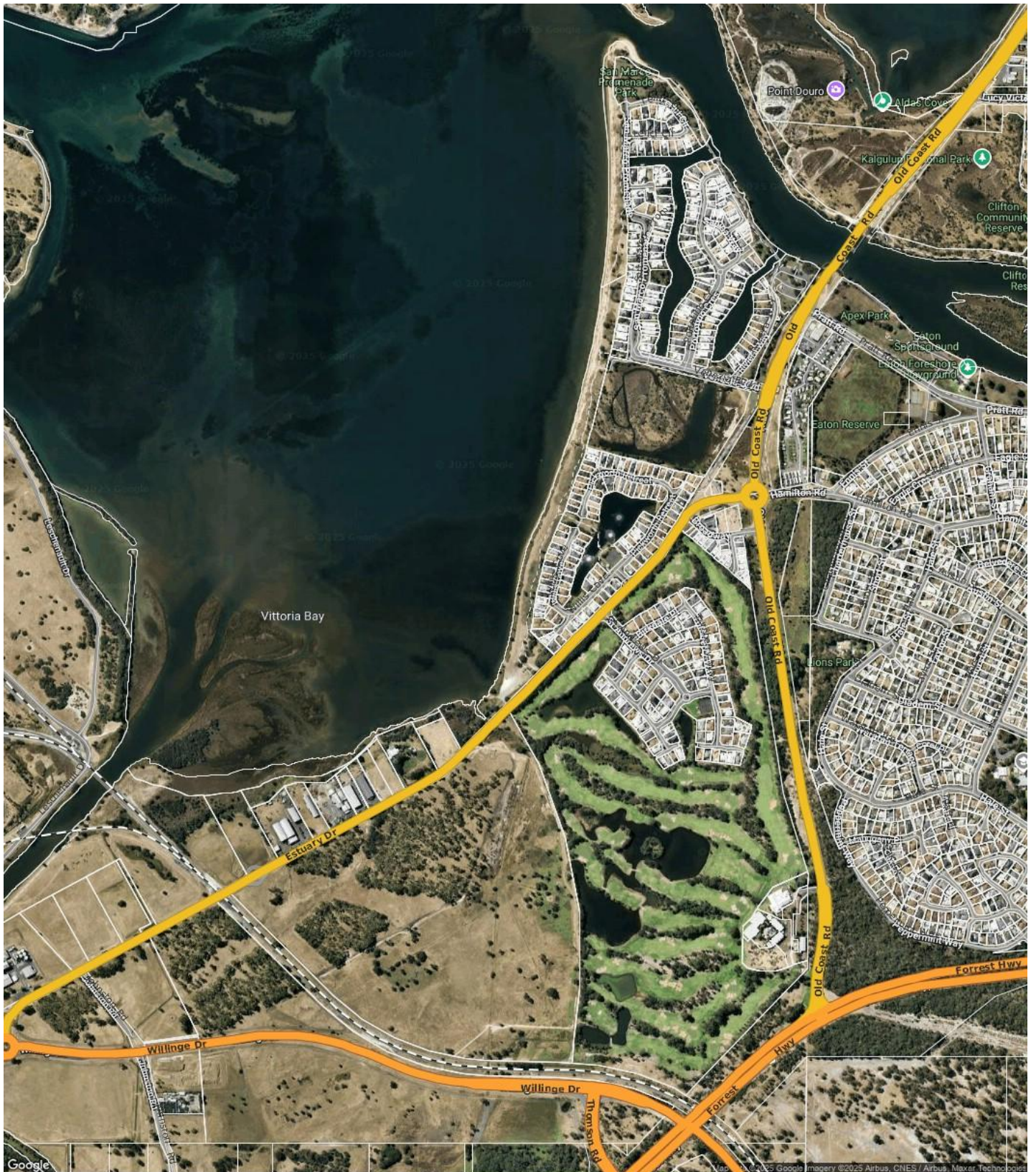


SUBURB FLYOVER REPORT

PELICAN POINT (HOUSE)

PREPARED BY: JACOB MAGUIRE , HARCOURTS APG, PH: 0409957516

PELICAN POINT - Suburb Map



Prepared on 10/07/2025 by Jacob Maguire , 0409957516 at Harcourts APG. © Property Data Solutions Pty Ltd 2025 (pricfinder.com.au)

