

Realmark



Buyers Guide

18 MacLeay Drive, Padbury

Mandie Cubeddu



0411 880 053



mcubeddu@realmark.com.au



08 9246 0050



northcoastal.realmark.com.au



Follow us.

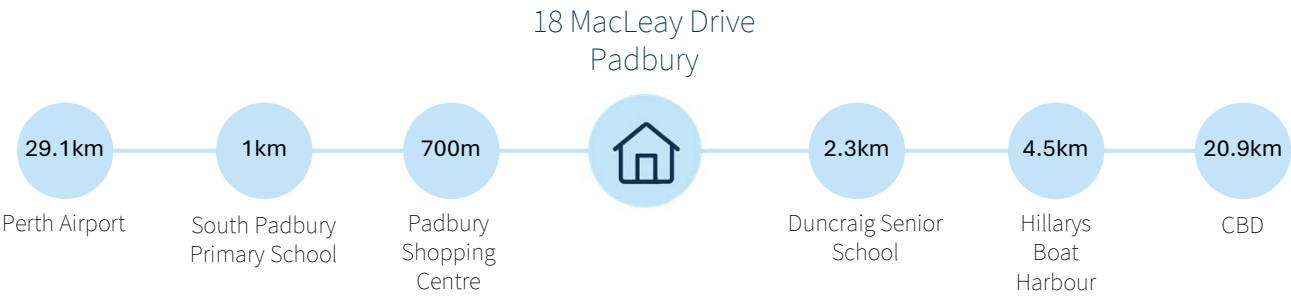
18 MacLeay Drive, Padbury

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



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).

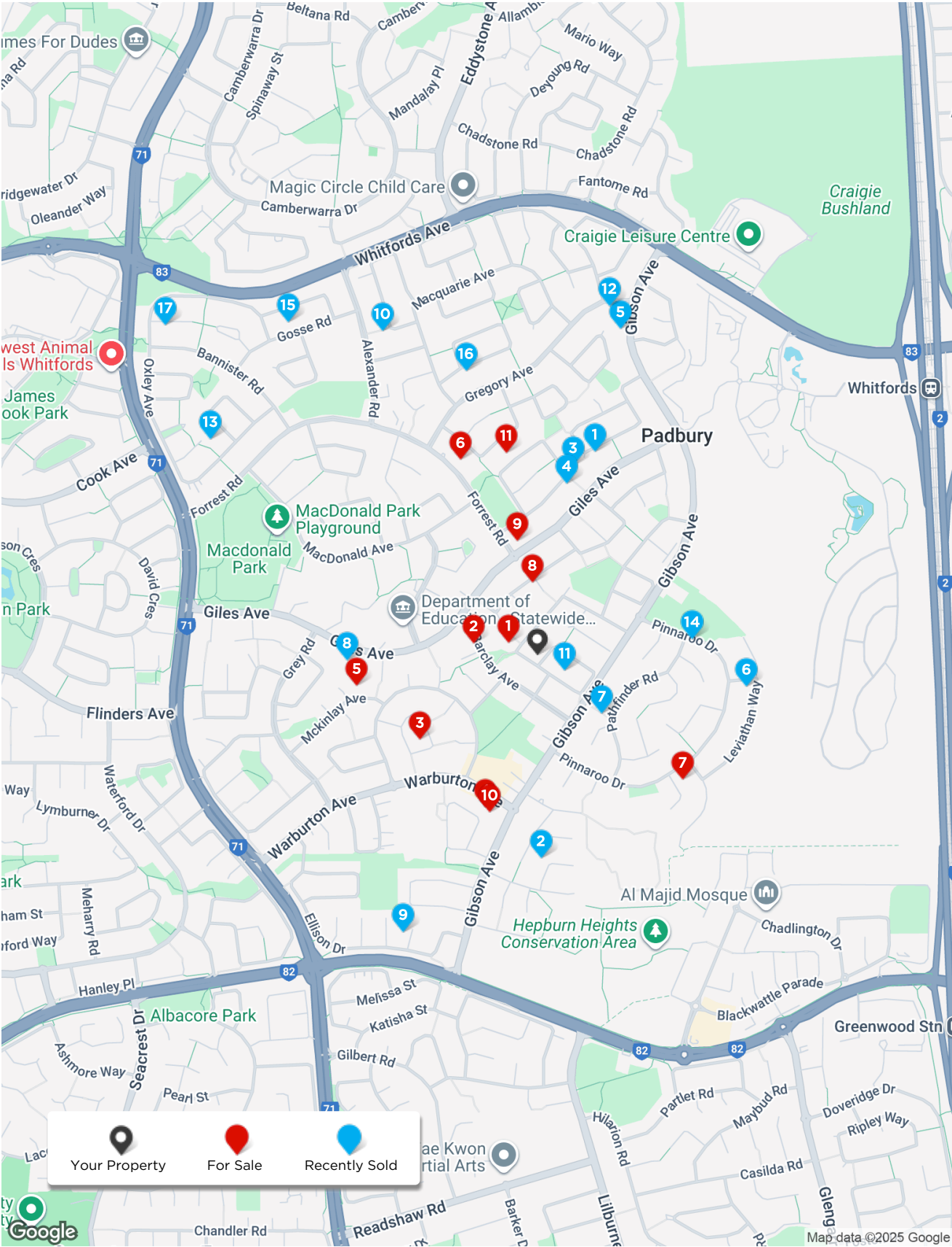
Do I have to wait until the Set Date to place my offer?

