



Realmark

Buyers Guide

31 Hayfield Way, Duncraig

Ian Masterson



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31 Hayfield Way, **Duncraig**

Set Date Sale | Tuesday, 22nd September 2026 @ 3:00pm

Property & Suburb Information

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 2

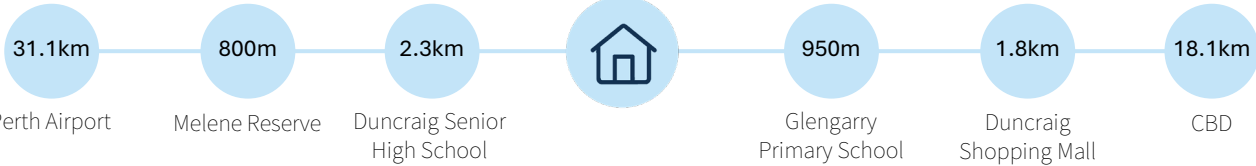




 700

Year Built:	1983
Title:	Green Title
Council:	City of Joondalup
Local School Intake Areas:	Glengarry Primary School Duncraig Senior High School
Attached:	Set Date Sale Buyers Guide Recent Sales Floor Plan Rental Assessment Certificate of Title

31 Hayfield Way
Duncraig



Council Rates: ~\$tbc /yr

Water Rates: ~\$1,490 /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.



10 BEGONIA STREET DUNCRAIG WA 6023

- RECENT SALE
- RECENT ADVICE
- FOR SALE

4 2 2 685 m² 194 m²
Sale Price: \$1,750,000 Sale Date: 12 Jul 2026



12 FARNLEY WAY DUNCRAIG WA 6023

- RECENT SALE
- RECENT ADVICE
- FOR SALE

4 2 3 725 m² 104 m²
Sale Price: \$1,750,000 Sale Date: 07 Jul 2026



43 ALFRETON WAY DUNCRAIG WA 6023

- RECENT SALE

4 2 2 703 m² 154 m²
Sale Price: \$1,900,000 Sale Date: 12 Jun 2026



3 CRIPPS COURT DUNCRAIG WA 6023

4 2 1 762 m² 184 m²
Sale Price: \$1,650,000 Sale Date: 05 May 2026



29 MELENE ROAD DUNCRAIG WA 6023

4
 2
 2
 807 m²
 150 m²

Sale Price: \$1,750,000 Sale Date: 03 May 2026



37 GURON ROAD DUNCRAIG WA 6023

4
 2
 2
 774 m²
 151 m²

Sale Price: \$1,712,000

Sale Date: 14 Apr 2026



11 CARNWRATH WAY DUNCRAIG WA 6023

5
 2
 3
 702 m²
 245 m²

Sale Price: \$1,820,000 Sale Date: 31 Mar 2026



30 CASTLEFERN WAY DUNCRAIG WA 6023

4
 2
 2
 700 m²
 175 m²

Sale Price: \$1,900,000 Sale Date: 31 Mar 2026



7 URAWA ROAD DUNCRAIG WA 6023

4 2 2 725 m² 188 m²

Sale Price: \$1,830,000 Sale Date: 06 Mar 2026



4 CARBRIDGE WAY DUNCRAIG WA 6023

5 3 1 707 m² 308 m²

Sale Price: \$1,885,000 Sale Date: 04 Mar 2026



14 MERRICK WAY DUNCRAIG WA 6023

4 2 3 683 m² 262 m²

Sale Price: \$1,972,408

Sale Date: 20 Feb 2026



4 MAHONIA PLACE DUNCRAIG WA 6023

4 2 2 680 m² 211 m²

Sale Price: \$1,875,000

Sale Date: 15 Feb 2026



9 TESSA COURT DUNCRAIG WA 6023

4 2 2 732 m² 191 m²
Sale Price: \$1,670,000
Sale Date: 03 Feb 2026

Realmark®

SOLD \$1,900,000
August 2026



Duncraig

17 Arnisdale Road



What to *love*.

Space, comfort and family living come together at this expansive four-bedroom, two-bathroom home which has been thoughtfully designed to cater for every stage of family life. From the moment you step through the impressive double entry doors, you'll appreciate the sense of space and the versatility this home has to offer.

