

# IntelliVal Automated Valuation Estimate

Prepared on 10 July 2025



8 Chipperfield Court Mosman Park WA 6012

Estimated Value:

\$2,825,000

Estimated Value Confidence:



Estimated Price Range:

\$2,610,000 - \$3,064,000

Property Attributes:



Year Built

2004



Land Area

405m<sup>2</sup>



Property Type

House



Land Use

House



Development Zoning

R30 - medium density  
res

## Sales History

Sale Date	Sale Price	Sale Type
24 Oct 2022	\$2,025,000	Unknown
06 Jun 2018	\$1,525,000	Unknown
27 Feb 2014	\$1,625,000	Unknown
08 Jul 2006	\$2,000,000	Unknown

Estimated Value as at 07 July 2025. An automated valuation model estimate (Estimated Value) is a statistically derived estimate of the value of the subject property. An Estimated Value must not be relied upon as a professional valuation or an accurate representation of the market value of the subject property as determined by the valuer.

For further information about confidence levels, please refer to the end of this document.

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## Location Highlights



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## Recently Sold Properties



4 3 2 - 469m<sup>2</sup>

11B Hanlin Street Mosman Park  
WA 6012

Sold Price: **\$2,960,000**

Sold Date: 31 May 2025

Distance from 0.7km

**Features** Residential, 1 Dining Rooms, 1 Family / Rumpus Rooms, 1 Lounge Rooms, Brick, 1 No of Kitchens, Garages Umr: 2, House



4 3 2 266m<sup>2</sup> 362m<sup>2</sup>

6 Tuttlebee Terrace Mosman  
Park WA 6012

Sold Price: \$2,435,000

Sold Date: 17 November 2024

Distance from 0.1km

**Features** Residential, 1 Dining Rooms, 1 Family / Rumpus Rooms, 1 Lounge Rooms, BRICK, 1 No of Kitchens, 1 No of Study Rooms, Garages UMR: 2,



5 3 2 450m<sup>2</sup> 456m<sup>2</sup>

10 Baring Street Mosman Park  
WA 6012

Sold Price: \$2,800,000

Sold Date: 08 April 2025

Distance from 0.5km

**Features** Residential, 1 Family / Rumpus Rooms, 1 Lounge Rooms, Floorboards, Fibro, 1 No of Games Rooms, 1 No of Kitchens, 1 No of Meals

**\*Agent Advised**

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4	3	2	200m <sup>2</sup>	539m <sup>2</sup>

### 5 Ellershaw Mews Mosman Park WA 6012

**Sold Price:** \$3,050,000

**Sold Date:** 03 June 2025

**Distance from** 0.7km

**Features** 1 Dining Rooms, 1 Lounge Rooms, BRICK, 1 No of Kitchens, Ensuite, HOUSE



				
4	3	2	367m <sup>2</sup>	429m <sup>2</sup>

### 45 Mathieson Avenue North Fremantle WA 6159

**Sold Price:** \$2,560,000

**Sold Date:** 24 February 2025

**Distance from** 0.7km

**Features** Residential, 1 Dining Rooms, 2 Lounge Rooms, Brick, 1 No of Kitchens, 1 No of Study Rooms, fullyFenced, payTV, remoteGarage,



