

## Treeby & Success Market Update 2025

In 2025<sup>^</sup>, Treeby & Success\* (which in this report encapsulates sales and rentals in Treeby, Success and Jandakot) recorded a median house price of \$872,000, and a median unit price of \$479,000. This represents an annual (2024 – 2025<sup>^</sup>) median price growth of 7.7% for houses and 9.1% for units. Comparing 2024 and 2025, sales have significantly decreased, by -64.3% (to 120 sales in 2025<sup>^</sup>) for houses, and by -59.2% (to 40 sales in 2025<sup>^</sup>) for units. The market is undersupplied, which creates an opportune time for owners to sell. That said, despite an increase in median prices, 28.6% of houses sold were in the second most affordable price bracket of \$700,000 to \$799,999; and 45.0% of units sold were also in the second most affordable price bracket of \$450,000 to \$499,999. This is ideal for first home buyers.

### CHANGE FROM LAST

### YEAR



HOUSE SALES

HOUSE MEDIAN PRICE

HOUSE RENTAL PRICE



UNIT SALES

UNIT MEDIAN PRICE

UNIT RENTAL PRICE



### MEDIAN SALES PRICE

2025

\$872K

\$479K

### MEDIAN RENTAL PRICE

2025

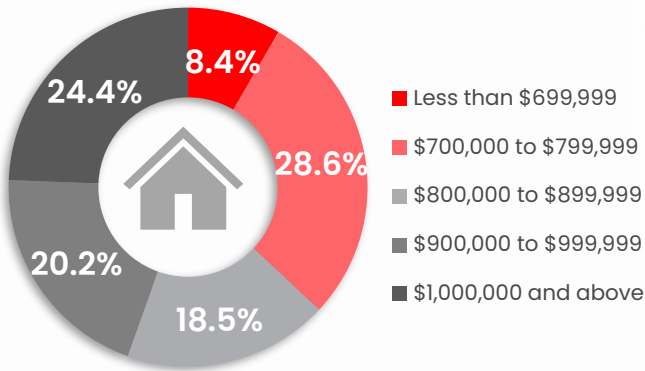
\$770

\$600

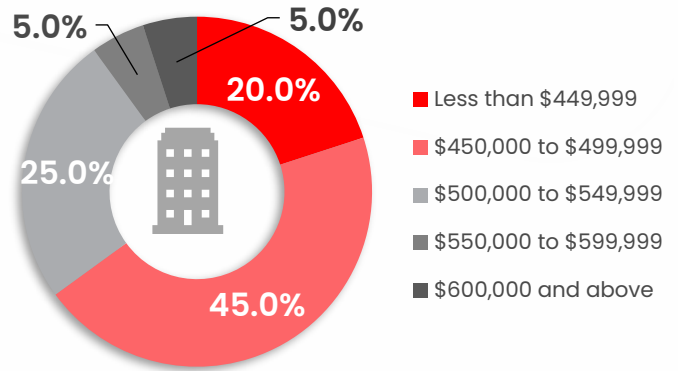


## PRICE BREAKDOWN 2025<sup>^</sup>

### HOUSES SOLD

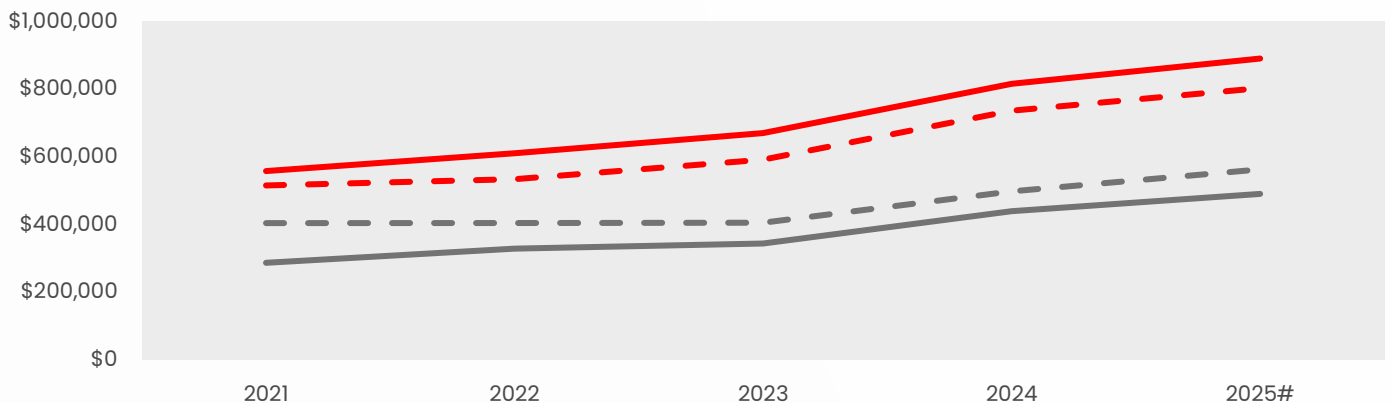


### UNITS SOLD



## MARKET COMPARISON

Treeby & Success House Perth Metro House Treeby & Success Unit Perth Metro Unit



## RENTAL GROWTH 2025€

House rental yields in Treeby & Success\* were 4.7% in September 2025, above Cockburn City LGA (4.0%). Median house rental price increased by 2.7% in 2025 from 2024, to \$770 per week. At the same time the number of houses rented decreased, by -8.5%. This suggests high demand, in good news for investors.

