



Buyers Guide

18 MacLeay Drive, Padbury

Mandie Cubeddu

 0411 880 053

 mcubeddu@realmark.com.au

 08 9246 0050

 northcoastal.realmark.com.au



Follow us.

18 MacLeay Drive, Padbury

Set Date Sale | Tuesday, 13th January 2026 @ 9:00am

Property & Suburb Information

 3  2  2  702sqm

Year Built: 1975

Title: Green Title

Council: City of Joondalup

Local School Intake Areas: Padbury Primary School

Duncraig Senior High School

Attached: Set Date Sale Buyers Guide

Recent Sales

Floor Plan

Rental Assessment

Certificate of Title

18 MacLeay Drive
Padbury



Council Rates: ~\$1,761 /yr

Water Rates: ~\$1,138 /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).

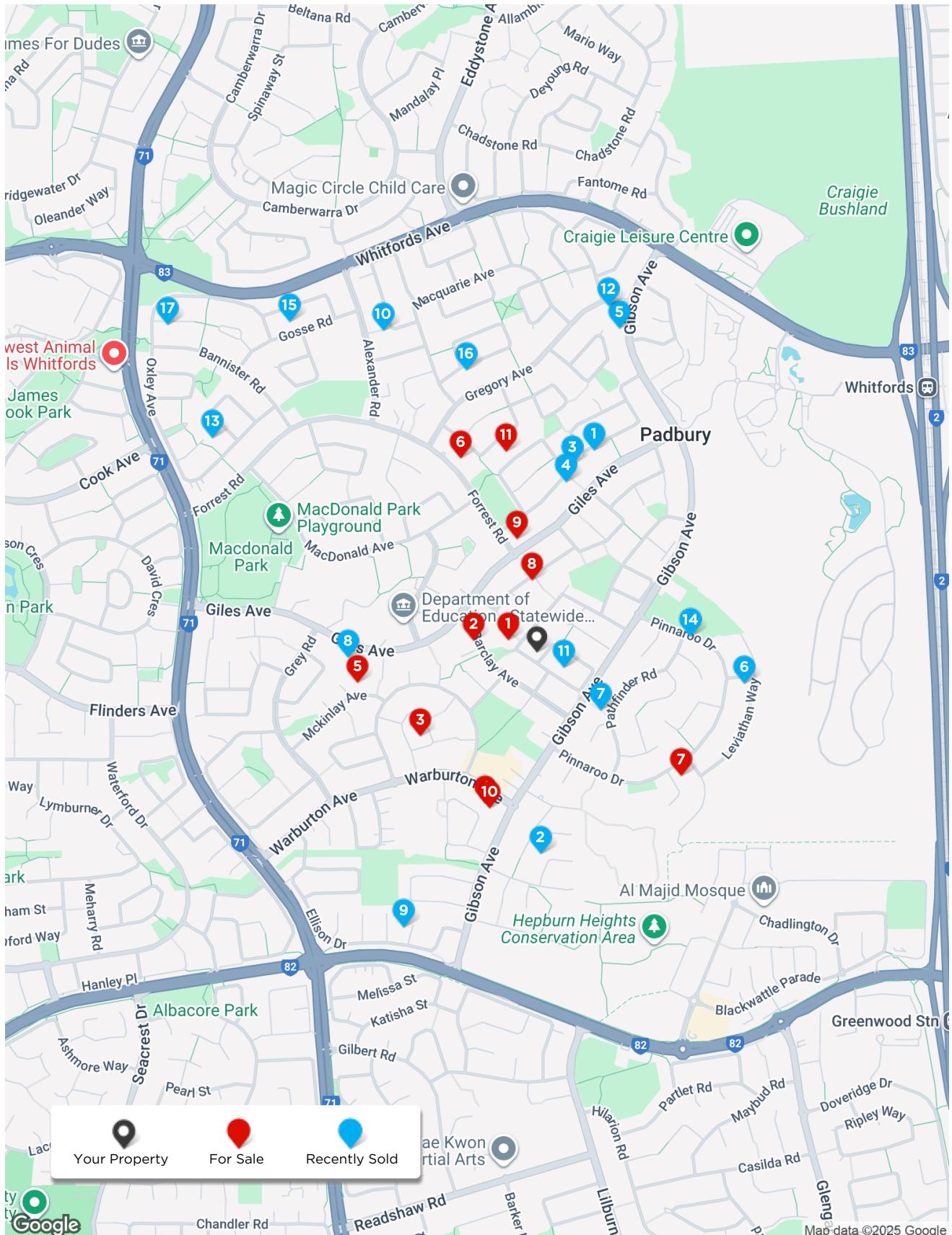
Do I have to wait until the Set Date to place my offer?

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.

