

Suburb Intelligence

Eglinton, WA 6034

Prepared on 10 March 2025

investlogic⁷



What's Included in this Report?

Supply and Demand

Main suburb information to help you understand the current and potential future performance.

Suburb Performance

Designed to assist you gain confidence in buying a property in this location and how it might impact your wealth creation journey - in terms of growth, cashflow and risk.

Education Facilities

Relevant detailed information to help you locate the available care, learning, and education facilities within the area.

Development Applications and Approvals

Analysing what development applications are submitted and approved, and how the upcoming supply of new dwellings may impact this suburb's underlying performance and growth.

Demographics and Neighbourhood Insights

Suburb market insights to help you understand what type of people live here and why people like to live here.

This Suburb Intelligence report is based on public data and provided as general information only. Information provided is current at time of publication and is not indicative of future performance. Please refer to the Legal Disclaimer at the end of this document.

"Data is an Ally of your Investment Property Decisions"



Suburb Profile

Eglinton, WA 6034

Population
3,705

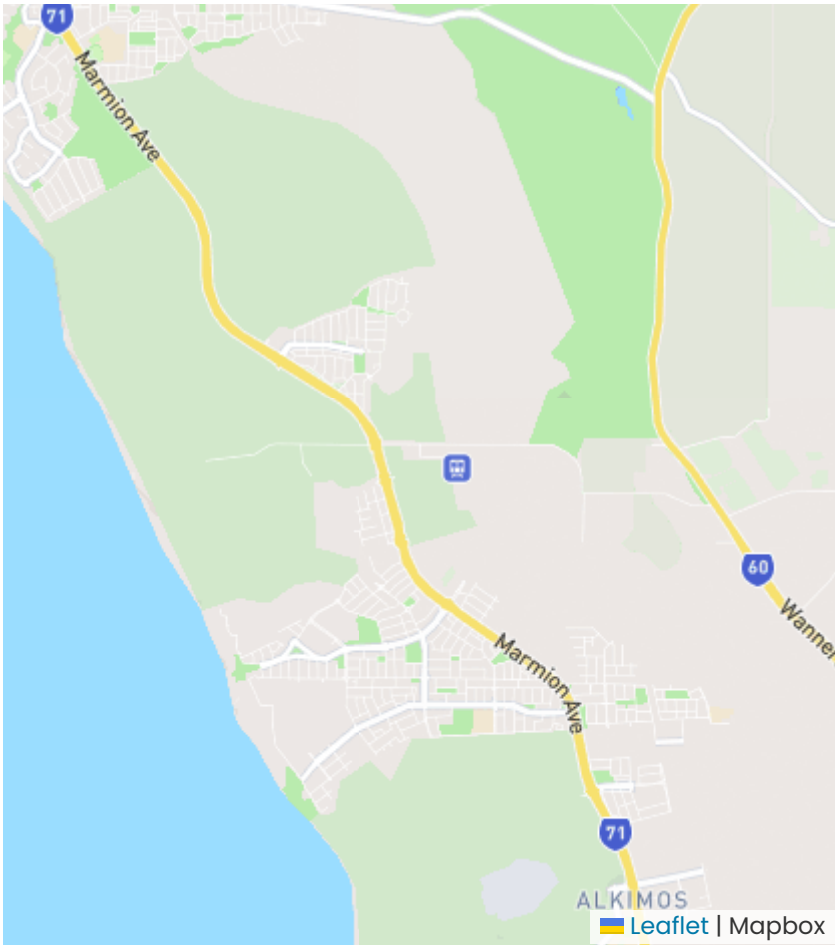
Area Size
15.41 km²

Distance from Perth CBD
45 km

Crime Score
(high means more crime)
12/100

Median Weekly Household Income
\$2,257

Median Monthly Mortgage Repayments
\$2,299



KEY DEMOGRAPHICS OVER TIME	2001	2006	2011	2016	2021
Population	No Data	No Data	No Data	1,680	3,705
Median Weekly Household Income	No Data	No Data	No Data	\$1,982	\$2,024
Medial Monthly Mortgage Repayments	No Data	No Data	No Data	\$2,363	\$1,950
Percentage of Owner Occupier	No Data	No Data	No Data	77%	78%
Percentage of Renter	No Data	No Data	No Data	23%	22%
Total Dwellings	No Data	No Data	No Data	720	1,375
Average People per Household	No Data	No Data	No Data	2.7	2.9

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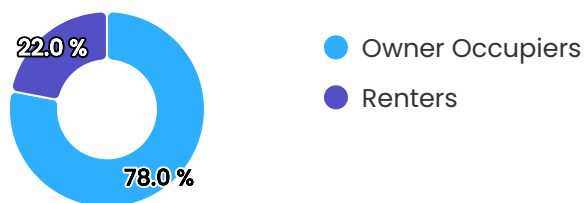
Suburb Profile

Eglinton, WA 6034

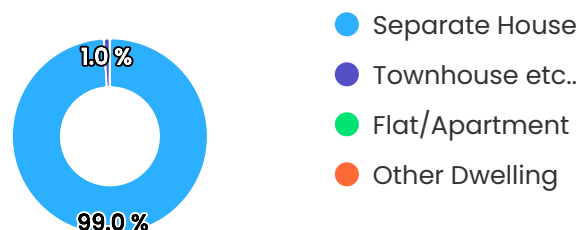
TOP 3 OCCUPATION	NUMBER	%
Technicians and Trades Workers	347	18.00%
Community and Personal Service Workers	306	16.00%
Professionals	284	15.00%

TOP 3 INDUSTRY OF EMPLOYMENT	NUMBER	%
Hospitals (except Psychiatric Hospitals)	87	4.60%
Iron Ore Mining	77	4.10%
Supermarket and Grocery Stores	71	3.80%

Tenure Type



Dwelling Structure



KEY PROPERTY DATA REPORT	HOUSES	UNITS
Median Price	\$690,000	No Data
GROWTH REPORT		
3 Month Change	2.99% (\$20,000)	No Data (No Data)
12 Month Change	23.21% (\$130,000)	No Data (No Data)
36 Month Change	58.62% (\$255,000)	No Data (No Data)
10 years average annual	5.59%	No Data
Median Rent (per week)	\$630	No Data
Sales Days on Market	8	No Data
Gross Rental Yield Percent	4.75%	No Data

Suburb Profile

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POTENTIAL BUYERS DEMAND

The level of potential buyers demand between the aggregated visits per listed property versus the average number of property listed that was viewed at least once per month. It points out the demand from potential buyers of properties for sale. Prices go up when demand exceeds supply. A high potential buyers demand is one indicator of price growth. The higher it is the more pressure there is likely to be on prices to go up.

