



Xsell Real Estate

SUBURB FLYOVER REPORT

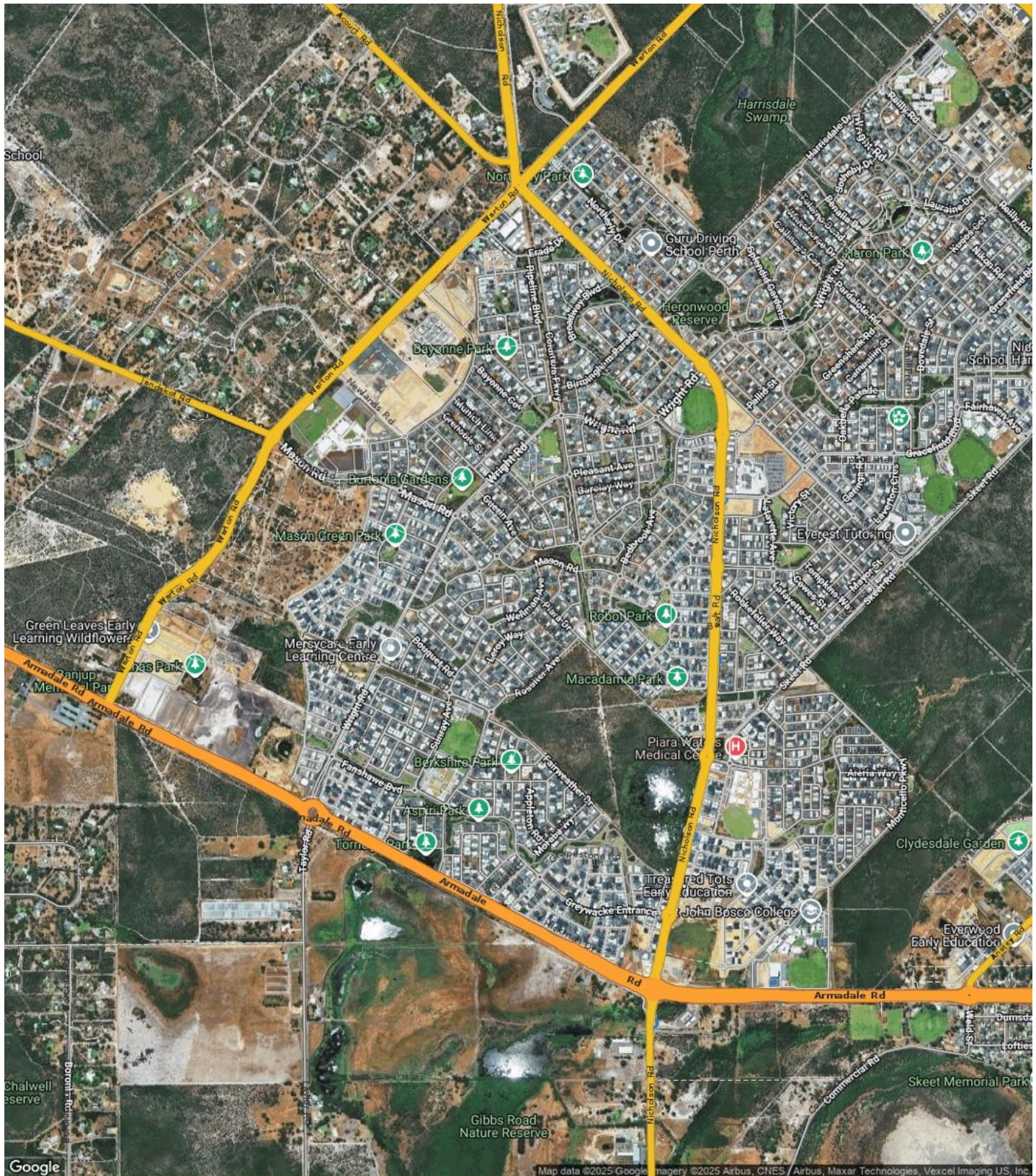
PIARA WATERS (HOUSE)

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



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PIARA WATERS - Suburb Map



Prepared on 27/01/2026 by atrealty - Robert Farmer. © Property Data Solutions Pty Ltd 2026 (pricefinder.com.au)

