

SUBURB REPORT



Professionals*

Menangle Park NSW 2563

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CoreLogic



49km
Distance from GPO

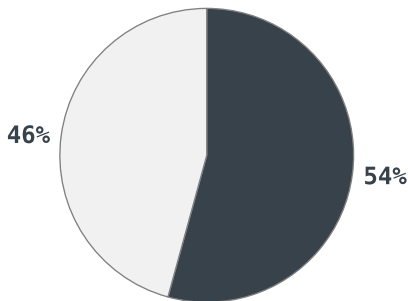


244
Population

↓ 29.9%
5 year population change



-
Average length of ownership



■ Owner Occupiers □ Renters



The size of Menangle Park is approximately 13.3 square kilometres. It has 2 parks covering nearly 0.3% of total area. The population of Menangle Park in 2011 was 348 people. By 2016 the population was 244 showing a population decline of 29.9% in the area during that time. The predominant age group in Menangle Park is 10-19 years. Households in Menangle Park are primarily couples with children and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments. In general, people in Menangle Park work in a community and personal service occupation. In 2011, 55.7% of the homes in Menangle Park were owner-occupied compared with 51.8% in 2016. Currently the median sales price of houses in the area is \$617,500.

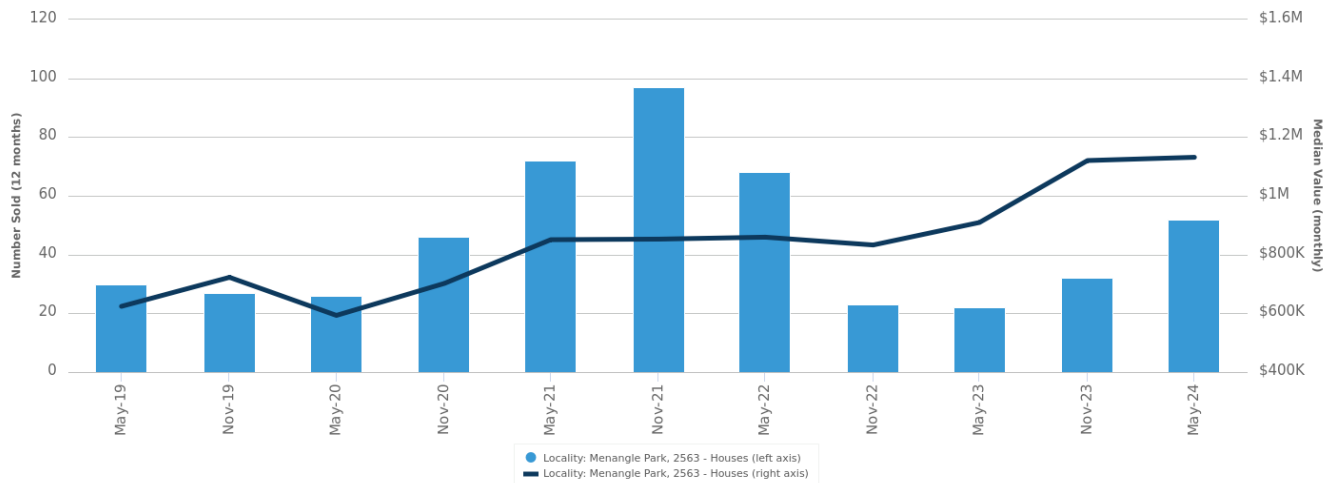
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	348	32	\$1,228,051	8
	6	-	\$721,207	0

