

SUBURB REPORT



Professionals*

Gledswood Hills NSW 2557

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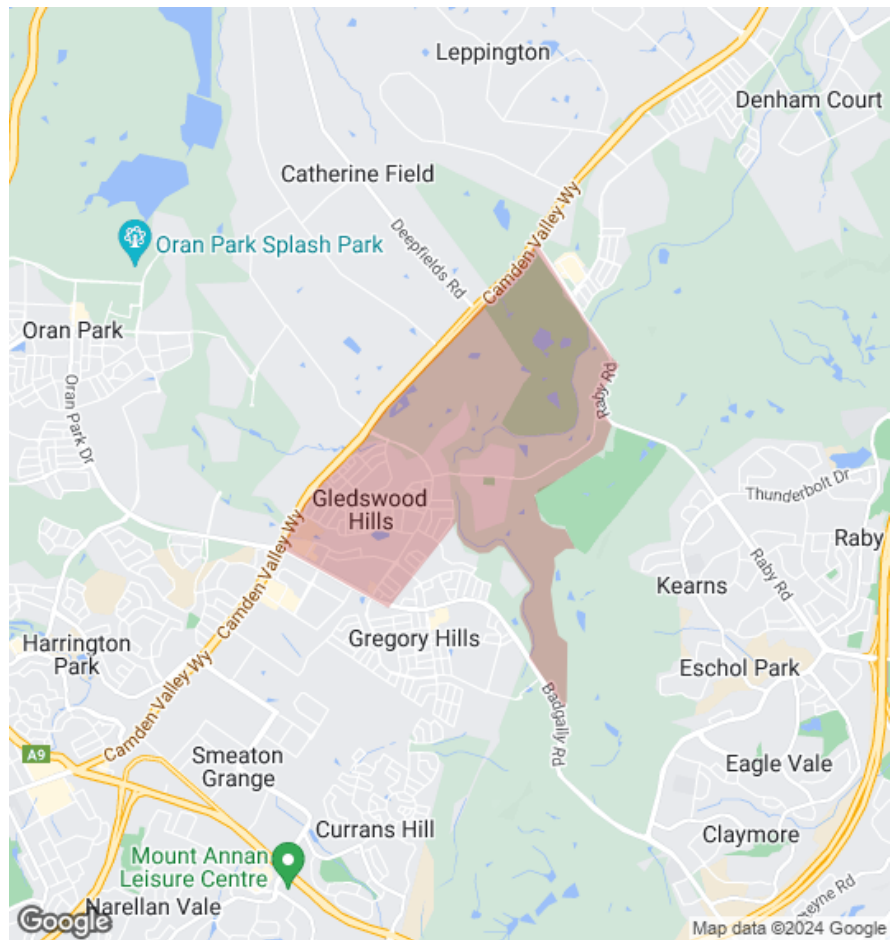
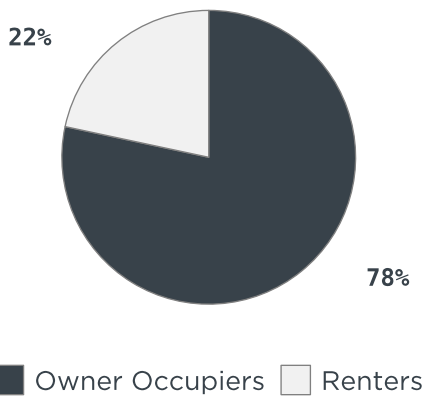
CoreLogic

42km
Distance from GPO

5.0k
Population

215.5%
5 year population change

-
Average length of ownership



The size of Gledswood Hills is approximately 5.8 square kilometres. It has 7 parks covering nearly 39.2% of total area. The population of Gledswood Hills in 2011 was 1,585 people. By 2016 the population was 5,001 showing a population growth of 215.5% in the area during that time. The predominant age group in Gledswood Hills is 30-39 years. Households in Gledswood Hills are primarily couples with children and are likely to be repaying \$2400 - \$2999 per month on mortgage repayments. In general, people in Gledswood Hills work in a professional occupation. In 2011, 80.8% of the homes in Gledswood Hills were owner-occupied compared with 76.6% in 2016. Currently the median sales price of houses in the area is \$1,152,500.

