SUBURB REPORT

Professionals

Gregory Hills NSW 2557

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

CoreLogic

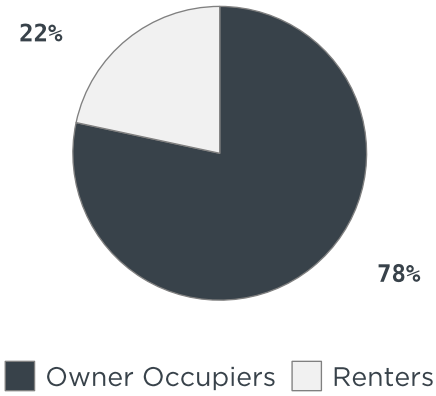
Professionals

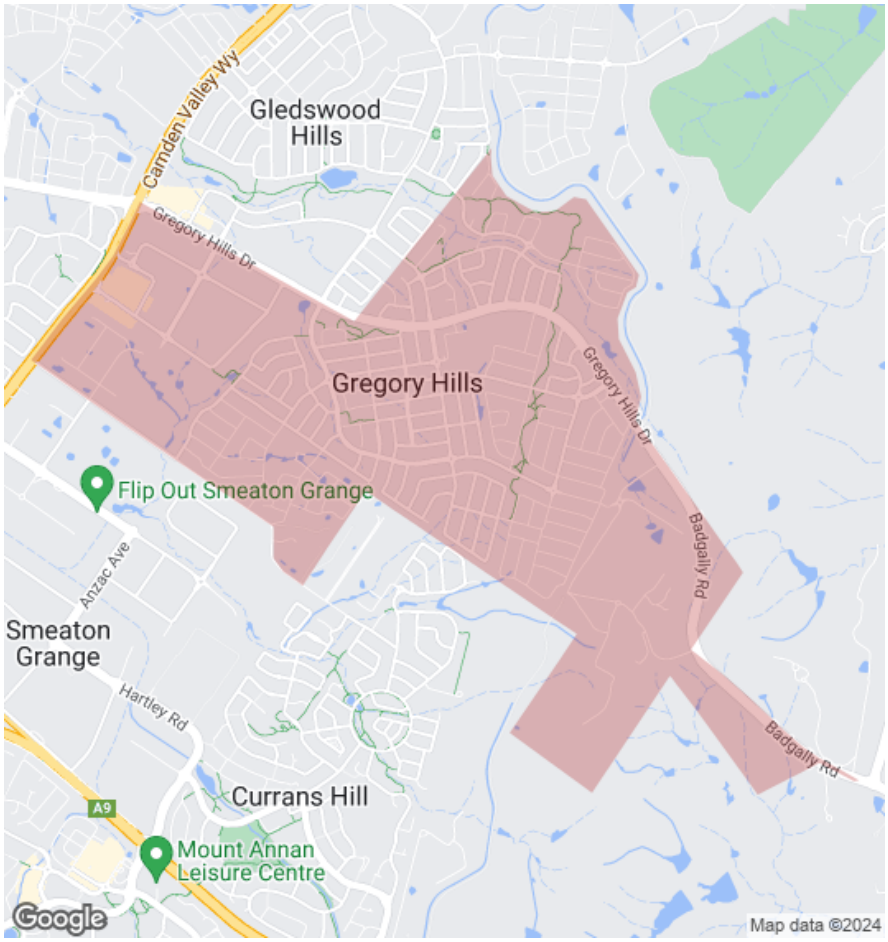
44km
Distance from GPO

5.0k
Population

215.5%
5 year population change

5 years
Average length of ownership





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 $931,500.