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PIARA WATERS - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	23	\$ 510,000	0.0 %	\$ 436,000	\$ 756,000
2009	39	\$ 535,000	4.9 %	\$ 349,000	\$ 749,000
2010	38	\$ 557,465	4.2 %	\$ 409,000	\$ 1,000,000
2011	65	\$ 476,000	-14.6 %	\$ 210,000	\$ 907,500
2012	99	\$ 510,000	7.1 %	\$ 95,000	\$ 3,000,000
2013	128	\$ 550,500	7.9 %	\$ 90,000	\$ 8,300,000
2014	130	\$ 550,000	-0.1 %	\$ 267,500	\$ 4,750,000
2015	144	\$ 540,000	-1.8 %	\$ 4,100	\$ 1,800,000
2016	120	\$ 519,500	-3.8 %	\$ 51,500	\$ 947,000
2017	131	\$ 520,000	0.1 %	\$ 160,428	\$ 763,000
2018	145	\$ 485,000	-6.7 %	\$ 142,000	\$ 952,000
2019	134	\$ 471,000	-2.9 %	\$ 3,650	\$ 1,200,000
2020	192	\$ 510,000	8.3 %	\$ 210,000	\$ 19,470,000
2021	251	\$ 555,000	8.8 %	\$ 92,000	\$ 5,720,000
2022	269	\$ 620,000	11.7 %	\$ 49,000	\$ 56,650,000
2023	251	\$ 666,000	7.4 %	\$ 6,800	\$ 1,230,000
2024	286	\$ 820,000	23.1 %	\$ 350,000	\$ 1,400,000
2025	218	\$ 897,250	9.4 %	\$ 440,000	\$ 1,600,000
2026	0				

Median Sale Price

\$897k

Based on 218 recorded House sales within the last 12 months (2025)

