

claravale

HILBERT



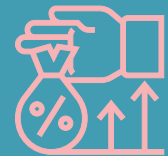
INVESTOR FAST FACTS

Hilbert is nestled between the tranquil Wungong Brook and the foothills of the Darling Ranges, in one of Perth's most dynamic areas—the blossoming southeastern growth corridor, just 37 km from the Perth CBD.

Within the Armadale LGA, it has Armadale train station, Armadale Hospital – one of Australia's leading public hospitals – and town centre all close by. Hilbert has witnessed robust population growth, registering a 160%* surge in the 2021 census, and continues to flourish. Lush regional bushland and outstanding recreational facilities add to the investment appeal of the suburb.



\$660[^]pw
Median House Rent



5.8%[^]
Gross Rental Yield



\$610,000[^]
Median Sale Price



27.1%[^]
Suburb Growth

[^]Data Sourced: www.realestate.com.au/wa/hilbert-6112/
(Correct as at 8/11/2024)

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HILBERT



<10
MINS

**LESS THAN
10MINS TO
ARMADALE
CITY**



**7 CHILDCARE
CENTRES
NEARBY**



**NESTLED AT
THE FOOT OF
THE DARLING
RANGES**



**BORDERING
THE TRANQUIL
WUNGONG
BROOK**

LOCATION

Hilbert is nestled between the tranquil Wungong Brook and the foothills of the Darling Ranges, in one of Perth's most dynamic areas—the blossoming southeastern growth corridor, just 37 km from the Perth CBD.

POPULATION

Hilbert has witnessed robust population growth, registering a 160%* surge in the 2021 census, and continues to flourish. Lush regional bushland and outstanding recreational facilities add to the investment appeal of the suburb.

Hilbert is extremely popular with young families. The predominant age group in Hilbert is 0-9 years, with households primarily made up of couples with children (50.9%)*.

MEDIAN PRICES

Houses make up 98.8%* of property types, and on average, households are likely to be paying \$1,800* per month on mortgage repayments. In general, the trades are the main occupation for Hilbert residents. On average, 84.9% own their home.

AMENITIES

Within the Armadale LGA, it has Armadale Train Station, Armadale Hospital – one of Australia's leading public hospitals –

and town centre all close by. Less than ten minutes away is the City of Armadale, a major centre offering extensive shopping, commercial services and community facilities. Also nearby is the Forrestdale Business Park, a significant industrial hub in Perth's south-east, and a focus for investment and employment growth. Cockburn Central – a major retail, commercial and transport hub – is fifteen minutes away.

PARKS & SCHOOLS

There is plenty of space to move and grow in Hilbert, with local parks, sporting grounds and conservation areas, including Araluen Botanic Park, Champion Lakes, the Darling Scarp and Jarrahdale State Forest. Families are well catered for, with seven childcare centres located conveniently close by, along with a good choice of schools, including Xavier Catholic School, Gwynne Park Primary School, Dale Christian School, Willandra Primary School, West Byford Primary School, Marri Grove Primary School, Forrestdale Primary School, Armadale Senior High School, John Calvin Christian College, Byford Secondary College, Southern Hills Christian College and Carey Baptist College.

*Data sourced:
www.abs.gov.au/census/find-census-data/
quickstats/2021/SAL50636
(Correct as at 11/11/2024)

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