



EDISON | p a r a g o n

This is home.  
Authentically & always *North Perth*



# What's new?

The Edison/Paragon BIG MERGE has happened and is going along beautifully. This is now the official first edition under the Edison Central banner, it feels like a NEW RELEASE!

Most of the team has transitioned over to our new premises at 624 Murray Street, West Perth (on the corner of Gordon Street), however the sales team is still working between both offices and making sure we get our daily coffees and lunch from all our favourites on Angove Street!

The market has not changed dramatically as we get right into 2025. There is still a shortage of stock coming to the market and prices are holding nicely, with a good number of buyers attending home opens and, in most cases, multiple offers being submitted on each property. There may be a bit of uncertainty through the world at present with cost-of-living issues, tariffs from the USA and ongoing conflicts, however with only a small number of properties available it is remaining a tight seller's market. Most economists are now predicting that there may be anywhere between 2-4 further interest rate cuts before we close out 2025, giving buyers

potentially more borrowing power. This will make it a very interesting year!

Being a very special time of the year with Easter and Anzac Day upon us, we would like to wish all the North Perth residents a good break over these holidays.

As always, try to support the local establishments of North Perth when you can, this is what makes our great community the best place to live, work and play.

SEE YOU IN THE STREETS!

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**Theo Kouroulis** 0411 751 377  
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A photograph of a living room interior. In the foreground, a brown leather rocking chair sits on a patterned rug. To its right is a small, cylindrical side table with a dark base and light-colored top. A wicker pendant light hangs from the ceiling. In the background, a doorway leads to another room with a framed picture on the wall and a tall candle holder. The text "Market statistics" is overlaid in white serif font across the middle of the image.

# Market statistics

# North Perth Market Update

## House price guide

**\$1,413,500**

Median price

**↑ 20.6%**

Past 12 month growth

**32 houses**

available in past month

**140 sold**

in past month

**49 days**

median time on market

**2,239 buyers**

interested

Sourced from realestate.com

## Unit & Apartment price guide

**\$563,000**

Median price

**↑ 28%**

Past 12 month growth

**20 units**

available in past month

**99 sold**

in past month

**28 days**

median time on market

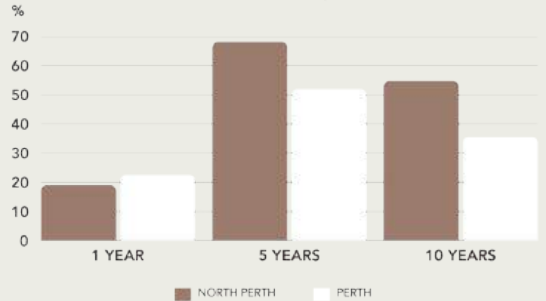
**743 buyers**

interested

Sourced from realestate.com

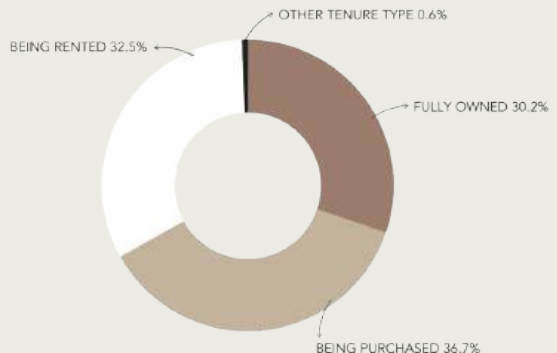
## TOTAL GROWTH

TOTAL PERCENTAGE CHANGE IN ANNUAL MEDIAN HOUSE PRICE OVER THE LAST 1, 5 OR 10 YEARS.



Sourced from REIWA

## PROPERTY OWNERSHIP TYPES



Sourced from REIWA

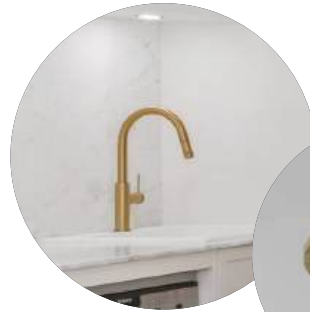
Data sourced from REIWA & realestate.com  
North Perth Suburb Profiles as of 1st April 2025



# Behind the sale

## 137 Fifth Avenue, Mount Lawley

With beautiful character features and classic art deco vibes, this breathtaking property pays homage to a bygone era. It delivers a quintessential piece of yesteryear sophistication, effortlessly merged with a stunning, Hamptons inspired full renovation. There is no surprise it sold for **\$15,000 over the asking price** with 26 groups through the home open and 4 intentions to offer.