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

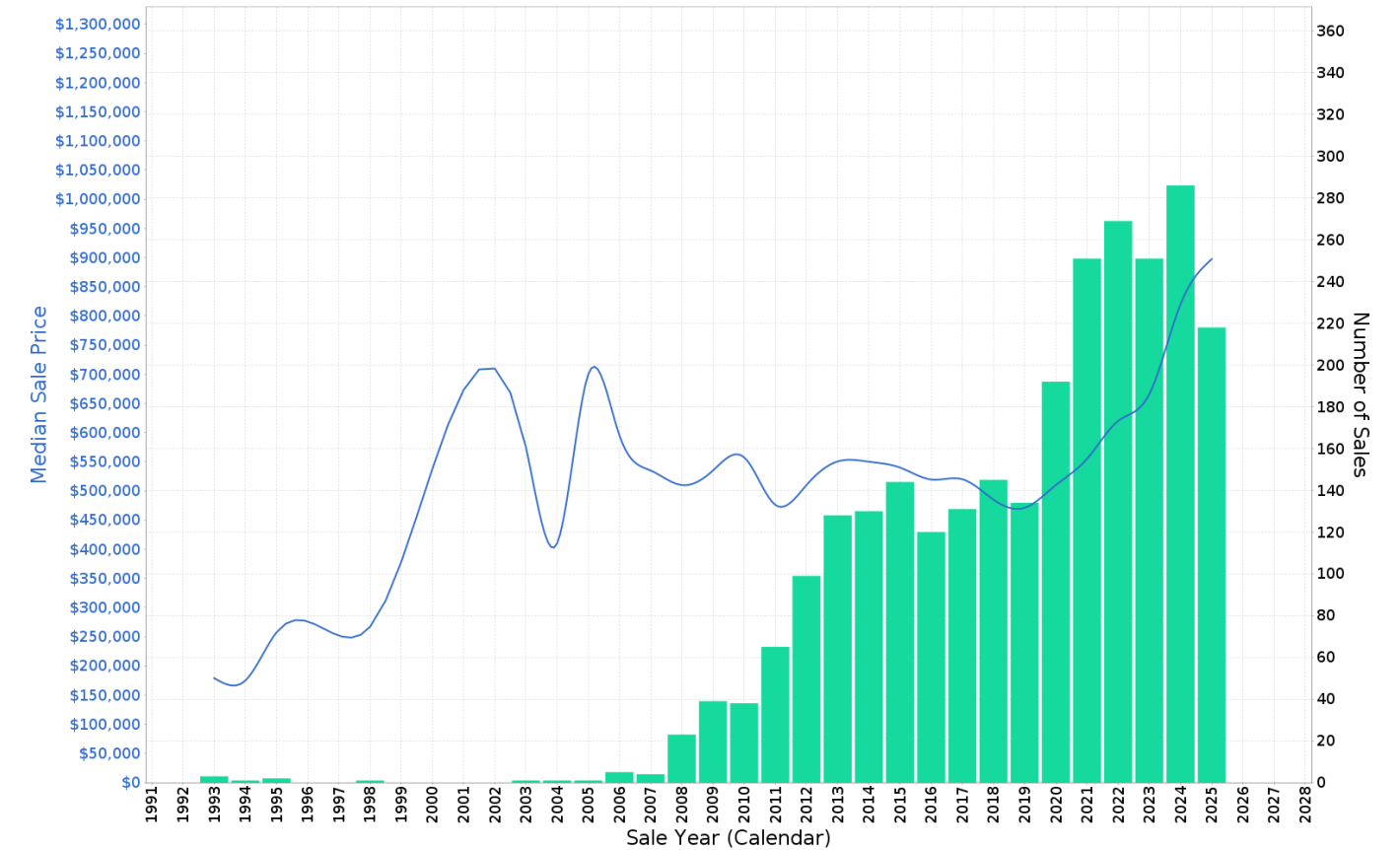
Suburb Growth

+9.4%

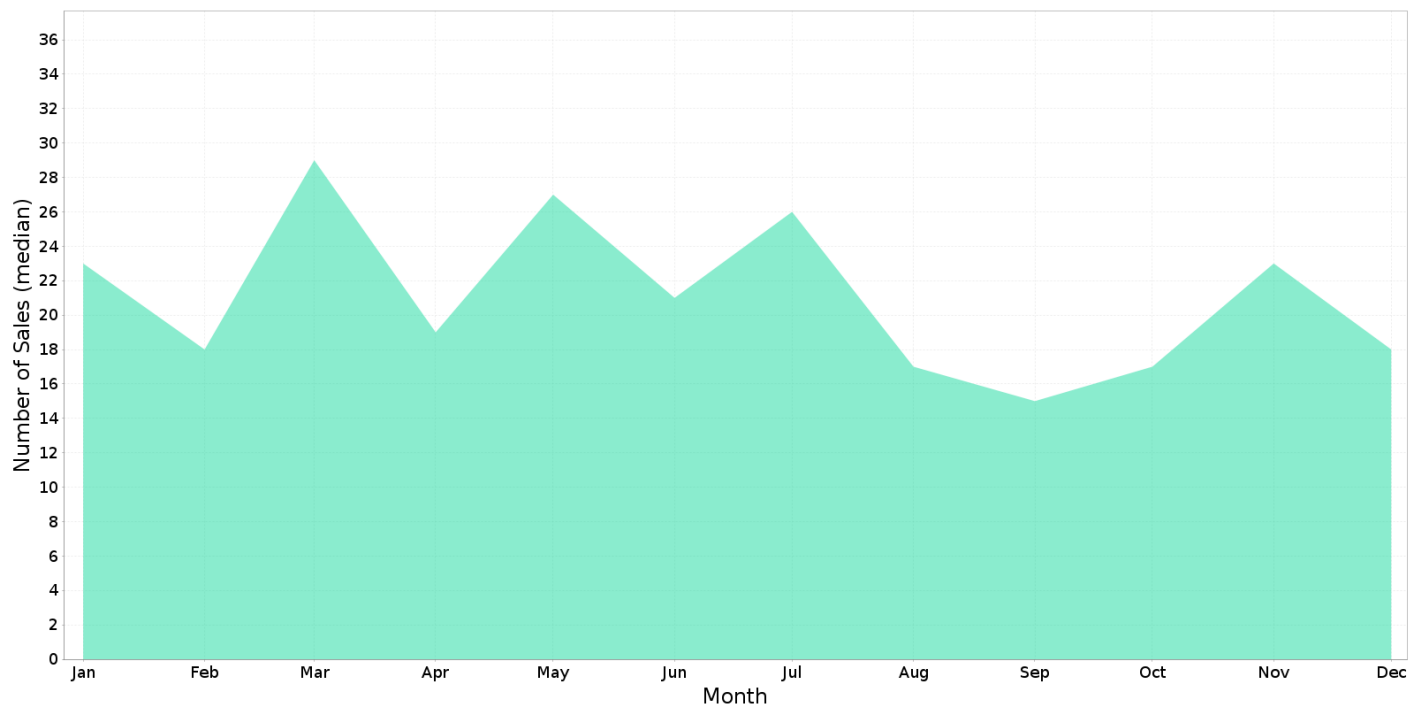
Current Median Price: \$897,250

Previous Median Price: \$820,000

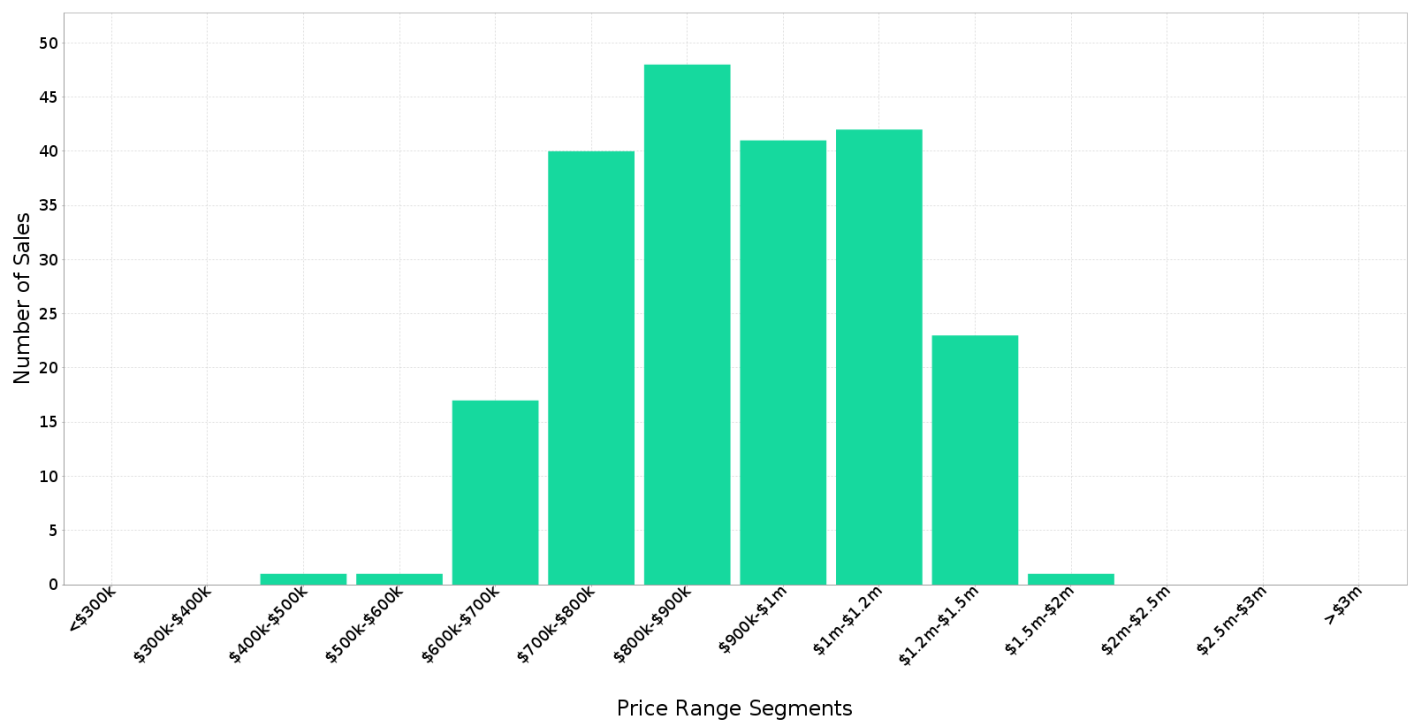
Based on 504 recorded House sales compared over the last two rolling 12 month periods



PIARA WATERS - Peak Selling Periods (3 years)



