SUBURB REPORT

Professionals

Menangle Park NSW 2563

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CoreLogic

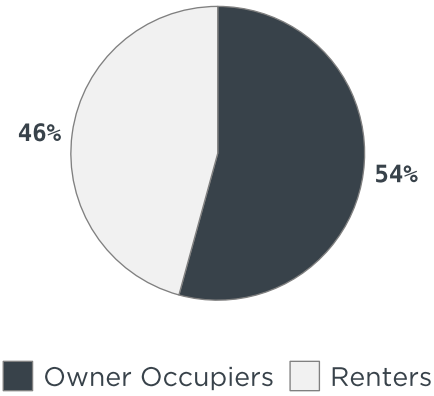
Professionals

49km
Distance from GPO

244
Population

29.9%
5 year population change

-
Average length of ownership



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 $1,000,000.

	Total dwellings	Total new listings*	Median Value	Total number currently listed
	292	29	$1,072,779	14
	6	1	$689,474	0

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

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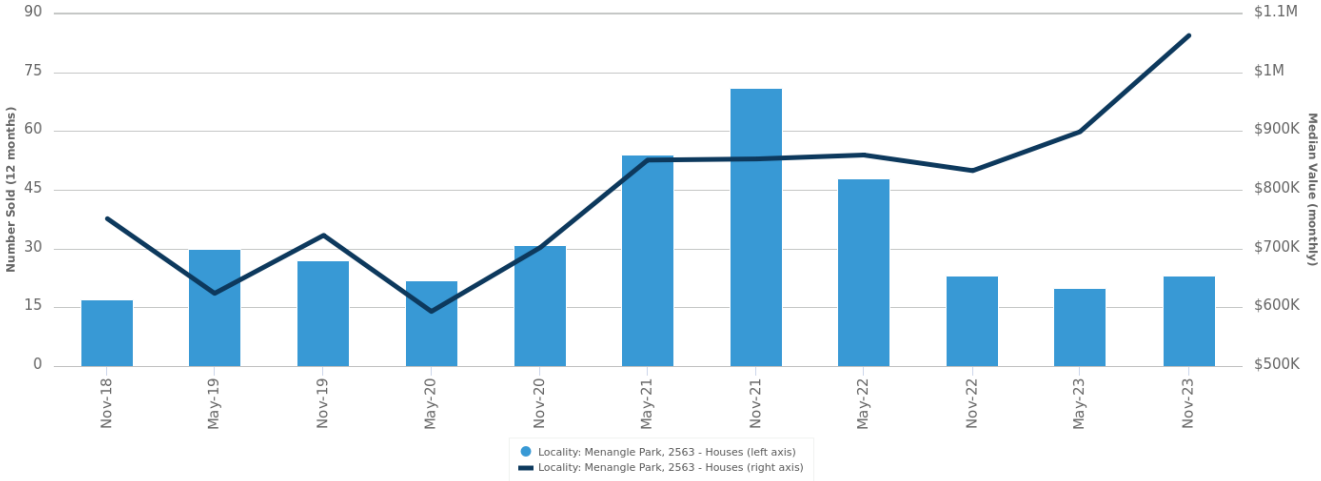
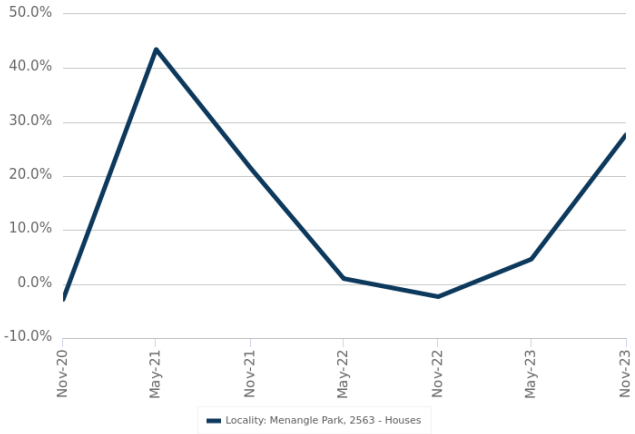
Houses: For Sale

