

City of Kalamunda

Housing and Land Snapshot Nov. 2018



**city of
kalamunda**

Advertised Vacant Residential Land

Land for sale	Number	Min \$	Max \$
Carmel	1	\$ 850,000	\$ 850,000
Bickley	2	\$ 555,000	\$ 699,000
Lesmurdie	5	\$ 630,000	\$ 449,000
Gooseberry Hills	9	\$ 369,000	\$ 749,000
Maida Vale	9	\$ 269,000	\$ 295,000
Kalamunda	16	\$ 370,000	\$ 895,000
Walliston	18	\$ 340,000	\$ 420,000
High Wycombe	21	\$ 189,000	\$ 1,500,000
Forrestfield	37	\$ 179,000	\$ 1,100,000
Wattle Grove	37	\$ 229,000	\$ 669,000
Total	155	Ave Minimum Asking Price \$ 248,750	Ave Maximum Asking Price \$ 476,625
N.B. Variance in asking price could be due to larger lifestyle lots or multi-unit lots.			<i>Courtesy of realestate.com.au</i>

Table 1

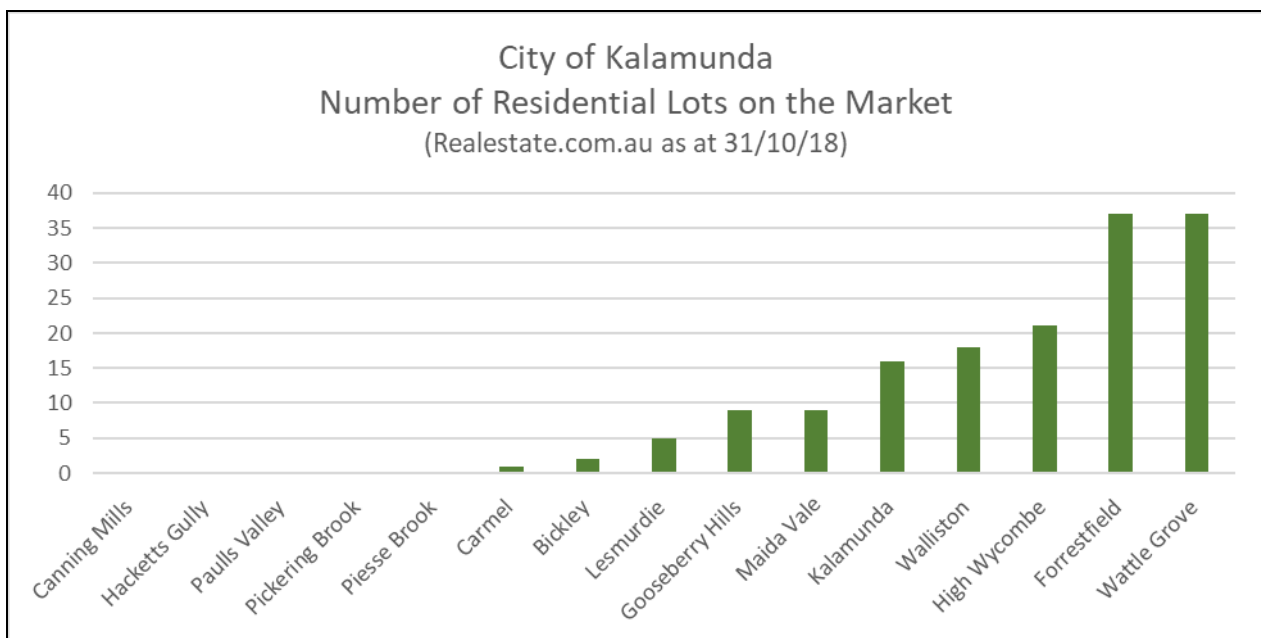


Chart 1

Forrestfield and Wattle Grove are the suburbs with the most vacant land availability within the City of Kalamunda, followed by High Wycombe, Walliston and Kalamunda. Maida Vale and Gooseberry Hill have moderate availability whilst Lesmurdie, Bickley and Carmel have limited availability. There is currently no advertised vacant land availability in the eastern suburbs of Canning Mills, Hacketts Gully, Pauls Valley, Pickering Brook and Piesse Brook.

The available land varies in form, from master planned communities with 20+ lots, to infill lots and single battle axe blocks in established suburbs. Density of lots ranges from large lifestyle lots up to 2,000 m² to small cottage lots around 300-400 m².