Potential Buyers Demand
High Online Demand

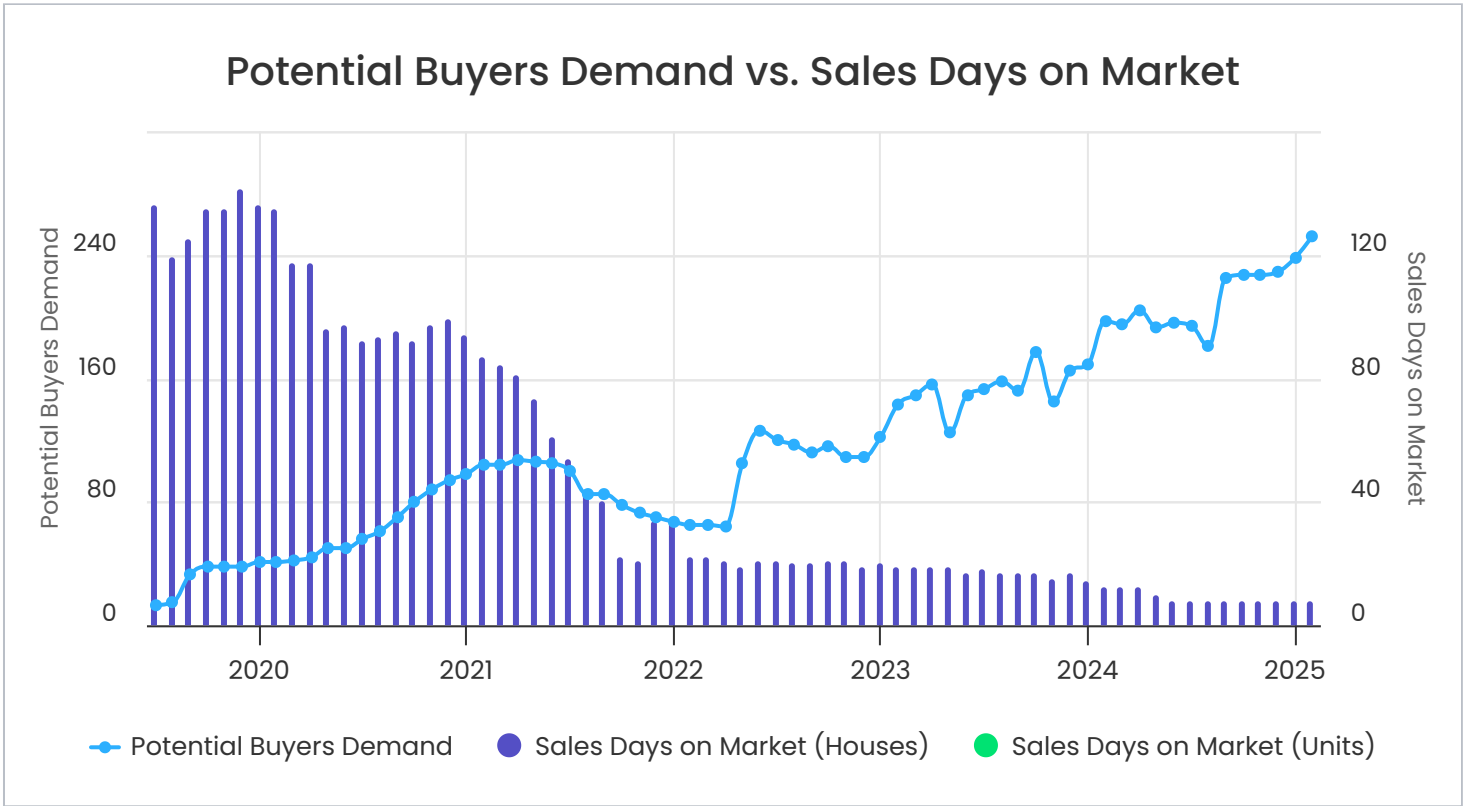
Avg. Potential Buyers by Suburb
252

3 mo. Change
11.01% (25)

12 mo. Change
27.92% (55)

36 mo. Change
287.69% (187)

Potential Buyers Demand vs. Sales Days on Market



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VACANCY RATE

Vacancy rate is the rate of vacant rental property to all available properties in an area, such as houses or apartment buildings. It is calculated as a % of dwellings in a rental property that is unoccupied at a particular time period. Areas with low vacancy rate will ensure a better yield for investors. This is a very useful statistic to help property investors assess the extent of rental demand in a suburb. SuburbsFinder considers a vacancy rate of 3% as healthy because it represents a market balanced between tenants and owners. Areas with vacancy rates of less than 2% mean high rental demand, while vacancy rates above 4% mean that there is more housing rental supply than rental demand.

