



18 LYNTON STREET MOUNT HAWTHORN WA 6016

Prepared on 21st May 2025



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CAPORN YOUNG ESTATE AGENTS PTY

1/28 STATION STREET
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Subject Property

18 LYNTON STREET MOUNT HAWTHORN WA 6016

3  2  2  342m²  205m² 



Your Property History

- 21 May, 2025 - Listed for sale as New To Market
- 2 May, 2016 - Sold for \$940,000
- 20 Jan, 2016 - Listed for sale as Not Disclosed
- 30 Sep, 2009 - DA of House/Single Dwell for \$367,758
- 8 Feb, 2009 - Sold for \$383,000

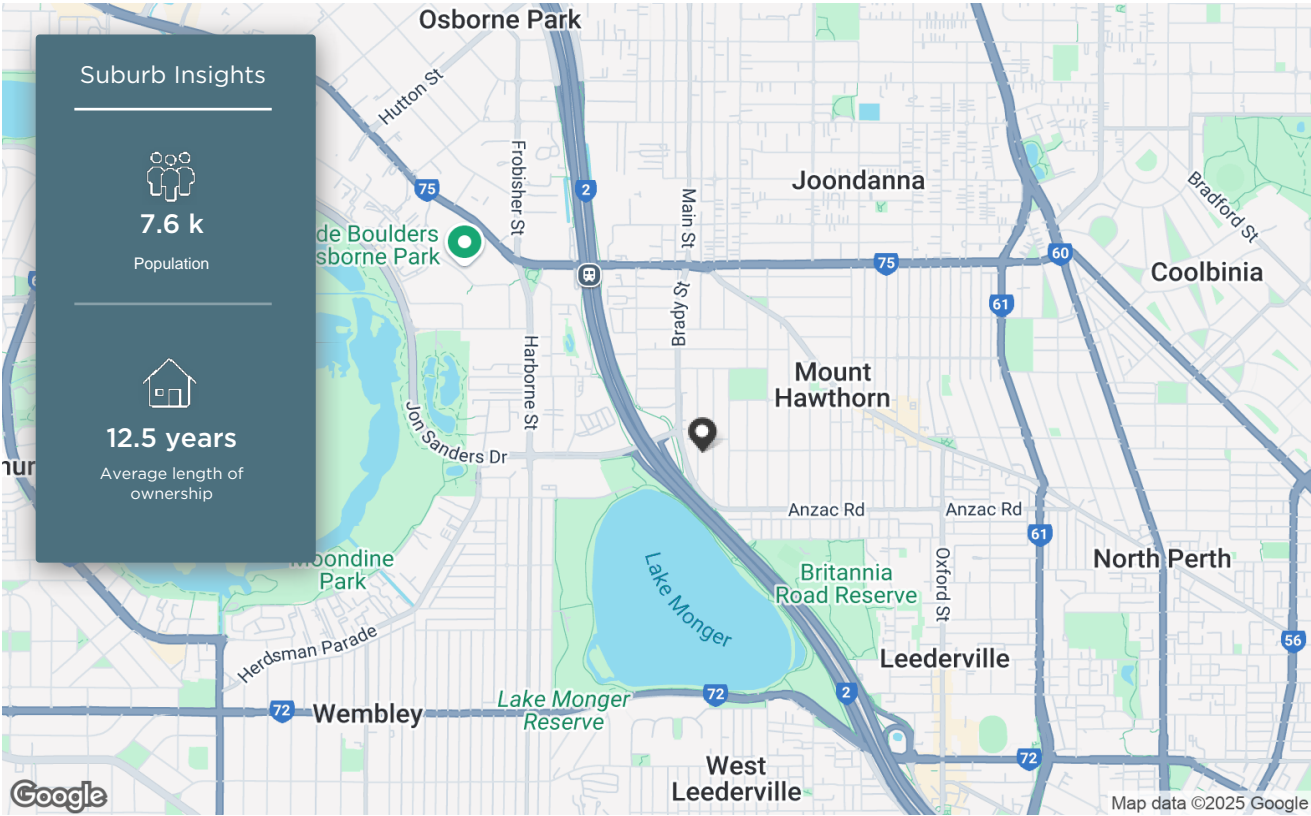


Introducing Patrick Leclezio

A natural relationship builder with a background in logistics, dentistry, and medical research, Patrick is passionate about helping people achieve their real estate goals. Working with enthusiasm and care in everything he does, Patrick has developed a reputation for exceptional results. He is fully committed to his clients and works strategically to get them the best possible outcome.

