



PROPERTY OF THE WEEK

For Sale

Coming Soon!!

8A Myall Place, Dianella WA 6059

Positioned in a prime Dianella pocket, this well-located 3-bedroom, 1-bathroom home sits on a generous 510sqm block, offering outstanding potential for homeowners, investors, or those looking to secure a quality property in a sought-after area.



With space, convenience, and future upside, this is an opportunity you won't want to miss.

Act fast – properties like this don't last long.

Enquire today for pre-market information and be the first to know when it hits the market.

Peter Kuhne: [0428 758 822](tel:0428758822)

Jackson Slater: [0411 311 201](tel:0411311201)

DIANELLA MARKET SNAPSHOT



Located just 7km north-east of the CBD, Dianella continues to be one of Perth's most tightly held and consistently performing suburbs. Known for its leafy streets, elevated pockets with city views, and strong community feel, Dianella remains a standout choice for families, investors, and downsizers alike.

The suburb offers a diverse mix of properties, from original character homes on large blocks to modern villas, townhouses, and newly built residences. With zoning opportunities in select pockets, Dianella also continues to attract developers looking to unlock value.

Lifestyle is a major drawcard, with residents enjoying easy access to quality schools, local shopping precincts, and recreational spaces such as Yokine Reserve and Dianella Regional Open Space. Its central location also provides convenient connectivity to both the Perth CBD and the coast.

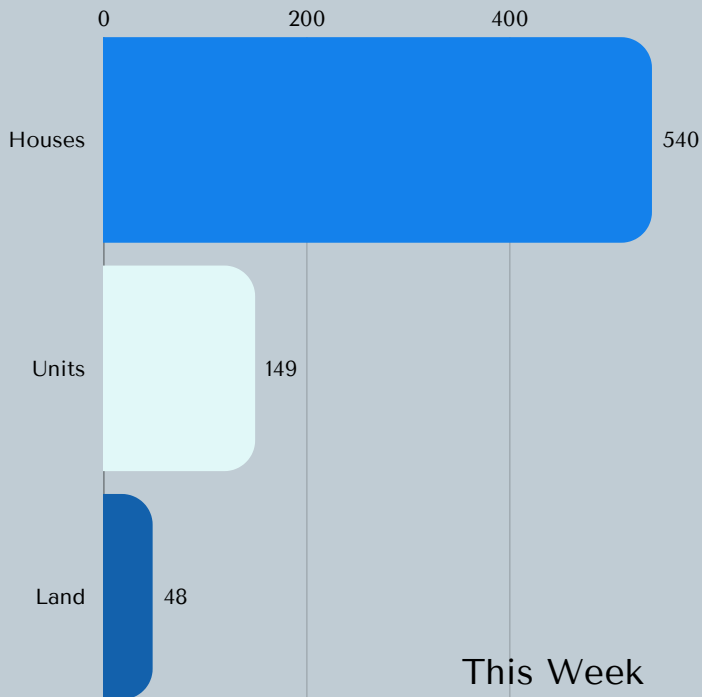
Market Snapshot:

- Strong buyer demand continues, particularly for well-presented homes and development sites
- Limited supply is placing upward pressure on prices
- Investors remain active due to solid rental returns and low vacancy rates
- Renovated homes and turnkey properties are attracting premium results

Overall, Dianella continues to deliver a balanced mix of lifestyle, location, and long-term growth potential, making it a key suburb to watch in the current Perth market.

MARKET INSIGHTS

Property Sales



Top Selling Suburbs

Baldivis:	15
Canning Vale:	11
Ellenbrook:	11
Dianella:	10
Byford:	10
Gosnells:	10
East Perth:	9

Comparison

This week: 737

Four Weeks Ago: 774

Same Week Last Year: 855

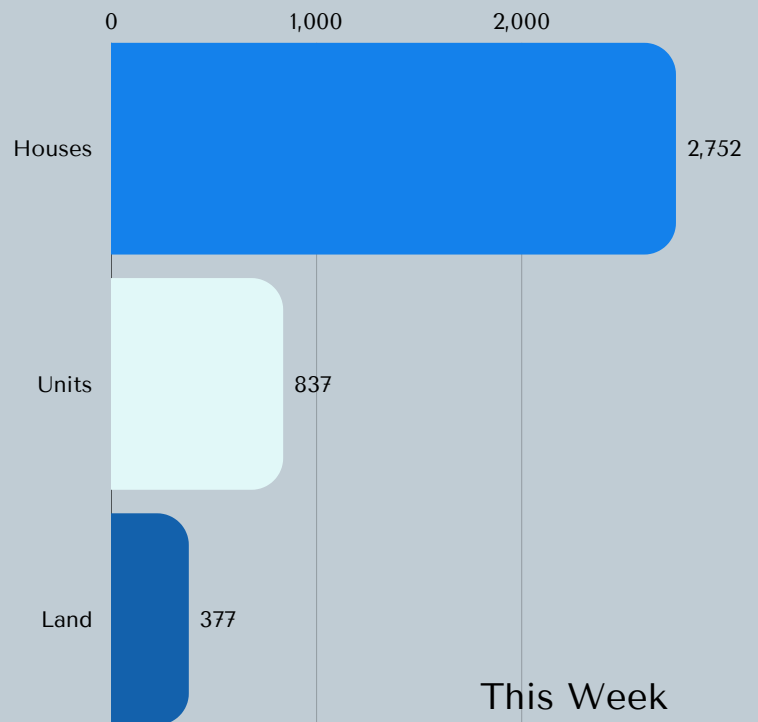
Median Sales Prices



\$894,250

2BR	3BR	4BR
\$850K	\$826K	\$965K

Properties Listed for Sales



Comparison

This week: 3,966

Four Weeks Ago: 3,294

Same Week Last Year: 4,628

Median Selling Days

9

URGENT

Rentals urgently wanted to satisfy high demand

Population Growth Driving Strong Rental Demand in WA

Western Australia is continuing to experience a surge in population growth, largely driven by increased overseas and interstate migration. While it's essential that immigration remains well managed and aligned with infrastructure and employment opportunities, the flow-on effect for the property market is clear.

With more people choosing to call WA home, demand for rental properties has significantly increased. This has placed added pressure on an already tight rental market, with vacancy rates remaining low and competition among tenants at an all-time high.

For property owners and investors, this presents a strong opportunity. Well-presented properties are attracting quality tenants quickly, often with multiple applications and competitive rental returns. It is essential that there is a rigorous processes in place to Vet these prospective tenants.

If you've been considering leasing your property or expanding your investment portfolio, now is an ideal time to take advantage of current market conditions.

Thinking of renting out your property? Get in touch with our team today for expert advice and a tailored rental appraisal.

MEET YOUR TEAM

Peter is based in Geraldton and services the Wheatbelt and Mid-West regions for the team in both sales and property management.

Peter brings a wealth of experience in the regions to our team, from local knowledge of the towns in the area and an understanding of country people. He is a keen cyclist and swimmer, and a great cook.



Peter Johnson

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Alison White

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Our new Sales and Property Management Assistant is a friendly and enthusiastic addition to the Peter Kuhne team, supporting both departments with day-to-day administration and client service.

Currently studying Occupational Therapy at university, she is eager to learn, grow her skills, and contribute wherever she can in the office. Known for her positive attitude, she brings energy and reliability to the team while building her experience in this industry.

QUOTE OF THE WEEK

It's not the size of the dog in the fight. It's the size of the fight in the dog.

