

# SUBURB REPORT



Professionals\*

Camden NSW 2570

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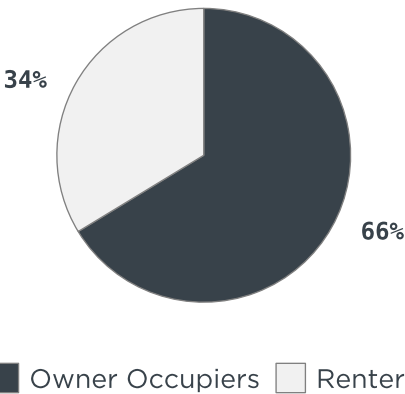
52km  
Distance from GPO



3.2k  
Population  
↓ 0.9%  
5 year population change



11 years  
Average length of ownership



The size of Camden is approximately 4.5 square kilometres. It has 22 parks covering nearly 27.3% of total area. The population of Camden in 2011 was 3,243 people. By 2016 the population was 3,215 showing a population decline of 0.9% in the area during that time. The predominant age group in Camden is 40-49 years. Households in Camden are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Camden work in a professional occupation. In 2011, 63.7% of the homes in Camden were owner-occupied compared with 64.2% in 2016. Currently the median sales price of houses in the area is \$1,003,500.

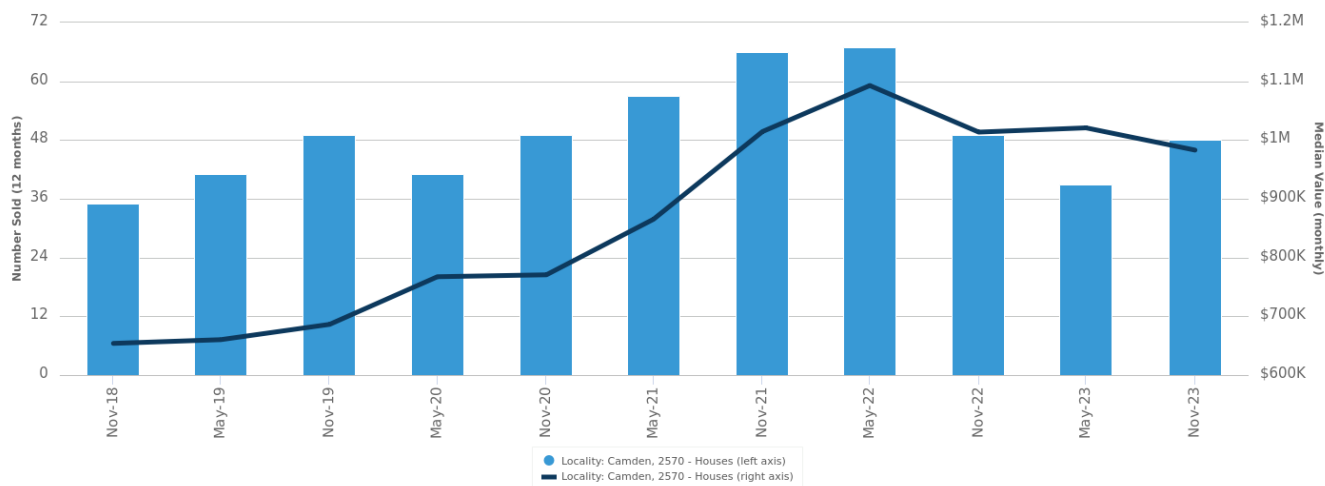
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	1,095	47	\$982,713	16
	268	18	\$598,862	5

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



## Houses: For Sale

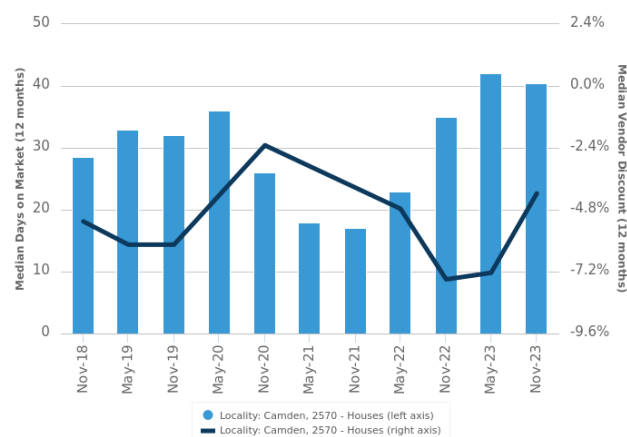
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price\*

