

Perth Region Report

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Perth Property Market & Location Profile – High-Growth Suburbs

1. Property Market Trends

High-Growth Suburb Price Trends: Several Perth suburbs identified by Microburbs for strong **4-year growth forecasts** have already shown robust price increases. Coastal and university-proximate areas saw particularly steep rises. For example, **Coogee (City of Cockburn)** recorded a **median house price of ~\$1.20M, up 16.9% in the past 12 months**. Likewise, **Murdoch (City of Melville)**, near the university and hospital hub, saw house prices surge **14.2% year-on-year to about \$1.10M**. Emerging outer suburbs also boomed – **Ravenswood (Shire of Murray)** jumped **23–24% to a \$630K median**, and **North Dandalup** spiked **~35% to ~\$1.23M** as new estates came online. In more established inner areas, growth was steadier but solid: **Kensington (near South Perth)** saw **~7–9% annual house price growth** to around **\$1.27M**, and elite **Dalkeith (Western Suburbs)** gained about **5–8%** to a **\$3.48M median**. The one laggard was **Burswood**, where an **oversupply of apartments** has **softened prices** – house values dipped **4%** to **~\$938K**, and unit medians fell sharply (**~–18% over 12 months** to **~\$538K**). This divergence highlights how **supply dynamics** can temper growth even in otherwise well-located suburbs.

Houses vs Units: Investor interest and homebuyer demand have primarily driven up **house prices** across these suburbs, while **unit markets are mixed**. In family-oriented suburbs (e.g. Kensington, Dalkeith, Coogee), houses are the dominant stock and have shown strong **long-term capital growth** (e.g. Dalkeith houses averaged **+8.6% annual growth** over the past decade). Units in these areas are less common and sometimes underperform – Dalkeith units, for instance, have seen negative long-run growth (**~**–0.5% p.a.** average**). **Burswood's unit market** is a cautionary tale: after a construction boom, its **median unit price slid ~18% in a year**. However, unit demand is picking up generally in Perth as affordability wanes for houses. In suburbs with fewer apartments (Kensington, Coogee, North Dandalup), **limited unit data** exists – Coogee had only **1 unit sale in 12 months** – so the focus remains on housing. Overall, **houses in these high-growth suburbs have provided solid returns** for investors and owners alike, with double-digit % gains in many cases over the past year.

Historical Growth & Investment Potential: These suburbs' track records and forecasts suggest **strong investment potential**, albeit with varying risk profiles. **Inner-city and coastal locales** benefit from persistent demand and constrained supply, yielding steady capital growth historically. For example, **Kensington's house prices have grown ~7.2% per year on average**, reflecting its enduring appeal to professionals and families. Dalkeith, an exclusive riverside enclave, similarly has delivered high long-term growth (**~8–9% p.a.**) in the prestige market. In contrast, **up-and-coming fringe areas** like North Dandalup and Ravenswood are newer to the scene – their recent **30%+ annual spikes** may not be sustained at that pace, but they underscore the **potential for significant capital gains** as Perth's metro footprint expands. Notably, Microburbs' AI forecasting

ranks these suburbs highly for future growth, which likely factors in planned infrastructure and population trends. Investors are drawn by both the **short-term momentum** and the **4-year growth outlook** for these areas.

Rental Yields and Demand: Rental returns remain attractive in many of these suburbs, adding to investment appeal. **Rental prices have climbed alongside values**, thanks to Perth's tight rental market (vacancy <1% for much of 2023). For instance, **houses in Murdoch earn a median \$795/week rent, a 3.8% yield** , and **Coogee houses around \$898/week, ~3.6% yield** – decent for capital-city properties. Outer suburbs can offer even higher yields: **Ravenswood's median rent is \$595/week**, which on a ~\$630K house is roughly a **5% gross yield**, appealing to investors . In Burswood, the slump in unit prices has actually pushed yields up (median unit rent ~\$500–\$600/week vs price ~\$537K) – **house yields there are ~4.1%** , and units potentially in the mid-5% range. Low days-on-market also signal **strong buyer/tenant demand** in these locales (e.g. **Murdoch houses average just 6 days to sell** , Burswood houses 10 days). **Rising rents** (up 7–15% year-on-year in many suburbs) and ongoing population growth suggest that investor demand – including interest from east coast buyers – will **remain high** , provided interest rates don't erode borrowing capacity significantly.

Risk Factors & Supply Considerations: According to Microburbs data, **supply risk and market "heat" vary by suburb**, and this will influence future growth. *Established inner suburbs* like Dalkeith and Kensington have **little vacant land or large projects**, so **supply is constrained** – a positive for price growth (but these markets rely on buyer affluence and can be cyclical). In contrast, *development-heavy areas* carry higher risk of oversupply. **Burswood** stands out – its wave of new high-rise apartments around the Stadium led to **118 units sold in the past year** and falling median prices . Microburbs' metrics likely flag Burswood's **high stock on market** and future unit pipeline as a growth dampener. Similarly, **Ravenswood** and **North Dandalup** have **multiple land estates releasing new lots** (e.g. Ravenswood Waters, Everleigh, and North Dandalup's Riverwood Estate), meaning **ample new housing supply**. In Ravenswood, current data shows a **"Stock on Market" of ~10% – among the top 10% highest supply levels**, reflecting the numerous properties for sale relative to its housing base. This elevated supply could **moderate price rises** once initial demand from recent grant-fueled building eases.

Other risks include broader market factors: **interest rate rises** (which especially affect outer suburban buyers with larger mortgages), and the durability of demand at the fringe if preferences swing back toward inner-city living. Nonetheless, **Microburbs' 4-year forecasts for these suburbs remain bullish**, implying that on balance, the **economic and demand drivers outweigh supply risks**. Investors are advised to **monitor local development approvals and vacancy rates** – for example, if thousands of new apartments will hit Burswood via the Belmont Park redevelopment, or if a big land release occurs near North Dandalup, it could soften growth. Overall, choosing well-located properties (e.g. unique waterfront positions, or walking distance to amenities) within these suburbs can mitigate some risk by ensuring enduring desirability even if more stock comes to market.

(Table: Key Property Metrics for Select Suburbs)

Suburb	Median House Price (2024)	1-Year Price Growth	Median Unit Price (2024)
Kensington (6151)	~\$1.3 million	+7.6% (houses)	~\$528K
Dalkeith (6009)	~\$3.55 million	+5.3% (houses)	~\$1.28 million
Coogee (6166)	~\$1.20 million	+16.9% (houses)	N/A (few units)
Murdoch (6150)	~\$1.10 million	+14.2% (houses)	N/A (few units)
Burswood (6100)	~\$0.94 million	-4.1% (houses)	~\$538K
North Dandalup (6207)	~\$1.23 million	+35.1% (houses)	N/A (rural acreage)
Ravenswood (6208)	~\$630,000	+23.6% (houses)	N/A (very few units)

2. Economic Drivers & Employment

Key Industries Supporting Demand: Perth's property market is underpinned by a **strong state economy**, and these high-growth suburbs benefit from proximity to major economic drivers. **Mining and resources** wealth is a fundamental pillar – Western Australia's mining sector (iron ore, LNG, lithium) fuels job creation and high incomes which filter into Perth's suburbs. Many residents of Dalkeith and Kensington, for example, are executives or professionals whose prosperity ties to mining companies headquartered in Perth's CBD. Beyond resources, **professional services and government** jobs (Perth is the WA capital) sustain housing demand in inner-ring suburbs.

Each featured suburb also has specific industry links:

- **Murdoch:** A powerhouse in health and education. It hosts **Fiona Stanley Hospital** (the state's flagship tertiary hospital) and St John of God Murdoch Hospital – together employing thousands of healthcare workers. Adjacent is **Murdoch University**, a major employer and student draw. The co-location of hospitals, a university, and research institutes in Murdoch forms a "Knowledge Precinct" anchoring jobs in education, medicine, biotech and support services. These institutions create steady housing demand from medical staff, academics, and students wanting to live nearby.
- **Coogee:** Positioned between Fremantle and the Kwinana industrial area, Coogee attracts residents working in **marine engineering, defense and industry**. Just south is the Australian Marine Complex in Henderson, where shipbuilding and naval vessel maintenance (including submarine programs) provide skilled employment. Further south, the **Kwinana industrial**

strip (oil refinery, chemical plants, proposed lithium processing, etc.) and the future “Westport” **Outer Harbour** project (a new freight port planned in Kwinana) promise continued job growth in Perth’s southern corridor. Coogee’s coastal lifestyle appeals to these workers, offering a reasonable commute to industrial hubs and Fremantle’s port-related jobs. Additionally, Coogee’s access to **Cockburn Central** (a growing commercial/retail center) means jobs in retail, logistics, and local government (City of Cockburn offices) also support its economy.

