

SUBURB REPORT



Professionals*

Camden South NSW 2570

Email: steve.diggins@professionalsnaellan.com.au
Phone: 02 4623 0380

CoreLogic



53km
Distance from GPO

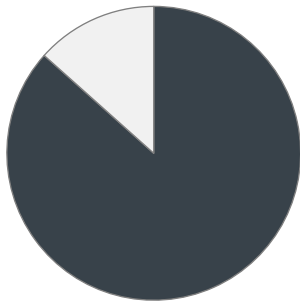


4.6k
Population
4.9%
5 year population change



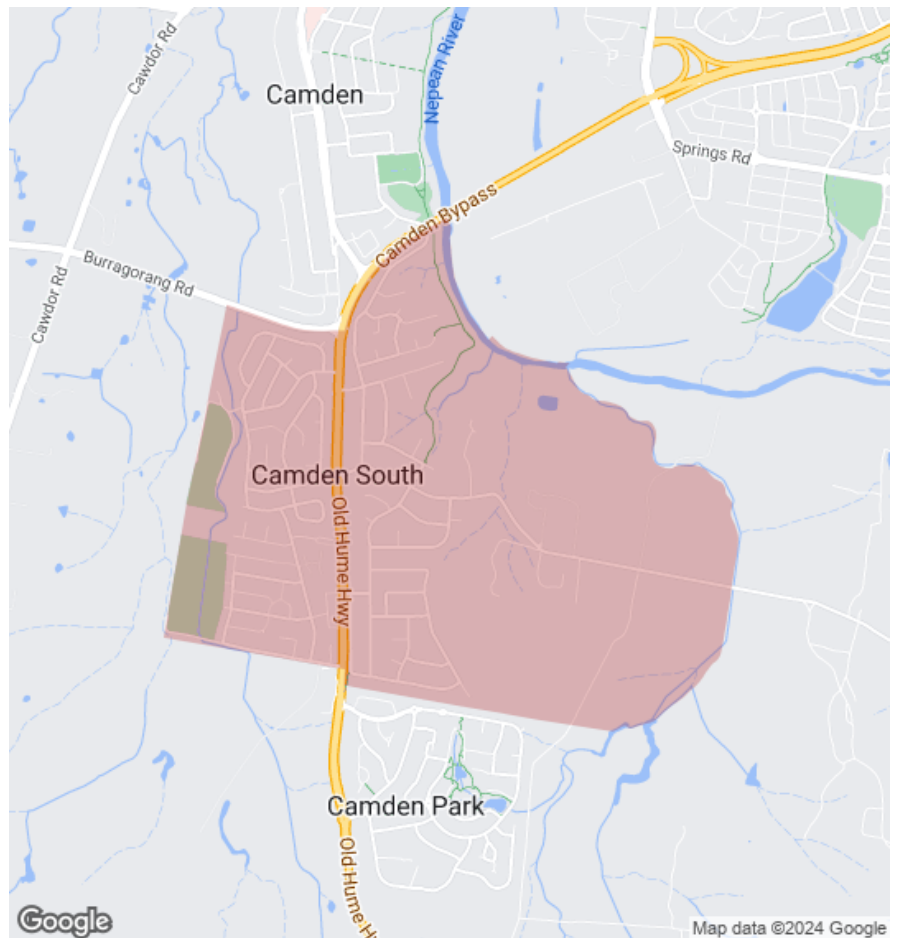
16 years
Average length of ownership

13%



87%

■ Owner Occupiers ■ Renters



The size of Camden South is approximately 4.3 square kilometres. It has 21 parks covering nearly 14.3% of total area. The population of Camden South in 2011 was 4,343 people. By 2016 the population was 4,556 showing a population growth of 4.9% in the area during that time. The predominant age group in Camden South is 0-9 years. Households in Camden South are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Camden South work in a professional occupation. In 2011, 85.4% of the homes in Camden South were owner-occupied compared with 85.3% in 2016. Currently the median sales price of houses in the area is \$970,125.

