

SUBURB REPORT



Professionals*

Spring Farm NSW 2570

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CoreLogic



130km
Distance from GPO

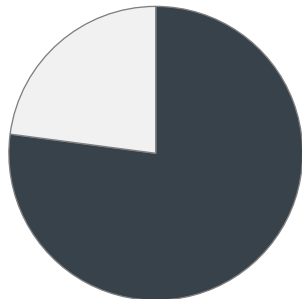


4.3k
Population
↑261.0%
5 year population change



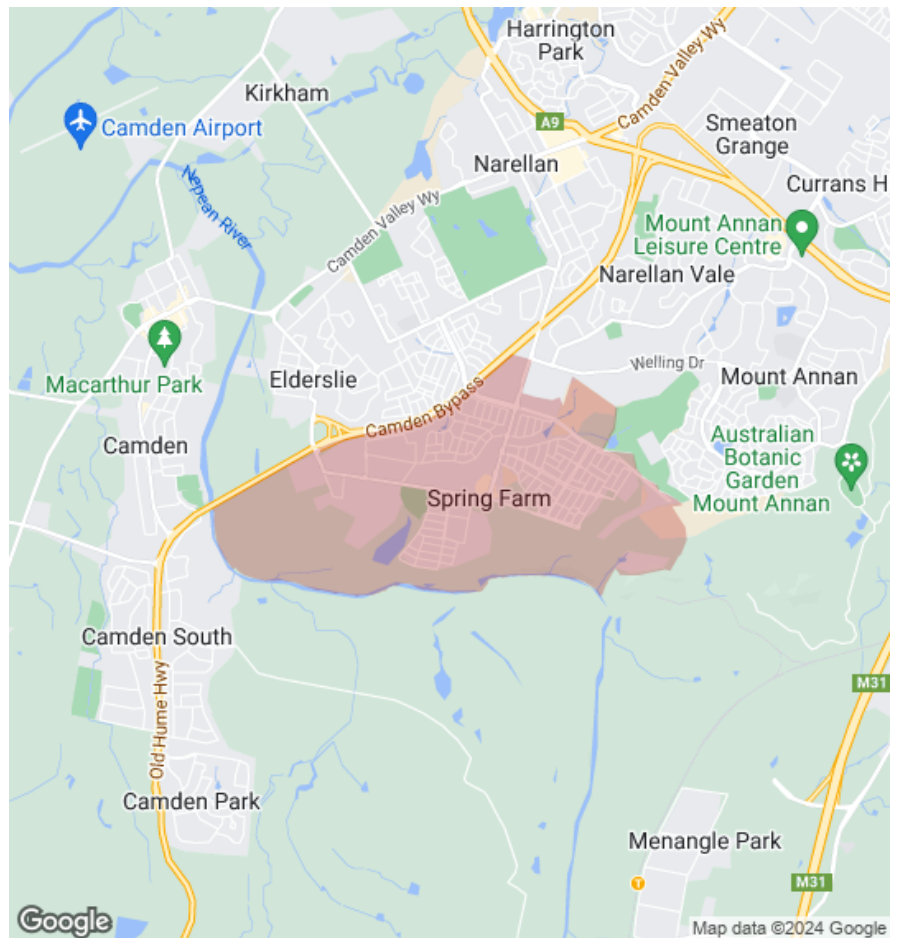
6 years
Average length of ownership

23%



77%

■ Owner Occupiers ■ Renters



The size of Spring Farm is approximately 6.5 square kilometres. It has 7 parks covering nearly 1.2% of total area. The population of Spring Farm in 2011 was 1,189 people. By 2016 the population was 4,292 showing a population growth of 261.0% in the area during that time. The predominant age group in Spring Farm is 30-39 years. Households in Spring Farm are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Spring Farm work in a professional occupation. In 2011, 81.3% of the homes in Spring Farm were owner-occupied compared with 75.6% in 2016. Currently the median sales price of houses in the area is \$966,500.