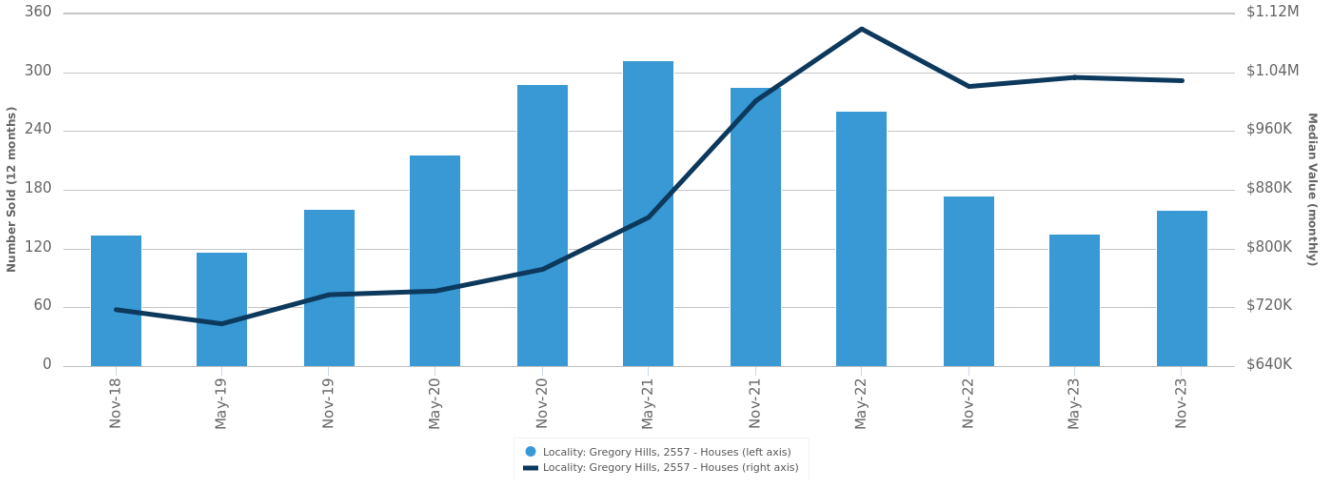
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	2,984	163	$1,036,242	74
	184	16	$814,663	5

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

© Copyright 2024 | RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic) and its licensors are the sole and exclusive owners of all rights, title and interest (including intellectual property rights) subsisting in this publication including any data, analytics, statistics and other information. All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.

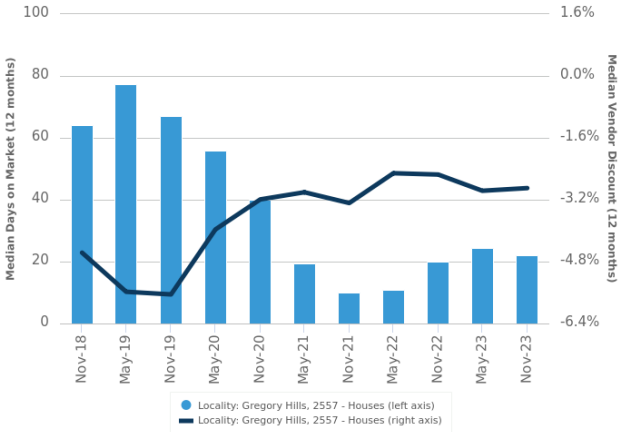
Houses: For Sale

Number Sold vs. Median Value (monthly)



Change in Median Value

Median Days on Market vs. Median Vendor Discount



$$$ Upper Quartile Price*	$1,011,250	The 75th percentile sale price of sales over the past 12 months within the suburb.
$$ Median Price*	$931,500	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*	$863,750	The 25th percentile sale price of sales over the past 12 months within the suburb.

*Statistics are calculated over a rolling 12 month period

© Copyright 2024 | RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic) and its licensors are the sole and exclusive owners of all rights, title and interest (including intellectual property rights) subsisting in this publication including any data, analytics, statistics and other information. All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.