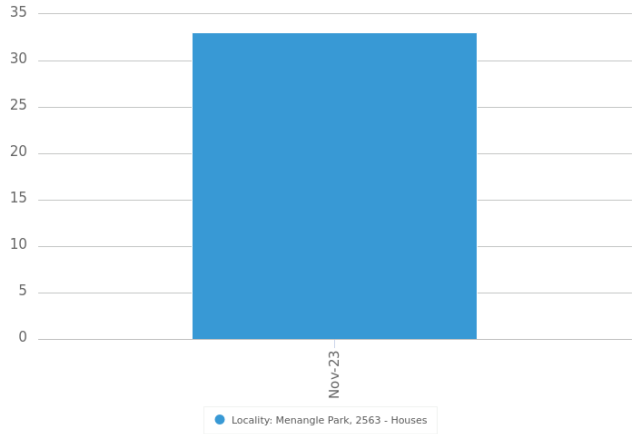
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



$$$ Upper Quartile Price*	$1,320,000	The 75th percentile sale price of sales over the past 12 months within the suburb.
$$ Median Price*	$1,000,000	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*	$557,500	The 25th percentile sale price of sales over the past 12 months within the suburb.

*Statistics are calculated over a rolling 12 month period

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Professionals

Houses: Market Activity Snapshot

On The Market

0

2 BEDROOMS

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

0

3 BEDROOMS

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

0

4 BEDROOMS

There are no 4 bedroom Houses on the market in this suburb

Recently Sold

0

There are no recently sold 2 bedroom Houses in this suburb

0

There are no recently sold 3 bedroom Houses in this suburb

7

No photo available

46 Merman Street
Menangle Park NSW 2563

Sold on 18 Dec 2023
$0

-
2
510m²

66 Mount Pleasant Drive
Menangle Park NSW 2563

Sold on 27 Nov 2023
$1,180,000

2
2
473m²

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

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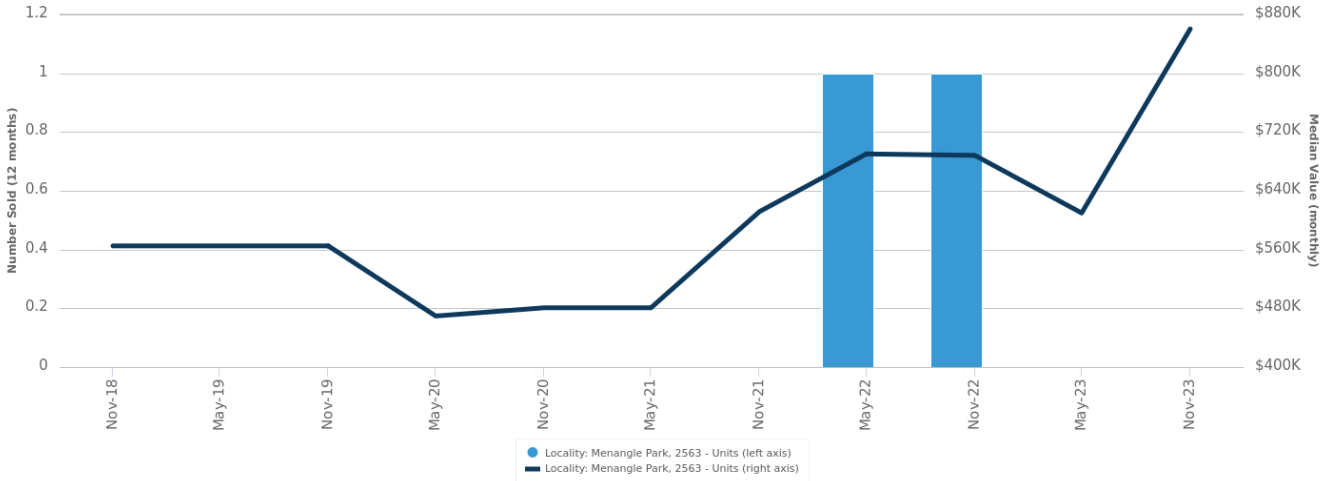
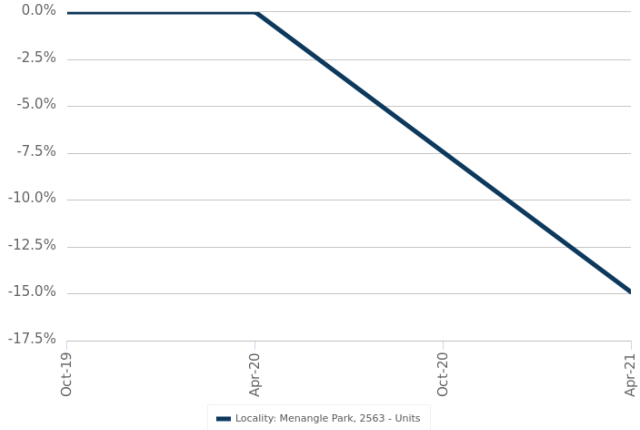
Units: For Sale