\$1,253,750

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

\$\$

Median Price\*

\$1,003,500

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\*

\$890,000

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

 4



**25 Elizabeth Street  
Camden NSW 2570**

Sold on 01 Dec 2023  
\$1,200,000

 2  
 1  
 594m<sup>2</sup>



**8 View Street Camden  
NSW 2570**

Sold on 09 Nov 2023  
Not Disclosed

 -  
 1  
 556m<sup>2</sup>

 2

 3  
BEDROOMS



**12 Macquarie Avenue  
Camden NSW 2570**

Listed on 01 Mar 2024  
Not Disclosed

 1  
 1  
 676m<sup>2</sup>



**21 Kelloway Avenue  
Camden NSW 2570**

Sold on 17 Nov 2023  
\$822,000

 1  
 1  
 702m<sup>2</sup>



**32 Hawkey Crescent  
Camden NSW 2570**

Listed on 26 Feb 2024  
AUCTION

 1  
 2  
 664m<sup>2</sup>



**38 Starr Close Camden  
NSW 2570**

Sold on 10 Nov 2023  
\$890,000

 1  
 2  
 734m<sup>2</sup>

 0

 4  
BEDROOMS

There are no 4 bedroom Houses on the market in this suburb

 6



**26 Macquarie Avenue  
Camden NSW 2570**

Sold on 22 Feb 2024  
\$1,500,000\*

 4  
 2  
 721m<sup>2</sup>



**3 Old Hume Highway  
Camden NSW 2570**

Sold on 12 Feb 2024  
\$1,080,000\*

 2  
 2  
 930m<sup>2</sup>

