

# SUBURB REPORT



Professionals\*

Narellan NSW 2567

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CoreLogic



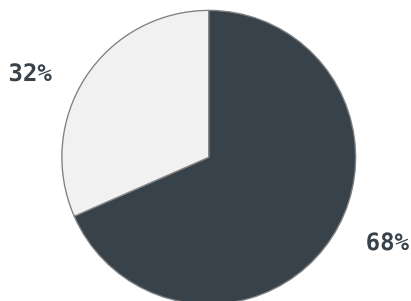
**48km**  
Distance from GPO



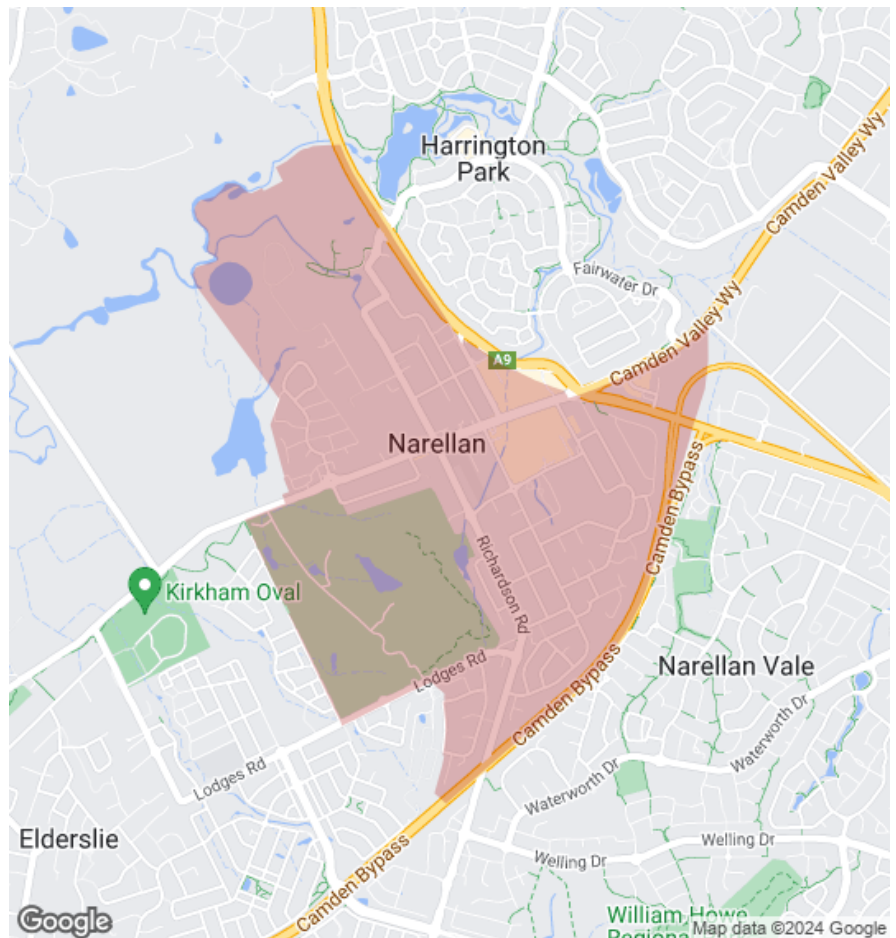
**3.6k**  
Population  
**↑3.5%**  
5 year population change



**13 years**  
Average length of ownership



■ Owner Occupiers □ Renters



The size of Narellan is approximately 3.9 square kilometres. It has 13 parks covering nearly 27% of total area. The population of Narellan in 2011 was 3,493 people. By 2016 the population was 3,616 showing a population growth of 3.5% in the area during that time. The predominant age group in Narellan is 20-29 years. Households in Narellan are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Narellan work in a trades occupation. In 2011, 70.3% of the homes in Narellan were owner-occupied compared with 65.6% in 2016. Currently the median sales price of houses in the area is \$997,000.

