

# SUBURB REPORT



Professionals\*

Tahmoor NSW 2573

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CoreLogic



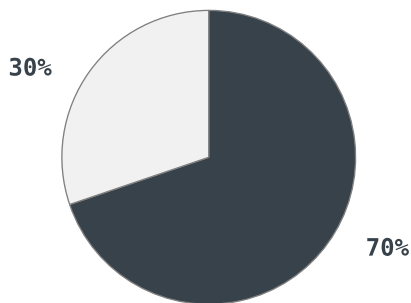
**69km**  
Distance from GPO



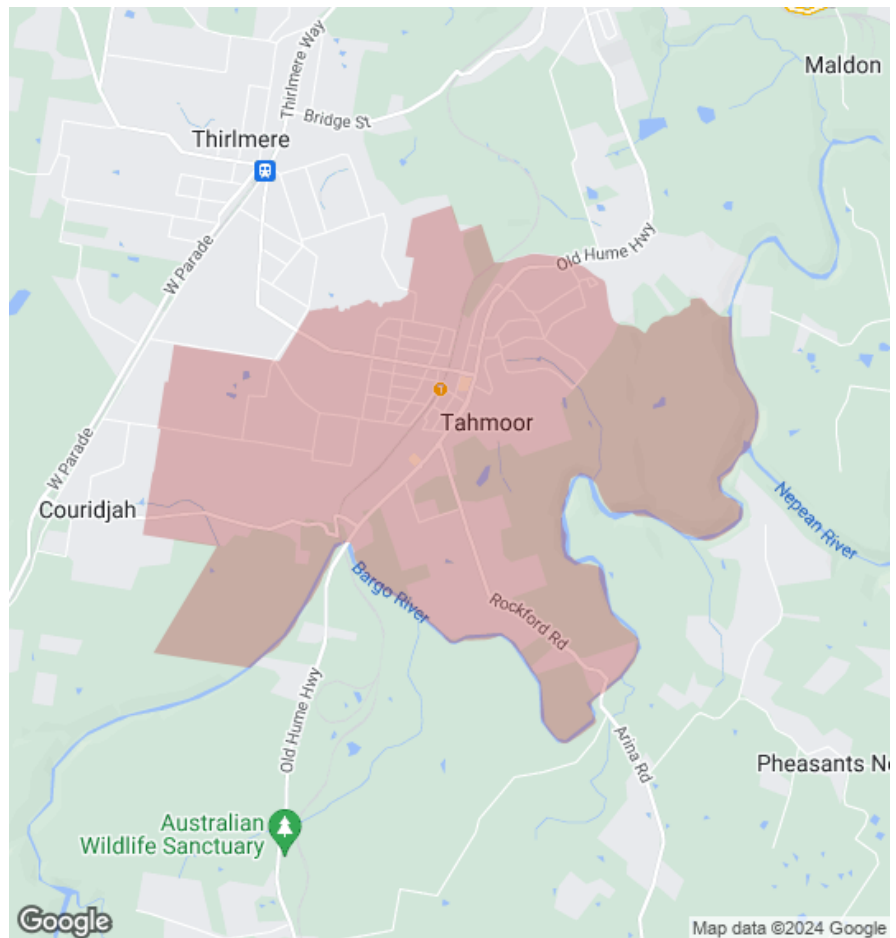
**5.1k**  
Population  
**↑12.5%**  
5 year population change



**8 years**  
Average length of ownership



Owner Occupiers
  Renters



The size of Tahmoor is approximately 16.6 square kilometres. It has 11 parks covering nearly 3.5% of total area. The population of Tahmoor in 2011 was 4,505 people. By 2016 the population was 5,069 showing a population growth of 12.5% in the area during that time. The predominant age group in Tahmoor is 0-9 years. Households in Tahmoor are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Tahmoor work in a trades occupation. In 2011, 67.5% of the homes in Tahmoor were owner-occupied compared with 67.1% in 2016. Currently the median sales price of houses in the area is \$900,000.

