

SUBURB REPORT



Professionals*

Narellan Vale NSW 2567

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CoreLogic



47km
Distance from GPO



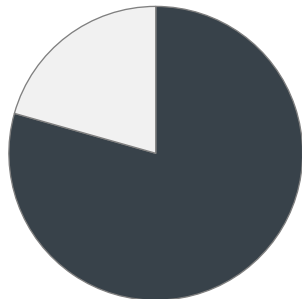
7.2k
Population

↓ 1.0%
5 year population change



-
Average length of ownership

21%



79%

■ Owner Occupiers ■ Renters



The size of Narellan Vale is approximately 2.6 square kilometres. It has 22 parks covering nearly 12.6% of total area. The population of Narellan Vale in 2011 was 7,248 people. By 2016 the population was 7,177 showing a population decline of 1.0% in the area during that time. The predominant age group in Narellan Vale is 10-19 years. Households in Narellan Vale are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Narellan Vale work in a clerical occupation. In 2011, 79.1% of the homes in Narellan Vale were owner-occupied compared with 77.8% in 2016. Currently the median sales price of houses in the area is \$935,000.

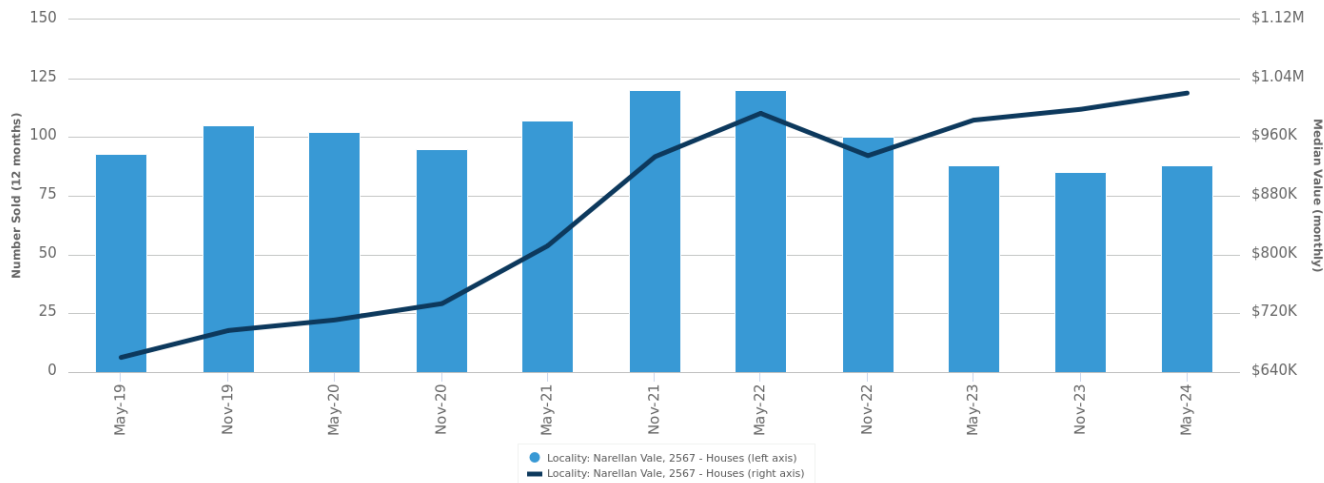
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	2,320	63	\$1,044,995	6
	26	1	\$676,907	0

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

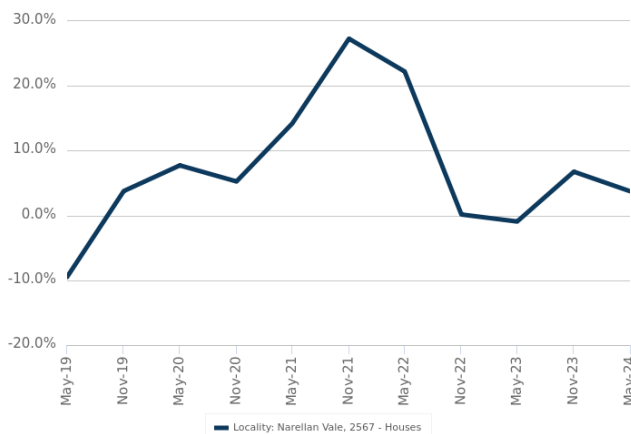


Houses: For Sale

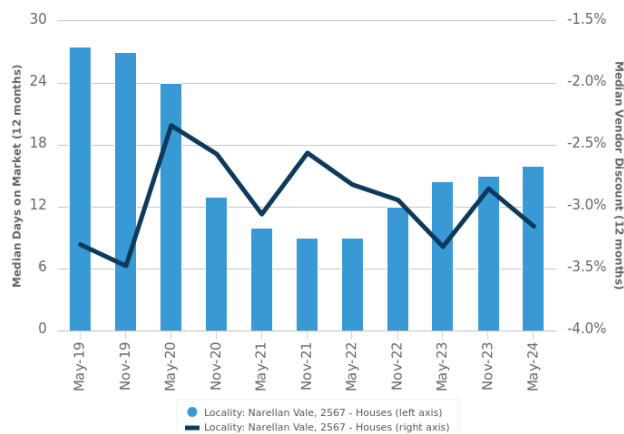
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$1,008,750