Vacancy Rate

7.02%

No. of Vacancies

20

3 mo. Change

-33.33% (-10)

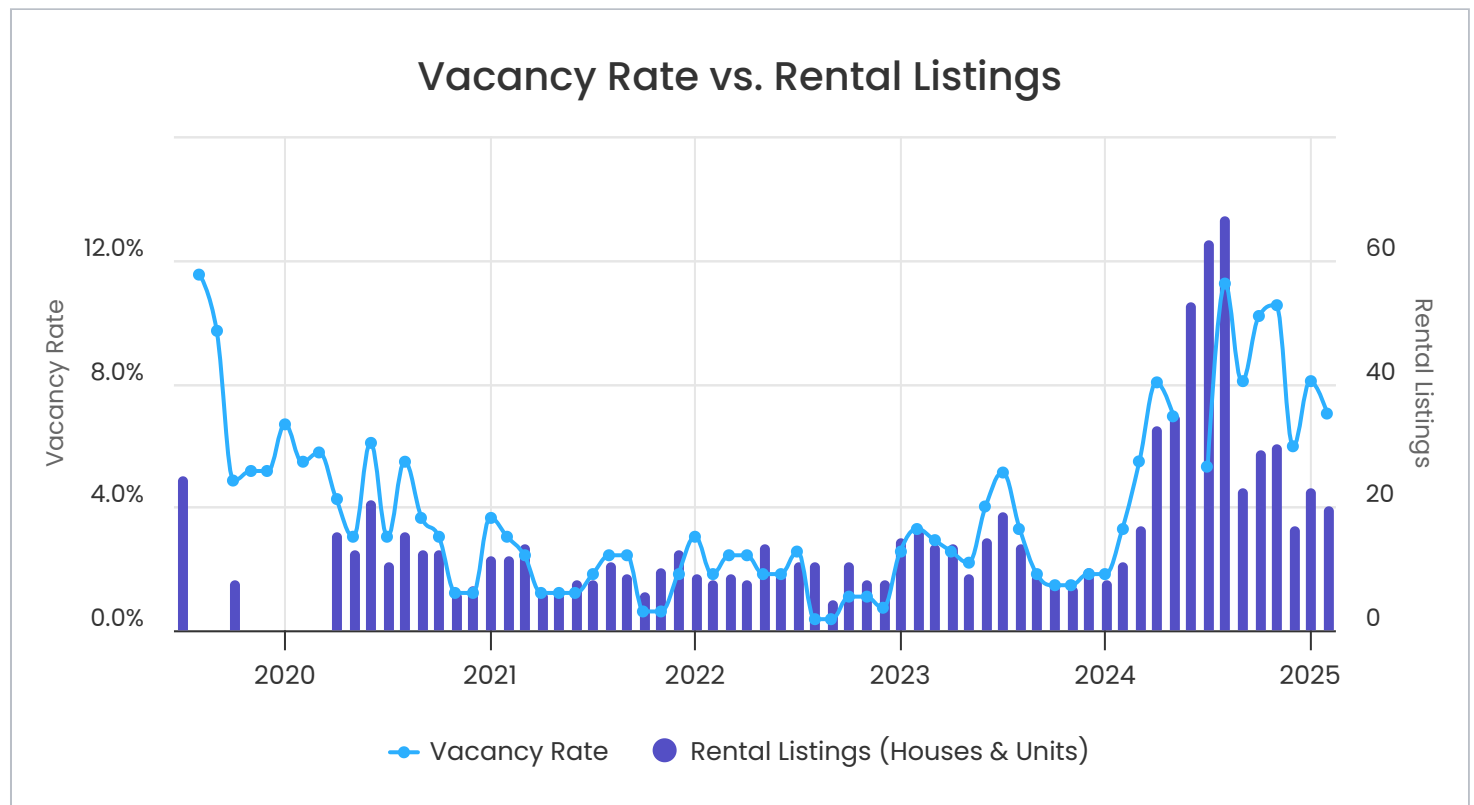
12 mo. Change

81.82% (9)

36 mo. Change

150.00% (12)

Vacancy Rate vs. Rental Listings



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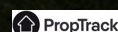
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"The house you looked at today and wanted to think about until tomorrow may be the same house someone looked at yesterday and will buy today"

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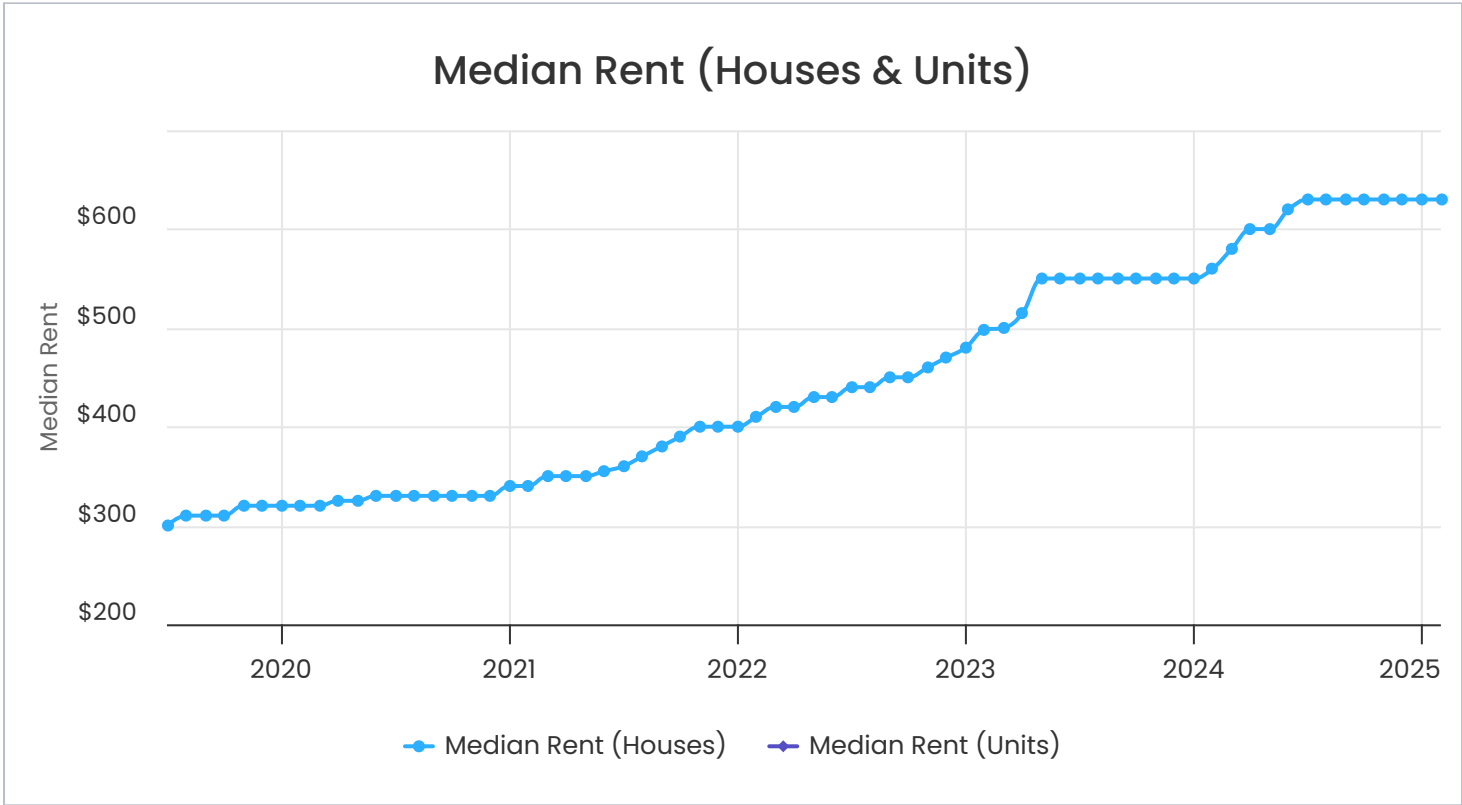
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MEDIAN RENT