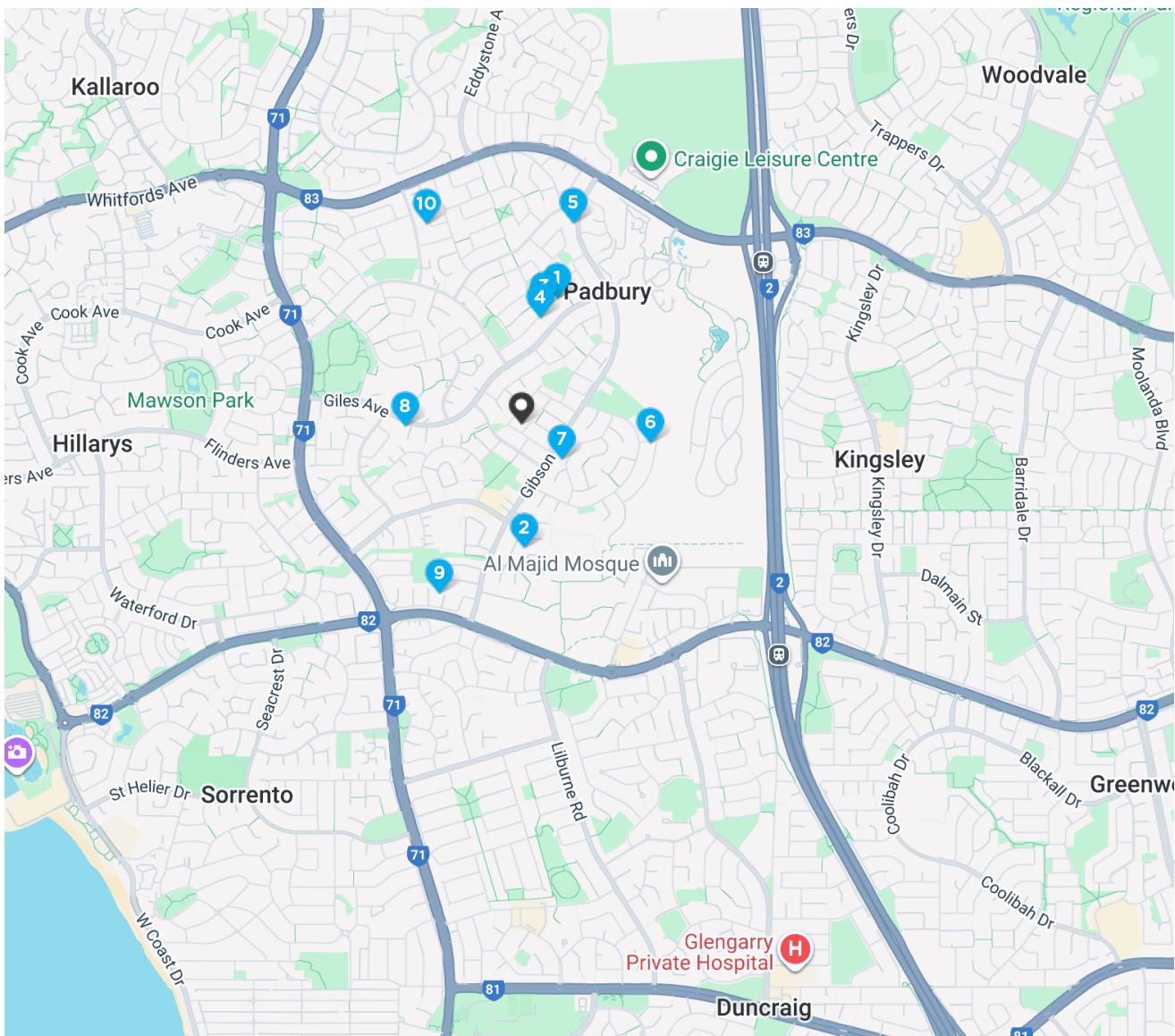
For more information or if you require assistance refer to your Realmark representative.

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.

Comparables Map: Sales & Listings



Comparables Map: Sales



	Address	Beds	Baths	Car Parks	Price
1	38 WARNER DRIVE PADBURY WA 6025	3	2	2	\$1,340,000
2	7 BELLINGHAM PLACE PADBURY WA 6025	4	2	1	\$1,365,000
3	32 SIMPSON DRIVE PADBURY WA 6025	3	1	1	\$1,220,000
4	26 SIMPSON DRIVE PADBURY WA 6025	4	2	1	\$1,308,000
5	219 GIBSON AVENUE PADBURY WA 6025	4	2	1	\$1,300,000
6	6 LEVIATHAN WAY PADBURY WA 6025	4	2	1	\$1,300,000
7	2 ATHENIAN CLOSE PADBURY WA 6025	3	1	2	\$1,040,000
8	3 YOUNG PLACE PADBURY WA 6025	3	1	2	\$1,050,000
9	3 BURDETT PLACE PADBURY WA 6025	3	1	1	\$1,015,000
10	11 BLAXLAND WAY PADBURY WA 6025	3	1	2	\$1,110,000