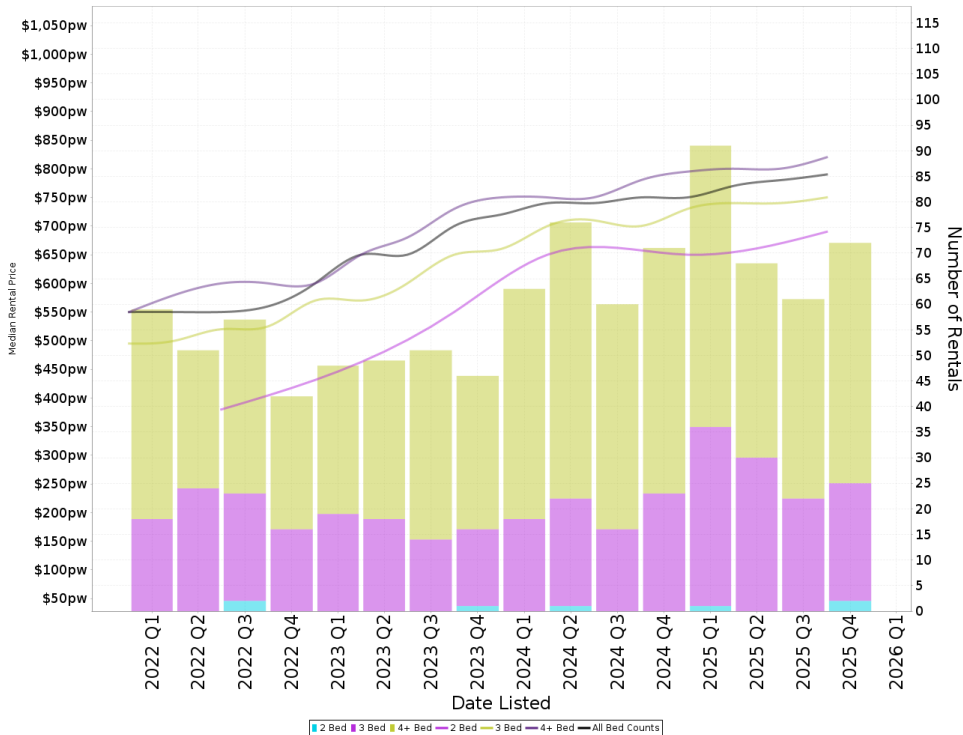
PIARA WATERS - Price Range Segments (12 months)





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Median Weekly Rents (Houses)



Suburb Sale Price Growth

+9.4%

Current Median Price: \$897,250
Previous Median Price: \$820,000

Based on 504 registered House sales compared over the last two rolling 12 month periods.