Median rent is the weekly asking rent for listed rental properties over the last month. It is the best way to compare rental income in different suburbs.

MEDIAN RENT CHANGE	HOUSES	UNITS
Current Month	\$630	No Data
3 Month Change	0.00% (\$0)	No Data (No Data)
12 Month Change	12.50% (\$70)	No Data (No Data)
36 Month Change	53.66% (\$220)	No Data (No Data)

Median Rent (Houses & Units)



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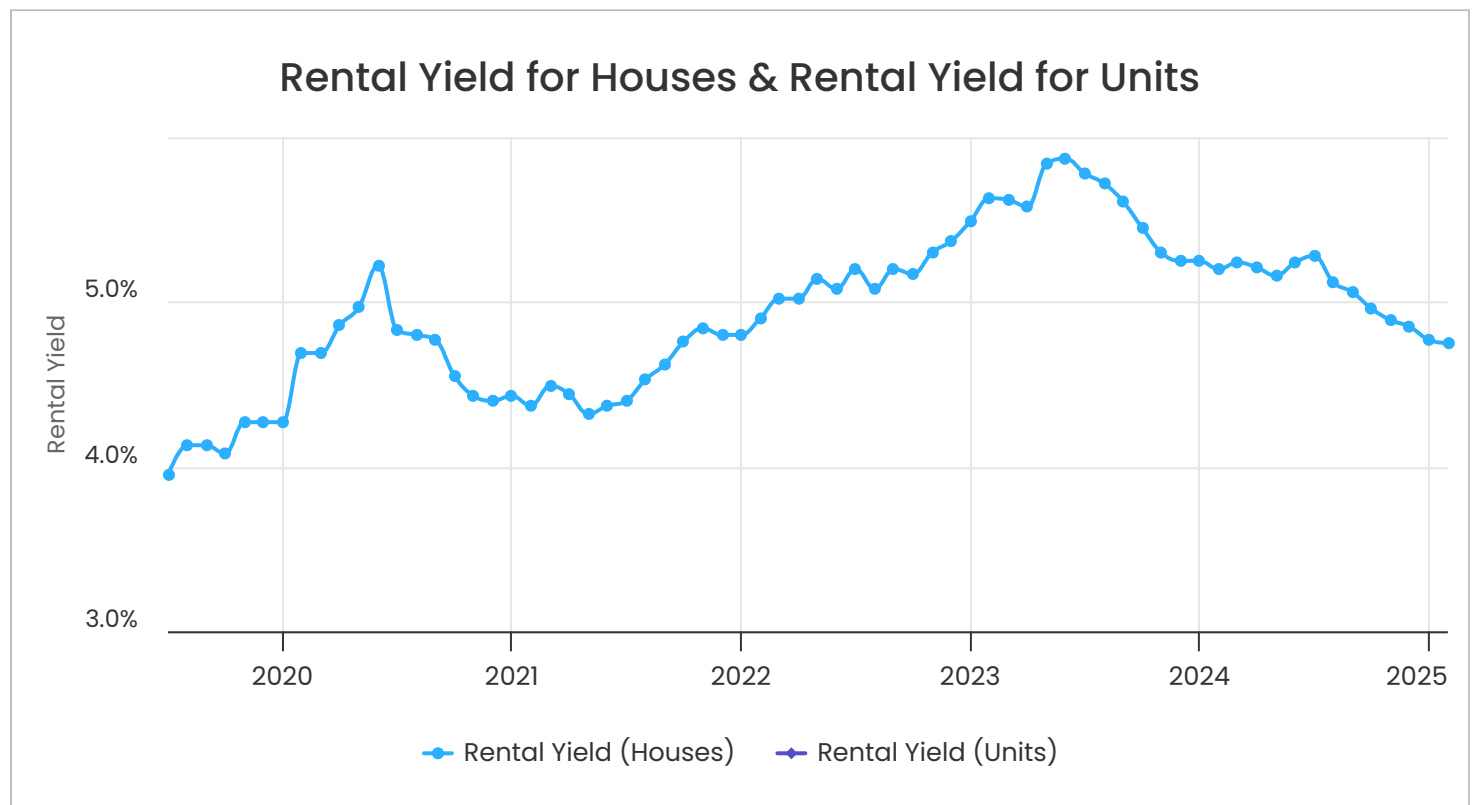
RENTAL YIELD

Rental yield is the estimated gross rental return, calculated by multiplying weekly rent by 52 weeks then dividing it by median price. Beware that the rental yield goes up when the median price falls, so an increasing rental yield is not always good. You will have rising yield in the back for rising prices. SuburbsFinder considers a rental yield of around 6% allows for both strong cash flow and growth.

