

# SUBURB REPORT

Professionals\*

Gregory Hills NSW 2557

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CoreLogic



**43km**  
Distance from GPO

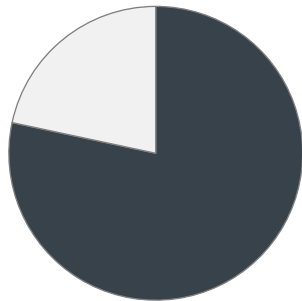


**5.0k**  
Population  
**↑215.5%**  
5 year population change



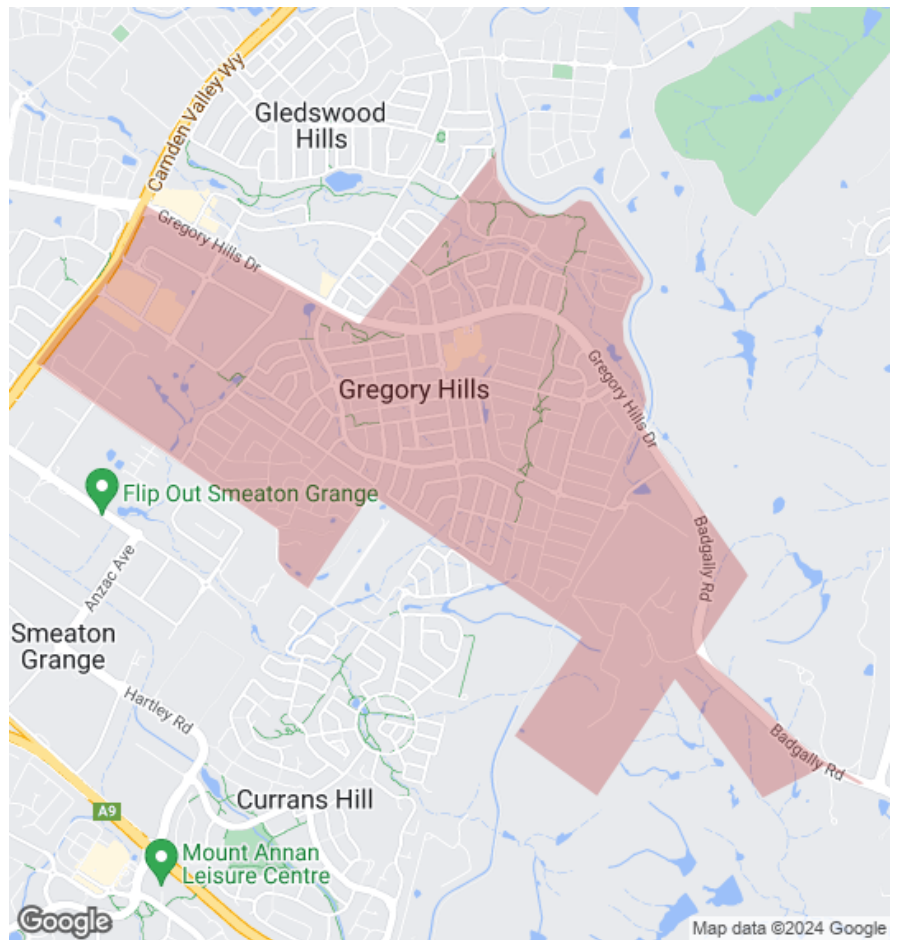
**6 years**  
Average length of ownership

22%



78%

■ Owner Occupiers ■ Renters



The size of Gregory Hills is approximately 4.6 square kilometres. It has 7 parks covering nearly 1.6% of total area. The population of Gregory 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 Gregory Hills is 30-39 years. Households in Gregory Hills are primarily couples with children and are likely to be repaying \$2400 - \$2999 per month on mortgage repayments. In general, people in Gregory Hills work in a professional occupation. In 2011, 80.8% of the homes in Gregory Hills were owner-occupied compared with 76.6% in 2016. Currently the median sales price of houses in the area is \$944,000.

