



DIANELLA MARKET UPDATE

Dianella continues to be one of Perth's standout suburbs, with strong buyer demand driving excellent results for quality homes. Over the past 12 months, the suburb's median house price has climbed to approximately **\$1.2 million**, representing around **25% annual growth**, while median rents have increased to around **\$850 per week**.

Well-presented family homes, development sites and renovated properties remain highly sought after, particularly as buyers look for established suburbs close to the CBD, schools, parks and shopping centres. Although more properties are gradually coming onto the market across Perth, demand in Dianella continues to outpace supply, keeping competition strong for quality listings.

Thinking of selling? With buyer confidence remaining solid and property values at record levels, now could be an excellent opportunity to find out what your home is worth. Contact Peter Kuhne Real Estate for a complimentary, no-obligation market appraisal.

Peter Kuhne: 0428 758 822

Jackson Slater: 0411 311 201

FOR SALE - NOW LIVE!!



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.

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PERTH WEEKLY MARKET UPDATE

Sales transactions in Perth last week were down 7.9 % on the previous week, with REIWA reporting **632 transactions**. A closer look shows house sales were down 11.9% compared to the week prior and unit sales were down 26.2% while land sales were up 84.9%.

Top Performing Suburbs – Sales

1. Baldivis – 13
2. Byford – 9
3. Perth – 9
4. Gosnells – 8
5. Subiaco – 8

Perth's highest sale price: Claremont – \$2,990,000

Perth's lowest sale price: Orelia – \$525,000

There were **6,509 properties for sale** in Perth at the end of last week, which is 2.8% higher than the previous week. This can be attributed to house listings increasing 2.4% compared to the week prior, unit listings increasing 3.8% and listings for vacant land increasing 3.6%.

Last week's total figure of **properties available for sale** is 10.3% higher than four weeks ago and 90.4% higher than levels seen a year ago.

In Perth's rental market, REIWA reported there were **2,230 properties for rent** in Perth at the end of last week, which is 4.1% down on the week prior. Last week's rental listings figure is 3.1% lower than four weeks ago and 9.3% lower than a year ago.

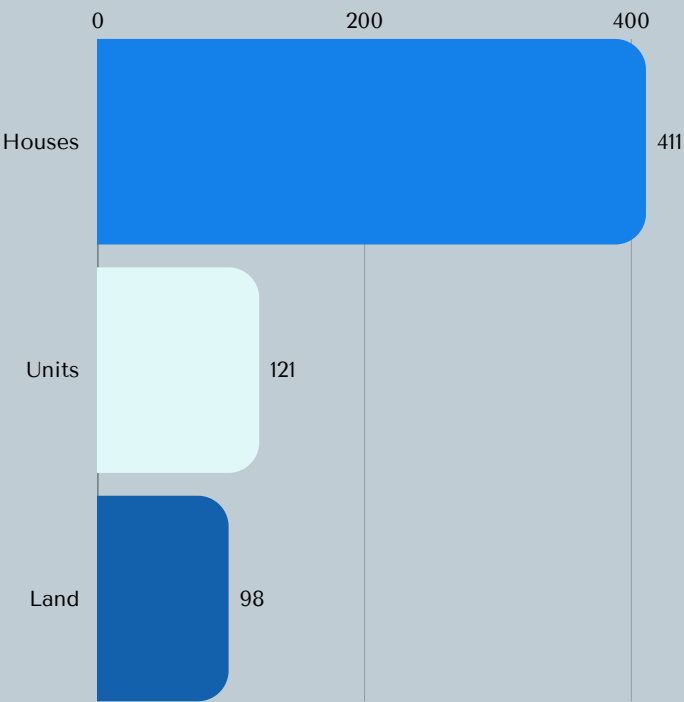
Top Performing Suburbs – Rentals

1. Perth – 30
2. Baldivis – 18
3. Belmont – 18
4. East Perth – 14
5. Eglinton – 14

REIWA reported **624 properties leased** last week, which is 6.7% lower than the previous week, 4% lower than four weeks ago and 15.8% lower than a year ago.

MARKET INSIGHTS

Property Sales



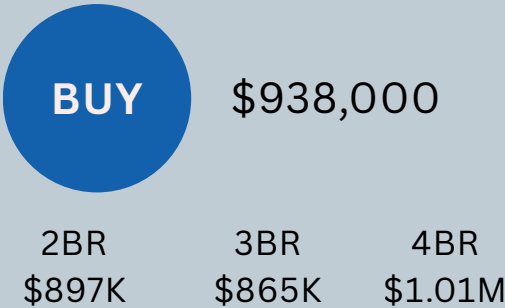
Comparison

This week: 632

Four Weeks Ago: 610

Same Week Last Year: 784

Median Sales Prices



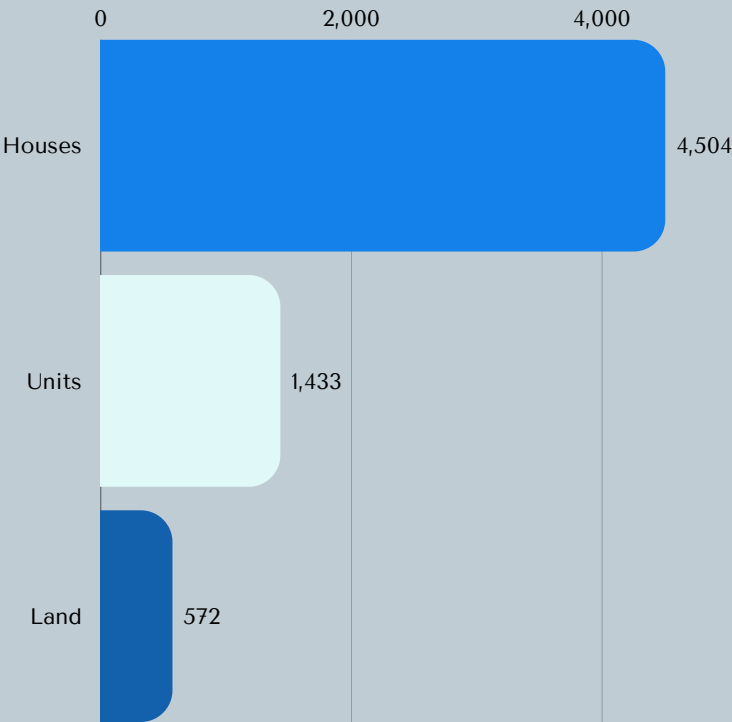
Median Selling Days



Top Selling Suburbs

Baldivis:	13
Byford:	9
Perth:	9
Gosnells:	8
Subiaco:	8
Banksia Grove:	7
Tuart Hill:	7

Properties Listed for Sales



Comparison

This week: 6,509

Four Weeks Ago: 5,901

Same Week Last Year: 3,419

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.

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WEEKLY RAMBLE - PKRE VALUED CLIENTS

Yes. In his 15 August 1945 surrender broadcast (the Gyokuon-hōsō, or "Jewel Voice Broadcast"), Emperor Hirohito used deliberately indirect and formal language. The relevant passage in the official English translation reads:

"The war situation has developed not necessarily to Japan's advantage..."



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

"Success is not final, failure is not fatal: it is the courage to continue that counts."

Winston Churchill

