

SUBURB REPORT



Professionals*

Leppington NSW 2179

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CoreLogic



39km
Distance from GPO



3.5k
Population

46.9%
5 year population change



6 years
Average length of ownership



■ Owner Occupiers □ Renters



The size of Leppington is approximately 21.2 square kilometres. It has 5 parks covering nearly 3.4% of total area. The population of Leppington in 2011 was 2,383 people. By 2016 the population was 3,501 showing a population growth of 46.9% in the area during that time. The predominant age group in Leppington is 30-39 years. Households in Leppington are primarily couples with children and are likely to be repaying \$2400 - \$2999 per month on mortgage repayments. In general, people in Leppington work in a managers occupation. In 2011, 68.4% of the homes in Leppington were owner-occupied compared with 66.5% in 2016. Currently the median sales price of houses in the area is \$1,137,500.

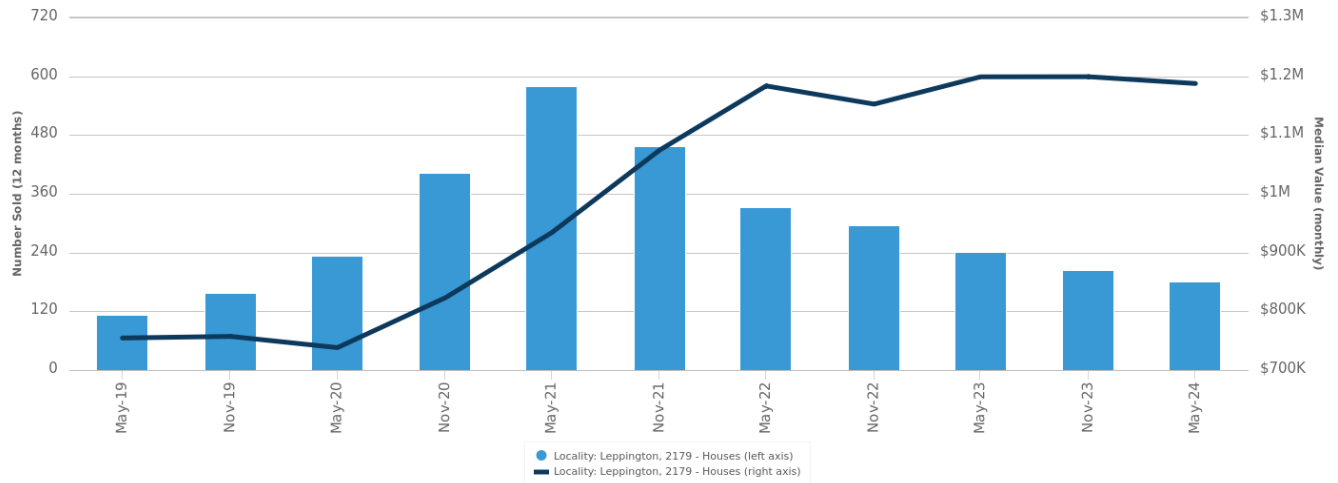
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	3,873	220	\$1,225,061	59
	95	4	\$801,228	4