*Rose gold accents*



*Stunning views from the tub*



*Indoor and outdoor entertaining*

CLIENT TESTIMONIALS

# Their experience.



## **BUYER STUART SAYS...**

"Nik was fantastic to deal with. He cut straight to the key points and ensured a smooth, transparent process throughout. His professionalism made the transaction seamless for all parties involved. Highly recommend his services!"

## **SELLER SARAH SAYS...**

"I recently worked with Theo and Nik to sell my West Perth property. I experienced a very professional service from the entire Paragon team and great communication from Theo along the way. Theo and Nik also delivered a great offer to us. Thank you Paragon!"



### **SELLER WILLIAM SAYS...**

"Outstanding service. Paragon provided a fantastic service in the selling of my house and went beyond what service agents typically provide. This made it very easy for me (even though I'm living overseas) to have sold the house. I would have no hesitation in recommending Paragon unreservedly to any potential buyer or seller of property in North Perth and surrounds. Thanks Theo"

### **SELLER THOMAS SAYS...**

"Theo's market knowledge of North Perth and surrounds is second to none. Both Theo and Nik are clearly on top of their game and were highly professional in all our dealings with them. On more than one occasion Theo delivered well beyond expectations. I would highly recommend Paragon, and Theo in particular, as a trustworthy real estate agent."

### **BUYERS DAMIEN AND ELLY SAY...**

"Absolutely fantastic experience working with Theo and the team at Paragon Property! From the very first interaction, Theo's communication was clear, timely, and informative. We were impressed by the teams professionalism, always taking time to listen to our needs and providing expert advice at every step. Theo was always available to answer questions, and I could rely on him to keep me updated with any important information. His reliability and attention to detail gave me confidence throughout the entire process. I truly felt like we were in great hands and could not recommend him (& Paragon) highly enough to anyone looking for a trustworthy and dedicated real estate agent!"

### **SELLERS KARTIKA AND PUJI SAY...**

"Theo supported us thoroughly with the sale of my parent's block. It was already a stressful situation for us before we came to Theo. His knowledge, support and thoroughness made us feel less stress and safely supported throughout the whole process. He really knows how to build trust with his clients, give excellent communication and is very patient. We will not hesitate to use him again in future. Thank you Theo for all your help!"

### **SELLER JOHN SAYS...**

"Both Nik and Theo are very switched on to the market and have a strong understanding of conditions and local issues. The action was quick and very satisfactory."

### **SELLER JANET SAYS...**

"Could not have chosen a better company to sell my house they were very professional and friendly. Nothing was too much trouble, I would highly recommend Paragon. My house was sold within 5 days of going on the market, their valuation was spot on. The package they presented to me after settlement was a beautiful surprise and I loved the book of the memories which I'll treasure. Thanks Theo and all the team."

Full circle property

# From sold to leased.

**3/54 First Avenue, Mount Lawley** was sold by Nik and Theo back in August 2024. The buyers did an amazing renovation job, transforming the interior of the villa into a brand new, stylish home. They then came back to us to lease the property in March 2025 and we got an excellent price of \$750.00 per week.

**Whether you're a seller, buyer, tenant or investor we are here to assist with every step of your property journey.**



# Meet our team

## Property Management



**Stacey Kouroulis**  
Director of Property Management



**Alma Elliot**  
Team Lead Property Management



**Tania MacDonald**  
Senior Property Manager



**Annie Owillah**  
Property Manager



**Eva Blaizot**  
Property Manager



**Pritika Sohal**  
Property Manager



**Heshan De Saa**  
Property Manager



**Charlie Lau**  
Property Manager



**Ellie Van Der Schuit**  
Leasing

*Scan to see how the Paragon team  
have settled in at Edison Property*





# *Pets are in*, but how do landlords really feel about this?

WRITTEN BY STACEY KOUROULIS

**A**s many landlords and tenants alike know, 2024 brought some interesting new changes to the Residential Tenancy's Act. We have written about this new legislation before in detail, but out of all the changes the one that seems to garner the most attention and consternation from owners is the "say yes to pets" policy. So many owners, new and existing are asking "how can we say no to pets" and the short answer is you can't. DEMIRS has advised landlords can refuse a pet if keeping the pet would break a law or strata by-law, but as we are seeing, these two scenarios affect very few cases.