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

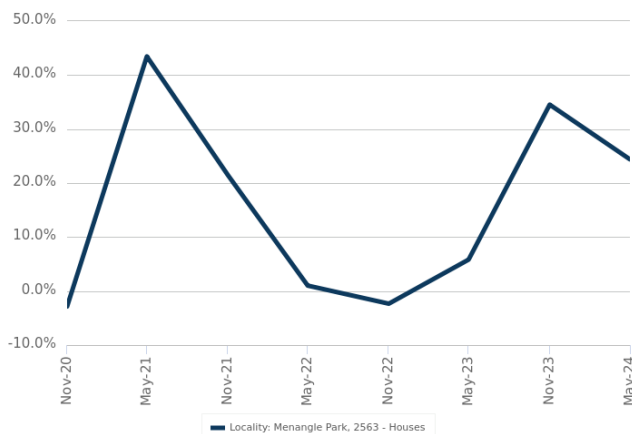


Houses: For Sale

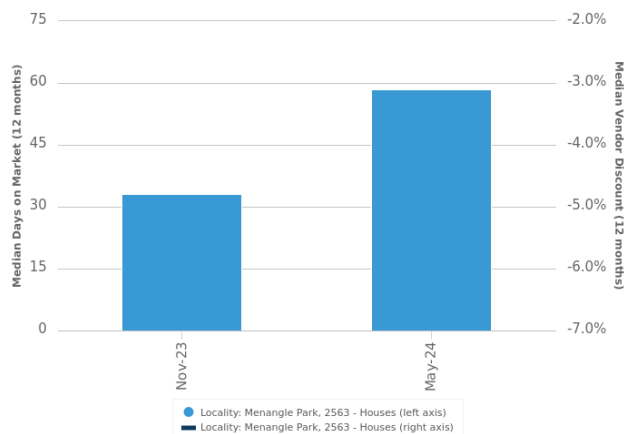
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$1,152,500

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

\$\$

Median Price*

\$617,500

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*

\$560,000

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

0

2
BEDROOMS

Recently Sold

0

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

0

3
BEDROOMS

0

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

2

4
BEDROOMS

10



3633/3633 Menangle Road
Menangle Park NSW 2563

Listed on 30 Aug 2024
New H&L only from \$1M

1
 3
 480m²



13 Wakeful Avenue
Menangle Park NSW 2563

Sold on 04 Aug 2024
\$1

-
 2
 434m²



17 Rainbird Street
Menangle Park NSW 2563

Listed on 27 Aug 2024
Just Listed!