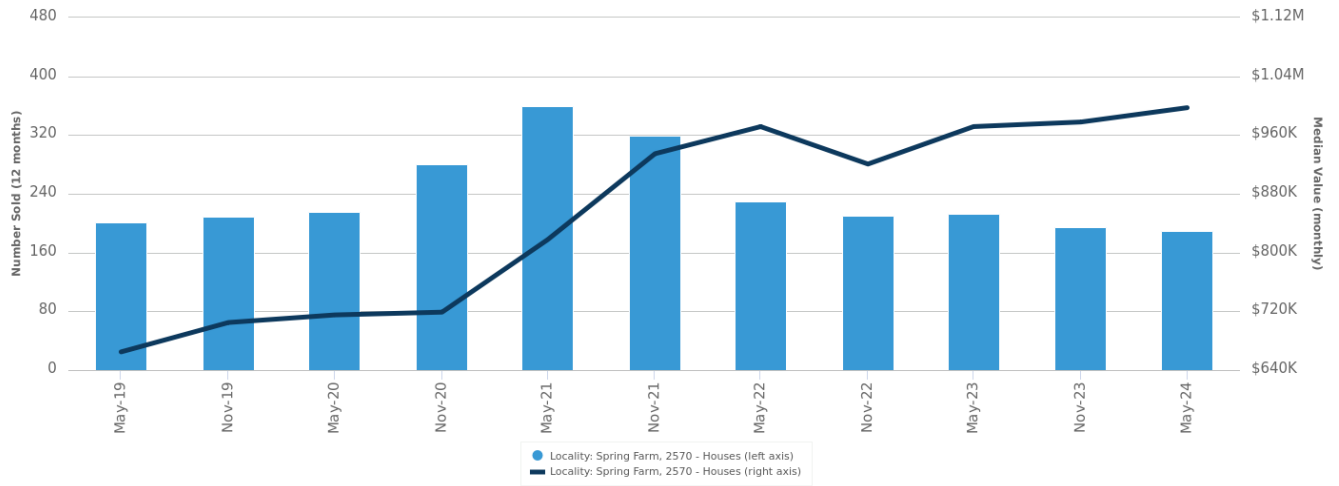
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	3,269	159	\$1,004,098	18
	105	3	\$605,179	2

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



Houses: For Sale

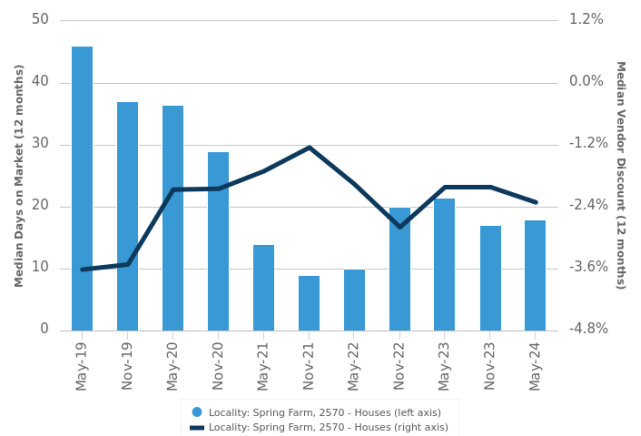
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$1,072,500