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.

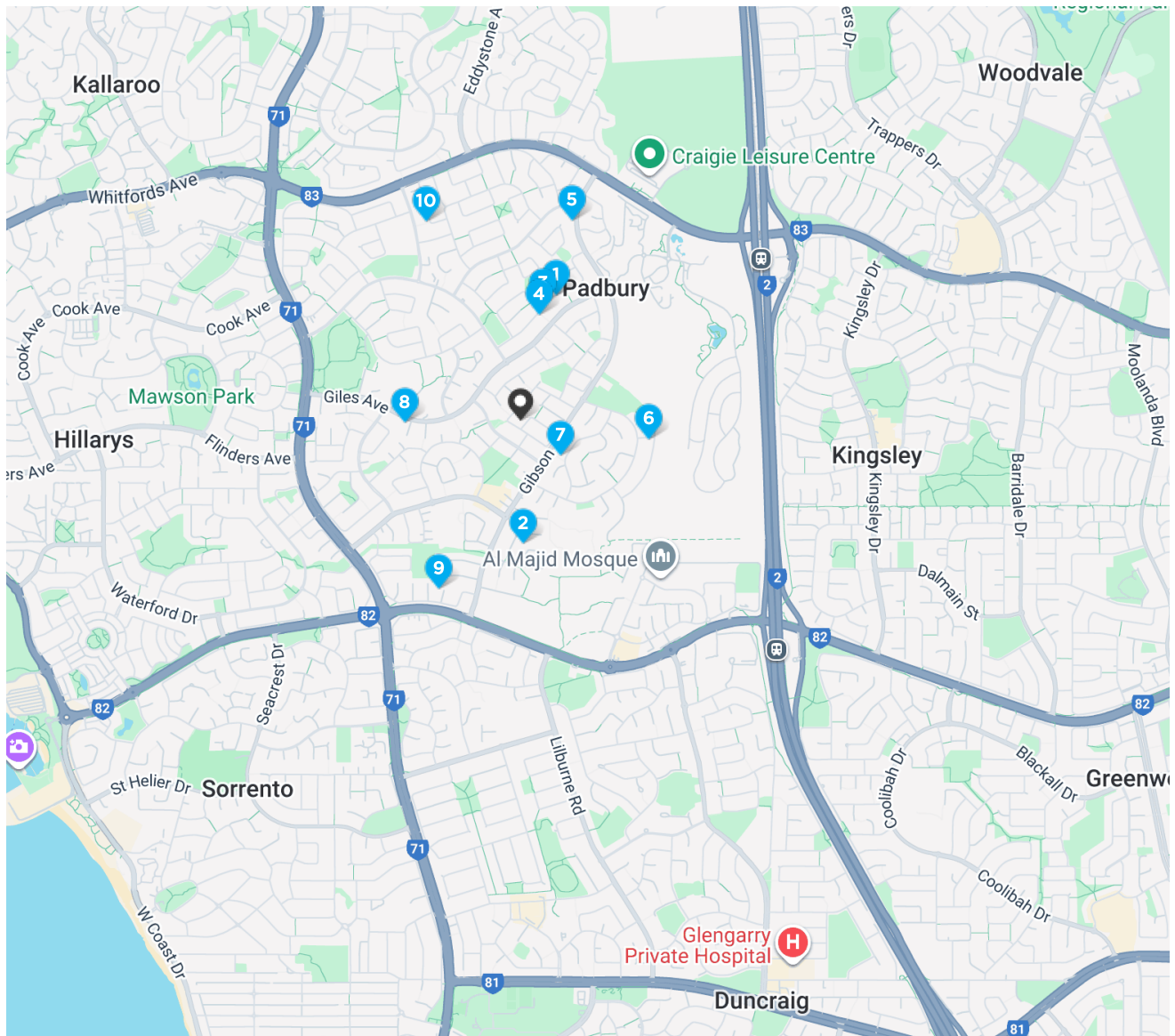
For more information or if you require assistance refer to your Realmark representative.