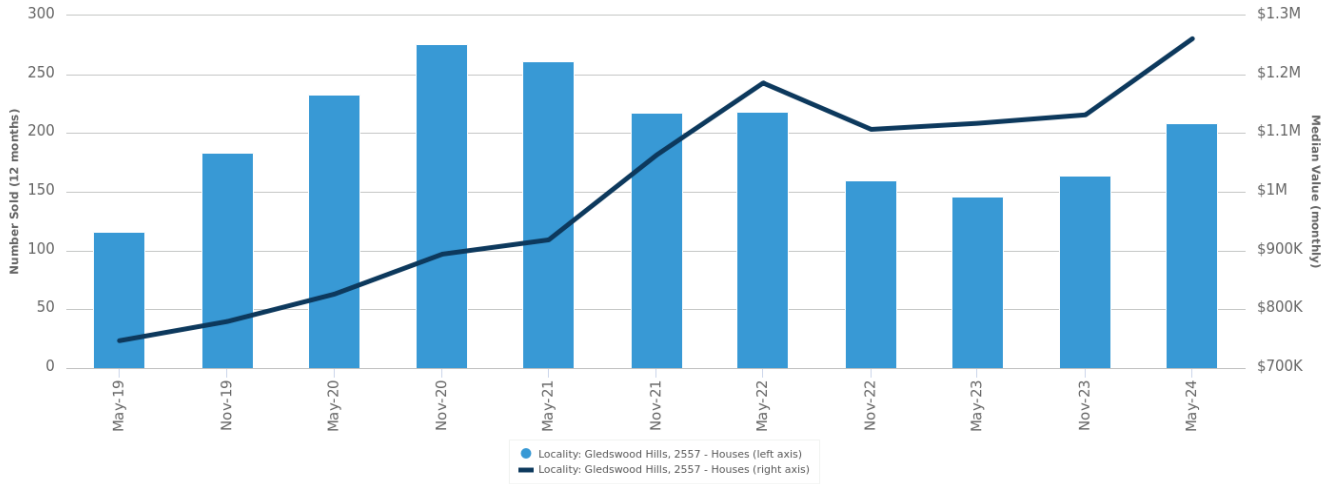
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	2,146	122	\$1,220,973	26
	62	2	\$878,054	1

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

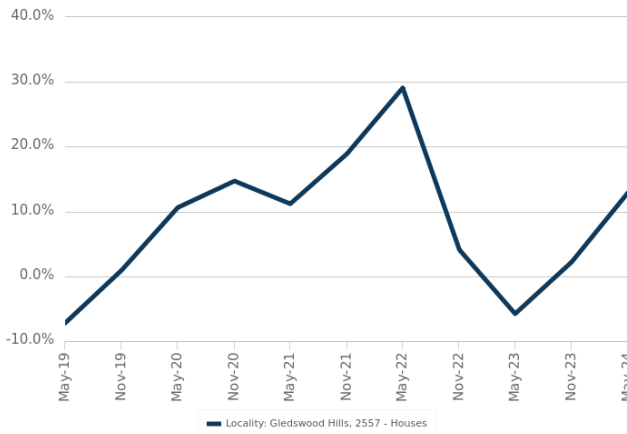


Houses: For Sale

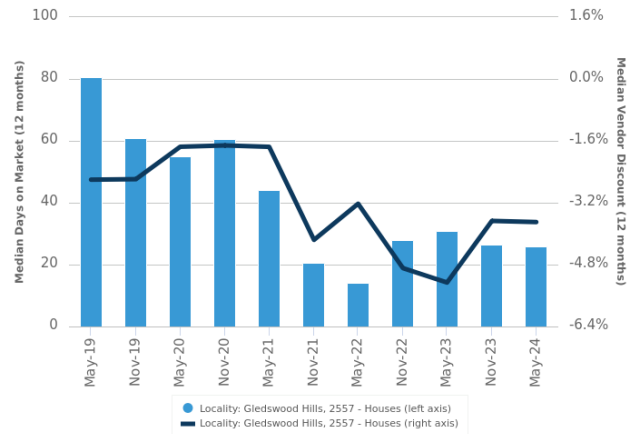
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$1,390,000