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

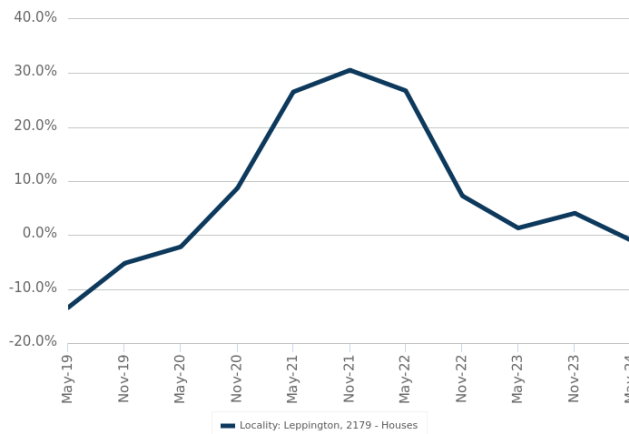


Houses: For Sale

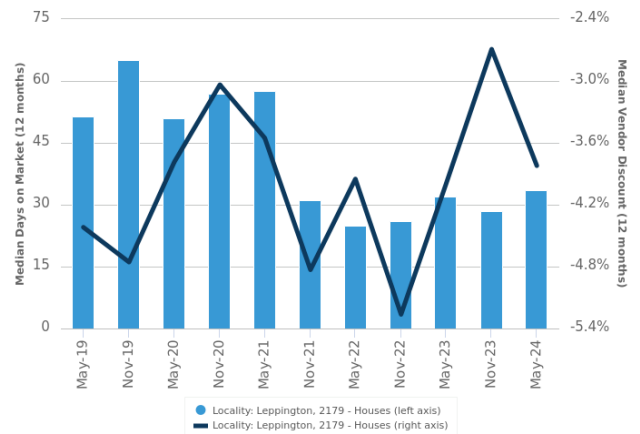
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$1,325,000

