



Xsell Real Estate

SUBURB FLYOVER REPORT

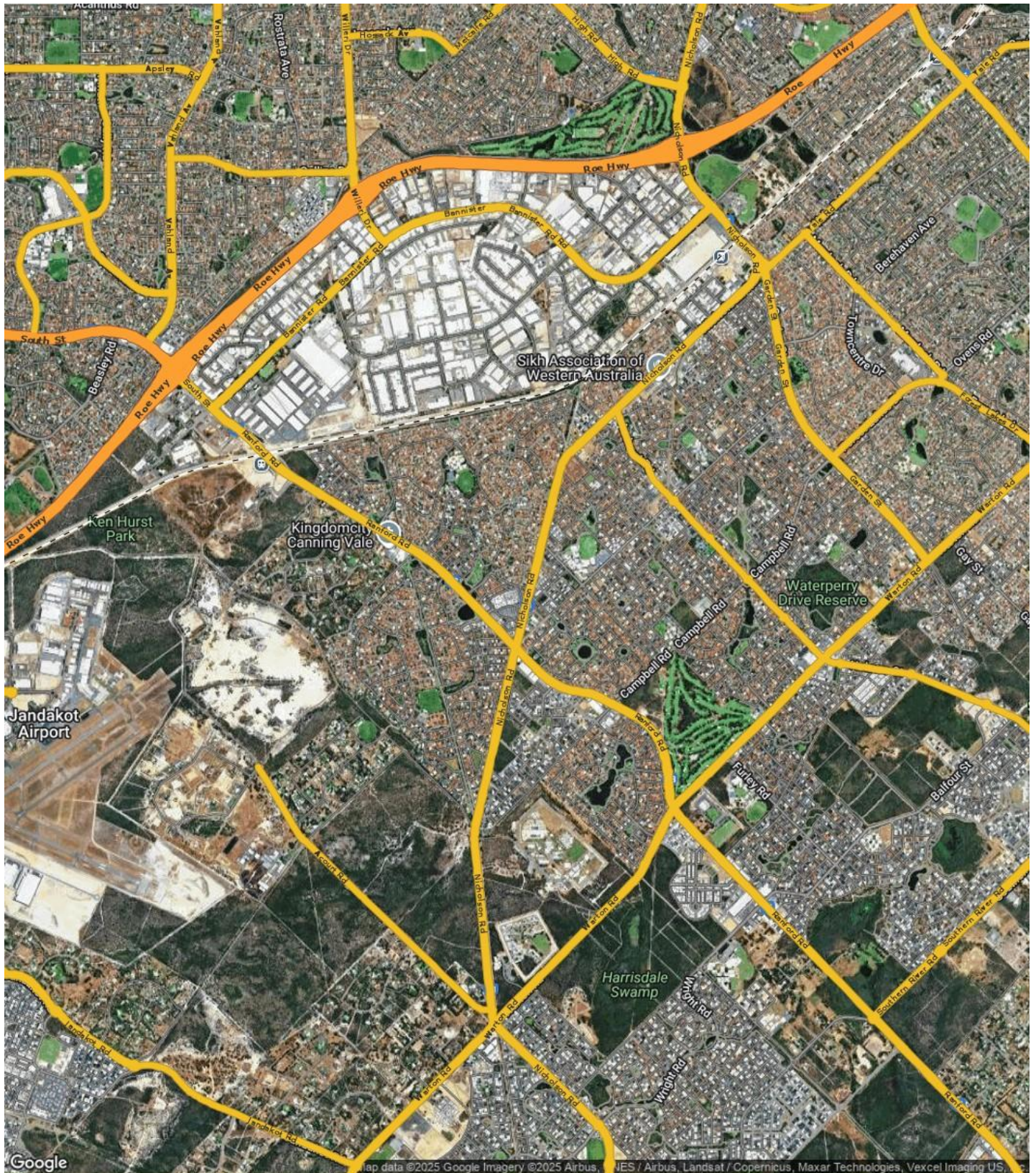
CANNING VALE (HOUSE)