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




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

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

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

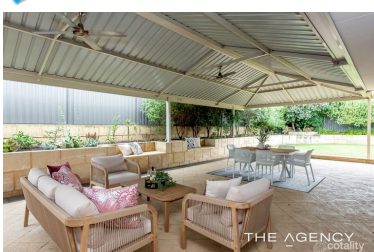
From Low Mil's

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


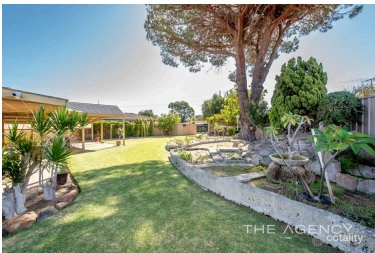
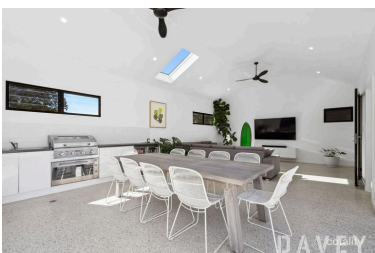


\$1,300,000

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

Comparable Sales

6	6 LEVIATHAN WAY PADBURY WA 6025		4 2 1 714m ² 194m ²	Sold ^{RS} \$1,300,000
	Year Built	1988	DOM	5
	Sold Date	26-Oct-25	Distance	0.71km
	First Listing	From \$1,198,888		
	Last Listing	UNDER OFFER		
7	2 ATHENIAN CLOSE PADBURY WA 6025		3 1 2 869m ² 110m ²	Sold \$1,040,000
	Year Built	1986	DOM	21
	Sold Date	08-Apr-25	Distance	0.3km
	First Listing	From \$999,000		
	Last Listing	From \$999,000		
8	3 YOUNG PLACE PADBURY WA 6025		3 1 2 759m ² 112m ²	Sold \$1,050,000
	Year Built	1976	DOM	36
	Sold Date	11-May-25	Distance	0.64km
	First Listing	END DATE SALE: ABOVE \$950K		
	Last Listing	UNDER OFFER		
9	3 BURDETT PLACE PADBURY WA 6025		3 1 1 708m ² 112m ²	Sold \$1,015,000
	Year Built	1977	DOM	45
	Sold Date	13-May-25	Distance	1.04km
	First Listing	OFFERS FROM \$949,000		
	Last Listing	UNDER OFFER!		
10	11 BLAXLAND WAY PADBURY WA 6025		3 1 2 705m ² 137m ²	Sold \$1,110,000
	Year Built	1970	DOM	43
	Sold Date	18-Mar-25	Distance	1.19km
	First Listing	All Offers Presented		
	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