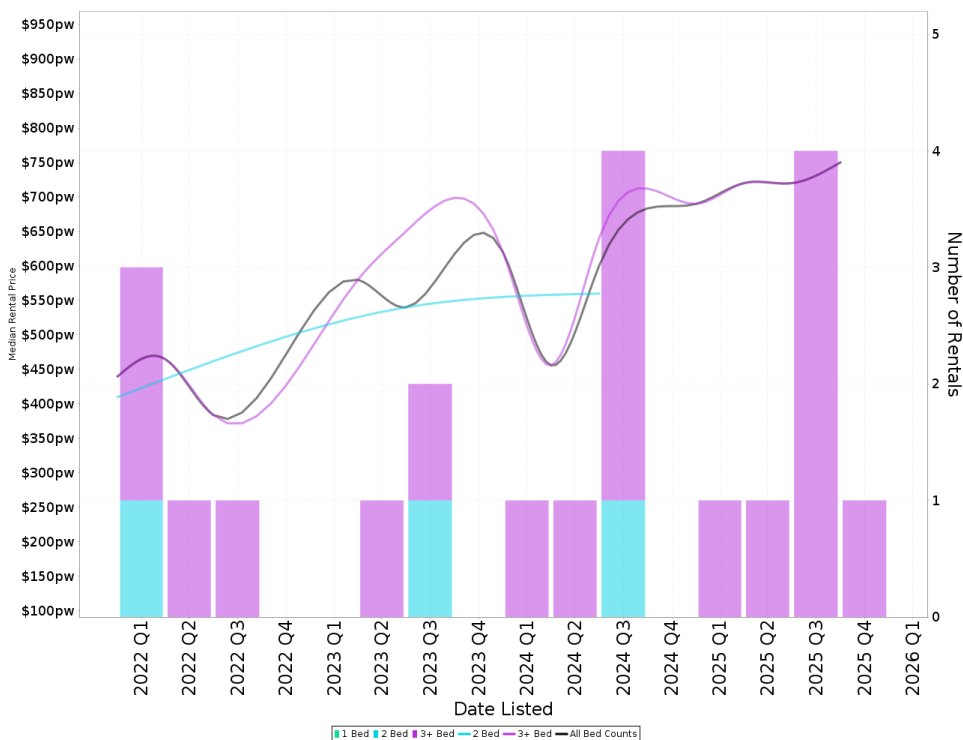
Suburb Rental Yield

+4.5%

Current Median Price: \$897,250
Current Median Rent: \$775

Based on 292 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-32.2%

Current Median Price: \$395,000
Previous Median Price: \$582,500

Based on 4 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+9.5%

Current Median Price: \$395,000
Current Median Rent: \$720

Based on 7 registered Unit rentals compared over the last 12 months.



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PIARA WATERS - Recently Sold Properties

Median Sale Price

\$897k

Based on 218 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

+9.4%

Current Median Price: \$897,250
Previous Median Price: \$820,000

Based on 504 recorded House sales compared over the last two rolling 12 month periods