Mount Hawthorn

Demographic

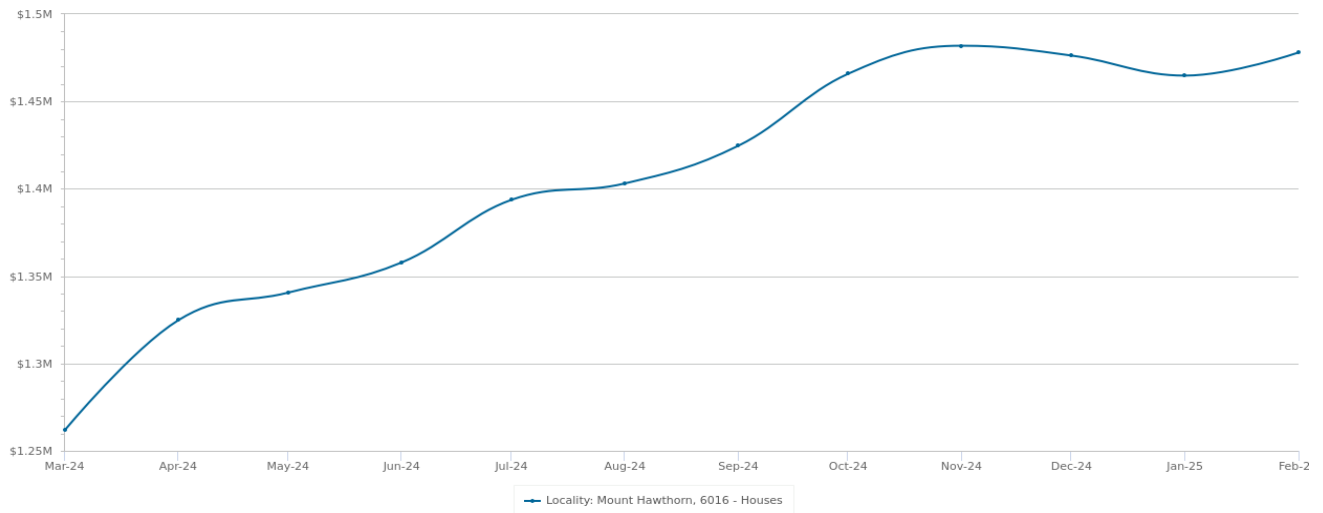


The size of Mount Hawthorn is approximately 2.4 square kilometres. It has 9 parks covering nearly 2.5% of total area. The population of Mount Hawthorn in 2011 was 7,357 people. By 2016 the population was 7,558 showing a population growth of 2.7% in the area during that time. The predominant age group in Mount Hawthorn is 40-49 years. Households in Mount Hawthorn are primarily couples with children and are likely to be repaying \$3000 - \$3999 per month on mortgage repayments. In general, people in Mount Hawthorn work in a professional occupation. In 2011, 68.4% of the homes in Mount Hawthorn were owner-occupied compared with 71.9% in 2016. Currently the median sales price of houses in the area is \$1,525,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	32.4	Owns Outright	28.6	0-15.6K	3.4	0-9	16.9
Couples with Children	54.6	Purchaser	43.3	15.6-33.8K	9.8	10-19	11.1
Single Parents	10.9	Renting	25.8	33.8-52K	6.8	20-29	11.5
Other	1.8	Other	0.5	52-78K	8.8	30-39	16.4
		Not Stated	1.8	78-130K	19.8	40-49	17.8
				130-182K	13.2	50-59	13.0
				182K+	28.3	60-69	7.3
						70-79	3.5
						80-89	2.1
						90-99	0.5

