



Buyers Guide

33 Avocado Drive, **Dianella**

Mandie Cubeddu



0411 880 053



mcubeddu@realmark.com.au



08 9246 0050



northcoastal.realmark.com.au



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33 Avocado Drive, Dianella

Set Date Sale | Tuesday 11th August 2026 @ 9:00am

Property & Suburb Information

 4

 3

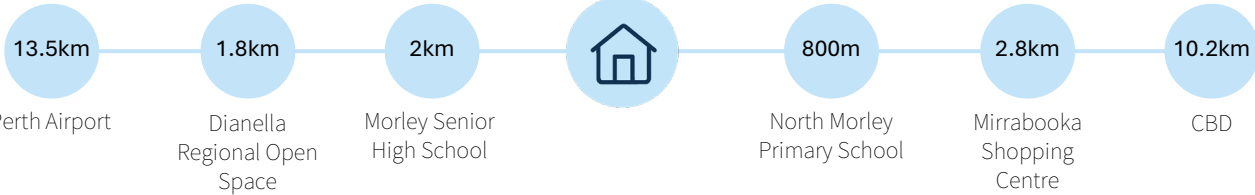
 2



 813

Year Built:	1986
Title:	Green Title
Council:	City of Stirling
Local School Intake Areas:	North Morley Primary School Morley Senior High School
Attached:	Set Date Sale Buyers Guide Recent Sales Floor Plan Rental Assessment Certificate of Title

33 Avocado Drive
Dianella



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).

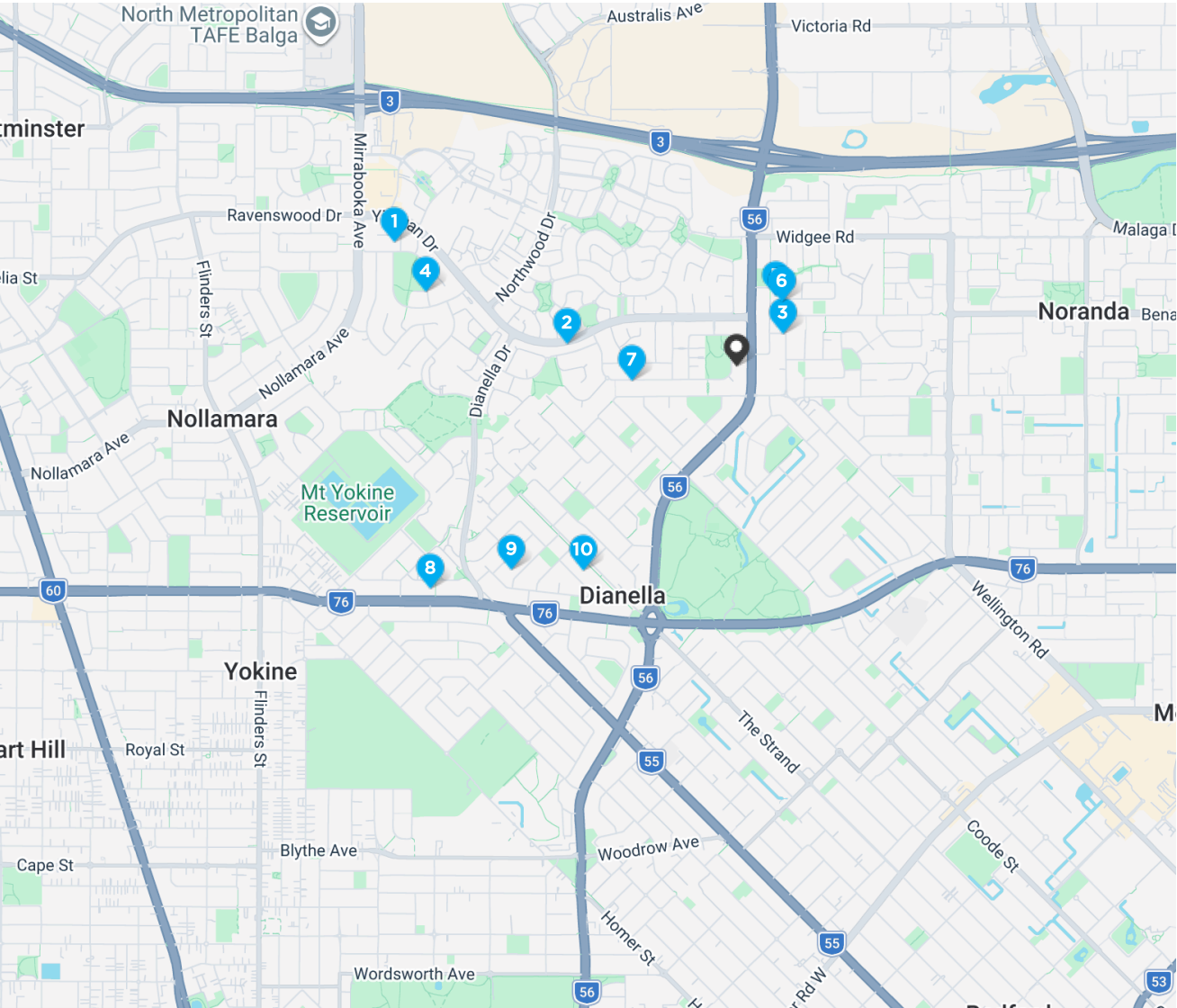
Do I have to wait until the Set Date to place my offer?