Subdivisions within the City of Kalamunda			
Estate Name	Locality	No. of lots	Agency
The Hales	Forrestfield	29	Satterley
Conti Gardens	Lawnbrook Rd, Walliston	18	BLOKK Property Australia
N/A	Wattle Grove	11	KEA1 Realty
BROOKSIDE	Wattle Grove	2	BLOKK Property Australia

Table 2

Table 2 above shows the main subdivisions being currently marketed, including The Hales in Forrestfield, which in October saw the auction of the 2018 Telethon home, which was the first outer metropolitan home built for Telethon and provided good publicity for the area.

Vacant Land Year to Date Sales 2018

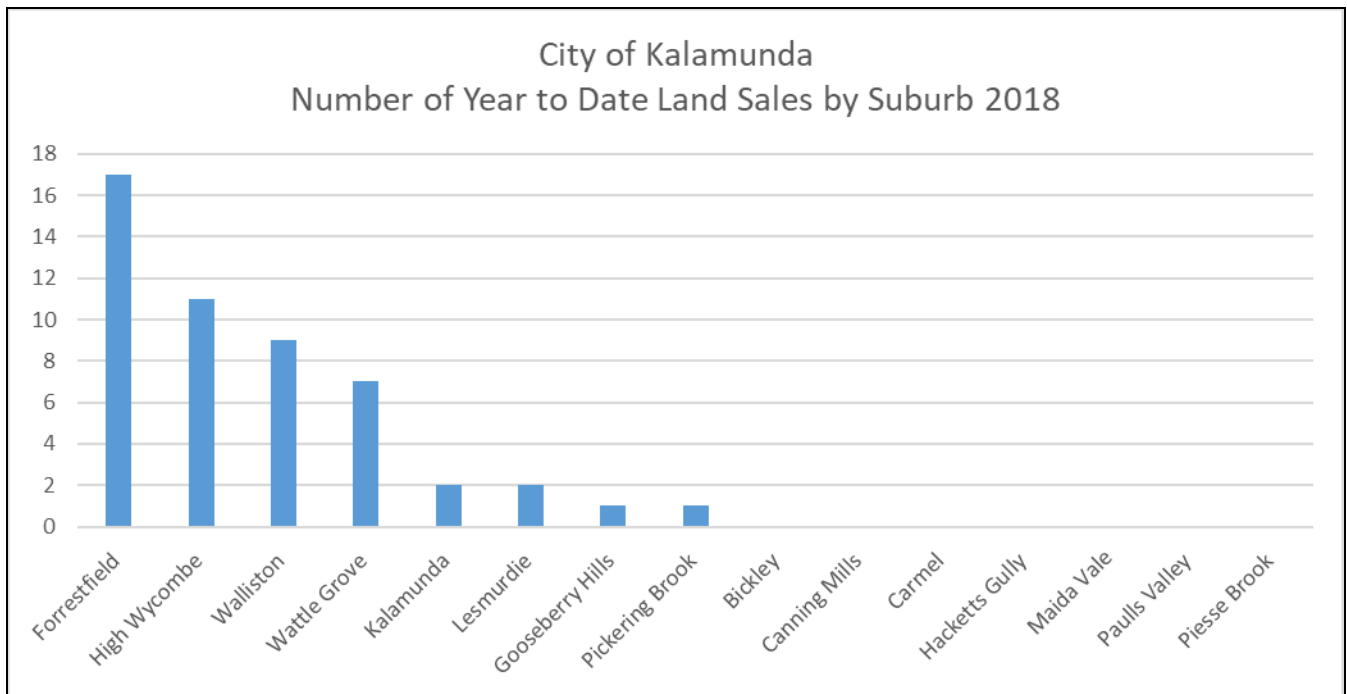


Chart 2

The total number of sales of vacant land for dwellings is 50 lots thus far in 2018, within the City of Kalamunda. Forrestfield and High Wycombe have had the largest number of dwelling sites sold this year, followed by Walliston and Wattle Grove. There has been minor sales in Kalamunda, Lesmurdie, Gooseberry Hills and Pickering Brook with the remainder of the Eastern suburbs recording no sales for 2018.