Estimated Rental
Yield (Houses)
4.75%

Estimated Rental
Yield (Units)
No Data

Rental Yield for Houses & Rental Yield for Units



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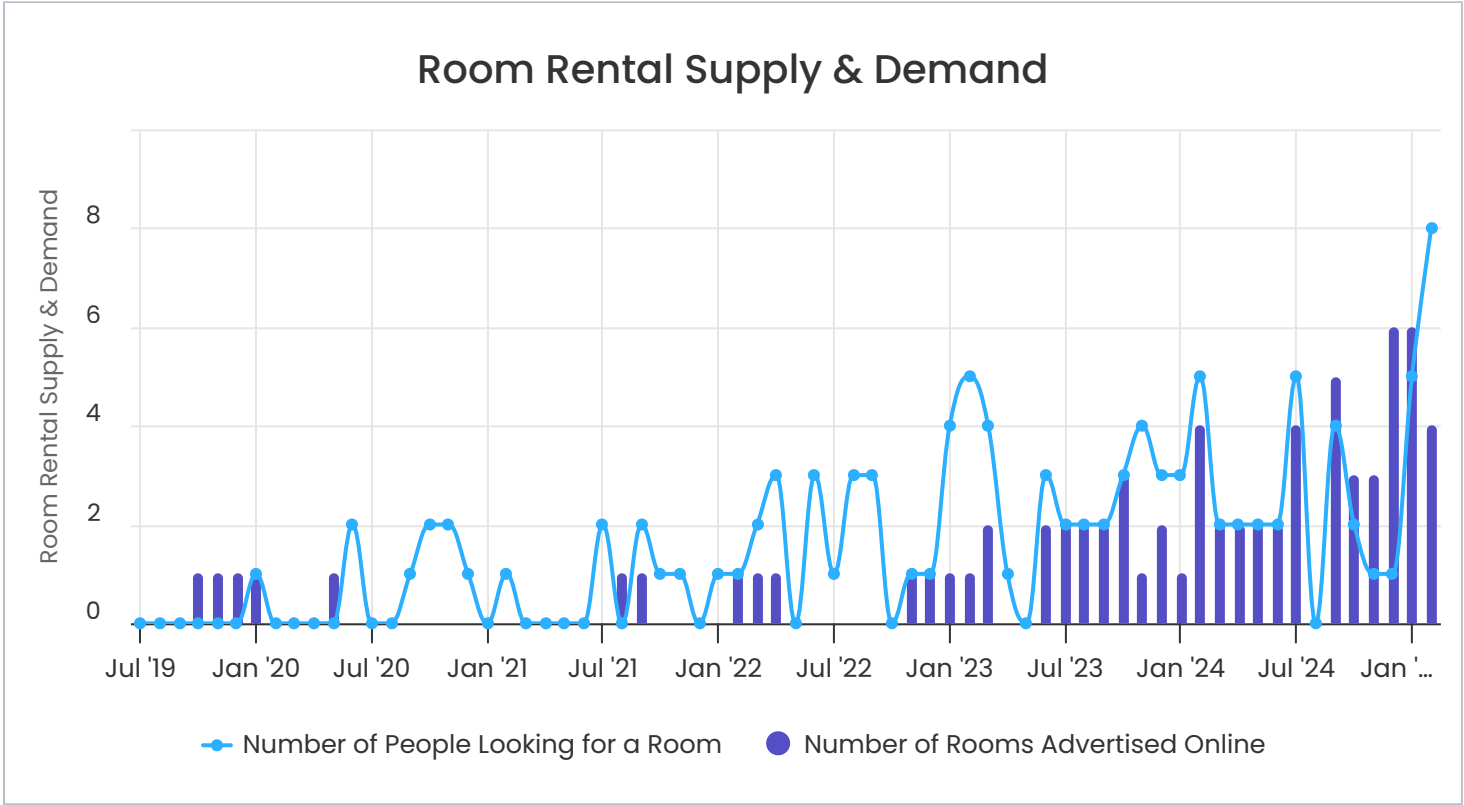


ROOM RENTAL SUPPLY & DEMAND

Renting out the rooms of your investment property individually can be a profitable strategy to increase rental yield, but you need to be aware of the risks and associated costs involved. There are different types of share accommodation situations so make sure you understand which laws apply to your agreement. Every state has its own legal categories of agreement covering share accommodation. Knowing this is essential for understanding the relevant rights and obligations that apply to your property.

GROWTH REPORT	No. of People Looking for a Room to Rent	No. of Advertised Rooms Online
Current Month	8	4
3 Month Change	700.00% (7)	33.33% (1)
12 Month Change	60.00% (3)	0.00% (0)
36 Month Change	700.00% (7)	300.00% (3)

