

KEY FINDINGS

All average prime and secondary rents in Perth's south increased in the first half of 2025. The one exception was secondary grade in Canning Vale where there was no change.

Secondary rents outperformed prime in percentage growth terms. Stellar secondary results included Kwinana (up 11.8%), Henderson (up 11.1%) and Myaree (up 10.5%).

Prime rents are averaging just under \$150 per sqm per annum across the eight monitored suburbs. O'Connor is home to the highest prime rents (\$160 per sqm per annum).

Secondary rents are averaging \$105 per sqm per annum across the seven monitored suburbs. The highest secondary rents are noted in O'Connor (\$115 per sqm per annum).

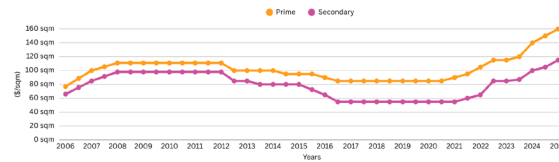


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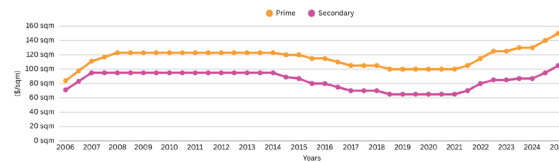
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Southern Corridor

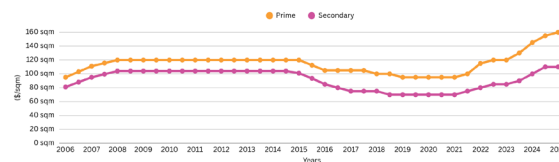
16 O'Connor 2006 - 2025 (\$/sqm)



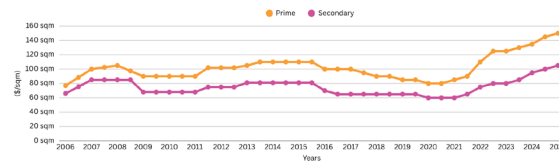
17 Myaree 2006 - 2025 (\$/sqm)



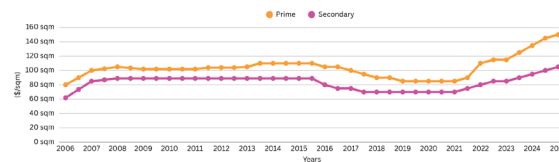
18 Canning Vale 2006 - 2025 (\$/sqm)



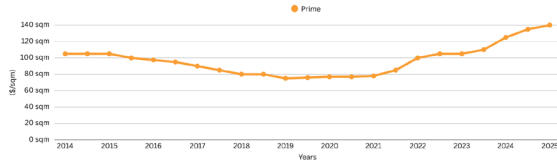
19 Bibra Lake 2006 - 2025 (\$/sqm)



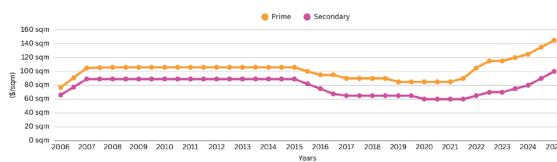
20 Jandakot 2006 - 2025 (\$/sqm)



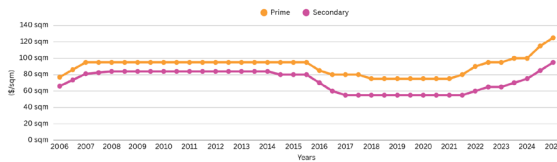
21 Forrestdale 2014 - 2025 (\$/sqm)



22 Henderson/Wattleup 2006 - 2025 (\$/sqm)



23 Kwinana 2006 - 2025 (\$/sqm)



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