



PROPERTY OF THE WEEK

FOR LEASE

3/5 Barker Street, Bedford, WA 6052

\$750 per week

3



2



2



This well-maintained rear villa is larger than it looks and in a prime location! With an open plan living space and an enclosed paved courtyard it's perfect for entertaining and families. This ideal location has easy access to the Perth CBD, plenty of shopping, amenities, and schools.

If you are interested in renting this property, get in contact with us today!!



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HOW WINTER WEATHER IMPACTS HOME OPENS - FOR THE GOOD!

As winter settles in across Perth, the weather can play a bigger role in property inspections than many people realise. While rainy weekends may seem like a challenge, they can actually create opportunities for sellers.

Buyers who attend home opens during poor weather are often highly motivated and genuinely looking to purchase. Casual browsers tend to stay home, meaning the people walking through your property are more likely to be serious buyers.

Winter weather also allows homes to demonstrate how they perform in real-life conditions. Buyers pay close attention to factors such as:

- Natural light throughout the home
- Warmth and insulation
- Heating and cooling efficiency
- Outdoor drainage and water flow
- Covered entertaining areas
- Garage and storage functionality during wet weather

A warm, welcoming home can leave a lasting impression on a cold winter day. Simple touches such as opening blinds, turning on lights, ensuring outdoor areas are tidy, and creating a comfortable indoor temperature can make a significant difference.

For buyers, rainy days can also reveal things that aren't always obvious during summer inspections. A property that presents well during winter often provides buyers with additional confidence in their purchase decision.

Market Insight: While sunshine always helps, buyer demand doesn't stop when the weather changes. In many cases, winter home opens attract fewer visitors but a higher proportion of genuine buyers.

MARKET INSIGHTS

Sales transactions in Perth last week were  7.4% on the previous week, with REIWA reporting **660 transactions**. A closer look shows house sales were  24.6% compared to the week prior, while unit sales were  12.1% and land sales were  56.9%.

Top Performing Suburbs – Sales

1. Maylands – 13
2. Baldivis – 12
3. Byford – 12
4. Perth – 12
5. Fremantle – 11

Perth's highest sale price: Eglinton – \$1,610,000

Perth's lowest sale price: Coodanup – \$399,000

There were **5,733 properties for sale** in Perth at the end of last week, which is 2.9%  than the previous week. This can be attributed to house listings increasing 2.4% compared to the week prior, unit listings increasing 2.8% and listings for vacant land increasing 7.3%.

Last week's total figure of **properties available for sale** is 19.2%  than four weeks ago and 40.8%  than levels seen a year ago.

In Perth's rental market, REIWA reported there were **2,331 properties for rent** in Perth at the end of last week, which is 1.1%  on the week prior. Last week's rental listings figure is 1.2% higher than four weeks ago but 3.9% lower than a year ago.