So, what is left for landlords out there to do? The only option is to apply to the Commissioner and seek approval from them, under certain grounds, to not have pets at their property. Many landlords have gone down this path, and sadly, not many have been successful. Now don't get me wrong, I am an animal lover, I believe tenants should have the option of having pets, but I also feel this legislation by DEMIRS should not have been so black and white. DEMIRS advocates it is a legal right for tenants to have pets but what about when it doesn't make sense?

I heard a recent story about a tenant who wanted to have a larger dog join the family, the property in question was a strata property, with a very tiny courtyard that offered no shade, wet weather protection or sufficient area for a large dog to live. Understandably the owner did not feel this was a good environment to have a dog in and took the matter to the Commissioner. For further support they sought advice from a dog shelter, showed

them the courtyard and asked if they would let one of their dogs be adopted to live in that space, the shelter said no because it was not good for the dog's wellbeing. This case was passed by the Commissioner and the tenant got their dog. This is just one of many stories circulating where pets have been approved without logic being applied.

What further exacerbates the issue is the ridiculously low pet bond. \$260.00, a one off bond, no matter how many pets you have. It's our understanding that midyear this may be increased to \$350.00 but it is hardly enough to even scratch the surface on the kind of damage an animal can do. What may have placated the anxiety some landlords have over pets, is that if DEMIRS made the pet bond higher or made it per pet. It may also make tenants think again about getting that second or third animal. I also suggest looking into landlord insurance so if you are in a situation where you do have to accept pets in your rental property, you can explore what you can claim if any damage does occur.

Change is good and we have to move with the times but it's a shame a more moderate and balanced pet reform was not considered.

## **Stacey Kouroulis**

Director of Property Management

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# Create the ultimate cozy reading nook

As the cooler weather begins to set in we may want to redefine our spaces to infuse comfort and warmth. The perfect way to embrace the cold is to unwind with a great book, coffee in hand. So why not redefine your space to welcome the ultimate cozy reading nook.



## Choosing the perfect spot

The perfect reading nook can spring from the neglected spaces or corners in your home. These areas, although feeling unusable can create homey and cozy spaces. If you are still unsure where to position your nook, why not look for a spot in your home with great natural light? Near a window creates soft lighting during the day that is easy on the eyes. Picture a rainy day backdrop beside you and a glow of warm lamps and candles inside, creating the perfect atmosphere.

## Time to furnish

As a reading nook is typically a small area in your home, it doesn't take much to pull it together. Choose a comfortable and stylish chair along with a simple side table for storing your mug, extra books or decor pieces. If you're an avid reader and have a collection of books, it might be a good idea to add a bookshelf. This way all your books can be displayed and are an easy reach.

## The finishing touches

Now all of your furniture is in place it's time for the fun part, decorating! A soft floor rug will add an extra element of warmth along with throw blankets and cushions. Try experimenting with different textures to add depth. If calm and comforting is what you're after, try sticking to a warm and neutral colour palette.

Add a variety of candles with your favourite comforting scents as well as lamps to create ambient lighting. Don't be afraid to personalise the space with your sentimental items as well as adding life through plants.

# BOOK SHELF STYLING TIPS

1. Vary horizontal and vertical stacking of your books. It helps keep some variety, makes it appear less cluttered and adds some visual interest.
2. Add some ornaments, vases, photo frames or even bookends to break up some of the books.
3. If you prefer a more minimal look and don't like the different coloured spines of the books, try turning some around so that the pages are facing out.