Number Sold vs. Median Value (monthly)



Change in Median Value



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Units: Market Activity Snapshot

On The Market		Recently Sold
0	1 BEDROOMS	0
There are no 1 bedroom Units on the market in this suburb		There are no recently sold 1 bedroom Units in this suburb
0	2 BEDROOMS	0
There are no 2 bedroom Units on the market in this suburb		There are no recently sold 2 bedroom Units in this suburb
0	3 BEDROOMS	0
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

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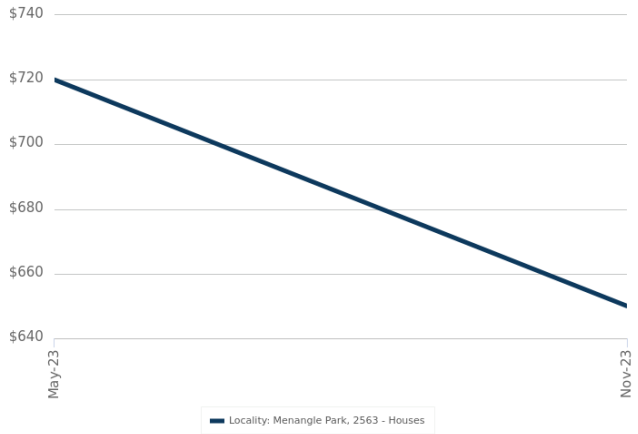
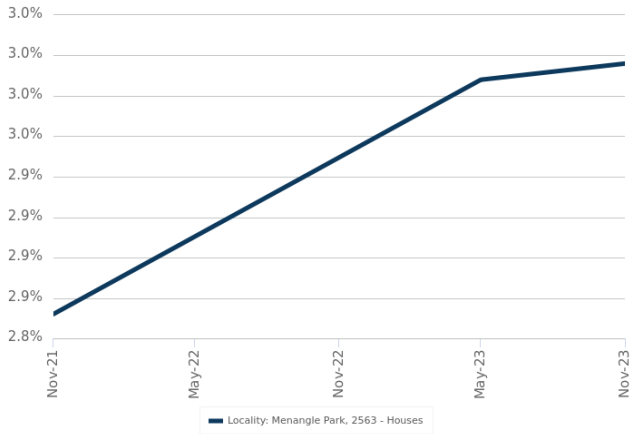
Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Houses: Rental Activity Snapshot

For Rent

1 | 2 BEDROOMS

5 Eurythmic Street
Menangle Park NSW 2563

Listed on 21 Dec 2023
$670/W

1 | 1 | 572m²

1 | 3 BEDROOMS

232 Racecourse Avenue
Menangle Park NSW 2563

Listed on 22 Nov 2023
$520/W

2 | 1 | 8,094

1 | 4 BEDROOMS

17 Halwes Avenue
Menangle Park NSW 2563

Listed on 29 Dec 2023
$730/W

2 | 2 | 432m²

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

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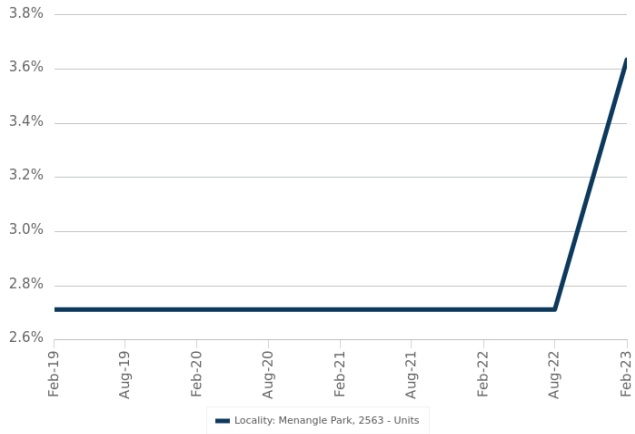
Units: For Rent

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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