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



1	36 VERBENA CRESCENT DIANELLA WA 6059	4	2	2	\$1,050,000
2	33 MAJESTIC PARADE DIANELLA WA 6059	4	2	2	\$1,510,000
3	8 RUDGE STREET DIANELLA WA 6059	4	2	4	\$1,222,000
4	1 THISTLE COURT DIANELLA WA 6059	4	2	2	\$1,180,000
5	30 WHITWORTH PLACE DIANELLA WA 6059	4	2	2	\$1,260,000
6	43 BUNYA STREET DIANELLA WA 6059	4	2	2	\$1,485,000
7	85 AVOCADO DRIVE DIANELLA WA 6059	4	3	3	\$1,650,000
8	253 MORLEY DRIVE DIANELLA WA 6059	4	2	1	\$1,200,000
9	5 PIMLOTT STREET DIANELLA WA 6059	4	2	2	\$1,200,000
10	12 NELLIGAN STREET DIANELLA WA 6059	4	2	2	\$1,405,000

Beatty Park Mount Lawley Mavlands
Map data ©2026 Google

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

Comparable Sales

1

36 VERBENA CRESCENT DIANELLA WA 6059

Sold Price

RS \$1,050,000

4

2

2

700m²

162m²

Property Insights

Sold Date	04-Mar-26	Distance	1.96km
DOM	78 days	Year Built	1986
First Listing	-*		
Last Listing	-*		

