

Realmark[®]



Buyers Guide

9 Katisha Street, Duncraig

Frances Goncalves



0414 136 151



fgoncalves@realmark.com.au



08 9246 0050



northcoastal.realmark.com.au



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9 Katisha Street, **Duncraig**

Set Date Sale | Tuesday 21st July 2026 @ 12pm

Property & Suburb Information

 3

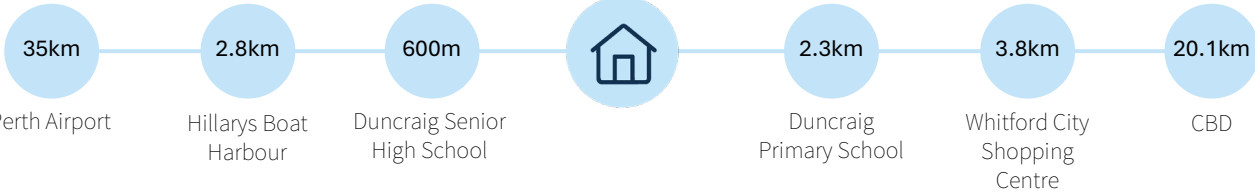
 1

 3

 680

Year Built:	1984
Title:	Green Title
Council:	City of Joondalup
Local School Intake Areas:	Duncraig Primary School Duncraig Senior High School
Attached:	Set Date Sale Buyers Guide
	Recent Sales
	Floor Plan
	Rental Assessment
	Certificate of Title

9 Katisha Street
Duncraig



Council Rates: ~\$1,954 /yr **Water Rates:** ~\$1,270yr

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.

Recent Sales

1

27 MELISSA STREET DUNCRAIG WA 6023



4

1

2

682m²

104m²

Year Built

1984

DOM

19

Sold Date

17-Dec-25

Distance

0.15km

First Listing

Auction Wed 17/12 5:30pm

Last Listing

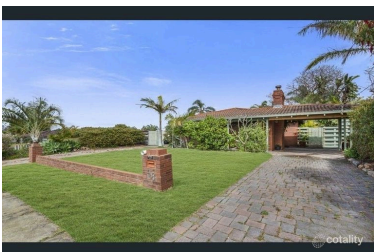
SOLD AT AUCTION

Sold

\$1,310,000

2

58 BERNARD MANNING DRIVE DUNCRAIG WA 6023



4

1

1

700m²

114m²

Year Built

1984

DOM

1

Sold Date

22-Jan-26

Distance

0.14km

First Listing

CONTACT AGENT

Last Listing

UNDER OFFER

Sold

\$1,330,000

3

16 HANNAH COURT DUNCRAIG WA 6023



4

1

2

693m²

157m²

Year Built

1976

DOM

48

Sold Date

11-Feb-26

Distance

1.52km

First Listing

OFFERS BY 12 NOON TUESDAY 10TH FEBRUARY

Last Listing

UNDER OFFER

Sold

\$1,520,000

4

30 WANDOO ROAD DUNCRAIG WA 6023



3

1

1

683m²

122m²

Year Built

1972

DOM

14

Sold Date

11-Mar-26

Distance

1.88km

First Listing

END DATE SALE

Last Listing

Under contract.

Sold

\$1,499,000

5

66 HILARION ROAD DUNCRAIG WA 6023



4

1

1

708m²

137m²

Year Built

1976

DOM

38

Sold Date

11-May-26

Distance

0.81km

First Listing

CONTACT AGENT

Last Listing

CONTACT AGENT

Sold

\$1,485,000

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

Recent Sales

6	34 BARKER DRIVE DUNCRAIG WA 6023	Sold \$1,450,000
	🏠 3 🚗 1 🚲 1 📏 684m² 🏠 151m² Year Built 1971 DOM 32 Sold Date 23-Apr-26 Distance 1.23km First Listing CONTACT AGENT Last Listing CONTACT AGENT	
7	17 CASSINIA ROAD DUNCRAIG WA 6023	Sold \$1,305,000
	🏠 3 🚗 1 🚲 1 📏 670m² 🏠 119m² Year Built 1971 DOM 14 Sold Date 11-May-26 Distance 1.48km First Listing Expressions Of Interest Last Listing \$1,305,000	
8	37 CURRAJONG ROAD DUNCRAIG WA 6023	Sold \$1,375,000
	🏠 4 🚗 2 🚲 1 📏 680m² 🏠 173m² Year Built 1982 DOM 38 Sold Date 14-Apr-26 Distance 2km First Listing Offers from \$1,499,000 + Last Listing UNDER OFFER BY AHSAN	

