

Realmark



Buyers Guide

39 Hester Way, Greenwood

Dave Seah



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39 Hester Way, Greenwood

Set Date Sale | Tuesday 8th September 2026 @ 5:00pm

Property & Suburb Information

4

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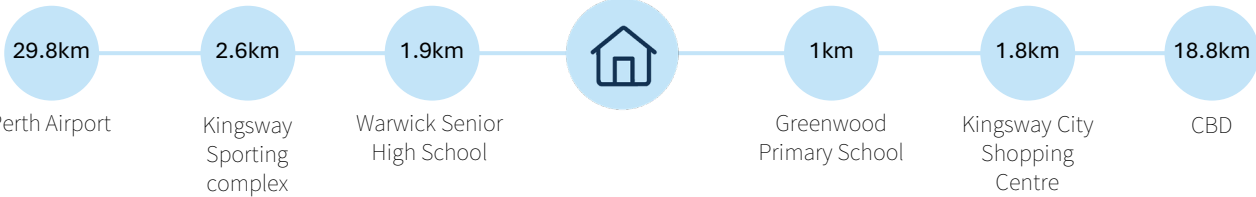
2

703



Year Built:	1973
Title:	Green Title
Council:	City of Joondalup
Local School Intake Areas:	Greenwood Primary School Warwick Senior High School
Attached:	Set Date Sale Buyers Guide Recent Sales Floor Plan Rental Assessment Certificate of Title

39 Hester Way,
Greenwood



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).

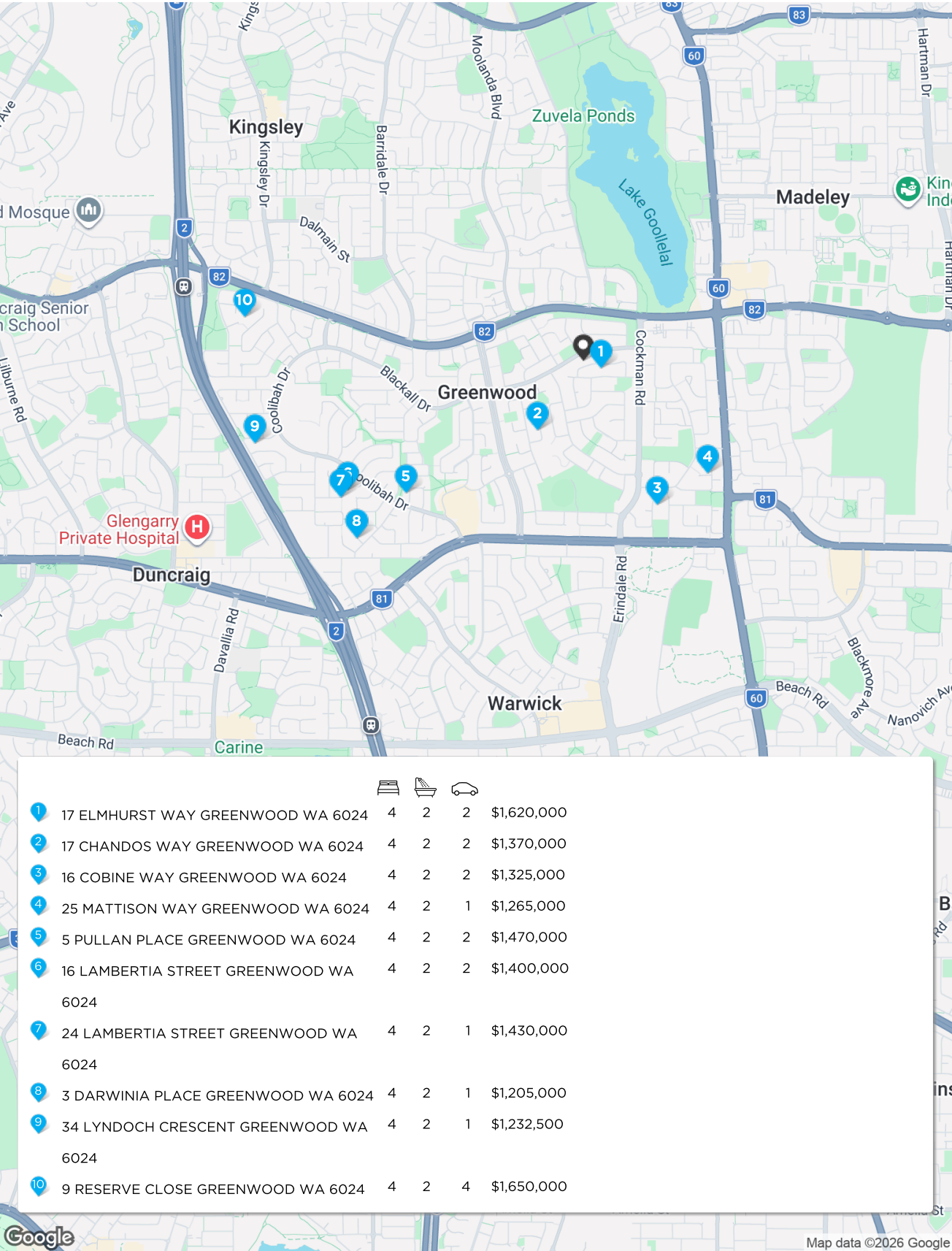
Do I have to wait until the Set Date to place my offer?

