of construction
SOLD by Joy of Hope Real Estate - Johann Dique [25]

2 28 BACKSHALL PLACE WANNEROO WA 6065 **Sold** **\$1,225,000**




4	2	2	586m ²	241m ²
Year Built	2016	DOM	55	
Sold Date	03-Jul-25	Distance	7.15km	
First Listing	Offers in the Early Millions			
Last Listing	Sold			

Notes from your agent

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

3 19 BALLARD FAIRWAY WANNEROO WA 6065 **Sold** **\$1,220,000**



4	2	3	648m ²	263m ²
Year Built	2011	DOM	11	
Sold Date	28-Sep-25	Distance	2.46km	
First Listing	-			
Last Listing	-			


Notes from your agent

Larger land area
Larger living area
Older year of construction[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 14 TORRIDON LOOP WANNEROO WA 6065 **Sold** **\$1,220,000**




🏠 4 🚰 2 🚗 2 📏 660m² 📐 255m²
 Year Built 1998 DOM 8
 Sold Date 20-May-25 Distance 6.91km
 First Listing Be The First To View
 Last Listing Sold

Notes from your agent

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

5 11 CARPENTER CHASE WANNEROO WA 6065 **Sold** **\$1,200,000**



🏠 4 🚰 3 🚗 2 📏 600m² 📐 191m²
 Year Built 2004 DOM 28
 Sold Date 19-Aug-25 Distance 2.13km
 First Listing Offers
 Last Listing Sold

Notes from your agent

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

6 112 STOCKHOLM ROAD WANNEROO WA 6065 **Sold** **\$1,150,000**




🏠 4 🚰 2 🚗 2 📏 540m² 📐 221m²
 Year Built 2010 DOM 76
 Sold Date 16-Feb-25 Distance 6.62km
 First Listing Contact Agent
 Last Listing Sold

Notes from your agent

Larger land area
Comparable 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

Comparable Sales

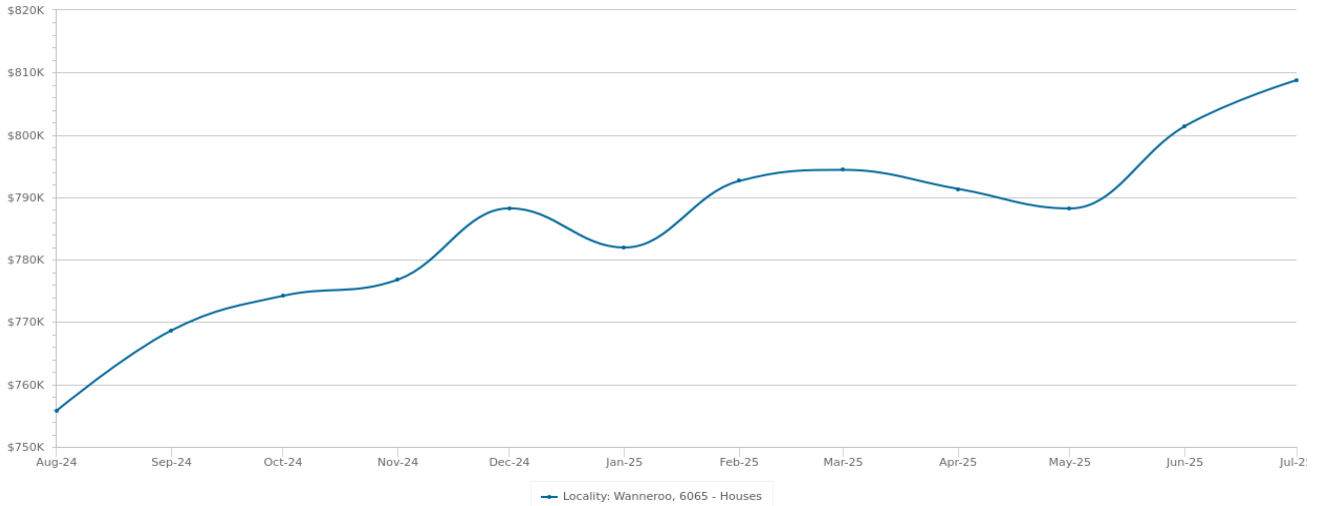
7	154 GOLF LINKS DRIVE CARRAMAR WA 6031	Sold ^{RS} \$1,150,000
	4 2 2 2 612m ² 201m ²	
	Year Built 2006 DOM 7	
	Sold Date 09-Oct-25 Distance 2.18km	
	First Listing Offers in low \$1 millions	
	Last Listing SOLD by JAMES BOSDET	