*Recreate  
the look  
in your  
home*



# FOR SALE

UNDER  
OFFER



44 SYDNEY STREET, NORTH PERTH

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# Creamy butternut squash gnocchi

## *Ingredients*

- 12 oz Italian sausage
- 1 tablespoon olive oil
- 10 oz potato gnocchi
- 1 cup heavy cream
- ½ cup chicken broth
- 1 cup butternut squash puree
- 3 cloves garlic minced
- 2 tablespoons fresh sage chopped
- 2 tablespoons fresh thyme
- Salt and black pepper to taste

## *Method*

1. Make the puree by roasting and blending the butternut squash.
2. Remove sausage from casings and slice it.
3. Heat oil on medium heat in a large skillet.
4. Add sausage and cook for about 4 minutes on one side or until browned. Flip over to the other side and cook for 2 more minutes.
5. To the same skillet, add uncooked gnocchi, heavy cream, and chicken stock. Bring to a boil and stir everything well. Cover with lid, and allow the gnocchi to cook for about 5 minutes.
6. Add butternut squash puree, and garlic. Bring the sauce to a boil on medium heat, reduce to low-medium heat, stir everything well. Cook for about 3 minutes until the gnocchi is cooked and the sauce thickens. Remove from heat.
7. Stir in half of the sage and thyme. Season with salt and pepper.
8. Serve, topping with the remaining half of the sage and thyme.

# The happenings at Edison/Paragon

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## International Women's Day

Turns out, women don't just run the world... they run the office too. On Saturday the 8th of March we wished a Happy International Women's Day to the powerhouses who make it all happen—seen and unseen. We see you. We value you.



*Scan to see some of the women who make up our team*



## North Perth Tennis Club Quiz Night

The Edison/Paragon team enjoyed another amazing event organised by The North Perth Tennis Club. It was a privilege to offer our support as sponsors and be among our community for a night of many laughs, teamwork and friendly competition.

## Harmony Day

Harmony is different for everyone, but at its heart, it's about connection, belonging, and celebrating what makes us unique... together. The Edison/Paragon team celebrated with everyone bringing in a dish from their culture to share.