PREPARED BY: ATREALTY - ROBERT FARMER, PH: 0433 521 305



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CANNING VALE - Suburb Map



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CANNING VALE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	492	\$ 490,000	0.0 %	\$ 75,000	\$ 1,800,000
2009	660	\$ 519,000	5.9 %	\$ 200,000	\$ 1,340,000
2010	474	\$ 535,000	3.1 %	\$ 45,000	\$ 1,500,000
2011	513	\$ 530,000	-0.9 %	\$ 74,800	\$ 1,300,000
2012	550	\$ 548,000	3.4 %	\$ 45,000	\$ 1,300,000
2013	597	\$ 585,000	6.8 %	\$ 9,400	\$ 1,400,000
2014	503	\$ 615,000	5.1 %	\$ 79,000	\$ 5,750,000
2015	473	\$ 595,000	-3.3 %	\$ 3,000	\$ 1,290,000
2016	379	\$ 570,000	-4.2 %	\$ 86,000	\$ 1,385,000
2017	413	\$ 550,000	-3.5 %	\$ 98,700	\$ 2,600,000
2018	367	\$ 545,000	-0.9 %	\$ 100,020	\$ 3,200,000
2019	342	\$ 540,500	-0.8 %	\$ 194,110	\$ 1,400,000
2020	403	\$ 550,000	1.8 %	\$ 37,247	\$ 3,100,000
2021	465	\$ 613,000	11.5 %	\$ 74,000	\$ 1,500,000
2022	473	\$ 675,000	10.1 %	\$ 76,000	\$ 2,250,000
2023	441	\$ 740,000	9.6 %	\$ 160,000	\$ 2,500,000
2024	412	\$ 895,388	21.0 %	\$ 42,102	\$ 3,000,000
2025	415	\$ 1,010,000	12.8 %	\$ 99,000	\$ 2,650,000
2026	0				

Median Sale Price

\$1.01m

Based on 415 recorded House sales within the last 12 months (2025)