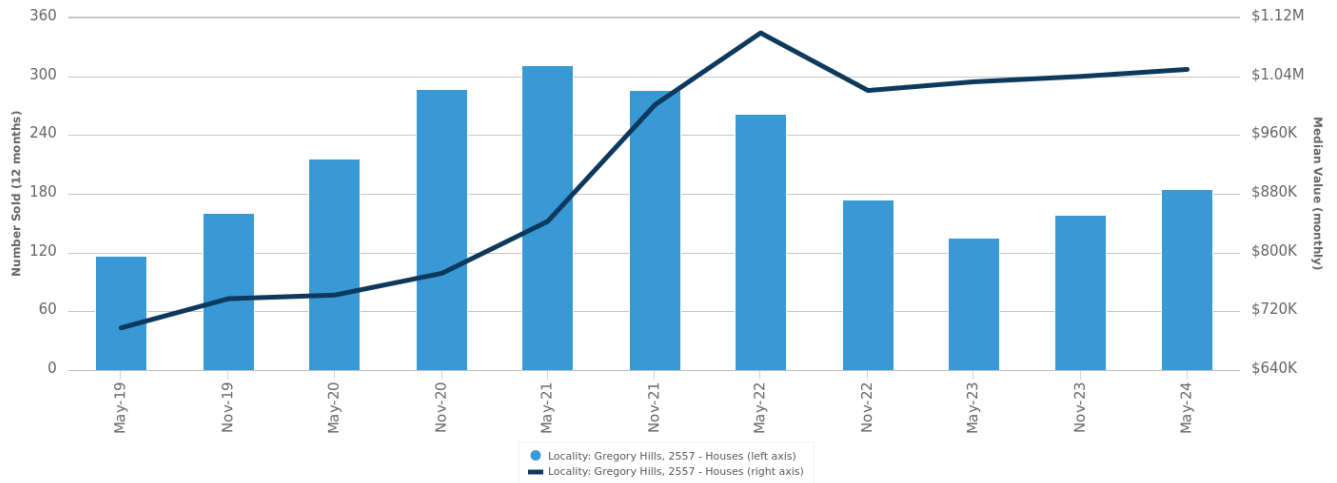
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	3,174	190	\$1,084,669	30
	182	15	\$784,912	3

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

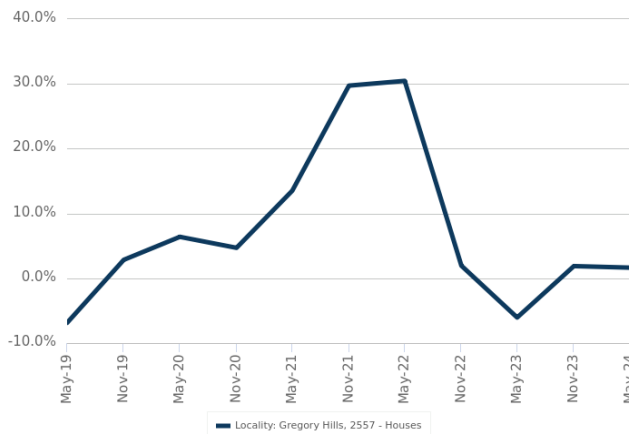


## Houses: For Sale

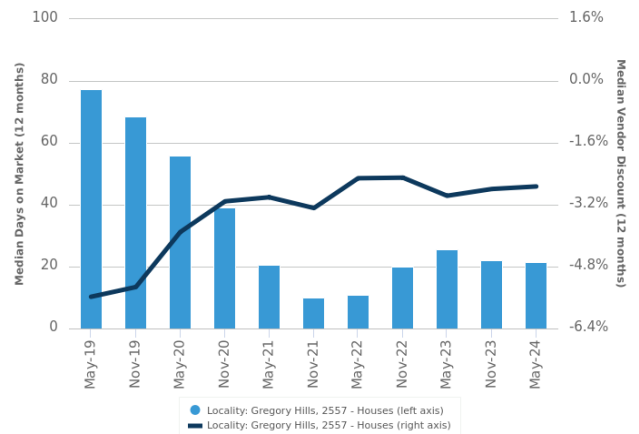
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price\*