Comparable Sales

1 38 WARNER DRIVE PADBURY WA 6025



3 3 2 2 684m²

143m²

Year Built 1978

DOM 38

Sold Date 24-Oct-25

Distance 0.7km

First Listing From mid \$1.3m

Last Listing UNDER OFFER

Sold

\$1,340,000

2 7 BELLINGHAM PLACE PADBURY WA 6025



4 3 2 1 700m²

188m²

Year Built 1986

DOM 2

Sold Date 09-Sep-25

Distance 0.69km

First Listing From \$1.35m

Last Listing Contact Agent

Sold

\$1,365,000

3 32 SIMPSON DRIVE PADBURY WA 6025



3 1 1 762m²

128m²

Year Built 1976

DOM 18

Sold Date 27-Oct-25

Distance 0.64km

First Listing From Low Mil's

Last Listing From Low Mil's

Sold

\$1,220,000

4 26 SIMPSON DRIVE PADBURY WA 6025



4 2 1 684m²

179m²

Year Built 1983

DOM 18

Sold Date 11-Aug-25

Distance 0.58km

First Listing From \$1.2Mil

Last Listing From \$1.2Mil

Sold

\$1,308,000

5 219 GIBSON AVENUE PADBURY WA 6025



4 2 1 744m²

122m²

Year Built 1979

DOM 6

Sold Date 16-Nov-25

Distance 1.12km

First Listing \$1,300,000

Last Listing From \$1.3 Million

Sold

\$1,300,000

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

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Comparable Sales

6 LEVIATHAN WAY PADBURY WA 6025



4 1 2 1 714m²

Year Built 1988

Sold Date 26-Oct-25

First Listing From \$1,198,888

Last Listing UNDER OFFER

Sold

RS \$1,300,000

2 ATHENIAN CLOSE PADBURY WA 6025



3 1 2 869m²

Year Built 1986

Sold Date 08-Apr-25

First Listing From \$999,000

Last Listing From \$999,000

Sold

\$1,040,000

3 YOUNG PLACE PADBURY WA 6025



3 1 2 759m²

Year Built 1976

Sold Date 11-May-25

First Listing END DATE SALE: ABOVE \$950K

Last Listing UNDER OFFER

Sold

\$1,050,000

3 BURDETT PLACE PADBURY WA 6025



3 1 1 708m²

Year Built 1977

Sold Date 13-May-25

First Listing OFFERS FROM \$949,000

Last Listing UNDER OFFER!

