SUBURB REPORT

Professionals

Gledswood Hills NSW 2557

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CoreLogic

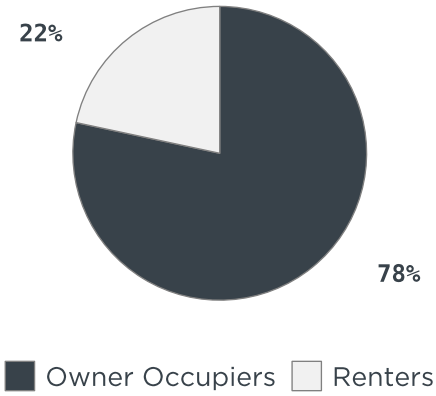
Professionals

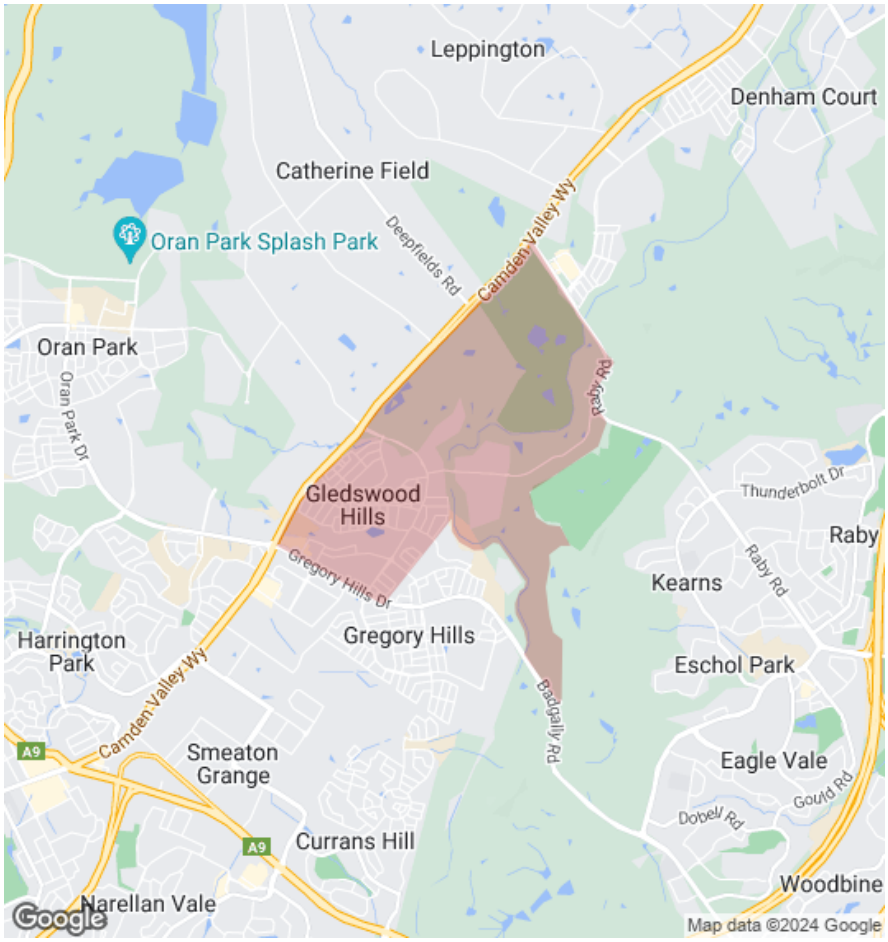
43km
Distance from GPO

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 $1,220,000.

	Total dwellings	Total new listings*	Median Value	Total number currently listed
	1,971	102	$1,185,622	40
	66	5	$840,306	3