11

8 MACLEAY DRIVE PADBURY WA 6025



4

2

2

684m²

171m²

Year Built

1975

DOM

83

Sold Date

10-Nov-25

Distance

0.11km

First Listing

From \$1,499,950


Last Listing

From \$1,299,950

SoldRS\$1,225,500

12

72 GREGORY AVENUE PADBURY WA 6025



4

2

1

686m²

122m²

Year Built

1977

DOM

19

Sold Date

10-Oct-25

Distance

1.18km

First Listing

CONTACT AGENT


Last Listing

CONTACT AGENT

Sold\$1,400,000

13

12 PIERRE PLACE PADBURY WA 6025



4

2

2

941m²

345m²

Year Built

2024

DOM

15

Sold Date

08-Sep-25

Distance

1.31km

First Listing

Price From \$1,389,000


Last Listing

\$1,400,000

SoldRSUN-

14

54 PATHFINDER ROAD PADBURY WA 6025



4

2

2

695m²

180m²

Year Built

1986

DOM

36

Sold Date

25-Nov-25

Distance

0.52km

First Listing

Offers in the \$1.3's


Last Listing

UNDER OFFER

SoldRS\$1,383,600

15

17 GOSSE ROAD PADBURY WA 6025



4

2

2

684m²

120m²

Year Built

1972

DOM

9

Sold Date

08-Dec-25

Distance

1.38km

First Listing

From Mid \$1.2m's

Last Listing

UNDER OFFER


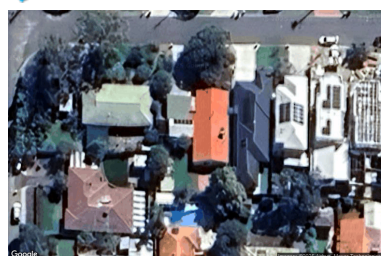
SoldRS\$1,361,000

DOM = Days on market RS = Recent sale

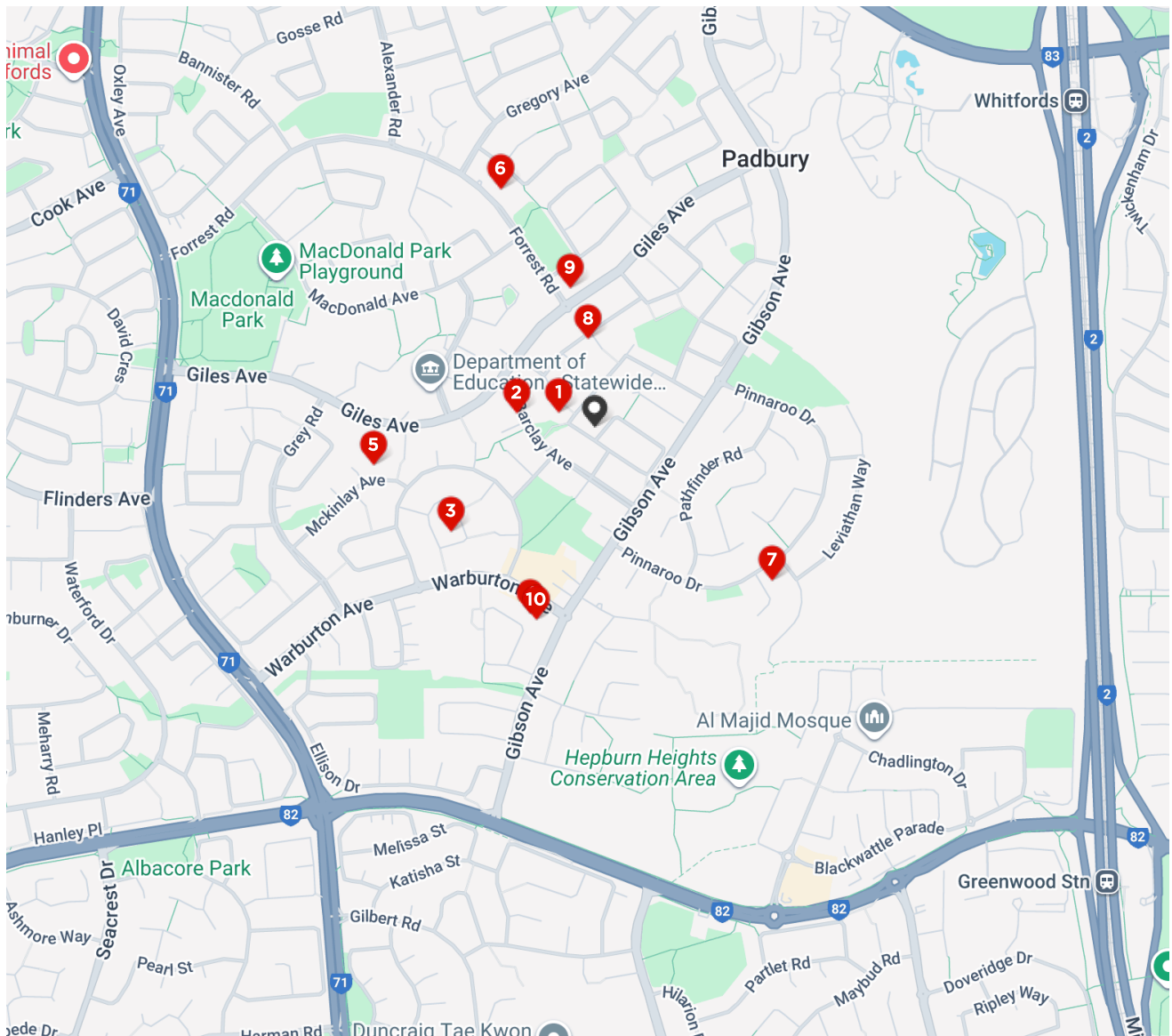
UN = Undisclosed Sale

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Comparable Sales

16	8 WENTWORTH WAY PADBURY WA 6025	Sold \$1,305,000	
	<div> <div>3</div> <div>2</div> <div>2</div> <div>691m²</div> <div>121m²</div> </div>	Year Built 1979 DOM 50	Sold Date 28-Oct-25 Distance 0.97km
First Listing EDS: From high \$1.1m's		Last Listing UNDER OFFER - by Tyson Barry	
17	4 ROE COURT PADBURY WA 6025	Sold \$1,201,500	
	<div> <div>3</div> <div>1</div> <div>2</div> <div>684m²</div> <div>92m²</div> </div>	Year Built 1974 DOM 45	Sold Date 14-Nov-25 Distance 1.66km
First Listing Expressions Of Interest		Last Listing UNDER OFFER - by Tyson Barry	