Sold

\$1,015,000

11 BLAXLAND WAY PADBURY WA 6025



3 1 2 705m²

Year Built 1970

Sold Date 18-Mar-25

First Listing All Offers Presented

Last Listing Under Offer

Sold

\$1,110,000

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UN = Undisclosed Sale

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Comparable Sales

11 8 MACLEAY DRIVE PADBURY WA 6025



4 2 2 684m²

Year Built 1975

Sold Date 10-Nov-25

First Listing From \$1,499,950

Last Listing From \$1,299,950

Sold

RS \$1,225,500

12 72 GREGORY AVENUE PADBURY WA 6025



4 2 1 686m²

Year Built 1977

Sold Date 10-Oct-25

First Listing CONTACT AGENT

Last Listing CONTACT AGENT

Sold

RS \$1,400,000

13 12 PIERRE PLACE PADBURY WA 6025



4 2 2 941m²

Year Built 2024

Sold Date 08-Sep-25

First Listing Price From \$1,389,000

Last Listing \$1,400,000

Sold

RS UN

14 54 PATHFINDER ROAD PADBURY WA 6025



4 2 2 695m²

Year Built 1986

Sold Date 25-Nov-25

First Listing Offers in the \$1.3's

Last Listing UNDER OFFER

Sold

RS \$1,383,600

15 17 GOSSE ROAD PADBURY WA 6025



4 2 2 684m²

Year Built 1972

Sold Date 08-Dec-25

First Listing From Mid \$1.2m's

Last Listing UNDER OFFER

Sold

RS \$1,361,000