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PELICAN POINT - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	15	\$ 680,000	0.0 %	\$ 420,000	\$ 1,625,000
2008	17	\$ 625,000	-8.1 %	\$ 60,000	\$ 1,200,000
2009	10	\$ 615,000	-1.6 %	\$ 420,000	\$ 1,200,000
2010	8	\$ 607,500	-1.2 %	\$ 450,000	\$ 1,290,000
2011	13	\$ 500,000	-17.7 %	\$ 370,000	\$ 795,000
2012	13	\$ 505,000	1.0 %	\$ 386,000	\$ 905,000
2013	25	\$ 517,500	2.5 %	\$ 340,000	\$ 1,700,000
2014	20	\$ 547,500	5.8 %	\$ 295,000	\$ 885,000
2015	21	\$ 650,000	18.7 %	\$ 380,000	\$ 1,400,000
2016	11	\$ 520,000	-20.0 %	\$ 335,000	\$ 830,000
2017	12	\$ 505,500	-2.8 %	\$ 330,000	\$ 1,050,000
2018	9	\$ 535,000	5.8 %	\$ 347,000	\$ 885,000
2019	16	\$ 605,000	13.1 %	\$ 230,000	\$ 1,050,000
2020	20	\$ 672,500	11.2 %	\$ 325,000	\$ 1,350,000
2021	33	\$ 650,000	-3.3 %	\$ 340,000	\$ 1,310,000
2022	19	\$ 660,000	1.5 %	\$ 405,000	\$ 1,315,000
2023	16	\$ 750,000	13.6 %	\$ 390,000	\$ 1,800,000
2024	16	\$ 862,500	15.0 %	\$ 540,000	\$ 1,325,000
2025	7	\$ 925,000	7.2 %	\$ 735,000	\$ 1,700,000

Median Sale Price
\$862k

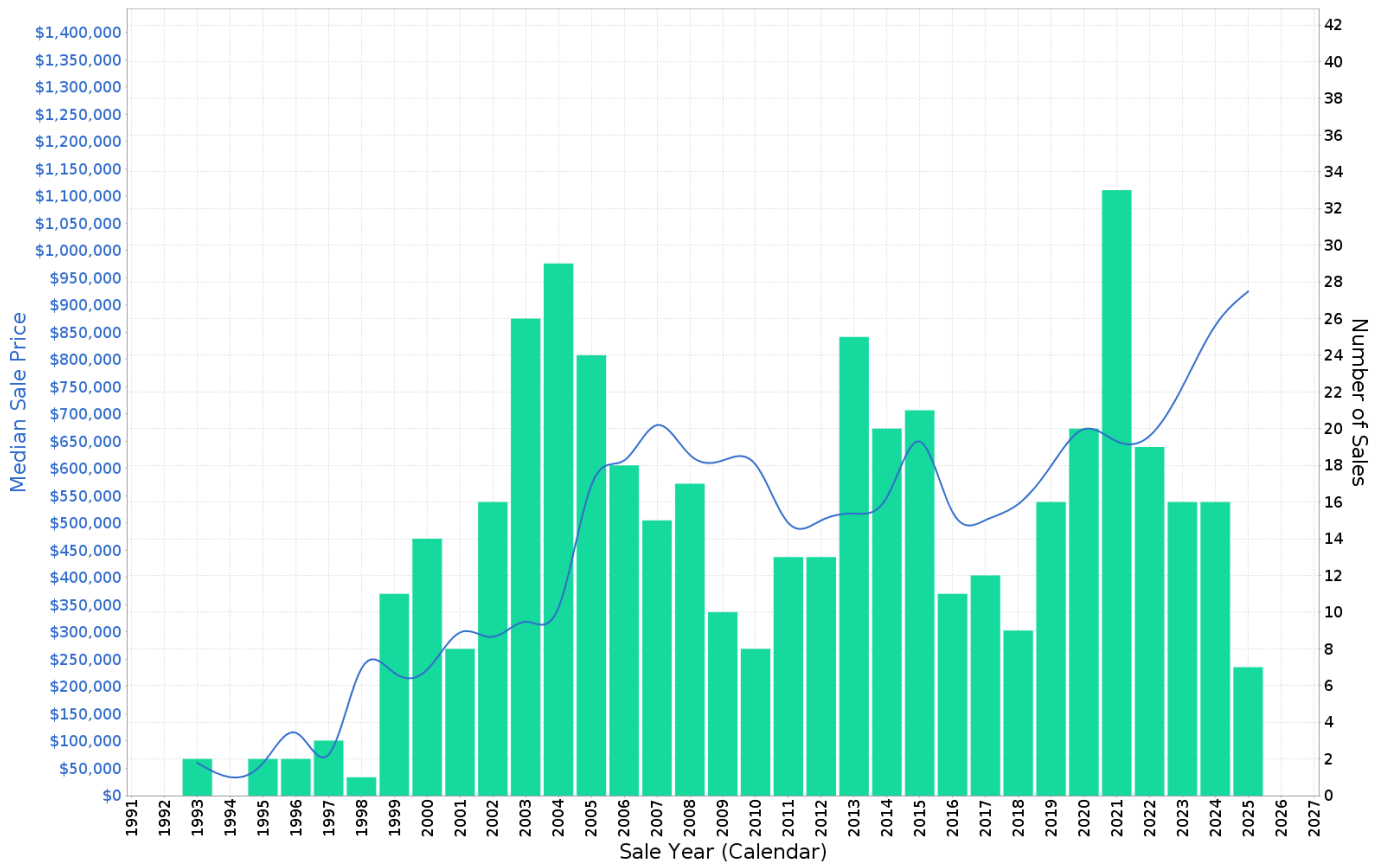
Based on 16 recorded House sales within the last 12 months (Financial Year 2025)