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.

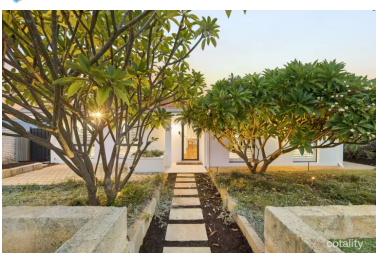
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Comparables Map: Sales



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

Recent Sales

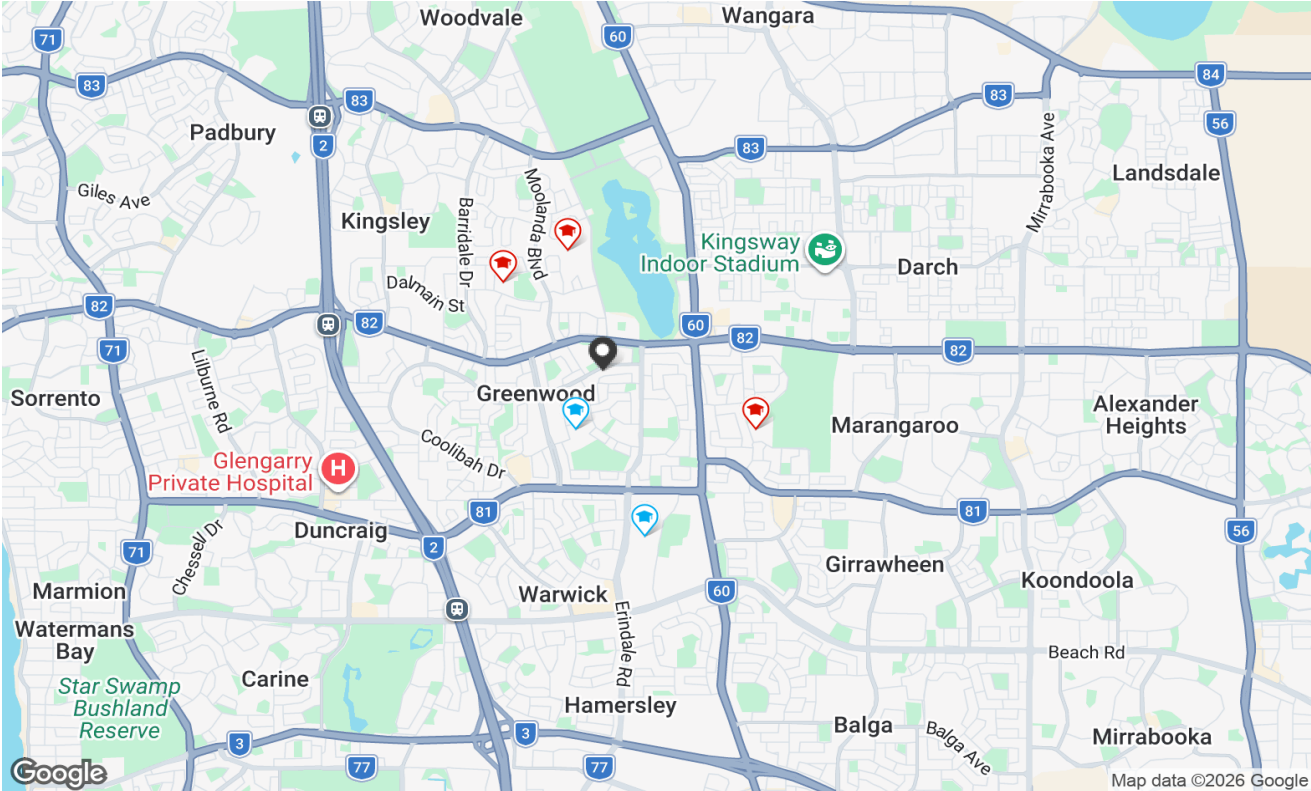
1	17 ELMHURST WAY GREENWOOD WA 6024		 4  2  2  702m ²  206m ²	Sold	\$1,620,000
			Year Built 2007	DOM 15	
			Sold Date 07-Mar-26	Distance 0.13km	
			First Listing Set Date Sale		
			Last Listing Set Date Sale		
2	17 CHANDOS WAY GREENWOOD WA 6024		 4  2  2  688m ²  164m ²	Sold	\$1,370,000
			Year Built 1976	DOM 7	
			Sold Date 11-May-26	Distance 0.57km	
			First Listing From \$1,279,000		
			Last Listing From \$1,279,000		
3	16 COBINE WAY GREENWOOD WA 6024		 4  2  2  815m ²  180m ²	Sold	\$1,325,000
			Year Built 1977	DOM 36	
			Sold Date 17-May-26	Distance 1.09km	
			First Listing Guide - \$1,400,000		
			Last Listing Guide \$1,300,000		
4	25 MATTISON WAY GREENWOOD WA 6024		 4  2  1  706m ²  163m ²	Sold	^{RS} \$1,265,000
			Year Built 1975	DOM 41	
			Sold Date 20-May-26	Distance 1.13km	
			First Listing OFFERS BY 5PM MONDAY 11TH MAY 2026		
			Last Listing UNDER OFFER		
5	5 PULLAN PLACE GREENWOOD WA 6024		 4  2  2  761m ²  231m ²	Sold	\$1,470,000
			Year Built 1971	DOM 12	
			Sold Date 16-Mar-26	Distance 1.48km	
			First Listing Offers from \$1,399,000		
			Last Listing Under Offer		