Dwellings Advertised for Sale

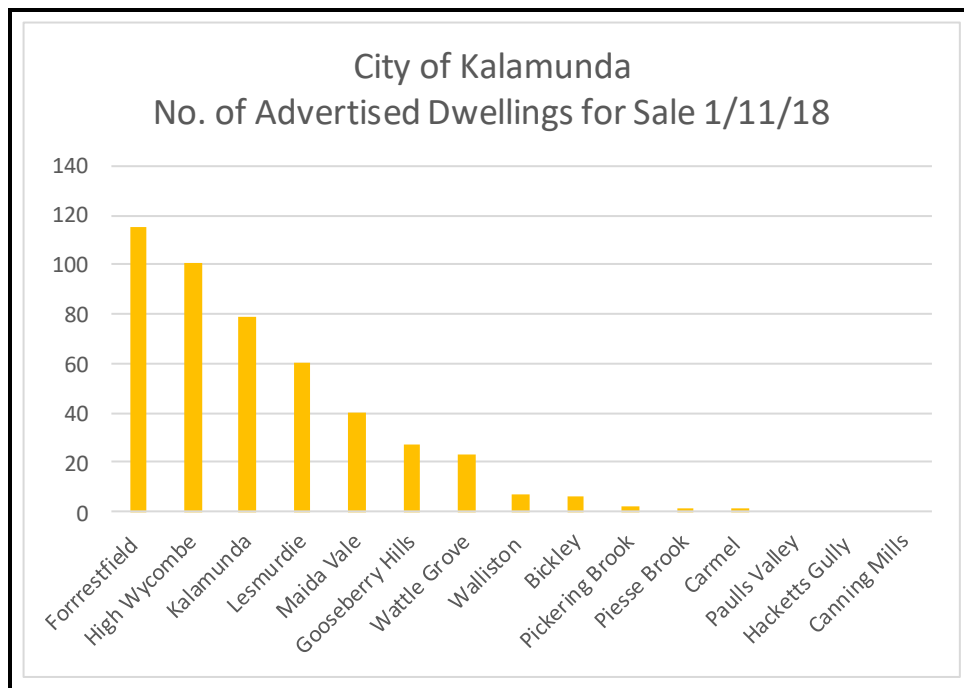


Chart 3

Forrestfield and High Wycombe have the highest number of advertised properties for sale, followed by Kalamunda, Lesmurdie, Maida Vale, Gooseberry Hill and Wattle Grove. There is a limited number of properties for sale in the Eastern suburbs.

Median House Sale Prices for last 12 months

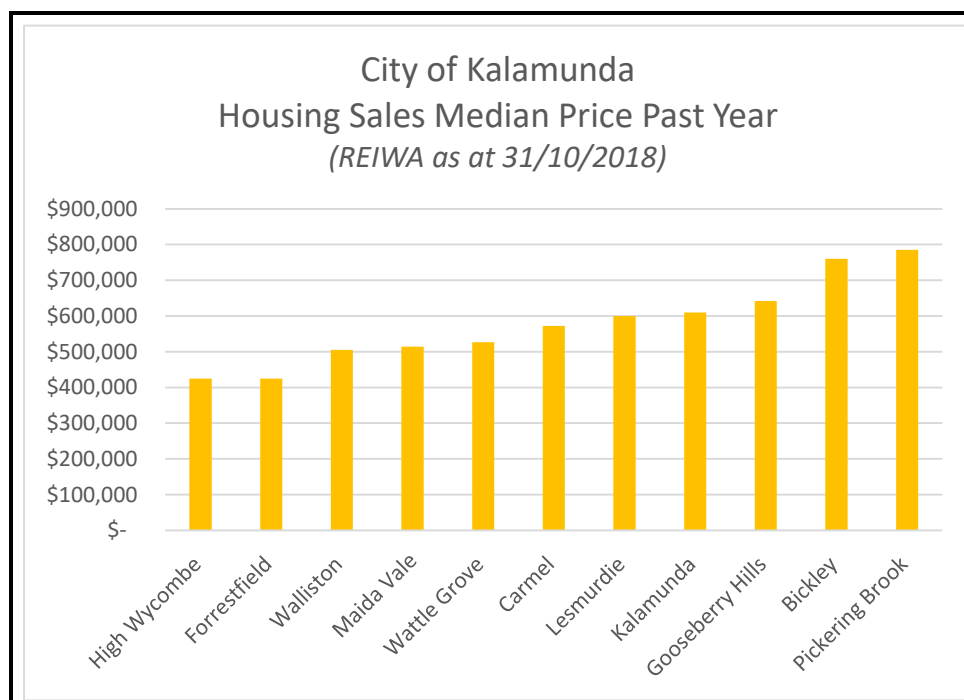


Chart 4

Pickering Brook and Bickley house sale median prices for the past year are both above \$700,000 with Gooseberry Hill, Kalamunda and Lesmurdie \$600,000 and above. Carmel, Wattle Grove, Maida Vale and Walliston are in the \$500,000 bracket with Forrestfield and High Wycombe both with a median price of \$425,000.