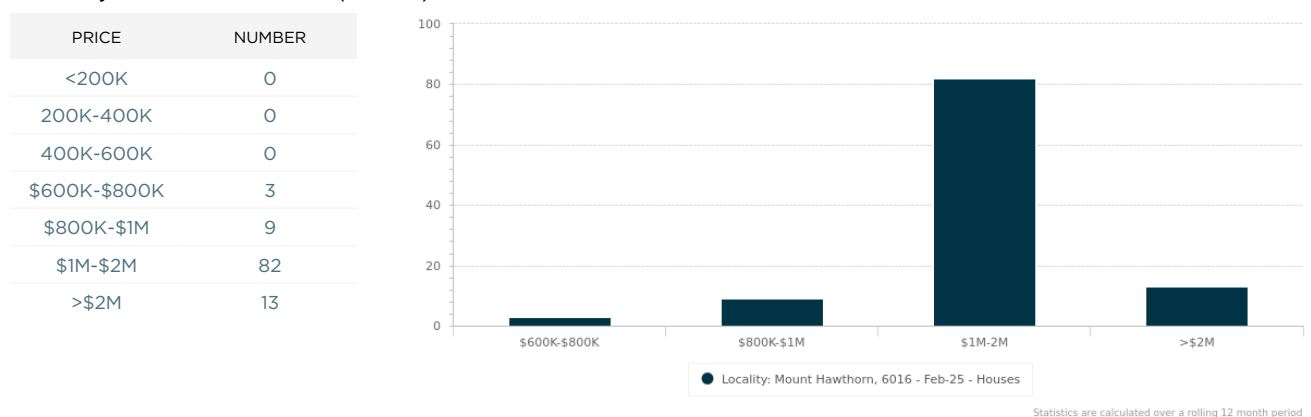
Recent Market Trends

Median Value - 12 Months (House)



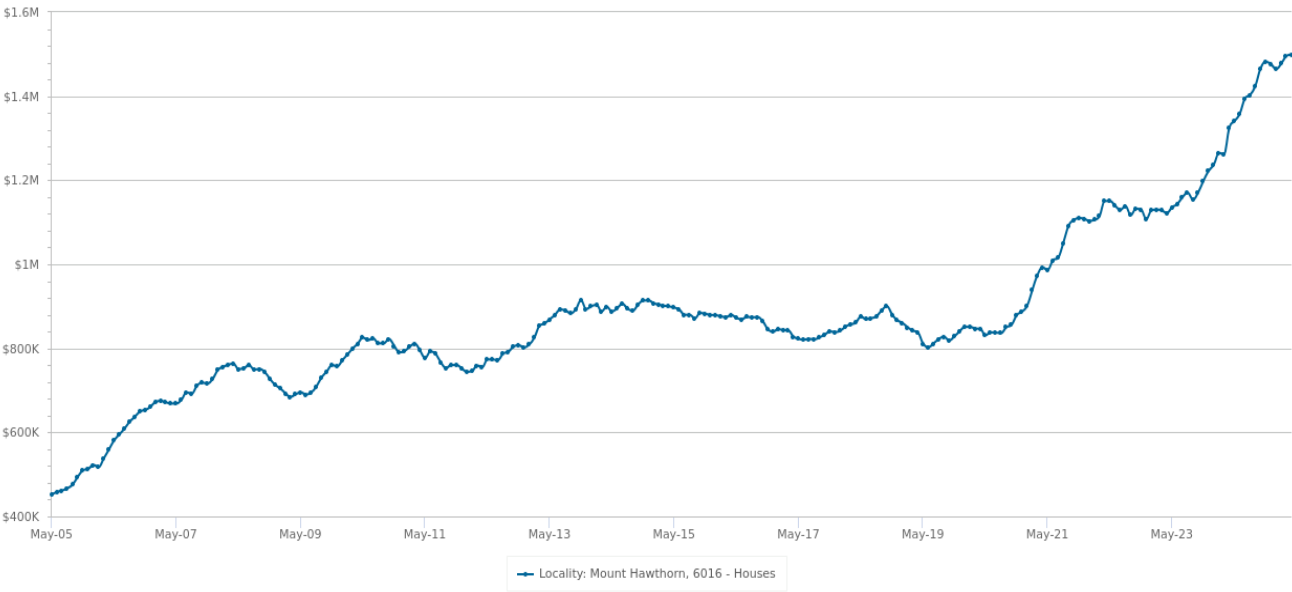
PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Feb 2025	13	\$1,478,014	0.9% ▲	10	16	\$800
Jan 2025	3	\$1,464,803	-0.8% ▼	11	14	\$800
Dec 2024	10	\$1,476,273	-0.4% ▼	10	16	\$800
Nov 2024	9	\$1,481,906	1.1% ▲	9	22	\$800
Oct 2024	9	\$1,465,893	2.9% ▲	10	21	\$800
Sep 2024	7	\$1,424,692	1.5% ▲	10	17	\$850
Aug 2024	9	\$1,403,095	0.7% ▲	10	15	\$850
Jul 2024	9	\$1,393,715	2.6% ▲	10	26	\$850
Jun 2024	8	\$1,357,859	1.3% ▲	10	16	\$850
May 2024	7	\$1,340,600	1.2% ▲	11	19	\$850
Apr 2024	15	\$1,324,834	5.0% ▲	12	22	\$790
Mar 2024	8	\$1,262,014	-0.2% ▼	14	15	\$770

