

Realmark[®]



Buyers Guide

31 Brookland Crescent, Marangaroo

Mandie Cubeddu

 0411 880 053

 mcubeddu@realmark.com.au

 08 9246 0050

 northcoastal.realmark.com.au

   Follow us.

31 Brookland Crescent, Marangaroo

Set Date Sale | Wednesday, 19th November 2025 @ 3:00pm

Property & Suburb Information

 4  2  2  791

Year Built:

1993

Title:

Green Title

Council:

City of Wanneroo

Local School Intake Areas:

Marangaroo Primary School

We recommend contacting schools directly regarding zoning and admissions

Girrawheen Senior High School

Attached:

Set Date Sale Buyers Guide

Recent Sales

Floor Plan

Rental Assessment

Certificate of Title

31 Brookland Crescent
Marangaroo



Council Rates: ~\$2,105 /yr

Water Rates: ~\$1,207 /yr

Realmark Set Date Sale Buyer Guide

Set Date Sale provides you the opportunity to consider this property and put forward your offer with the confidence that the agent is compelled to present it for the seller's formal consideration.

How does it work?

On the Set Date the seller will consider your offer and any others tabled at the time.

Informed with all the offers that have been received at the one time the seller may:

- Accept any one of these offers,
- Make a counter offer (for that buyer to accept, reject or counter back),
- Consult all buyers (through the agent) prior to dealing with any offer, or
- Choose to reject all offers.

How do I make my offer?

Simply have the Realmark agent complete a standard offer and acceptance contract with standard Set Date annexure. Your offer must provide a deposit which is payable within 2 business days of acceptance.

Do I have to make a cash (not subject to finance approval) unconditional offer?

No you can make the offer at your price offering and on the terms and conditions you want.

Can I negotiate on any offer?

Yes just as per normal practice you can on the Set Date, deal with one offer and make a seller's counter offer to the buyer.

Set Date Sale is about making it easier, fairer and more comfortable for you to make the offer you want to make (on price and conditions)...

So make your offer now it's that simple!

Will my offer actually be considered by the seller?

Yes the agent will inform the seller of all written offers as they are received. The seller reserves the right to accept an offer prior to the Set Date Sale without notice. The agent will not 'vet' or 'hold back' any offers.

When will I know if my offer has been accepted?

The seller will be presented all offers and the agent will respond to the successful buyer first and other buyers thereafter. All this will be done ASAP after the nominated Set Date. Should your offer not be accepted, you will receive a copy of the offer stating 'sighted and rejected' date, time, and sellers initials via post or email. (See special conditions on the property brochure).

Do I have to wait until the Set Date to place my offer?

No, submit your offer now or at any time prior to the Set Date. Furthermore, if you wish to withdraw your offer prior to the Set Date you can do this at any time through the selling agent in writing. It's that easy.

For more information or if you require assistance refer to your Realmark representative.

Realmark guides are intended to provide commentary and general information. They should not be relied upon as legal advice. Formal legal advice should be sought in particular transactions or on matters of interest arising from this guide.

Comparable Sales

- 1** 19 BREDHURST ROAD MARANGAROO WA 6064 **Sold** ^{RS} **\$996,000**



🏠 4 🚿 2 🚗 2 📏 715m² 📏 142m²
 Year Built 1985 DOM 25
 Sold Date 07-Feb-26 Distance 0.44km
 First Listing Auction
 Last Listing AUCTION
- 2** 14 CYCAS COURT MARANGAROO WA 6064 **Sold** ^{RS} **\$971,000**



🏠 4 🚿 2 🚗 2 📏 557m² 📏 160m²
 Year Built 1994 DOM 16
 Sold Date 19-Feb-26 Distance 1.58km
 First Listing From \$925,000
 Last Listing From \$925,000
- 3** 5 DREYON PLACE MARANGAROO WA 6064 **Sold** **\$1,060,000**