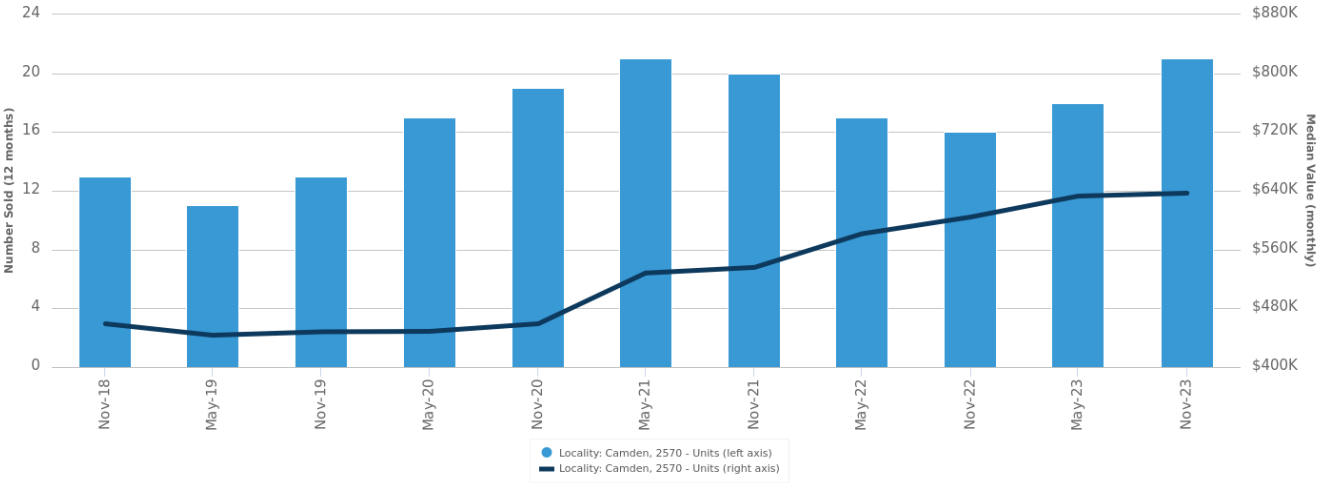


= number of houses currently On the Market or Sold within the last 6 months

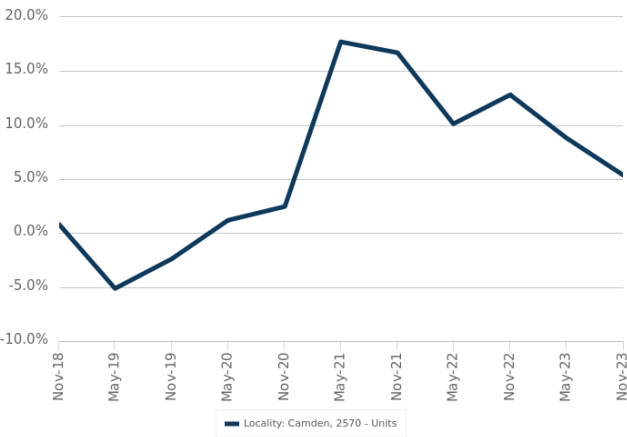
\*Agent advised

## Units: For Sale

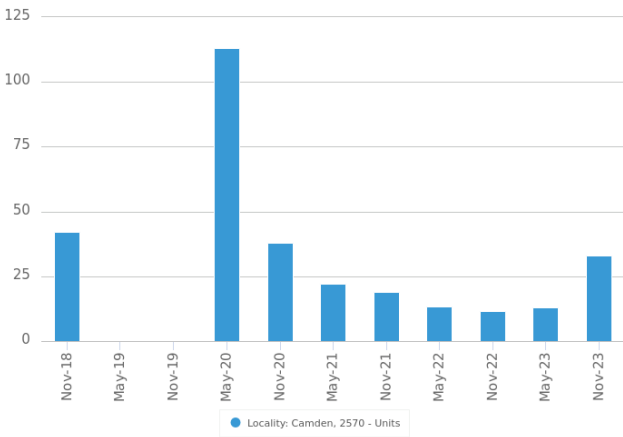
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price\*

\$725,000

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

\$\$

Median Price\*

\$635,000

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\*

\$550,000

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



BEDROOMS

There are no 1 bedroom Units on the market in this suburb

### Recently Sold



There are no recently sold 1 bedroom Units in this suburb



BEDROOMS

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



**17/32 Old Hume Highway  
Camden NSW 2570**

Sold on 29 Jan 2024  
\$515,000\*



**21/1-7 Barsden Street  
Camden NSW 2570**

Sold on 19 Jan 2024  
\$642,000\*



BEDROOMS

There are no 3 bedroom Units on the market in this suburb



**3/62-64 Broughton Street  
Camden NSW 2570**

Sold on 22 Jan 2024  
\$945,000\*



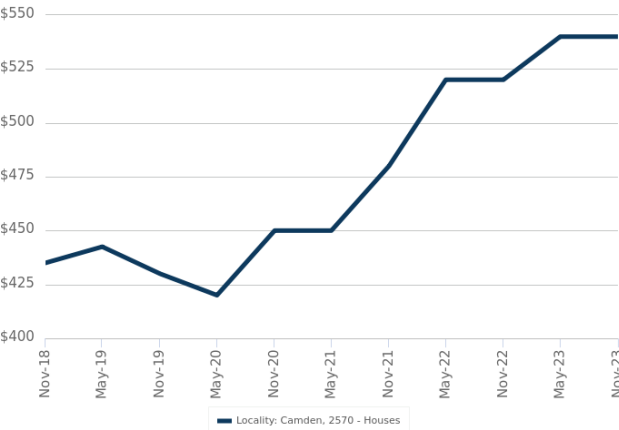
= number of units currently On the Market or Sold within the last 6 months