Comparables Map: Listings



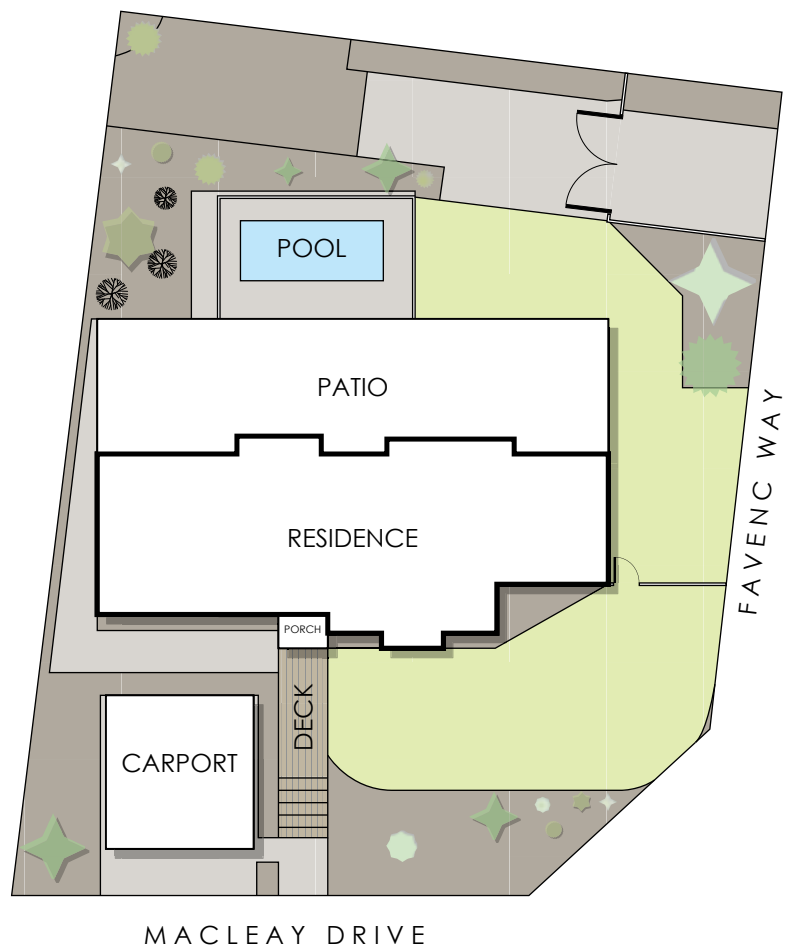
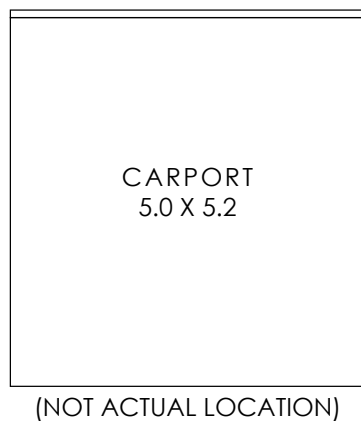
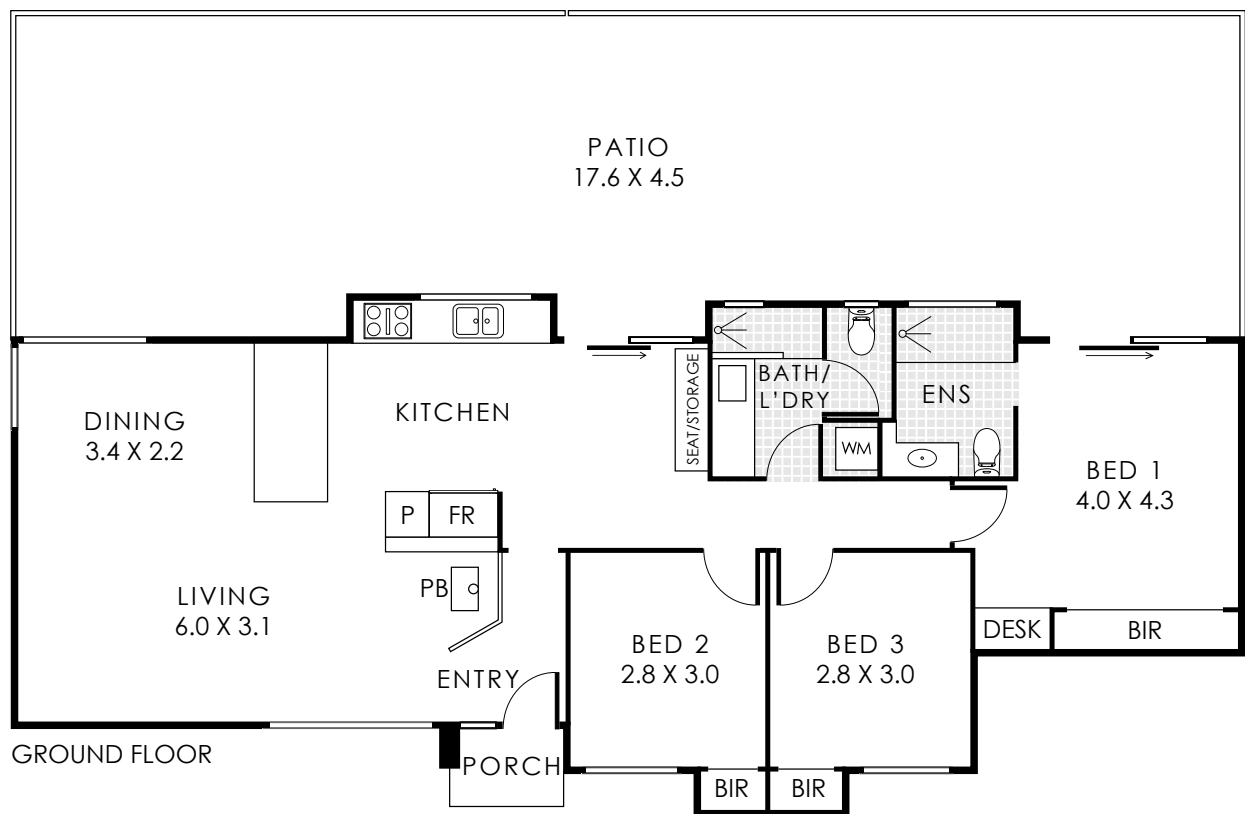
					DOM	
1	29B MACLEAY DRIVE PADBURY WA 6025	3	1	4	62	From \$699,000
2	9 BARCLAY AVENUE PADBURY WA 6025	3	1	1	22	From \$780,000
3	35 HELPMAN WAY PADBURY WA 6025	3	1	1	21	Offers in the \$900's
4	14 FARRELL WAY PADBURY WA 6025	3	1	1	64	Offers in the \$800's
5	9 MCKINLAY AVENUE PADBURY WA 6025	3	1	1	17	From \$879,000
6	85 FORREST ROAD PADBURY WA 6025	3	1	1	68	From \$879,000
7	3 CALLION RISE PADBURY WA 6025	3	1	3	26	All Offers Presented
8	14 FITZPATRICK WAY PADBURY WA 6025	3	1	1	35	Offers in the low \$1m's
9	111 FORREST ROAD PADBURY WA 6025	4	2	2	15	From \$849,000
10	12 FARRELL WAY PADBURY WA 6025	3	1	1	6	Expressions of Interest