*Scan to see how we celebrated at Edison/Paragon*



# FOR SALE

FROM  
\$1,349,000



73 LAWLER STREET, NORTH PERTH

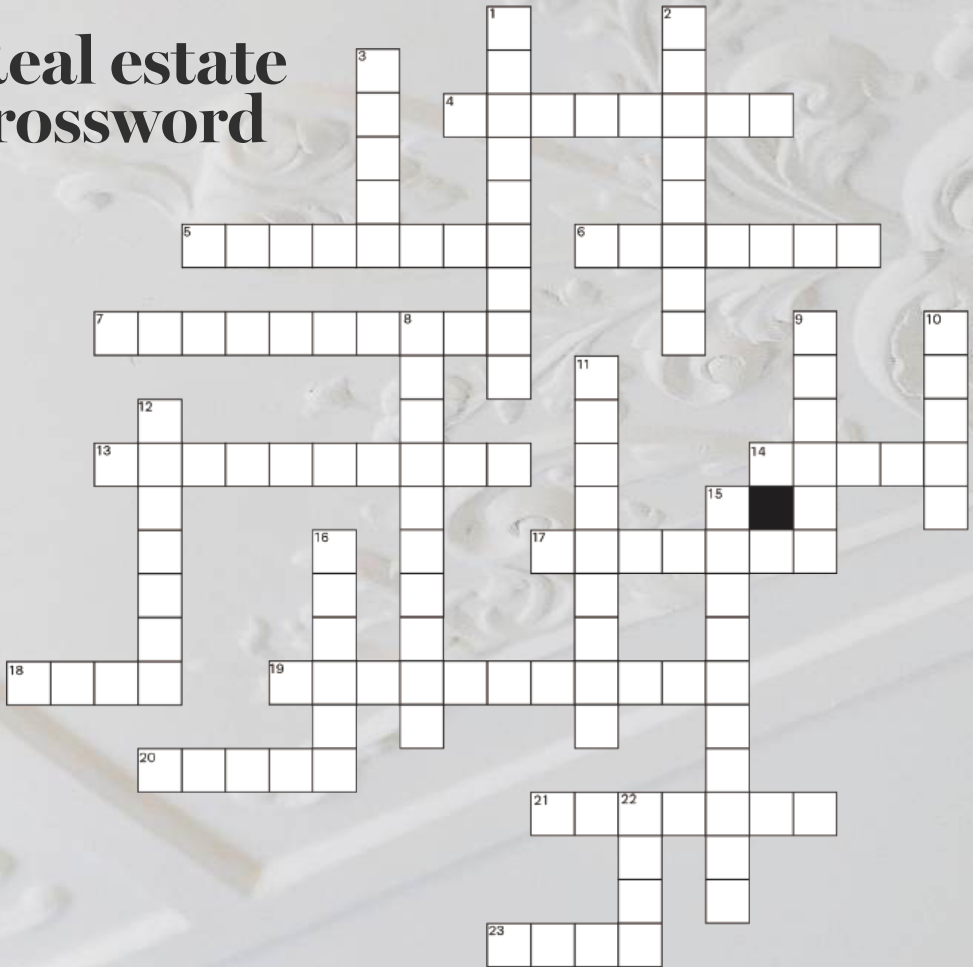
3  1  2 

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# Real estate crossword



## Across

4. Anything owned by a person
5. Legal agreement between buyer & seller
6. Furniture & decor used to prepare for sale
7. Fee paid to a real estate agency for selling
13. Legal transfer of property from seller to buyer
14. Legal document proving ownership of property
17. Unoccupied unit or space in a rental property
18. Payment made for the use of a property
19. Ongoing care of a property
20. A person who sells or rents properties for clients
21. Hand over something in exchange for money
23. Security deposit paid before a tenant moves in

## Down

1. Process of promoting properties to attract buyers
2. Loan used to purchase or maintain a home
3. A proposal to buy a property at a specific price
8. Asset acquired to generate income
9. Portion of a property you own compared to lender
10. Purchaser of a property
11. Estimate of property's value based on the market
12. Sum of money paid to secure a property
15. Examination of a property to assess its condition
16. A person who leases a property from a landlord
22. An area of ground

# FOR SALE

FROM  
\$895,000



4 LEEDS STREET, DIANELLA

3  2  2 

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# 2018 - 2025

## North Perth Winners for *8 years* running



Scan to watch  
our video on  
Instagram

# FOR SALE

**SOLD**



133 ALMA ROAD, NORTH PERTH

3  1  1 

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# Social in the *City*



## Animal Farm - Easter Kyilla Community Farmers Market

**Date**

Saturday 19th of April 2025

**Time**

8:00am - 11:30am

**Cost**

Free entry

**Location**

Kyilla Park, Clieveden St &, Union St, North Perth

Get ready for a morning of fun this Easter with free entry to an animal farm sponsored by Nik and Theo from Edison/Paragon. Farmer Damian is bringing along his animals to the Kyilla Community Farmers' Market, so come and say 'hi' and explore the variety of amazing stalls at the market, it's fun for the entire family.



## Brunch Club at Barrack Square Markets

**Date**

Sunday 16th of March - Sunday 20th April 2025

**Time**

7:00am - 12:00pm

**Cost**

Free entry, purchases from food trucks and vendors

**Location**

Barrack Square

Barrack Square Markets is Perth's biggest outdoor brunch club set around the Bell Tower and against the stunning backdrop of the Swan River. Packed with an array of food trucks offering seriously craveable brunch options, smoothies, baked goods, savoury delights, coffee and gourmet treats. This is the new gathering spot for riverside relaxers, Sunday strollers, river runners & city cyclists, brunch buffs, family, friends and everyone in between.



## SEE WHAT PERTH HAS TO OFFER AT THESE UPCOMING EVENTS



### From the Archives

**Date**

1st of April – 30th of April 2025

**Time**

Various times

**Cost**

Free event

**Location**

Raine Square: 300 Murray Street, Perth

Step back in time at Raine Square! A captivating journey through history at the "From the Archives" event! Discover a curated selection of rare and unique artefacts, documents, and interactive exhibits that showcase the rich heritage of our area. Highlights include: rare artefacts display, guided tours, interactive exhibits and educational sessions.