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

\$\$

Median Price*

\$1,137,500

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*

\$1,000,000

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

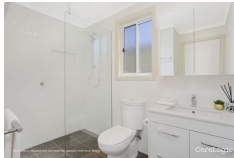
On The Market

Recently Sold

2

2
BEDROOMS

2



**1481 Camden Valley Way
Leppington NSW 2179**

Listed on 27 Aug 2024
\$485,000



**58 Willowdale Drive
Leppington NSW 2179**

Sold on 15 Jul 2024
\$830,000



**156 Anthony Road
Leppington NSW 2179**

Listed on 07 Aug 2024
CONTACT AGENT



**101 Heath Road Leppington
NSW 2179**

Sold on 30 May 2024
\$10,110,000



2

3
BEDROOMS

11



**66 Rickard Road
Leppington NSW 2179**

Listed on 29 Aug 2024
Land From \$575,000



**34 Melanite Street
Leppington NSW 2179**

Sold on 23 Aug 2024
\$1,330,000*



**1383 Camden Valley Way
Leppington NSW 2179**

Listed on 05 Aug 2024
Not Disclosed



**99B Price Ridge
Leppington NSW 2179**

Sold on 06 Aug 2024
\$917,000*



19

4
BEDROOMS

88



**15 Navigator Street
Leppington NSW 2179**

Listed on 02 Sep 2024
Contact Agent



**3 Mantis Circuit Leppington
NSW 2179**

Sold on 28 Aug 2024
\$1,140,000*



**485 Denham Court Road
Leppington NSW 2179**

Listed on 31 Aug 2024
Not Disclosed



**43 Melanite Street
Leppington NSW 2179**

Sold on 22 Aug 2024
\$1,405,000*

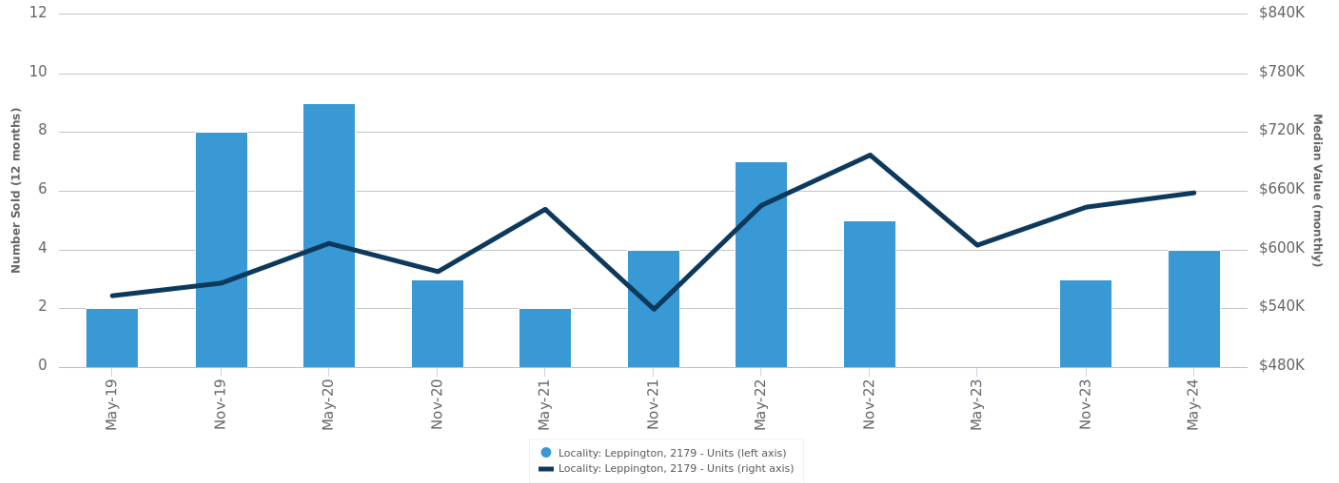


= number of houses currently On the Market or Sold within the last 6 months

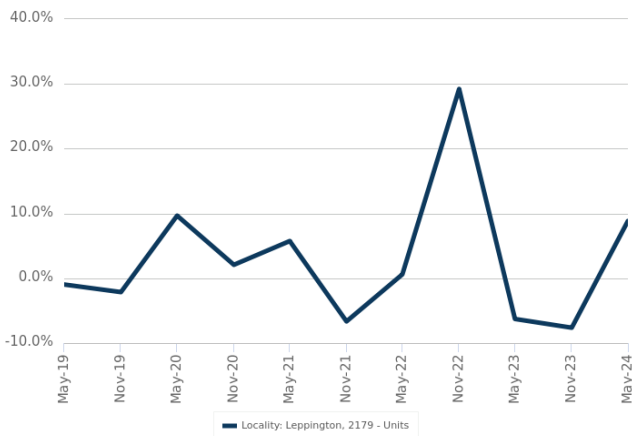
*Agent advised

Units: For Sale

Number Sold vs. Median Value (monthly)