Based on a rolling 12 month period and may differ from calendar year statistics

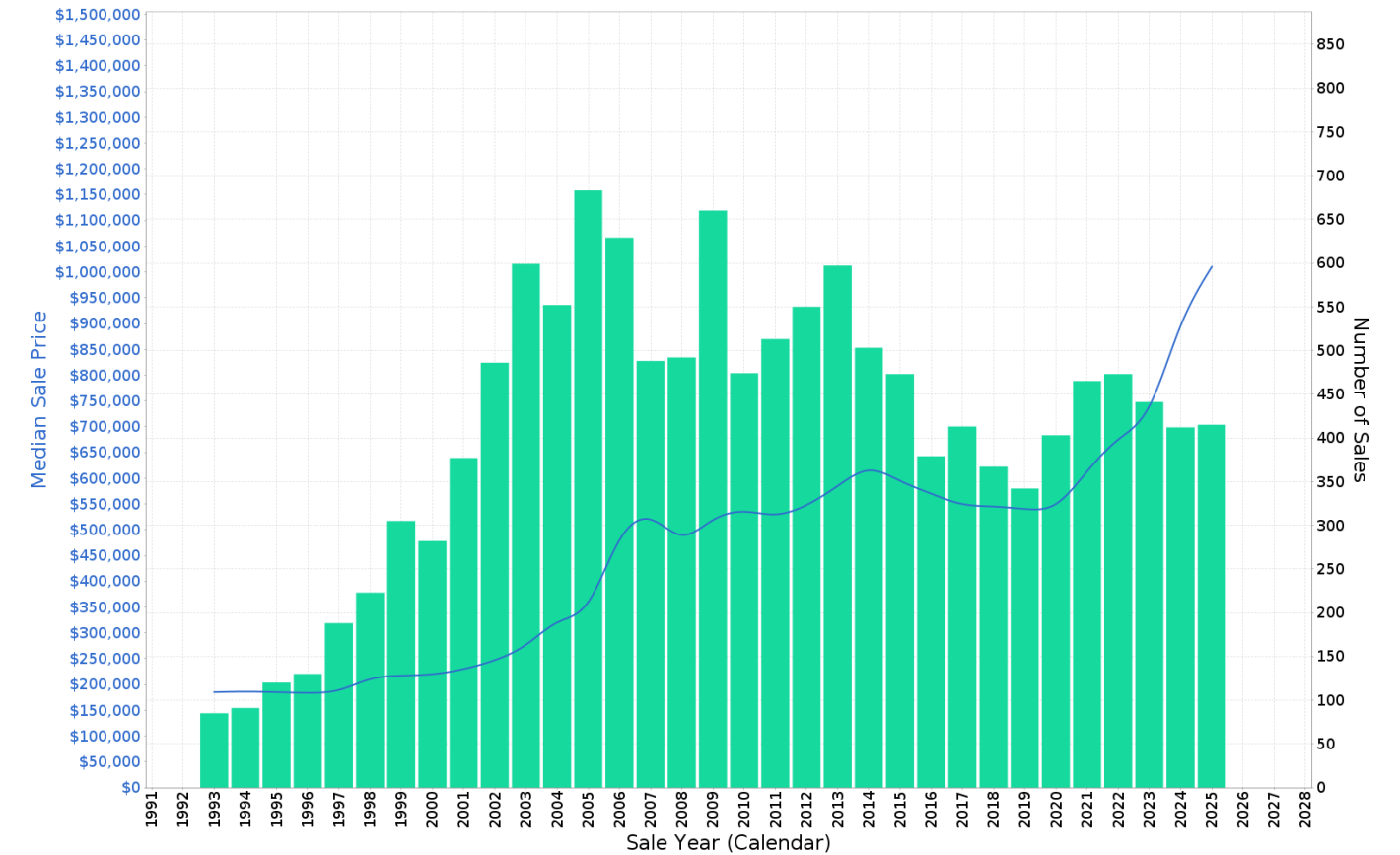
Suburb Growth

+12.8%

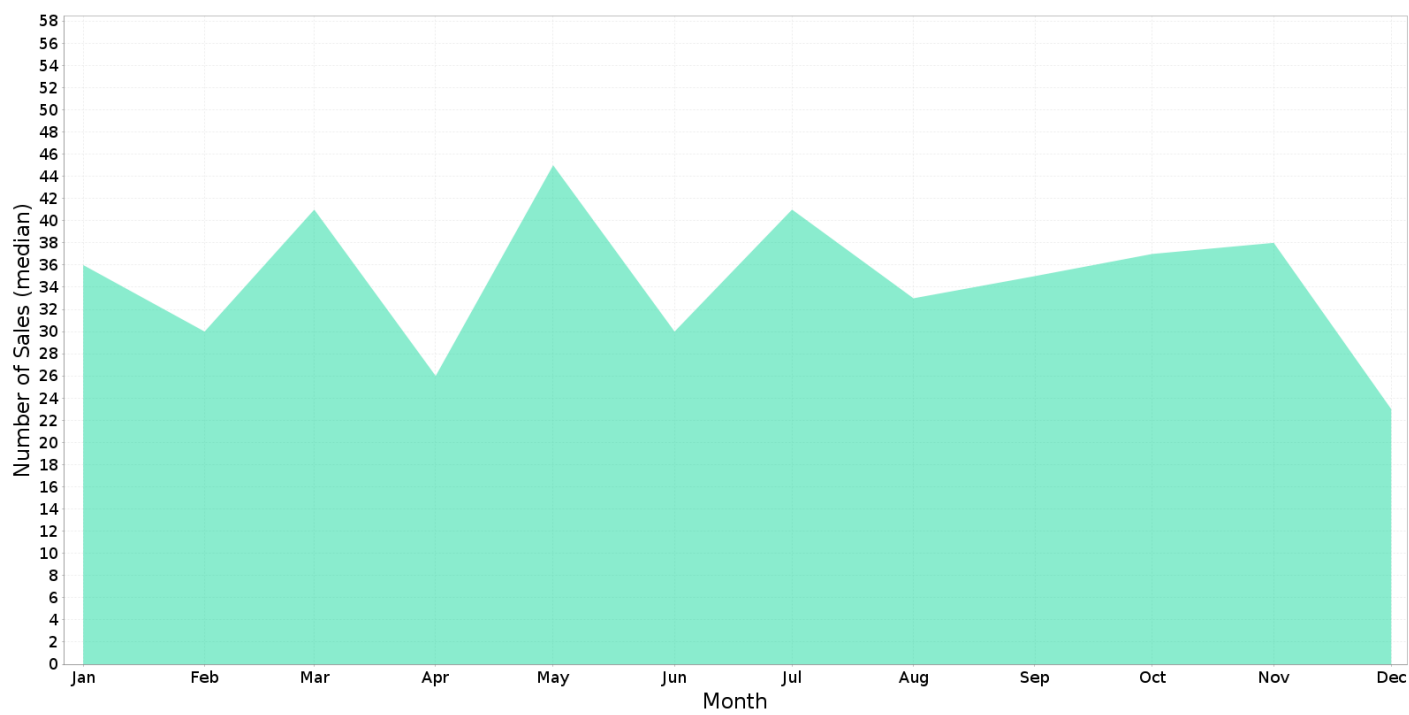
