



PROPERTIES OF THE WEEK

For Sale

1B Robinson Avenue, Perth, WA 6000

Positioned on the fringe of the CBD in a tightly held inner-city pocket, this outstanding mixed zoning (commercial & residential) property presents a rare opportunity to secure a versatile asset in one of Perth's most connected locations.

Currently leased to a residential tenant until 14th July 2026, the property provides immediate rental income with the flexibility to establish your own business or reposition in the future (subject to relevant approvals). Whether you're an investor seeking strong inner-city fundamentals or a business owner planning ahead, this is a blue-chip opportunity in a high-exposure corridor.



Property Highlights:

- Mixed-use zoning – commercial & residential flexibility
- Prime inner-city positioning
- Strong long-term investment fundamentals
- Ideal for future owner-occupiers, consultants, medical, office, or boutique operators (STCA)

Why You'll Love It!

Inner-city mixed-use properties of this calibre are increasingly difficult to secure. With strong tenant demand, premium location credentials, and future flexibility, 1B Robinson Avenue represents both immediate return and long-term upside. Secure your foothold in one of Perth's most strategic city-fringe positions.

PROPERTIES OF THE WEEK

Commercial Rental



4/24 Rudloc Road, Morley, WA, 6062

\$5500 per month

440m² land

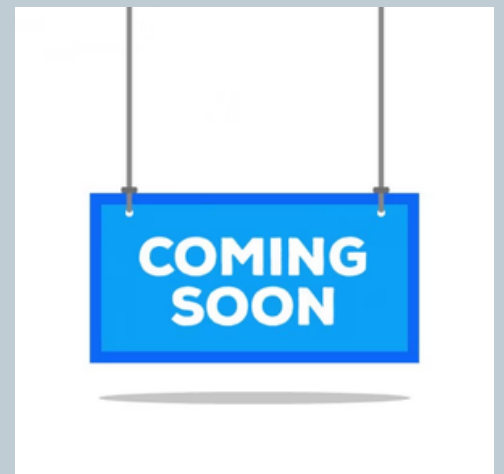
Prime location!

Residential Rental

13/16 Mount Prospect Crescent, Maylands,
WA 6051



Riverside location!



URGENT

More rentals urgently wanted to satisfy high demand

MORLEY MARKET SNAPSHOT



Morley continues to be one of Perth's most in-demand suburbs, driven by its central location, strong infrastructure, and excellent lifestyle appeal. Positioned just 10km from the CBD, Morley offers a great balance of convenience and value, making it highly attractive to first home buyers, investors, and growing families alike.

Buyer demand remains strong, particularly for well-presented homes on larger blocks with development potential. Properties with R20–R25 zoning are seeing increased interest as buyers look to secure land with future upside. Renovated homes and “move-in ready” properties are also performing exceptionally well, often attracting multiple offers shortly after hitting the market.

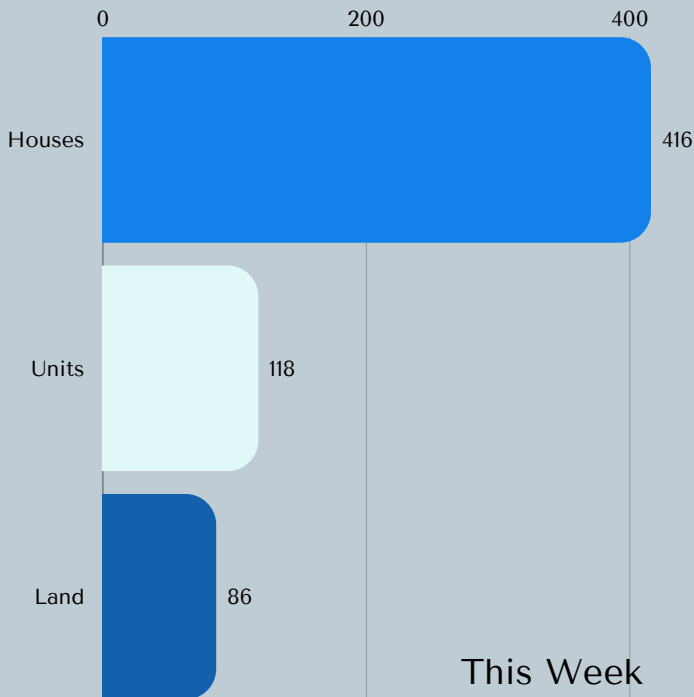
One of Morley's biggest drawcards is the ongoing transformation of the area. The Morley Train Station (part of the Metronet project) is set to further enhance connectivity, which is already having a positive impact on buyer confidence and long-term growth prospects. In addition, the Galleria Shopping Centre redevelopment plans continue to generate excitement, reinforcing Morley as a key lifestyle and retail hub.

Rental demand in Morley remains extremely tight, with quality properties leasing quickly and minimal vacancy rates across the suburb. This has led to strong rental yields, making Morley a standout option for investors seeking both cash flow and capital growth.

Overall, Morley remains a high-performing market with solid fundamentals. With demand still outweighing supply, we expect continued upward pressure on prices as we move further into the year.