Change in Median Value



\$\$\$

Upper Quartile Price*

\$638,250

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

\$\$

Median Price*

\$608,000

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*

\$345,000

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

Recently Sold

1

1
BEDROOMS

1



33 Biscuit Street
Leppington NSW 2179

Listed on 02 Jul 2024
\$1,249,900



298m²



33 Biscuit Street
Leppington NSW 2179

Sold on 17 May 2024
\$1,225,000



298m²

2

2
BEDROOMS

0



23/1481 Camden Valley
Way Leppington NSW 2179

Listed on 27 Aug 2024
Not Disclosed



There are no recently sold 2 bedroom Units in this suburb



37/1481 Camden Valley
Way Leppington NSW 2179

Listed on 27 Aug 2024
\$485,000



0

3
BEDROOMS

1

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



1/5 Arrowhead Avenue
Leppington NSW 2179

Sold on 31 Mar 2024
\$855,000

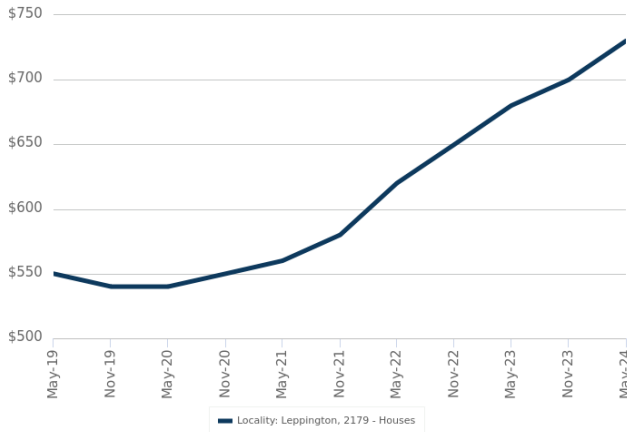


349m²

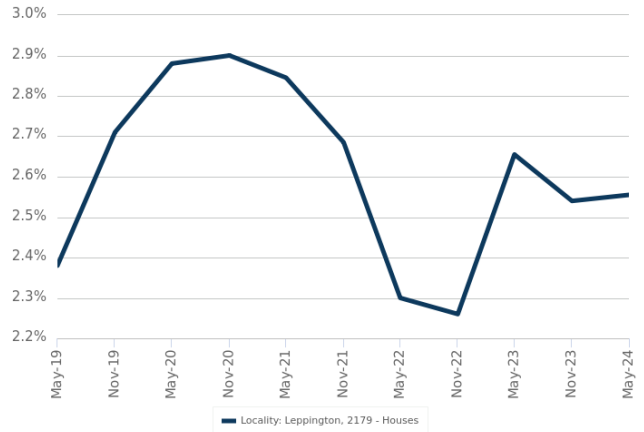
= number of units currently On the Market or Sold within the last 6 months

Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Houses: Rental Activity Snapshot

For Rent

2

2
BEDROOMS



4b Troop Street
Leppington NSW 2179

Listed on 28 Aug 2024
\$500/W



540m²



73 Gregory Road
Leppington NSW 2179

Listed on 19 Aug 2024
\$580/W



2.03Ha

4

3
BEDROOMS



22 Promise Avenue
Leppington NSW 2179

Listed on 31 Aug 2024
\$780/W



300m²



37 Neptune Road
Leppington NSW 2179

Listed on 30 Aug 2024
\$680/W



261m²

12

4
BEDROOMS



33 Founders Avenue
Leppington NSW 2179

Listed on 01 Sep 2024
\$720/W



300m²



14 Jerome Street
Leppington NSW 2179

Listed on 31 Aug 2024
\$780/W



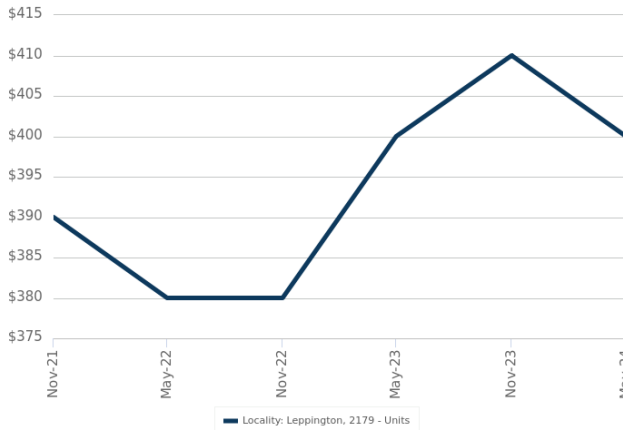
300m²



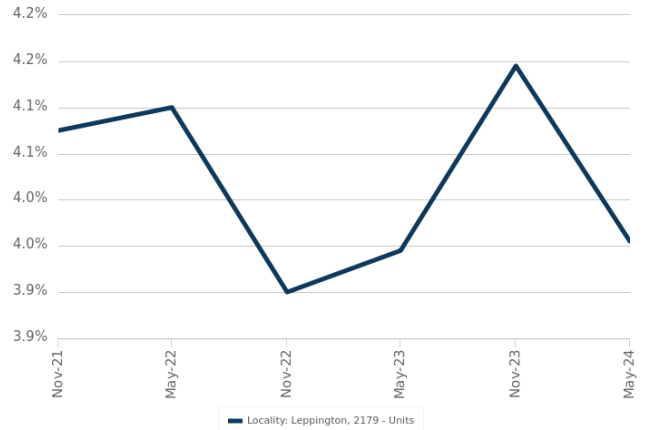
= number of houses observed as On the Market for Rent within the last month

Units: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Units: Rental Activity Snapshot

For Rent

1

1
BEDROOMS



33 Biscuit Street
Leppington NSW 2179

Listed on 17 Jul 2024
\$450/W

1

1

298m²

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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