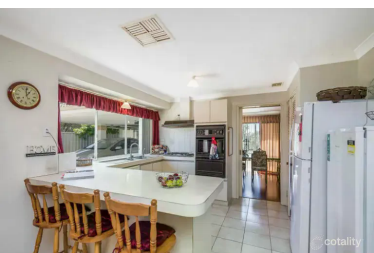
RS = Recent sale

UN = Undisclosed Sale

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Comparable Sales

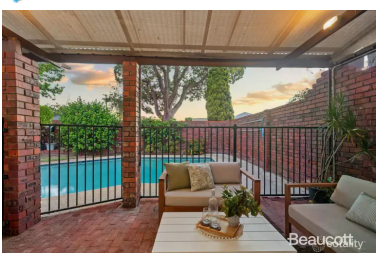
2	33 MAJESTIC PARADE DIANELLA WA 6059		4 2 2 819m ² 258m ²	Sold	\$1,510,000
	Year Built	1987	DOM	36	
	Sold Date	19-May-26	Distance	0.93km	
	First Listing	-*			
	Last Listing	-*			
3	8 RUDGE STREET DIANELLA WA 6059		4 2 4 690m ² 147m ²	Sold	\$1,222,000
	Year Built	1974	DOM	39	
	Sold Date	02-Mar-26	Distance	0.3km	
	First Listing	-*			
	Last Listing	-*			
4	1 THISTLE COURT DIANELLA WA 6059		4 2 2 730m ² 180m ²	Sold	\$1,180,000
	Year Built	1989	DOM	28	
	Sold Date	25-Feb-26	Distance	1.73km	
	First Listing	-*			
	Last Listing	-*			
5	30 WHITWORTH PLACE DIANELLA WA 6059		4 2 2 731m ² 148m ²	Sold	\$1,260,000
	Year Built	1976	DOM	43	
	Sold Date	29-Mar-26	Distance	0.43km	
	First Listing	-*			
	Last Listing	-*			
6	43 BUNYA STREET DIANELLA WA 6059		4 2 2 708m ² 142m ²	Sold	\$1,485,000
	Year Built	1976	DOM	42	
	Sold Date	11-May-26	Distance	0.42km	
	First Listing	-*			
	Last Listing	-*			

DOM = Days on market RS = Recent sale

UN = Undisclosed Sale

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Comparable Sales

7	85 AVOCADO DRIVE DIANELLA WA 6059		4 3 3 830m ² 310m ²	Sold	\$1,650,000
	Year Built	1993	DOM	-	
	Sold Date	18-Mar-26	Distance	0.58km	
	First Listing	-			
	Last Listing	-			
8	253 MORLEY DRIVE DIANELLA WA 6059		4 2 1 830m ² 206m ²	Sold	\$1,200,000
	Year Built	1976	DOM	1	
	Sold Date	05-Feb-26	Distance	2.05km	
	First Listing	UNDER CONTRACT			
	Last Listing	UNDER CONTRACT			
9	5 PIMLOTT STREET DIANELLA WA 6059		4 2 2 769m ² 118m ²	Sold	\$1,200,000
	Year Built	1969	DOM	46	
	Sold Date	20-Feb-26	Distance	1.64km	
	First Listing	-*			
	Last Listing	-*			
10	12 NELLIGAN STREET DIANELLA WA 6059		4 2 2 775m ² 222m ²	Sold	\$1,405,000
	Year Built	1969	DOM	12	
	Sold Date	09-Mar-26	Distance	1.38km	
	First Listing	Offers From \$1,299,000			
	Last Listing	UNDER OFFER			
11	10 ELDON STREET DIANELLA WA 6059		3 2 2 769m ² 122m ²	Sold	^{RS} \$1,100,000
	Year Built	1974	DOM	133	
	Sold Date	30-Apr-26	Distance	2.52km	
	First Listing	Offers			
	Last Listing	UNDER OFFER			