Number of Dwelling Sales by Suburb

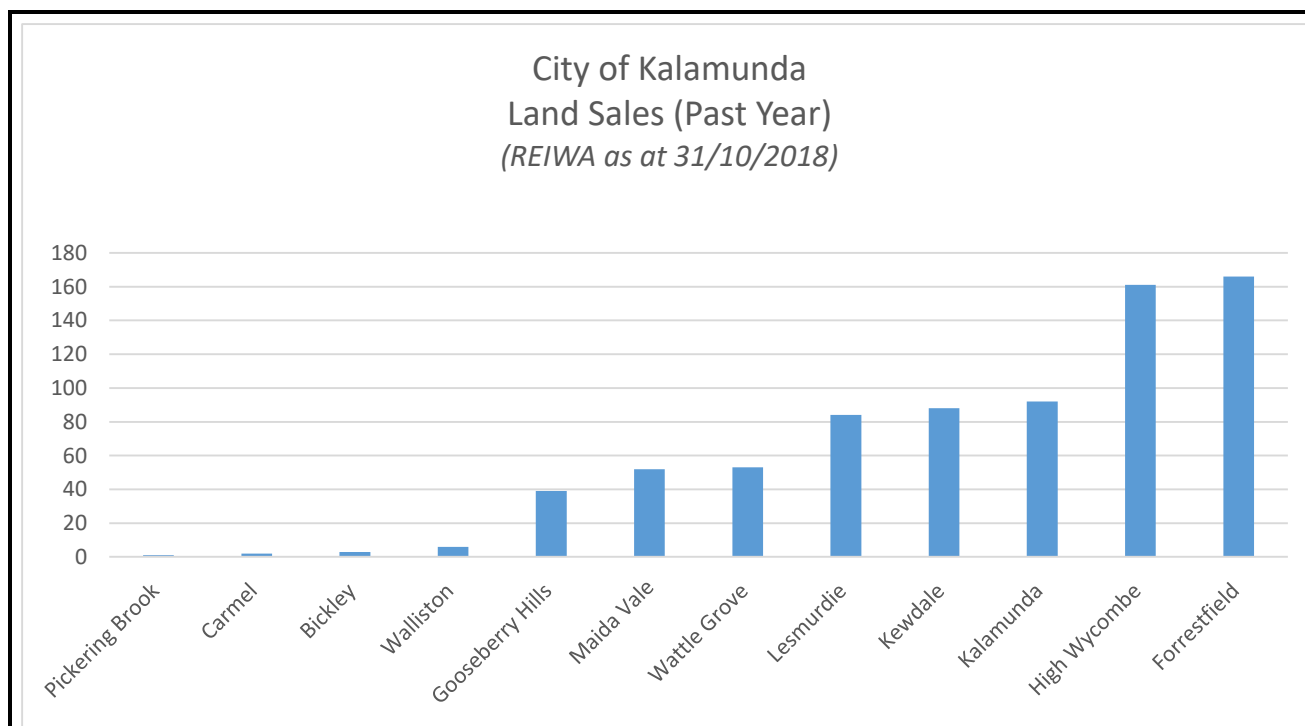


Chart 5

Suburb	Median Price	Sales (Past Year)	Lower Quartile (June 2018)	Upper Quartile (June 2018)
Pickering Brook	\$ 785,000	1	\$ 785,000	\$ 785,000
Carmel	\$ 572,500	2	\$ 540,000	\$ 605,000
Bickley	\$ 760,000	3	\$ 580,000	\$ 837,500
Walliston	\$ 505,000	6	\$ 475,000	\$ 575,000
Gooseberry Hills	\$ 642,500	39	\$ 585,000	\$ 805,000
Maida Vale	\$ 513,750	52	\$ 420,000	\$ 623,500
Wattle Grove	\$ 527,000	53	\$ 470,000	\$ 580,000
Lesmurdie	\$ 600,000	84	\$ 493,750	\$ 764,000
Kewdale	\$ 490,000	88	\$ 390,000	\$ 548,000
Kalamunda	\$ 610,000	92	\$ 490,000	\$ 722,500
High Wycombe	\$ 425,000	161	\$ 390,000	\$ 480,000
Forrestfield	\$ 425,000	166	\$ 366,000	\$ 480,000