Room Rental Supply & Demand



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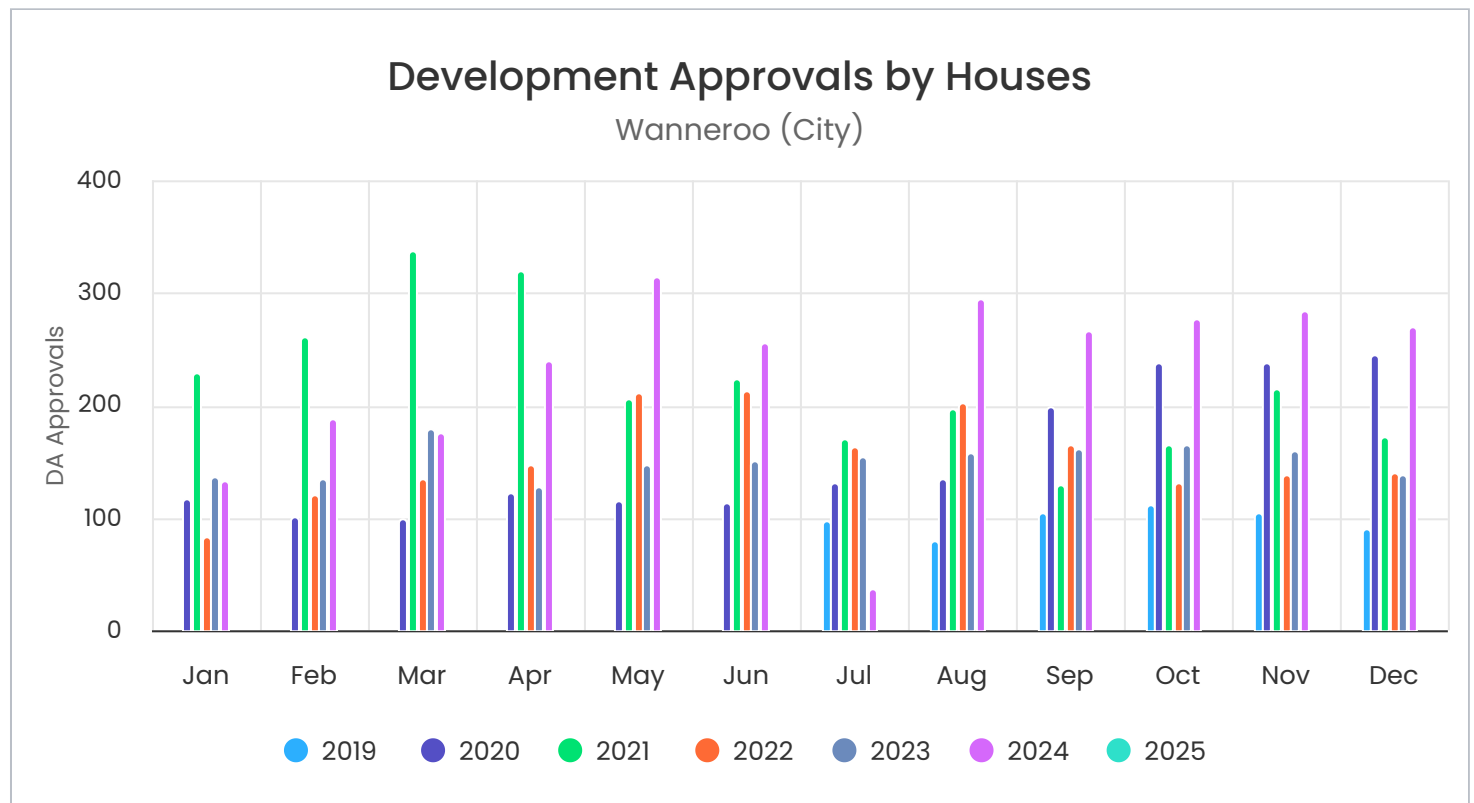
Suburb Profile

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DEVELOPMENT APPLICATION (DA) APPROVALS - HOUSES

Development Application approvals are a lead indicator for future property supply. These have a direct impact on the relationship between supply and demand. A significant rise in development approvals may mean that a lot more supply is hitting the market in the near future that may result to a much softer market.

YEAR	DA APPROVAL FOR HOUSES	CHANGE VS PREVIOUS YEAR
2019	585	No Data
2020	1,848	1,263
2021	2,621	773
2022	1,843	-778
2023	1,804	-39
2024	2,731	927
2025	0	-2,731



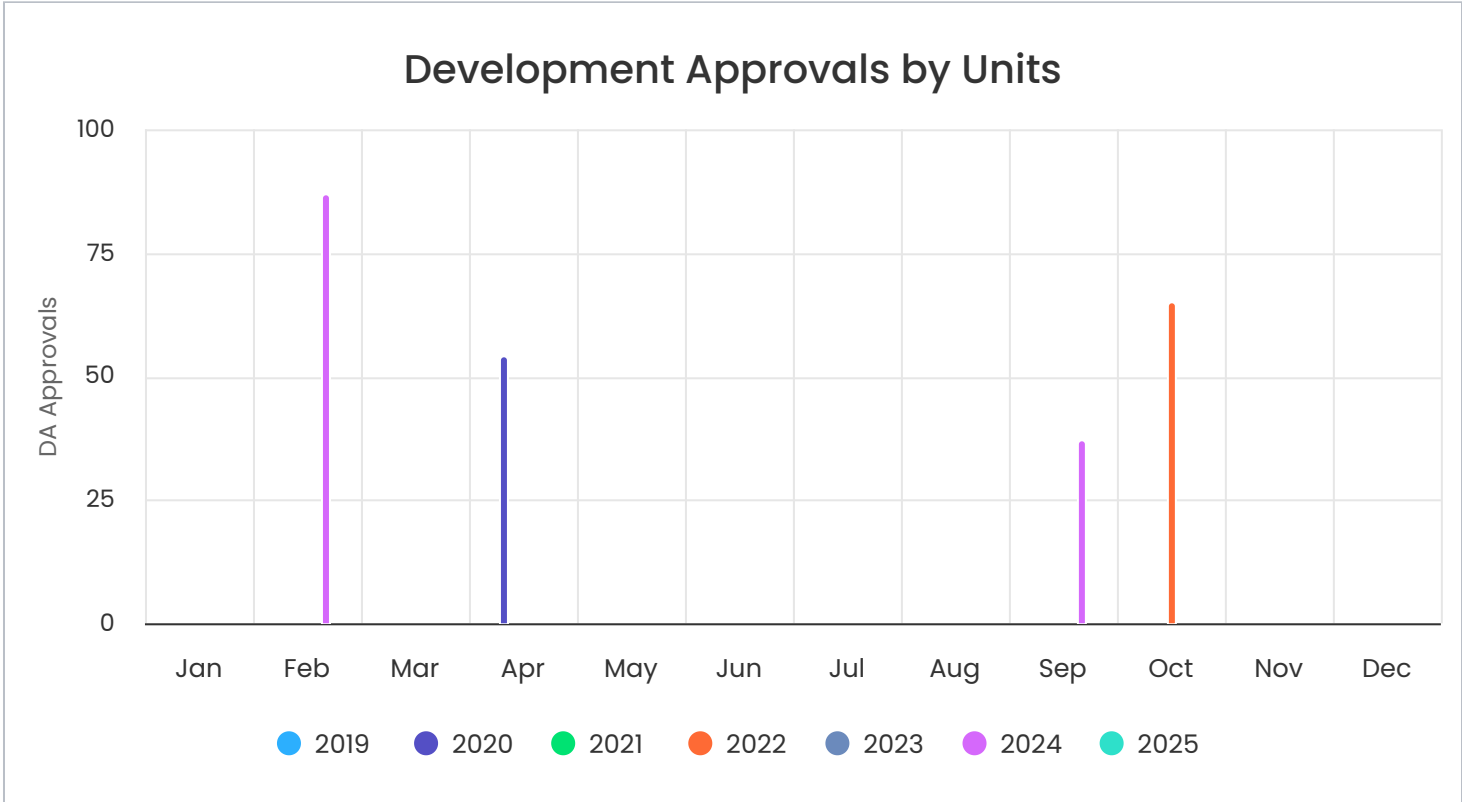
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YEAR	DA APPROVAL FOR UNITS	CHANGE VS PREVIOUS YEAR
2019	0	No Data
2020	54	54
2021	0	-54
2022	65	65
2023	0	-65
2024	124	124
2025	0	-124