Professionals

Houses: Market Activity Snapshot

2 BEDROOMS

On The Market

0

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

Recently Sold

2

58B Spitzer Street Gregory Hills NSW 2557

Sold on 14 Feb 2024
$695,000*

1 | 1 | 240m²

3 Middleton Lane Gregory Hills NSW 2557

Sold on 07 Dec 2023
$600,000

1 | 1 | 115m²

3 BEDROOMS

0

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

18

57 Hillston Circuit Gregory Hills NSW 2557

Sold on 28 Feb 2024
$875,000*

1 | 2 | 279m²

28 Village Circuit Gregory Hills NSW 2557

Sold on 19 Feb 2024
$1,005,000*

2 | 2 | 375m²

4 BEDROOMS

4

6 Riberry Street Gregory Hills NSW 2557

Listed on 02 Mar 2024
AUCTION

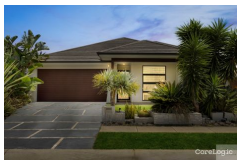
2 | 2 | 375m²

6 Cumberland Street Gregory Hills NSW 2557

Listed on 26 Feb 2024
AUCTION

3 | 3 | 450m²

59



78 Discovery Circuit Gregory Hills NSW 2557

Sold on 23 Feb 2024
Not Disclosed

2 | 2 | 567m²

8 Challenger Street Gregory Hills NSW 2557

Sold on 22 Feb 2024
$1,100,000*

2 | 2 | 510m²

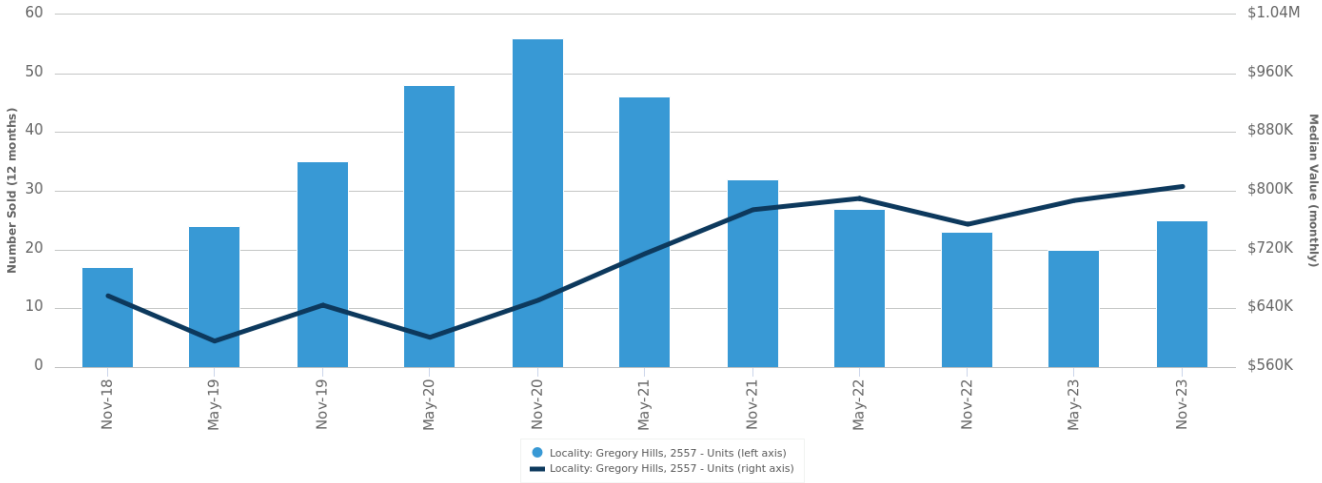
= number of houses currently On the Market or Sold within the last 6 months