🏠 4 🚿 2 🚗 2 📏 686m² 📏 161m²
 Year Built 1992 DOM 23
 Sold Date 03-Oct-25 Distance 1.69km
 First Listing From \$950,000
 Last Listing From \$950,000
- 4** 30 NAPIER ROAD MARANGAROO WA 6064 **Sold** **\$1,250,000**



🏠 5 🚿 2 🚗 3 📏 962m² 📏 214m²
 Year Built 1975 DOM 22
 Sold Date 15-Oct-25 Distance 0.43km
 First Listing From \$1,050,000
 Last Listing From \$1,050,000
- 5** 33 HIGHCLERE BOULEVARD MARANGAROO WA 6064 **Sold** **\$1,140,000**



🏠 6 🚿 3 🚗 2 📏 681m² 📏 211m²
 Year Built 1985 DOM 41
 Sold Date 22-Jan-26 Distance 1.2km
 First Listing ALL OFFERS BY 29TH JANUARY
 Last Listing under offer

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

- 6** 6 KENT ROAD MARANGAROO WA 6064 **Sold** **\$1,200,000**



🏠 4 🛏 2 🚗 2 📏 530m² 📐 189m²
 Year Built 2009 DOM 49
 Sold Date 28-Oct-25 Distance 0.77km
 First Listing Expressions of Interest
 Last Listing FROM 1,199,000-U/OFFER BY LEANNA AND ALEX!
- 7** 19 FRIENDLY WAY MARANGAROO WA 6064 **Sold** **\$1,000,000**



🏠 4 🛏 2 🚗 2 📏 509m² 📐 154m²
 Year Built 1997 DOM 69
 Sold Date 19-Oct-25 Distance 1.37km
 First Listing Coming soon!
 Last Listing SOLD-CASH OFFER!
- 8** 35 ULLINGER LOOP MARANGAROO WA 6064 **Sold** **\$970,000**



🏠 4 🛏 2 🚗 2 📏 504m² 📐 171m²
 Year Built 1994 DOM 18
 Sold Date 09-Dec-25 Distance 1.43km
 First Listing End Date Sale 15/12/2025
 Last Listing End Date Sale 15/12/2025
- 9** 8 MATFIELD STREET MARANGAROO WA 6064 **Sold** **\$1,180,000**



🏠 6 🛏 2 🚗 5 📏 686m² 📐 331m²
 Year Built 1979 DOM 23
 Sold Date 29-Oct-25 Distance 0.14km
 First Listing END DATE SALE 03/11/25
 Last Listing END DATE SALE 03/11/25
- 10** 24 CAPSTONE WAY MARANGAROO WA 6064 **Sold** ^{RS} **\$1,150,000**



🏠 5 🛏 2 🚗 2 📏 675m² 📐 186m²
 Year Built 1978 DOM 10
 Sold Date 23-Jan-26 Distance 0.27km
 First Listing All Offers Presented by 5pm Thursday 22nd January
 Last Listing All Offers Presented by 5pm Thursday 22nd January