Current Median Price: \$1,010,000

Previous Median Price: \$895,389

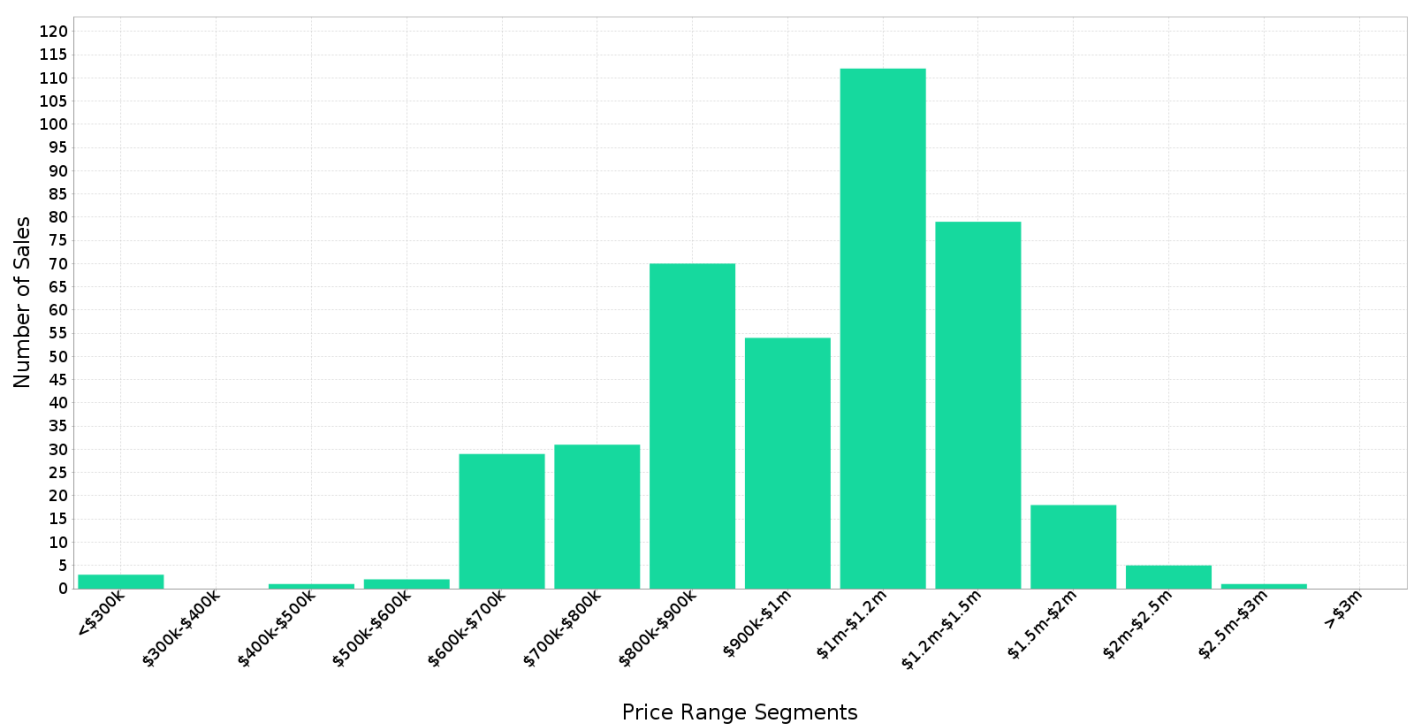
Based on 827 recorded House sales compared over the last two rolling 12 month periods