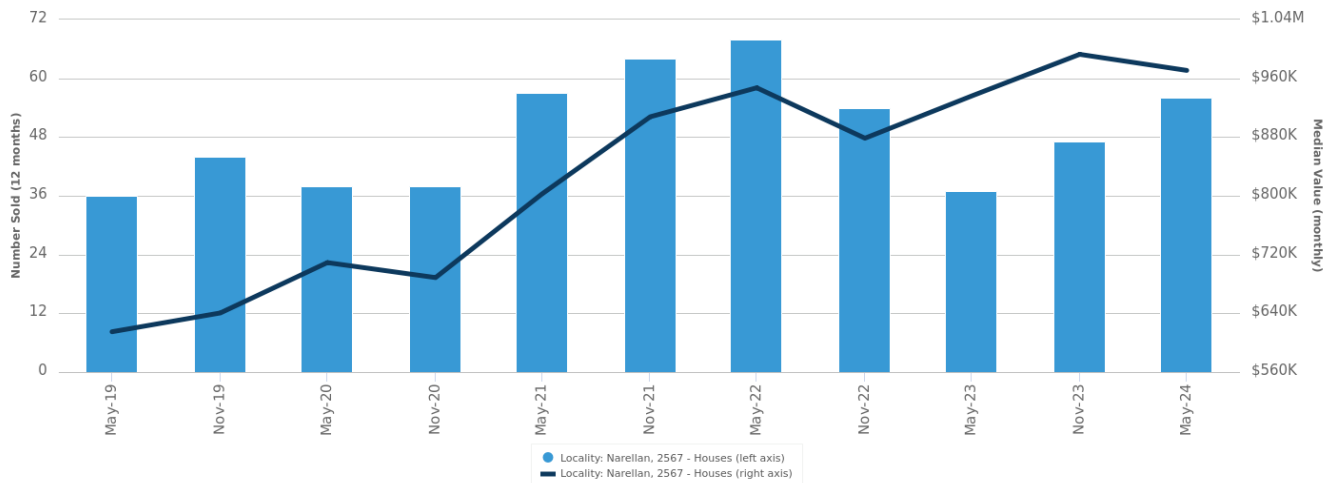
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	1,260	58	\$984,650	5
	187	10	\$667,592	1

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

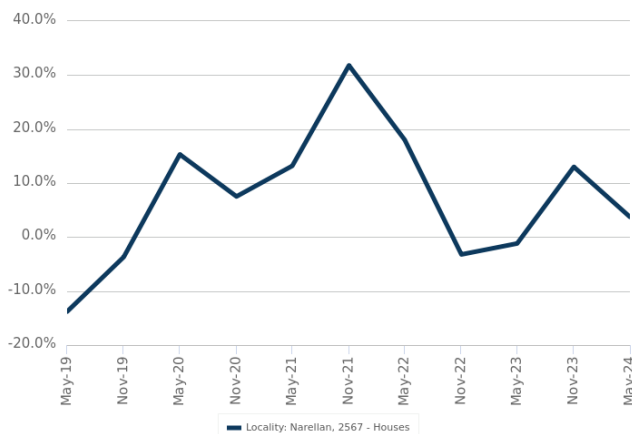


## Houses: For Sale

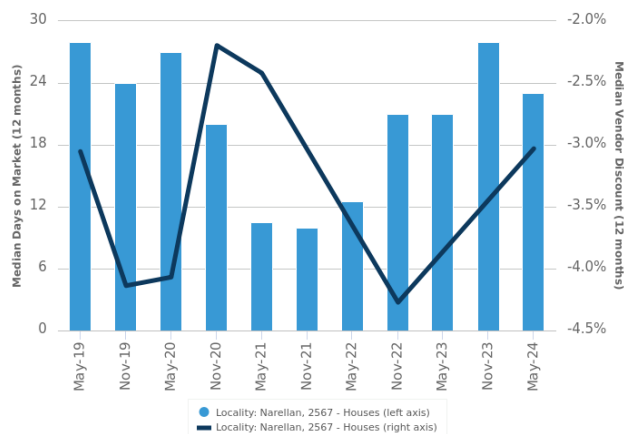
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price\*

