

# SUBURB REPORT



Professionals\*

Narellan NSW 2567

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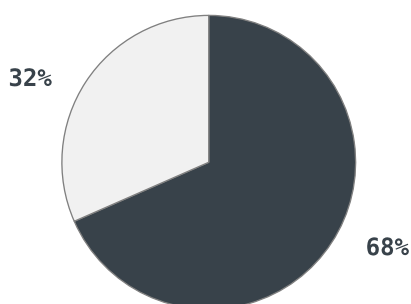
48km  
Distance from GPO



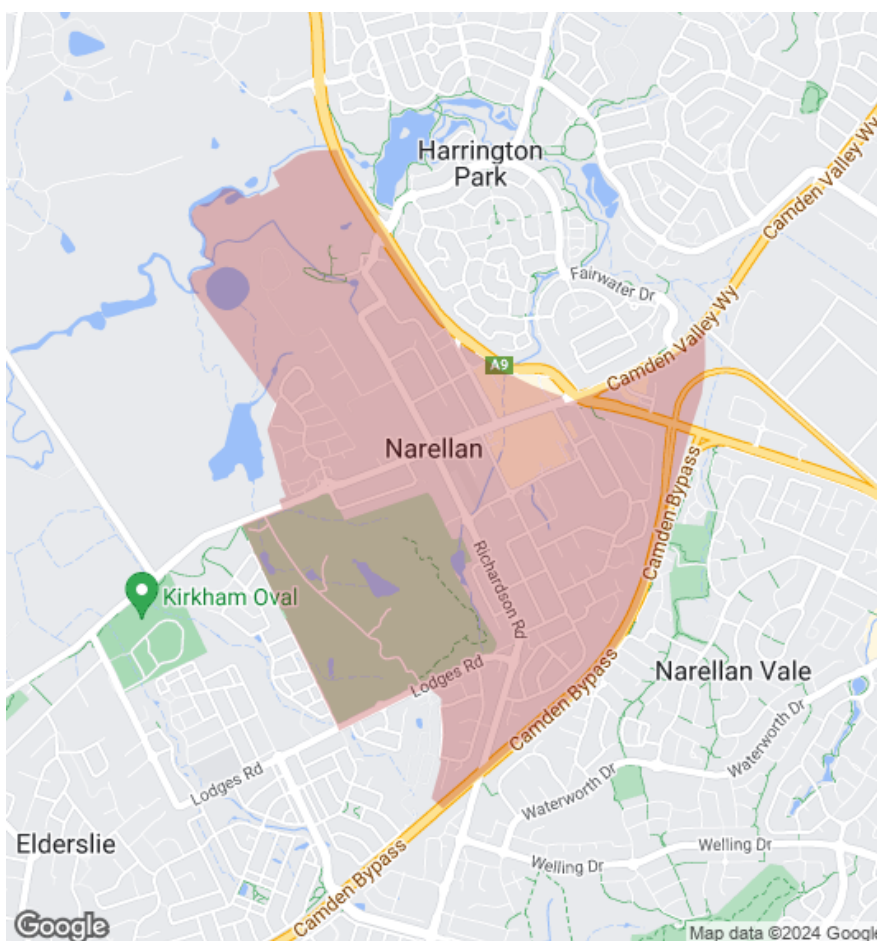
3.6k  
Population  
↑ 3.5%  
5 year population change



11 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 \$988,000.