Table 4

The total number of dwelling sales for the last twelve months was 659. Forrestfield (166) and High Wycombe (161) had the highest number of dwelling sales, followed by Kalamunda (92) and Lesmurdie (84). The next group were Wattle Grove (53), Maida Vale (52) and Gooseberry Hill (39). Walliston, Bickley, Carmel and Pickering Brook were 6, 3, 2 and 1 respectively. The remainder of the Eastern suburbs had nil sales over the last 12 months.

City of Kalamunda Dwellings Advertised for Sale 31/10/18 by No. of bedrooms			
Bickley (6)	Number	Min \$	Max \$
Four Bedroom +	6	\$ 620,000	\$ 2,000,000
Carmel (1)			
Four Bedroom +	1	\$ 575,000	\$ 575,000
Forrestfield (115)			
Two Bedroom	1	\$ 435,000	\$ 435,000
Three Bedroom	52	\$ 169,000	\$ 649,000
Four Bedroom +	62	\$ 269,000	\$ 699,000
Gooseberry Hill (27)			
Three Bedroom	6	\$ 549,000	\$ 729,000
Four Bedroom +	21	\$ 590,000	\$ 1,750,000
High Wycombe (101)			
One Bedroom	1	\$ 230,000	\$ 230,000
Two Bedroom	8	\$ 255,000	\$ 320,000
Three Bedroom	35	\$ 290,000	\$ 550,000
Four Bedroom +	57	\$ 369,000	\$ 1,600,000
Kalamunda (79)			
One Bedroom	2	\$ 245,000	\$ 265,000
Two Bedroom	9	\$ 310,000	\$ 650,000
Three Bedroom	34	\$ 399,000	\$ 875,000
Four Bedroom +	34	\$ 469,000	\$ 1,200,000
Lesmurdie (60)			
One Bedroom	1	\$ 180,000	\$ 180,000
Two Bedroom	1	\$ 289,000	\$ 289,000
Three Bedroom	14	\$ 365,000	\$ 739,000
Four Bedroom +	44	\$ 450,000	\$ 1,900,000
Maida Vale (40)			
Two Bedroom	3	\$ 279,000	\$ 299,000
Three Bedroom	10	\$ 389,000	\$ 635,000
Four Bedroom +	27	\$ 419,000	\$ 995,000
Pickering Brook (2)			
Three Bedroom	1	\$ 750,000	\$ 750,000
Four Bedroom +	1	\$ 899,000	\$ 899,000
Piesse Brook			
Four Bedroom +	1	n/a	n/a
Walliston (7)			
Three Bedroom	4	\$ 360,000	\$ 490,000
Four Bedroom +	3	\$ 500,000	\$ 515,000
Wattle Grove (23)			
Three Bedroom	1	\$ 445,000	\$ 445,000
Four Bedroom +	22	\$ 439,000	\$ 1,149,000

Table 5

As enumerated in Table 5 above and Chart 6 below, three and four bedroom dwellings are the predominant form of available dwellings advertised for sale. The data demonstrates however, that there is a lack of availability of one and two bed dwellings, in particular with the Eastern suburbs, but also to a degree in the more urban western suburbs of the City of Kalamunda. Out of 462 dwellings available for sale, 60% are four bedroom and 34% three bedroom.