Sales by Price - 12 months (House)



Long Term Market Trends

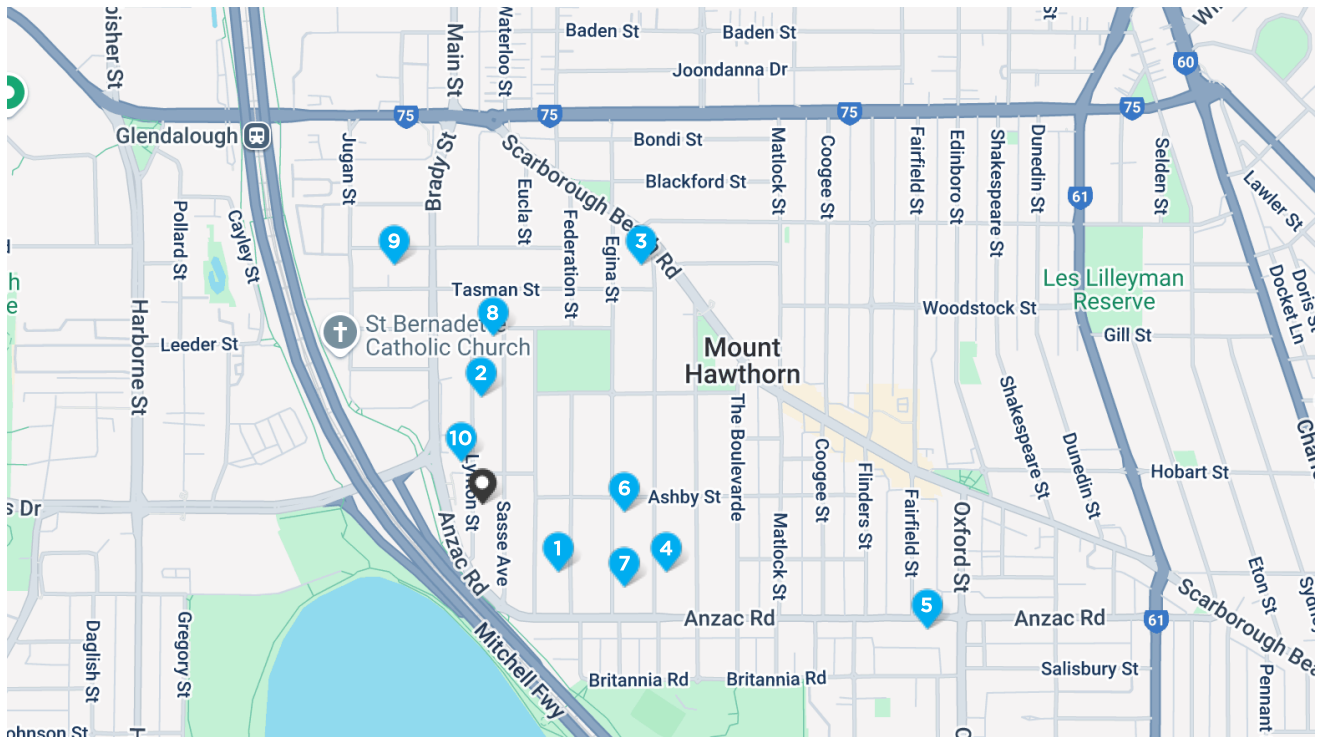
Median Value - 20 Years (House)
















Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2025	107	\$1,499,246	13.2% ▲	10	101	\$820
2024	110	\$1,324,834	18.1% ▲	14	120	\$790
2023	103	\$1,122,048	-2.5% ▼	14	112	\$650
2022	97	\$1,150,461	15.9% ▲	8	107	\$625
2021	101	\$992,449	17.3% ▲	15	126	\$525
2020	89	\$846,310	1.0% ▲	53	114	\$470
2019	82	\$837,759	-2.7% ▼	24	128	\$480
2018	112	\$861,050	4.0% ▲	24	138	\$450
2017	100	\$827,690	-5.9% ▼	31	134	\$470
2016	95	\$879,345	-2.3% ▼	34	149	\$500
2015	110	\$899,904	0.1% ▲	20	132	\$550
2014	110	\$898,855	4.7% ▲	13	130	\$580
2013	126	\$858,873	13.7% ▲	25	135	\$600
2012	101	\$755,547	-5.0% ▼	51	135	\$480
2011	113	\$795,187	-2.0% ▼	16	145	\$430
2010	137	\$811,236	17.5% ▲	17	140	\$420
2009	84	\$690,461	-9.6% ▼	61	137	\$420
2008	127	\$763,535	14.2% ▲	30	132	\$370
2007	137	\$668,630	19.7% ▲	12	135	\$322
2006	156	\$558,520	24.1% ▲	19	124	\$250

Map: Comparable Sales



					
	23 FEDERATION STREET MOUNT HAWTHORN WA 6016	4	2	2	\$1,925,000
	40 LYNTON STREET MOUNT HAWTHORN WA 6016	4	2	2	\$1,835,000
	135 BUXTON STREET MOUNT HAWTHORN WA 6016	4	2	2	\$1,750,000
	24 BUXTON STREET MOUNT HAWTHORN WA 6016	3	2	2	\$1,710,000
	73A ANZAC ROAD MOUNT HAWTHORN WA 6016	4	3	1	\$1,640,000
	48 EGINA STREET MOUNT HAWTHORN WA 6016	4	2	1	\$1,620,000
	18 EGINA STREET MOUNT HAWTHORN WA 6016	3	2	1	\$1,590,000
	97 SASSE AVENUE MOUNT HAWTHORN WA 6016	3	1	-	\$1,415,000
	48A TASMAN STREET MOUNT HAWTHORN WA 6016	4	2	1	\$1,402,000
	21 LYNTON STREET MOUNT HAWTHORN WA 6016	3	1	2	\$1,400,000






* This data point was edited by the author of this CMA and has not been verified by CoreLogic

Comparable Sales

23 FEDERATION STREET MOUNT HAWTHORN WA 6016

Sold	\$1,925,000
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 4  2  2  491m ²  202m ²			
Year Built	2015	DOM	64
Sold Date	24-Nov-24	Distance	0.26km
First Listing	OFFERS		
Last Listing	UNDER CONTRACT		






Notes from your agent

Much bigger block, slightly newer build (2015), high spec, 4th bedroom is actually 2nd living room, 33-37 course ceilings

2 40 LYNTON STREET MOUNT HAWTHORN WA 6016

Sold	\$1,835,000
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 4  2  2  377m ²  234m ²			
Year Built	2013	DOM	29
Sold Date	19-Feb-25	Distance	0.25km
First Listing	OFFERS		
Last Listing	UNDER OFFER		






Notes from your agent

Slightly bigger block, slightly further from freeway, 4 beds plus Media room plus Bed 5/study.

