

PROPERTY REPORT

73 Montoro Drive Port Kennedy
WA 6172

Prepared on: 05 August 2026

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73 Montoro Drive Port Kennedy WA 6172

3 2 2 131m²

Property Details

Lot/Plan	LOT 6 S046831	**Property Type**	Unit
Year Built	2003	**Council Area**	Rockingham
Zone	R40, R40 - Medium Density Res	**Land Use Primary**	Group House









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73 Montoro Drive Port Kennedy WA 6172

Estimated Value

Estimated Value:	Estimated Value Range:	Estimated Value Confidence:
$710,000	$684,000 - $741,000	 Low High

Estimated Value as at 03 August 2026. 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 a valuer. For further information about the estimated value, please refer to the below and the end of this document.

How to read this estimate

The estimate has been broken into confidence level categories based on the criteria listed below

- High confidence is typically caused by a low degree of variability between the subject and comparable properties and/or high availability of comparable property data in the area.
- Medium confidence is typically caused by a medium degree of variability between the subject and comparable properties and/or medium availability of comparable property data in the area.
- Low confidence is typically caused by a high degree of variability between the subject and comparable properties and/or low availability of comparable property data in the area.

Doing your research

This estimate is a starting point only. To determine the property's value we recommend you supplement this estimate by doing other research to take into account a property's special features and current market conditions. You may want to consider:

- the current sale price
- last sale price / date
- recent sales in the area
- visiting the house (where possible)
- contacting an agent for a price guide on this property or similar ones in the area
- requesting a valuation from a licensed valuer

Property Activity Summary

Date	Activity	Value	Details
26 Oct 2004	Sold	$235,000	Sale Method: Unknown, Sale Advised by: Government

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Recently Sold Properties



3/51 Laguardia Loop Port Kennedy WA 6172

3 | 2 | 2 | 106m²

Sale Price **$717,500** Sale Method Private Treaty

Sale Date 23/03/2026 Days on Market 26

0.4km from property



4/51 Laguardia Loop Port Kennedy WA 6172

3 | 2 | 2 | 106m²

Sale Price **$650,000** Sale Method Private Treaty

Sale Date 23/03/2026 Days on Market 1

0.4km from property



1/51 Laguardia Loop Port Kennedy WA 6172

3 | 2 | 4 | 106m²

Sale Price **$640,000** Sale Method Private Treaty

Sale Date 10/11/2025 Days on Market 22

0.4km from property



6/21 La Manche Avenue Port Kennedy WA 6172

3 | 2 | 2 | 130m²

Sale Price **$690,000** Sale Method Private Treaty

Sale Date 08/12/2025 Days on Market 23

1.4km from property

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Properties For Sale



15/5 Sainte Maxime Avenue Port Kennedy WA 6172

3 | 1 | 1 | 110m^2

First Ad Price Offers From 699,000

Latest Ad Price Offers from 699,000

Listing Method - Days on Market -

2km from property

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Local School Details

	School Address	Distance	School Type	Gender	Sector	Enrolments
	Warnbro Community High School 2 Swallowtail Parade Warnbro WA 6169	1.8km	Secondary	Mixed	Government	908
	Peel Language Development School 26 Laguardia Loop Port Kennedy WA 6172	0.3km	Special	Mixed	Government	249
	Rockingham Lakes Primary School 26 Laguardia Loop Port Kennedy WA 6172	0.3km	Primary	Mixed	Government	571
	St Bernadette's Catholic Primary School 252 Grand Ocean Boulevard Port Kennedy WA 6172	1.1km	Primary	Mixed	Non-Government	392
	Port Kennedy Primary School 1 La Manche Avenue Port Kennedy WA 6172	1.2km	Primary	Mixed	Government	503

Property within school catchment

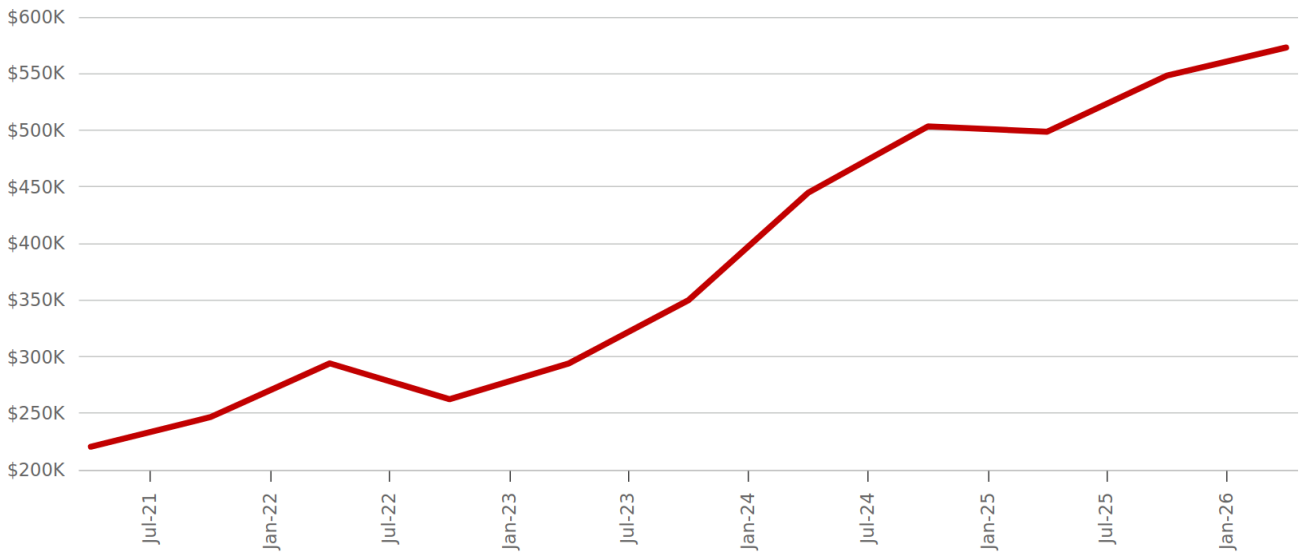
Property outside school catchment (government)/no catchment applies (non-government)

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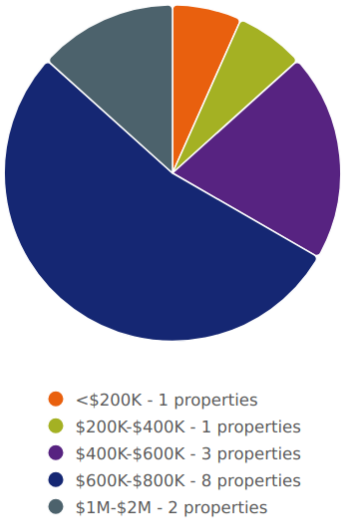
Port Kennedy Insights - Units

Year Ending	Properties Sold	Median Value	Change in Median Value (12 months)
Apr 2026	15	$573,021	▲ 14.91%
Apr 2025	8	$498,655	▲ 12.11%
Apr 2024	11	$444,790	▲ 51.33%
Apr 2023	4	$293,906	▼ 0.02%
Apr 2022	7	$293,992	▲ 33.36%
Apr 2021	4	$220,444	▼ 9.96%

Median Value (monthly)



Property Sales by Price (Past 12 months)



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