- **Burswood:** A leisure and entertainment precinct turned residential hotspot, Burswood’s economy centers on **hospitality and tourism**. It is home to **Crown Perth**, a large casino resort complex employing over 5,000 people in hotels, restaurants, gaming, and events. Adjacent, the 60,000-seat **Optus Stadium** hosts sports and concerts, generating event-day employment and attracting visitors (which in turn supports short-term rental demand in the area). Burswood’s location just 3km from the CBD also ties it into the broader city economy – many residents commute into the **Perth CBD** or nearby East Perth offices. The new **Perth Stadium** footbridge and ongoing investments in the Burswood Peninsula (like the Belmont Park redevelopment) integrate the area further into Perth’s urban economic fabric.
- **Kensington:** This suburb is primarily residential but strategically located near key employment nodes. It lies just south of the **Perth CBD** (4–5km away), making it convenient for city workers in finance, government, and corporate sectors. It’s also adjacent to **Bentley and Victoria Park**, where **Curtin University** and **Technology Park Bentley** form another tech/education cluster (Curtin Uni has ~50,000 students and staff). Many Kensington residents are professionals who may work in the city, at Curtin University, or in office parks in South Perth/Vic Park. The suburb’s strong **professional occupation profile** (majority of workers are in professional roles) reflects these nearby job opportunities. Additionally, being in the City of South Perth, some residents work in local services, small businesses, or hospitality (given the popular cafe strips in neighboring South Perth and Vic Park).
- **Dalkeith:** An affluent enclave 6km west of the CBD, Dalkeith doesn’t contain large employers within its borders (it’s almost entirely high-end housing). However, its residents often hold senior positions in Perth’s **business, legal, medical, or resources sectors**. Dalkeith’s proximity to the **University of WA (UWA)** and the **QEll Medical Center** (including Sir Charles Gairdner Hospital and Perth Children’s Hospital) is a factor – professors, surgeons, and specialists are among the typical demographic. The suburb’s wealth is also bolstered by **entrepreneurs and mining executives**; the mining booms have historically funneled capital into luxury real estate here. Thus, broader economic trends (commodity prices, corporate profits) indirectly drive demand in Dalkeith. It’s sensitive to high-end market cycles but overall enjoys stable demand due to the persistent concentration of wealth in WA.
- **North Dandalup & Ravenswood:** These are semi-rural communities about 70–80km from Perth, so local employment is more limited. **Local industries** include **agriculture (farms and equine properties)** and some tourism (the Murray River in Ravenswood draws visitors to its riverside tavern and holiday homes). A significant employer in the region is the **Alcoa alumina refinery** in nearby Pinjarra – many tradespeople and plant workers live in the Shire of Murray (which includes North Dandalup and Ravenswood). There’s also increasing

influence from the **Peel Business Park at Nambelup** (an industrial estate under development 15–20km away), part of the Transform Peel initiative to create jobs in agri-business, logistics and manufacturing. Many residents commute to **Mandurah** (the nearest city, 10–15 minutes away) for retail, healthcare, and service jobs or even to **Perth** for FIFO (fly-in-fly-out) mining work (common in WA, where workers live semi-rurally for lifestyle but fly to mines on rostered shifts). The recent population growth in these towns is partly driven by people who are **happy to commute longer distances** (helped by the Forrest Highway and good road links) or who **work remotely/trade-based jobs** that don't require daily city commuting.

Major Employment Centres & Business Districts: The broader Perth metro has decentralized employment hubs that boost these suburbs' attractiveness. For example, **Murdoch** is designated as a "Strategic Activity Centre" in planning, meaning the government envisions it growing into a secondary CBD with offices, retail and more jobs – the ongoing development of Murdoch Square (with new offices, a medi-hotel, aged care, etc.) is evidence of this plan. **Cockburn Central**, not far from Coogee/Murdoch, is another growing commercial district (with a large shopping center, train interchange, and civic facilities) providing jobs and amenity. For Burswood and Kensington, the **Perth CBD** and West Perth remain the primary work destinations (Perth's CBD has seen improving office occupancy and new projects as the economy strengthens). **Fremantle** is the port city and an employment base near Coogee (port operations, government offices, and a developing tech hub at Fremantle's Victoria Quay). Up north, **Joondalup** or **Malaga** etc. aren't directly relevant to these specific suburbs, but as part of Perth's polycentric layout, they illustrate how jobs are spread, influencing where people buy homes.

Importantly, **low unemployment** in WA (~3.4% in late 2024) and **high job vacancies** mean residents of these suburbs generally have good employment prospects. The diversity of nearby industries (from education and health to mining and manufacturing) provides resilience – when one sector cools, another may pick up. For instance, during COVID, mining and construction surged, keeping incomes flowing; currently, **population-serving sectors (health, education)** are expanding alongside the mining sector, benefiting places like Murdoch (health/education) and Kensington (many residents in professional services) simultaneously.

Government Policies & Economic Trends: Broader economic policies and trends play a role in property demand across Perth and these suburbs:

- **Population Growth & Migration:** Western Australia is currently **Australia's fastest-growing state, at ~2.8% annual population growth**. This is fueled by both overseas migration (as international students and skilled migrants return in large numbers) and **net interstate migration turning positive** – after years of losing people to the eastern states, WA gained a net ~9,700 people from other states in 2023. Many newcomers are attracted by **job opportunities and affordable housing**. This influx is driving **heightened housing demand** across Perth. For example, expats and interstate buyers have been snapping up properties in suburbs like **Perth's coastal belt and inner city** where lifestyle is attractive and prices are still low compared to Sydney/Melbourne. Our focus suburbs are beneficiaries: e.g., **East coast investors and migrants have shown interest in Perth's high-yield, high-**

growth areas, which likely includes picks like Coogee or Ravenswood for affordability, or Dalkeith for luxury buyers. Population growth also directly impacts outer suburbs – **Ravenswood’s population jumped 15% from 2011–2016** and likely far more by 2023, as people migrate there for new housing. Continued migration, supported by pro-migration federal settings to fill job shortages, will be a **tailwind for housing demand** in the coming 4+ years.

- **Interest Rates & Finance:** After record-low interest rates spurred the 2020–2022 price boom, the RBA’s rate rises in 2022–2023 tempered buyer borrowing capacity nationwide. However, Perth proved more resilient than the east coast – **local market fundamentals remain strong despite higher rates**. One reason is **relative affordability and high incomes**: Perth buyers (including in suburbs like Kensington or Murdoch) often still find mortgages manageable, and investor yields here are higher, softening the blow of rate rises. That said, **first-home-buyer heavy areas** (like North Dandalup/Ravenswood, which attracted many new home builders via grants) are sensitive to rate changes. The current cash rate (~4.1%) means new borrowers face ~6%+ mortgage rates, which could cool demand at the margins. Government initiatives like **Keystart** (WA’s low-deposit loan scheme) and **First Home Buyer grants** mitigate this somewhat by helping buyers into the market. Indeed, the **2020 Building Bonus and HomeBuilder grants** ignited demand particularly in outer suburbs – land sales in WA tripled mid-2020 after these incentives, jump-starting development in places like North Dandalup. While those grants have ended, the state remains keen to support ownership, and if interest rates stabilize or fall by 2025–26 (as some forecast), we could see another surge of buyers coming forward, further boosting these high-growth suburbs.
- **Government Spending & Policy:** WA’s government has significant infrastructure and industrial projects in the pipeline (discussed further in section 5) which stimulate jobs. Additionally, local governments have planning policies that can affect desirability. For example, the **City of Nedlands** (covering Dalkeith) has been pushed by state planning to allow more medium-density housing – a contentious shift in an elite suburb, but one that could modestly increase population and diversity over time (e.g. boutique apartments suited for downsizers, keeping retirees in the area). The **state government’s METRONET** transport program (new train lines, station upgrades) is a pro-development policy improving connectivity (see section 4), and their focus on decentralizing jobs (like Murdoch’s development) is deliberate economic planning to create more balanced growth. Also relevant is **tourism policy**: WA is promoting itself (post-COVID) to international tourists and students, which has downstream benefits for areas like Burswood (tourism/hospitality jobs) and Murdoch (international students renting near uni).

In summary, these high-growth Perth suburbs are buoyed by a **confluence of economic drivers**: booming industries (mining, health/education), **major employment hubs** in or near each suburb, and supportive macro factors (strong population growth, stable economy). This underlies their property market strength. A **strong labor market and low unemployment** mean residents have secure incomes to invest in housing, and new job creation draws more people into these communities, sustaining demand for homes.

With a high owner-occupancy (~85%) and many in single dwelling homes, Coogee exhibits a **stable, tranquil environment (Tranquillity Score high)** similar to other suburban coastal enclaves.

- **Murdoch (Education/Health Hub) – Population ~3,530** (as of 2016) with moderate growth (6.2% increase from 2011) . Murdoch’s demographic profile is unique due to the university and hospitals: the **predominant age group is 20–29** . This reflects a large student population and young adults (perhaps medical interns, grad students, etc.). As a result, **household types** are more mixed – **many childless couples and share houses**, as well as some older couples in residential enclaves. The Microburbs data likely gives Murdoch a **Family Score that is mid-range** (because fewer families with young kids compared to other suburbs) and a somewhat lower Tranquillity score due to the busy institutional precinct. Owner-occupier rate is around 60% , lower than typical suburbs, since a significant portion of homes are rentals to students or young professionals. **Affluence:** incomes vary – professors and doctors in the area earn high salaries, but students have low incomes; overall an Affluence Score around average (Murdoch is comfortable but not elite). **Cultural diversity** is notable, with international students and foreign-born academics contributing to a vibrant mix of cultures on campus and in nearby housing. Liveability in Murdoch is defined by **convenience and infrastructure** – residents have **major hospitals, a university, and a train station** at their doorstep. There are plenty of parks (10 parks in the suburb) , and shopping centers a short drive away. Safety is generally good (hospital precincts are well-policed), though the area can be busy at times. In summary, Murdoch offers a **dynamic, youthful environment** with great connectivity, appealing to those who prioritize convenience over a quiet suburban vibe.
- **Burswood (Inner Urban) – Population ~2,340**, which jumped over 15% from 2011 to 2016 as new apartment complexes came online. Demographically, Burswood skews **young-professional:** the **predominant age bracket is 30–39** . Many residents are **couples without children** (often DINKs – double income, no kids) or single professionals taking advantage of the inner-city lifestyle. This is reflected in Microburbs giving Burswood a **Family Score likely on the lower side**, since it’s not a classic family suburb – fewer kids, more apartments. Indeed, **childless couples make up a large portion of households** . The **Affluence Score** might be mixed: there are some very high-end penthouses and townhouse dwellers (affluent), but also moderate-income renters; overall probably around average to slightly above (incomes \$3000–\$3999/month mortgage range, which is fairly high) . **Lifestyle and Entertainment** are Burswood’s hallmark – restaurants, casino, and events are within walking distance, giving it a **Lifestyle Score perhaps 9/10**. Amenities are excellent for recreation (river parks, stadium) but everyday convenience (like supermarkets, schools) is a bit limited right in Burswood, so residents often go to Victoria Park or the CBD for those; hence **Convenience Score** might be moderate (though a train station boosts it). **Safety:** Despite the casino and entertainment district, Burswood’s crime rate isn’t very high; security is strong around Crown and the residential towers. Still, being near nightlife can mean occasional disturbances – likely a **Safety Score around 8/10** (lower than quiet suburbs like Kensington). Overall, Burswood attracts those seeking **vibrant, inner-city**

living – a relatively transient population with fewer long-term families, but a growing community identity as more owner-occupiers move into the new apartment developments.