CANNING VALE - Peak Selling Periods (3 years)



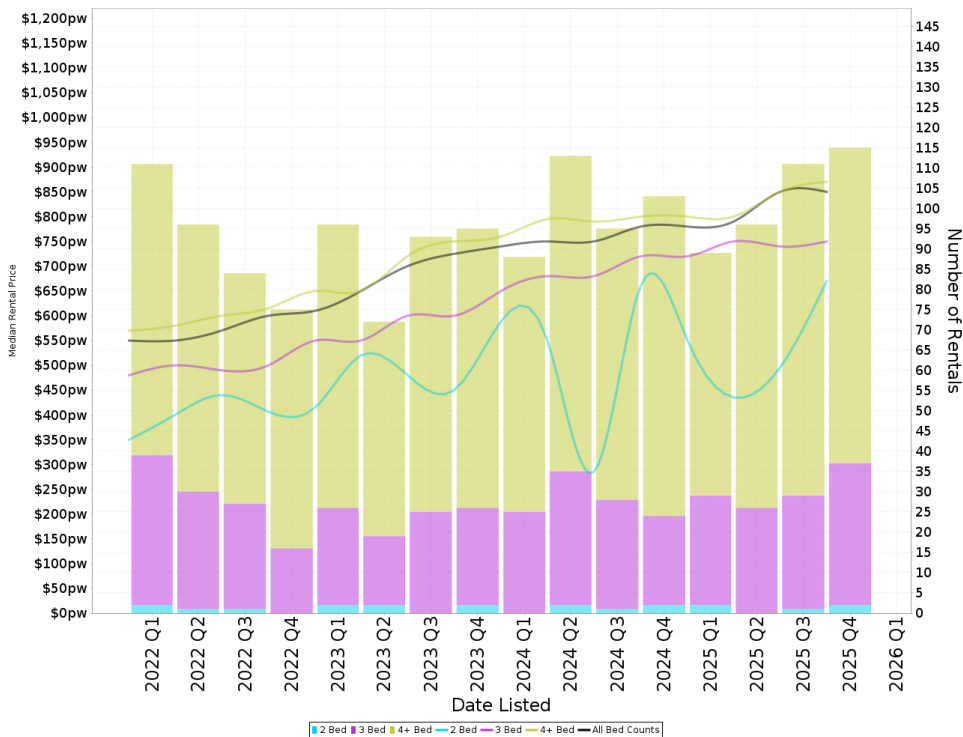
CANNING VALE - Price Range Segments (12 months)





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Median Weekly Rents (Houses)