DOM = Days on market RS = Recent sale

UN = Undisclosed Sale

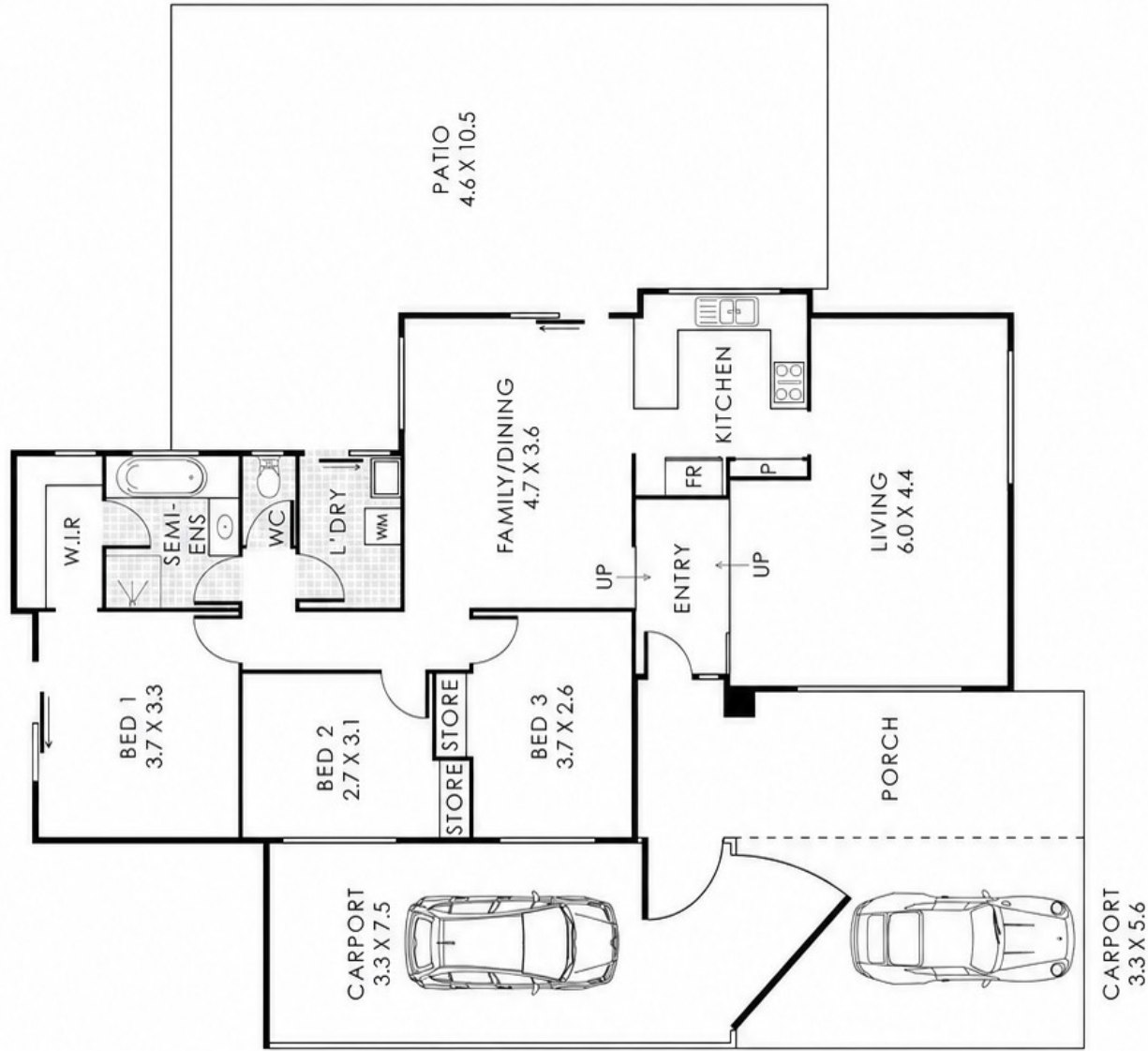
* This data point was edited by the author of this CMA and has not been verified by Cotality

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9 Katisha Street, Duncraig

Residence 111m² | Porch 17m² | Carport 43m² | Patio 59m²
Total Area 230m²



This floorplan is for illustration purposes only to show the layout of the property. While every effort has been made to ensure the accuracy of this floor plan, all measurements, and any other information contained herein, are approximate and should not be relied upon for legal or financial purposes. It is recommended that you obtain a professional valuation for any legal, financial, or other purposes. All Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on this floor plan. This floor plan is not to be used for any other purpose. Not to be used for any other purpose.

