





























































## Background sales information

1	64 BERNEDALE WAY DUNCRAIG WA 6023		 4  2  2  706m <sup>2</sup>  191m <sup>2</sup>	Sold	\$1,801,000
			Year Built 1987	DOM 7	
			Sold Date 18-Sep-25	Distance 0.67km	
2	30 BRACADALE AVENUE DUNCRAIG WA 6023		 4  2  2  725m <sup>2</sup>  206m <sup>2</sup>	Sold	\$1,550,000
			Year Built 1979	DOM 43	
			Sold Date 11-Nov-25	Distance 0.76km	
3	15 ST ANDREWS WAY DUNCRAIG WA 6023		 4  2  2  683m <sup>2</sup>  199m <sup>2</sup>	Sold <sup>RS</sup>	\$1,565,000
			Year Built 1975	DOM 36	
			Sold Date 06-Jan-26	Distance 0.84km	
4	38 COLGRAVE WAY DUNCRAIG WA 6023		 4  2  2  684m <sup>2</sup>  170m <sup>2</sup>	Sold	\$1,720,000
			Year Built 1976	DOM 22	
			Sold Date 10-Sep-25	Distance 0.89km	
5	1 SEALE CLOSE DUNCRAIG WA 6023		 4  2  2  841m <sup>2</sup>  218m <sup>2</sup>	Sold <sup>RS</sup>	\$1,710,000
			Year Built 1976	DOM 88	
			Sold Date 15-Dec-25	Distance 1.02km	

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

## Background sales information






6	36 HILARION ROAD DUNCRAIG WA 6023		 4  2  2  715m <sup>2</sup>  150m <sup>2</sup>	Year Built	1976	DOM	43	Sold Date	03-Sep-25	Distance	1.09km	Sold	\$1,600,500
7	16 EDNA WAY DUNCRAIG WA 6023		 4  2  2  820m <sup>2</sup>  170m <sup>2</sup>	Year Built	1973	DOM	35	Sold Date	28-Oct-25	Distance	1.18km	Sold	\$1,585,000
8	42 MYAREE WAY DUNCRAIG WA 6023		 5  2  2  725m <sup>2</sup>  228m <sup>2</sup>	Year Built	1970	DOM	51	Sold Date	05-Nov-25	Distance	1.21km	Sold	\$1,581,000
9	7 CAMPION STREET DUNCRAIG WA 6023		 4  2  2  698m <sup>2</sup>  183m <sup>2</sup>	Year Built	1974	DOM	58	Sold Date	21-Oct-25	Distance	1.35km	Sold	\$1,680,000
10	7 ABELIA COURT DUNCRAIG WA 6023		 5  2  -  749m <sup>2</sup>  223m <sup>2</sup>	Year Built	1975	DOM	51	Sold Date	13-Nov-25	Distance	1.01km	Sold	\$1,700,000

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## Background sales information

11 26 TELOPIA DRIVE DUNCRAIG WA 6023








 4  2  2  558m <sup>2</sup>  291m <sup>2</sup>			
Year Built	1976	DOM	36
Sold Date	19-Nov-25	Distance	1.08km

Sold	\$1,800,000
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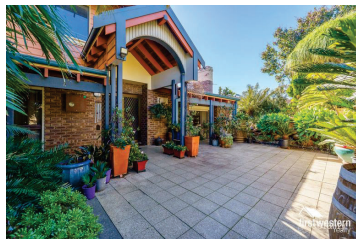
12 4 BEDDI ROAD DUNCRAIG WA 6023








 4  2  2  710m <sup>2</sup>  246m <sup>2</sup>			
Year Built	1994	DOM	73
Sold Date	26-Sep-25	Distance	1.25km

Sold \$1,680,000

13 21 CIMBROOK WAY DUNCRAIG WA 6023



 5  2  2  755m <sup>2</sup>  212m <sup>2</sup>			
Year Built	1980	DOM	18
Sold Date	11-Aug-25	Distance	1.34km

Sold	\$1,526,000
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