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Comparable Sales

16 8 WENTWORTH WAY PADBURY WA 6025



3 2 2 691m²

Year Built 1979 DOM 50

Sold Date 28-Oct-25 Distance 0.97km

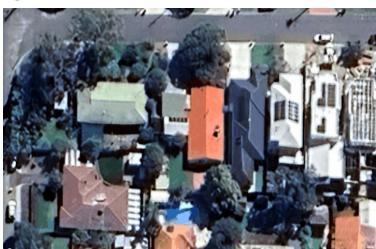
First Listing EDS: From high \$1.1m's

Last Listing U N D E R | O F F E R - by Tyson Barry

Sold

\$1,305,000

17 4 ROE COURT PADBURY WA 6025



3 1 2 684m²

Year Built 1974 DOM 45

Sold Date 14-Nov-25 Distance 1.66km

First Listing Expressions Of Interest

Last Listing U N D E R | O F F E R - by Tyson Barry

Sold

\$1,201,500

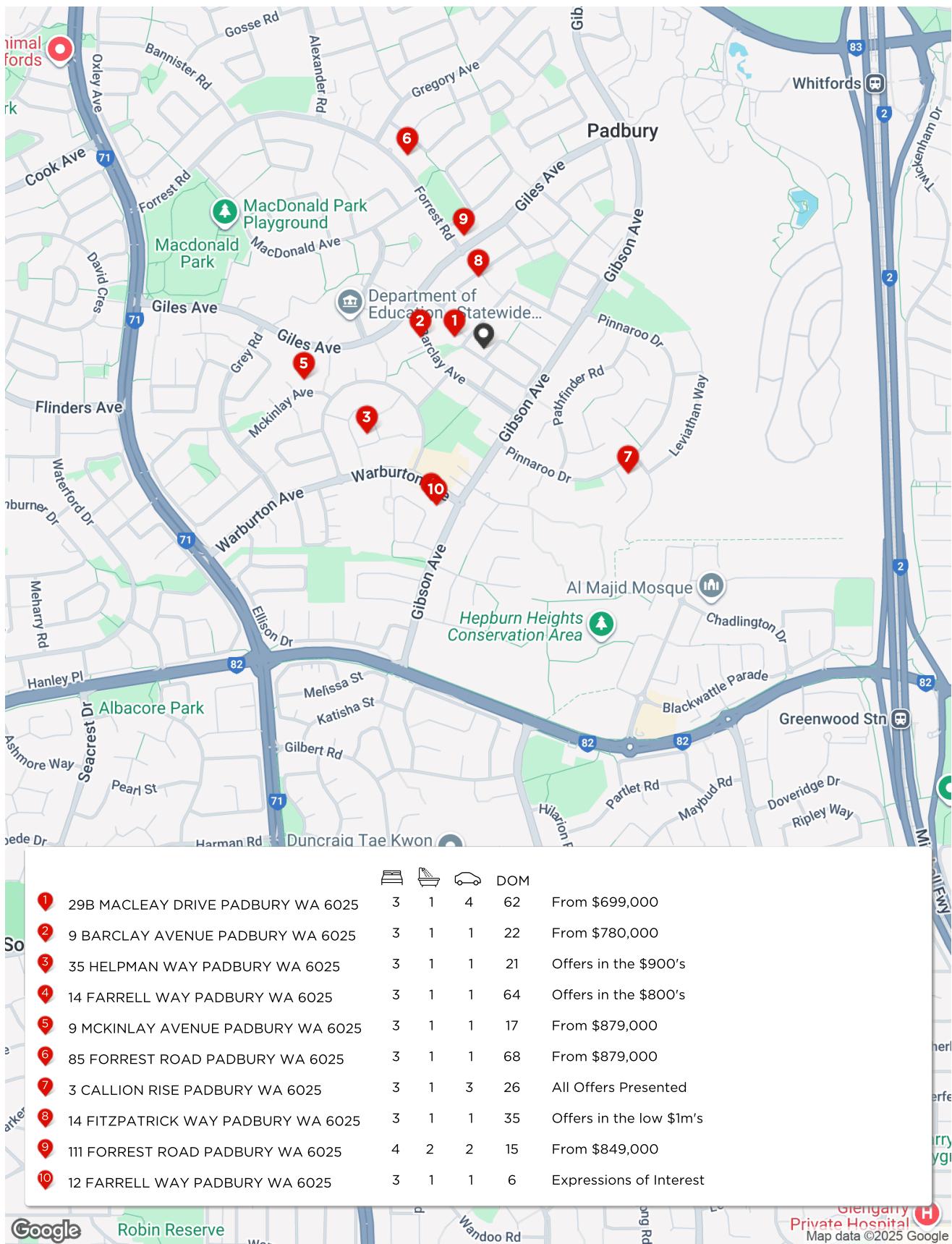
DOM = Days on market RS = Recent sale

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Comparables Map: Listings



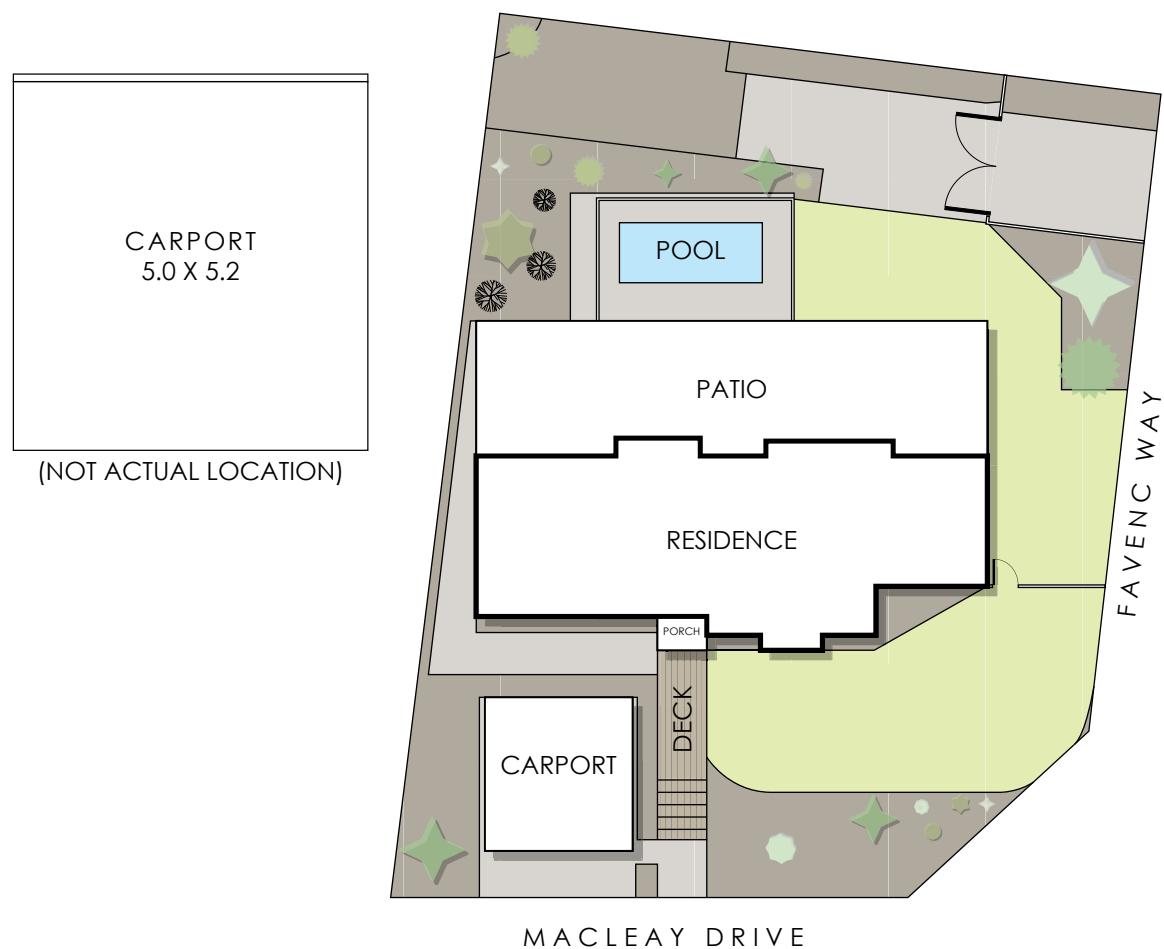
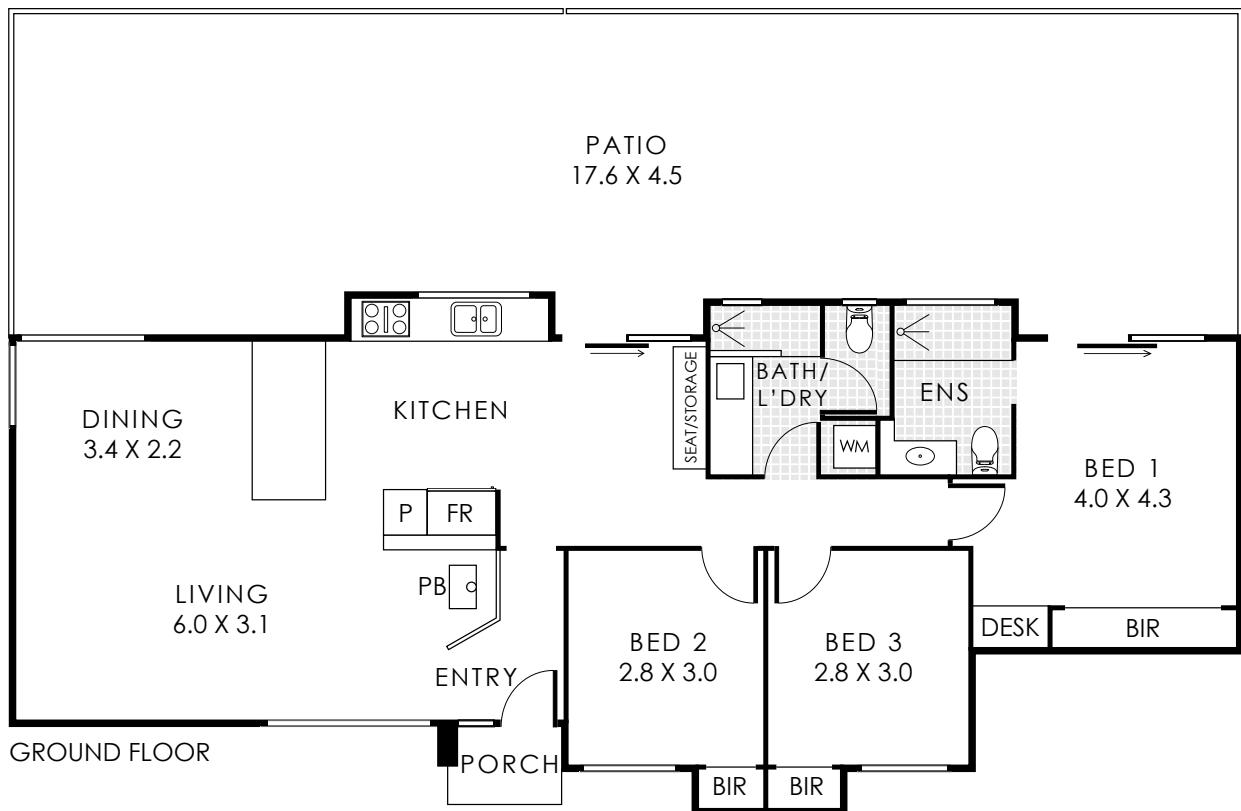
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18 MacLeay Drive, Padbury

Residence 96m² | Carport 26m² | Porch 2m² | Patio 74m²

Total Area 198m²



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

Rental Assessment

18 MacLeay Drive, Padbury



 3  2  2



\$900 - \$1,000
per week

Colleen Laverty



0407 832 235



cmlaverty@realmark.com.au



08 9246 0050



realmark.com.au



Follow us.



WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

1387 **639**

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.

BG Roberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 752 ON PLAN 10992

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

PORȚIA ELISE HALL OF 18 MACLEAY DRIVE PADBURY WA 6025

(T Q598230) REGISTERED 26/9/2025

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

1. EXCEPT AND RESERVING METALS, MINERALS, GEMS AND MINERAL OIL SPECIFIED IN TRANSFER 2591/1947.
2. A995813 RESTRICTIVE COVENANT BURDEN REGISTERED 23/7/1975.
3. Q598231 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA REGISTERED 26/9/2025.

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: 1387-639 (752/P10992)

PREVIOUS TITLE: 1387-601

PROPERTY STREET ADDRESS: 18 MACLEAY DR, PADBURY.

LOCAL GOVERNMENT AUTHORITY: CITY OF JOONDALUP

MF

Application A860465

WESTERN



AUSTRALIA

Volume 1387 Folio 601

1387 639



CERTIFICATE OF TITLE

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

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 13th August, 1974

ACTING REGISTRAR OF TITLES

639
FOL.1387
VOL.

Page 1 (of 2 pages)

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

ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of Swan Location 1370 and being Lot 752 on Plan 10992, delineated and coloured green on the map in the Third Schedule hereto, except and reserving metals, minerals, gems and mineral oil specified in Transfer 2591/1947.

FIRST SCHEDULE (continued overleaf)

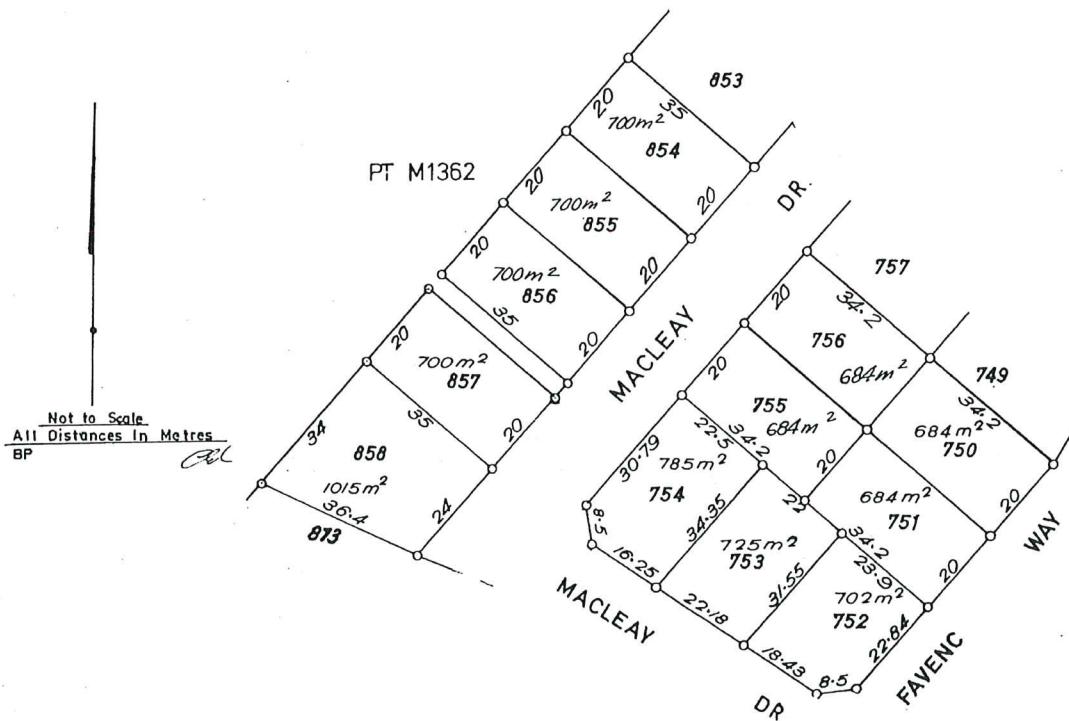
Whitfords Beach Pty, Ltd., of Ground Floor, 297 Murray Street, Perth

SECOND SCHEDULE (continued overleaf)

NIL

ACTING REGISTRAR OF TITLES

THIRD SCHEDULE



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.

30267/8/73-30M-0/SOL

Superseded - Copy for Sketch Only

Page 2 (of 2 pages)

L.T. 37

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

REGISTERED PROPRIETOR		INSTRUMENT NUMBER					
NATURE	NUMBER	REGISTERED	TIME	REGISTERED	TIME	SEAL	INITIALS
Deed	1995013	23.7.75	10.41				
Bill of Sale, South Perth, as joint tenant.							

The correct name of the second proprietor is now Nicole Clementine Jane and the address of both proprietors is 18 Mcleay Drive, Padbury.

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.

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.

PARTICULARS		INSTRUMENT NUMBER				
NATURE	NUMBER	REGISTERED	TIME	SEAL	INITIALS	CANCELLATION
Deed	1995013	23.7.75	10.41			
Mortgage	1995014	23.7.75	10.41			
Deed	2295012	23.7.75	9.09			
Mortgage	H219594	9.9.99	16.18			

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.