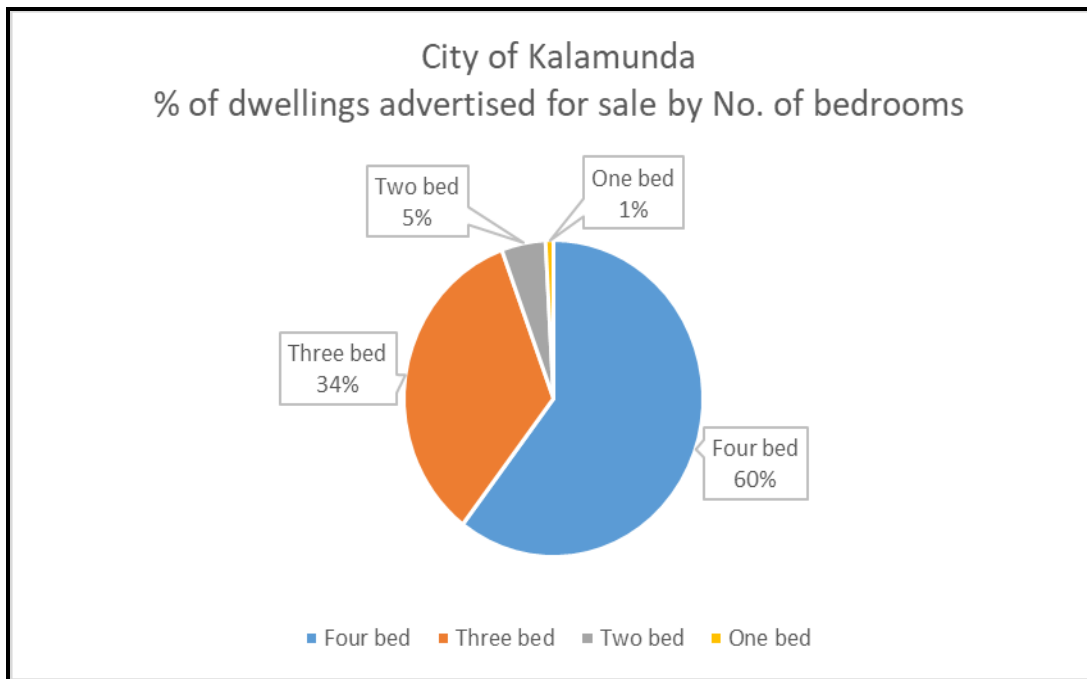


Chart 6

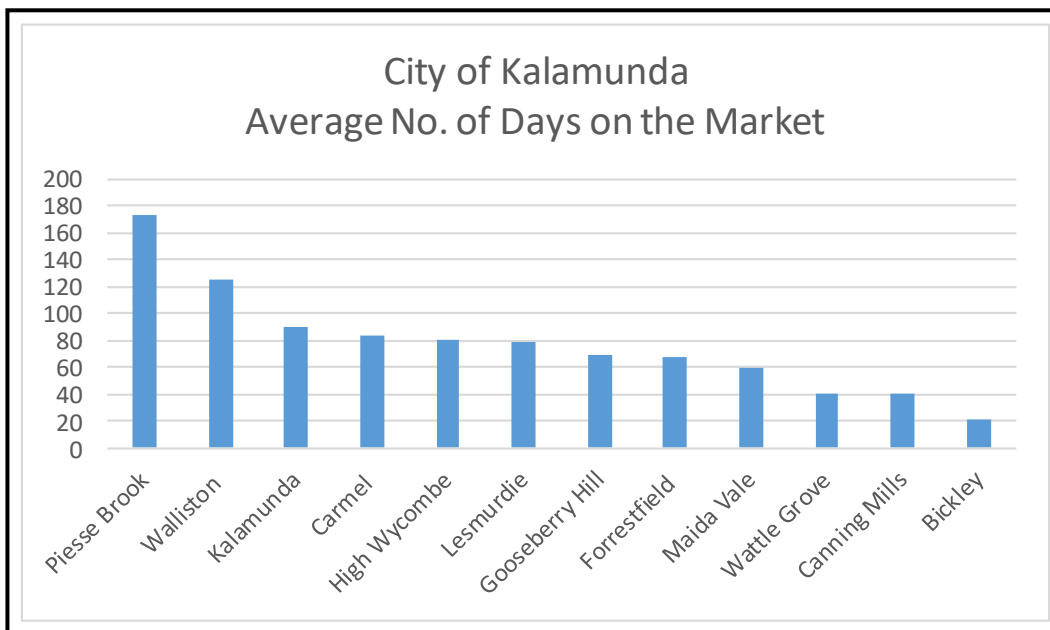


Chart 7

Piesse Brook and Walliston properties are on the market the longest whilst Bickley, Canning Mills and Wattle Grove are selling the quickest.