What to *know*.

For Sale

Who to *talk* to.

Ian Masterson

0402 311 370

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Realmark North Coastal

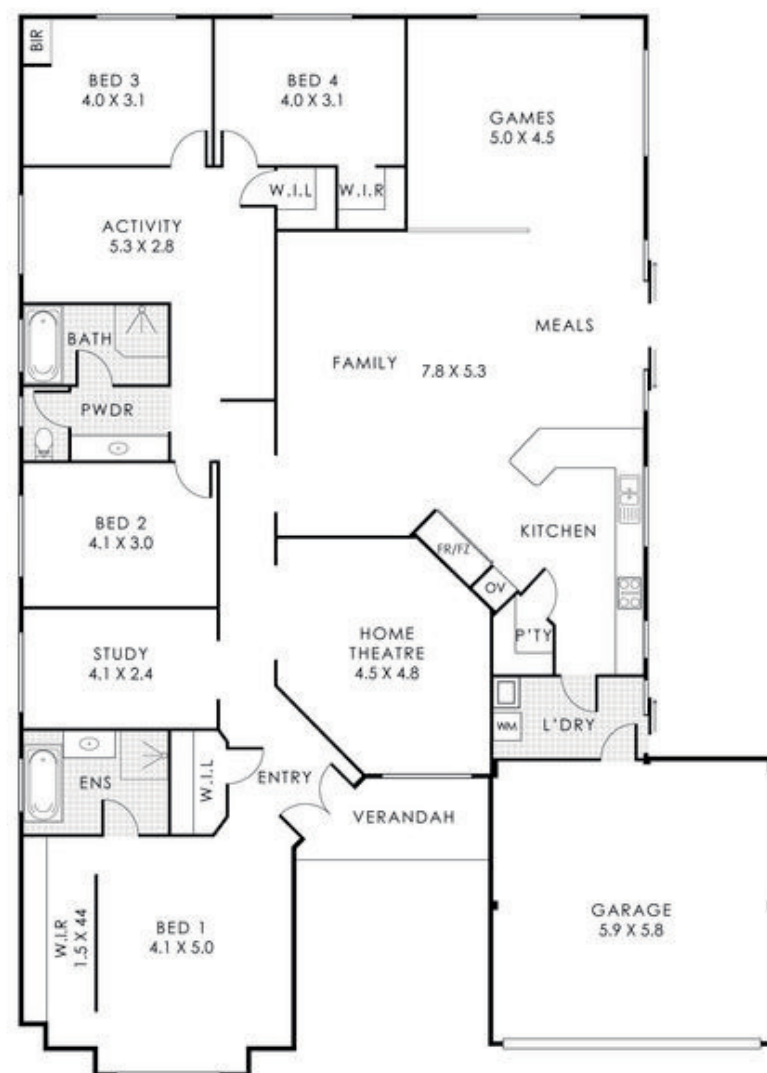
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Get to know your potential *home*.