\$1,070,000

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

\$\$

Median Price\*

\$944,000

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\*

\$876,200

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



**25 Galileo Street Gregory Hills NSW 2557**

Sold on 16 Aug 2024  
 \$660,000\*

1  
 1  
 607m<sup>2</sup>

4

3  
 BEDROOMS



**18 Beckhaus Street Gregory Hills NSW 2557**

Listed on 28 Aug 2024  
 \$850,000 to \$900,000

1  
 2  
 255m<sup>2</sup>



**32A/32B Melton Circuit Gregory Hills NSW 2557**

Sold on 22 Aug 2024  
 Not Disclosed

1  
 2  
 261m<sup>2</sup>



**42 Enterprise Street Gregory Hills NSW 2557**

Listed on 28 Aug 2024  
 \$912,900

1  
 2  
 335m<sup>2</sup>



**12 Correa Circuit Gregory Hills NSW 2557**

Sold on 14 Aug 2024  
 \$910,000\*

1  
 2  
 300m<sup>2</sup>

18

4  
 BEDROOMS

74



**24 Farm Cove Street Gregory Hills NSW 2557**

Listed on 31 Aug 2024  
 Under Contract - \$1,125,000 - \$1,175,000 || UNDER

2  
 2  
 480m<sup>2</sup>



**29 Explorer Street Gregory Hills NSW 2557**

Sold on 29 Aug 2024  
 Not Disclosed

2  
 2  
 450m<sup>2</sup>



**9 Long Reef Circuit Gregory Hills NSW 2557**

Listed on 31 Aug 2024  
 Under Offer - \$870,000 - \$930,000

1  
 2  
 273m<sup>2</sup>



**178 Village Circuit Gregory Hills NSW 2557**

Sold on 26 Aug 2024  
 \$1,320,000\*

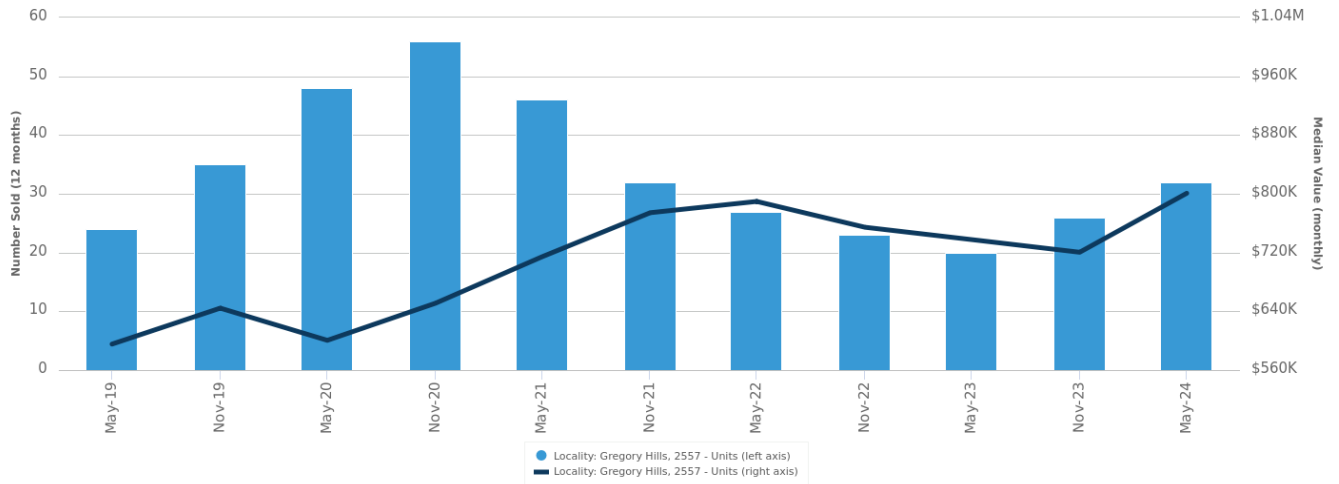
2  
 3  
 442m<sup>2</sup>

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

\*Agent advised

## Units: For Sale

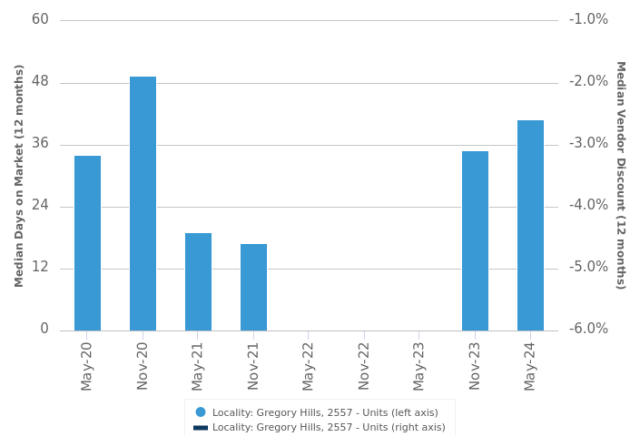
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price\*

\$965,000

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

