

# claravale

HILBERT



## INVESTOR FAST FACTS

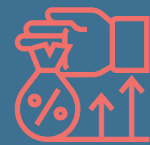
Hilbert is nestled at the foot of the Darling Ranges 37km from the Perth CBD, in one of Perth's most dynamic growth areas, the blossoming south-eastern growth corridor.

Within the Armadale LGA, it has Armadale train station, Armadale Hospital – one of Australia's leading public hospitals – and town centre all close by. Between the 2011 Census and 2016 Census, the population of Hilbert flourished at a rate of over 500%. Lush regional bushland and outstanding recreational facilities add to the investment appeal of the suburb.



**\$468**

Median House Rent



**5.8%**

Gross Rental Yield



**1.25%** Vacancy Rate



**\$420,000**

Median Sale Price



**517.6%**

Suburb Growth

[claravalehilbert.com.au](http://claravalehilbert.com.au)

parcel.

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## LOCATION

Hilbert is nestled at the foot of the Darling Ranges 37km from the Perth CBD, in one of Perth's most dynamic growth areas, the blossoming south-eastern growth corridor.

## POPULATION

Between the 2011 Census and 2016 Census, the population of Hilbert flourished at a rate of over 500%. 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 (50.2%).

## MEDIAN PRICES

Houses make up 99.4% of property types, and households are likely to be paying \$1800-\$2399 per month on mortgage repayments. In general, the trades are the main occupation for Hilbert residents. Home ownership grew from 55.1% in 2011 to 88.6% in 2016.

## 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 City, 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.

**<10  
MINS**

**LESS THAN  
10MINS TO  
ARMADALE  
CITY**



**7 CHILDCARE  
CENTRES  
NEARBY**



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

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