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MOST RECENT DEVELOPMENT APPLICATIONS

DESCRIPTION	ADDRESS	DATE RECEIVED
Amendment - Patio	17 Celeste Street Alkimos WA 6038	11/10/2023
Fibreglass Swimming Pool and Framelss Glass Pool Fencing	17 Celeste Street Alkimos WA 6038	07/09/2023
No description provided	88 Aduro Street Eglinton WA 6034	31/08/2023
No description provided	88 Aduro Street Eglinton WA 6034	31/08/2023
No description provided	5 Carnac Way Eglinton WA 6034	28/08/2023
No description provided	37 Aduro Street Eglinton WA 6034	28/08/2023
Single Dwelling - Detached	11 Binningup Terrace Eglinton WA 6034	25/08/2023
No description provided	1 Bleu Chase Eglinton WA 6034	24/08/2023
No description provided	24 Binningup Terrace Eglinton WA 6034	23/08/2023
Shade Sail	255 Celeste Street Eglinton WA 6034	22/08/2023

* Displaying 10 of 20

MAJOR PROJECTS in Wanneroo (City)

COMMERCIAL DEVELOPMENT

PROJECT	VALUE	STATUS	START/END	IMPACT
\$13m mixed use development	\$30 million	Approved	Late 2024 - Late 2025	33 one and two bed multiple dwellings
Showroom and fast food/takeaway,...	\$51 million - \$100 million	Approved	TBD - TBD	21 Showroom and five Fast Food/Takeaway...
Sydney Charles Quarter	\$101 million - \$250 million	Approved	TBD - TBD	Accommodate a variety of residential...

RESOURCES & ENERGY

PROJECT	VALUE	STATUS	START/END	IMPACT
Alkimos Seawater Desalination Plant	\$1.1 billion - \$3 billion	In Planning	TBD - TBD	Provide additional sources of drinking...
Water production bores, Wanneroo	\$30 million	Approved	TBD - TBD	Installation of two water production...

INFRASTRUCTURE - EDUCATION

PROJECT	VALUE	STATUS	START/END	IMPACT
New AFIC school, Malaga	Up to \$30 million	Approved	TBD - TBD	The school will provide a...

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CHILD CARE CENTRES

Early childhood care plays an important role in children's developmet and provides a valuable support to families with young children. It is therefore to understand the locations of these services and to ensure their accessibility.

There are 1 Child Centres in Eglinton, WA 6034



PROPRIETOR/OPERATOR	ADDRESS
Busy Bees at Amberton Beach	101 Heath Avenue, Eglinton, WA 6034

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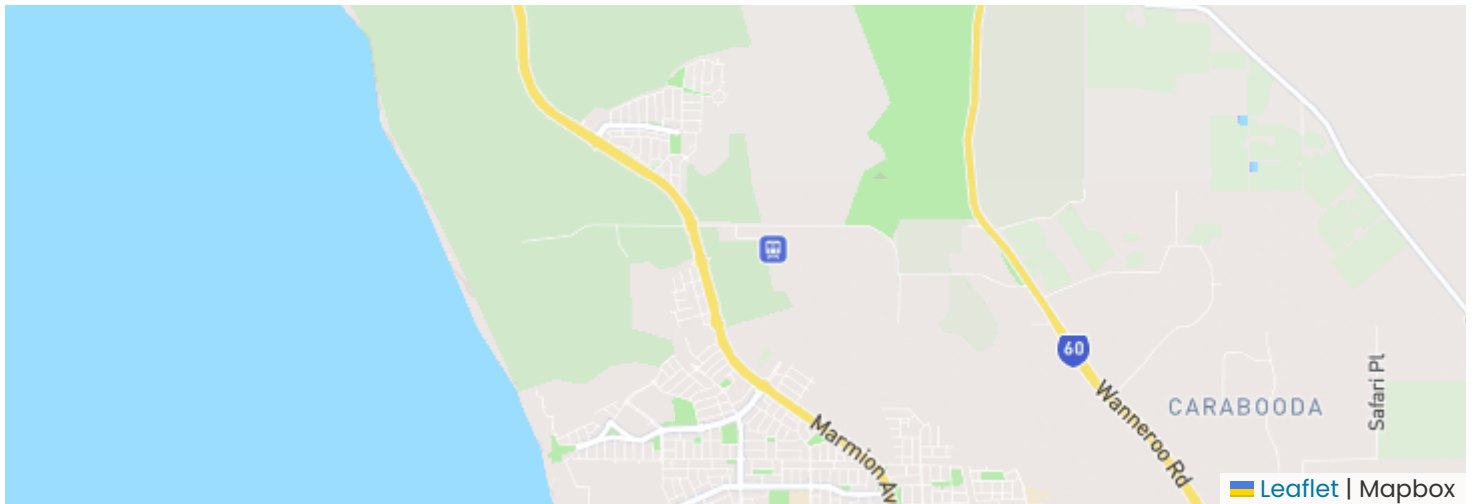
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SCHOOLS

School catchment areas and school zones tend to be monitored more closely, making it a safer neighbourhood to live in. A property close to a school will also mean tenants will live amongst a community and can be a vibrant place to live.

