



## INVESTOR FAST FACTS

Byford is a south-eastern suburb located roughly 33km from the Perth CBD.

By 2021, the population had grown by 26.6%\*, housing 18,878\* residents, which continues to grow at a steady rate. In general, people in the Byford area work in a trades occupation.\*

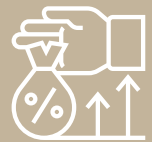
Households in Byford are primarily couples with children and are likely to be repaying \$1,800 – \$2,399\* per month on mortgage repayments. With the current median sales price for houses in the area being \$513,000<sup>^</sup>. In 2021, 93.7%\* of the homes in Byford were owner-occupied.



[beenyupgrove.com.au](https://beenyupgrove.com.au)



**\$530<sup>^</sup>pw**  
Median House Rent



**6.0%<sup>^</sup>**  
Gross Rental Yield



**\$513,000<sup>^</sup>**  
Median Sale Price



**26.6%<sup>^</sup>**  
Suburb Growth

**parcel.**

<sup>^</sup>Data Sourced: [www.realestate.com.au/wa/byford-6122/](https://www.realestate.com.au/wa/byford-6122/)  
(Correct as at 15/11/2023)





#### LOCATION

Byford is a south-eastern suburb located roughly 33km from the Perth CBD.

#### POPULATION

By 2021, the Byford population had grown by 26.6%, housing 18,878\* residents, which continues to grow at a steady rate.

#### HOUSEHOLD STRUCTURE

Households in Byford are primarily couples with children and are likely to be repaying \$1,800 – \$2,399\* per month on mortgage repayments. In 2021, 93.7%\* of the homes in Byford were owner-occupied. The top three lifestyles of people in Byford include established couples and families, older couples and families and maturing couples and families. In general, people in Byford work in a trade's occupation.

#### MEDIAN PRICES

Currently the median sales price of houses in the area is \$513,000<sup>^</sup> and the median rental price is \$530<sup>^</sup> per week.

#### AMENITIES

The suburb has two state schools, shops including Coles, Aldi and Woolworths, a range of parks and reserves, many areas for farming and activities for the family such as Cohunu Koala Park. Byford is great for families, retirees, singles and country lovers and has a very natural farm-like feel, offering semi-rural peace.

#### BEENYUP GROVE

The great outdoors is central to this nature-focused estate, with Harvest Green Park an established community orchard comprising of lime, lemon, orange, mandarin, almond, olive, fig, pecan and black mulberry trees, and a \$1M adventure playground all situated within Beenyup Grove Estate itself. Located in this exceptional land estate is Beenyup Primary School, making Beenyup Grove the perfect place to raise a family.

Within easy access of Tonkin Highway and Abernathy Road, Beenyup Grove is located near five primary schools, a high school, healthcare, cafes, leisure and shopping precincts, making it the perfect choice for young families and downsizers.

\*Data sourced: [www.abs.gov.au/census/find-census-data/quickstats/2021/SAL50230](http://www.abs.gov.au/census/find-census-data/quickstats/2021/SAL50230)  
(Correct as at 21/11/2023)

**SEMI-RURAL  
AND  
BEAUTIFULLY  
PEACEFUL**



**33km**  
from Perth CBD



Easy access to  
**Tonkin  
Highway**



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