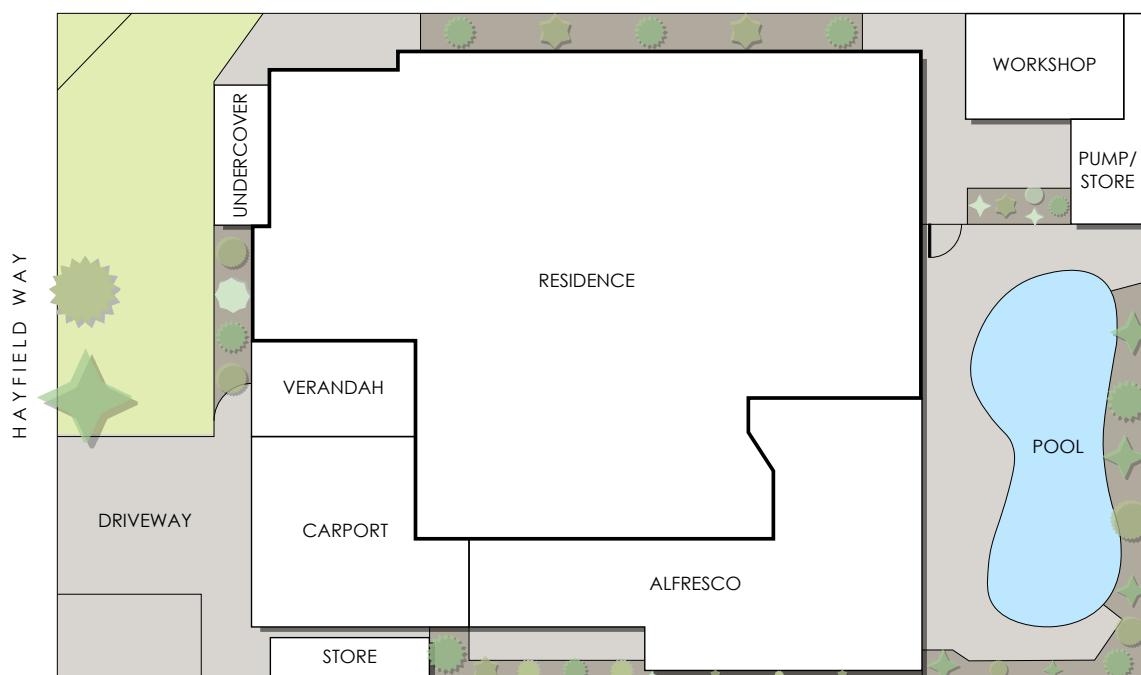
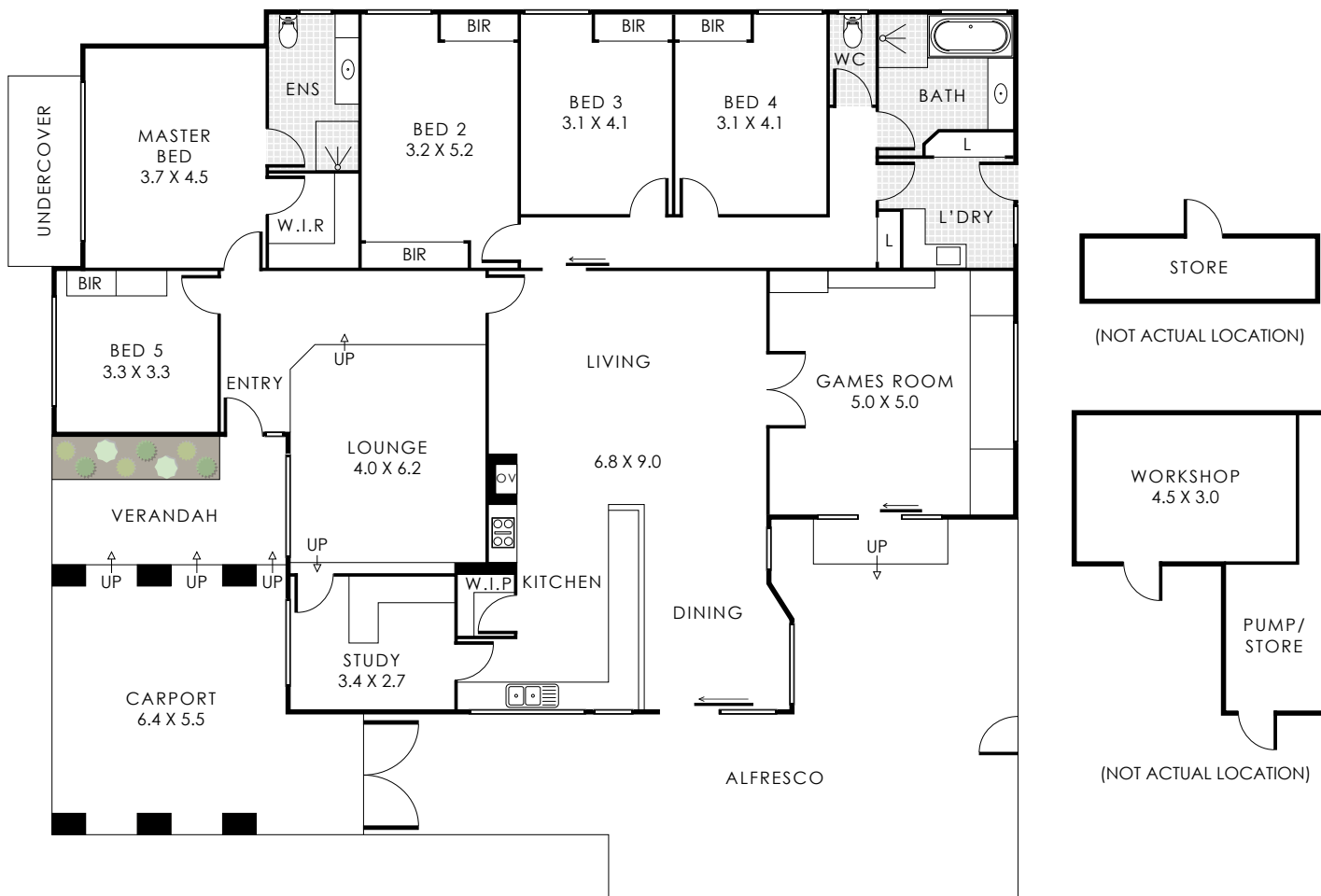
- Formal lounge/home theatre
- Separate study/home office
- Spacious master suite with large walk-in robe
- Activity room servicing the minor bedroom wing
- Open-plan kitchen, dining, family and games room
- Kitchen with exceptional storage & Breakfast bar
- Pot belly stove to family room
- Ducted air conditioning
- Sparkling below-ground swimming pool
- Side gate access for additional secure parking



