



MORLEY UPDATE - GROWTH CONTINUES

Morley is continuing its transformation with several major projects that are boosting the suburb's appeal for residents, investors and businesses alike.

Galleria Redevelopment Underway

Construction of the Galleria shopping centre redevelopment is progressing, with completion expected in late 2026. The revitalised centre will feature a modern retail precinct, an exciting indoor-outdoor dining hub known as The Terrace, a new HOYTS-ACE cinema, refurbished major retailers including Myer and Coles, and upgraded public spaces. The shopping centre remains open throughout construction.

Improved Public Transport

Morley is now benefiting from the METRONET Morley Station, providing residents with faster and more convenient access to Perth CBD, the airport and surrounding suburbs. Improved connectivity continues to make Morley an attractive choice for buyers seeking convenience without sacrificing lifestyle.

Planning for the Future

Planning continues around the Morley Station precinct, with the City of Bayswater progressing its long-term vision for mixed-use development, improved public spaces and enhanced community facilities. These initiatives aim to create a vibrant, walkable activity centre that supports future housing and local employment.

PERTH WEEKLY MARKET UPDATE

Sales transactions in Perth last week were down 3.1% on the previous week, with REIWA reporting **689 transactions**. A closer look shows house sales were down 4.6% compared to the week prior, while unit sales were up 7.9% and land sales were down 17.2%.

Top Performing Suburbs – Sales

1. Claremont – 26
2. Baldivis – 14
3. Scarborough – 13
4. Subiaco – 13
5. Karrinyup – 11

Perth's highest sale price: Mosman Park – \$2,750,000

Perth's lowest sale price: Perth – \$550,000

There were **6,333 properties for sale** in Perth at the end of last week, which is 2.4% higher than the previous week. This can be attributed to house listings increasing 2.1% compared to the week prior, unit listings increasing 3.8% and listings for vacant land increasing 1.3%.

Last week's total figure of **properties available for sale** is 10.5% higher than four weeks ago and 78.6% higher than levels seen a year ago.

In Perth's rental market, REIWA reported there were **2,326 properties for rent** in Perth at the end of last week, which is similar to the week prior and four weeks ago. Last week's rental listings figure is 6.7% lower than a year ago.

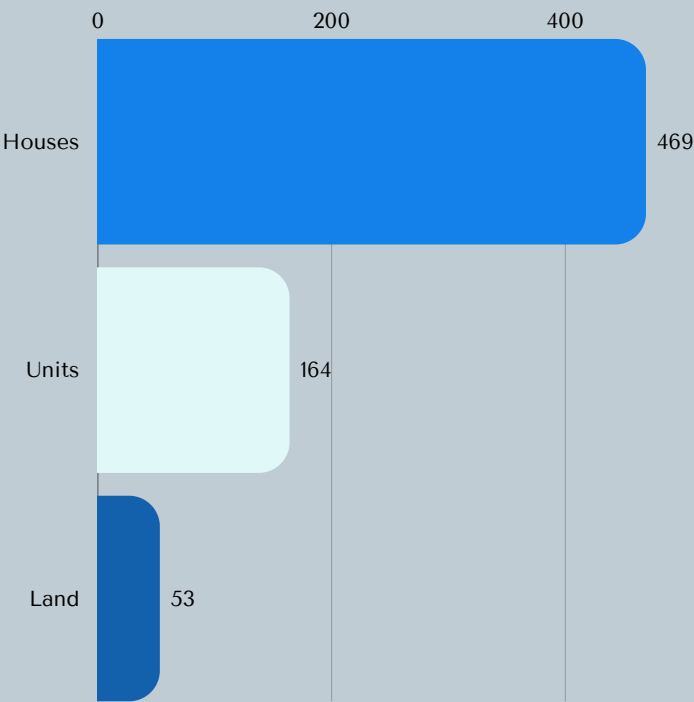
Top Performing Suburbs – Rentals

1. Baldivis – 28
2. East Perth – 17
3. Scarborough – 16
4. Maylands – 13
5. Perth – 11

REIWA reported **671 properties leased last week**, which is 7.7% higher than the previous week and 2.6% higher than four weeks ago but 9.7% lower than a year ago.