Notes from your agent

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

Recent Market Trends

Median Value - 12 Months (House)

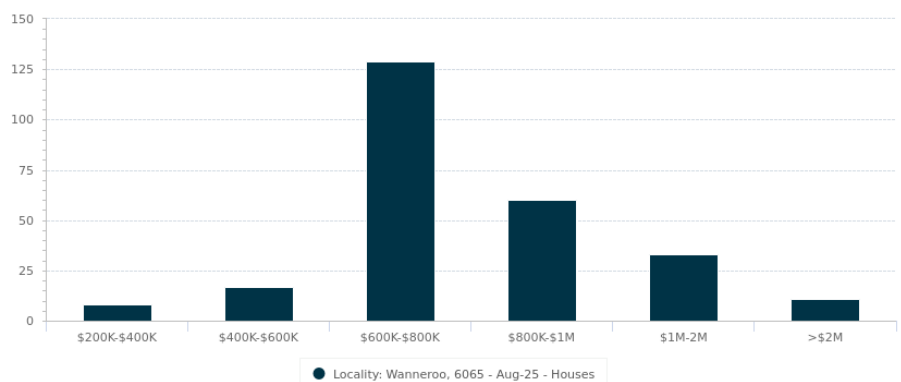


Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Aug 2025	-	-	-	-	-	-
Jul 2025	21	\$808,773	0.9% ▲	13	36	\$650
Jun 2025	21	\$801,430	1.7% ▲	12	46	\$650
May 2025	33	\$788,209	-0.4% ▼	12	50	\$650
Apr 2025	14	\$791,332	-0.4% ▼	11	49	\$650
Mar 2025	20	\$794,397	0.2% ▲	10	48	\$650
Feb 2025	21	\$792,632	1.4% ▲	10	39	\$650
Jan 2025	11	\$781,949	-0.8% ▼	10	39	\$650
Dec 2024	16	\$788,234	1.5% ▲	9	44	\$650
Nov 2024	23	\$776,815	0.3% ▲	8	48	\$650
Oct 2024	26	\$774,210	0.7% ▲	8	48	\$650
Sep 2024	32	\$768,693	1.7% ▲	9	47	\$650

Sales by Price - 12 months (House)

PRICE	NUMBER
<200K	0
\$200K-\$400K	8
\$400K-\$600K	17
\$600K-\$800K	129
\$800K-\$1M	60
\$1M-\$2M	33
>\$2M	11



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	258	\$862,476	11.4% ▲	12	223	\$680
2024	269	\$774,210	30.0% ▲	9	270	\$650
2023	245	\$595,356	11.8% ▲	14	270	\$530
2022	257	\$532,650	11.0% ▲	13	304	\$477
2021	236	\$479,733	15.6% ▲	16	286	\$420
2020	187	\$415,127	6.5% ▲	36	240	\$360
2019	117	\$389,933	-3.6% ▼	51	214	\$345
2018	153	\$404,681	-6.3% ▼	52	265	\$350
2017	157	\$431,922	-2.5% ▼	70	261	\$350
2016	182	\$443,048	-6.4% ▼	38	298	\$380
2015	217	\$473,160	-3.8% ▼	36	341	\$410
2014	247	\$491,600	5.9% ▲	25	316	\$430
2013	257	\$464,304	9.8% ▲	19	313	\$450
2012	223	\$423,029	4.9% ▲	40	310	\$405
2011	185	\$403,330	-1.7% ▼	52	291	\$380
2010	264	\$410,232	1.6% ▲	42	299	\$360
2009	298	\$403,730	6.0% ▲	51	318	\$350
2008	207	\$380,746	-6.5% ▼	52	304	\$337
2007	281	\$407,031	0.1% ▲	43	348	\$290
2006	392	\$406,812	62.7% ▲	15	372	\$250

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