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

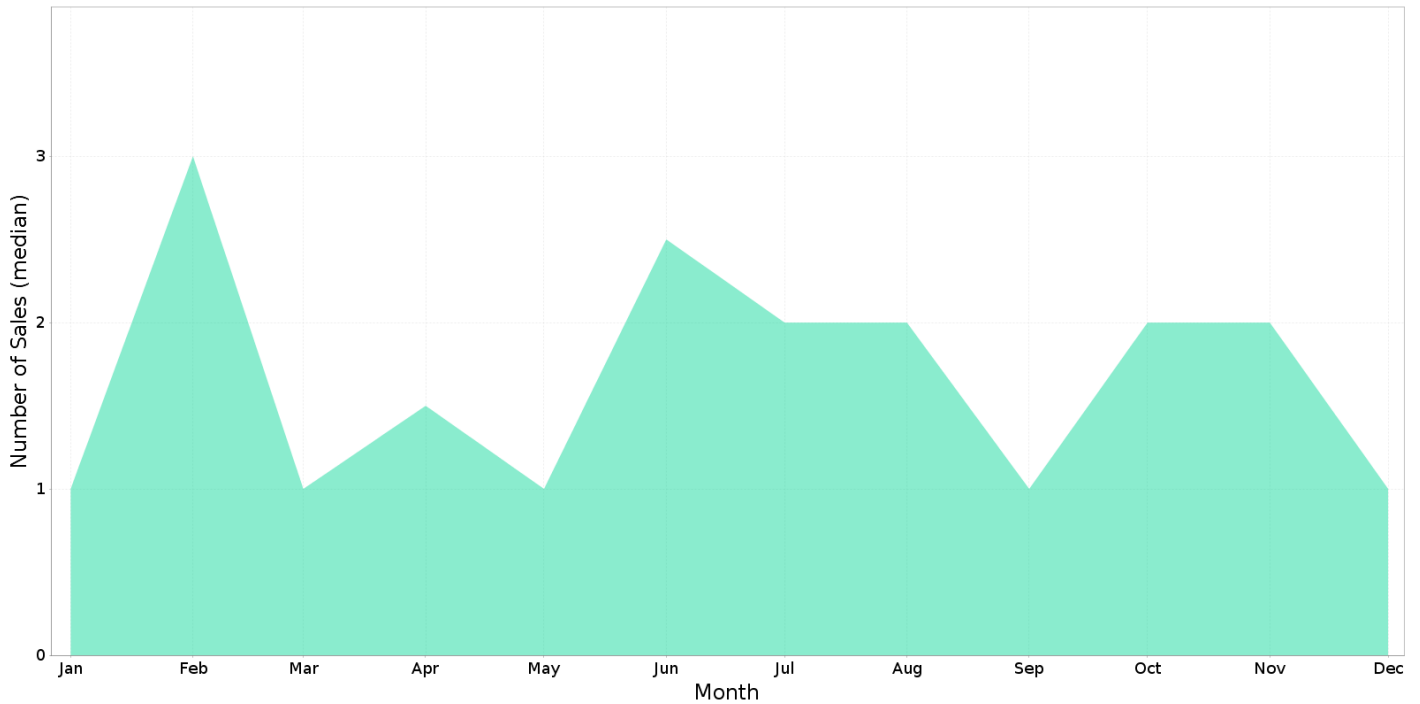
Suburb Growth
-2.0%

Current Median Price: \$862,500
Previous Median Price: \$880,000