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

\$\$

Median Price*

\$1,152,500

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*

\$835,500

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

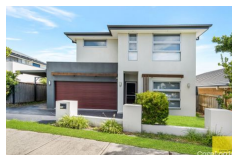
0

2
BEDROOMS

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

Recently Sold

1



8A Longview Road
Gledswood Hills NSW 2557

Sold on 07 Mar 2024
\$1,335,000

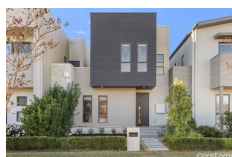
1
 1
 474m²

0

3
BEDROOMS

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

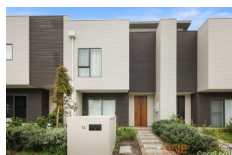
4



17 Ravenswood Street
Gledswood Hills NSW 2557

Sold on 18 Jul 2024
\$920,000*

1
 2
 195m²



12 Lambert Street
Gledswood Hills NSW 2557

Sold on 07 Jun 2024
\$0

-
 2
 185m²

15

4
BEDROOMS

57



21 Brewerton Close
Gledswood Hills NSW 2557

Listed on 02 Sep 2024
Under Contract

2
 2
 511m²



1 Elmswood Lane
Gledswood Hills NSW 2557

Sold on 23 Aug 2024
\$1,380,000*

2
 3
 406m²



15 Hewitson Court
Gledswood Hills NSW 2557

Listed on 01 Sep 2024
\$1,699,950 - \$1,749,950

2
 2
 642m²



23 Warburn Street
Gledswood Hills NSW 2557

Sold on 21 Aug 2024
\$1,050,000*

2
 2
 375m²

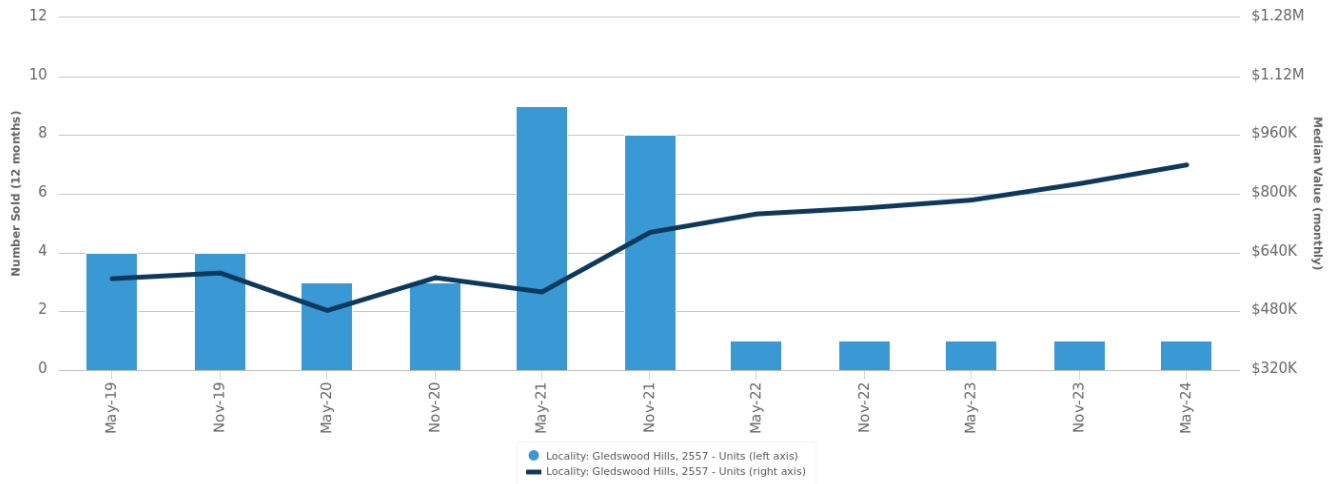


= number of houses currently On the Market or Sold within the last 6 months

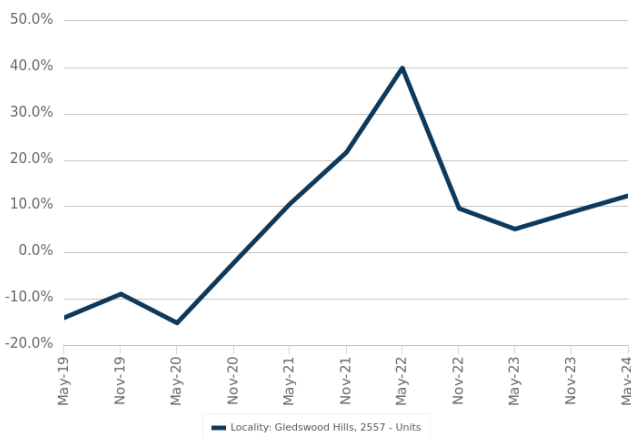
*Agent advised

Units: For Sale

Number Sold vs. Median Value (monthly)