CERTIFICATE OF TITLE VOL.

1387 639

NOTES.

1. A separate attestation should be made by each person signing this document; i.e. each signature should be separately witnessed.
2. If executed within the Commonwealth of Australia or its Territories witnesses must be 21 years of age or over and not a party to this document. If executed outside the Commonwealth of Australia or its Territories the witness should be one of the persons listed in Section 145 of the Transfer of Land Act.
3. If any of the boxed sections on page 1 has insufficient space then the relevant information may be added on page 2 herein. If further space is required use Annexure Form B1. Appropriate headings should be shown in each case. The boxed sections should only contain the words "See page 2" or "See Annexure 'A' (or as the case may be) attached". Annexure sheets should be dated, signed by the persons signing this document and their witnesses and be pinned to this form.
4. No alteration should be made by erasure. The words rejected should be scored through and those substituted typed or written above them, the alteration being initialled by the persons signing this document and their witnesses.

No.

A995813



TRANSFER

FEES (office use)	\$	¢
1975 JUL 23 AM 10:42	12	-

Parties :WHITFORDS-BEACHPTY.LTD.....

.....
DANE.P.B...& DeLOOR.N.C....

ES:MM:MI3675

Lodged by MURRAY SETTLEMENTS,
Address 297 MURRAY STREET, PERTH.
Phone No. 21.6844

Use this space for instructions if any documents are to issue to other than lodging party.

① 2

Titles, Crown Leases, Declarations, etc., lodged with this document. (To be filled in by person lodging.)

1. 1581	639	Received items
2.	7	No's
3.		
4.		
5.		
6.		Rec. Clerk <i>W.</i>

23 July 1975.
at 10.42 o'clock and
particulars entered in the Register Book.

Encumbrances
not notified
on face.

New Titles
to issue or
Endorsing
instruction.

EXAMINED.

Initials of
Signing
Officer.
W

REGISTRAR OF TITLES.

W. Murray
endorse.

WESTERN AUSTRALIAN STAMP DUTIES

Form T2.

21-JUL-75 907176 \$ 0.00 K S/DLST \$***0.25

WESTERN AUSTRALIA.
Transfer of Land Act 1893 as amended

No. A995813

TRANSFER OF LAND

DESCRIPTION OF
LAND BEING
TRANSFERRED.
State whether whole
or part only, and
part in Certificate
of Title and/or
Crown Lease.ALL THAT piece of land being portion of Swan Location 1370
and being Lot 752 on Plan 10992, except and reserving metals
minerals gems and mineral oil specified in Transfer 2591/1947
and being the whole of the land comprised in Certificate of
Title Volume 1387 Folio 639ESTATE AND
INTEREST BEING
TRANSFERRED.
Fee simple, Lease-
hold or as the case
may be.

Fee Simple

Nil

WHITFORDS BEACH PTY. LTD. of Ground Floor, 297 Murray
Street, Perth.

18/7/75

CONSIDERATION
IN WORDS.

SEVEN THOUSAND ONE HUNDRED DOLLARS (\$7,100.00)

TRANSFEREE.
Full name, address
and occupation. If
a minor, state age
of birth. If two or
more state whether
as Joint Tenants or
Tenants in Common.
If Tenants in
Common, specify
shares.PETER BAS DANE, Industrial Chemist and NICOLE CLEMENTINE
DeLOOR, Assembler both of Flat 4, 158 Mill Point Road,
South Perth as joint tenants.

If insufficient space hereon sections may be added on page 2 or on an annexure sheet. See Note 3 on back hereof.

STOCK FORM 317

THE TRANSFEROR for the consideration herein expressed HEREBY TRANSFERS TO THE TRANSFeree
the estate and interest herein specified in the land above described subject to the encumbrances as shown
hereon. (a)

The Transferee doth hereby for himself and his heirs
executors administrators and transferees or other the
registered proprietors for the time being of the said
land covenant with the Transferor (as the proprietor
and for the benefit of the lands the subject of
Plan 10992 and the subject of Certificate of Title
Volume 1169 Folio 937) and its successors and assigns
that the said land shall not be used for any other
purpose than the erection thereon of a private dwelling
house with ^{its} usual conveniences and also that not
more than one main building shall be erected upon the
said land and that no building erected upon the said
land shall be used for any purpose other than for a
private dwelling house.

Dated this

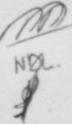
TRANSFEROR'S SIGN

a. Here set forth:
any Easements to be
created as appurtenant
to the land commencing
with the words "to-
gether with"
and/or
any Reserves or
hereby created en-
cumbrance the land
commencing with the
words "Reserving to"
and/or
any Restrictive
Covenants hereby
created.

b. Signature: 
Signed (b)
in the
presence of (c)

c. Signature,
address and
occupation of
witness. (See note 2)

Signed (b)
in the
presence of (c)

d. Add attestations (d)
as required.