Suburb Sale Price Growth

+12.8%

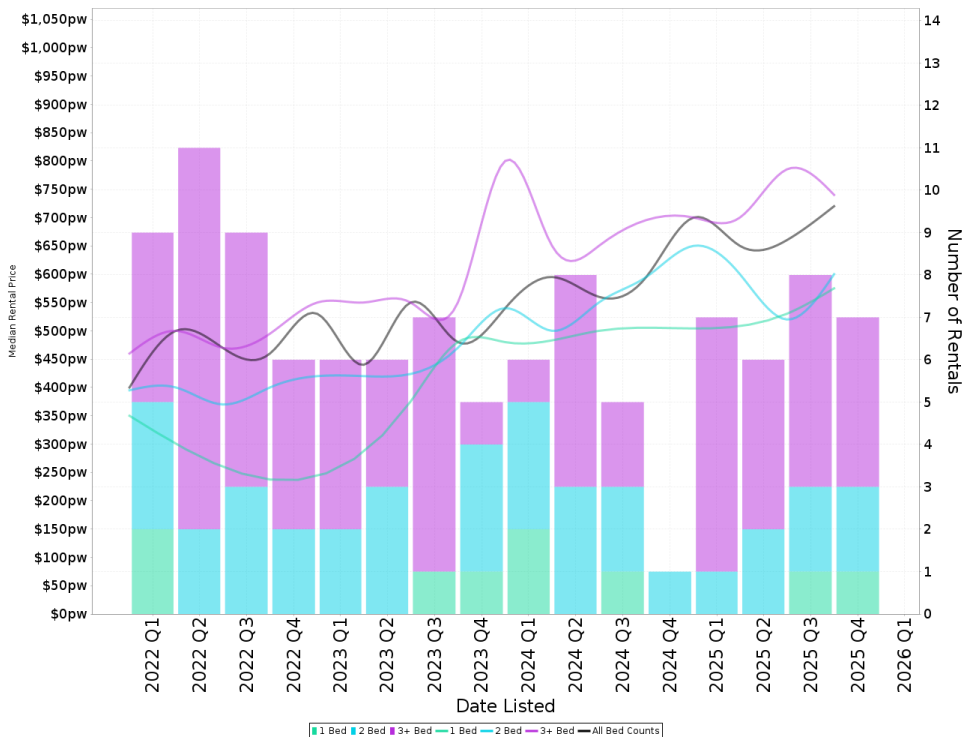
Current Median Price: \$1,010,000
Previous Median Price: \$895,389
Based on 827 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.1%

Current Median Price: \$1,010,000
Current Median Rent: \$800
Based on 411 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+14.6%

Current Median Price: \$627,500
Previous Median Price: \$547,500
Based on 23 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.8%

Current Median Price: \$627,500
Current Median Rent: \$700
Based on 28 registered Unit rentals compared over the last 12 months.



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CANNING VALE - Recently Sold Properties

Median Sale Price

\$1.01m

Based on 415 recorded House sales within the last 12 months (2025)

Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+12.8%

Current Median Price: \$1,010,000
Previous Median Price: \$895,389

Based on 827 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

415

Based on recorded House sales within the 12 months (2025)