- **North Dandalup (Rural-Residential) – Population ~700 (2016)**, small but growing fast (up 23% 2011–16). The population likely surpassed 1,000 by 2021 with new estates. This community is **predominantly families and mature couples**. Many households are **couples with children** (often seeking acreage for a rural upbringing) and also a notable number of **50–59 year-olds** (some might be semi-retirees or “tree changers” who moved out of the city). North Dandalup’s **Family Score would be high (perhaps 9/10)** given the dominance of family households and traditional family-oriented lifestyle. Affluence is a bit of a mixed picture: locals work in trades and rural industries, which can be solid middle-class earners, but not wealthy elites. However, the influx of city buyers building expensive homes on 1-hectare lots (as seen in Riverwood Estate) has likely raised incomes and home values. Many households pay substantial mortgages (\$2400–\$2999/month is common), indicating a comfortable but not extravagant affluence level – maybe **Affluence Score ~6-7/10**. **Lifestyle and environment** are key: North Dandalup offers **tranquillity, space and a tight-knit community**. Crime is very low (everyone knows everyone; rural towns often have near zero serious crime), yielding a **Safety Score 10/10** in practice. Tranquillity is also top-notch – aside from the train line and highway, it’s mostly natural sounds – so likely **Tranquillity Score 9-10/10**. Amenities within the town are sparse (there’s a primary school, community hall, maybe a local deli) so **Convenience Score might be low (3-4/10)** – residents drive to Pinjarra or Mandurah for major shopping, and high schoolers bus to larger towns. Community spirit is strong in small places: events at the local footy club or volunteer bushfire brigade are social highlights. In short, North Dandalup offers a **quiet, rural lifestyle** ideal for those valuing space and community over walkable amenities.
- **Ravenswood (Semi-Rural by Murray River) – Population ~2,176 (2016)**, and like North Dandalup it’s been growing quickly. Ravenswood historically was a riverine hamlet (with the iconic Ravenswood Hotel on the Murray River), but new housing estates are changing its demographics. It now has a mix of **established semi-rural residents and new suburban families**. We can infer **Family Score is high**: new estates (e.g. Ravenswood Waters) are attracting young families with kids, drawn by affordable modern homes and big yards. Many residents commute to Mandurah or Perth, so they are typical Australian families in search of value – likely **blue-collar and white-collar mix**. **Affluence** is moderate; incomes might be around or slightly below the WA median initially, but as home values rise and more dual-income families arrive, this is improving. The area does have some retirees as well, given the river lifestyle (some small retirement villages nearby, and older folk who have lived along the river for decades). **Lifestyle and leisure**: Ravenswood’s defining feature is the **Murray River** – boating, fishing, and riverside picnics are common. The Ravenswood Hotel is a local landmark for social life (live music, dining by the water). These give a great **Lifestyle Score (community, outdoors)**, though shopping and services are not within walking distance. Crime in Ravenswood has historically been low, but as with any growing fringe area, there might be minor issues during periods of rapid development (vacant houses, etc.); generally it’s considered safe and peaceful. **Community**: Being part of the Shire of Murray, there’s a country-town feel – neighbors know each other, and community events (markets, river clean-

up days) are valued. **Tranquillity** is high especially in estates away from the highway – one can hear birds and enjoy open space, though the Southwest Highway and Forrest Highway interchange nearby means some traffic noise at the edges. Overall, Ravenswood is building a reputation as a **family-friendly, affordable lifestyle suburb**, combining country charm with new suburban comfort.

Amenities & Liveability Factors:

- **Schools & Education:** The inner suburbs have excellent access to schools. Kensington residents utilize **Kensington Primary** (well-regarded) and have options like **Wesley College** (a prestigious private school in South Perth) or government secondary schools in Como/Victoria Park. Dalkeith has **Dalkeith Primary** (highly rated) and feeds into the top-notch **Shenton College** for high school, plus nearby elite private schools (Scotch, Christ Church, MLC are a short drive). Coogee has **Coogee Primary**, and older students attend **Spearwood Alternative School** or the newer **Fremantle College**; also several private schools (St Jerome’s Primary, Emmanuel Catholic College in the area). Murdoch doesn’t have a public K-12 school within the suburb proper (aside from tertiary), but adjacent suburbs offer **Winthrop Primary, Kardinya Primary, Leeming Senior High**, etc., all within a few kilometers; plus Murdoch University for higher ed on one’s doorstep. Burswood is close to **Victoria Park Primary** and not far from **Trinity College** (boys) or **Mercedes College** (girls) in the city, but it lacks its own school – reflecting its less family-oriented makeup. North Dandalup has a **local primary school** (small, country-style schooling) and kids typically go by bus to **Pinjarra Senior High** or to private schools in Mandurah. Ravenswood doesn’t have a school in the immediate town (the old one closed decades ago); children often attend **North Dandalup Primary or Pinjarra Primary**, and high school in Pinjarra or Coodanup (Mandurah). Education-wise, families in Ravenswood are advocating for more local schools as the population grows.
- **Parks & Recreation:** All these suburbs score well on green space. **Kensington** has multiple local parks (Kensington Bushland Reserve, Morris Mundy Reserve) and quick access to the **South Perth Foreshore** and **Perth Zoo** just across Canning Hwy. **Dalkeith** is surrounded by green: the **Swan River foreshore** with its walking trails, several parks like Melvista Park, College Park, and sporting clubs (tennis, golf at Nedlands GC). Its tranquillity and greenery contribute to a **top-tier lifestyle rating**. **Coogee** of course has the **beach and coastal reserve** – Coogee Beach, Powell Reserve – plus a large regional park (Manning Park) just north in Hamilton Hill. The offshore **shipwreck snorkeling trail** and marina at Port Coogee are unique recreational perks. **Murdoch** has parks like **Piney Lakes Reserve** (on the border with Winthrop) offering walking trails and wetlands, and a number of playing fields on campus and in the suburb. Being a planned suburb around institutions, it has decent open spaces and the university sports facilities accessible. **Burswood** features the expansive **Burswood Park** along the Swan River, which includes gardens, a public golf course, and riverside trails connecting to East Perth – great for cycling, jogging and community events (like outdoor movies, fun runs). It’s also adjacent to the **Matagarup Bridge** which connects pedestrians to East Perth’s parks. Burswood’s high-density dwellers value these open spaces as their “backyard.” **North Dandalup** and **Ravenswood** have a

different scale of nature – North Dandalup sits at the foot of the **Darling Scarp**, offering hiking and bridle trails; the **North Dandalup River** and Dam nearby are spots for picnics and four-wheel driving. Ravenswood’s recreation revolves around the **Murray River** – boat ramps, fishing spots, and the serene riverine environment. The estates in Ravenswood also include parks/playgrounds as they develop. These rural areas offer more nature and space (North Dandalup has 90 sq km area with lots of bush) , but fewer formal facilities. Still, **Mandurah’s beaches and aquatic centers** are only 10 minutes from Ravenswood, so residents enjoy both river and ocean leisure options.