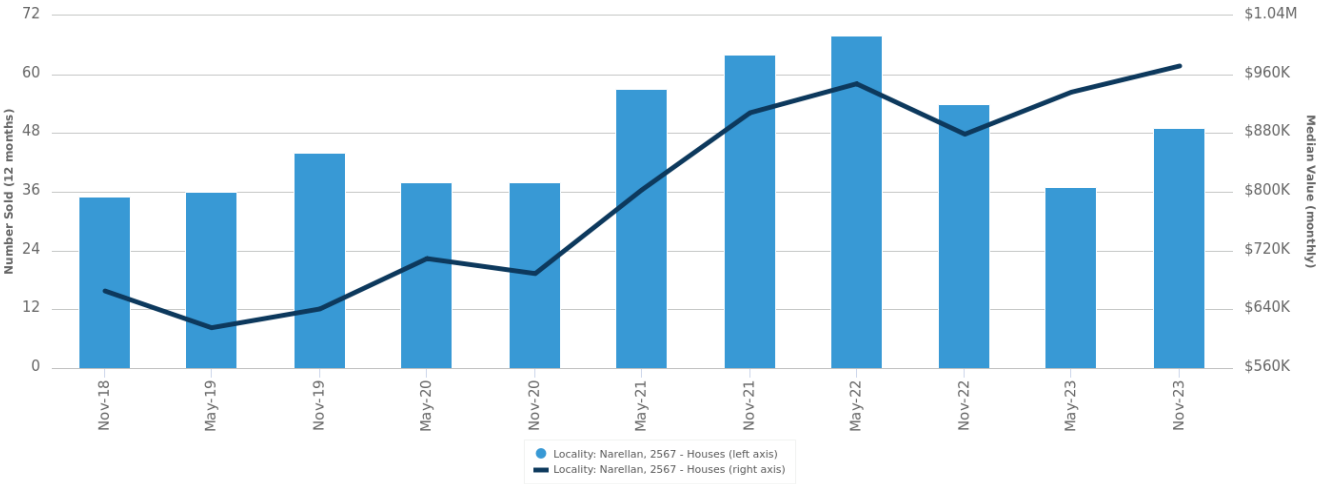
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	1,245	45	\$965,365	7
	195	7	\$677,696	3

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



## Houses: For Sale

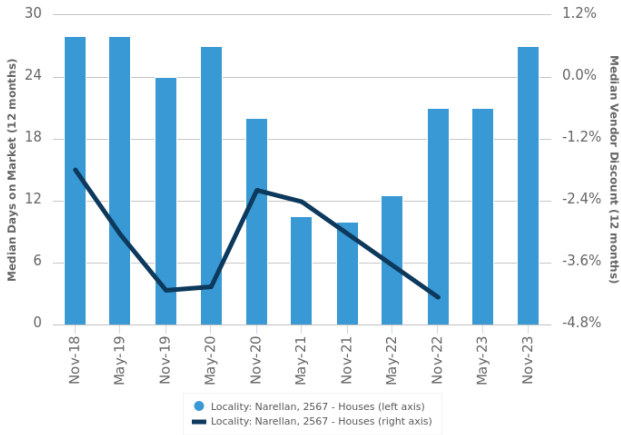
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price\*