\$\$

Median Price\*

\$920,000

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\*

\$872,500

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

\*Statistics are calculated over a rolling 12 month period

# Units: Market Activity Snapshot

## On The Market

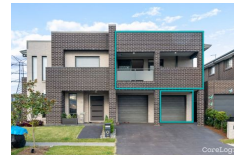
0

1  
BEDROOMS

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

## Recently Sold

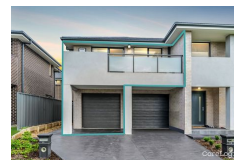
2



**16A Firewheel Circuit  
Gregory Hills NSW 2557**

Sold on 13 Jul 2024  
Not Disclosed

1  
 1  
 119m<sup>2</sup>



**11 Mudgee Street Gregory  
Hills NSW 2557**

Sold on 24 Jun 2024  
\$490,000

1  
 1  
 121m<sup>2</sup>

2

2  
BEDROOMS



**7 Mudgee Street Gregory  
Hills NSW 2557**

Listed on 02 Sep 2024  
\$599,000 - \$649,000

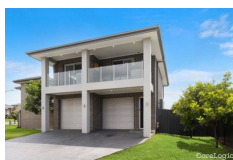
1  
 1  
 135m<sup>2</sup>



**8 Turnbull Lane Gregory  
Hills NSW 2557**

Sold on 08 May 2024  
\$625,000

1  
 1  
 123m<sup>2</sup>



**1b Oaklands Circuit  
Gregory Hills NSW 2557**

Listed on 27 Aug 2024  
\$695,500

1  
 1  
 297m<sup>2</sup>



**LOT 1/31 Donovan  
Boulevard Gregory Hills**

Sold on 13 Mar 2024  
\$880,000

-  
 1  
 370m<sup>2</sup>

1

3  
BEDROOMS



**16b Firewheel Circuit  
Gregory Hills NSW 2557**

Listed on 29 Aug 2024  
\$840,000 to \$890,000

1  
 1  
 222m<sup>2</sup>



**1D Bega Street Gregory  
Hills NSW 2557**

Sold on 01 Jul 2024  
\$862,000

-  
 2  
 263m<sup>2</sup>



**26 Oaklands Circuit  
Gregory Hills NSW 2557**

Sold on 18 Jun 2024  
\$790,000\*

1  
 2  
 517m<sup>2</sup>

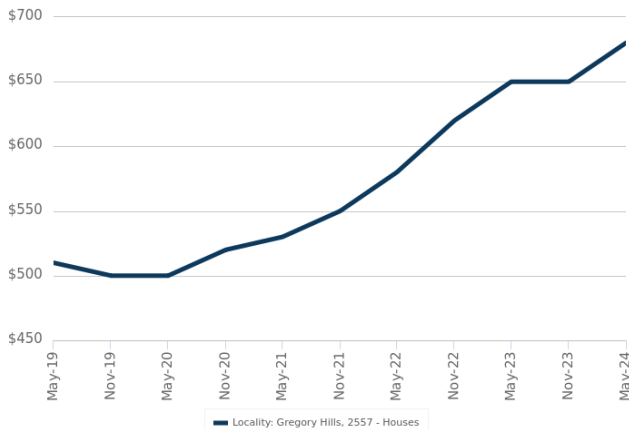
= number of units currently On the Market or Sold within the last 6 months