- **Shops & Services:** Inner suburbs have excellent access to shopping and dining. Kensington is minutes from the **Victoria Park café strip** (a foodie hotspot) and the **Waterford Plaza** near Curtin, as well as supermarkets in Como/Vic Park. Dalkeith has a quaint local shopping village (gourmet grocer, cafes) on Waratah Avenue for daily needs, and is a short drive to **Claremont Quarter** – one of Perth’s premier retail malls – and the Broadway shops in Nedlands. Coogee has neighborhood shopping at **Spearwood (Phoenix Shopping Centre)** for groceries and everyday needs, and it’s not far from the large **Cockburn Gateway Shopping City** (a regional shopping mall with department stores). Additionally, Fremantle’s shops and markets are about 10 minutes up the road. Murdoch residents rely on nearby **Winthrop Village** or **Kardinya Park** shopping centers for local needs, and the major **Westfield Booragoon (Garden City)** mall is 5km away for extensive retail. Murdoch also benefits from on-campus amenities and eateries, plus a growing retail strip planned in the Murdoch Square precinct (with cafes, pharmacy, etc., to serve the hospital community). Burswood has a few dining options at the resort and stadium, but for groceries and services residents usually go to **Victoria Park’s shopping area or Belmont Forum** (a large shopping center 4km east). The new apartments are bringing some ground-floor retail to Burswood, but it’s still developing – however, being so close to Perth CBD means top-notch restaurants, Elizabeth Quay, and nightlife are very accessible. North Dandalup has minimal retail – think a petrol station, farm supply store, maybe a post office agency. People drive to **Pinjarra (10 min)** or **Mandurah (18 min)** for supermarkets, doctors, etc. Ravenswood similarly has a small general store and the hotel pub; for anything more, Pinjarra (with a Coles, hardware store, etc.) or Mandurah’s city center (with full malls, cinemas, hospital) cover the needs. Both communities will likely get more local shops as populations grow (there is talk of a small shopping complex in Ravenswood Waters estate in future).
- **Healthcare & Services:** Inner suburbs are well-served by hospitals: South Perth Hospital and Royal Perth (CBD) for Kensington, **Sir Charles Gairdner Hospital** (major public hospital) very close to Dalkeith in Nedlands, **Fiona Stanley/St John of God** in Murdoch itself, and so on. There are numerous clinics and specialist centers in these areas. Coogee’s nearest hospital is Fiona Stanley (~15 min drive) or Fremantle Hospital (also ~15 min), and it has local medical centers in Spearwood. Burswood is near **Royal Perth Hospital** (the state’s oldest major hospital) just over the river, and has pharmacies/GPs in Victoria Park. North Dandalup/Ravenswood have to rely on **Peel Health Campus in Mandurah** for hospital care (20 min drive) or Pinjarra’s smaller health clinic; ambulance and emergency services do cover these areas but response times can be longer. For families, having a hospital slightly farther is

a trade-off for space. However, telehealth and local GPs (Pinjarra Medical) provide basic care and the community is working on improving health outreach in the region.

- **Community & Lifestyle Ratings:** Microburbs scores indicate these suburbs rate highly on intangible liveability factors. **Community involvement** tends to be strong: e.g., **Kensington's Community Score is 10/10**, showing active local groups, community events (there's a popular community garden and regular gatherings). Dalkeith similarly has engaged residents (local sports clubs, school P&Cs, etc.), though sometimes exclusive. Outer suburbs often have tight communities – e.g., Ravenswood residents rally around river clean-ups and local sports (the Ravenswood Ducks cricket team, etc.), creating a warm community feel. **Lifestyle Score** encompasses dining, culture, and recreation – Burswood likely scores high due to casino/stadium entertainment, while North Dandalup would score lower in nightlife but high in outdoor lifestyle. **Safety/Crime:** Perth is generally safe, and these suburbs have mostly low crime rates. Kensington's **Safety Score is 10/10**, reflecting very low crime incidence. Dalkeith, with wealth and a dedicated local police presence, also enjoys very low crime. Coogee and Murdoch are relatively low-crime (some petty theft or uni-related incidents in Murdoch perhaps, but generally safe); Murdoch's **Safety Score** might be slightly affected by being near major public institutions (for instance, car break-ins at train park-and-ride or around hospitals). Burswood's crime level is **medium** by Microburbs shading – likely due to incidents around the entertainment precinct (theft, disorderly conduct occasionally) but serious crime remains uncommon. The outer areas, being smaller towns, have few incidents – North Dandalup might just deal with the odd property crime or hoon driving, but nothing systemic; thus they feel very secure.

In essence, **liveability across these suburbs is a strong selling point:**

- **Families** find much to love in these areas – good schools, parks, low crime, and a sense of community. Kensington, Dalkeith, Coogee, and increasingly Ravenswood/North Dandalup are all viewed as **great places to raise children** (each in its own context, urban vs rural).
- **Professionals and students** appreciate places like Murdoch and Burswood for the **convenience and lifestyle** – transit access, proximity to work/uni, and entertainment options.
- **Retirees/downsizers** might gravitate to Dalkeith (long-time residents) or Coogee (for a beachside retirement) or even the new apartments in Burswood (lock-and-leave lifestyle with city views). The demographic trends in Dalkeith and Coogee show some aging population, suggesting those suburbs offer the services and environment seniors need (quiet, medical nearby, etc.).

Each suburb balances the **“tranquillity vs. amenity” equation** differently, but all have appealing combinations of lifestyle factors that support continued property demand. High Microburbs scores in **Tranquillity, Convenience, Lifestyle, and Community** across these areas validate why they are sought after. Buyers are not only investing in a house but in a **way of life – be it riverside luxury, beachside leisure, academic vibe, or country peace** – and this drives sustained interest in these high-growth locations.

4. Transport & Connectivity

Proximity and Accessibility: A key component of these suburbs' appeal (and future growth prospects) is their connectivity to Perth's transport networks. Good transport links not only make daily life convenient but also expand the potential buyer pool (e.g., if you can commute easily, more people will consider living there). Here's how each area stacks up:

- **Kensington:** Enjoys **excellent road connectivity** being bordered by **Canning Highway** (a major arterial linking Fremantle to Perth CBD) and near the **Kwinana Freeway** access via Mill Point Road. Residents can drive to the **CBD in ~10 minutes** off-peak (just 4–5km distance). While there's no train station in Kensington, **public transport** is still good: multiple **bus routes** (e.g., Route 30/31 along Canning Hwy) provide frequent service to Perth City and Curtin University. Being inner-city, walking and cycling are viable too – dedicated bike paths lead to the city and along the river. Future transport projects in the vicinity include the **Manning Road on-ramp to Kwinana Fwy** (recently completed) which has improved freeway access for nearby suburbs, and longer term, proposals for **South Perth train station** (in nearby South Perth) could indirectly benefit Kensington by enhancing overall network capacity. Overall, Kensington's **connectivity score is high**, given its central location – residents have multiple options to reach jobs and amenities (many even cycle to the CBD).
- **Dalkeith:** A bit more tucked-away, Dalkeith sits on a peninsula, so **road access is somewhat indirect** but still reasonably quick to the city. The main route in/out is via **Waratah Avenue/Brockway Road** connecting to **Stirling Highway** or Mounts Bay Road. From Dalkeith's heart, it's about **6km to Perth CBD** – a ~15 minute drive outside of peak hours. However, peak traffic on Stirling Hwy can slow things for commuters. **Public transport:** Dalkeith is served by buses (e.g., **Transperth bus 24/25**) that loop through the suburb and head to Claremont or the city. While not train-accessible within walking distance, the **Claremont train station** (on the Fremantle Line) is just a few kilometers away, and **Showgrounds station** is used during events. Many residents drive, but the suburb's affluence means they often have flexibility in work hours or work locally (e.g., at UWA nearby) which eases the commute burden. Upcoming transport improvements aren't directly targeting Dalkeith, though broader plans to improve **Stirling Highway traffic flow** (such as removing level crossings further down the line) will help over time. Being a small peninsula community, Dalkeith may always have a slight **"last mile" feel** – it's a deliberate trade-off for exclusivity and quiet, but one that doesn't hinder demand given the short distance to key destinations.
- **Coogee:** As a coastal suburb without a freeway or train in its midst, Coogee historically was a bit isolated, but that's changing. **Roads:** Coogee is near **Stock Road** and **Hampton Road**, which connect north to Fremantle (8–10km, ~15 min drive) and south to the Kwinana Freeway via Beeliar Drive. Also, the **Cockburn Road** along the coast links Coogee north to South Fremantle in a scenic drive and south to Henderson. Reaching the Perth CBD (~20 km away) by car takes around 30-40 minutes via Stock Rd -> Kwinana Fwy. **Public Transport:** Coogee residents typically use buses to connect to the rail network. **Bus**

services run through Coogee/Spearwood to **Cockburn Central station** (on the Mandurah railway line) which is about 8km east. From Cockburn Central, trains to Perth take 15 mins (so roughly a 45-60 min commute total from home to city). There are also bus routes north to Fremantle (where one can connect to the Fremantle Line train). While currently Coogee has no direct rail, a **future transit proposal** under METRONET is the **“South West Metro” plan – a potential light rail or rapid bus from Fremantle to Cockburn Coast (Port Coogee) and onto Cockburn Central**. Though not yet funded, this project is on long-term planning agendas to serve the growing coastal population. If realized, such a link would significantly boost Coogee’s public transport accessibility, effectively providing a rail-like connection along the coast. For now, most Coogee commuters rely on park-and-ride or bus-to-train combos. **Active transport:** Coogee has coastal bike paths running north into Fremantle and south toward Woodman Point, great for recreational cycling and even cycle-commuting. In summary, Coogee’s connectivity is **moderate but improving** – it’s well connected regionally (to Fremantle and Cockburn) but a bit longer to the CBD. Continued growth in the area is likely to spur further transport investment (e.g., more frequent buses, future light rail).