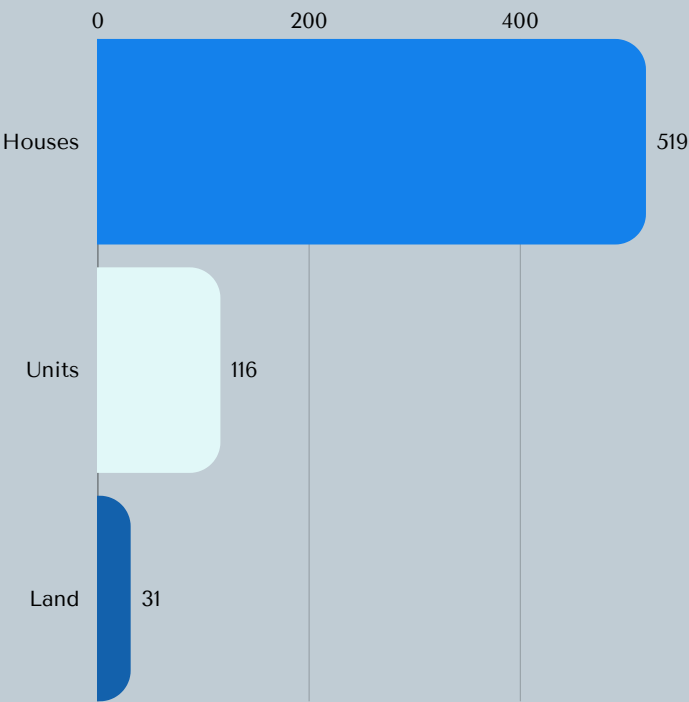
Top Performing Suburbs – Rentals

1. Baldivis – 24
2. Perth – 19
3. Rivervale – 14
4. Scarborough – 14
5. Maylands – 13

REIWA reported 661 properties leased last week, which is 18.7%  than the previous week, 7.7% higher than four weeks ago and 1.5% higher than a year ago.

MARKET INSIGHTS

Property Sales



Top Selling Suburbs

Maylands:	13
Perth:	12
Byford:	12
Baldivis:	12
Fremantle:	11
Falcon:	9
Yanchep:	8

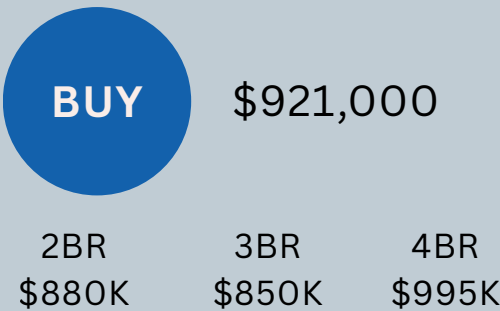
Comparison

This week: 660

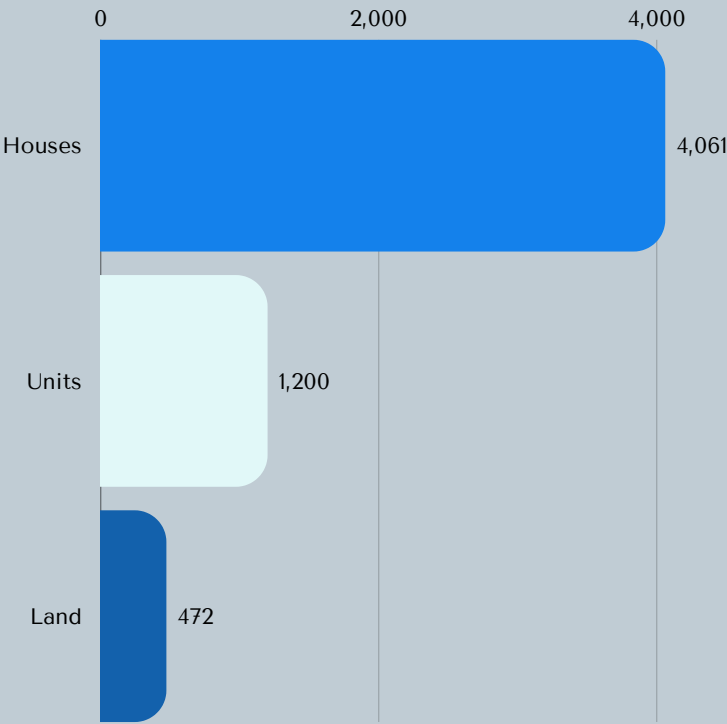
Four Weeks Ago: 696

Same Week Last Year: 910

Median Sales Prices



Properties Listed for Sales



Comparison

This week: 5,733

Four Weeks Ago: 4,809

Same Week Last Year: 4,073

OFF MARKET OPPORTUNITY

Secure your place in one of Perth's fastest-growing suburbs with this exclusive off-market opportunity in Brabham.

- 465sqm block of land
- Prime Brabham location
- Build your dream home or investment property

Opportunities like this don't last long. Contact Jackson Slater today to find out more and secure this exclusive off-market opportunity. ☎ 0411 311 201

THINKING OF *Selling?*

FIND OUT WHAT YOUR PROPERTY COULD BE WORTH.

In changing times it pays to be informed. Phone to discuss your property now.



MARKET
APPRAISAL



NO
OBLIGATION



LOCAL AREA
EXPERTS



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QUOTE OF THE WEEK

Don't think of cost, think of value.