2
 2
 429m²



23 Carbine Street
Menangle Park NSW 2563

Sold on 11 Jul 2024
\$0

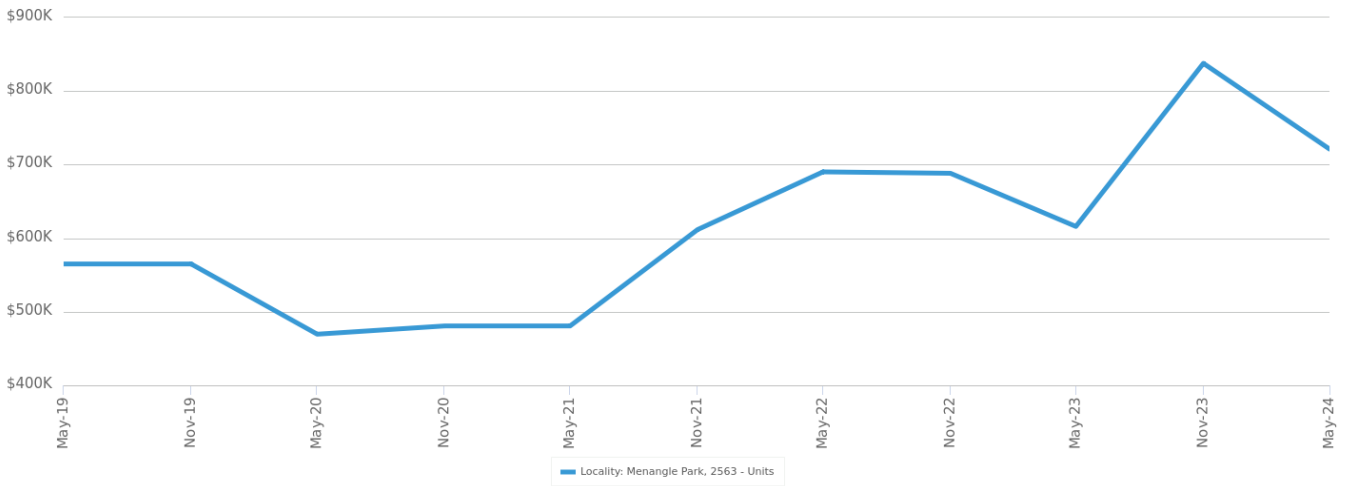
-
 2
 447m²



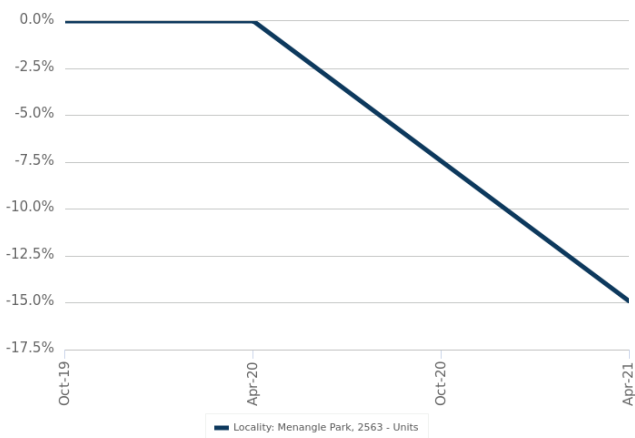
= number of houses currently On the Market or Sold within the last 6 months

Units: For Sale

Number Sold vs. Median Value (monthly)



Change in Median Value



Units: Market Activity Snapshot

On The Market



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

Recently Sold



There are no recently sold 1 bedroom Units in this suburb



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



There are no recently sold 2 bedroom Units in this suburb



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



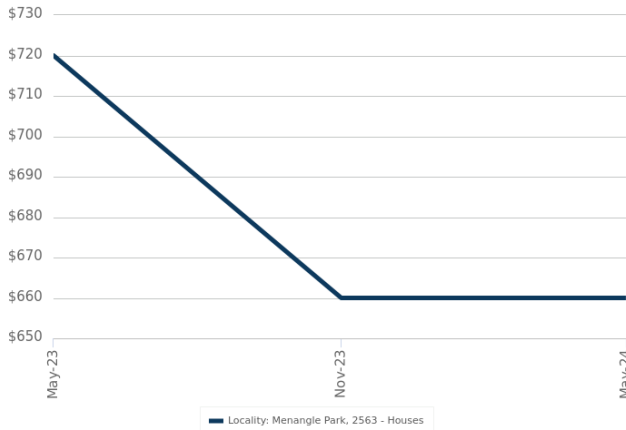
There are no recently sold 3 bedroom Units in this suburb



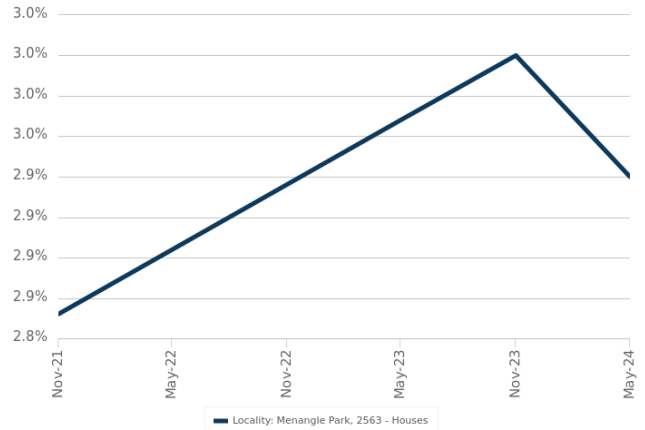
= number of units currently On the Market or Sold within the last 6 months

Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Houses: Rental Activity Snapshot

For Rent

0

2
BEDROOMS

There are no 2 bedroom Houses for rent in this suburb

0

3
BEDROOMS

There are no 3 bedroom Houses for rent in this suburb

1

4
BEDROOMS



**69 Cummins Road
Menangle Park NSW 2563**

Listed on 27 Aug 2024
\$640/W

1

1

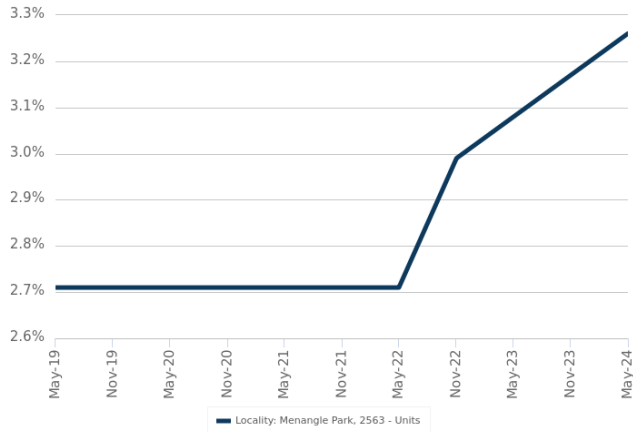
993m²



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

Units: For Rent

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

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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