7th July 2026

Dear Investor

Thank you for the opportunity to provide a rental appraisal for 9 Katisha St Duncraig WA

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 **\$730 - \$770 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,



Colleen Lavery
Investment Manager
0407 832 235



WESTERN



AUSTRALIA

TITLE NUMBER

Volume

Folio

1652

263

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 134 ON PLAN 14321

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

HARRY JOHN BACKHOUSE
LAUREN THERESE ARMSTRONG
BOTH OF 3 TRURO PLACE CITY BEACH WA 6015
AS JOINT TENANTS

(T Q156062) REGISTERED 30/9/2024

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

1. EXCEPT AND RESERVING METALS, MINERALS, GEMS AND MINERAL OIL SPECIFIED IN TRANSFER 6081/1929.
2. Q156063 MORTGAGE TO MACQUARIE BANK LTD REGISTERED 30/9/2024.

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: 1652-263 (134/P14321)
PREVIOUS TITLE: 1652-244
PROPERTY STREET ADDRESS: 9 KATISHA ST, DUNCRAIG.
LOCAL GOVERNMENT AUTHORITY: CITY OF JOONDALUP



Application C623797

Volume 1652 Folio 244

WESTERN



AUSTRALIA



1652 263

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 22nd September, 1983

REGISTRAR OF TITLES



ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of Swan Location 1315 and being Lot 134 on Plan 14321, delineated and coloured green on the map in the Third Schedule hereto, except and reserving metals, minerals, gems and mineral oil specified in Transfer 6081/1929.

FIRST SCHEDULE (continued overleaf)

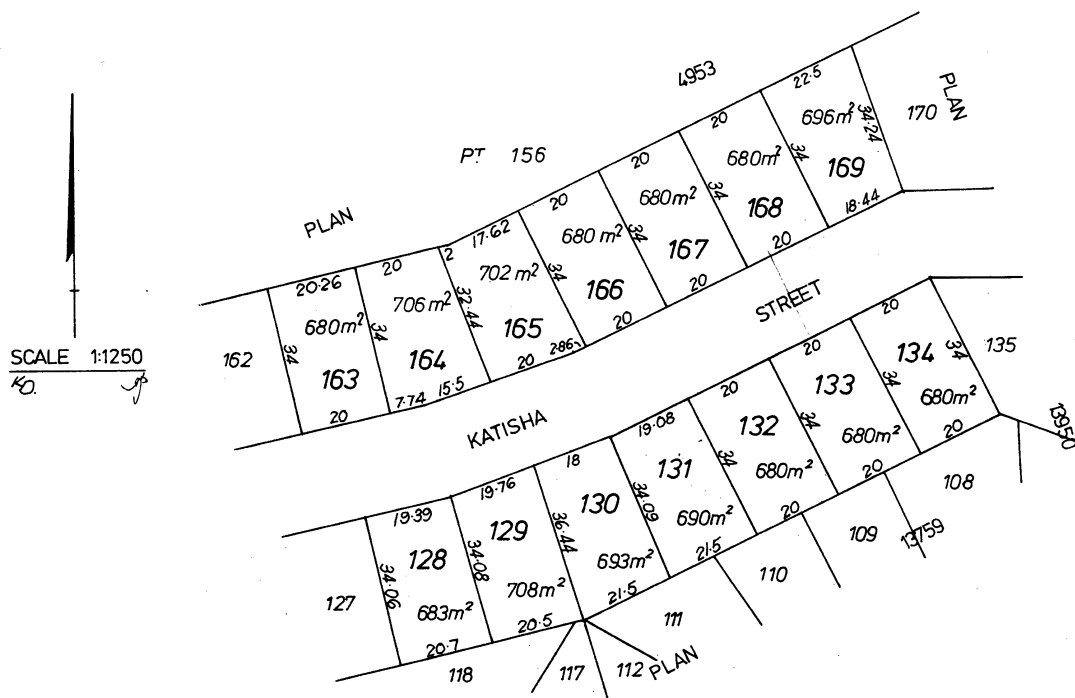
~~Paltara Pty. Ltd., of 20 Howard Street, Perth~~

