

SUBURB REPORT



Professionals*

Narellan Vale NSW 2567

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47km
Distance from GPO



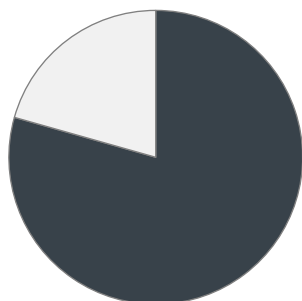
7.2k
Population

↓ 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 \$923,000.

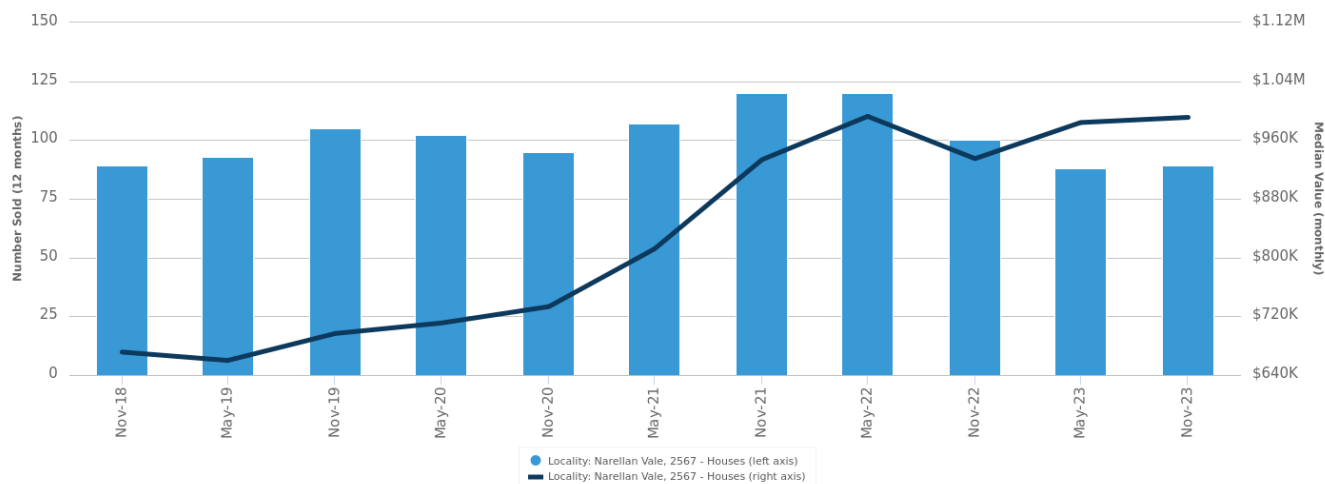
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	2,315	81	\$991,719	15
	31	1	\$695,261	2

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

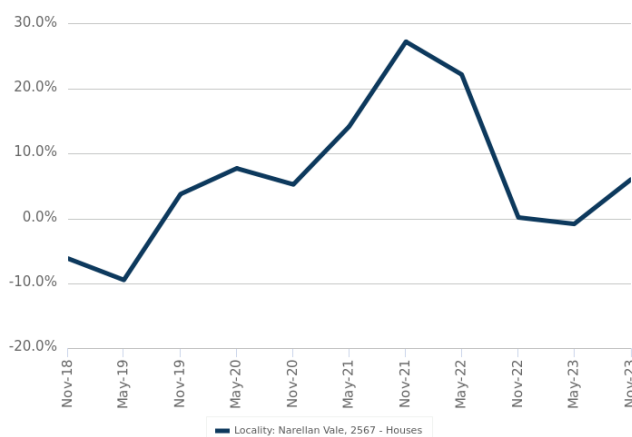


Houses: For Sale

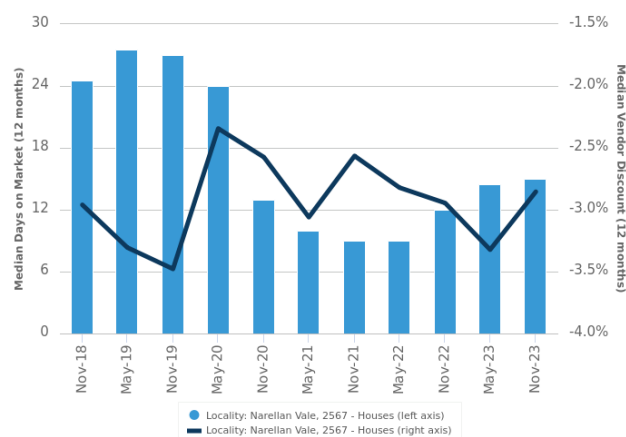
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$998,000