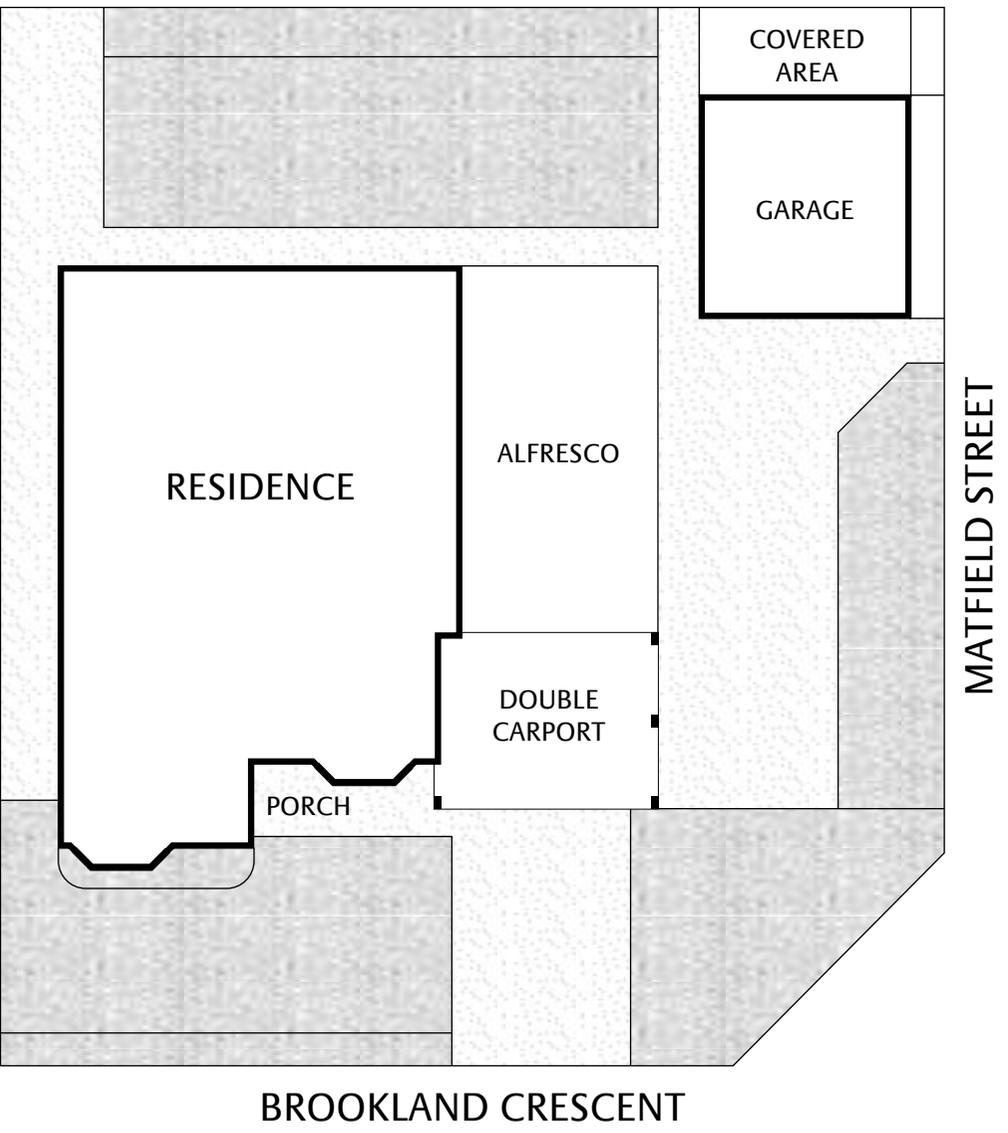
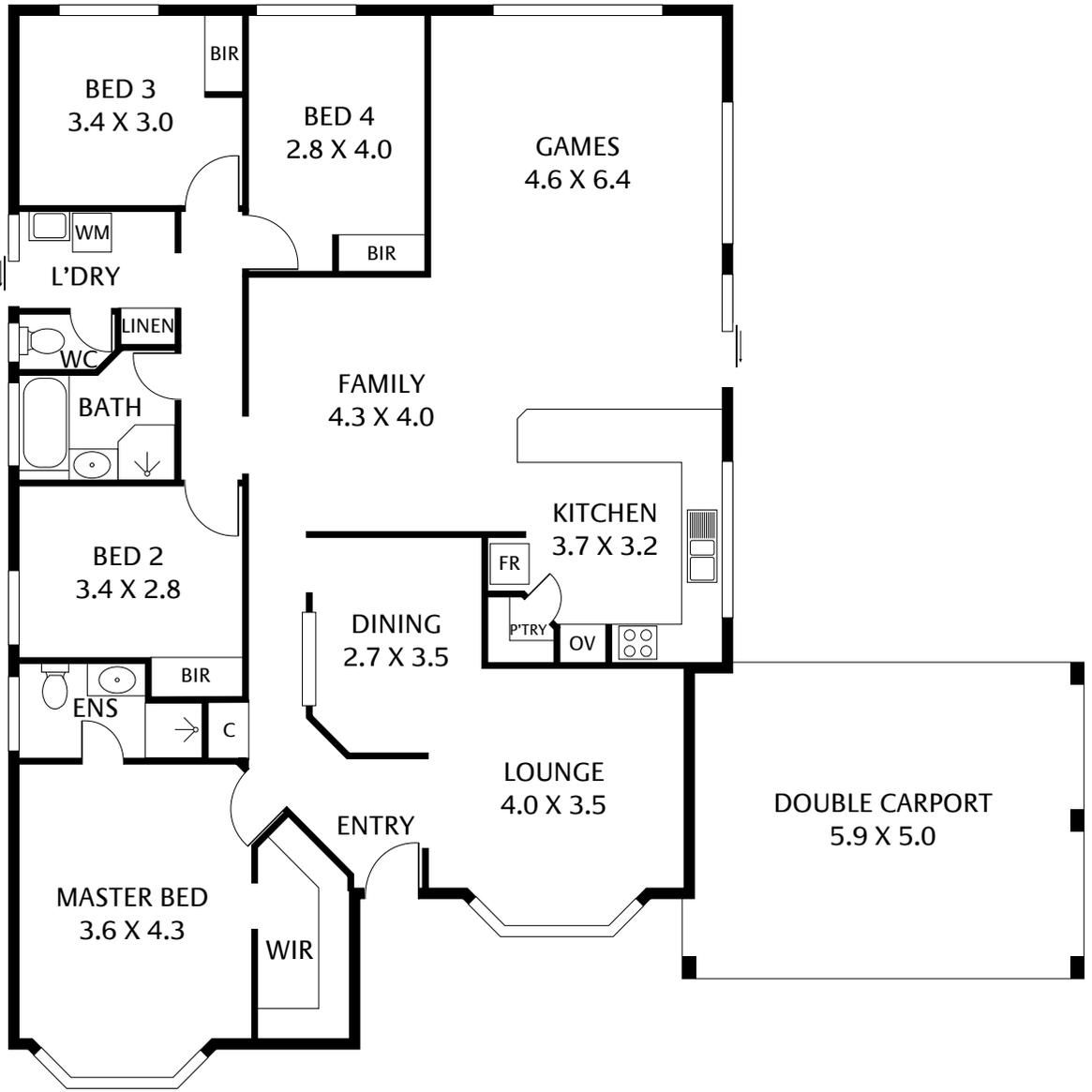
DOM = Days on market RS = Recent sale UN = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by Cotality