17 Arnisdale Road, Duncraig

17 Arnisdale Road, Duncraig

Total Lot Size 718m²



31 Hayfield Way, Duncraig

Residence 236m² | Carport 31m² | Verandah 13m² | Alfresco 63m² | Workshop 13m² | Undercover 6m² | Store 6m² | Pump/Store 7m²
Total Area 375m²



This floorplan is for illustration purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements, and any other information shown are an approximate interpretation only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. Crib Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the final floor plan. Not to be used for any other purpose.
www.cribcreative.com.au

Realmark™

Licensee North Coastal Pty Ltd
T/as Realmark North Coastal
Licensed Real Estate Agent
ABN 25 158 950 255 ACN 158 950 253 TC 64748
9/8 Burragah Way, Duncraig, WA 6023
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3rd September 2026

Dear Investor

Thank you for the opportunity to provide a rental appraisal for 31 Hayfield Way Duncraig WA 6023.

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 **\$1200-\$1300 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,



Erin Schmidt
Investment Manager
0407 832 235



WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

1612 43

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 123 ON PLAN 13791

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

EMMA LOUISE HAGEN OF 31 HAYFIELD WAY DUNCRAIG WA 6023

(T N661533) REGISTERED 30/6/2017

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

1. P802088 MORTGAGE TO SUNCORP-METWAY LTD REGISTERED 28/11/2023.
2. Q825622 CAVEAT BY JUSTFUND FINANCE PTY LTD LODGED 9/4/2026.

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: 1612-43 (123/P13791)
PREVIOUS TITLE: 1612-6
PROPERTY STREET ADDRESS: 31 HAYFIELD WAY, DUNCRAIG.
LOCAL GOVERNMENT AUTHORITY: CITY OF JOONDALUP



Application C306521

WESTERN



AUSTRALIA

Volume 1612 Folio 6



1612 043

CERTIFICATE OF TITLE

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

Page 1 (of 2 pages) 1612 043 FOL:

VOL:

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.

Dated 18th February, 1982

Samison
REGISTRAR OF TITLES



ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of Swan Location 8408 and being Lot 123 on Plan 13791, delineated and coloured green on the map in the Third Schedule hereto, limited however to the natural surface and therefrom to a depth of 12.19 metres.