DOM = Days on market RS = Recent sale

UN = Undisclosed Sale

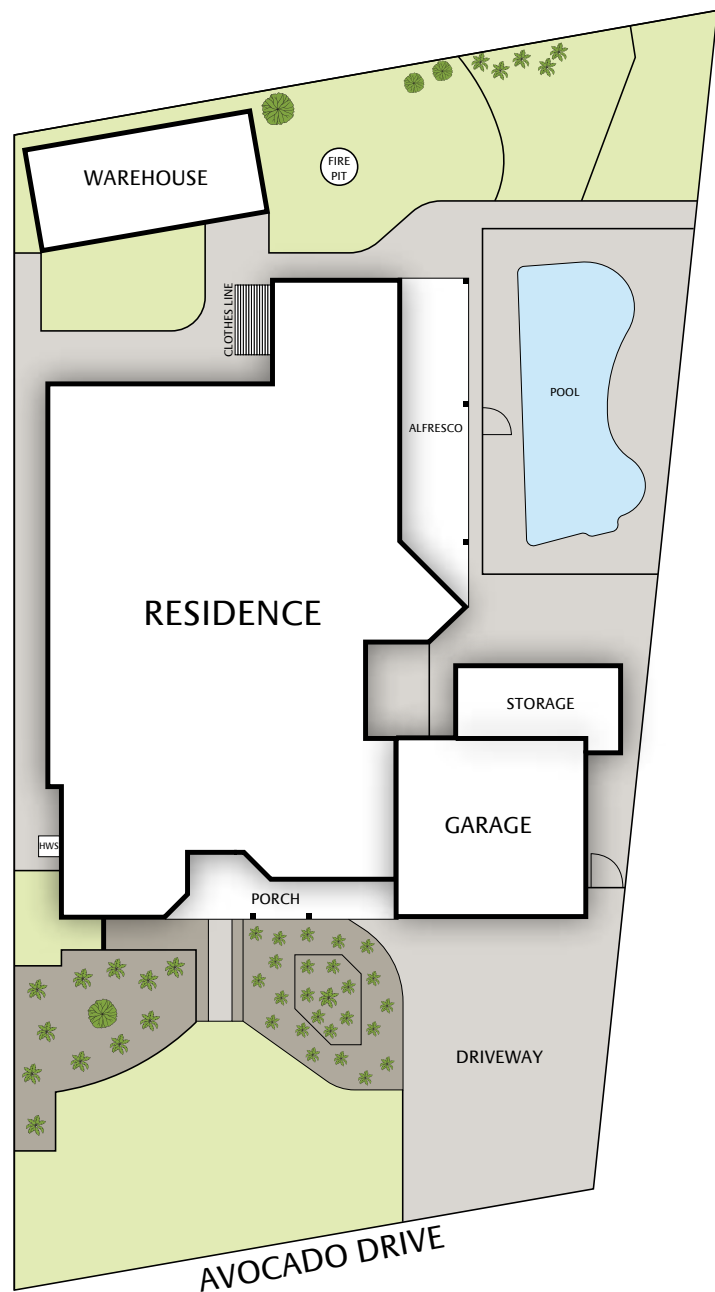
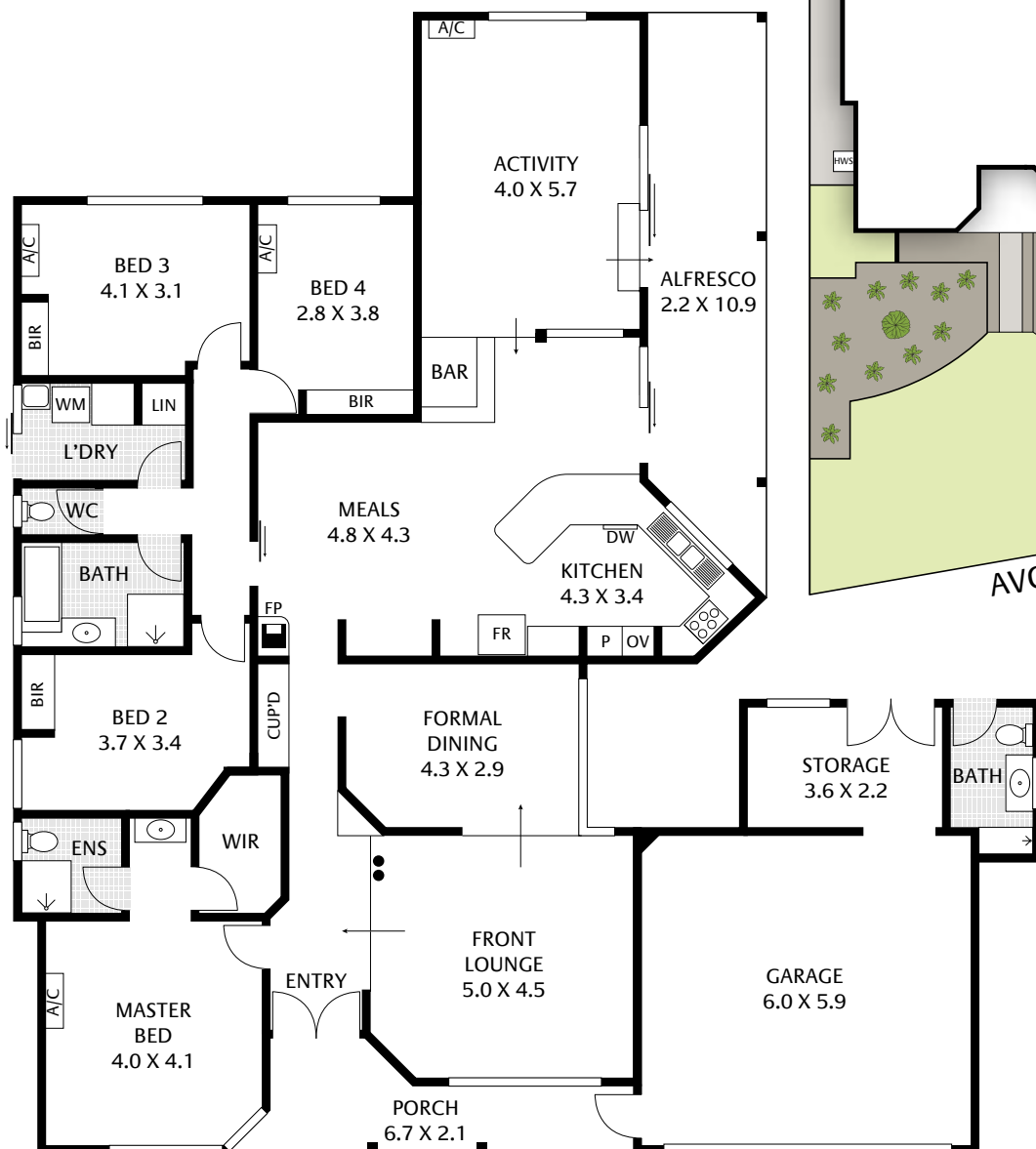
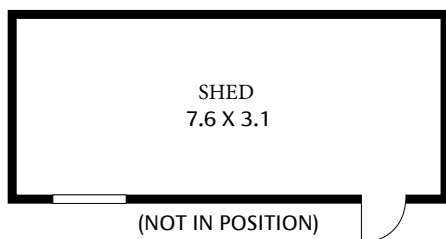
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33 AVOCADO DR, DIANELLA WA 6059, AUSTRALIA