TRANSFeree'S SIGN

Signed (b)

in the
presence of (c)

Signed (b)

in the
presence of (c)

(d)

Dated this

18th day of July

19th

a. Here set forth:
any Easements to be
created as appurtenant
to the land commencing
with the words "to-
gether with"
and/or
any Reservations
hereby created en-
tailing the land
commencing with the
words "Reserving to"
and/or
any Restrictive
Covenants hereby
created.

b. Signature.

Signed (b)
in the
presence of (c)

THE COMMON SEAL OF WHITFORDS)
BEACH PTY. LTD. was hereunto)
affixed by authority of the)
Board of Directors in the)
presence of :



Signed (b)

in the
presence of (c)

Director M. G. Gough)
Secretary K. Cooper)

d. Add attestations (d)
as required.

NDL

TRANSFEREES AND OTHER PARTIES SIGN HERE (see note 1)

Signed (b)

P. D. Dane

in the
presence of (c)

Amerton

Signed (b)

N. D. Dane

in the
presence of (c)

Amerton

(d)

Alex

297 - 305 Murray Street
Perth



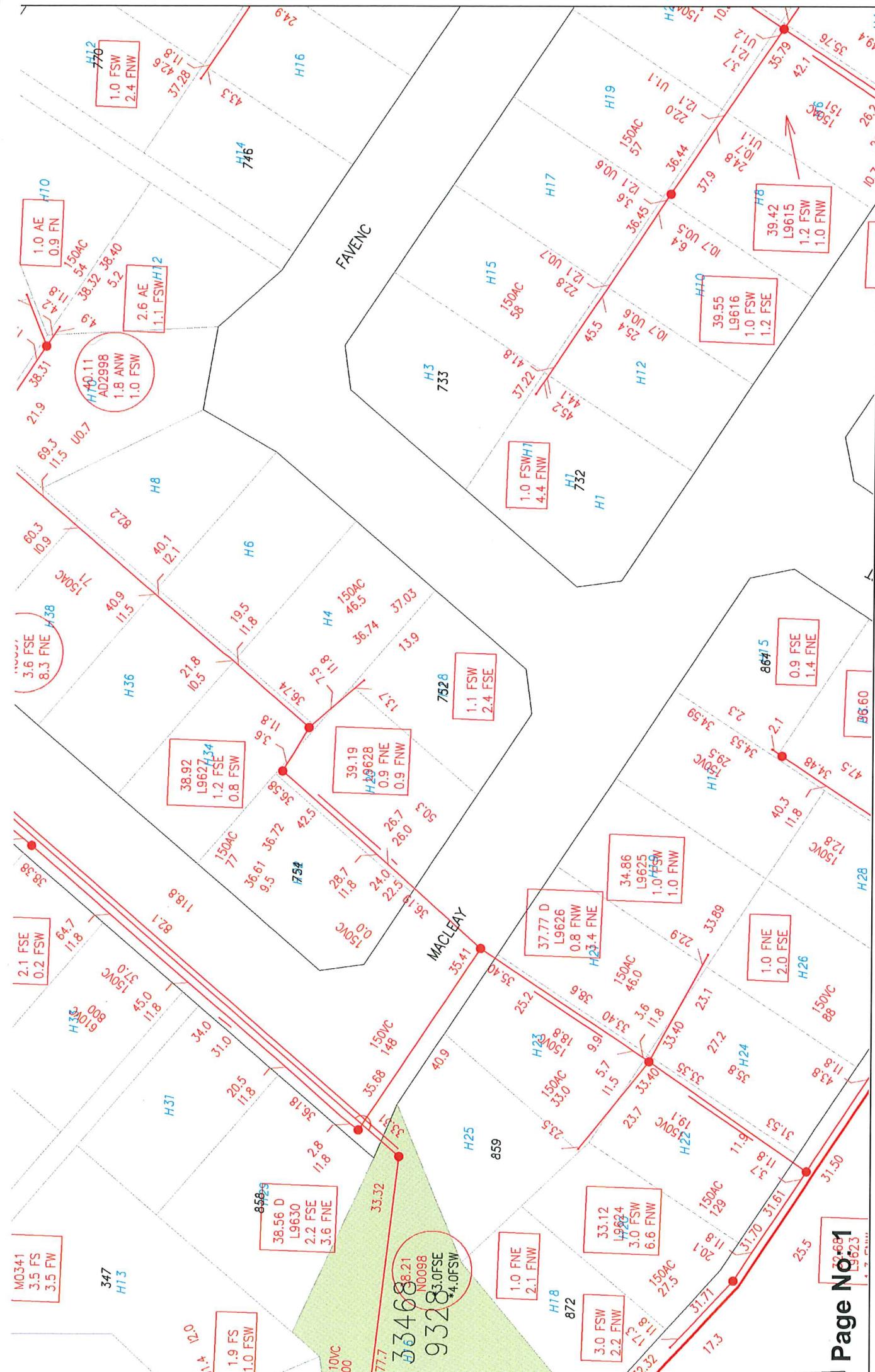
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Scale: 1:750
Job No.: 51894030
Sequence No.: 265395947
Print Date: 08 Dec 2025

WATER
CORPORATION



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A blue and black triangular icon representing a sewer or drainage system.

Scale: 1:750
Job No.: 51894030
Sequence No.: 265395947
Print Date: 08 Dec 2025

WATER
CORPORATION