- **Murdoch:** A superstar of connectivity, Murdoch is a **major transport node** in Perth’s south metropolitan area. It has the **Murdoch Train Station** on the Mandurah Line, which offers **fast trains to Perth CBD (approximately 11-15 minutes)** and south to Mandurah (25 minutes). This station also anchors a large **bus interchange**, making Murdoch a hub for buses from surrounding suburbs (including direct buses to Fremantle, Canning Vale, Booragoon, etc.). This means residents can easily use public transport for a variety of routes – a big plus for students and hospital visitors. **Road access:** Murdoch lies along the **Kwinana Freeway** (which has an interchange at South St/Murdoch Drive). The extension of **Murdoch Drive** in recent years now links through to Roe Highway (via Fiona Stanley access) improving connectivity eastward. From Murdoch, one can drive to the CBD (~12km) in 15-20 minutes off-peak. The freeway does congest at peak, but Murdoch’s advantage is being on the same side of the river as the CBD – no need to cross major choke points like the Narrows Bridge when heading north. Additionally, **South Street** provides east-west connectivity to industrial areas like Welshpool/Canning Vale or west to Fremantle (about 15 minutes to Fremantle). **Upcoming projects:** Murdoch’s transport is set to get even better. METRONET is adding a **new Thornlie-Cockburn rail link** intersecting the Mandurah Line just one stop south at Cockburn, which may indirectly relieve some pressure. Moreover, there are concept plans for a **“Circle Line” or Bus Rapid Transit linking Booragoon–Murdoch–Cockburn** in the future, to improve orbital travel. Given Murdoch’s strategic importance, the government is also investigating **expanding park-and-ride and possibly a second station (Kardinya Station)** in the longer term. For local travel within Murdoch, the area is well-served by bike paths (a principal shared path runs along the freeway, and paths connect to the uni and hospitals). In sum, Murdoch offers **top-tier connectivity**, enabling its residents (and students) to live car-free if they choose, and making properties there attractive to a wide range of people.
- **Burswood:** Being inner-urban, Burswood boasts strong transport links, particularly via rail. **Train: Burswood Station** on the Armadale/Thornlie Line sits at the edge of the suburb, providing direct train service to Perth CBD (just 2 stops away, ~5 minutes) and out to suburbs

like Victoria Park, Cannington, Armadale. For events, the special **Stadium Station** handles crowds to Optus Stadium, but it's generally used only on game/concert days. The Armadale Line is currently slated for a major upgrade (as part of METRONET, the line will be closed temporarily in 2024–25 to rebuild infrastructure, add stations further out, and extend the Thornlie spur). When it reopens, service frequency and reliability are expected to improve, benefiting Burswood commuters. **Roads:** Burswood is crisscrossed by major roads – **Great Eastern Highway** runs through it, connecting to the Perth domestic airport (a 10-15 min drive east) and into the city westward. **Graham Farmer Freeway** (with the tunnel) begins at Burswood, allowing quick access to Perth's northern suburbs and the west end of the CBD. The **Causeway** bridge to Perth is just to the north, so driving or cycling into the city is very convenient. However, these major roads also mean Burswood has to contend with traffic noise and peak-hour congestion at certain junctions (like the Causeway interchange). **Public transport:** besides trains, multiple bus routes service Burswood and adjacent Victoria Park transfer station, including buses to Curtin Uni and East Perth. **Walkability:** Burswood residents can walk to the cafe strips of Vic Park or across the pedestrian bridge to East Perth, which is a huge perk – essentially, it's very centrally connected for non-vehicle travel. **Upcoming transport projects:** The **Causeway Pedestrian and Cyclist Bridge** project (under construction) will land one of its bridges on the Burswood foreshore, greatly improving walking/cycling access to the CBD and Perth Stadium from Burswood/Vic Park. This is slated for completion ~2024-25. Additionally, when the Armadale line upgrade is done, there's a plan to add **another station (Vic Park/Newhurst) just one stop from Burswood** – not directly in Burswood, but it indicates the line's capacity is expanding. Burswood thus is positioned to remain one of the **best-connected residential areas** in Perth, with multi-modal transport options (train, bus, freeway, cycling) all easily accessible.

- **North Dandalup:** As a rural fringe locality, North Dandalup's connectivity is largely via **road and limited rail**. It straddles the **South Western Highway**, which is the old highway between Perth and Bunbury, and is about 8km east of the **Forrest Highway (Kwinana Freeway extension)**. Driving to **Perth CBD (~75 km)** takes about 50-60 minutes via the Forrest Hwy/Kwinana Fwy (which is mostly 110 km/h freeway, very fast once you get on it). However, North Dandalup doesn't have a direct freeway interchange; residents typically drive a short distance (10-15 min) to either **Lakes Road or Pinjarra Road** to hop on the freeway. Recent and ongoing road projects are improving this corridor: for instance, the **Mandurah Estuary Bridge duplication** (completing by late 2025) will ease traffic on the route towards Mandurah, benefiting those coming from the south. There's also long-term planning for a **Tonkin Highway extension** that could connect the freeway to South Western Hwy around Pinjarra – if built in the future, that would significantly cut travel times to Perth for towns like North Dandalup by providing a more direct high-speed route. **Public transport:** North Dandalup does have a **Transwa rail station** on the **Australind train line** (the regional train between Perth and Bunbury) – two trains a day in each direction stop there. This is not suitable for daily commuting (the schedule is limited, travel to Perth on the Australind takes ~1h20m), but it offers a public transport lifeline for those who don't drive or for day trips to the city. Apart from that, there may be **Transwa coach services** on the highway and a limited **bus service to Mandurah or Pinjarra**, but in general, public transit is very limited.

Thus, North Dandalup is a **car-dependent locality**. People often own multiple cars (including utes for work). On the plus side, traffic within the area is light and one can reach Mandurah (for shopping, beach, train) in under 20 minutes by car. **Walkability within** North Dandalup is fine for the village itself (one can walk to the primary school or community hall), but amenities are far-flung. For kids, school buses are provided to get to high school in Pinjarra. Given its distance, North Dandalup's growth will likely prompt calls for better connectivity, and indeed the state might consider extending the Perth metro train line in the far future (there have been discussions of extending the suburban Mandurah Line to Pinjarra by 2030s, which could put a station near North Dandalup). For now, though, the suburb's transport is all about the **scenic drive** – many choose to live there precisely for the country commute and open roads.

- **Ravenswood:** Ravenswood benefits from being right along a major freeway route. It sits at the junction of **Pinjarra Road and the Forrest Highway** (Kwinana Freeway extension). In fact, **Forrest Highway** literally begins at Ravenswood, where it branches off from Pinjarra Rd. This gives Ravenswood superb road access northward: one can be on the **freeway to Perth in 2 minutes** from home. The drive to **Perth CBD (~75 km)** takes about 50 minutes via this highway (under free-flow conditions). Even during holiday peaks when traffic to the Southwest gets busy, Ravenswood is just at the start of the highway so it's less affected than places further down. **Local roads:** Pinjarra Road connects west to central Mandurah (10 minutes) and east to Pinjarra (10 minutes), making it convenient for local town centers. However, Pinjarra Rd through Ravenswood can get busy, especially weekends (tourists driving to the Ravenswood Hotel or passing through). The **Mandurah Estuary Bridge duplication** (west on Pinjarra Rd) is set to improve traffic flow towards Mandurah by late 2025, which will help Ravenswood residents by cutting congestion on that route. **Public transport:** There are **bus services** that run along Pinjarra Road between Mandurah and Pinjarra, likely stopping in Ravenswood. From Mandurah Station (which is 12 km away), one can catch the train to Perth (a 50 min ride). Some Ravenswood residents drive or take a bus to the Mandurah train for city commutes, effectively making it a park-and-ride scenario – Mandurah Station has ample parking. As for rail, Ravenswood doesn't have a passenger train station (the Transwa Australind passes nearby but doesn't stop). However, interestingly, **the state government has floated ideas to extend the suburban Mandurah railway line further south to Murray Shire towns by the 2030s**. If that ever happens, a station at Ravenswood or Pinjarra could become reality, dramatically changing the transit picture (this is speculative long-term planning at this stage). Within Ravenswood, **walking and cycling** are pleasant for recreation (trails along the river, quiet streets in new estates), but to reach jobs or shops, a car is needed. **Connectivity summary for Ravenswood:** It has **superb highway access** (one of the reasons it's developing fast) and reasonably good regional connectivity via Mandurah, but **limited public transport for now**. Many find the trade-off acceptable given Mandurah's close proximity – essentially, Ravenswood is part of Greater Mandurah from a transport view. As Mandurah grows and merges into greater Perth, Ravenswood will likely be drawn into improved transit options too.

Impact of Upcoming Transport Projects: Several infrastructure projects are in progress or planned that will impact these suburbs:

- **METRONET Rail Projects:** The **Thornlie-Cockburn Link (Metronet)** due in 2025 will create Perth's first east-west suburban rail link. While it doesn't directly serve our listed suburbs, it will intersect the Mandurah Line south of Murdoch. By providing an alternate route to the city (via Thornlie) and increasing capacity, it could indirectly ease crowding on peak trains that Murdoch, Burswood, etc., use. It also enhances **Cockburn Central's role as a junction**, benefiting Coogee residents who use that station. Another Metronet project, the **Byford Rail Extension**, will extend suburban trains further south-east (Armadale line to Byford). Not directly linked to these suburbs, but overall, these expansions will make Perth's rail network more extensive, potentially **reducing road congestion** over time.
- **Freeway and Highway Upgrades:** The aforementioned **Mandurah Estuary Bridge** (near Ravenswood) is a key piece – jointly funded by state/federal, finishing by late 2025, it will **double traffic capacity on Pinjarra Rd over the Mandurah Estuary**. This is crucial because currently that bridge is a bottleneck linking the freeway to Mandurah. Once done, Ravenswood and North Dandalup residents will have a smoother run into Mandurah city and less choke at the freeway junction. Additionally, the state is investing in **Smart Freeway technology** on the Kwinana Freeway (ramp signals, variable speed limits) which started north of Murdoch and may extend further south – this helps manage congestion and should benefit Murdoch and Cockburn area commuters. Long-term plans like the **Tonkin Highway Extension (Part of Perth's Outer Ring Road)**, which will connect Tonkin Hwy from Muchea (north) down to Forrest Hwy in the south via a new route east of Mandurah, would drastically improve freight and regional traffic flow. If that goes ahead in the 2030s, it could mean a **Tonkin Hwy interchange near Pinjarra** – effectively giving North Dandalup/Ravenswood a fast route to Perth's northeastern suburbs and Perth Airport. This is speculative but part of WA's long-range transport vision.
- **Public Transport Enhancements:** As these suburbs grow, expect incremental improvements like **more frequent bus services**. For example, the City of Cockburn is lobbying for better bus connections from the coast (Coogee) to the train stations and even exploring on-demand shuttles for areas like Port Coogee. If Coogee's population continues rising, **express buses to Fremantle or Perth** could be added. Murdoch will see its bus interchange load increase with more feeder buses from new estates in southern Cockburn and Melville. In the city, **light rail proposals** (e.g., a mooted Victoria Park tram or the light rail to Scarborough via the CBD) might indirectly benefit Burswood by improving connections on the other side of the river, thus making the whole network more useful.
- **Active Transport & Local Connectivity:** Many transport projects now include cycling and walking infrastructure. In our suburbs: the **Causeway pedestrian/cycle bridge** in Burswood/Vic Park will make non-car travel to downtown even easier (no more mixing with Causeway traffic). Murdoch's precinct developments will add better pedestrian links between the station, hospitals and university (already pretty good, but set to become a more seamless "Murdoch Activity Centre"). Coogee and the coastal strip benefit from ongoing extensions of the **Perth Coastal Path** – eventually a continuous coastal bike path from Fremantle to Rockingham is envisioned, which would boost recreational appeal and even allow bike commutes from Coogee to points north.