INDICATIVE ONLY ALL INFORMATION CONTAINED HEREIN IS OBTAINED FROM SOURCES WE BELIEVE TO BE ACCURATE. WE CANNOT GUARANTEE ITS ACCURACY. INTERESTED PERSONS SHOULD MAKE THEIR OWN ENQUIRIES

28th July 2026

Dear Investor

Thank you for the opportunity to provide a rental appraisal for 33 Avocado Dr , Dianella WA 6059

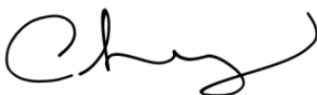
Our approach is designed to maximise returns while protecting your asset. It combines detailed rental value research, strategic tenant selection, strict regulatory compliance, and proactive tenant liaison — all working together to deliver consistent performance.

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 **\$800 - \$860 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

1681 933

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 191 ON PLAN 14827

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

ETEM DUGA OF 33 AVOCADO DRIVE DIANELLA WA 6059

(T Q148877) REGISTERED 24/9/2024

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

1. THE RIGHT TO MINES OF COAL OR OTHER MINERALS BEING EXCLUDED FROM PORTION OF THE SAID LAND
2. N761564 MEMORIAL. LEGAL AID COMMISSION ACT 1976. AS TO THE INTEREST OF ETEM DUGA ONLY LODGED 9/11/2017.

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: 1681-933 (191/P14827)
PREVIOUS TITLE: 1681-901
PROPERTY STREET ADDRESS: 33 AVOCADO DR, DIANELLA.
LOCAL GOVERNMENT AUTHORITY: CITY OF STIRLING

Application C902395

WESTERN

AUSTRALIA

Volume 1681 Folio 901



1681 933

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 21st November, 1984

REGISTRAR OF TITLES



ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of Swan Location M1 and being Lot **191** on Plan 14827 (Sheet 2), delineated and coloured green on the map in the Third Schedule hereto, the right to mines of coal or other minerals being excluded from portion of the said land.