MARKET INSIGHTS

Property Sales



Top Selling Suburbs

Claremont:	26
Baldivis:	14
Scarborough:	13
Subiaco:	13
Karrinyup:	11
Gosnells:	9
Belmont:	8

Comparison

This week: 689

Four Weeks Ago: 636

Same Week Last Year: 771

Median Sales Prices

BUY

\$935,000

2BR

\$897K

3BR

\$861K

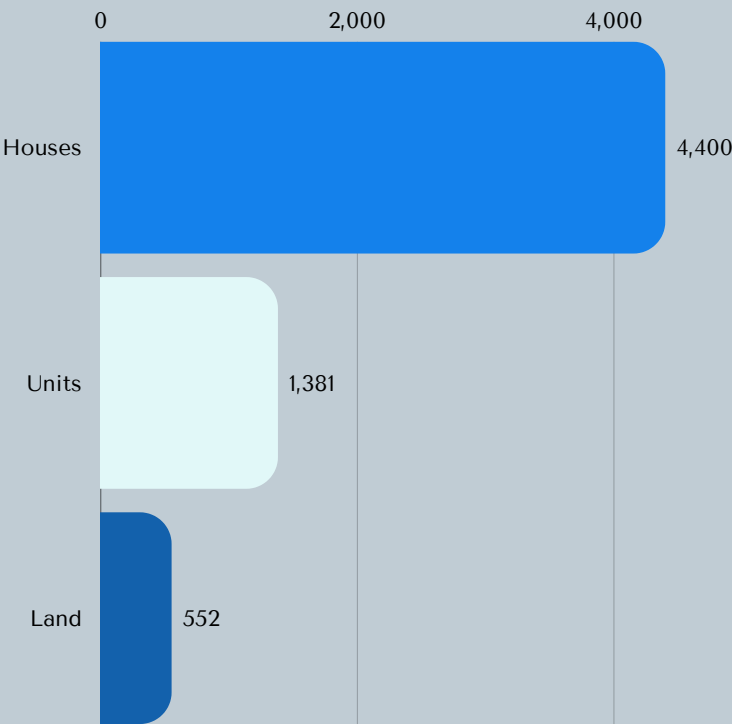
4BR

\$1.01M

Median Selling Days

16

Properties Listed for Sales



Comparison

This week: 6,333

Four Weeks Ago: 5,733

Same Week Last Year: 3,545

OPPORTUNITY - COMING SOON!!



6 / 206 Kooyong Road, Rivervale WA 6103

From \$649,000

2 bed, 2 bath

Modern Apartment in a Prime Location!

Discover effortless living at 6/206 Kooyong Road, Rivervale. This stylish 2-bedroom, 2-bathroom apartment offers open-plan living, two private balconies, a secure car bay, and an unbeatable location just 6km from the Perth CBD and 7km from Perth Airport.

Whether you're a first home buyer, investor, or looking for a low-maintenance lifestyle, this property is one you won't want to miss.

OFF MARKET OPPORTUNITY!



COMING SOON

HENLEY BROOK

BLOCK OF LAND FOR SALE

Your future
STARTS HERE

 **PREMIUM LOCATION**

 **PEACEFUL SURROUNDS**

 **GREAT ACCESS TO LOCAL AMENITIES**

 **PeterKuhne**
REAL ESTATE
The Service Is Better At Kuhne

Looking to build your dream home or secure land in one of Perth's fastest-growing suburbs? We may soon have **two titled 315sqm blocks** becoming available in **Henley Brook**.

With titles already issued, you'll be ready to start building straight away. As these lots may be sold off-market, now is the perfect time to register your interest before they hit the public market.

Contact Peter Kuhne Real Estate today to find out more and secure your opportunity before it's gone.

Peter Kuhne: 0428 758 822

Jackson Slater: 0411 311 201

WEEKLY RAMBLE - PKRE VALUED CLIENTS

Philip II had conquered most of Greece and sent a message to the Spartans warning them to submit immediately.

He threatened: "If I invade Lakonia [Sparta], you will be destroyed, never to rise again."

The Reply: Dismissing the complex threats of the invading army, the Spartan ephors (leaders) replied with a single word: "If."



By **Theodore Boronovskis**, an Australian Judoka who won a bronze medal at the 1964 Summer Olympics. This was Australia's only Olympic medal in judo until 2000.

QUOTE OF THE WEEK

It's better to be alone than to be in
bad company.