Transport's Influence on Property Demand: Generally, **properties close to train stations or major transport routes command a premium** due to convenience. In our list, Murdoch and Burswood clearly fall in that category (and we see strong price growth aligning with that). Kensington and Dalkeith lack train stations, but their **short distance to CBD** compensates; also, these suburbs have traffic-calmed interiors despite being near major roads (meaning residents have convenience without too much noise – a balance buyers like). Coogee's growth partly reflects improved road links (the extension of the freeway and new arterial roads in recent decades made the area more accessible). North Dandalup and Ravenswood, though far, became viable for commuters only after **Forrest Highway opened in 2009**, slashing travel times from the Peel region to Perth. Now, those areas are within an hour of Perth, which is at the edge of acceptable for some commuters – hence their inclusion in growth forecasts; continued transport upgrades (like eventual rail or faster roads) would further boost their appeal.

One can say that **current and upcoming transport infrastructure is well-aligned with these high-growth suburbs** – it either *already* provides them an advantage (Murdoch's train, Burswood's multiple options) or is *catching up to growth* (Ravenswood's new bridge, potential future rail). The **connectivity improvements will likely reinforce property demand**: e.g., when the Causeway bridge completes, we might see even more young professionals eyeing Burswood/Vic Park; if a light rail to Cockburn Coast gets funded, Coogee's desirability will jump again. Thus, transport and property go hand-in-hand – as Perth invests in easing movement around the metro area, suburbs with good lifestyle fundamentals (space, affordability, amenities) but previously seen as “too far” (like those in the Peel fringe) can rapidly become hot property. Microburbs' growth forecasts likely account for these connectivity shifts, highlighting transport as a key driver in the Perth market.

5. Future Development & Investment Potential

Large-Scale Infrastructure Projects: The Perth region has a robust pipeline of infrastructure projects that will shape growth patterns and enhance the investment appeal of these suburbs. Key projects and their impacts include:

- **Metronet and Public Transport Expansion:** As mentioned, Metronet is delivering new rail lines and station upgrades. While Murdoch and Burswood already benefit from existing stations, **potential future stations or extensions** (like a mooted **South Perth Station** or **Fremantle to Cockburn transit link**) could raise property values in Kensington (by improving nearby connectivity) and Coogee (by providing a light rail spur). Even the **Byford rail extension** on the Armadale line, though in the southeast, indicates Perth's commitment to public transport – indirectly positive for Burswood (as the Armadale line upgrades include modernizing tracks through Burswood). If in the long term a **Mandurah line extension to Pinjarra** happens, **North Dandalup and Ravenswood** could see a development boom around new stations. While speculative, the WA Government's Planning Commission has included investigating this in long-range plans. Such a project would effectively turn those towns into true commuter suburbs with a direct rail link, massively boosting their convenience and likely property demand.

- Westport – Kwinana Outer Harbour:** One of WA's largest upcoming infrastructure proposals is the **Westport project**, a new freight port in Kwinana (Naval Base area) slated for late 2020s or early 2030s. This project (multi-billion dollar) will involve new container terminals, road and rail links (including upgrading Anketell and Thomas Roads), and will create thousands of jobs in construction and operation. **Impact on our suburbs:** Westport will solidify the **southwest corridor (Cockburn/Kwinana/Peel)** as an economic engine. Coogee stands to gain indirectly – increased employment in Henderson/Kwinana could drive demand for nearby coastal housing for managers and skilled workers. Also, freight currently going to Fremantle Port will eventually shift to Westport, potentially reducing freight traffic on roads like Leach Highway in the north and perhaps making **Fremantle more of a leisure hub**, which could benefit Coogee by raising the profile of the whole coastal strip. There might also be improved transport infrastructure (new rail spur for freight, highway upgrades) as part of Westport – likely along the **Anketell Road corridor** south of Coogee – which could improve travel times for residents in southern suburbs. For North Dandalup and Ravenswood, Westport might create **ripple-effect population growth**: workers may choose to live in more affordable Mandurah/Peel areas and commute to Kwinana. This could spur more housing developments in those towns to accommodate a growing workforce willing to commute 30-40 minutes to the port.
- Murdoch Health & Knowledge Precinct (MHKP):** This development is essentially *future-proofing Murdoch as a major mixed-use centre*. The Precinct (branded “Murdoch Square”) adjacent to Fiona Stanley Hospital is under construction, with Stage 1 including **Western Australia’s first Medi-hotel (80 beds)**, an aged care facility (150+ beds), short-stay accommodation, research facilities, and **around 1,200 new dwellings (apartments) to house ~2,400 residents** . This is a government-private partnership project worth hundreds of millions. **Impact:** It will turn Murdoch from primarily an institutional 9-5 area into a 24/7 mini-city. For property, it means **more amenities** (cafes, shops, services) at residents’ fingertips, increasing Murdoch’s liveability. It also means **a lot of new apartments** coming online – investors should watch how this supply is absorbed. However, given the massive and growing workforce in the precinct (hospitals + uni) and student demand, these dwellings are likely to be in high demand. The MHKP will also include new offices and labs, potentially attracting biomedical companies – further local employment. Property-wise, nearby suburbs (like **Kardinya, Winthrop, Leeming**) may also see a boost, but Murdoch itself is positioned to become a highly desirable address once Murdoch Square is complete (projected within a few years). Microburbs’ growth forecast for Murdoch likely factors in this major uplift in infrastructure and amenity.
- Belmont Park Redevelopment (Burswood Point):** This is a transformative urban development on the Burswood Peninsula. The **Belmont Park racecourse** is being redeveloped into a mixed-use precinct called **Burswood Point**, with plans for **up to 4,500 new dwellings, plus retail and commercial space** . Stage 1 alone will build **1,500 apartments and 6,000 m² of retail** , with a project value of ~\$3.8 billion. Construction **commences Q1 2025** . **Impact:** Burswood and adjacent suburbs will be significantly densified. For Burswood, it means a surge of new residents, businesses, and vibrancy. Think of it as Perth’s version of a Docklands or Barangaroo – a new urban

waterfront hub. Property values in the area could rise as it becomes a modern, upscale district (especially those with river views), but there's also the question of absorbing so many apartments – short-term, as these stages complete, **oversupply of units** might dampen price growth (as seen by current unit value dips). Over the medium term, however, once the precinct matures with cafes, parks, possibly a new primary school, etc., Burswood could become one of Perth's most coveted urban addresses. It's essentially extending the Perth CBD's residential area across the river. Additionally, **infrastructure upgrades** accompany it – new roads within the precinct, potentially a pedestrian connection to Optus Stadium, and contributions to public transport. Importantly, the state government is backing it (already highlighting "job-creating" aspects), so it's moving ahead. Investors see this as **an opportunity and a caution**: opportunity in that early buyers of quality properties could benefit from the area's renaissance, but caution that so much new supply means being selective (the best view, best quality properties will hold value, generic ones may struggle).

- **Urban Infill and Renewal Projects:** Beyond the headline projects, various smaller-scale developments are planned or underway:
 - **Kensington/South Perth:** The City of South Perth has plans for **Canning Highway corridor** development. While Kensington is mostly low-density, areas at its fringe (near the highway) might see new townhouse or apartment projects under revised planning schemes. Additionally, the **South Perth Peninsula** (near Mends St) is developing with high-rises which, while not in Kensington, increase overall amenity (more restaurants, retail) a short distance away. South Perth's new train station (if built around 2028) and associated development could indirectly raise Kensington's profile by proximity.
 - **Nedlands (Dalkeith vicinity):** The state government's infill targets mean **upzoning along Stirling Highway and around UWA**. We're seeing mid-rise apartments popping up in Nedlands and Crawley. Dalkeith itself might see only minor changes (perhaps subdivision of large blocks or a low-rise luxury apartment complex on Waratah Ave if zoning allows). However, the trend is a gentle increase in density, which could introduce more housing diversity (smaller dwellings, which might allow downsizers to remain in the area). This can **attract new residents** (e.g., young professionals or retirees in apartments) and keep the suburb economically healthy. A specific project is the **Nedlands Waterfront** redevelopment concept – not concrete yet, but ideas to better activate the river foreshore with dining or marina, which would be near Dalkeith's border.
 - **Cockburn Coast Development:** North Coogee (just adjacent to Coogee) continues its development of the **Port Coogee marina estate** and **Shoreline** (a new coastal suburb planned north of existing Coogee). This will bring new parks, possibly a new primary school, and commercial strips. As these fill in, Coogee residents benefit from extended amenities (e.g., Port Coogee now has cafes, a small supermarket, etc.). There is also a proposal for a coastal node called **Catherine Point** with mixed-use development, which would further link Coogee to South Beach/Fremantle. All these bolster Coogee's investment appeal, essentially making it part of a continuous developed coastal urban stretch from Fremantle to Coogee.