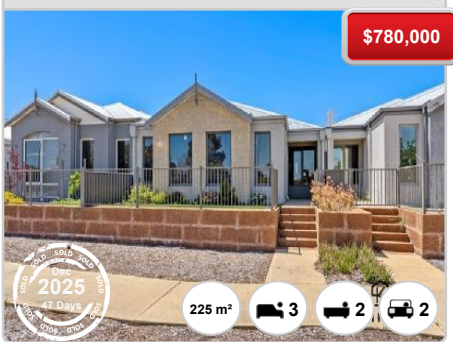
Sold Properties

218

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

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

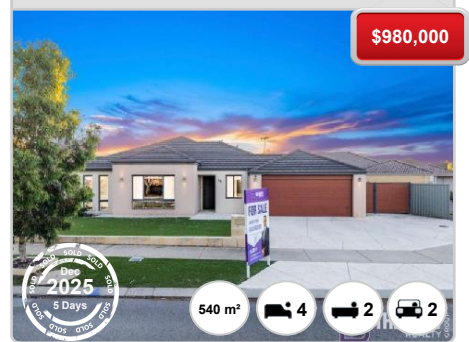
18 BOAS LANE



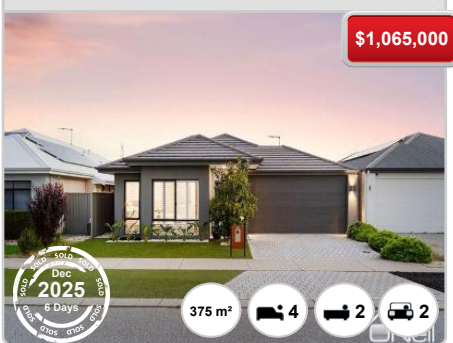
21 ST TROPEZ GDNS



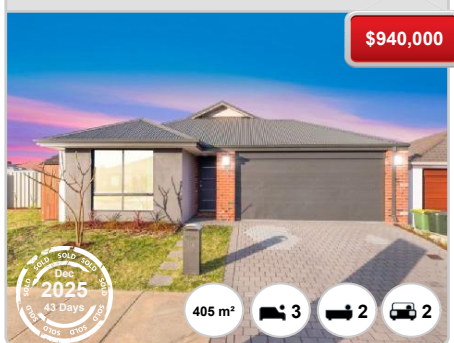
1 DURANT WAY



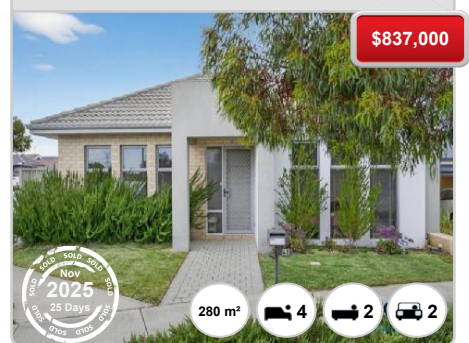
48 FERNLEAF LOOP



119 PIARA DR



48 INTERDOMINION VIEW



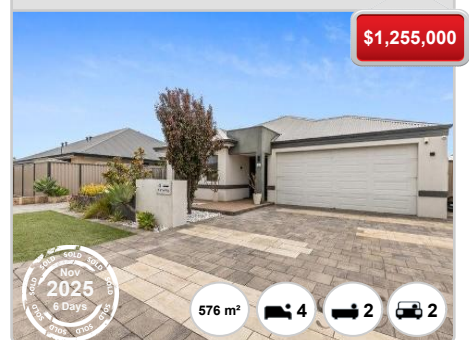
21 IMPRESSA VIEW



189 MONTICELLO PKWY



4 ALERIA WAY



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27 WYCLIFFE TURN

\$1,285,000



480 m²

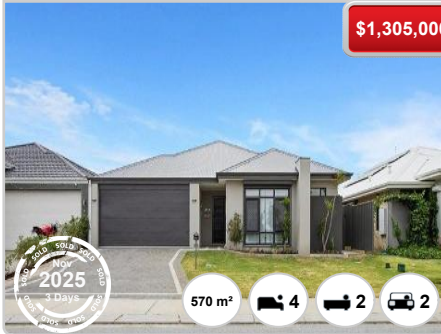
4

2

2

11 TUBEROSE RD

\$1,305,000



570 m²

4

2

2

44 CARBEEN VIEW

\$800,000



212 m²

3

2

1

106 RIVA ENT

\$1,050,000



390 m²

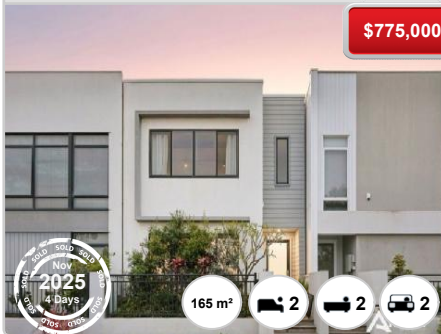
3

2

2

25 LIVORNO BVD

\$775,000



165 m²

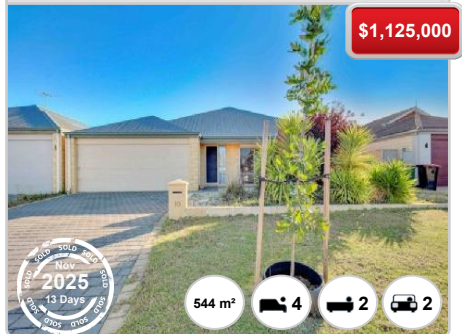
2

2

2

10 MUNICH LINK

\$1,125,000



544 m²

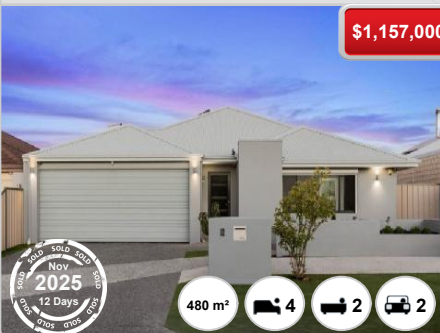
4

2

2

8 LOSETO LINK

\$1,157,000



480 m²

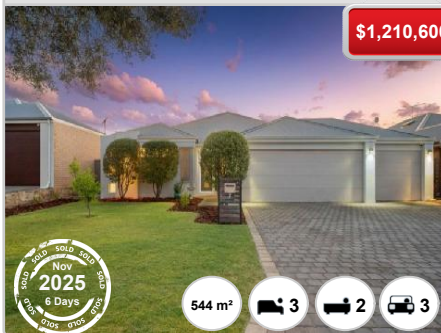
4

2

2

7 JEFFERSON WAY

\$1,210,600



544 m²

3

2

3

21 PIPELINE BVD

\$1,275,000



554 m²

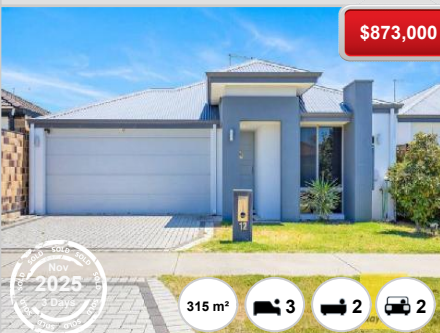
4

2

2

12 TORQUATA ST

\$873,000



315 m²

3

2

2

8 MONTEPELLIER WAY

\$855,000



358 m²

3

2

2