FIRST SCHEDULE (continued overleaf)

~~The Commissioners of the Rural and Industries Bank of Western Australia of 54-58 Barrack Street, Perth.~~

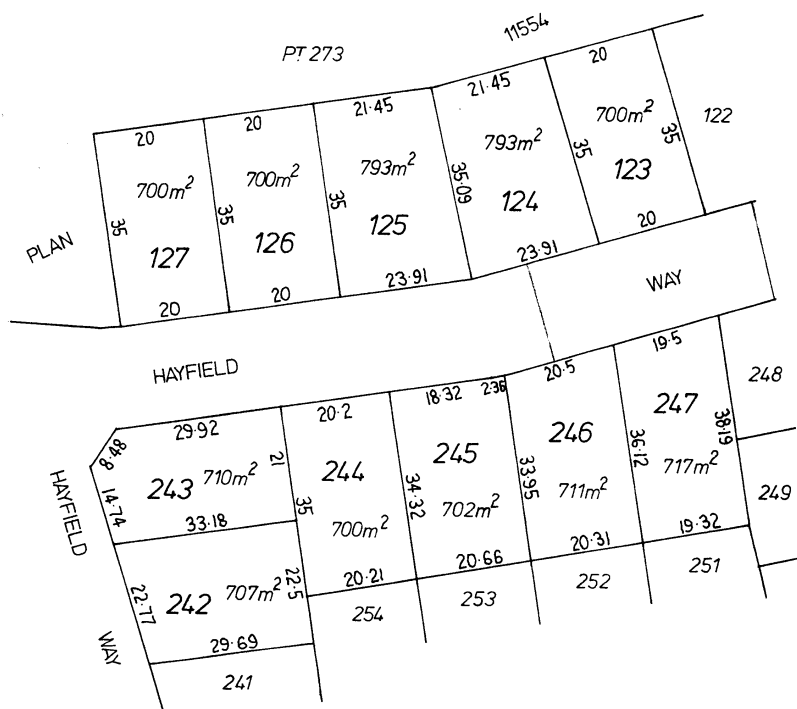
SECOND SCHEDULE (continued overleaf)

NIL

Samison
REGISTRAR OF TITLES

THIRD SCHEDULE

SCALE 1:1000
JH



NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

72009/12/77-45M-S/2860



FIRST SCHEDULE (continued)		NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.				
INSTRUMENT NATURE	NUMBER	REGISTERED PROPRIETOR		REGISTERED	TIME	INITIALS
		NATURE	NUMBER			
Arthur Frederick Stankey, Assistant Manager and Wendy Helen Stankey, Shop Assistant both of 3 Dundee Court, Duncraig, as joint tenants.	0390029	Transfer	D404347	13.7.82	2.35	[Seal]
David Victor Dyson, Sales Manager and Jillian Rae Dyson, Housewife, both of 22 Turnbull Way, Trigg.	D404347	Transfer		27.1.87	9.55	
The correct address of the registered proprietors is now 31 Hayfield Way, Duncraig	E322301	By		22.3.90	10.14	
David Alexander Savage and Jillian Savage both of 269 Crawford Road, Inglewood as joint tenants	E536817	Transfer		31.1.91	8.12	
The correct address of the registered proprietors is now 31 Hayfield Way, Duncraig.	E971421	By		25.8.92	14.37	
Peter David Mitchell and Janet Louise Mitchell both of 31 Hayfield Way, Duncraig as joint tenants.	H830651	Transfer		7.3.00	8.06	

SECOND SCHEDULE (continued)		NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.				
INSTRUMENT NATURE	NUMBER	PARTICULARS		REGISTERED	TIME	INITIALS
		CANCELLATION	NUMBER			
General	0390030	lodged 13.7.82 at 2.37 p.m.				
Mortgage	C517591	to THE COMMISSIONERS OF THE RURAL AND INDUSTRIES BANK OF WESTERN AUSTRALIA				
General	0517593	lodged 22.3.1983 at 9.10 a.m.				
Mortgage	D404348	to Australian Mutual Provident Society.		22.3.83	9.08	
Mortgage	E322301	to Australian Mutual Provident Society		27.1.87	9.55	
Mortgage	E536818	to Australia & New Zealand Savings Bank Ltd		22.3.90	10.14	
Mortgage	E971421	to Town & Country Bank Ltd.		31.1.91	8.12	
Mortgage	G149277	to Australia & New Zealand Banking Group Ltd.		25.8.92	14.37	
Mortgage	H390449	to Westpac Banking Corporation.		11.4.96	15.41	
				16.3.00	8.22	
				22.3.83		
				9.9.83		
				12.6.85		
				31.1.91		
				31.1.91		
				25.8.92		
				7.3.00		
				7.3.00		
				30.6.00		