- **Mandurah/Murray Developments:** For Ravenswood and North Dandalup, the Shire of Murray has an **East Residential Intensification** plan. Projects like **Austin Lakes in South Yunderup** (just across the river from Ravenswood) are ongoing, adding schools (Austin Cove Baptist College) and shops. **Pinjarra town revitalization** is also underway, with new eateries and riverfront enhancements, making the whole area more attractive to new residents. In North Dandalup, aside from Riverwood estate, there are plans for additional **lifestyle lot estates** (OpenLot shows 5 estates in ND), and possibly some smaller 1/4 acre lot subdivisions near the town center to grow it modestly. The government is also investing in **services like water, power, NBN** for these growing communities. For instance, extending the sewerage and scheme water networks to new estates (which historically might have been on septic) improves long-term sustainability and allows further subdivision. Additionally, the Peel Development Commission is promoting “**PINRAIL**” – a concept of a fast train to Pinjarra/Bunbury – which although not near-term, keeps the conversation going about linking those areas more tightly to Perth.
- **Technology and Business Hubs:** Not exactly bricks-and-mortar development, but the rise of **technology parks and innovation hubs** around Perth can influence these suburbs. For example, Bentley Tech Park (near Kensington) is slated for rejuvenation as an innovation precinct in coming years, which could bring more tech jobs and demand for housing in surrounding suburbs. Similarly, Murdoch’s precinct might include a new **tech or medical research hub**. The WA government’s focus on diversifying the economy (e.g., boosting renewables, battery industries, space industry at Karnattha, etc.) often results in support facilities and offices in Perth metro – often near universities or existing centers. So Murdoch and Kensington (near Curtin/Bentley) could see positive spillovers from any such initiatives.

Environmental and Sustainability Considerations: With development comes the need to manage environmental impacts. Perth’s growth is being guided by sustainability principles which these suburbs will also reflect:

- **Coastal and Riverine Management:** Coogee, being coastal, and Burswood/Dalkeith/Ravenswood, being on rivers, all face considerations of **climate change and water management**. Local governments have coastal adaptation plans; for instance, **erosion control at Coogee Beach** and dune rehabilitation are ongoing to ensure the coastline remains stable as sea levels slowly rise. Similarly, **foreshore restoration projects** along the Swan River (Dalkeith/Burswood) and Murray River (Ravenswood) are ensuring riverbanks are maintained, wetlands are protected, and new developments don’t increase runoff or flooding risk. The new Burswood Point development is being built with modern flood mitigation (given Burswood’s history as a swamp, the engineering includes raising ground levels and providing drainage). In Ravenswood, the estates are set back from the river’s 100-year flood line, and developers have had to include detention basins for stormwater. These measures protect property values long term and also create green buffers (often doubling as parkland or walkways) which enhance lifestyle.

- **Bushfire Risk:** North Dandalup is adjacent to bushland on the Darling Scarp – an area with **high bushfire risk**. New estates like Riverwood have to comply with bushfire attack level (BAL) ratings, clearing around homes, and maintain firebreaks. The community is volunteer-oriented in bushfire preparedness. This risk is a factor for buyers (and insurers), but it's being managed through strict building standards and community planning. As climate change potentially increases fire weather, careful land management (fuel load reduction, etc.) will be crucial. The presence of a dam and river helps as a water source. Microburbs' due diligence data likely highlights bushfire risk in these outer areas (and indeed suggests checking that before investing).
- **Sustainable Development Features:** Many new projects are incorporating sustainability features. **Murdoch Square** is aiming for a green, walkable design – e.g., it will encourage cycling, have energy-efficient buildings, solar panels, and lots of landscaping. The **Belmont Park/Burswood Point** project is reportedly integrating **sustainable urban design** – things like solar orientation of buildings, electric vehicle charging stations, extensive public transport access (right next to Burswood Station), and public open spaces. Having thousands of people live in a transit-accessible, inner-city precinct like Burswood Point can be seen as environmentally positive in terms of reducing urban sprawl (each apartment there potentially offsets what could have been a house on the fringe). Meanwhile, Coogee's developments at Port Coogee had to address **marine ecology**, creating artificial reefs and ensuring water quality in the marina – this has actually resulted in a thriving marina environment that locals enjoy for snorkeling/fishing, turning an environmental concern into a feature.
- **Renewable Energy & Utilities:** In WA, many households adopt solar panels due to the sunny climate. These suburbs are no exception. **Dalkeith and Coogee** have high rates of solar PV installation (affluent homeowners investing in sustainability and bill reduction). Outer suburbs often see new builds with solar and even rainwater tanks by default. For example, many homes in North Dandalup's estates likely have solar power, given the one-hectare lots have plenty of roof space and no shading – possibly making the community partly self-sufficient in energy during the day. The government's push for **Net Zero by 2050** will likely bring initiatives like community batteries (there's a pilot in Mandurah already) and electric vehicle infrastructure (fast chargers planned along major highways, including near Mandurah, which Ravenswood folks can tap into). Sustainable living is becoming a selling point – expect to see marketing for new developments highlight things like "green estate with waterwise native gardens, solar street lighting, etc."
- **Preservation of Lifestyle & Environment:** A balance is being struck in these developments to preserve what makes the suburbs special. For instance, **Riverwood Estate** in North Dandalup emphasizes that much of its **natural bush and bridle trails will remain "untouched"** as a feature for residents . This not only helps retain biodiversity but also the rural charm that draws people there. In Dalkeith, strict planning controls preserve heritage homes and tree canopies – maintaining the leafy character (which contributes to cooler local microclimate). Coogee's Cockburn council monitors coastal water quality to keep the beaches pristine (important for recreation and local tourism). Perth's planning strategy also aims to increase **urban tree canopy** even as infill happens, to combat the urban heat island

effect – so areas like Kensington are seeing council-led street tree planting and incentives for greening, which will enhance liveability as density slowly increases.

Investment Potential Outlook: Considering all the above, the **investment potential of these suburbs remains very promising**. Each has a narrative of growth:

- Some (like Kensington, Dalkeith) are “**blue-chip**” **locations** with proven long-term performance and low volatility – good for capital preservation and steady growth.
- Others (Murdoch, Coogee, Burswood) are **growth areas with improving amenity**, where savvy investors might still find relative value before the next upswing (Murdoch’s transformation or Burswood’s rebirth could significantly uplift values in the next 5-10 years).
- The fringe ones (North Dandalup, Ravenswood) are **frontier markets** in a sense – higher risk and reward. They’ve shown huge recent growth, and while that may taper, continued population inflows to WA plus infrastructure improvements could mean they still have upside, especially as the price gap to Perth proper remains large (even after jumps, \$630k in Ravenswood vs \$1M+ in much of Perth). They also often have **dual appeal** – to both investors (for yields and growth) and owner-occupiers seeking lifestyle, which broadens the buyer pool.

From a development perspective, investors might look at:

- **Sub-dividable lots or renovation targets** in Kensington (given its strong community and rising land values, adding value through renovation or adding a granny flat could pay off).
- **Townhouse or boutique apartment development** opportunities in areas like Coogee (where zoning might allow some medium density on larger blocks, catering to downsizers wanting to stay coastal).
- **Land banking in North Dandalup/Ravenswood**, though that comes with holding costs, since those areas still have plenty of land – any land play would need a long horizon unless one is actually developing the land soon.
- **Commercial investments** – e.g., Murdoch’s new commercial spaces (medical suites, etc.) could be attractive to investors given the captive market of hospitals; or small retail in Burswood to serve the growing population.

In terms of **broader market sentiment**: Perth as a whole is expected to continue growing, albeit at a moderated pace after the rapid rises of 2023-24 . Forecasts from property analysts (KPMG, Domain, etc.) suggest Perth could see on the order of **3-5% annual growth in 2025** in house prices, outpacing inflation . Our focus suburbs, being standout picks, could exceed that, especially if their specific catalysts (infrastructure, new jobs, etc.) kick in. **Rental demand** will also remain strong – WA’s population growth and still-low vacancy (~1% by end of 2024) mean rents are likely to keep rising (though at a slower rate than the frenzied 15% p.a. of 2022). This is good for investors, but also means **rental affordability issues** which the government is trying to address by speeding up housing supply – again highlighting why new developments (like those in Burswood, Murdoch) are being pushed.

Finally, an eye on **environmental sustainability** gives these suburbs an edge in long-term resilience. Areas that manage to be growth-friendly while preserving liveability (low congestion due to transport, green space amid density, flood/fire mitigation) will hold their value and appeal. The ones we profiled appear to be striking that balance – for instance, Burswood’s plan includes substantial parkland along the river; Murdoch’s adds housing in a transit-rich node rather than expanding outward; Coogee’s growth is mindful of coastal conservation. This bodes well for their **future-proofing against issues like climate or oil price shocks** (transit access is a hedge against fuel costs; good planning is a hedge against environmental events).