DOM = Days on market RS = Recent sale

UN = Undisclosed Sale

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Local Schools



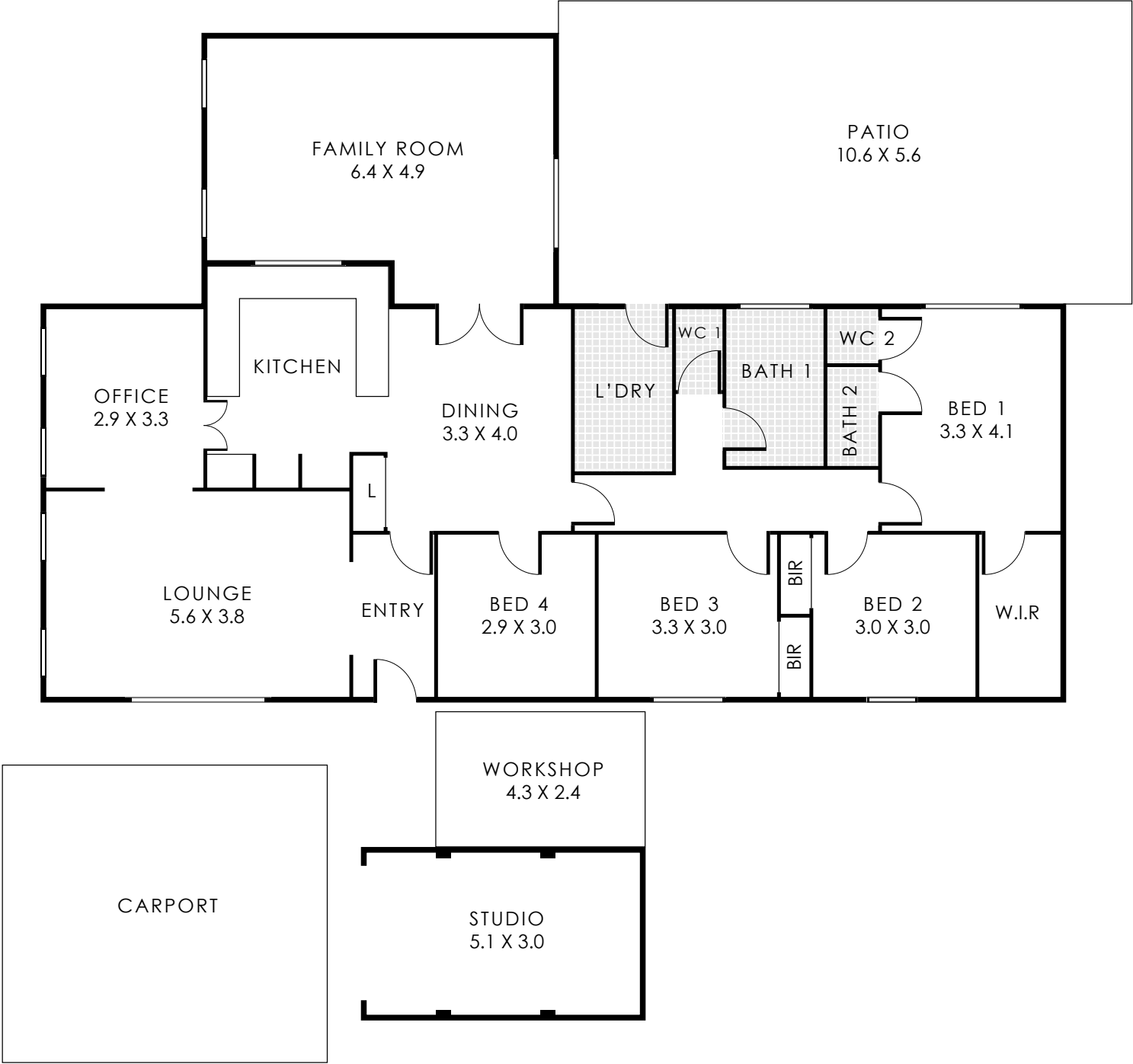
	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Greenwood Primary School 12 Merivale Way Greenwood WA 6024	0.64km	Primary	Mixed	Government	0-6
	The Montessori School 18 Montessori Place Kingsley WA 6026	1.27km	Combined	Mixed	Non-Government	0-12
	Goollelal Primary School 30 Cadogan Street Kingsley WA 6026	1.3km	Primary	Mixed	Government	0-6
	Marangaroo Primary School 88 Giralt Road Marangaroo WA 6064	1.61km	Primary	Mixed	Government	0-6
	Warwick Senior High School 355 Erindale Road Warwick WA 6024	1.73km	Secondary	Mixed	Government	7-12



Property is within school catchment area



Property is outside school catchment area



39 Hester Way, Greenwood

Residence 162m² | Studio 15m² | Workshop 13m² | Carport 33m² | Patio 59m² | L'dry 5m²

Total Area 287m²



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

Realmark™

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25th August 2026

Dear Investor

Thank you for the opportunity to provide a rental appraisal for 39 Hester Way, Greenwood WA 6024.