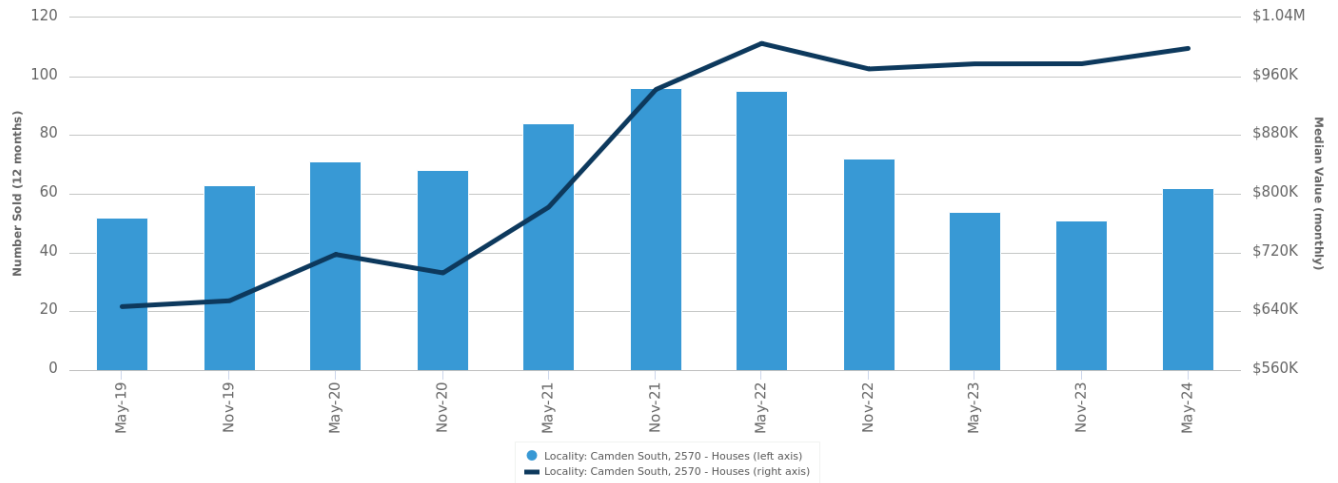
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	1,611	71	\$1,023,440	9
	121	10	\$601,482	5

*Total number of unique properties listed for sale over the past 12 months.

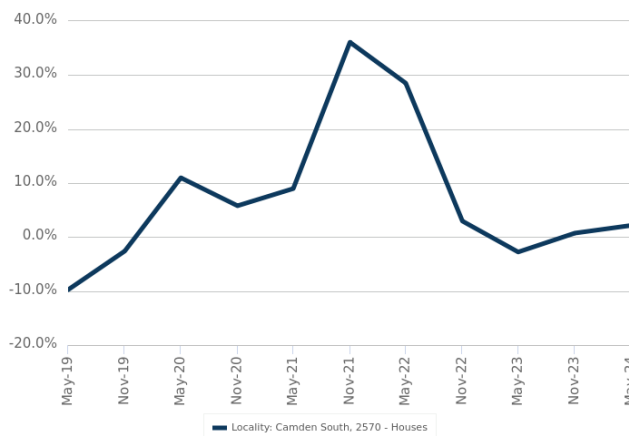


Houses: For Sale

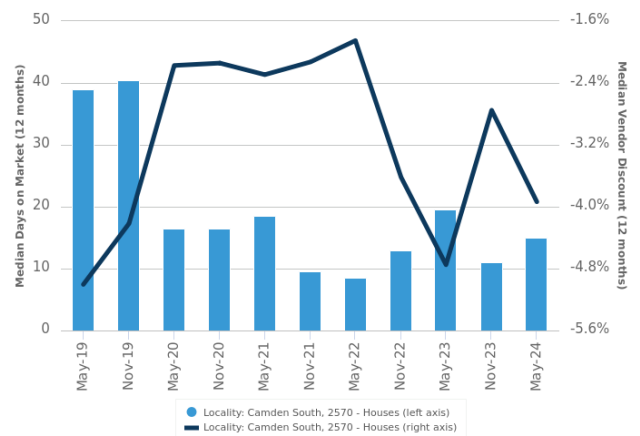
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$1,140,000

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price*

\$970,125

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$

Lower Quartile Price*

\$868,750

The 25th percentile sale price of sales over the past 12 months within the suburb.

