

Market Snapshot West Lakes January

2024

Provided by Ray White Semaphore

Total Sales by Quarter

| | 2024/23 | 2023/22 | 2022/21 |
|-----------|---------|---------|---------|
| Jan - Mar | — | 50 | 41 |
| Apr - Jun | 39 | 71 | 60 |
| Jul - Sep | 41 | 32 | 38 |
| Oct - Dec | — | 32 | 66 |

Median House Sale Price

\$1,108,500

▲ 27.0% change vs. last year

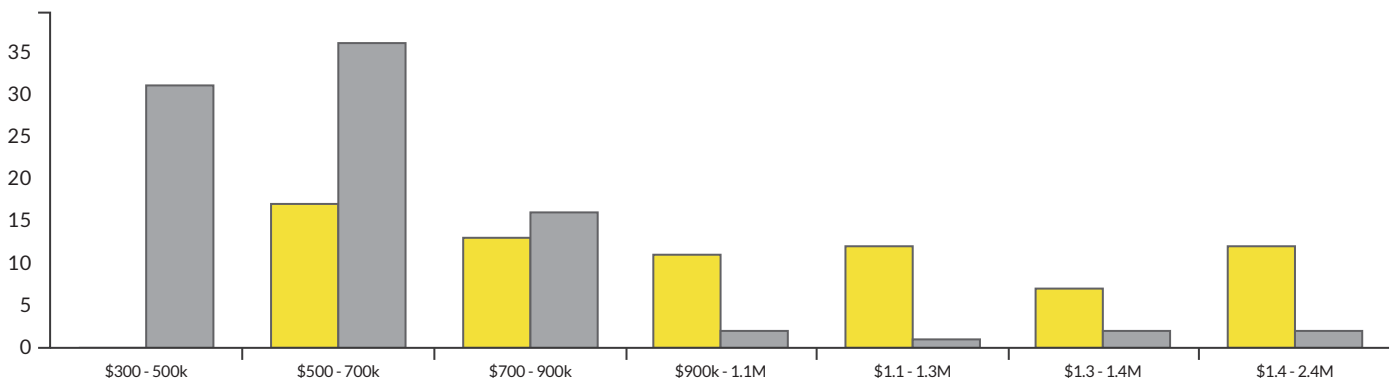
Median Unit Sale Price

\$546,000

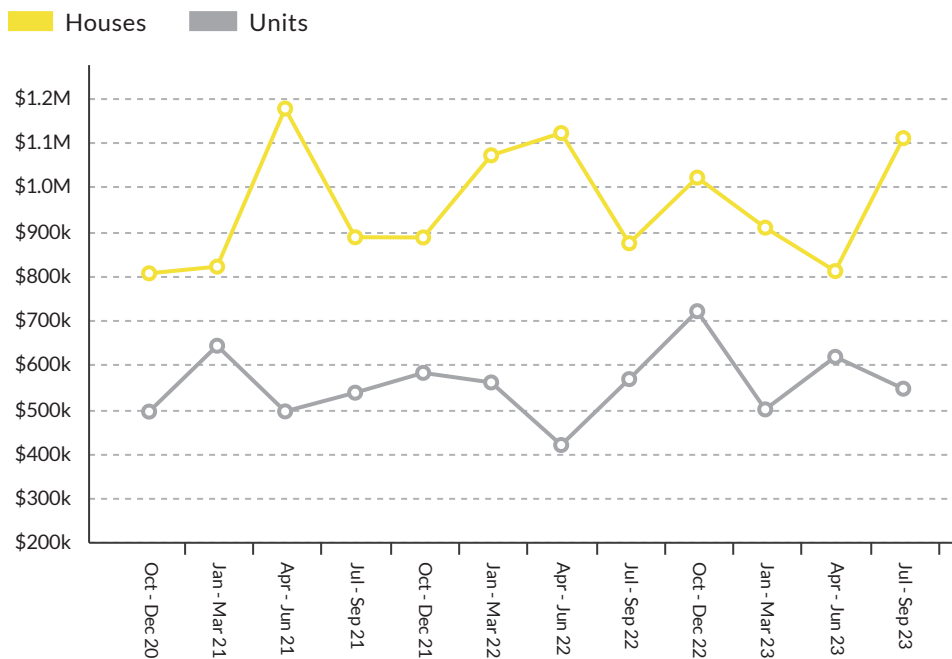
▼ -3.8% change vs. last year

Sales By Price Range (Oct 2022 – Sep 2023)