*Agent advised

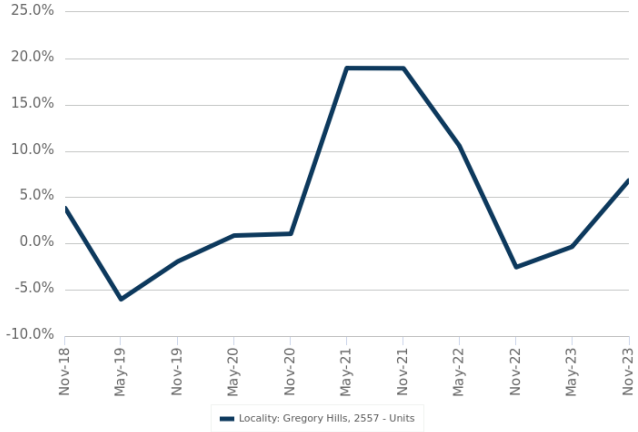
© Copyright 2024 | RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic) and its licensors are the sole and exclusive owners of all rights, title and interest (including intellectual property rights) subsisting in this publication including any data, analytics, statistics and other information. All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.

Units: For Sale

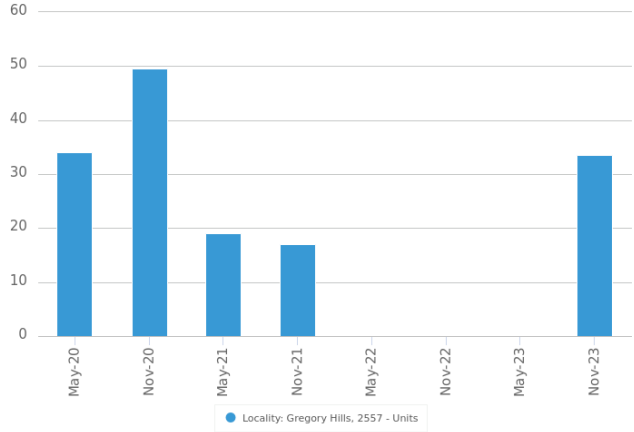
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



$$$ Upper Quartile Price*	$995,000	The 75th percentile sale price of sales over the past 12 months within the suburb.
$$ Median Price*	$900,000	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*	$780,000	The 25th percentile sale price of sales over the past 12 months within the suburb.

*Statistics are calculated over a rolling 12 month period

© Copyright 2024 | RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic) and its licensors are the sole and exclusive owners of all rights, title and interest (including intellectual property rights) subsisting in this publication including any data, analytics, statistics and other information. All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.

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: 2

No photo available

1/1 Myall Street Gregory Hills NSW 2557

Sold on 14 Nov 2023
$980,000

-
2
284m²

154 Kavanagh Street Gregory Hills NSW 2557

Sold on 03 Oct 2023
$809,000

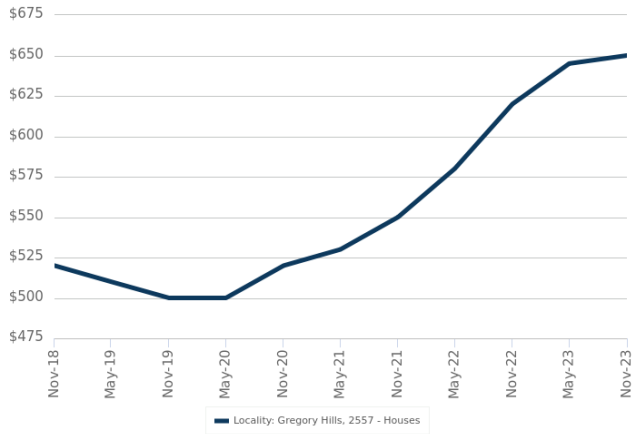
1
2
220m²

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

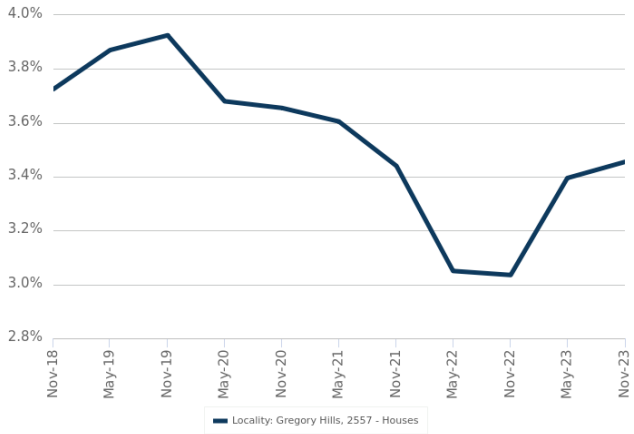
© Copyright 2024 | RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic) and its licensors are the sole and exclusive owners of all rights, title and interest (including intellectual property rights) subsisting in this publication including any data, analytics, statistics and other information. All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.