When it comes to property investment, we understand it's about more than simply collecting rent. The key drivers of long-term success are strong rental yield, asset protection and effective risk management.

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 **\$900-\$1000 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,



Erin Schmidt
Investment Manager
0407 832 235



WESTERN



AUSTRALIA

TITLE NUMBER

Volume

Folio

1332

964

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 28 ON PLAN 10321

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

BLAKE NEIL CONSTANTINE
NIKKI JANE CONSTANTINE
BOTH OF 39 HESTER WAY GREENWOOD WA 6024
AS JOINT TENANTS

(T N563249) REGISTERED 27/2/2017

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

1. N563250 MORTGAGE TO MEMBERS EQUITY BANK LIMITED REGISTERED 27/2/2017.

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: 1332-964 (28/P10321)
PREVIOUS TITLE: 1332-960
PROPERTY STREET ADDRESS: 39 HESTER WAY, GREENWOOD.
LOCAL GOVERNMENT AUTHORITY: CITY OF JOONDALUP

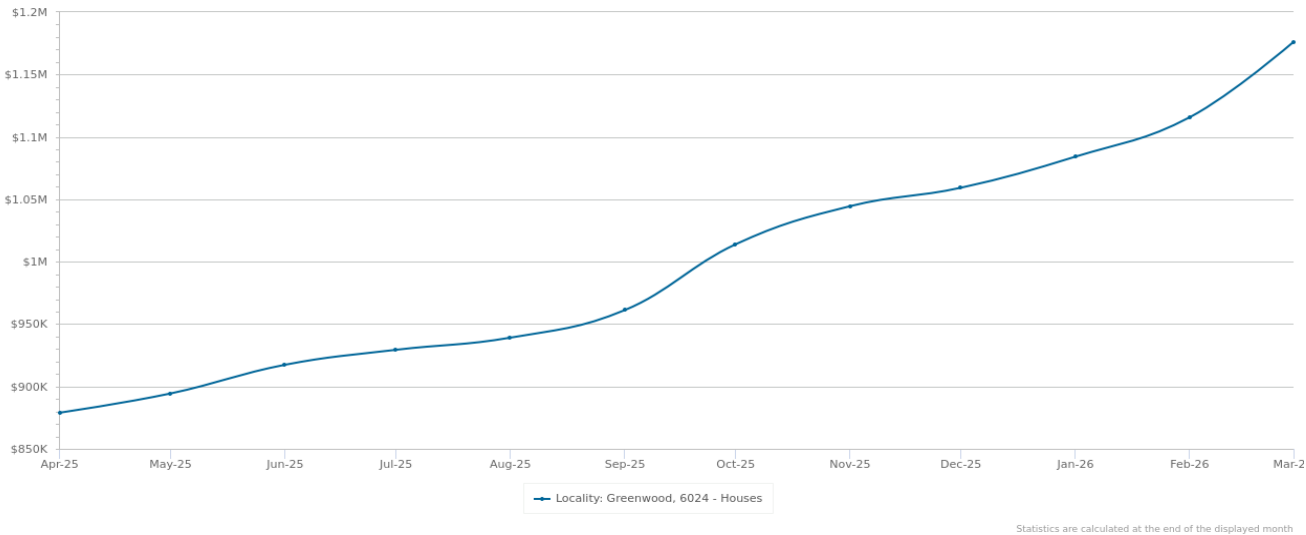


FIRST SCHEDULE (continued)									
NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.									
REGISTERED PROPRIETOR									
INSTRUMENT		NATURE		NUMBER		REGISTERED		TIME	
NATURE		NUMBER		REGISTERED		TIME		INITIALS	
Petherstone Holdings Pty. Limited of 46 Terrace Road, Perth.		Transfer		A566217		11.9.72		11.31	
Geoffrey Vincent Sherman, Towing Contractor and Charmaine Sherman, Married Woman, both of 12 Hinderwell Street, Scarborough, as joint tenants.		Transfer		A566238		11.9.72		11.32	
The correct address of the registered proprietors is now 39 Hester Way, Greenwood.		By		E945389		24.7.92		15.47	