Disclaimer

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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.

BGRoberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 752 ON PLAN 10992

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

PORTIA 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



AUSTRALIA

1387 639

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

Erving

ACTING REGISTRAR OF TITLES



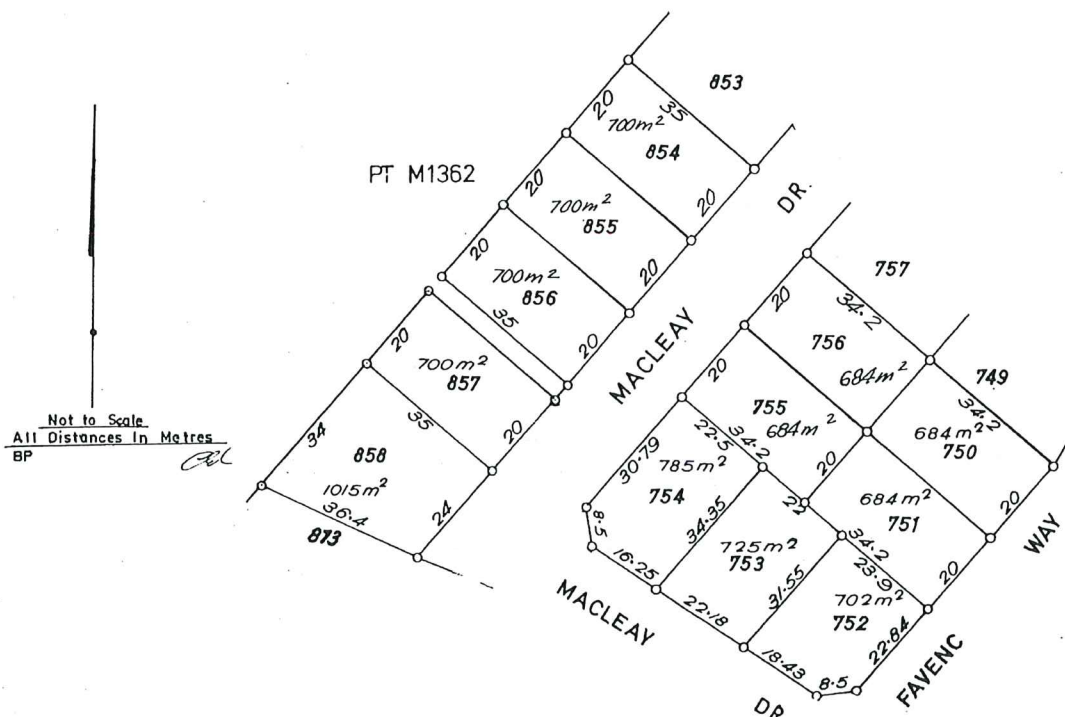
FIRST SCHEDULE (continued overleaf)

SECOND SCHEDULE (continued overleaf)

NIL





ACTING REGISTRAR OF TITLES

THIRD SCHEDULE

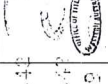











NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT.
ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

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.

REGISTERED PROPRIETOR		INSTRUMENT		REGISTERED	TIME	SEAL	INITIALS
NATURE	NUMBER						
Peeter Bos Dene, Industrial Chemist and Nicole Clementine DeLoor, assembler, both of Flat 4, 155 Hill Point Road, South Perth, as joint tenants. The correct name of the second proprietor is now Nicole Clementine Dene and the address of both proprietors is 18 McLeay Drive, Padbury.	Transfer 1995913			23.7.75	10.42		
	Application B248640			19.11.76	9.09		

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		PARTICULARS	REGISTERED		TIME	SEAL	INITIALS	CANCELLATION	NUMBER	REGISTERED OR LODGED	SEAL	INITIALS
NATURE	NUMBER											
Transfer	1995913	containing a restrictive covenant.	23.7.75		10.42							
Mortgage	1995914	to Town & Country Lend Lease Building Society	23.7.75		10.42							
Mortgage	2119591	to the National Bank of Australasia Limited.	19.11.76		9.09							
Mortgage	H219594	to Rams Mortgage Corporation Ltd.	9.9.99		16.18							
								Discharged	D996756	19.1.89		
								Discharged	H219593	9.9.99		

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)	\$	c
1975 JUL 23 AM 10:42		
12		

Parties: WHITFORDS BEACHPTY. LTD.....

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

ES:MM:M13675

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.

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

- | | |
|-------------|---|
| 1. 1387 639 | Received items

No's

Rec. Clerk <i>[Signature]</i> |
| 2. | |
| 3. | |
| 4. | |
| 5. | |
| 6. | |

BELOW THIS LINE FOR OFFICE USE ONLY

Encumbrances
not notified
on face.

New Titles
to issue or
Endorsing
instruction.

EXAMINED.

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

Initials of
Signing
Officer.

REGISTRAR OF TITLES.

endorse

Form T2.

WESTERN AUSTRALIAN STAMP DUTIES

21-JUL-75 907176 \$ * * 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 of land com-
prised 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 639

ESTATE AND
INTEREST BEING
TRANSFERRED.
Fee simple, Lease-
hold or as the case
may be.

Fee Simple

ENDORSEMENT
Stamp, 18/7/75
21 JUL 75
TRANSFEROR
Full name, address
and occupation.

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 date
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 TRANSFEE 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} ~~the~~ 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.

a. Here set forth any Easements to be created as appurtenant to the land commencing with the words "together with" and/or any Reservations hereby created encumbering the land commencing with the words "Reserving to" and/or any Restrictive Covenants hereby created.