SECOND SCHEDULE (continued overleaf)

NIL

REGISTRAR OF TITLES

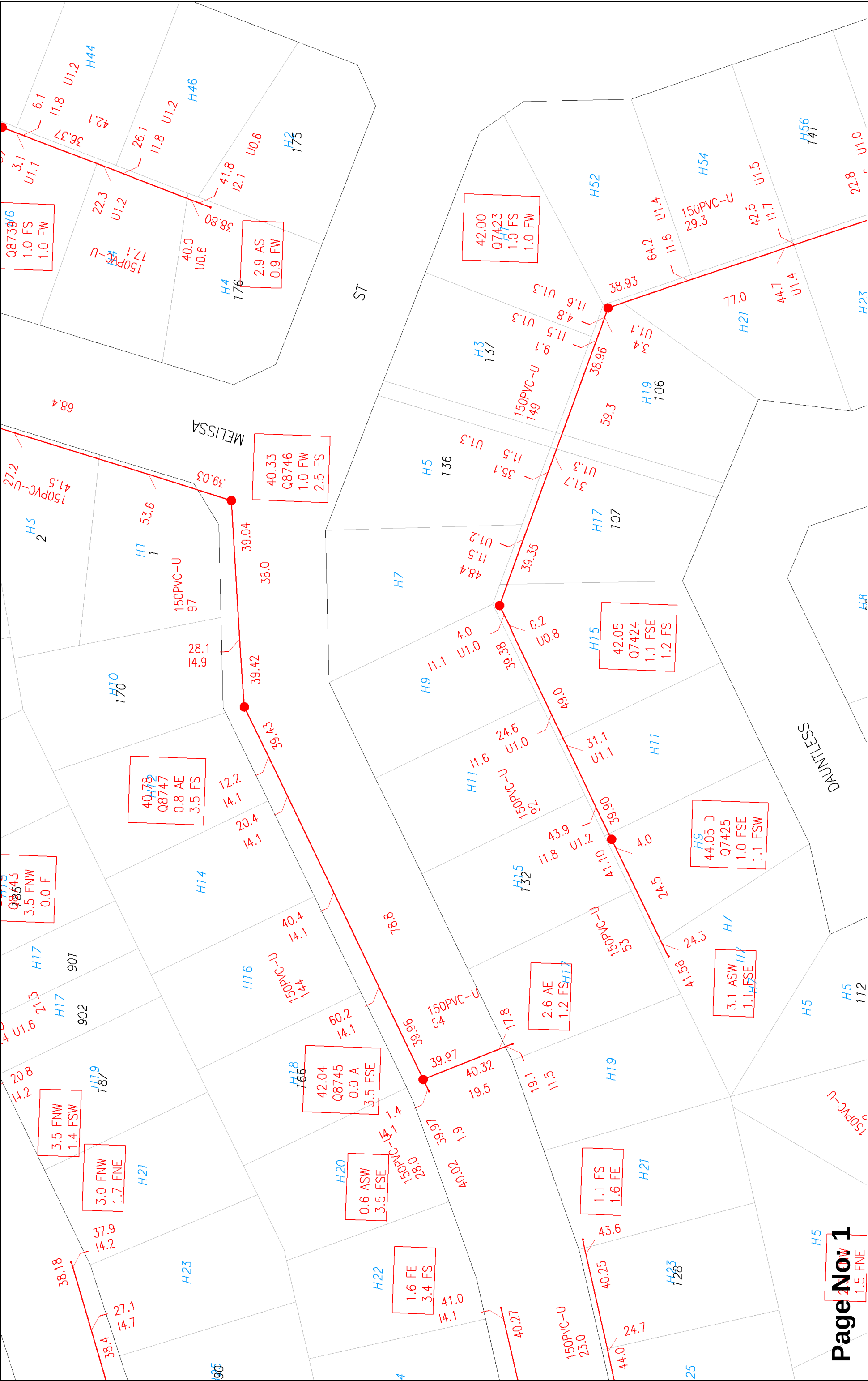
THIRD SCHEDULE



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.

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

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



Scale: 1:750
Job No.: 53492590
Sequence No.: 274925884
Print Date: 22 Jun 2026



Sewer

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Scale: 1:750
Job No.: 53492590
Sequence No.: 274925884
Print Date: 22 Jun 2026



Water

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Assets is prohibited.

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