Change in Median Value



\$\$\$

Upper Quartile Price*

\$639,000

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

\$\$

Median Price*

\$420,000

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*

\$385,000

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

1



34b Curlewis Street
Gledswood Hills NSW 2557

Listed on 22 Aug 2024
Price Guide \$470,000 - \$490,000

1
BEDROOMS



321m²

Recently Sold

0

There are no recently sold 1 bedroom Units in this suburb

0

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

2
BEDROOMS

There are no recently sold 2 bedroom Units in this suburb

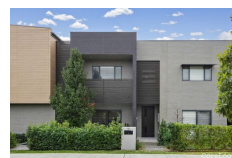
0

0

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

3
BEDROOMS

1



15 Gledswood Hills Drive
Gledswood Hills NSW 2557

Sold on 07 Jul 2024
\$900,000



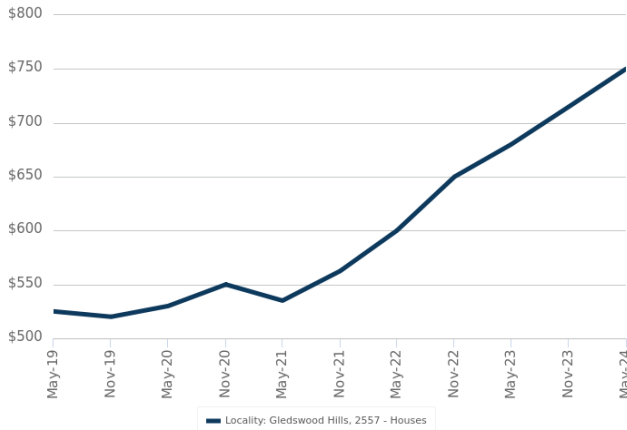
187m²



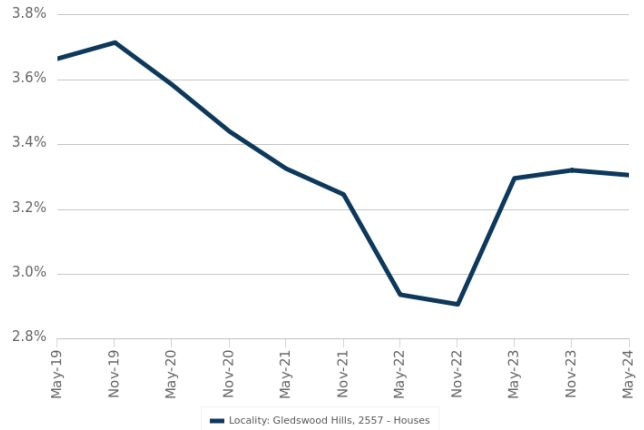
= number of units currently On the Market or Sold within the last 6 months

Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Houses: Rental Activity Snapshot

For Rent

1

2
BEDROOMS



16a Kinghorne Street
Gledswood Hills NSW 2557

Listed on 15 Aug 2024
\$480/W



1

3
BEDROOMS



17 Ravenswood Street
Gledswood Hills NSW 2557

Listed on 01 Sep 2024
\$700/W



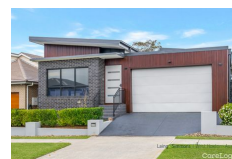
7

4
BEDROOMS



16 Jamiesons Avenue
Gledswood Hills NSW 2557

Listed on 30 Aug 2024
\$1,025/W



11 Longview Road
Gledswood Hills NSW 2557

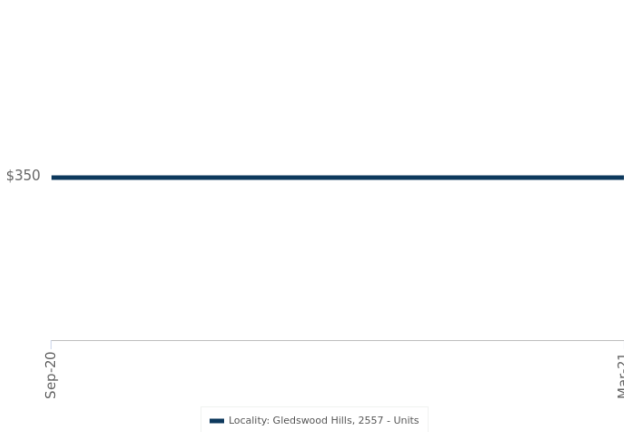
Listed on 30 Aug 2024
\$800/W



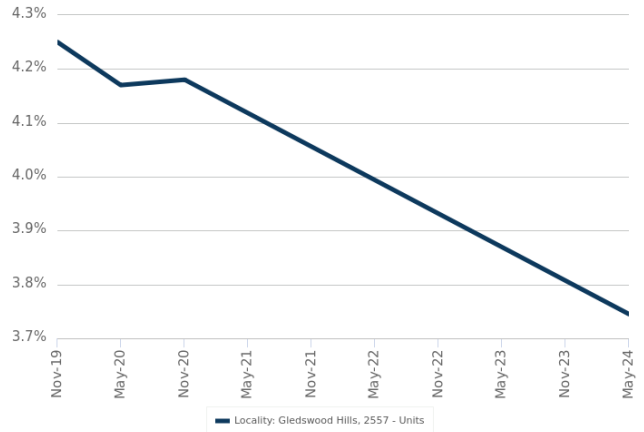
= number of houses observed as On the Market for Rent within the last month

Units: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Units: Rental Activity Snapshot

For Rent

1

1
BEDROOMS



27 Curlewis Street
Gledswood Hills NSW 2557

Listed on 24 Jul 2024
\$480/W

1

1

86m²

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

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

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