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

\$\$

Median Price*

\$935,000

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*

\$852,250

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

3

3
BEDROOMS

21



18 Throsby Drive Narellan Vale NSW 2567

Listed on 29 Aug 2024
New to Market

2
 2
 2
721m²



12 Holdsworth Drive Narellan Vale NSW 2567

Sold on 28 Aug 2024
\$877,500*

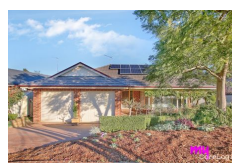
2
 1
 1
529m²



53 Acacia Court Narellan Vale NSW 2567

Listed on 28 Aug 2024
\$790,000 - \$830,000

1
 1
 1
341m²



47 Welling Drive Narellan Vale NSW 2567

Sold on 31 Jul 2024
\$0

2
 2
 1
577m²

2

4
BEDROOMS

27



5 Elm Place Narellan Vale NSW 2567

Listed on 27 Aug 2024
Not Disclosed

2
 2
 2
639m²



4 Edward Howe Place Narellan Vale NSW 2567

Sold on 29 Aug 2024
\$1,028,500*

2
 2
 1
514m²



20 Holdsworth Drive Narellan Vale NSW 2567

Listed on 03 Aug 2024
\$1,168,690

-
 2
 2
708m²



14 Salignus Place Narellan Vale NSW 2567

Sold on 16 Aug 2024
\$0

3
 2
 1
632m²

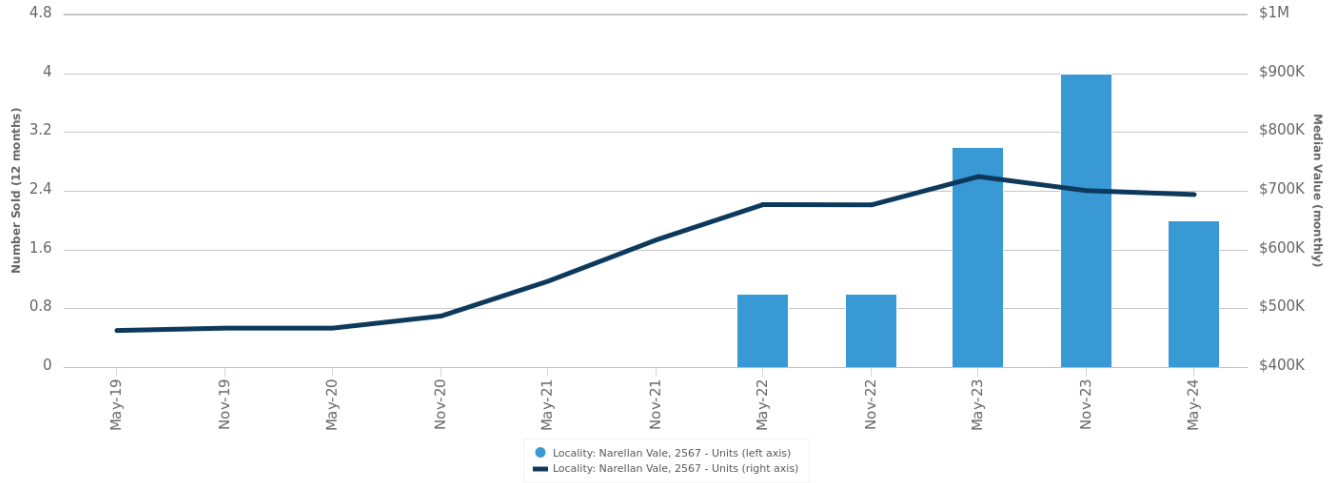


= number of houses currently On the Market or Sold within the last 6 months

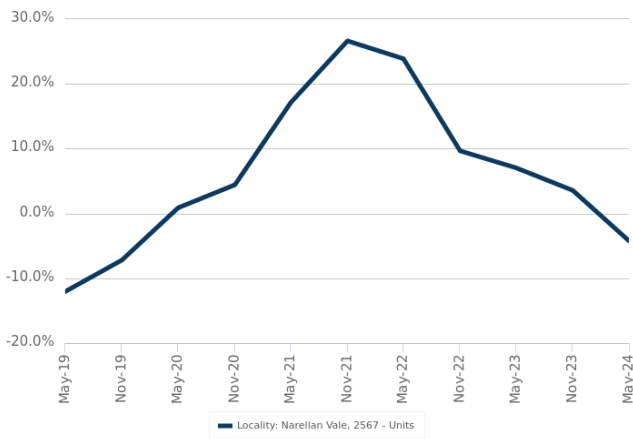
*Agent advised

Units: For Sale

Number Sold vs. Median Value (monthly)