Disclaimer

Information contained within this product includes or is derived from the location information data licensed from Western Australian Land Information Authority (WALIA) (2026) trading as Landgate. Copyright in the location information data remains with WALIA. WALIA does not warrant the accuracy or completeness of the location information data or its suitability for any particular purpose. Western Australian Land Information Authority owns all copyright in the location information which is protected by the Copyright Act 1968 (Cth) and apart from any use as permitted under the fair dealing provisions of the Copyright Act 1968 (Cth), all other rights are reserved and no location information, or part of the location information, may be reproduced, distributed, commercialised or re-used for any other purpose without the prior written permission of Western Australian Land Information Authority (Landgate).

The Appraisal Amount contained in the report may have been manually provided by the Agent; or may be based on an automated valuation model estimate provided by Cotality ('AVM Estimated Value'). AVM Estimated Values are current at the date of the publication only. It is computer generated and is not a professional appraisal of the subject property and should not be relied upon in lieu of appropriate professional advice. The accuracy of the methodology used to develop the AVM Estimated Value, the existence of the subject property, and the accuracy of the AVM Estimated Value and all rule sets provided are estimates based on available data and are not guaranteed or warranted. Cotality excludes all liability for any loss or damage arising in connection with the Appraisal Amount and/or AVM Estimated Value.