				
5	3	2	450m <sup>2</sup>	522m <sup>2</sup>

### 3 Keel Place North Fremantle WA 6159

**Sold Price:** \$2,500,000

**Sold Date:** 04 January 2025

**Distance from** 1km

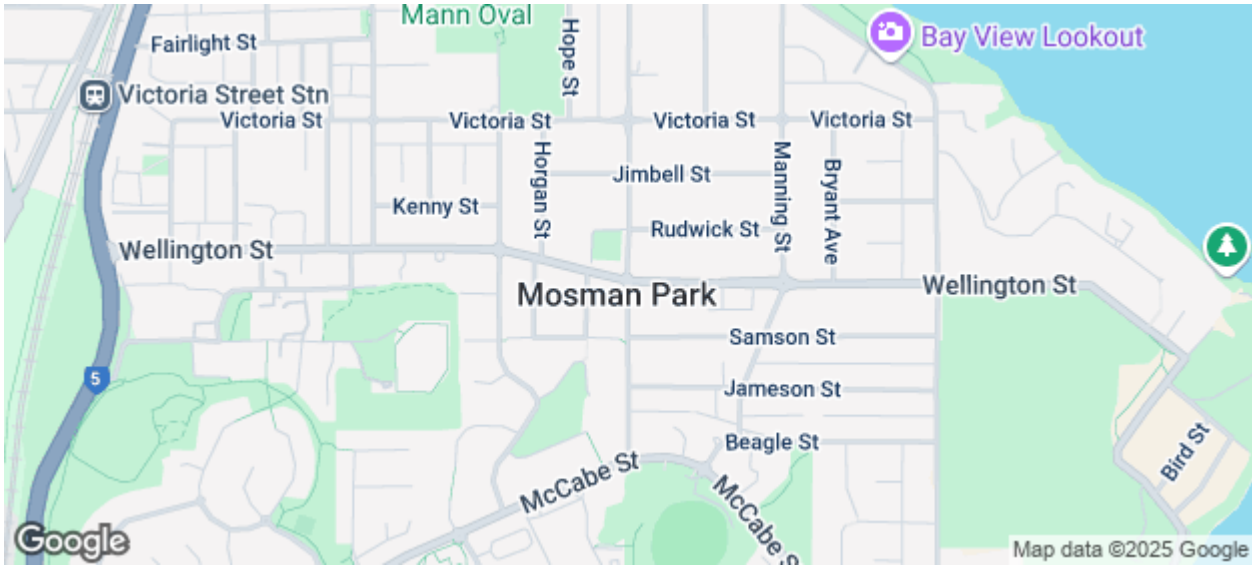
**Features** Residential, 1 Dining Rooms, 2 Family / Rumpus Rooms, 1 Lounge Rooms, 1 Lounge/Dining Rooms Combined, Marble Floor,

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## Mosman Park Insights: A Snapshot



### Houses

Median Price

**\$2,194,731**

	Past Sales	Capital Growth
2025	118	↑ 2.18%
2024	126	↑ 11.81%
2023	102	↑ 1.76%
2022	150	↑ 9.33%
2021	172	↑ 21.32%

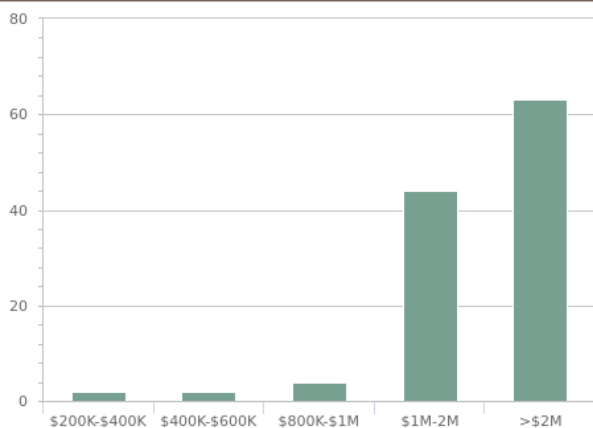
### Units

Median Price

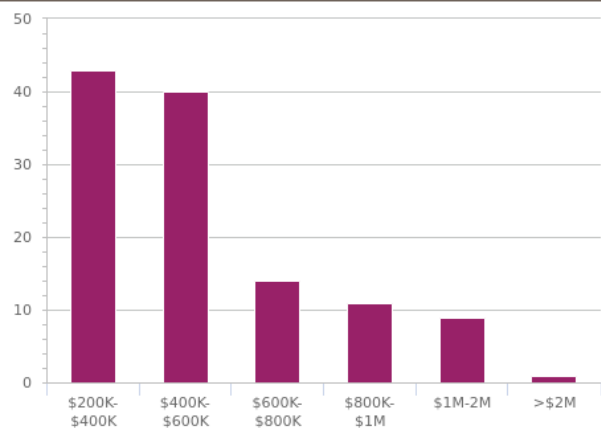
**\$514,263**

	Past Sales	Capital Growth
2025	115	↑ 18.07%
2024	136	↑ 13.16%
2023	84	↑ 1.00%
2022	98	↑ 7.06%
2021	89	↑ 17.55%

### House Sales by Price (Past 12 Months)



### Unit Sales by Price (Past 12 Months)



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The Confidence is based on a statistical calculation as to the probability of the Estimated Value being accurate compared to market value. The available confidence values returned are High, Medium-High, Medium, Medium-Low, and Low. An Estimated Value with a 'High' confidence is considered more reliable than an Estimated Value with a 'Medium-High', 'Medium', 'Medium-Low' or 'Low' confidence. The Confidence is a reflection of the amount of data we have on the property and similar properties in the surrounding areas. Generally, the more data we have for the local real estate market and subject property, the higher the Confidence level will be. Confidence should be considered alongside the Estimated Value.

Confidence is displayed as a coloured coded range with red representing low confidence, through to amber which represents medium confidence to green for higher confidence.



For more information on estimated values: <https://www.corelogic.com.au/estimated-value-faqs>

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