3 135 BUXTON STREET MOUNT HAWTHORN WA 6016

Sold	\$1,750,000
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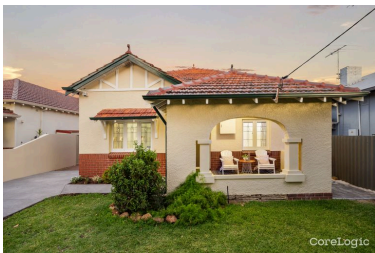
 4  2  2  491m ²  220m ²			
Year Built	2010	DOM	69
Sold Date	20-Mar-25	Distance	0.69km
First Listing	OFFERS		
Last Listing	UNDER OFFER		






Notes from your agent

Much bigger block, near Scarborough Beach Road, single storey, 4 beds + study + 2nd living room, double carport

4 24 BUXTON STREET MOUNT HAWTHORN WA 6016

Sold	\$1,710,000
------	-------------



 3  2  2  491m²  118m²
 Year Built 1938 DOM 25
 Sold Date 03-Mar-25 Distance 0.48km
 First Listing OFFERS INVITED
 Last Listing UNDER OFFER

Notes from your agent


DOM = Days on market RS = Recent sale

UN = Undisclosed Sale

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Comparable Sales

Much bigger block, renovated 1930s character home, single storey, big backyard, further east from freeway, closer to cafe strip



73A ANZAC ROAD MOUNT HAWTHORN WA 6016


<div style="display: flex; gap: 5px;"> 4 3 1 310m² </div>	<div style="display: flex; gap: 5px;"> 206m² </div>
Year Built 2014	DOM 5
Sold Date 17-Feb-25	Distance 1.13km
First Listing OFFERS	
Last Listing Under Offer	

Sold

\$1,640,000

Notes from your agent

Newer build, slightly smaller block, very close to Oxford St, rear house on battleaxe block, single garage, small swimming pool




48 EGINA STREET MOUNT HAWTHORN WA 6016

<div style="display: flex; gap: 5px;"> 4 2 1 306m² </div>	<div style="display: flex; gap: 5px;"> 202m² </div>
Year Built 2021	DOM 35
Sold Date 17-Dec-24	Distance 0.35km
First Listing OFFERS INVITED	
Last Listing UNDER OFFER	






Sold **\$1,620,000**

Notes from your agent

Newer build, smaller block, smaller build area, smaller rooms, single garage, closer to cafe strip



18 EGINA STREET MOUNT HAWTHORN WA 6016

	3		2		1		491m ²		156m ²
Year Built	1988			DOM		152			
Sold Date	29-Nov-24			Distance		0.41km			
First Listing	Set Date Sale!								
Last Listing	UNDER OFFER!								

Sold

\$1,590,000

Notes from your agent

Much bigger block, sold 6 months ago, renovated single storey 80s house, single carport (no garage).

DOM = Days on market **RS** = Recent sale **UN** = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by CoreLogic






Comparable Sales

8 97 SASSE AVENUE MOUNT HAWTHORN WA 6016

Sold

\$1,415,000



 3  1  -  377m ²	 149m ²		
Year Built	1950	DOM	14
Sold Date	11-Mar-25	Distance	0.4km
First Listing	From \$1.495k		
Last Listing	UNDER OFFER*		

Notes from your agent






Slightly bigger block, no garage, renovated character home, only 1 bathroom + powder room & separate laundry. Similar location, slightly further from the freeway.

9 48A TASMAN STREET MOUNT HAWTHORN WA 6016

Sold

\$1,402,000



 4  2  1  320m ²	 208m ²		
Year Built	2015	DOM	19
Sold Date	11-Nov-24	Distance	0.61km
First Listing	OFFERS INVITED		
Last Listing	UNDER OFFER		

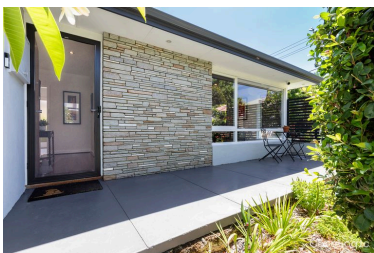
Notes from your agent






Rear house on battleaxe block, close to freeway. Slightly newer build, slightly smaller block. 4th bed is more of a study. Single garage. Overall inferior.