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

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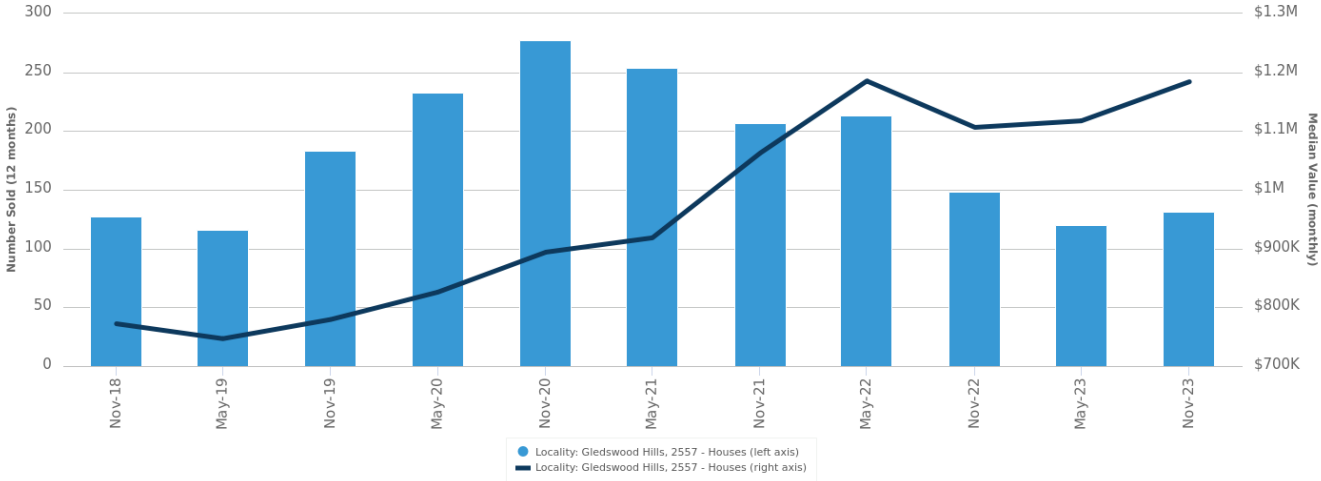
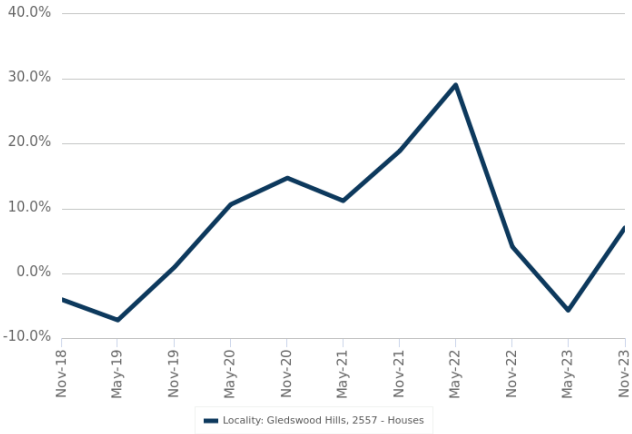
Houses: For Sale

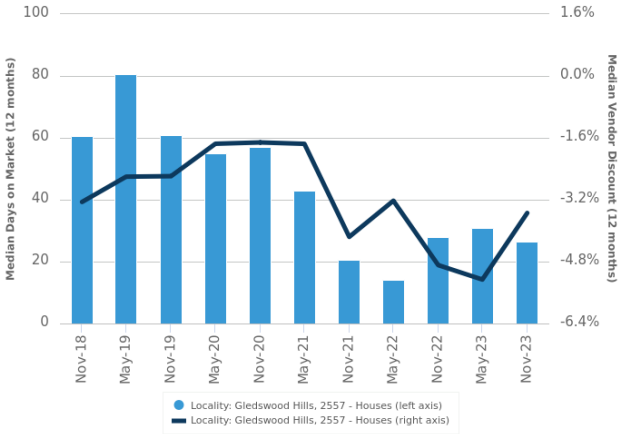
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



$$$ Upper Quartile Price*	$1,486,500	The 75th percentile sale price of sales over the past 12 months within the suburb.
$$ Median Price*	$1,220,000	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*	$983,750	The 25th percentile sale price of sales over the past 12 months within the suburb.

*Statistics are calculated over a rolling 12 month period

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Houses: Market Activity Snapshot