\$1,090,000

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

\$\$

Median Price\*

\$988,000

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\*

\$815,000

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



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

### Recently Sold



17 Richardson Road  
Narellan NSW 2567

Sold on 08 Nov 2023  
\$1,085,000



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



17 Frost Avenue Narellan  
NSW 2567

Sold on 12 Feb 2024  
\$880,000\*



1 Vista Place Narellan NSW  
2567

Sold on 18 Dec 2023  
\$0



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



15 Stable View Place  
Narellan NSW 2567

Sold on 18 Dec 2023  
\$1,370,000\*



34A Wilson Crescent  
Narellan NSW 2567

Sold on 15 Dec 2023  
\$950,000

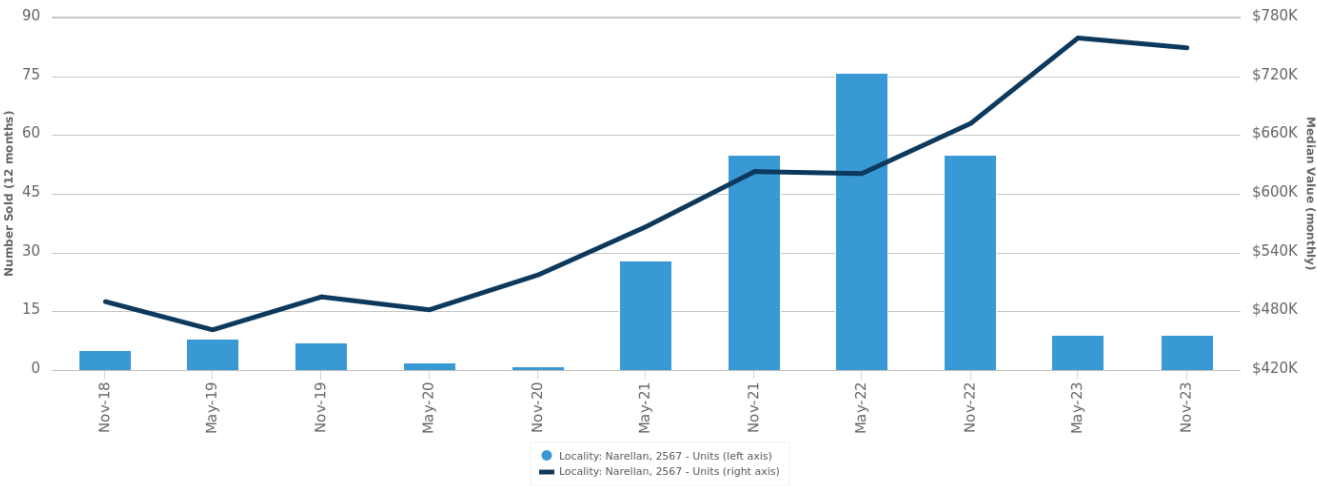


= number of houses currently On the Market or Sold within the last 6 months

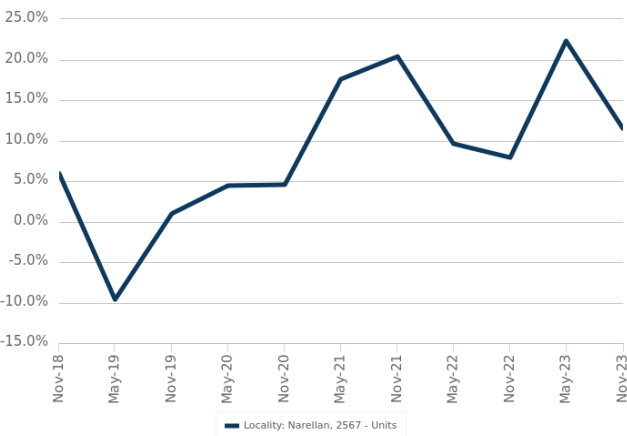
\*Agent advised

## Units: For Sale

Number Sold vs. Median Value (monthly)



Change in Median Value



\$\$\$

Upper Quartile Price\*

\$737,500

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

\$\$

Median Price\*

\$679,000

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\*

\$615,250

The 25th percentile sale price of sales over the past 12 months within the suburb.