The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice. While Cotality uses commercially reasonable efforts to ensure the Cotality Data is current, Cotality does not warrant the accuracy, currency or completeness of the Cotality Data and to the full extent permitted by law excludes all loss or damage howsoever arising (including through negligence) in connection with the Cotality Data.



31 BROOKLAND CRESCENT, MARANGAROO

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

16th March 2026

Dear Investor

Thank you for the opportunity to provide a rental appraisal for 31 Brookland Cres Marangaroo

When it comes to property investment, we understand it's about more than simply collecting rent. The key drivers of long-term success are strong rental yield, asset protection and effective risk management.

Our approach is designed to maximise returns while protecting your asset. It combines detailed rental value research, strategic tenant selection, strict regulatory compliance, and proactive tenant liaison — all working together to deliver consistent performance.

Our rental value research considers the property's features, location, and current market conditions, ensuring you can make informed and confident decisions.

Based on this analysis, we estimate the property would achieve a rental range of approximately **\$800 - \$850** per week .

We will be in touch shortly to discuss how we would manage your property investment and add value at every stage.

Yours sincerely,



Colleen Laverty
Investment Manager
0407 832 235



WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

1846 325

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BGRoberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 391 ON PLAN 17050

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

JOHN HOWARD
PATRICIA LILY HOWARD
BOTH OF 439 WARWICK ROAD, GREENWOOD
AS JOINT TENANTS

(T F136299) REGISTERED 16/3/1993

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1846-325 (391/P17050)
PREVIOUS TITLE: 1635-772
PROPERTY STREET ADDRESS: 31 BROOKLAND CR, MARANGAROO.
LOCAL GOVERNMENT AUTHORITY: CITY OF WANNEROO

ORIGINAL—NOT TO BE REMOVED FROM OFFICE OF TITLES



Application E159240
Volume 1635 Folio 772

WESTERN



AUSTRALIA

REGISTER BOOK
VOL. FOL.

1846 325

CT 1846 0325 F

CERTIFICATE OF TITLE

UNDER THE "TRANSFER OF LAND ACT, 1893" AS AMENDED



Page 1 (of 2 pages) 1846 325
VOL. FOL.

I certify that the person described in the First Schedule hereto is the registered proprietor of the undermentioned estate in the undermentioned land subject to the easements and encumbrances shown in the Second Schedule hereto.

S. J. Mulcahy



Dated 25th September, 1989

REGISTRAR OF TITLES

ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of Swan Location 2426 and being Lot **391** on Plan 17050, delineated on the map in the Third Schedule hereto, limited however to the natural surface and therefrom to a depth of 60.96 metres.