For more details visit [rainesquare.com.au](http://rainesquare.com.au)



### Jazz On The Corner at Tom's

**Date**

Every Thursday until 18th of December 2025

**Time**

6:00pm – 8:00pm

**Cost**

Free entry

**Location**

290 Beaufort Street, Perth

Bass-player Pete Jeavons assembles his talented friends every Thursday at Tom's Providore & Wine Bar to present jazz from a wide spectrum of styles. A rotating line-up of top-shelf musicians give each week a different flavor ranging anywhere from Swing, Gypsy Jazz, Bop, and Contemporary Jazz through to Funk & Soul, Blues, Brazilian Jazz and more!



2025



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3/4-6 KADINA STREET, NORTH PERTH

2



2



1



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64 LAWLER STREET

# *Transformation*



# *before & after*



**O**ffered for the first time in nearly 40 years, this fondly held home was awaiting its next adventure.

When approached to sell this charming 1935 home, we advised the seller of 64 Lawler Street to renovate. We took it on board to have the gutters changed, new air conditioning installed, a partial rewiring, a fresh coat of paint and a complete garden transformation. This work was all completed within 8 weeks.

What was the outcome? We achieved a premium result in only the first week of being on the market!

If you have a property in need of some love, contact us today and we can assist you with the transformation and selling of your home.

**Theo Kouroulis - 0411 751 377**

**Nik Zounis - 0418 913 456**

**"Thank you Anne for taking on board our advice and suggestion to renovate your home and for trusting us to do so. Because of this we were able to achieve a premium result in the sale of your beloved home."**

**Theo and Nik**

# FOR SALE

UNDER  
OFFER



35 BARNET STREET, NORTH PERTH

3  2  4 

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# Carrot cake

Aroha, our Executive Manager, Commercial shared her go-to recipe that is perfect for any occasion. After bringing in her carrot cake into the office for the team to try, it's fair to say this is a recipe to add to the 'must make' list.

## *Ingredients*

### **Cake**

- 2 1/2 cups self-raising flour
- 1 cup white sugar
- 1 cup brown sugar
- 1 teaspoon baking soda
- 1 teaspoon baking powder
- 1 teaspoon salt
- 2 teaspoons cinnamon
- 1/2 teaspoon nutmeg
- 1 1/2 cups oil
- 4 large eggs
- 3 teaspoons vanilla essence
- 4 tablespoons milk
- 3 cups grated carrot

### **Icing**

- 250g cream cheese
- 1 cup icing sugar
- Squeeze of lemon

## *Method*

1. Preheat oven to 175 degrees celsius.
2. In a bowl, whisk together all the dry ingredients until combined.
3. In another bowl mix all of the wet ingredients.
4. Mix both the wet and dry ingredients together until smooth.
5. Pour the batter into a large cake tin. I use a 24 x 24cm square cake tin, however if you halve the mixture you can bake into 12 mini cupcakes.
6. Bake for 35-40 minutes or until a skewer inserted comes out clean.
7. Mix the cream cheese until smooth. Add in the icing sugar and squeezes of lemon to taste.
8. Once fully cooled, spread the icing over the cake and top with chopped pecans or walnuts.



# FOR SALE

FROM  
\$1,849,000



79 FAIRFIELD STREET, MOUNT HAWTHORN

4  1  4 

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# FOR SALE

SOLD



38 MARMION STREET, NORTH PERTH

3  2  2 




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# Stay connected


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-  Nik and Theo Perth Real Estate
-  [edisonproperty.com.au](http://edisonproperty.com.au)



# Calling all business owners

Your chance to supercharge your business has arrived! Imagine your brand reaching the letterbox of every single home in North Perth, gracing the tables of local cafes and stores alike, and standing out at our high-traffic weekend home opens. Plus, we don't stop at print – your business will shine online via our electronic version that is available on our website, across our social media platforms and also emailed out to our extensive database. Don't miss this opportunity to become part of a vibrant community-focused publication that effortlessly connects you with your ideal clientele. Contact us to learn more!

 [marketing@edisonproperty.com.au](mailto:marketing@edisonproperty.com.au)

# FOR SALE

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24 NAMUR STREET, NORTH PERTH

4  2  6 

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Authentically &  
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