2 BEDROOMS

On The Market

0

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

Recently Sold

0

There are no recently sold 2 bedroom Houses in this suburb

3 BEDROOMS

On The Market

0

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

Recently Sold

11

13 Mandalay Avenue Gledswood Hills NSW 2557
Sold on 01 Mar 2024
$930,000*
2 | 2 | 276m²

No photo available

42 Curlewis Street Gledswood Hills NSW 2557
Sold on 25 Jan 2024
$0
1 | 2 | 181m²

4 BEDROOMS

On The Market

7

47 Gledswood Hills Drive Gledswood Hills NSW 2557
Listed on 29 Feb 2024
Under Contract
2 | 2 | 494m²

9 Koonara Grange Gledswood Hills NSW 2557
Listed on 29 Feb 2024
Auction | Guide $1.365m
2 | 2 | 715m²

Recently Sold

48

9 Longview Road Gledswood Hills NSW 2557
Sold on 29 Feb 2024
$1,260,000*
2 | 2 | 434m²

34 Lillydale Avenue Gledswood Hills NSW 2557
Sold on 23 Feb 2024
$1,360,000*
- | 2 | 500m²

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

*Agent advised

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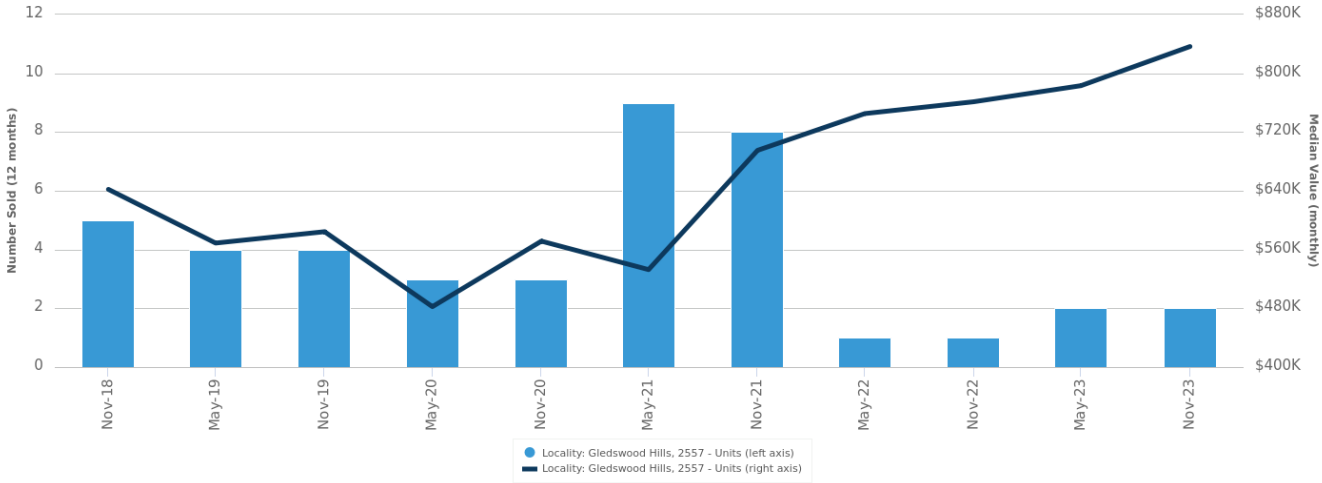
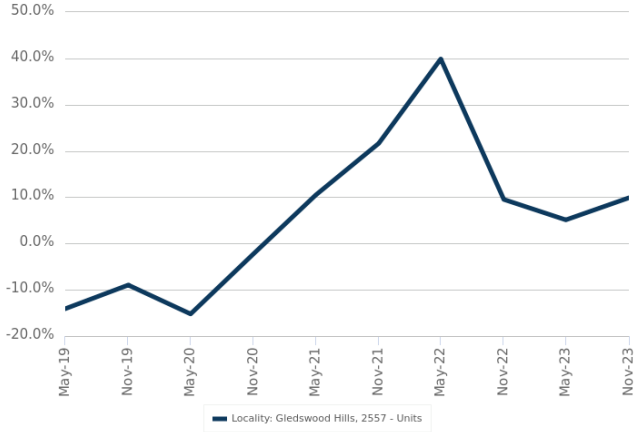
Units: For Sale

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.