Vacancy rates in Treeby & Success\* were 0.3% in September 2025, lower than Perth Metro (0.7%). 0.3% is well below the Real Estate Institute of Australia's benchmark, thus quicker occupancy of rental homes. This is conducive for investment, even if the property sales price (thus, entry price) is higher in 2025^.

## RENTAL YIELD 2025§



**4.7%**

Treeby & Success\*



**4.0%**

Cockburn City LGA\*



**5.8%**

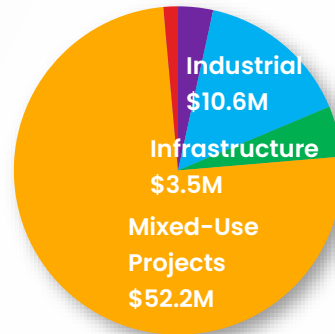
Treeby & Success\*



**5.7%**

Cockburn City LGA\*

## FUTURE DEVELOPMENTS 2025

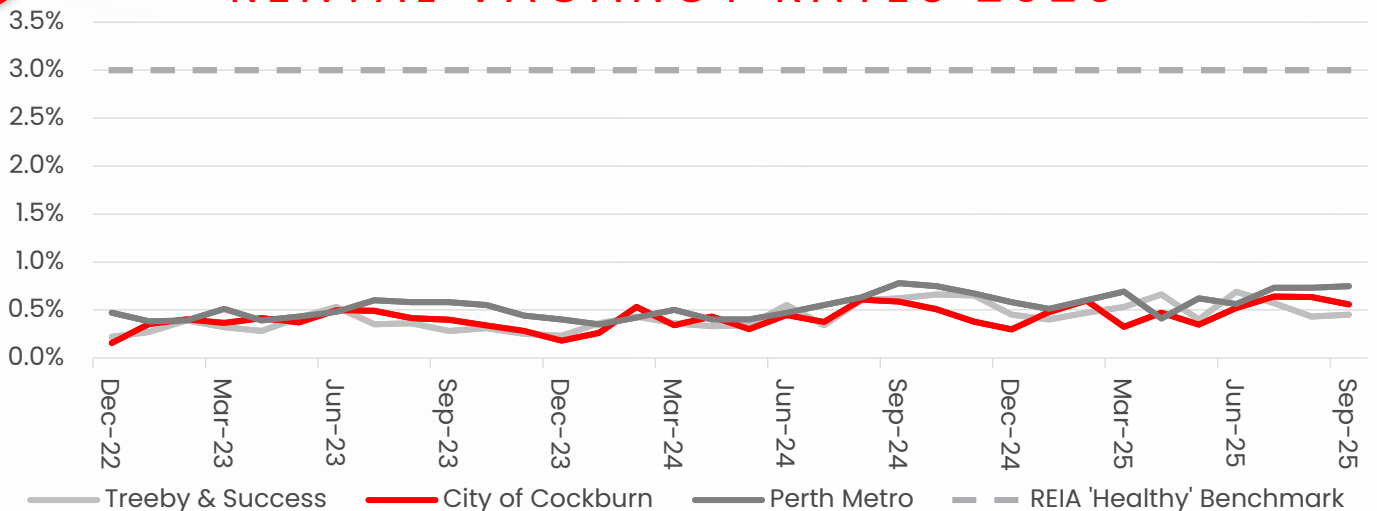


The Treeby & Success\* area is set to see approximately \$69.7M worth of new projects commence construction in 2025, most of which will be mixed-use developments. A key project is Hammond Park Shopping Centre Mixed-Use (\$17.5M). This project will include retail, commercial spaces and restaurants; improving service to the local community.

The only project boosting residential stock is South Lake Dwellings, adding 67 houses. There are no new ready-to-sell units or townhouse in the pipeline. Compared to 2025^ sales, of 120 houses and 40 units, the planned supply is not enough. This is likely to result in a shortage, placing upward pressure on housing prices. Thus, buyers must act fast.



## RENTAL VACANCY RATES 2025



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\*Treeby & Success market data and key indicators encapsulates aggregate property market conditions within the suburbs Treeby, Success and Jandakot. ^2025 encapsulates sales transactions for 2025 (01/01/2025 – 30/09/2025). €Annual rental growth is a comparison between 2024 (01/01/2024 – 31/12/2024) and 2025 (01/01/2025 – 31/12/2025) house median rent figures. ¥ Treeby & Success market data encapsulates aggregate property conditions within the postcode of 6164. § Rental yields shown are as reported as of September 2025. Source: APM Pricerfinder, Cordell Connect database, SQM Research, Esri ArcGIS. Real Estate Institute of Australia REMF Report June Quarter 2025.