*Statistics are calculated over a rolling 12 month period

Houses: Market Activity Snapshot

On The Market

0

2
BEDROOMS

There are no 2 bedroom Houses on the market in this suburb

Recently Sold

1



2/2 Wire Lane Camden South NSW 2570

Sold on 02 May 2024
\$0

1
 1
 7.975m²

4

3
BEDROOMS



11 Brigalow Avenue Camden South NSW 2570

Listed on 29 Aug 2024
Not Disclosed

2
 2
 914m²



30 Cowper Drive Camden South NSW 2570

Sold on 29 Aug 2024
\$865,000*

1
 1
 568m²



20 Tainish Avenue Camden South NSW 2570

Listed on 28 Aug 2024
Not Disclosed

4
 2
 906m²



13 Bourke Place Camden South NSW 2570

Sold on 28 Aug 2024
\$820,000*

1
 1
 626m²

4

4
BEDROOMS



264 Old Hume Highway Camden South NSW 2570

Listed on 01 Sep 2024
\$1,185,000 - \$1,245,000

2
 1
 1,326m²



67 Bligh Avenue Camden South NSW 2570

Sold on 14 Aug 2024
\$0

1
 2
 553m²



2 Elizabeth Macarthur Avenue Camden South

Listed on 28 Aug 2024
\$969,950

-
 3
 856m²



1 Arndell Street Camden South NSW 2570

Sold on 13 Aug 2024
\$880,000*

-
 2
 686m²

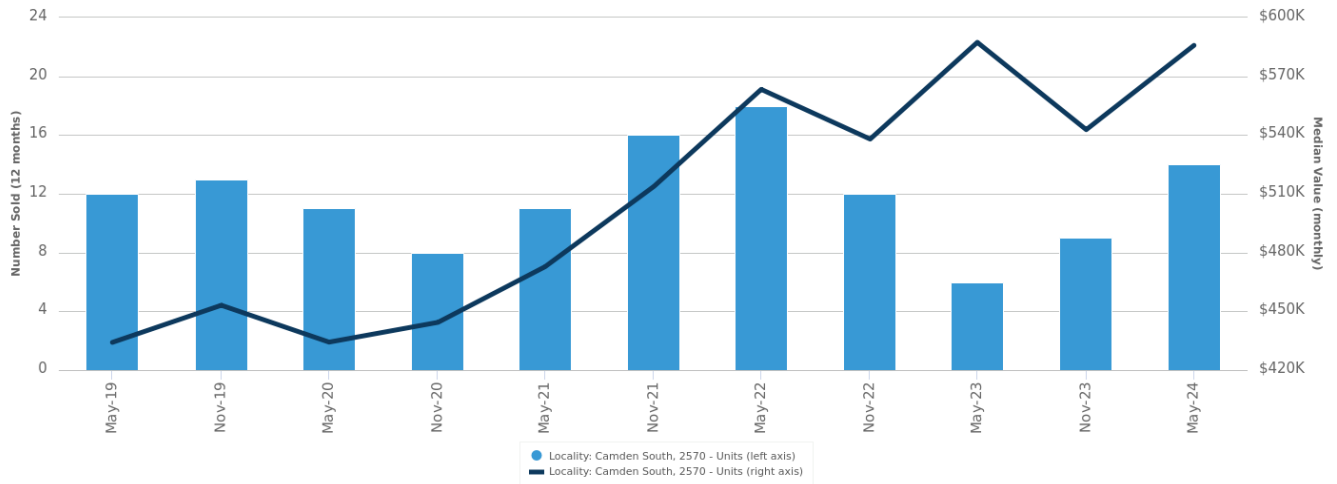


= number of houses currently On the Market or Sold within the last 6 months

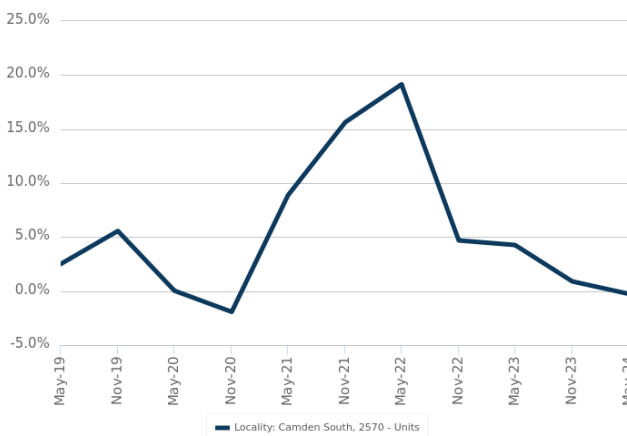
*Agent advised

Units: For Sale

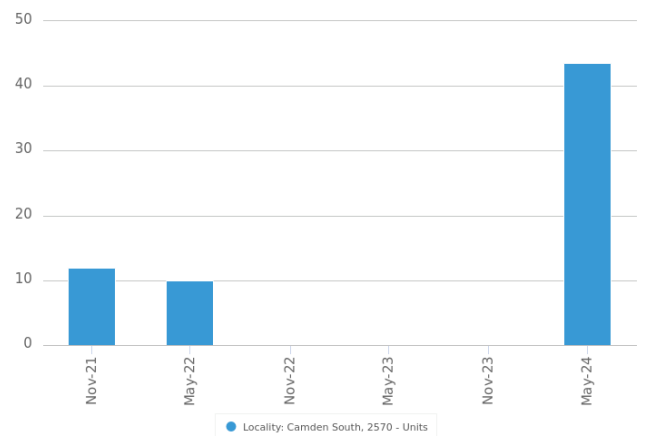
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$717,500