Based on a rolling 12 month period and may differ from calendar year statistics

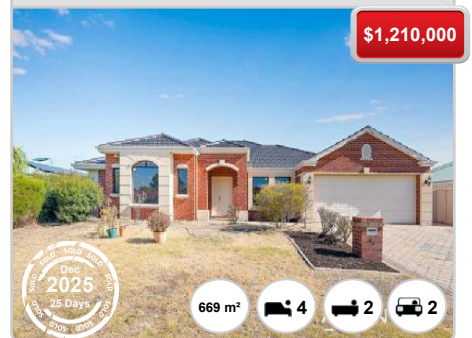
14 CANDELORO RD



41 WARATAH BVD



41 MORTON LOOP



8 DURNESS PL



3 PETREA PL



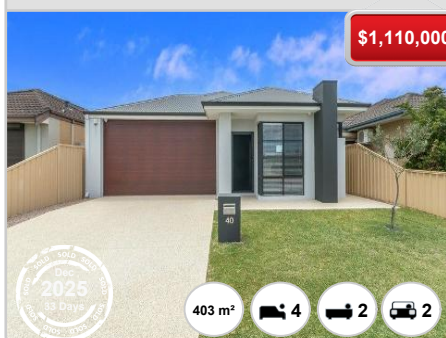
7 BERING PROM



10 EDMONTON RD



40 MIDDLE PKWY



8/9 LADHAM TURN



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4 BUSHLARK RISE

\$1,200,000



608 m²

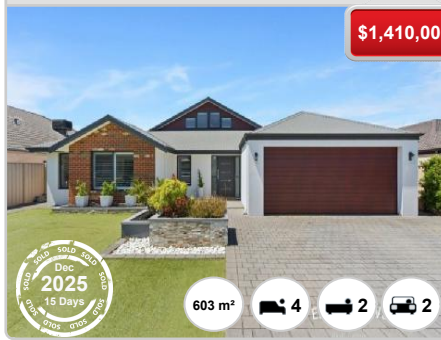
4

2

2

21 CANNICH BVD

\$1,410,000



603 m²

4

2

2

93 BIRNAM RD

\$1,250,000



589 m²

4

2

2

5 BROOMFIELD ARC

\$1,020,000



640 m²

4

2

2

10 PINEWOOD WALK

\$1,199,000



542 m²

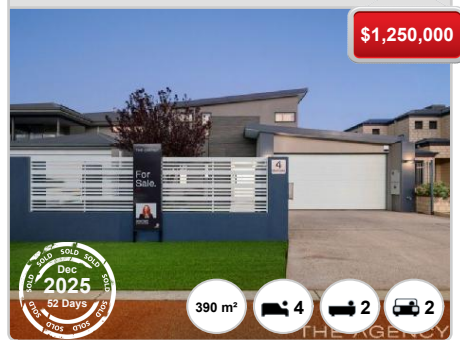
4

2

2

4 QUAD LANE

\$1,250,000



390 m²

4

2

2

8 BURNSIDE TCE

\$1,600,000



662 m²

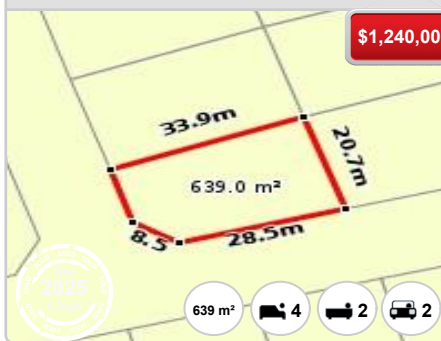
4

2

3

70 MORTON LOOP

\$1,240,000



639 m²

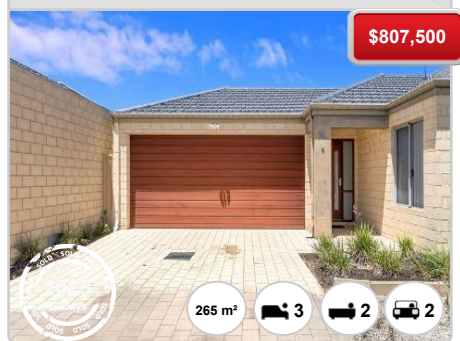
4

2

2

6/37 OMAN PASS

\$807,500



265 m²

3

2

2

79 SANDRINGHAM PROM

\$997,000



651 m²

4

2

2

124 CAMPBELL RD

\$1,078,555



611 m²

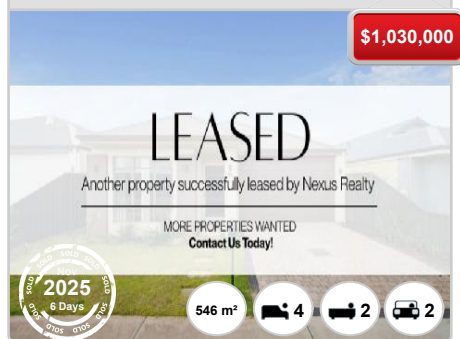
4

2

2

21 GREENLAND BVD

\$1,030,000



546 m²

4

2

2



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CANNING VALE - Properties For Rent

Median Rental Price

\$800 /w

Based on 411 recorded House rentals within the last 12 months (2025)

Based on a rolling 12 month period and may differ from calendar year statistics

Rental Yield

+4.1%

Current Median Price: \$1,010,000
Current Median Rent: \$800

Based on 415 recorded House sales and 411 House rentals compared over the last 12 months

Number of Rentals

411

Based on recorded House rentals within the last 12 months (2025)