21 LYNTON STREET MOUNT HAWTHORN WA 6016

Sold

\$1,400,000



 3  1  2  384m ²  110m ²			
Year Built	1967	DOM	42
Sold Date	13-Feb-25	Distance	0.11km
First Listing	OFFERS INVITED		
Last Listing	UNDER OFFER - HOME OPEN CANCELED		

Notes from your agent






Single storey, 60s house. Overall inferior.

11 169 EGINA STREET MOUNT HAWTHORN WA 6016

Sold

\$1,386,000



 3  1  -  491m ²  124m ²			
Year Built	1958	DOM	106
Sold Date	19-Feb-25	Distance	0.91km
First Listing	Offers Invited		
Last Listing	Under Contract by Susan & Sean*		

Notes from your agent

DOM = Days on market RS = Recent sale

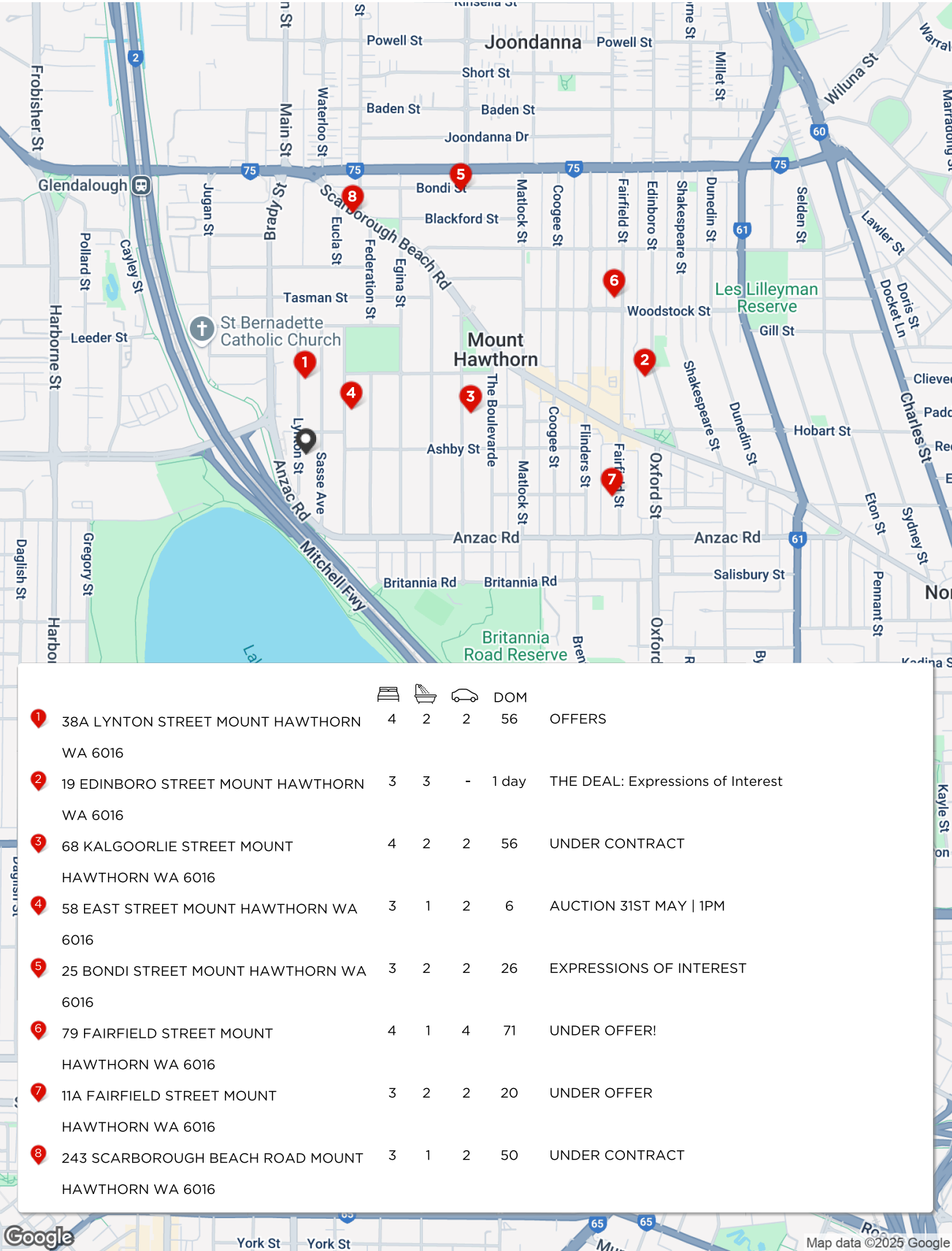
UN = Undisclosed Sale

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Comparable Sales

Partially renovated 50s house, between busy roads (Scarborough Beach Road & Green St). Overall inferior.

Map: Surrounding Listings








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Surrounding Listings

1 38A LYNTON STREET MOUNT HAWTHORN WA 6016








 4  2  2  345m²  228m²
 Year Built 2020 DOM 56 days
 Listing Date 05-Mar-25 Distance 0.24km
 Listing Price OFFERS

Notes from your agent

Under Offer - ask Annie Kowal for price - hidden price:1.5m_2m

2 19 EDINBORO STREET MOUNT HAWTHORN WA 6016






 3  3  -  394m²  211m²
 Year Built 2002 DOM 1 day
 Listing Date 20-May-25 Distance 1.16km
 Listing Price THE DEAL: Expressions of Interest

Notes from your agent

hidden price: 1.5m_2m. Currently for sale as at Tue-20-May (launched Tue-20-May). Email autoreply Tue-20-May: "we are expecting interest in the Mid - High \$1Ms."

3 68 KALGOORLIE STREET MOUNT HAWTHORN WA 6016








 4  2  2  498m²  227m²
 Year Built 1998 DOM 56 days
 Listing Date 26-Mar-25 Distance 0.56km
 Listing Price UNDER CONTRACT