Typically, rental tenants will stay in the property longer if they have children attending the school, reducing your risk of period of vacancy.

There are 0 Schools in Eglinton, WA 6034



No data found

Suburb Profile

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BOARDING/ROOMING HOUSES

There are 0 Boarding/Rooming Houses in Eglinton, WA 6034



No data found

Suburb Profile

Eglinton, WA 6034

HOSPITALS

There are 0 Hospitals in Eglinton, WA 6034



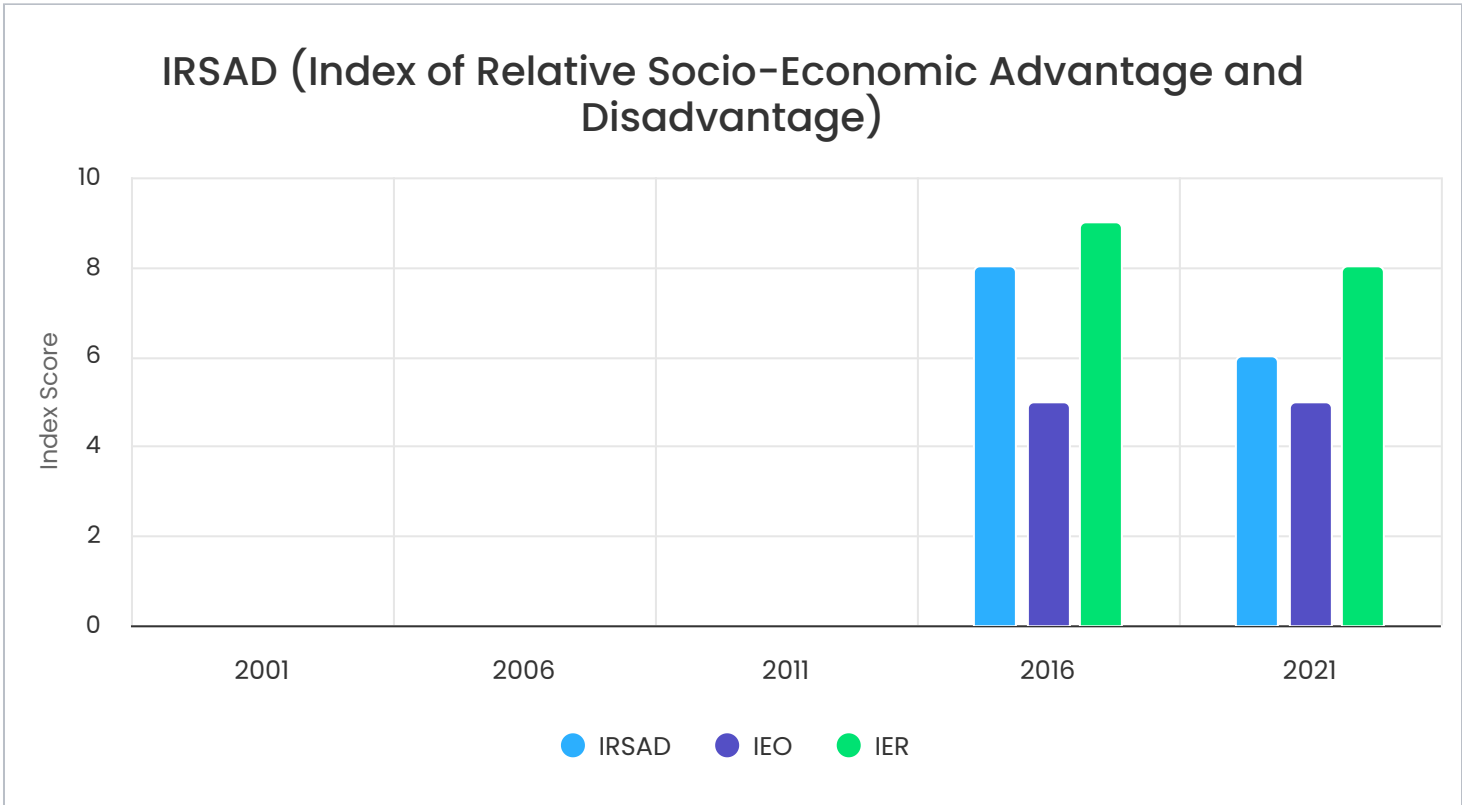
No data found

SEIFA (Socio-Economic Indexes for Areas)

IRSAD (Index of Relative Socio-Economic Advantage and Disadvantage) plays a pivotal role in assessing the socio-economic landscape of various communities. It offers a nuanced understanding of the relative well-being or adversity of specific areas, serving as a crucial component in property market analysis.

A low IRSAD score suggests a relative disadvantage, often linked to lower incomes and unskilled occupations.

In contrasts, high scores indicate areas with higher incomes and skilled occupations. IRSAD scores are invaluable in property market analysis.



IEO (Index of Education and Occupation) classifies the workforce into groups of occupations, skill levels and employment status. A low IEO score indicates relatively lower education and occupation levels of people in the area.

IER (Index of Economic Resources) - A low score indicates a relative lack of access to economic resources. For example, an area may have a lower score if there are: many households with low incomes, or many households paying low rent, AND few households with high income, or few people who own their home.

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