■ Houses ■ Units



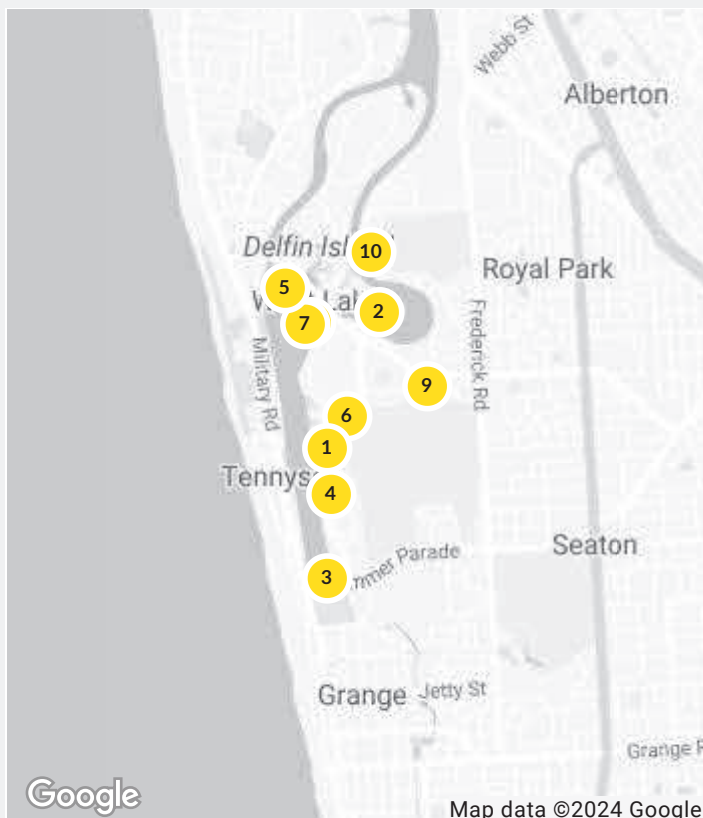
Sold Median Price Trend



We hope you found this market update helpful. If you'd like any further information on the market please don't hesitate to get in touch.

Ray White Semaphore
 (08) 8242 4777
 semaphore.sa@raywhite.com

Recent Market Sales in West Lakes



| No. | Address | Features | Price |
|-----|-------------------------------|-------------------------|---------|
| 1 | 7 Sims Crescent, West Lakes | 5 Beds, 2 Baths, 2 C... | \$1.40m |
| 2 | 30 Sir John Marks Drive, W... | 3 Beds, 2 Baths, 2 C... | \$1.26m |
| 3 | 12/242 Trimmer Parade, W... | 2 Beds, 1 Bath, 1 Car | \$615k |
| 4 | 9 Birkdale Gr, West Lakes | 4 Beds, 3 Baths, 4 C... | \$1.19m |
| 5 | 9/68 Martin Court, West La... | 3 Beds, 2 Baths, 2 C... | \$1.13m |
| 6 | 19/29 Brebner Drive, West ... | 2 Beds, 1 Bath, 1 Car | \$505k |
| 7 | 21 Martin Court, West Lakes | 3 Beds, 2 Baths, 2 C... | \$1.55m |
| 8 | 17 Martin Court, West Lakes | 3 Beds, 2 Baths, 2 C... | \$1.35m |
| 9 | 3 Banksia Street, West Lakes | 4 Beds, 3 Baths, 2 C... | \$1.32m |
| 10 | 4/32 Lochside Drive, West ... | 3 Beds, 1 Bath, 1 Car | \$560k |