Change in Median Value



Units: Market Activity Snapshot

On The Market



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



1
BEDROOMS

There are no recently sold 1 bedroom Units in this suburb

Recently Sold



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



2
BEDROOMS

There are no recently sold 2 bedroom Units in this suburb



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



3
BEDROOMS



**1/2 Kent Road Narellan
Vale NSW 2567**

Sold on 16 Apr 2024
\$805,000



**18 Maddison Court Narellan
Vale NSW 2567**

Sold on 05 Mar 2024
\$0



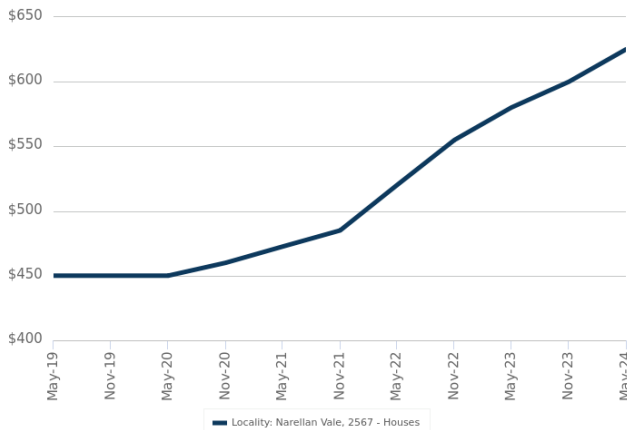
209m²



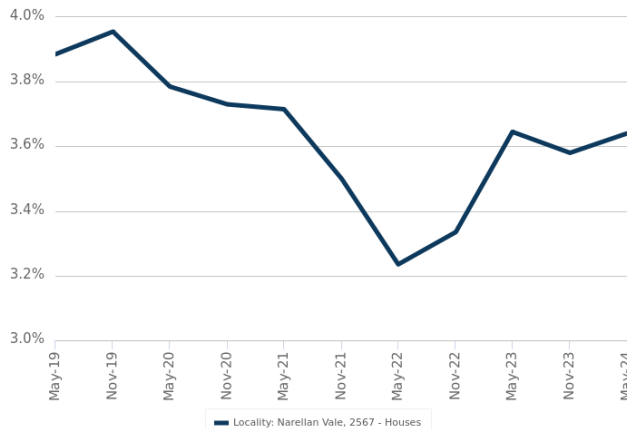
= number of units currently On the Market or Sold within the last 6 months

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

2

3
BEDROOMS



15 Welling Drive Narellan Vale NSW 2567

Listed on 02 Sep 2024
\$620/W

2

1

678m²



28 Vale Circuit Narellan Vale NSW 2567

Listed on 01 Sep 2024
\$650/W

2

2

500m²

1

4
BEDROOMS



6 Elgar Place Narellan Vale NSW 2567

Listed on 07 Aug 2024
\$750/W

2

2

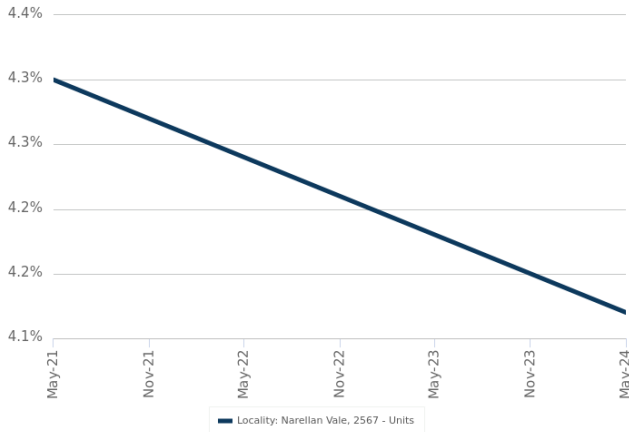
489m²



= 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

1

1
BEDROOMS



1a Bellinger Close Narellan Vale NSW 2567

Listed on 28 Aug 2024
\$480/W

-

1

931m²

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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