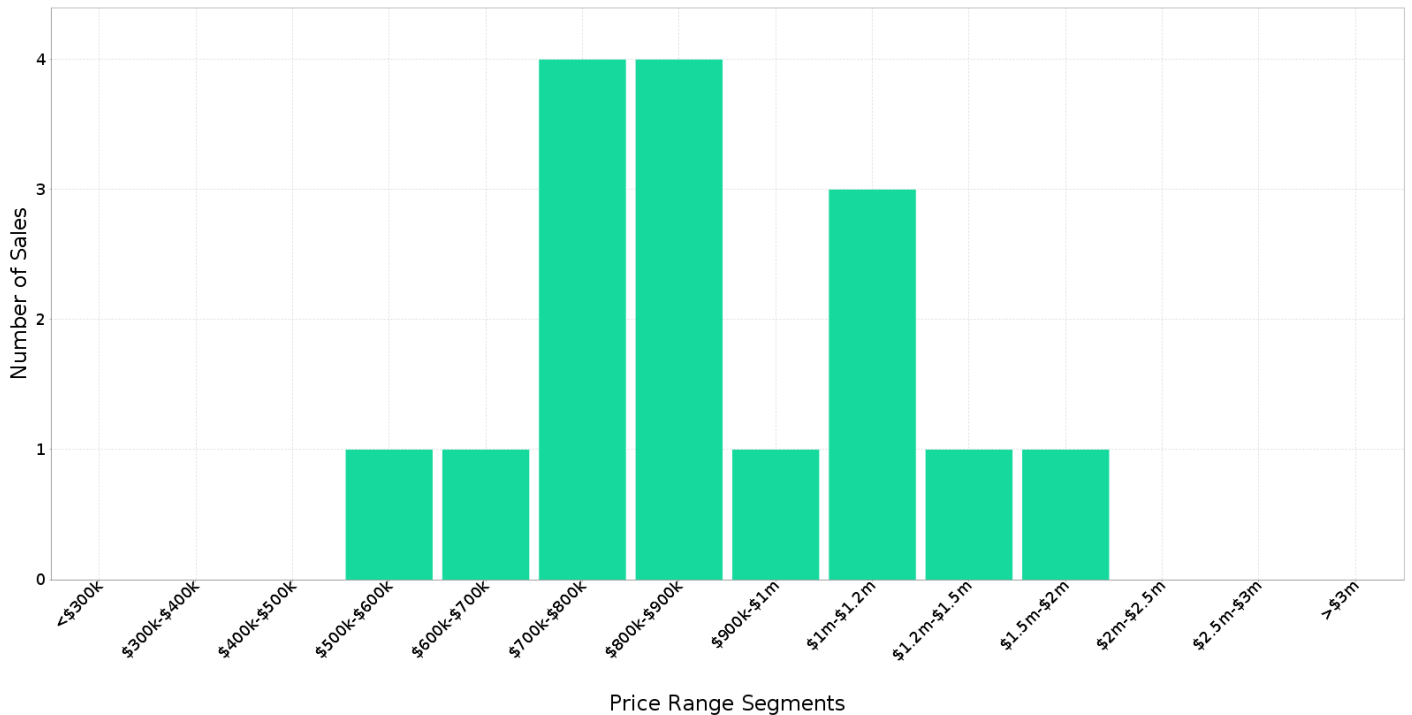
Based on 31 recorded House sales compared over the last two rolling 12 month periods



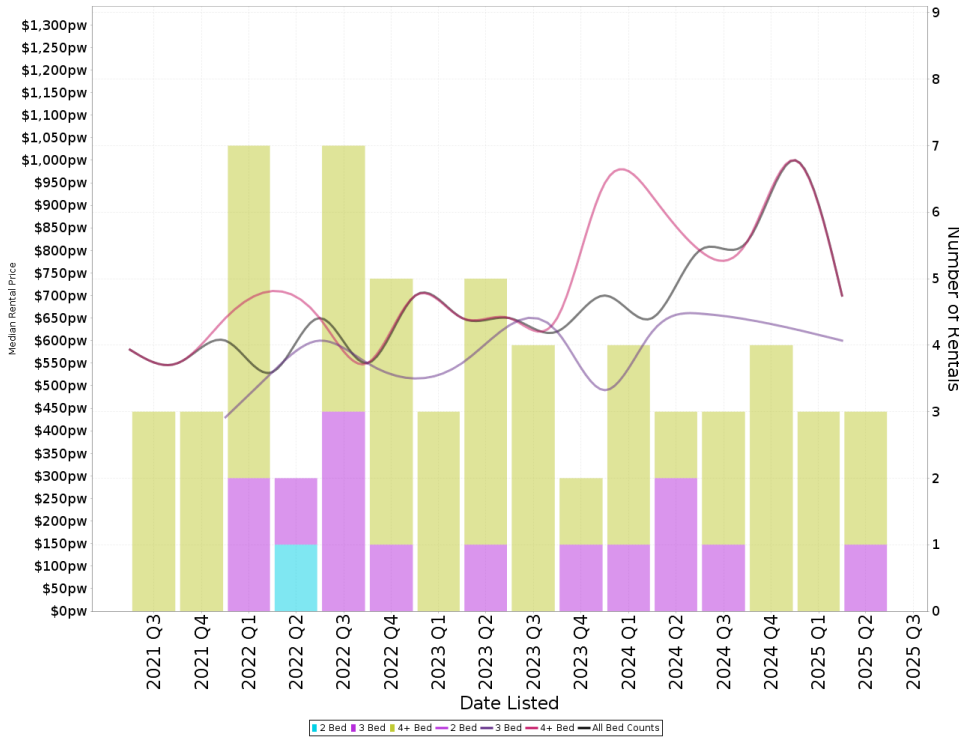
PELICAN POINT - Peak Selling Periods (3 years)