MARKET INSIGHTS

Property Sales



Top Selling Suburbs

Baldivis:	9
Perth:	9
Maylands:	8
Como:	8
Gosnells:	8
Hamilton Hill:	8
Bayswater:	7

Comparison

This week: 620

Four Weeks Ago: 770

Same Week Last Year: 912

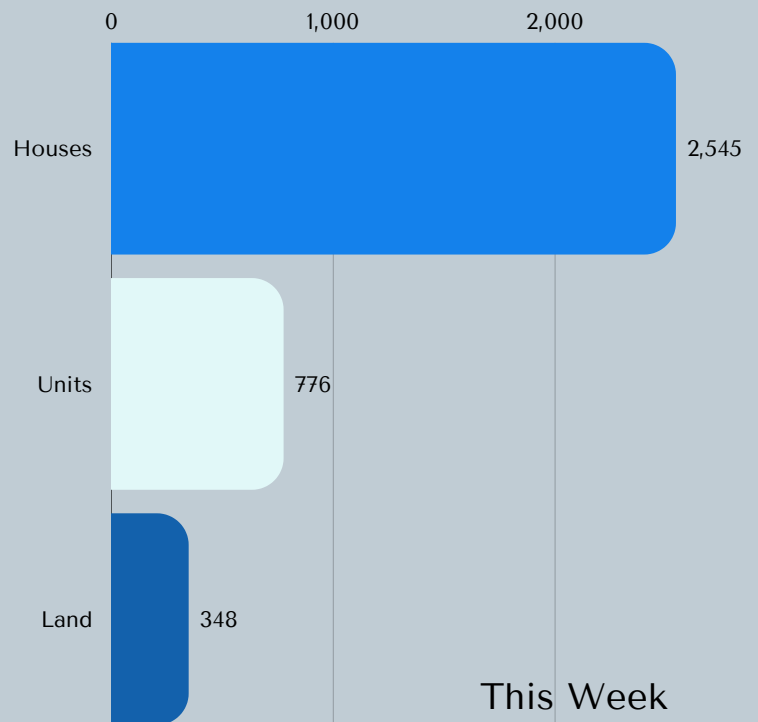
Median Sales Prices



\$890,000

2BR	3BR	4BR
\$850K	\$825K	\$960K

Properties Listed for Sales



Comparison

This week: 3,669

Four Weeks Ago: 3,036

Same Week Last Year: 4,986

Median Selling Days

9

MEET YOUR TEAM

Allison is a consultant Trust Account and Commercial Property Manager. She is a licensed real estate agent with more than a decade of experience in real estate. She has corporate and not-for-profit sector experience at a senior management level across Australia.

She returned to real estate in 2014. She holds degree and post-graduate qualifications in commerce and economics, as well as a Diploma in Property Services (Agency Management).

Allison was previously the residential and commercial property manager for Peter Kuhne Real Estate for 5 years until she began her own business as a consultant.



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Peter Downer

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Peter “Tommy” Downer is a seasoned Sales Professional with extensive experience in the real estate industry, particularly in rural and regional property markets.

Balancing his passion for real estate with deep knowledge of land use and farming practices, Tommy brings a practical, easy-going approach to every client engagement.

Known for his strong local insight and commitment to delivering quality service, he works collaboratively with clients and the team to help achieve successful outcomes across a diverse range of property types.

RECENTLY UNDER OFFER

UNDER OFFER

35 Boundary Road, St James

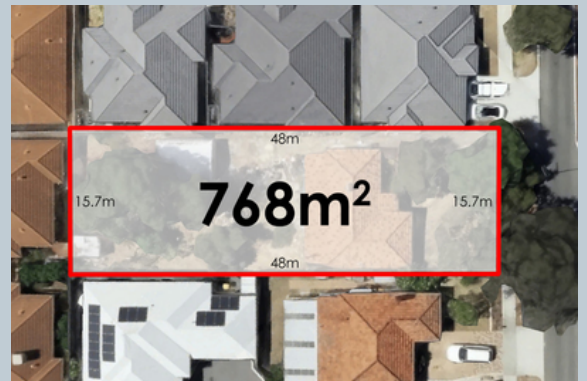


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1

House



Positioned in one of St James' most sought-after pockets, this solid home on a generous 768sqm block was the perfect opportunity for buyers with vision. The property needed love, but the structure is sound, making it an ideal renovation, investment, or an exciting development prospect.

RECENTLY LEASED



\$620 per week

12/2 Tenth Avenue, Maylands

Unit



1



1



1

Brand new. Absolutely beautiful 1 bedroom unit in this brand new resort style complex.

Residents enjoy outstanding facilities here including heated swimming pool, sauna, bbq area, residents' lounge areas, pool table and table tennis, well equipped gym, drying area. Secure parking.

Walk to Maylands station – enjoy the bike paths – it's just 5 kms to the CBD, right opposite the popular Maylands Cafe strip and shops, transport and trains.

QUOTE OF THE WEEK

Think you can, or you think you can't.
Either way you're right.