Advertised Rental Availability				Total	Median rent	12 Month Yield
Bickley	Number	Min \$	Max \$	1	n/a	n/a
Four Bedroom +	1	\$ 480	\$ 480			
Forrestfield	Number	Min \$	Max \$	38	\$ 350	0.00%
Two Bedroom	1	\$ 425	\$ 425			
Three Bedroom	25	\$ 250	\$ 370			
Four Bedroom +	12	\$ 320	\$ 520			
Gooseberry Hills	Number	Min \$	Max \$	2	\$ 430	13.20%
Four Bedroom +	2	\$ 500	\$ 500			
High Wycombe	Number	Min \$	Max \$	37	\$ 355	-7.30%
One Bedroom	1	\$ 250	\$ 250			
Three Bedroom	20	\$ 260	\$ 400			
Four Bedroom +	16	\$ 320	\$ 450			
Kalamunda	Number	Min \$	Max \$	20	\$ 383	-2.50%
One Bedroom	1	\$ 245	\$ 245			
Two Bedroom	3	\$ 280	\$ 300			
Three Bedroom	12	\$ 300	\$ 600			
Four Bedroom +	4	\$ 420	\$ 1,100			
Lesmurdie	Number	Min \$	Max \$	3	\$ 430	13.20%
Three Bedroom	2	\$ 325	\$ 400			
Four Bedroom +	1	\$ 500	\$ 500			
Maida Vale	Number	Min \$	Max \$	9	\$ 420	12.60%
One Bedroom	1	\$ 180	\$ 180			
Two Bedroom	1	\$ 295	\$ 295			
Three Bedroom	2	\$ 350	\$ 350			
Four Bedroom +	5	\$ 420	\$ 450			
Wattle Grove	Number	Min \$	Max \$	14	\$ 400	-3.10%
Three Bedroom	7	\$ 375	\$ 400			
Four Bedroom +	7	\$ 410	\$ 510			
Total Rentals				124		

Table 6

Forrestfield and High Wycombe have the highest number of rental properties available with 38 and 37 rentals respectively. Kalamunda (20), Wattle Grove (14) and Maida Vale (9) follow next. Lesmurdie, Gooseberry Hill and Bickley only have a few rentals with the remainder of the Eastern suburbs having no rental availability. One and two bedrooms rentals are scarce across the City raising the prospect of potential investment opportunities in this market segment, especially with the prospect of a passenger railway station at Forrestfield North by 2020.

In terms of growth over the preceding 12 months, Lesmurdie, Gooseberry Hills and Maida Vale have had substantial growth in their rental yields whilst for High Wycombe, Wattle Grove and Kalamunda, it is the reverse with negative growth over the year.

