

# claravale

HILBERT

## WHY INVEST AT CLARAVALE

Hilbert is home to Claravale's two new neighbourhoods; nestled between the tranquil Wungong Brook and the foothills of the Darling Ranges. In one of Perth's most dynamic areas, this community is built in the blossoming south-eastern growth corridor, only 37 km from the Perth CBD.

Life is simple here, with everything new residents and renters could need. Part of City of Armadale LGA, Hilbert's proximity to transport, services and regional centres enhances its appeal. The suburb attracts residents seeking a blend of natural amenity and modern lifestyle, supported by strong population growth and ongoing development.

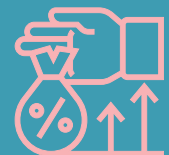
### A PARCEL PROPERTY COMMUNITY

Claravale is proudly delivered by Parcel Property; an experienced WA developer known for creating communities that balance liveability, connection, and long-term value. Parcel focuses on designing neighbourhoods where streets feel welcoming, parks become gathering places, and communities grow naturally. When you choose Claravale, you're not just buying land, you're joining a community that just makes life easy!



**\$670<sup>^</sup>**<sub>pw</sub>

Median House Rent



**4.2%<sup>\*</sup>**

Gross Rental Yield  
(houses)



**\$736,000<sup>^</sup>**

Median Sale Price



**11.5%<sup>^</sup>**

Sales Price Growth

Data Sourced: <sup>\*</sup>REA 2026. <sup>^</sup>REIWA 2026

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## LOCATION

Discover Claravale's two precincts across the Hilbert suburb, with estates bordering Cypress Avenue and Eleventh Road. Beautiful nature surrounds these stunning locations between the scenic Wungong Brook and the foothills of the Darling Ranges, without straying far from city convenience and local amenities.

## RESIDENT PROFILE

According to the 2021 Census, Hilbert had over 4000 residents with a median age of 29 years, significantly younger than the state average, reflecting strong appeal for young families and shared households.

The suburb has experienced robust growth since 2016, with the population increasing markedly in the last decade.

Hilbert's demographic profile is attractive for investors, with households typically larger than the metropolitan average and a strong family-oriented base. Families are well-supported with a variety of schooling and childcare options in the broader area (local and surrounding suburbs), further enhancing long-term residential demand.

## INFRASTRUCTURE & AMENITY

- Armadale Train Station and major transport routes
- Armadale Health Service and town centre
- Close to Forrestdale Business Park employment hub
- Regional bushland reserves
- Approved Coles-anchored shopping centre coming soon

A new hub is being created for the suburb featuring brand new Coles supermarket, alongside proposed retail and café spaces, plus a childcare premises just moments away from each of our precincts.

## EDUCATION & CHILDCARE

Families are well-supported with a variety of schooling and childcare options in the broader area (local and surrounding suburbs), enhancing long-term residential demand.

Families are well catered for, with seven childcare centres located close by, along with a good choice of schools, including:

- Xavier Catholic School
- Gwynne Park Primary School
- Dale Christian School and many more!

**10**  
MINS

**LESS THAN**  
**10MINS TO**  
**ARMADALE**  
**CITY**



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



**SHOPPING**  
**CENTRE**  
**COMING SOON**  
**WITH RETAIL,**  
**CHILDCARE AND**  
**RESTAURANTS**

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\*Data sourced: ABS Census 2021, REA 2026, REIWA 2026



**The Ranges: 228 Eleventh Rd, Hilbert WA 6112**  
**The Brook: Cypress Avenue, Hilbert WA 611**

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