\$1,100,000

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

\$\$

Median Price\*

\$997,000

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\*

\$846,875

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



8/9 Lodges Road Narellan  
NSW 2567

Sold on 20 Apr 2024  
\$0

1  
 1  
 2,529m<sup>2</sup>

1

3  
BEDROOMS



8 Lord Street Narellan  
NSW 2567

Listed on 21 Aug 2024  
Not Disclosed

1  
 1  
 729m<sup>2</sup>



31 Clinton Drive Narellan  
NSW 2567

Sold on 15 Aug 2024  
Not Disclosed

1  
 1  
 872m<sup>2</sup>



10 Shoemark Place Narellan  
NSW 2567

Sold on 07 Aug 2024  
\$880,000\*

1  
 1  
 601m<sup>2</sup>

4

4  
BEDROOMS



53 Valley View Drive  
Narellan NSW 2567

Listed on 30 Aug 2024  
\$1,249,000 to \$1,349,000

2  
 2  
 934m<sup>2</sup>



236 Camden Valley Way  
Narellan NSW 2567

Sold on 25 Jul 2024  
\$0

3  
 2  
 597m<sup>2</sup>



107 Queen Street Narellan  
NSW 2567

Listed on 28 Aug 2024  
Not Disclosed

2  
 2  
 627m<sup>2</sup>



15 Scarborough Close  
Narellan NSW 2567

Sold on 18 Jul 2024  
\$0

2  
 2  
 595m<sup>2</sup>

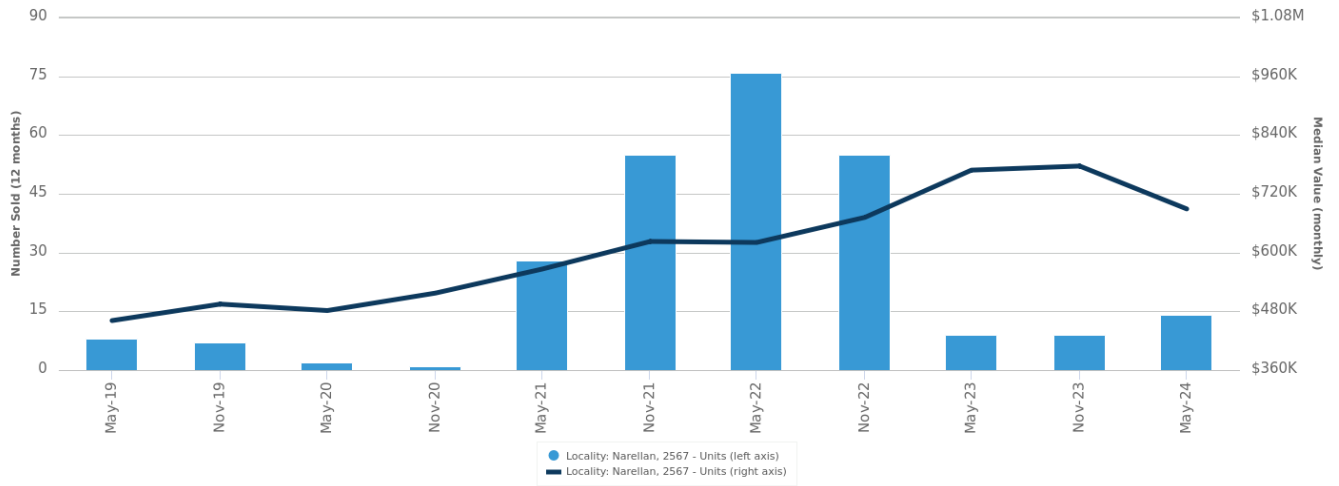


= number of houses currently On the Market or Sold within the last 6 months

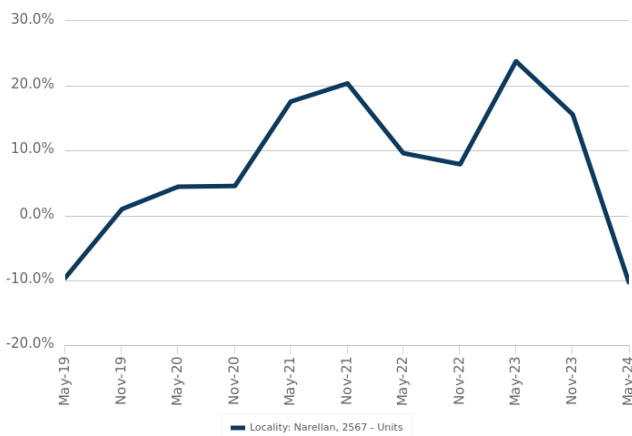
\*Agent advised

## Units: For Sale

Number Sold vs. Median Value (monthly)