Rental Availability by Suburb

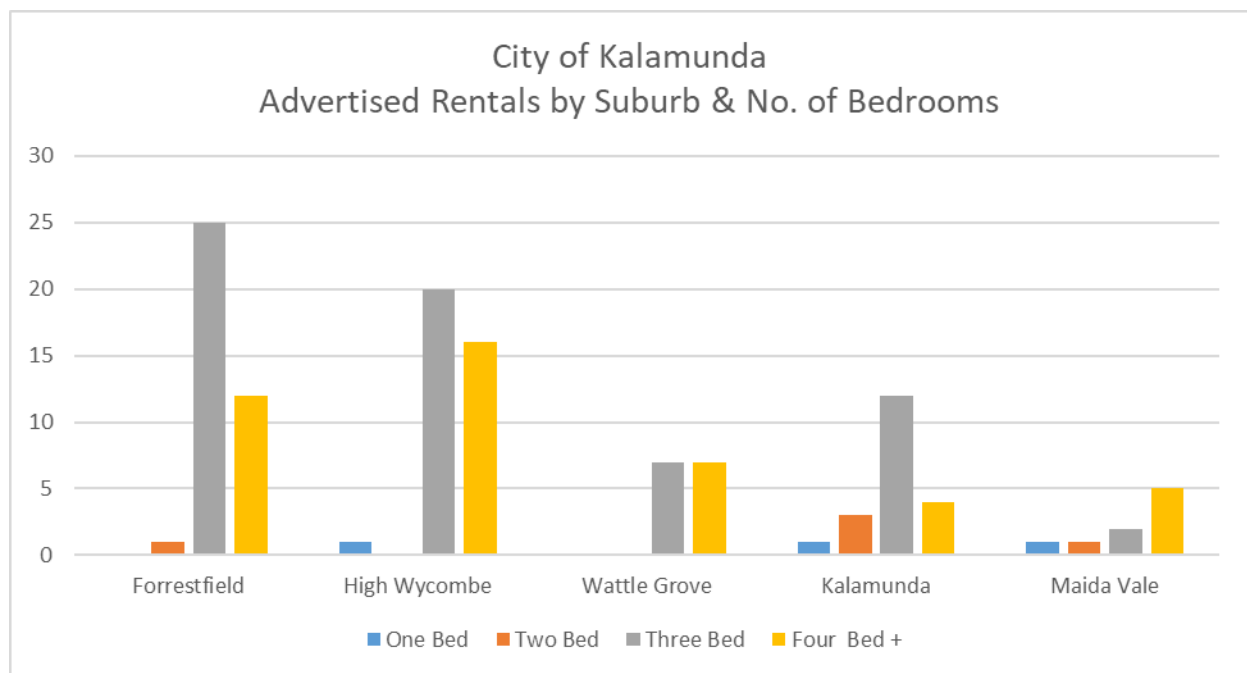


Chart 8

Lack of availability of one bedroom dwellings for rent across the city with two bed dwellings almost as scarce. Forrestfield has the greater number on three bed dwellings with High Wycombe having more four bed dwellings available.

Rental Availability in Postcode 6076

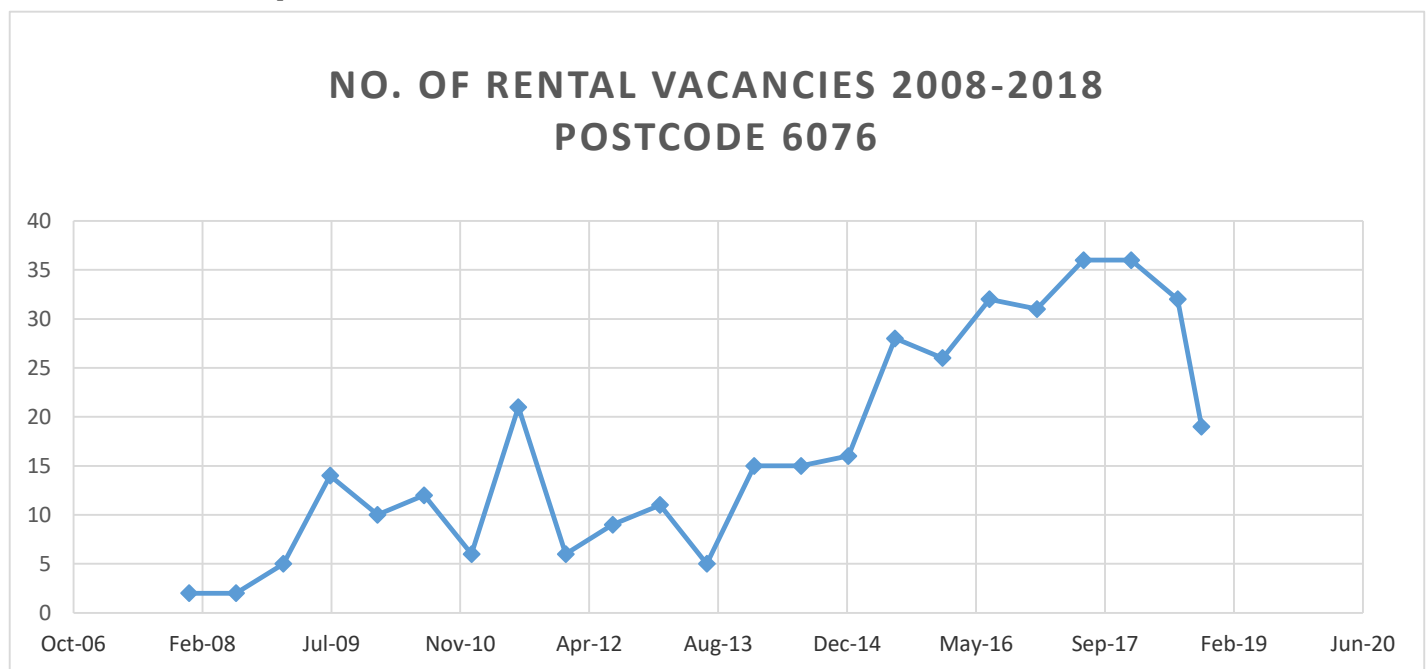


Chart 9

(Courtesy of reiwa.com.au)

The availability of rental properties in postcode 6076* peaked in the latter half of 2017 with 2018 showing an increase in demand with availability decreasing almost to 2014 levels.

*Kalamunda, Lesmurdie, Gooseberry Hill, Pickering Brook, Walliston, Bickley, Piesse Brook, Paulls Valley, Hacketts Gully, Carmel