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

\$\$

Median Price*

\$923,000

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*

\$850,000

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



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



20 Tallow-wood Avenue
Narellan Vale NSW 2567
Listed on 06 Feb 2024
[CONTACT AGENT](#)



24 Antoinette Avenue
Narellan Vale NSW 2567
Sold on 26 Feb 2024
\$850,000*



65 Welling Drive Narellan
Vale NSW 2567
Sold on 24 Feb 2024
\$890,000*



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



9 Plane Tree Drive Narellan
Vale NSW 2567
Sold on 23 Feb 2024
\$1,450,000*



32 Veronica Place Narellan
Vale NSW 2567
Sold on 15 Feb 2024
\$1,190,000*

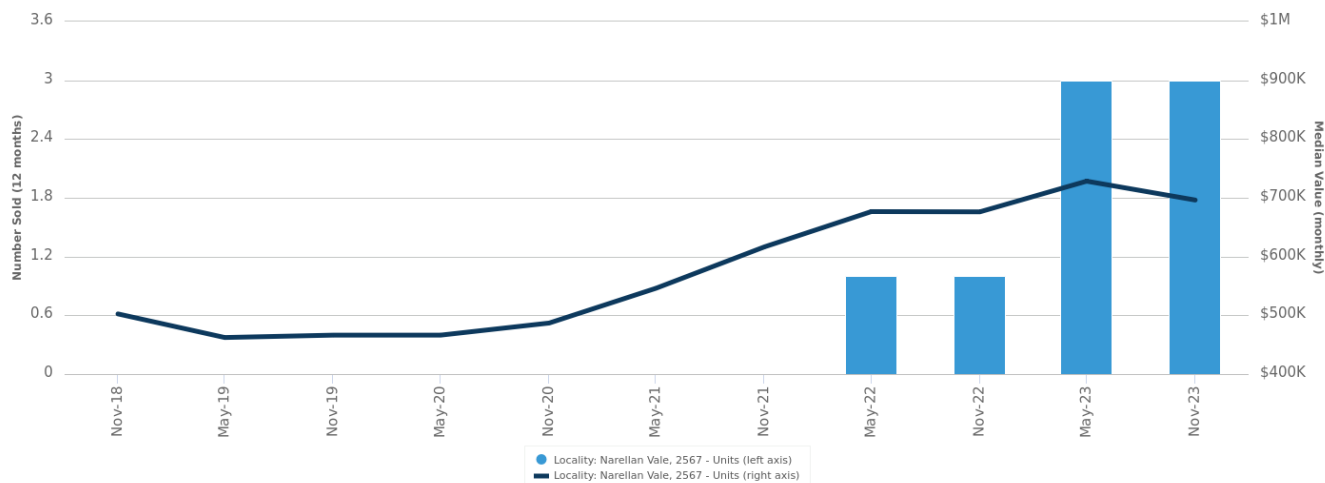


= number of houses currently On the Market or Sold within the last 6 months

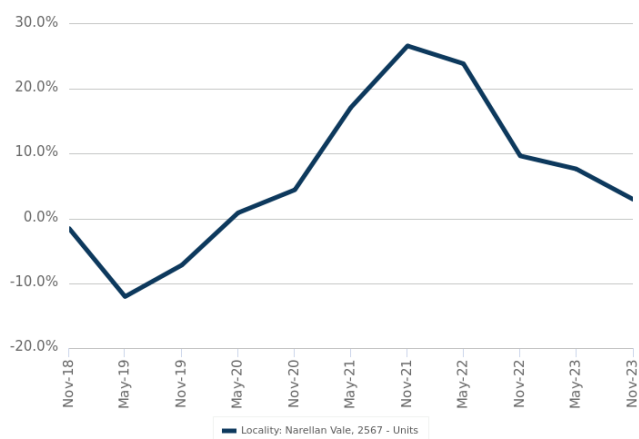
*Agent advised

Units: For Sale

Number Sold vs. Median Value (monthly)