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

\$\$

Median Price*

\$966,500

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*

\$900,000

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

0

2
BEDROOMS

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

Recently Sold

1



23A Owens Street Spring Farm NSW 2570

Sold on 17 Jul 2024
\$0

-
 1
 510m²

2

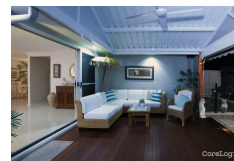
3
BEDROOMS



41 Blain Road Spring Farm NSW 2570

Listed on 01 Sep 2024
\$870,000 - \$920,000

1
 2
 300m²



11 Kerr Road Spring Farm NSW 2570

Sold on 26 Jul 2024
\$0

2
 2
 450m²



63a/63b Archer Road Spring Farm NSW 2570

Listed on 30 Aug 2024
\$899,000 to \$949,000

1
 2
 -



51 Bandara Circuit Spring Farm NSW 2570

Sold on 15 Jul 2024
\$817,000*

1
 2
 265m²

14

4
BEDROOMS

75



23 Derbyshire Road Spring Farm NSW 2570

Listed on 02 Sep 2024
\$920,000 - \$960,000

-
 2
 381m²



23 Dutton Street Spring Farm NSW 2570

Sold on 30 Aug 2024
\$1,040,000*

2
 2
 473m²



42 Easton Avenue Spring Farm NSW 2570

Listed on 31 Aug 2024
\$950,000 to \$990,000

-
 2
 407m²



31 Corder Drive Spring Farm NSW 2570

Sold on 27 Aug 2024
\$1,105,000*

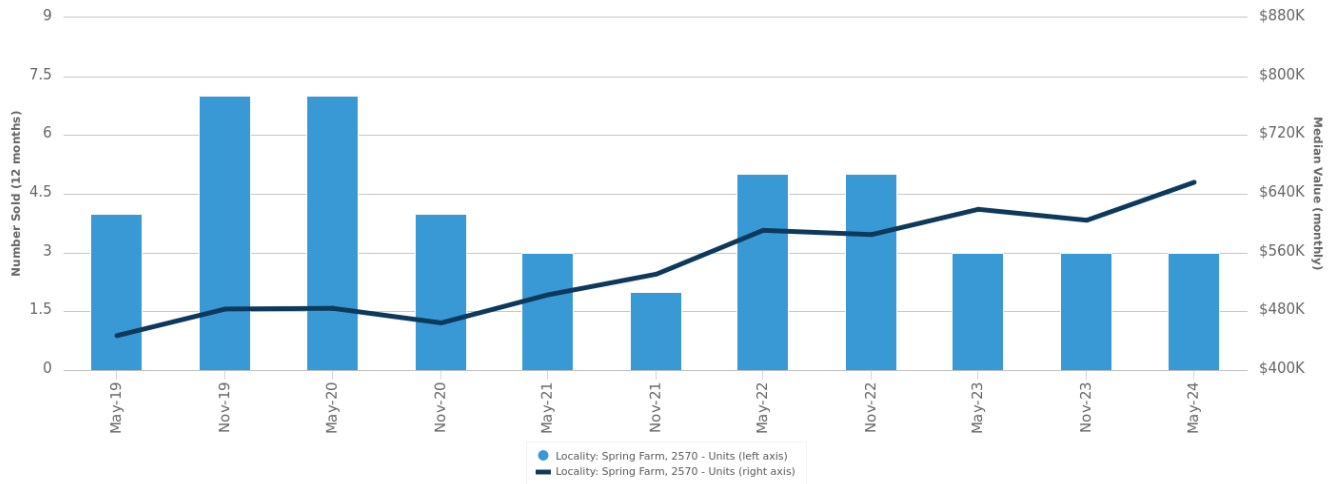
2
 2
 531m²

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

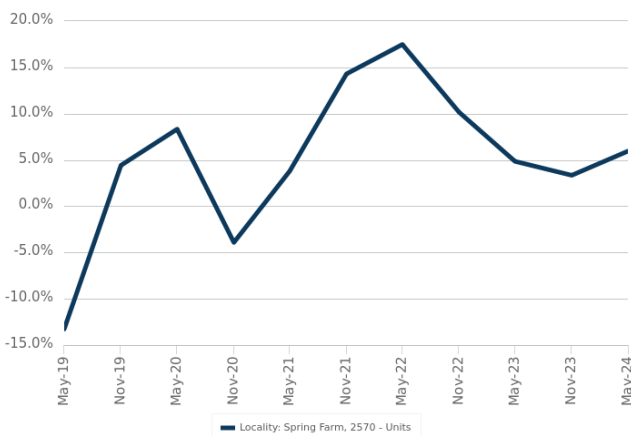
*Agent advised

Units: For Sale

Number Sold vs. Median Value (monthly)



Change in Median Value



\$\$\$

Upper Quartile Price*

\$369,950

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

\$\$

Median Price*

\$365,000

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*

\$357,475

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



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

Recently Sold



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



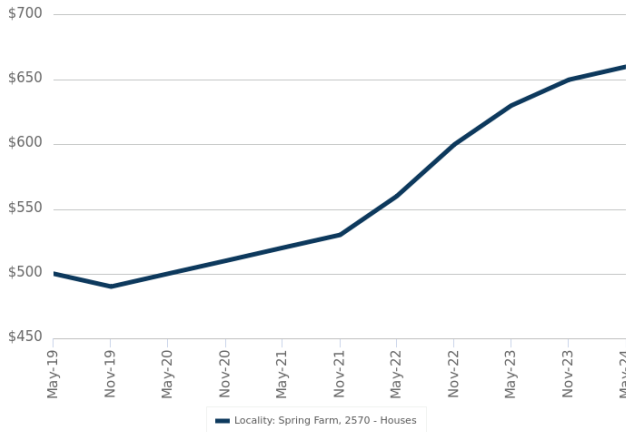
There are no recently sold 3 bedroom Units in this suburb