Change in Median Value



\$\$\$

Upper Quartile Price\*

\$818,750

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

\$\$

Median Price\*

\$757,500

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\*

\$590,000

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

0

1  
BEDROOMS

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

## Recently Sold

2



**303/40D Somerset Avenue  
Narellan NSW 2567**

Sold on 08 Jul 2024  
\$585,000

79m<sup>2</sup>



**305/38B Somerset Avenue  
Narellan NSW 2567**

Sold on 19 Mar 2024  
\$590,000\*

84m<sup>2</sup>

1

2  
BEDROOMS



**101/40c Somerset Avenue  
Narellan NSW 2567**

Listed on 30 Aug 2024  
Under Contract

125m<sup>2</sup>

4



**201/40C Somerset Avenue  
Narellan NSW 2567**

Sold on 19 Aug 2024  
\$745,000\*

134m<sup>2</sup>



**305/42E Somerset Avenue  
Narellan NSW 2567**

Sold on 19 Jul 2024  
\$800,000

165m<sup>2</sup>

0

3  
BEDROOMS

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

1



**10/263 Camden Valley  
Way Narellan NSW 2567**

Sold on 12 Jun 2024  
\$885,000

201m<sup>2</sup>

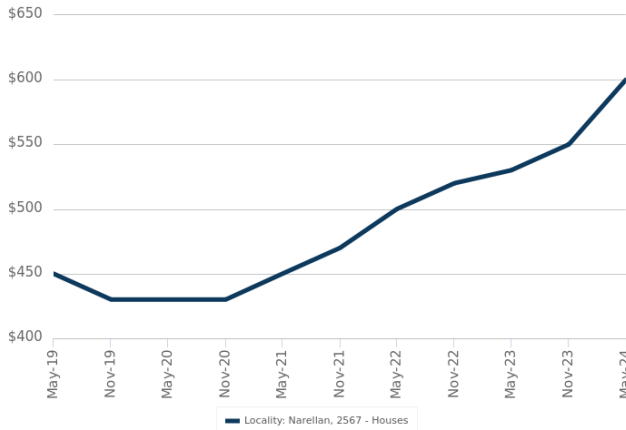


= number of units currently On the Market or Sold within the last 6 months

\*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

1

3  
BEDROOMS



**2 Frances Street Narellan NSW 2567**

Listed on 28 Aug 2024  
\$650/W

2

1

704m<sup>2</sup>

1

4  
BEDROOMS



**242 Camden Valley Way Narellan NSW 2567**

Listed on 30 Aug 2024  
\$730/W

2

1

604m<sup>2</sup>

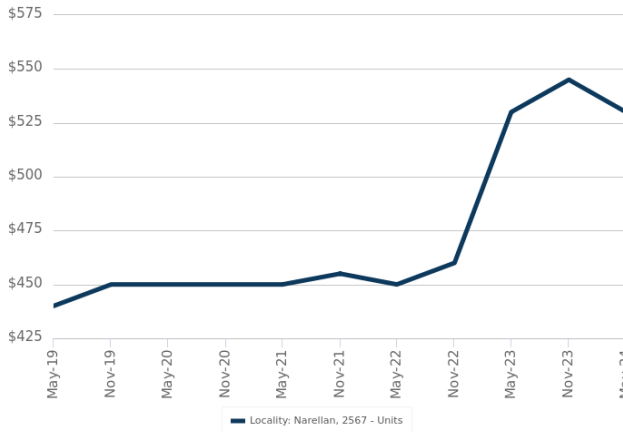


= number of houses observed as On the Market for Rent within the last month

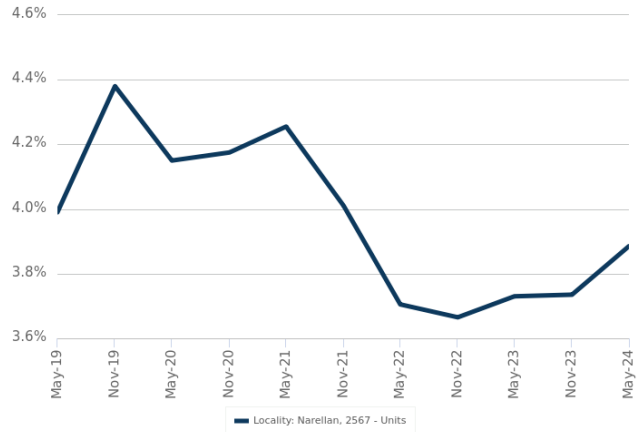


## Units: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



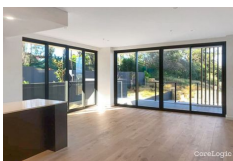
## Units: Rental Activity Snapshot

### For Rent

0 1 BEDROOMS

There are no 1 bedroom Units for rent in this suburb

3 2 BEDROOMS



101/42e Somerset Avenue  
Narellan NSW 2567

Listed on 27 Aug 2024  
\$630/W

-  
 2  
 126m<sup>2</sup>



101/42e Somerset Avenue  
Narellan NSW 2567

Listed on 27 Aug 2024  
\$630/W

1  
 2  
 -

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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