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		NATURE		NUMBER		REGISTERED		TIME	
NATURE		NUMBER		REGISTERED		TIME		INITIALS	
Mortgage		A647857		to the COMMISSIONER OF THE RURAL AND INDUSTRIES BANK OF WESTERN AUSTRALIA		3.4.74		9.00	
Mortgage		D810725		to The Rural & Industries Bank of Western Australia.		12.7.88		9.02	
Mortgage		E945389		to City of Perth Credit Union Ltd.		24.7.92		15.47	
Mortgage		G393339		to Commonwealth Bank of Australia.		10.2.97		8.56	

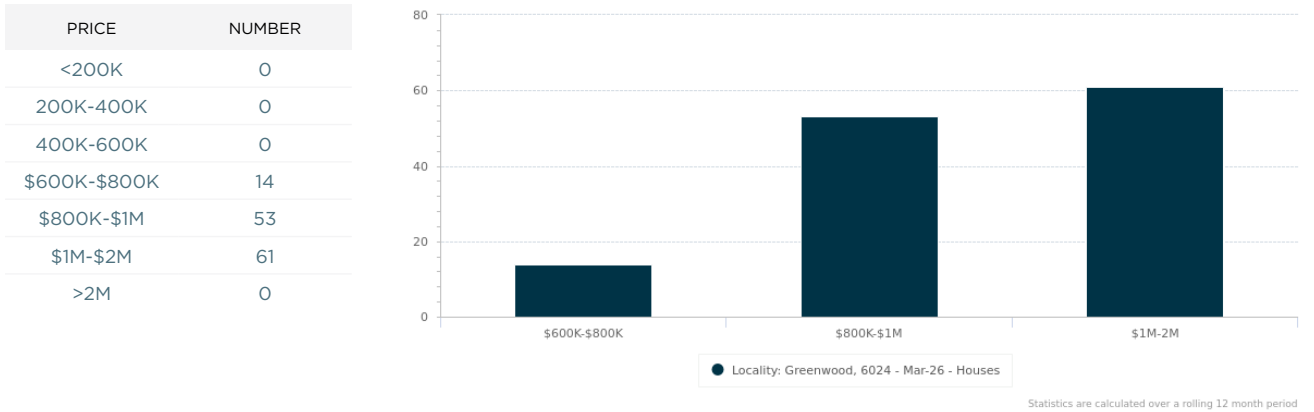
Recent Market Trends

Median Value - 12 Months (House)