FIRST SCHEDULE (continued overleaf)

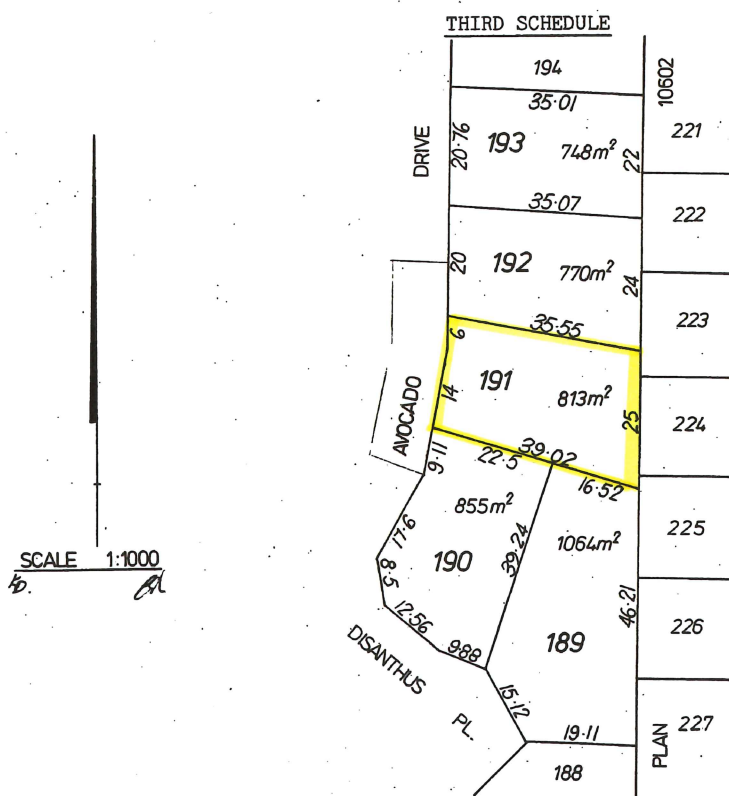
~~The State Housing Commission of Western Australia~~

SECOND SCHEDULE (continued overleaf)

NIL

N. J. Smyth
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/2880

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

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

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										
Caveat	D27131	Lodged 5.6.1985 at 10.22 a.m.				<i>A</i>	Withdrawn	D122653	7.10.85		<i>B</i>
Mortgage	D122654	to The Commissioners of the Rural & Industries Bank of Western Australia.				<i>B</i>	Discharged	D750006	17.6.88		<i>B</i>
Mortgage	D1209800	to The W.A. Teachers' Credit Society Ltd.	7.10.85	9.02		<i>B</i>	Discharged	D386583	22.12.86		<i>B</i>
Mortgage	D540277	to The Commissioners of the Rural & Industries Bank of Western Australia.	17.10.85	9.29		<i>B</i>	Discharged				<i>B</i>
Mortgage	D750007	to The Rural & Industries Bank of Western Australia.	19.8.87	9.00		<i>B</i>	Discharged	D750006	17.6.88		<i>B</i>
Mortgage	D750008	to The Rural & Industries Bank of Western Australia.	17.6.88	9.01		<i>B</i>	Discharged	E812689	20.2.92		<i>R</i>
Mortgage	E142217	to The Rural and Industries Bank of Western Australia.	17.6.88	9.01		<i>B</i>	Discharged	E750300	21.11.91		<i>R</i>
Caveat	E741653	Lodged 8.11.91 at 13.01 hrs.	5.7.89	8.54		<i>B</i>	Withdrawn	F7560	8.10.92		<i>B</i>
Mortgage	F45419	to R&I Bank of Western Australia Ltd				<i>B</i>					
Mortgage	G343561	to Bank of Western Australia Ltd.	24.11.92	8.03		<i>B</i>					
			5.12.96	8.09		<i>B</i>					

CERTIFICATE OF TITLE VOL. 1681 933