Change in Median Value



 Units: Market Activity Snapshot

On The Market



Recently Sold



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

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

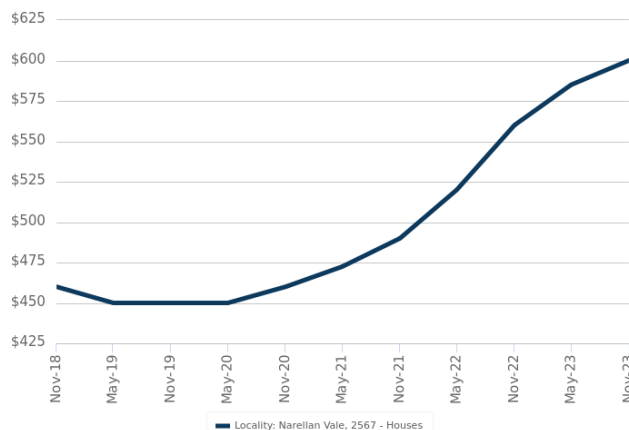
There are no recently sold 3 bedroom Units in this suburb



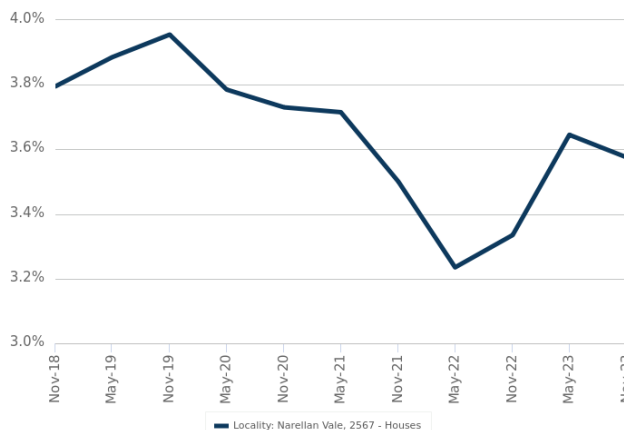
= number of units currently On the Market or Sold within the last 6 months

Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Houses: Rental Activity Snapshot

For Rent

1

2
BEDROOMS



**6a Antoinette Avenue
Narellan Vale NSW 2567**

Listed on 01 Mar 2024
\$500/W



2

3
BEDROOMS



**3 Veness Circuit Narellan
Vale NSW 2567**

Listed on 28 Nov 2023
\$650/W



**18 She Oak Grove Narellan
Vale NSW 2567**

Listed on 22 Nov 2023
\$600/W



3

4
BEDROOMS



**16 Hacking Drive Narellan
Vale NSW 2567**

Listed on 12 Jan 2024
\$700/W



**1 Cedar Wattle Place
Narellan Vale NSW 2567**

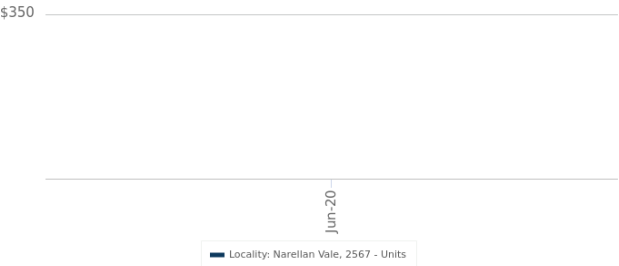
Listed on 02 Dec 2023
\$780/W



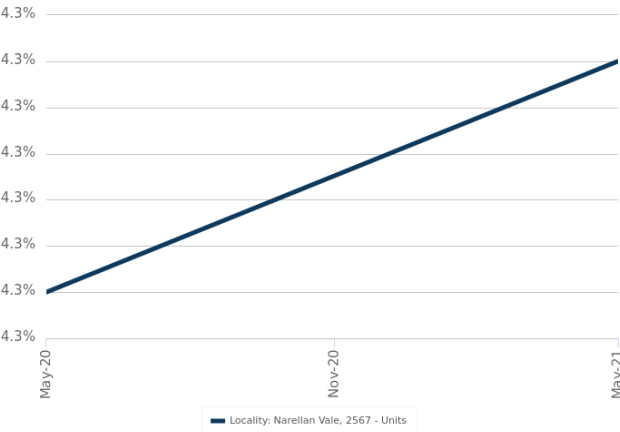
= number of houses observed as On the Market for Rent within the last month

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



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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