In summary, **future developments and investments** in these Perth suburbs will further cement their status as high-growth, high-liveability areas. Between government infrastructure spend, private development projects, and sustainable planning, the next decade should see these locations continue to flourish. Investors and homebuyers targeting these suburbs are essentially aligning with Perth’s trajectory of “*connected hubs and lifestyle-rich communities*” – a formula that is likely to deliver strong returns and satisfying living outcomes.

6. Recent News & Market Sentiment

Staying up-to-date on news and sentiment provides insight into the **demand drivers and potential headwinds** for these suburbs:

- **Market Sentiment & Perth Overview:** The general tone around Perth’s property market in late 2024 and early 2025 is **optimistic**. Perth has been leading Australia in price growth, and news outlets note that **median house prices hit record highs in 2024**. A record number of suburbs (87 by mid-2024) now have \$1million+ medians – notably, **Kensington joined this “million-dollar club” recently**, reflecting its growth. Analysts frequently cite Perth’s **affordability advantage and strong economy** as reasons it will “**do it all again in 2025**”, albeit at a moderated pace. The **Real Estate Institute of WA (REIWA)** expects up to **10% growth in 2025** for Perth overall in a bullish scenario, and even more conservative forecasters (e.g., big banks) see Perth as the most likely capital to buck any downturn. This positive sentiment is drawing investor attention: media reports an “**interstate investment deluge**,” with 30%+ of new land sales in Perth now going to east coast investors eager to capitalize on higher yields and growth prospects here.
- **Interest Rates and Finance News:** Nationally, interest rates were a hot topic as the RBA’s hikes hit borrowers. However, recent news hints the rate cycle might be peaking, which is good news for property. In WA, the effect of rates was cushioned by income growth and low unemployment. **Banks have started slightly loosening lending criteria** given the strong market, and WA’s government maintained low-cost lending through Keystart – keeping buyers active. There’s also discussion of **rental reform** (e.g., capping rent increases) due to the tight rental market, but nothing concrete yet. Investors watching WA are also encouraged by the state’s **budget surplus** (thanks to iron ore royalties) – this indicates the government can continue investing in infrastructure and possibly offer incentives (like the previous building grants) if needed without straining finances.

- **Local Government Initiatives:**

- In **City of South Perth**, there's been talk of **upgrading local amenities** – recently the Council announced a masterplan for **George Burnett Leisure Centre** (just outside Kensington) and improvements to cycling paths that will benefit Kensington residents. They also implemented traffic calming in Kensington streets to increase safety, maintaining that high safety score. These may seem small, but local news coverage of “Kensington residents welcome new park upgrades” etc., reinforces the suburb's community feel.
- **City of Nedlands** (Dalkeith) has been in the news for its new **Local Planning Scheme 3**, which controversially upzoned parts of the city to allow units/villas where only single houses stood. Dalkeith residents mostly saw minimal change in their zone (since Dalkeith is mostly protected), but the **debate highlighted the tension between preserving character and meeting housing targets**. The state government intervened to ensure Nedlands takes its share of infill, which in the long run could make areas around Dalkeith more vibrant (younger people, more cafes) while hopefully keeping Dalkeith's core character intact. The media portrayed it as a clash of “NIMBYism vs housing need,” with some sentiment that even wealthy areas must evolve.
- **City of Cockburn** (Coogee) has been proactive with sustainability initiatives – local news noted Coogee beach got new **solar-powered smart BBQs and lighting** as part of a green upgrade to coastal facilities. Cockburn also opened **Australia's first geothermal heated public pool** at Cockburn ARC recently (in Cockburn Central), showing the council's innovative streak. Such news pieces build the narrative that the area is forward-looking, family-friendly, and well-managed, which feeds into property confidence.
- **Shire of Murray** (Ravenswood/ND) has been marketing the area as “**Murray – WA's lifestyle region**,” emphasizing affordable housing and new estates. They secured state funding for a new **Murray Medical Centre** in Pinjarra and are lobbying for a **train to Pinjarra** – local papers covered community forums where residents pushed for this rail extension. The shire also launched a “**Invest Murray**” campaign, highlighting cheap industrial land in Nambelup and population growth – indirectly saying to investors that “people are coming, housing will be needed.” This aligns with Microburbs picking up growth potential there.

- **Notable Real Estate Transactions:**

- In Dalkeith, high-end sales regularly make news. Recently, a riverfront mansion on Jutland Parade reportedly sold for around **\$13 million**, one of the biggest Perth sales of 2024. Such sales (often covered in Domain or The West Australian) reinforce Dalkeith's prestige. Another headline was a **Peppermint Grove record sale at \$21.5M** – while that's another suburb, it underscores how Perth's luxury market has heated up, dragging Dalkeith along. Dalkeith's median being above \$3.5M is newsworthy itself – a few years ago it was closer to \$2.5M, so media have noted “Dalkeith medians jump as millionaires return to property.”

- Kensington saw more modest but symbolically important action: the suburb's **first \$2 million house sale** happened in late 2023 (a renovated character home fetched just over \$2M, setting a new benchmark). Local agents touted this as proof that Kensington has "joined the big league" of inner-city desirability. The sale of a development site on Canning Hwy for a new townhouse complex also got attention, as it suggests confidence in medium-density projects in the area.
- Coogee and surrounds: A significant transaction was **Development WA's sale of land in Shoreline (north Coogee) to developers for a new oceanfront apartment project**. Also, a older beachfront home in Coogee broke the suburb's price record, selling for around \$2.3M, reflecting rising values. Real estate press noted that "buyers priced out of South Fremantle are looking to Coogee," which bodes well for demand.
- Murdoch: Not many high-profile residential sales (since it's smaller and tightly held), but an interesting piece of news was an **investor buying a whole block of 6 units in Murdoch as student accommodation** – indicating rising interest in rental assets near the uni/hospital. Additionally, a commercial news: **Charter Hall** (a big property trust) bought a medical facility building in Murdoch's health precinct for \$50M+, signifying institutional confidence in the area's growth.
- Ravenswood/North Dandalup: These towns rarely hit mainstream real estate news, but local news celebrated when the **median house price in Ravenswood surpassed \$600k for the first time**, calling it a "once sleepy town now a property hotspot." There was also human-interest coverage of families who moved from Perth to Ravenswood during COVID for a better lifestyle, highlighting how remote work allows them to live further out – boosting the narrative that this growth has legs beyond just grants. In North Dandalup, the rapid sell-out of Riverwood Estate's Stage 1 was noted on the developer's site, and the Shire President commented that young families are "flocking to North Dandalup for its rural charm," indicating strong demand.
- **Perth Rental Crisis and Responses:** A lot of recent media has focused on Perth's **rental shortage – the tightest in the nation** (vacancy around 0.5–1%) . This has led to double-digit rent increases and difficult conditions for tenants. All our focus suburbs, except maybe Dalkeith (which has few rentals), have been affected. For instance, **news of rent increases:** Coogee's median rent jumping 14.8% and Ravenswood's 13.3% in a year were part of broader reports. In response, the WA Government in late 2023 announced accelerated social housing construction and eased zoning to get more rentals built. Investors see this as a signal that **high rents (and yields) are here to stay for a while**, making Perth property more enticing. However, there's also a subtle caution: if rent caps or stricter tenancy laws come (debated but not yet implemented), that could affect investor decisions. So far, nothing concrete has passed, and sentiment among investors remains positive, with many east coast investors openly discussing on forums how "Perth is the place to buy now for both cash flow and growth" .
- **Broader Economic News:** WA's economy continues to perform strongly. Recent state data showed **record-low unemployment (~3.2%) and strong retail spending**, buoyed by population growth. The mining sector is in a phase of diversification – iron ore is stable, but critical minerals (lithium, nickel for batteries) are booming. Tesla's Elon Musk even tweeted

about Australian lithium, shining a spotlight on WA – such news, while not directly housing-related, improves consumer confidence locally (“mining boom part two” narrative). Construction costs, which spiked in 2022, have started stabilizing or slightly dropping as supply chain issues ease – a relief to developers and home builders. This means projects that were stalled might now proceed (e.g., some apartment builds in Perth that were shelved might restart as costs normalize). For our suburbs, that implies **more supply will come but in a more controlled, hopefully sustainable way** (preventing runaway house price inflation but still supporting growth).

In conclusion, the news and sentiment around Perth and these specific suburbs is largely **upbeat**:

- Government and industry actions are supportive (infrastructure, sensible planning changes, economic stimulus where needed).
- Buyer demand is high from both locals (flush with cash from good economic times) and outsiders (chasing value).
- There is awareness of challenges (rental squeeze, need for infrastructure to keep up), but those are being addressed through policy and investment.

All these factors combine to create a **narrative of confidence**: Investors see Perth as undervalued and on the rise, first-home buyers see these suburbs as great lifestyle choices with growth potential, and long-time residents are seeing their equity grow, fueling further investment or spending in the local economy. If one attends property seminars or reads forums now, **Perth (and often these specific suburbs) are frequently named “hot picks”** for 2024-2025. For instance, a recent YouTube panel of experts listed **Murdoch and Kensington** among top 10 Perth picks for 2025, citing the university and city fringe appeal. Likewise, Smart Property Investment magazine highlighted **Burswood and Coogee** as suburbs with “strong fundamentals and upside once current supply is absorbed,” noting things like the Burswood Point project and coastal demand.

In summary, **recent news affirms the high-growth status** of these suburbs and suggests the trend should continue. The combination of tangible developments (infrastructure, new housing) and intangible sentiment (confidence in Perth’s market) creates a reinforcing cycle likely to benefit those investing in or moving to these locations. As always, buyers should do their due diligence – but with the data and context provided, both investors and home seekers can feel cautiously optimistic about pursuing opportunities in Perth’s high-growth forecast suburbs.

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