23 WHITTAKER TURN

\$1,080,000



578 m²

4

2

2



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PIARA WATERS - Properties For Rent

Median Rental Price

\$775 /w

Based on 292 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

+4.5%

Current Median Price: \$897,250
Current Median Rent: \$775

Based on 218 recorded House sales and 292 House rentals compared over the last 12 months

Number of Rentals

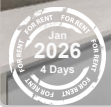
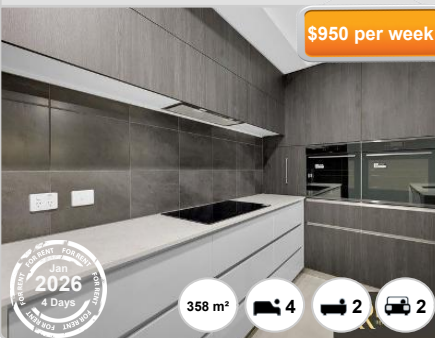
292

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

29 DESERT PEA LOOP

\$950 per week



358 m²



20 LEE-STEERE CRESCENT

\$1050 per week

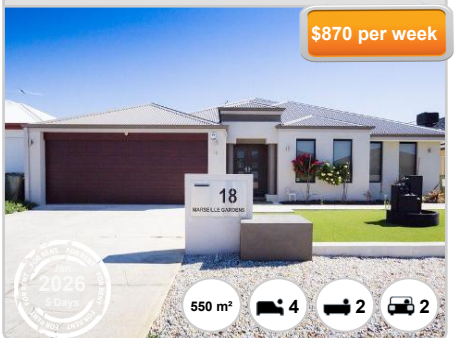


455 m²



18 MARSEILLE GARDENS

\$870 per week



550 m²



12 GRAZIER WAY

\$900 per week



361 m²



2 KATE LINK

\$900 per week



480 m²



18 BORANUP RISE

\$836 per week



375 m²



110 NOVELLI PARADE

\$1,100 per

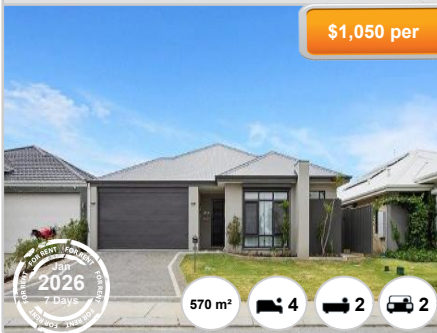


432 m²



11 TUBEROSE ROAD

\$1,050 per

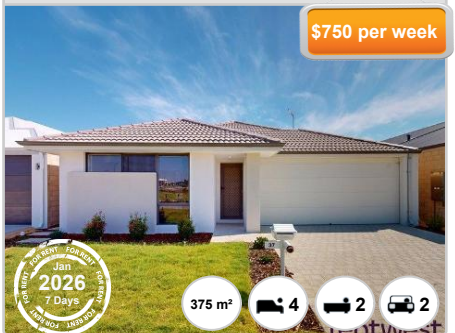


570 m²



37 QUINNY DRIVE

\$750 per week



375 m²





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23 GRENOBLE STREET

\$900 per week

PERFORMANCE
PROPERTY MANAGEMENT

COMING SOON

Our team is busy behind the scenes, and we can't wait to share some stunning photos of this beautiful property with you soon! Stay tuned for the big reveal!