Based on a rolling 12 month period and may differ from calendar year statistics

6 ASPEN CLOSE

\$990 per week



801 m²

4

2

2

25 HOURN WAY

\$750 per week



384 m²

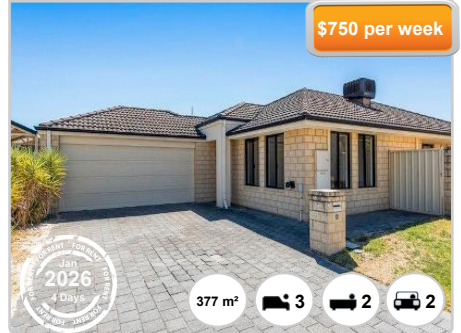
4

2

2

12 LESCHENAULTIA DRIVE

\$750 per week



377 m²

3

2

2

3 LYDIARD RETREAT

\$800 per week



595 m²

4

2

2

64 WARRILOW LOOP

\$950 per week

WANT TO INVEST WITH PEACE OF MIND?

Investing in Real Estate with peace of mind, requires careful strategy and reliable management. Through industry expertise & experience our award-winning Property Management Team are here to provide maximum return on your investment whilst maintaining peace of mind.



322 m²

4

2

3

3 DAYBREAK LOOP

\$760 per week



223 m²

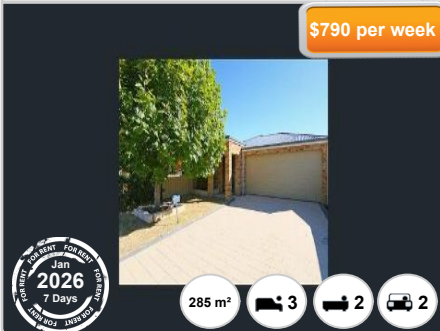
3

2

2

92 AMHERST ROAD

\$790 per week



285 m²

3

2

2

6B SARAH CLOSE

\$750 per week



300 m²

3

2

2

7 FIGTREE DRIVE

\$850 per week



602 m²

4

2

2

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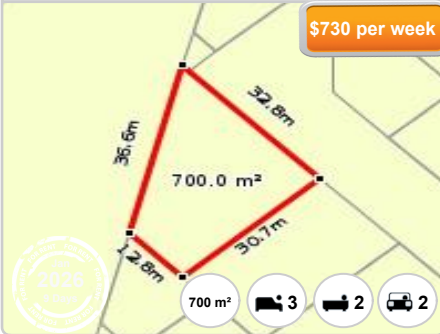
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9 WAXBERRY GARDENS

\$730 per week



15 WOODHOUSE CIRCUIT

\$750 per week



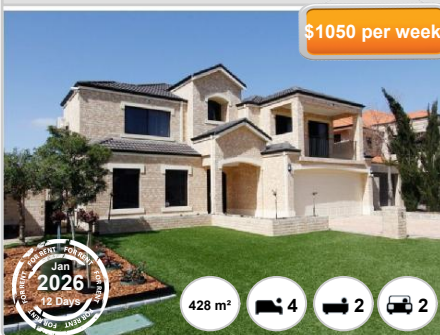
5 BELGRAVIA PLACE

\$750 per week



9 CHEVAL PLACE

\$1050 per week



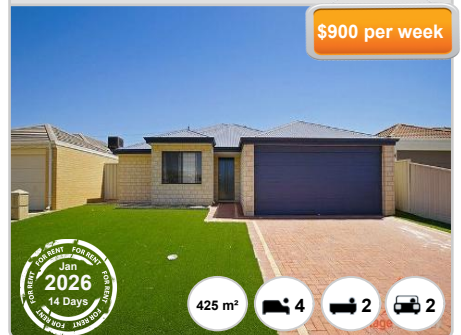
4 NEVIS LANE

\$950 per week



5 HODGKINSON TURN

\$900 per week



3 KARA TURN

\$790 per week



7/87 SHREEVE ROAD

\$700 per week



14 LEICESTER CRESCENT

\$950 per week



2 BARTLETT WAY

\$900 per week



15 BEAULY PARADE

\$890 per week



37 PARKLAND TRAIL

\$830 per week

