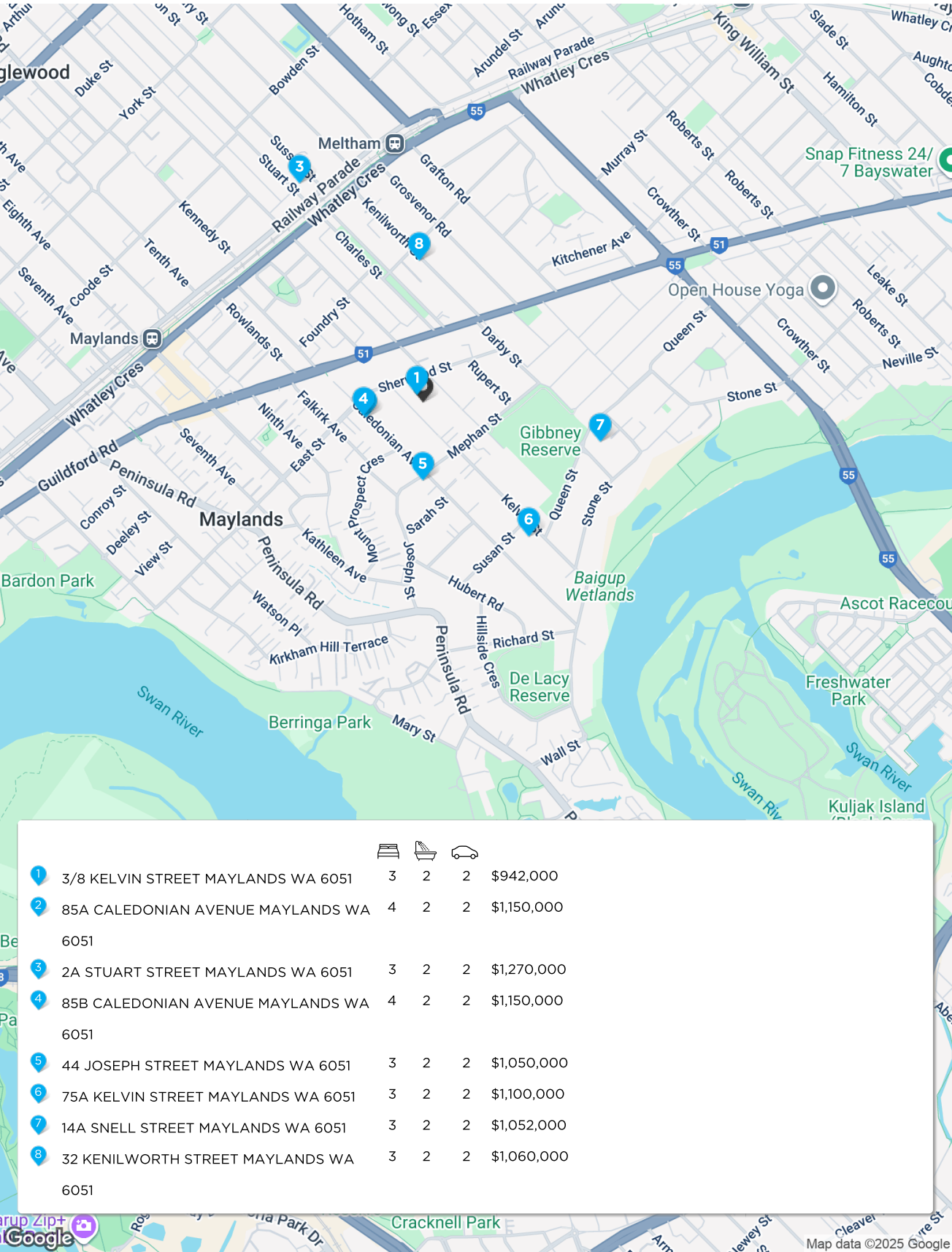


Comparable Sales

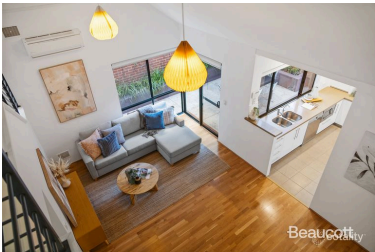


\* This data point was edited by the author of this CMA and has not been verified by Cotality

## Comparable Sales

1

3/8 KELVIN STREET MAYLANDS WA 6051



3

2

2

2

261m<sup>2</sup>

123m<sup>2</sup>

Year Built

2009

DOM

9

Sold Date

13-Sep-24

Distance

0.03km

First Listing


Buyers in the \$800,000's

Last Listing

SOLD

2

85A CALEDONIAN AVENUE MAYLANDS WA 6051



4

2

2

2

309m<sup>2</sup>

151m<sup>2</sup>

Year Built

2025

DOM

3

Sold Date

21-Nov-24

Distance

0.2km

First Listing

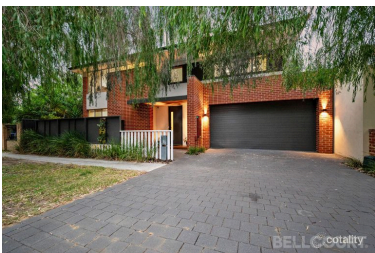
FROM \$1,050,000

Last Listing

Under contract

3

2A STUART STREET MAYLANDS WA 6051



3

2

2

2

220m<sup>2</sup>

108m<sup>2</sup>

Year Built

1942

DOM

5

Sold Date

29-Apr-25

Distance

0.83km

First Listing


OFFERS.

Last Listing

\$1,270,000

4

85B CALEDONIAN AVENUE MAYLANDS WA 6051



4

2

2

2

310m<sup>2</sup>

153m<sup>2</sup>

Year Built

2024

DOM

26

Sold Date

16-Nov-24

Distance

0.21km

First Listing


FROM \$1,050,000

Last Listing

Under contract

5

44 JOSEPH STREET MAYLANDS WA 6051



3

2

2

2

324m<sup>2</sup>

155m<sup>2</sup>

Year Built

2015

DOM

26

Sold Date

05-Mar-25

Distance

0.27km

First Listing

From \$999,000

Last Listing

Under Offer

Sold

\$942,000

Sold

\$1,150,000

Sold

\$1,270,000

Sold

\$1,150,000

Sold

\$1,050,000

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

75A KELVIN STREET MAYLANDS WA 6051



3

2

2

270m<sup>2</sup>

150m<sup>2</sup>

Year Built

2014

DOM

14

Sold Date

01-Oct-24

Distance

0.57km

First Listing

FROM \$995,000

Last Listing


Under contract

Sold

\$1,100,000

7

14A SNELL STREET MAYLANDS WA 6051



3

2

2

300m<sup>2</sup>

197m<sup>2</sup>

Year Built

2008

DOM

94

Sold Date

09-Dec-24

Distance

0.6km

First Listing

OFFERS FROM \$999,000

Last Listing


UNDER OFFER BY TEAM CAPUTO

Sold

\$1,052,000

8

32 KENILWORTH STREET MAYLANDS WA 6051



3

2

2

238m<sup>2</sup>

184m<sup>2</sup>

Year Built

2011

DOM

14

Sold Date

01-Nov-24

Distance

0.47km

First Listing

From \$949,000

Last Listing

UNDER OFFER

Sold

\$1,060,000

## Disclaimer

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