\*Agent advised

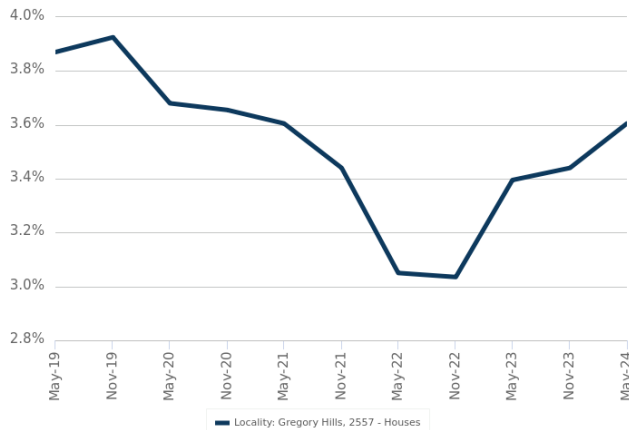


## Houses: For Rent

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



**1 Yass Street Gregory Hills NSW 2557**

Listed on 01 Sep 2024  
\$690/W

1

2

256m<sup>2</sup>



**171 Village Circuit Gregory Hills NSW 2557**

Listed on 29 Aug 2024  
\$650/W

1

2

250m<sup>2</sup>

16

4  
BEDROOMS

**27 Battam Road Gregory Hills NSW 2557**

Listed on 01 Sep 2024  
\$720/W

1

2

300m<sup>2</sup>



**11 Botany Street Gregory Hills NSW 2557**

Listed on 01 Sep 2024  
\$760/W

1

3

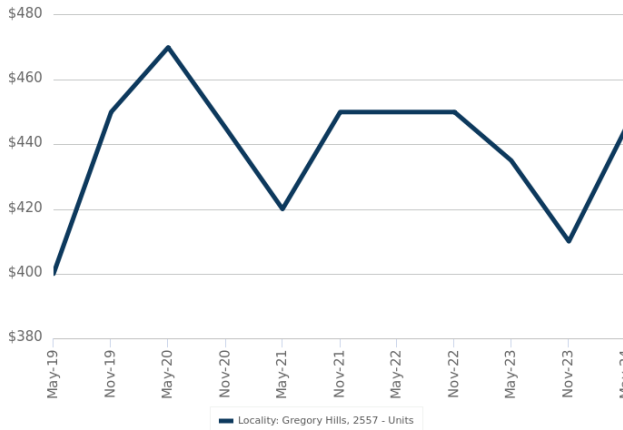
255m<sup>2</sup>



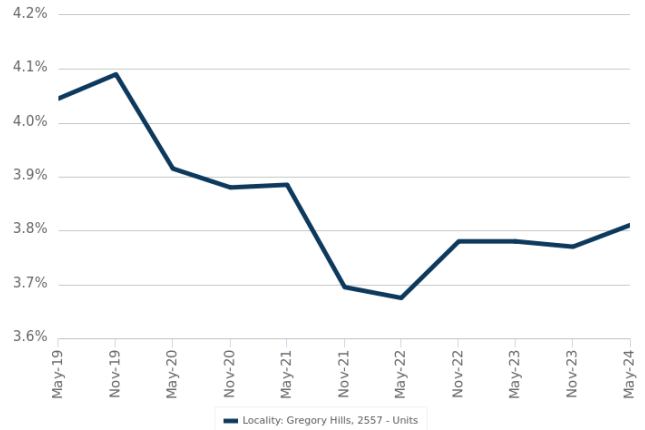
= number of houses observed as On the Market for Rent within the last month

## 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



**13a Narooma Street**  
Gregory Hills NSW 2557

Listed on 08 Aug 2024  
\$495/W



480m<sup>2</sup>

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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