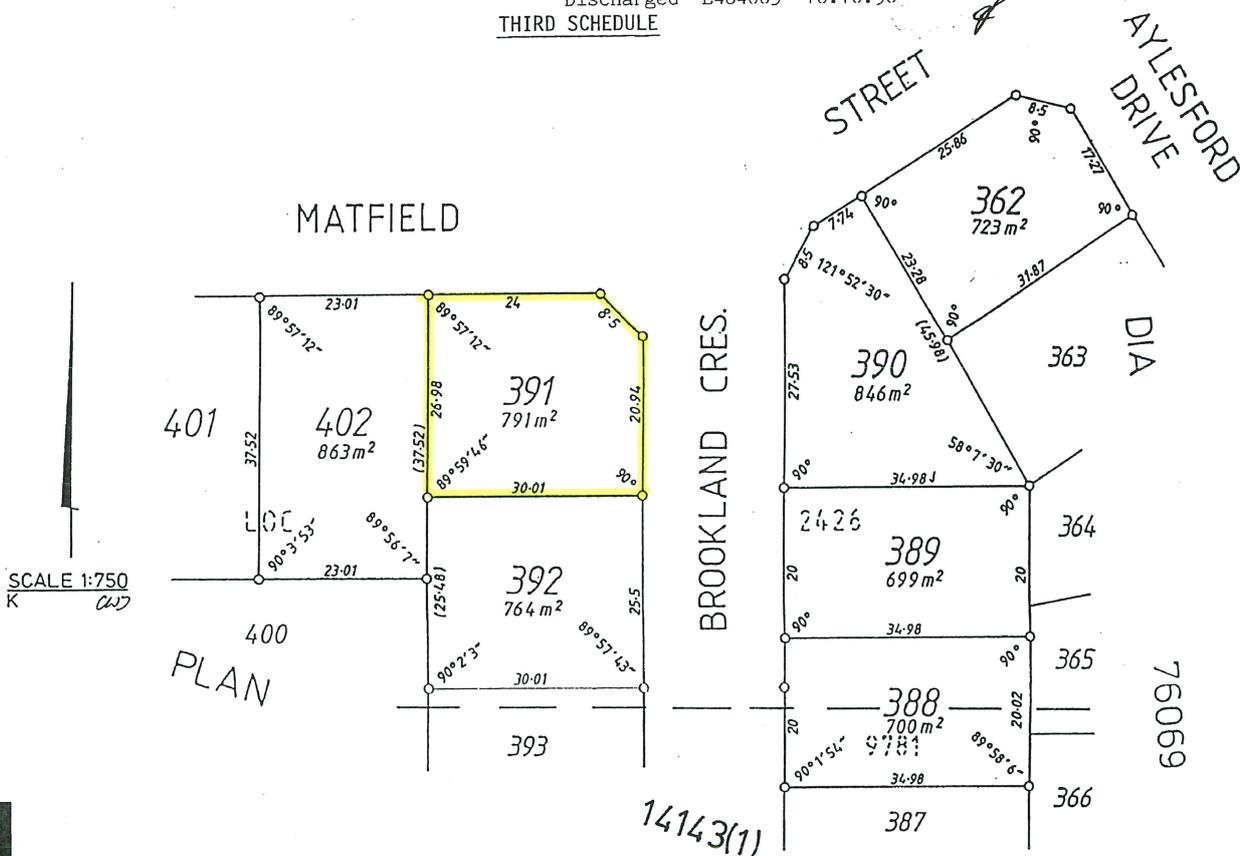
FIRST SCHEDULE (continued overleaf)

~~Galaxy Homes Pty. Ltd. of eight undivided sixteenth shares, Guiseppo Pellegrini and Rina Pellegrini, as joint tenants, of four undivided sixteenth shares and Egidio Antonio Ronchi, of four undivided sixteenth shares, all of 273 William Street, Perth, as tenants in common.~~

SECOND SCHEDULE (continued overleaf)

~~1. MORTGAGE D915443 to Westpac Banking Corporation, Registered 27.10.88 at 2.00 o.c. Discharged E464005 10.10.90.~~

THIRD SCHEDULE



NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

E67590/3/89-20M-L/4664

Superseded - Copy for Sketch Only

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

FIRST SCHEDULE (continued) NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS

REGISTERED PROPRIETOR	INSTRUMENT		REGISTERED	TIME	SEAL	CERT. OFFICER
	NATURE	NUMBER				
John Howard and Patricia Lily Howard both of 439 Warwick Road, Greenwood, as joint tenants.	Transfer	F136299	16.3.93	12.46		

SECOND SCHEDULE (continued) NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS

INSTRUMENT	PARTICULARS	REGISTERED	TIME	SEAL	CERT. OFFICER	CANCELLATION	NUMBER	REGISTERED OR LODGED	SEAL	CERT. OFFICER
Mortgage Caveat	to Commonwealth Bank of Australia. Lodged 4.5.1993 at 13.45 hrs.	16.3.93	12.46			Discharged Withdrawn	G44281 F302014	1.12.95 8.9.93		

CERTIFICATE OF TITLE VOL. 1846 FOL. 325