\*Statistics are calculated over a rolling 12 month period

# Units: Market Activity Snapshot

## On The Market

 0

 1  
BEDROOMS

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

 0

 2  
BEDROOMS

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

 0

 3  
BEDROOMS

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

## Recently Sold

 2



205/40D Somerset Avenue  
Narellan NSW 2567

Sold on 07 Dec 2023  
\$548,000



203/40C Somerset Avenue  
Narellan NSW 2567

Sold on 03 Oct 2023  
\$570,000



207/40D Somerset Avenue  
Narellan NSW 2567

Sold on 15 Dec 2023  
\$785,000



3/2 George Hunter Drive  
Narellan NSW 2567

Sold on 13 Dec 2023  
\$1,000,000



401/40D Somerset Avenue  
Narellan NSW 2567

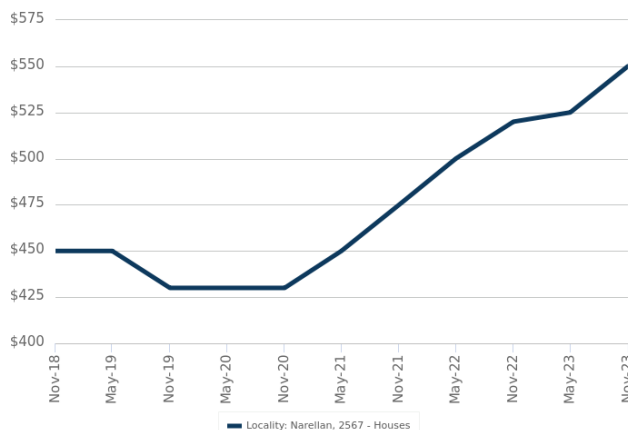
Sold on 12 Feb 2024  
Not Disclosed



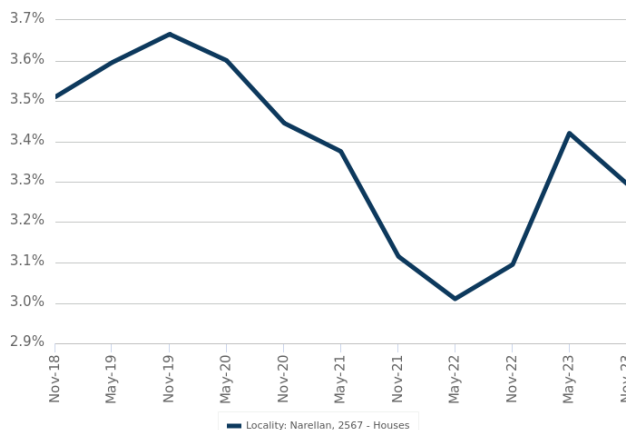
 = number of units currently On the Market or Sold within the last 6 months

## Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



## Houses: Rental Activity Snapshot

### For Rent

5

2  
BEDROOMS



**113b Queen Street Narellan NSW 2567**

Listed on 03 Mar 2024  
\$600/W



**29 Rudd Street Narellan NSW 2567**

Listed on 01 Mar 2024  
\$770/W



765m<sup>2</sup>

4

3  
BEDROOMS



**31 Doncaster Avenue Narellan NSW 2567**

Listed on 03 Mar 2024  
\$575/W



645m<sup>2</sup>



**5 Clinton Drive Narellan NSW 2567**

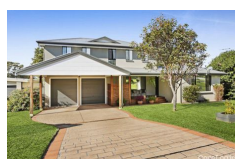
Listed on 29 Feb 2024  
\$460/W



728m<sup>2</sup>

2

4  
BEDROOMS



**65 Doncaster Avenue Narellan NSW 2567**

Listed on 22 Dec 2023  
\$780/W



781m<sup>2</sup>



**29 Wilson Crescent Narellan NSW 2567**

Listed on 29 Nov 2023  
\$730/W



632m<sup>2</sup>

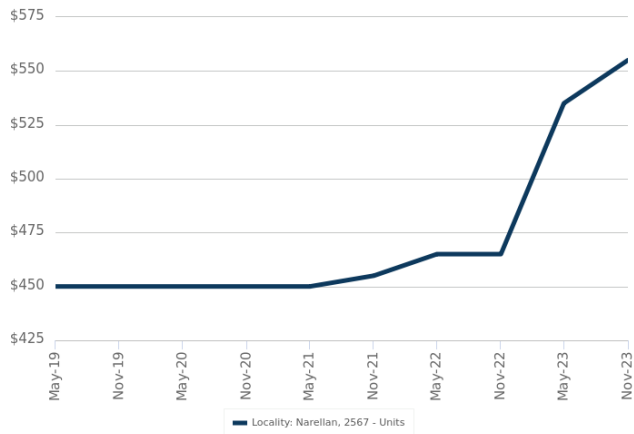


= number of houses observed as On the Market for Rent within the last month

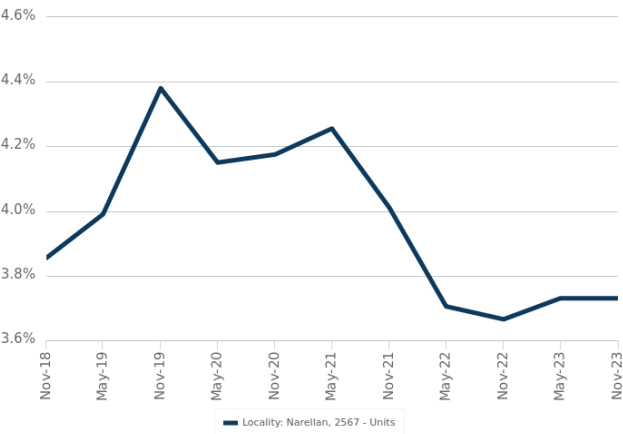


## Units: For Rent

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



1



2

BEDROOMS



1/23 Richardson Road  
Narellan NSW 2567

Listed on 07 Dec 2023  
\$420/W



1



1



826m²



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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