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

5 | 3 BEDROOMS

1 Myall Street Gregory Hills NSW 2557

Listed on 04 Mar 2024
$745/W

2 | 2 | 566m²

51 Mckenzie Boulevard Gregory Hills NSW 2557

Listed on 26 Feb 2024
$650/W

1 | 2 | 255m²

33 | 4 BEDROOMS

13 Burton Road Gregory Hills NSW 2557

Listed on 04 Mar 2024
$750/W

2 | 3 | 408m²

46b Bega Street Gregory Hills NSW 2557

Listed on 01 Mar 2024
$720/W

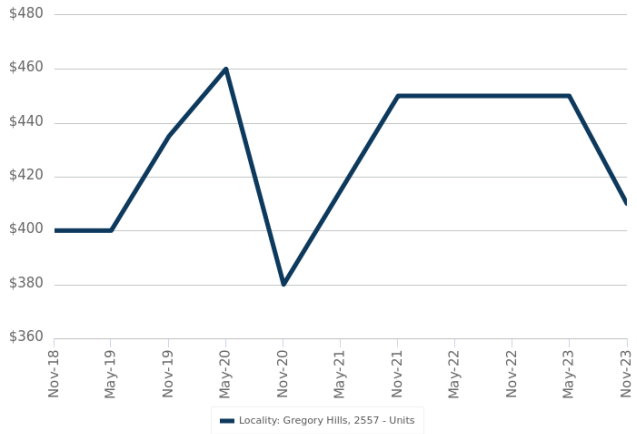
- | 2 | 288m²

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

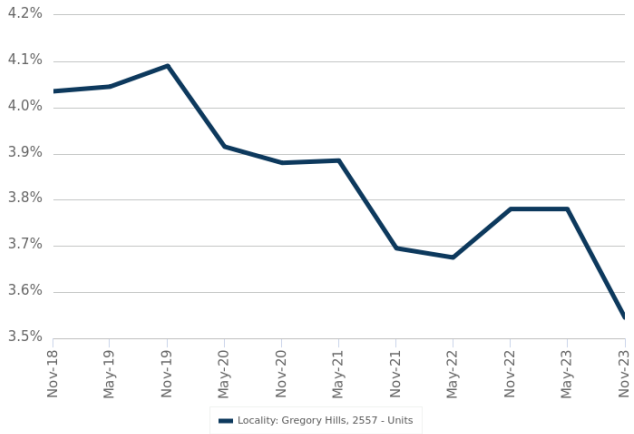
© Copyright 2024 | RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic) and its licensors are the sole and exclusive owners of all rights, title and interest (including intellectual property rights) subsisting in this publication including any data, analytics, statistics and other information. All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.

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

3 — 2 BEDROOMS

1b Silverton Street Gregory Hills NSW 2557

Listed on 27 Feb 2024
$575/W

1 | 1 | 145m²

18b Myrtle Street Gregory Hills NSW 2557

Listed on 24 Feb 2024
$550/W

- | 1 | 110m²

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

© Copyright 2024 | RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic) and its licensors are the sole and exclusive owners of all rights, title and interest (including intellectual property rights) subsisting in this publication including any data, analytics, statistics and other information. All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.

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**

© Copyright 2024 | RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic) and its licensors are the sole and exclusive owners of all rights, title and interest (including intellectual property rights) subsisting in this publication including any data, analytics, statistics and other information. All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.