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price*

\$697,500

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$

Lower Quartile Price*

\$518,750

The 25th percentile sale price of sales over the past 12 months within the suburb.

*Statistics are calculated over a rolling 12 month period

Units: Market Activity Snapshot

On The Market

Recently Sold

1

1
BEDROOMS

0



12/31 Crookston Drive
Camden South NSW 2570

Listed on 22 Aug 2024
\$425,000 - Retirement



There are no recently sold 1 bedroom Units in this suburb

2

2
BEDROOMS

4



39/31 Crookston Drive
Camden South NSW 2570

Listed on 23 Jul 2024
\$580,000 - Retirement



30/2 Wire Lane Camden
South NSW 2570

Sold on 05 Aug 2024
\$750,000*



1/31 Crookston Drive
Camden South NSW 2570

Listed on 09 Jul 2024
[Contact Us](#)



50/31 Crookston Drive
Camden South NSW 2570

Sold on 04 Apr 2024
\$510,000



1

3
BEDROOMS

1



45/31 Crookston Drive
Camden South NSW 2570

Listed on 22 Aug 2024
\$705,000 - Retirement



5/271 Old Hume Highway
Camden South NSW 2570

Sold on 24 Jun 2024
\$610,000

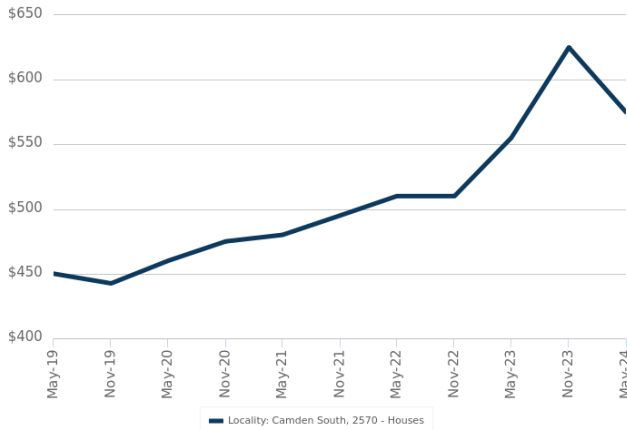


= number of units currently On the Market or Sold within the last 6 months

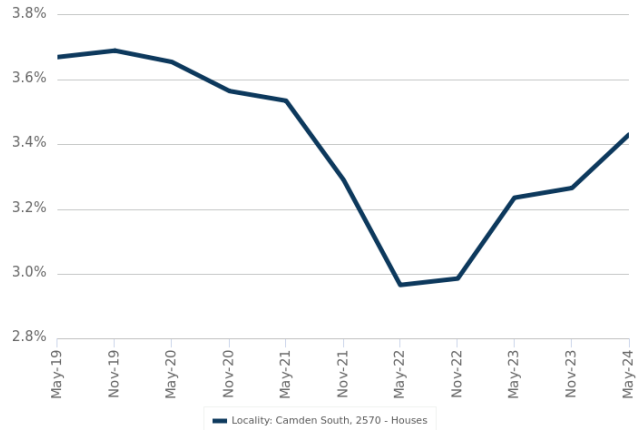
*Agent advised

Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Houses: Rental Activity Snapshot