582 m²



29 TULIPWOOD LOOP

\$1,200 per

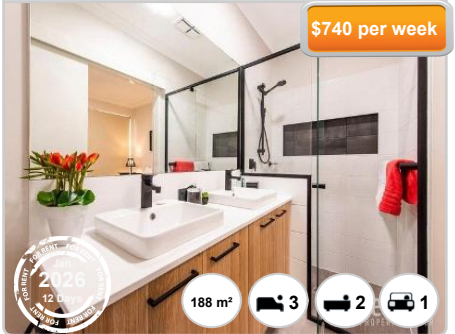


450 m²



16 GOLDEN WAY

\$740 per week

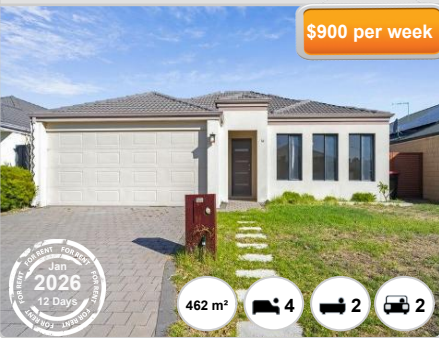


188 m²



16 TRUSTY WAY

\$900 per week

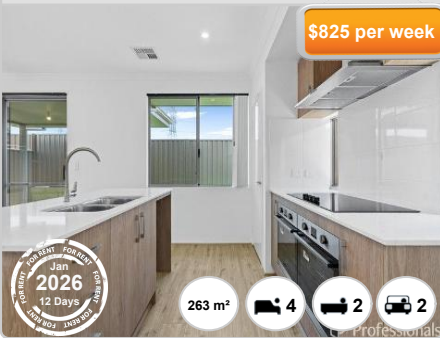


462 m²



40 DESERT PEA LOOP

\$825 per week

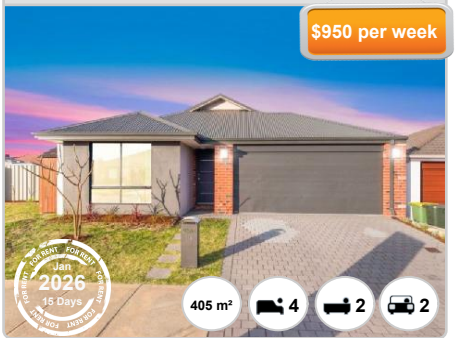


263 m²



119 PIARA DRIVE

\$950 per week

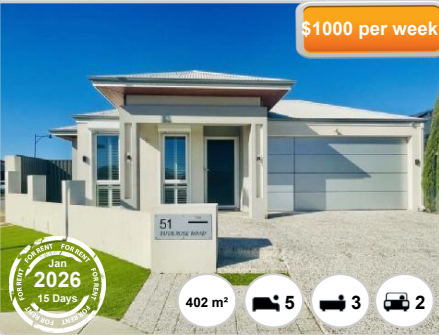


405 m²



51 TUBEROSE ROAD

\$1000 per week

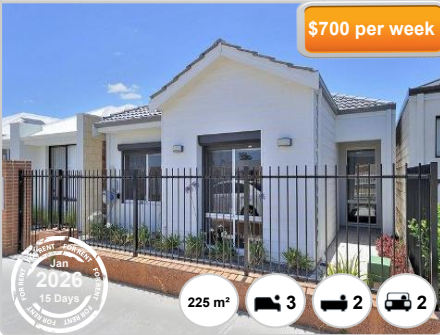


402 m²



3 CAMBERWELL VISTA

\$700 per week



225 m²



13 FERNLEAF LOOP

\$900 per week



375 m²



20 CADAGA WAY

\$1,050 per



450 m²



34 VILLATELLA GARDENS

\$780 per week

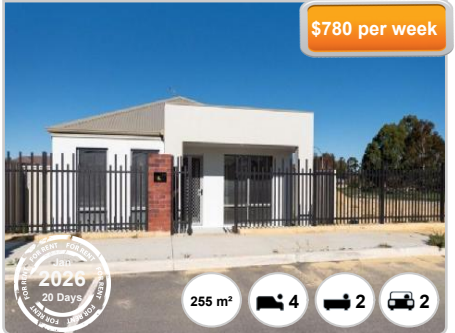


359 m²



3 ADDINGTON LOOP

\$780 per week



255 m²