Notes from your agent

Under Offer - ask Annie Kowal for price - hidden price:1.5m_2m

4 58 EAST STREET MOUNT HAWTHORN WA 6016



 3  1  2  754m²  115m²
 Year Built 1954 DOM 6 days
 Listing Date 15-May-25 Distance 0.21km
 Listing Price AUCTION 31ST MAY | 1PM

Notes from your agent






hidden price: 1.5m_2m. Currently for sale as at Tue-20-May. Email autoreply Tue-20-May: " At this stage we are indicating interest in the high \$1millions"

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Surrounding Listings

5 25 BONDI STREET MOUNT HAWTHORN WA 6016








 3  2  2  490m²  170m²
 Year Built 2017 DOM 26 days
 Listing Date 25-Apr-25 Distance 1.01km
 Listing Price EXPRESSIONS OF INTEREST

Notes from your agent

Under Offer - ask Karl Butler for price - hidden price:1.5m_2m

6 79 FAIRFIELD STREET MOUNT HAWTHORN WA 6016





 4  1  4  626m²  141m²
 Year Built 1967 DOM 71 days
 Listing Date 11-Mar-25 Distance 1.15km
 Listing Price UNDER OFFER!

Notes from your agent

Under Offer - ask Nik Zounis for price - hidden price:1.5m_2m

7 11A FAIRFIELD STREET MOUNT HAWTHORN WA 6016








 3  2  2  270m²  117m²
 Year Built 2002 DOM 20 days
 Listing Date 01-May-25 Distance 1.03km
 Listing Price UNDER OFFER

Notes from your agent

Under Offer - ask Annie Kowal for price - hidden price 1m_1.5m
Streetfront on a triplex site

8 243 SCARBOROUGH BEACH ROAD MOUNT HAWTHORN WA 6016



 3  1  2  524m²  135m²
 Year Built 1936 DOM 50 days
 Listing Date 01-Apr-25 Distance 0.81km
 Listing Price UNDER CONTRACT

Notes from your agent

Under Offer - ask Annie Kowal for price - hidden price 1m_1.5m

DOM = Days on market * This data point was edited by the author of this CMA and has not been verified by CoreLogic

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