For Rent

0

2
BEDROOMS

There are no 2 bedroom Houses for rent in this suburb

0

3
BEDROOMS

There are no 3 bedroom Houses for rent in this suburb

1

4
BEDROOMS



12 Mccrae Drive Camden South NSW 2570

Listed on 01 Sep 2024
\$770/W

2

2

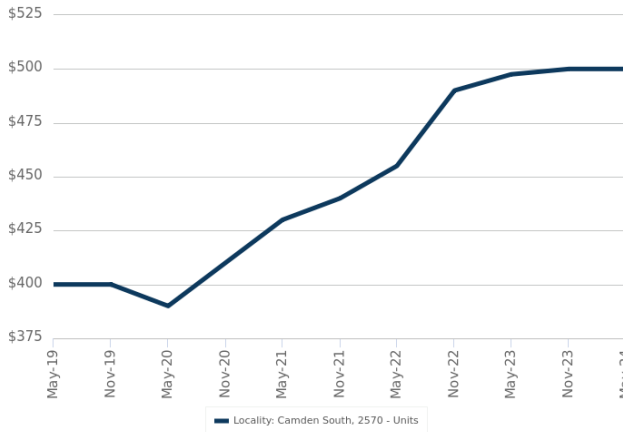
577m²



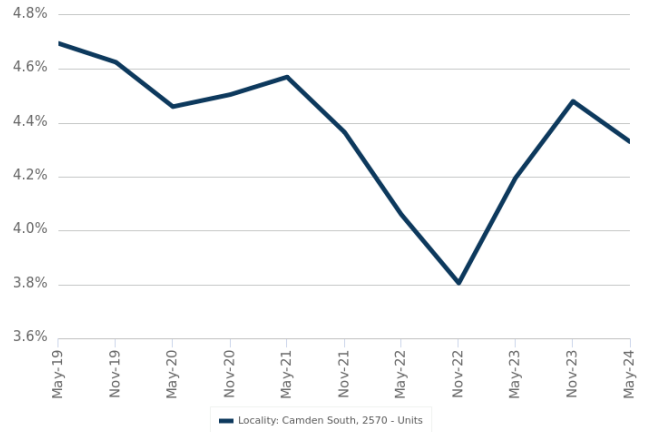
= number of houses observed as On the Market for Rent within the last month

Units: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Units: Rental Activity Snapshot

For Rent

0 1
BEDROOMS

There are no 1 bedroom Units for rent in this suburb

0 2
BEDROOMS

There are no 2 bedroom Units for rent in this suburb

0 3
BEDROOMS

There are no 3 bedroom Units for rent in this suburb



= number of units observed as On the Market for Rent within the last month

DISCLAIMER

Copyright

This publication reproduces materials and content owned or licenced by CoreLogic and may include data, statistics, estimates, indices, photographs, maps, tools, calculators (including their outputs), commentary, reports and other information (CoreLogic Data).

CoreLogic Standard Disclaimer

The CoreLogic Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

While CoreLogic uses commercially reasonable efforts to ensure the CoreLogic Data is current, CoreLogic does not warrant the accuracy, currency or completeness of the CoreLogic Data and to the full extent permitted by law excludes liability for any loss or damage howsoever arising (including through negligence) in connection with the CoreLogic Data.

This publication contains data and statistics provided by the Australian Bureau of Statistics, available at <http://www.abs.gov.au/> and reproduced under Creative Commons Attribution 2.5 <http://creativecommons.org/licenses/by/2.5/au/legalcode>.

Mapping Data

A map showing an area or boundaries of a property is indicative only and may not be complete or accurate.

State and Territory Data

Contains property sales information provided under licence from the Land and Property Information ("LPI"). RP Data Pty Ltd trading as CoreLogic is authorised as a Property Sales Information provider by the LPI.

If you have any questions or concerns about the information in this report, please contact our customer care team.

Within Australia: **1300 734 318**
Outside Australia: **(+61) 7 3114 9999**
Email us: customercare@corelogic.com.au