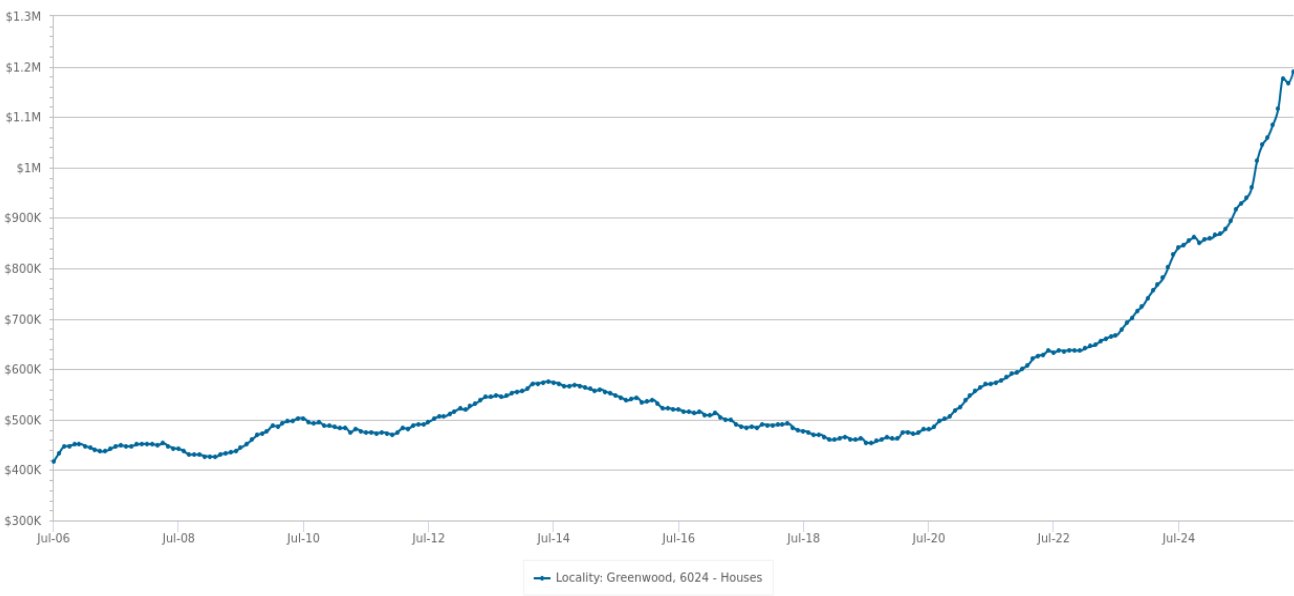
PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Mar 2026	15	\$1,176,125	5.4% ▲	9	19	\$750
Feb 2026	6	\$1,115,891	2.9% ▲	10	10	\$750
Jan 2026	3	\$1,084,220	2.4% ▲	10	7	\$750
Dec 2025	9	\$1,059,312	1.4% ▲	10	17	\$745
Nov 2025	13	\$1,044,528	3.0% ▲	10	22	\$750
Oct 2025	14	\$1,014,029	5.5% ▲	11	24	\$740
Sep 2025	9	\$961,278	2.4% ▲	12	18	\$700
Aug 2025	10	\$939,148	1.1% ▲	13	14	\$722
Jul 2025	6	\$929,380	1.3% ▲	12	20	\$700
Jun 2025	14	\$917,429	2.6% ▲	11	20	\$700
May 2025	12	\$894,423	1.8% ▲	11	29	\$700
Apr 2025	18	\$879,009	1.3% ▲	11	41	\$700

Sales by Price - 12 months (House)



Long Term Market Trends

Median Value - 20 Years (House)



Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2026	129	\$1,190,210	33.1% ▲	9	125	\$790
2025	138	\$894,423	11.4% ▲	10	141	\$700
2024	165	\$802,597	21.6% ▲	9	168	\$650
2023	154	\$659,818	5.0% ▲	10	171	\$550
2022	185	\$628,492	11.4% ▲	9	204	\$500
2021	162	\$564,130	19.1% ▲	14	202	\$450
2020	125	\$473,719	3.1% ▲	42	168	\$380
2019	143	\$459,607	-5.1% ▼	33	199	\$385
2018	138	\$484,176	-2.9% ▼	33	212	\$380
2017	150	\$498,819	-4.6% ▼	39	208	\$400
2016	137	\$522,707	-5.8% ▼	36	210	\$430
2015	159	\$555,157	-3.3% ▼	34	193	\$457
2014	164	\$573,918	6.5% ▲	9	183	\$470
2013	187	\$538,766	9.9% ▲	17	189	\$480
2012	130	\$490,368	1.9% ▲	40	150	\$440
2011	144	\$481,253	-3.3% ▼	22	172	\$400
2010	175	\$497,589	14.3% ▲	15	168	\$380
2009	183	\$435,227	-2.8% ▼	30	183	\$360
2008	180	\$447,559	2.3% ▲	33	215	\$330
2007	190	\$437,469	13.5% ▲	23	209	\$280

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