PELICAN POINT - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-2.0%

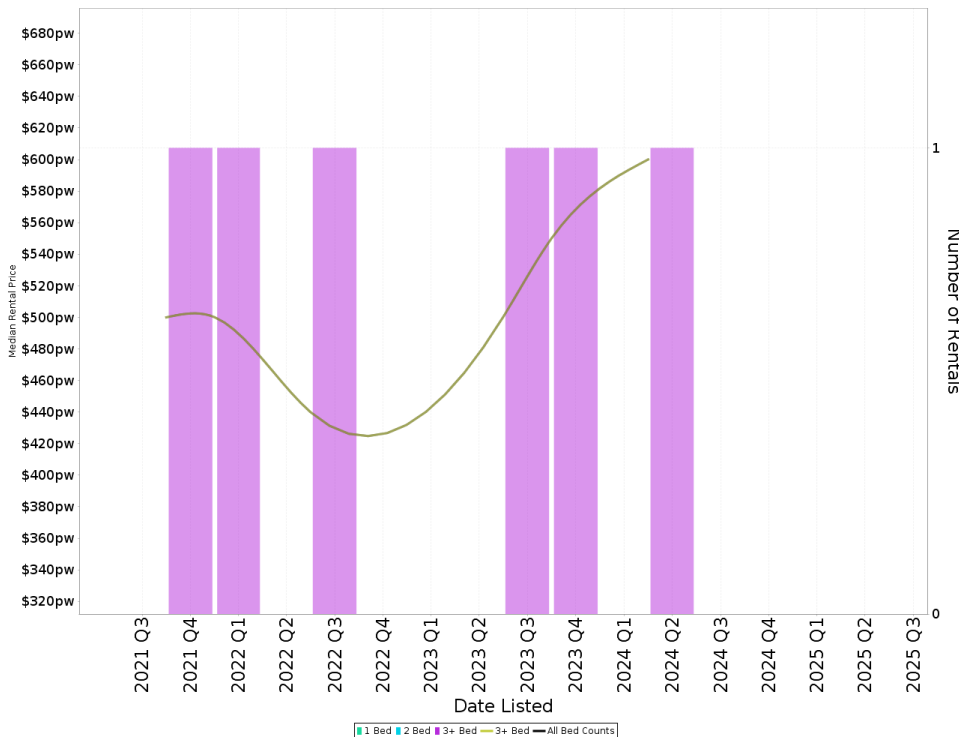
Current Median Price: \$862,500
Previous Median Price: \$880,000
Based on 31 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.9%

Current Median Price: \$862,500
Current Median Rent: \$820
Based on 13 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

N/A

Suburb Rental Yield

N/A

PELICAN POINT - Recently Sold Properties

Median Sale Price

\$862k

Based on 16 recorded House sales within the last 12 months (Financial Year 2025)

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

Suburb Growth

-2.0%

Current Median Price: \$862,500
Previous Median Price: \$880,000

Based on 31 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

16

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

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

18 TURNBERRY WAY

\$875,000

APR 2025
55 Days

841 m² 4 2 3

7A BASILICA PL

\$925,000

MAR 2025
172 Days

502 m² 3 2 2

9 PORTOFINO CRES

\$1,700,000

MAR 2025
99 Days

914 m² 3 2 3

5 BIRKDALE PL

\$1,000,000

FEB 2025
1 Day

832 m² 4 2 2

16 GLENEAGLES WAY

\$850,000

FEB 2025
73 Days

758 m² 3 2 4

8 TROON CRT

\$1,100,000

MAR 2025
3 Days

952 m² 4 2 2

5 WILLIS COVE

\$735,000

JAN 2025
4 Days

601 m² 4 2 2