\*Agent advised

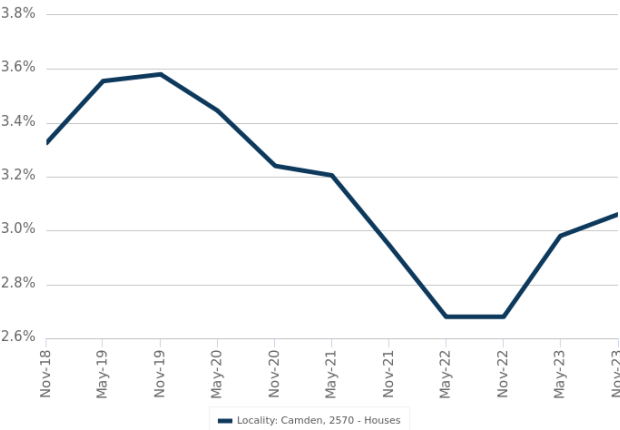


## Houses: For Rent

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



3



3

BEDROOMS



**37 Elizabeth Street  
Camden NSW 2570**

Listed on 01 Mar 2024  
\$560/W



2



2



579m<sup>2</sup>



**10 William Avenue Camden  
NSW 2570**

Listed on 01 Mar 2024  
\$700/W



2



3



645m<sup>2</sup>



2



4

BEDROOMS



**9 Murrandah Avenue  
Camden NSW 2570**

Listed on 01 Mar 2024  
\$700/W



2



2



835m<sup>2</sup>



**20 Edward Street Camden  
NSW 2570**

Listed on 29 Feb 2024  
\$650/W



5



1



-

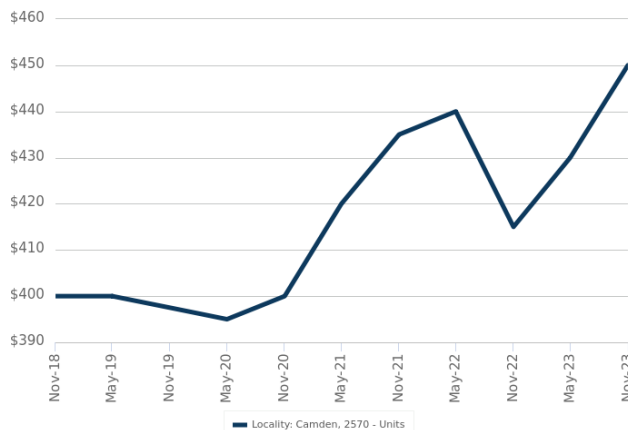


= number of houses observed as On the Market for Rent within the last month

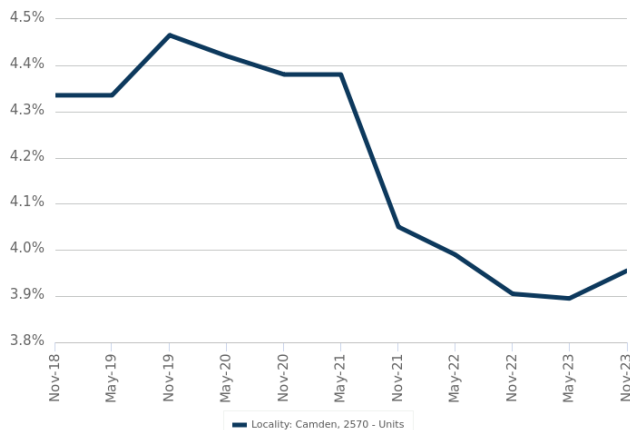


## Units: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



## Units: Rental Activity Snapshot

For Rent

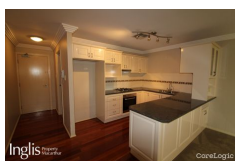
0

1  
BEDROOMS

There are no 1 bedroom Units for rent in this suburb

1

2  
BEDROOMS



**26/1-7 Barsden Street  
Camden NSW 2570**

Listed on 27 Feb 2024  
\$480/W

2

1

3,488m<sup>2</sup>

2

3  
BEDROOMS



**3 Rosalie Avenue Camden  
NSW 2570**

Listed on 23 Feb 2024  
\$650/W

1

2

261m<sup>2</sup>



**157 Argyle Street Camden  
NSW 2570**

Listed on 08 Dec 2023  
\$50,000/A

1

334m<sup>2</sup>



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



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