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Professionals

Units: Market Activity Snapshot

On The Market

Recently Sold

1 BEDROOMS

On The Market: 0

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

Recently Sold: 0

There are no recently sold 1 bedroom Units in this suburb

2 BEDROOMS

On The Market: 0

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

Recently Sold: 0

There are no recently sold 2 bedroom Units in this suburb

3 BEDROOMS

On The Market: 0

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

Recently Sold: 1

No photo available

15 Jamiesons Avenue
Gledswood Hills NSW 2557

Sold on 23 Jan 2024
$1,200,000

-
2
300m²

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

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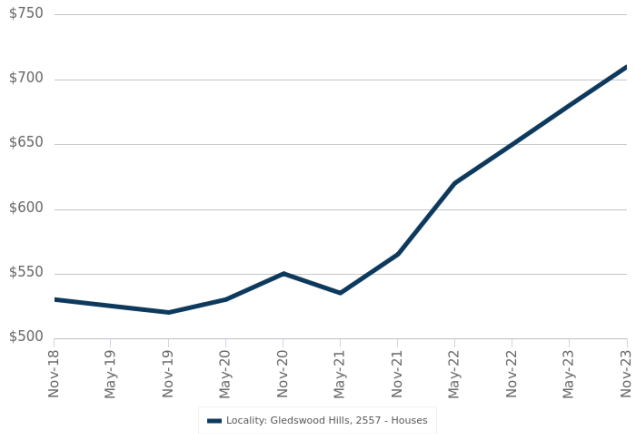
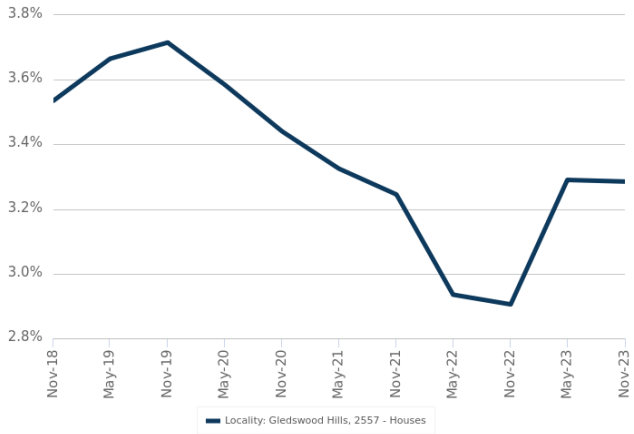
Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Houses: Rental Activity Snapshot

For Rent

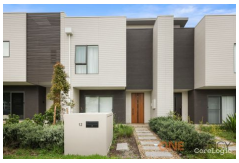
1 — 2 BEDROOMS

16a Kinghorne Street Gledswood Hills NSW 2557

Listed on 06 Feb 2024
$470/W

- | 1 | -

3 — 3 BEDROOMS



12 Lambert Street Gledswood Hills NSW 2557

Listed on 29 Feb 2024
$690/W

- | 2 | 185m²

32 Curlewis Street Gledswood Hills NSW 2557

Listed on 28 Nov 2023
$625/W

2 | 2 | -

7 — 4 BEDROOMS

8 Bluestone Avenue Gledswood Hills NSW 2557

Listed on 03 Mar 2024
$790/W

2 | 2 | 429m²

19 Bowen Circuit Gledswood Hills NSW 2557

Listed on 01 Mar 2024
$750/W

2 | 2 | 375m²

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

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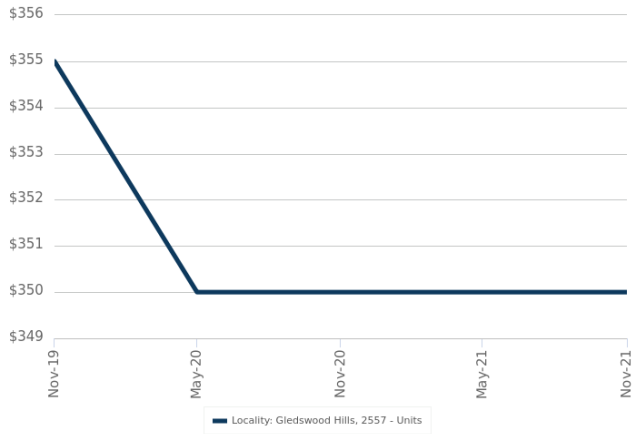
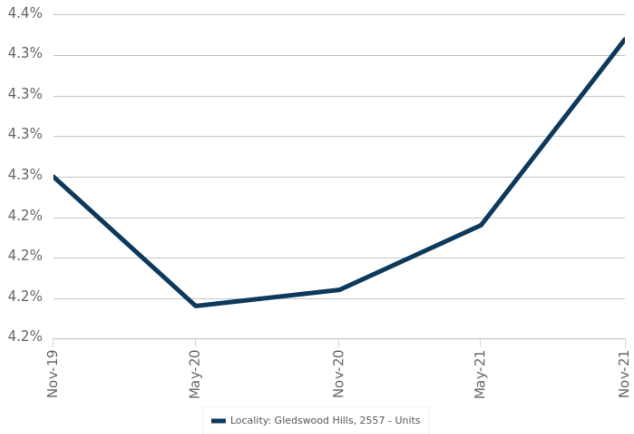
Units: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Units: Rental Activity Snapshot

For Rent

1 — 1 BEDROOMS

33 Ravensworth Lane
Gledswood Hills NSW 2557

Listed on 03 Mar 2024
$450/W

2
1
101m²

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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