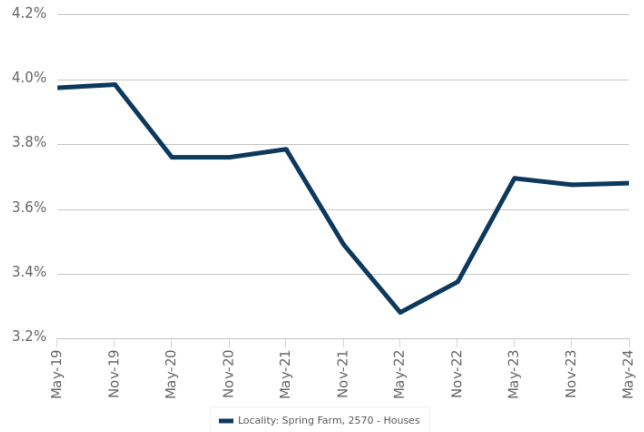
= number of units currently On the Market or Sold within the last 6 months

Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Houses: Rental Activity Snapshot

For Rent

0

2
BEDROOMS

There are no 2 bedroom Houses for rent in this suburb

1

3
BEDROOMS



167 Macarthur Road Spring Farm NSW 2570

Listed on 29 Aug 2024
\$750/W

1

2

-

10

4
BEDROOMS



22 Harland Road Spring Farm NSW 2570

Listed on 30 Aug 2024
\$720/W

2

2

390m²



19 Softwood Street Spring Farm NSW 2570

Listed on 30 Aug 2024
\$720/W

2

2

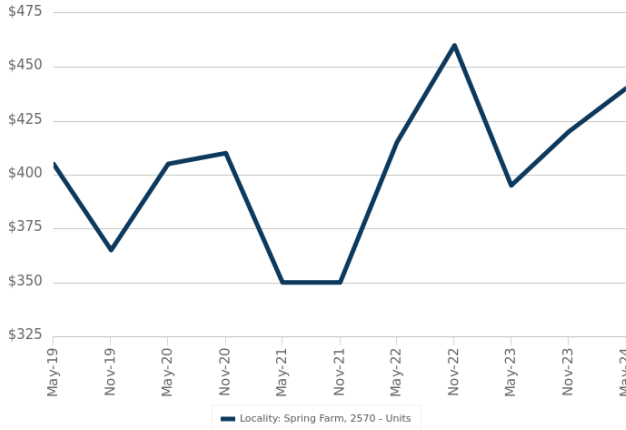
502m²



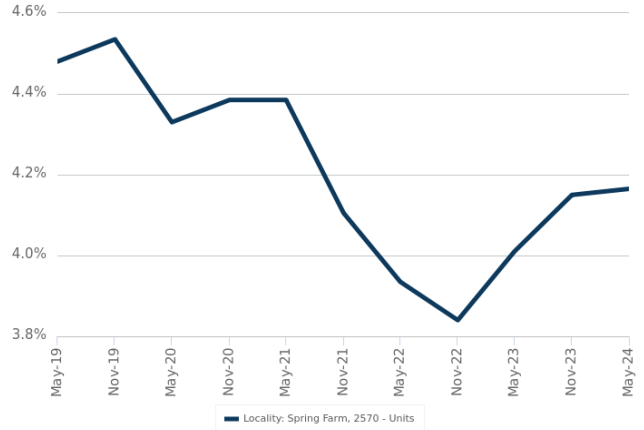
= number of houses observed as On the Market for Rent within the last month

Units: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Units: Rental Activity Snapshot

For Rent

1

1
BEDROOMS



23 Springs Road Spring Farm NSW 2570

Listed on 28 Aug 2024
\$450/W

2

1

450m²

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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A map showing an area or boundaries of a property is indicative only and may not be complete or accurate.

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