MDL
MDL

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 as required. (d)

Dated this

TRANSFERORS SIGN

TRANSFEREES AND

Signed (b)

in the presence of (c)

Signed (b)

in the presence of (c)

(d)

Dated this

18th

day of

July

1945

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-
cumbering 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)

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



Director [Signature])

Secretary [Signature])

d. Add attestations
as required. (d)

TRANSFEREES AND OTHER PARTIES SIGN HERE (see note 1)

Signed (b)

in the
presence of (c)

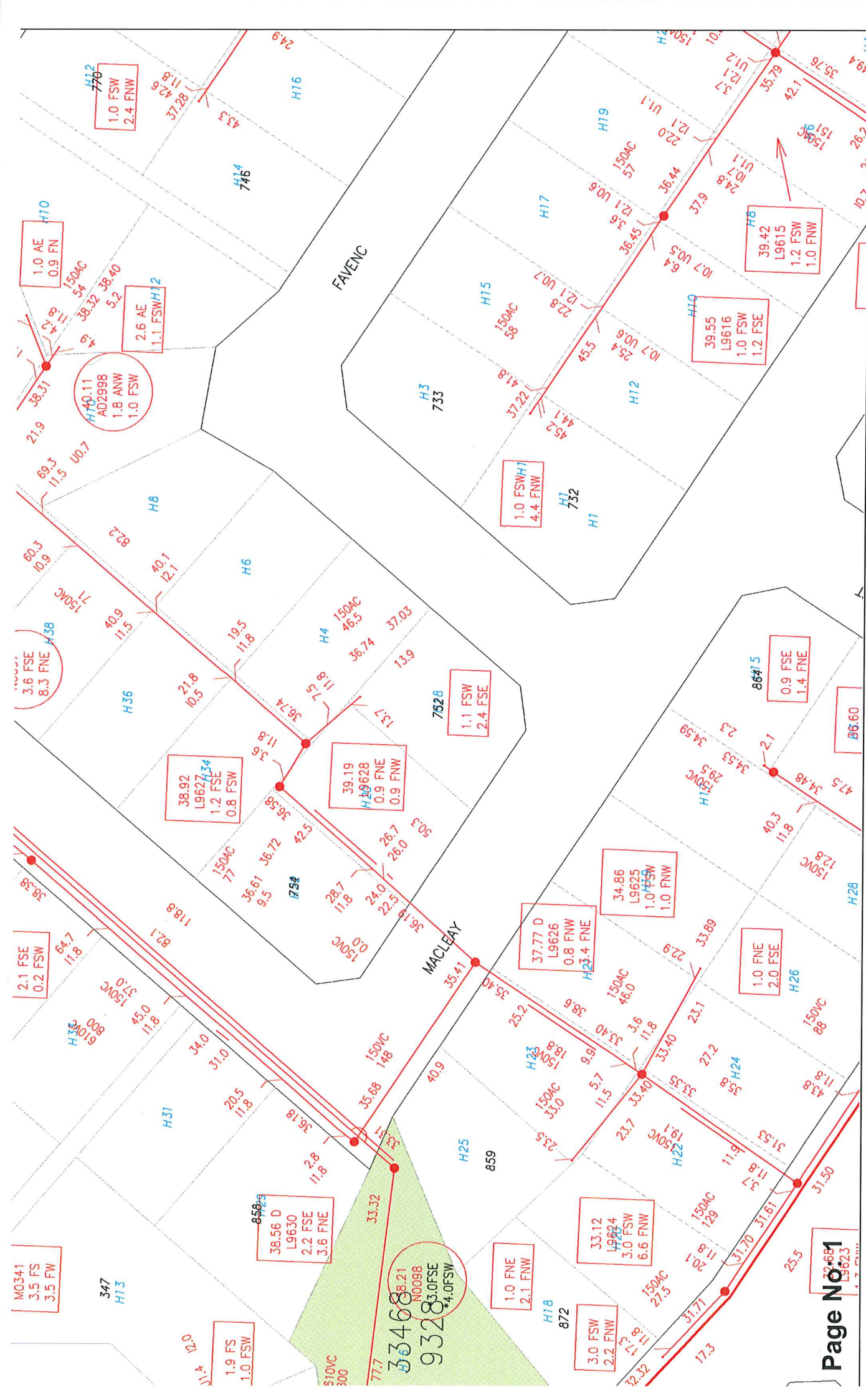
Signed (b)

in the
presence of (c)

(d)

Ack

297 - 305 Murray Street
Perth



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