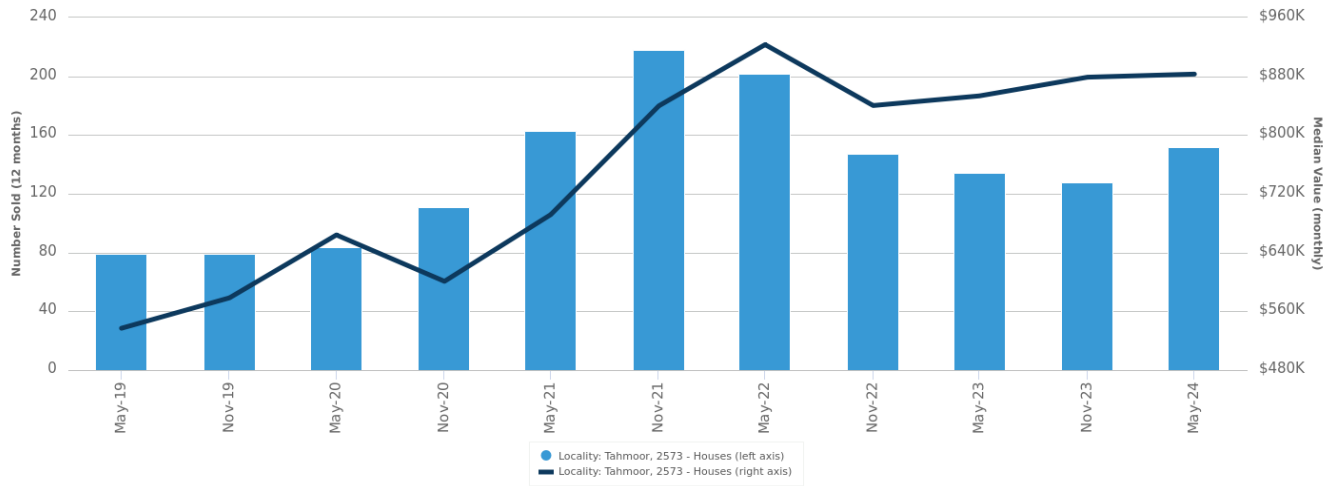
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	2,311	191	\$898,054	67
	198	13	\$505,146	2

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

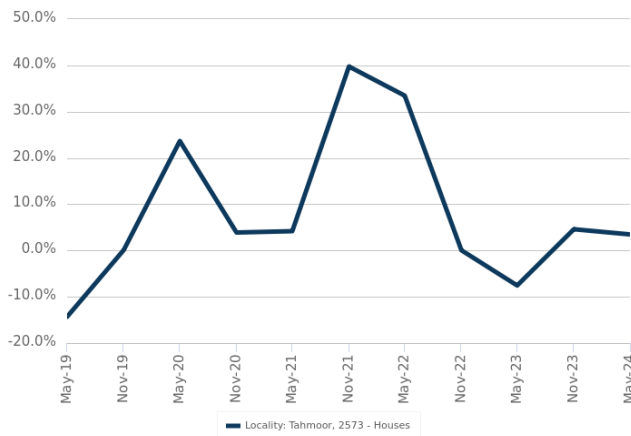


## Houses: For Sale

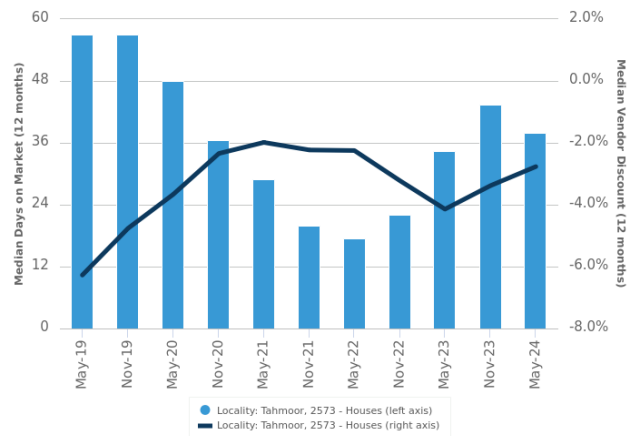
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price\*

\$983,250

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

\$\$

Median Price\*

\$900,000

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\*

\$771,875

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

**1**



**18 Market Street Tahmoor NSW 2573**

Listed on 29 Aug 2024  
Not Disclosed

**2**  
BEDROOMS



1,012m<sup>2</sup>

There are no recently sold 2 bedroom Houses in this suburb

## Recently Sold

**0**

**12**



**8 George Street Tahmoor NSW 2573**

Listed on 29 Aug 2024  
\$780,000 - \$840,000



980m<sup>2</sup>

**3**  
BEDROOMS



**2 Travellers Way Tahmoor NSW 2573**

Sold on 23 Aug 2024  
\$850,000\*



451m<sup>2</sup>

**2a Market Street Tahmoor NSW 2573**

Listed on 28 Aug 2024  
\$780,000 - \$810,000



493m<sup>2</sup>

**4**  
BEDROOMS



**5 Rockford Road Tahmoor NSW 2573**

Sold on 21 Aug 2024  
\$825,000\*



983m<sup>2</sup>

**30**



**15 Burton Drive Tahmoor NSW 2573**

Listed on 02 Sep 2024  
Not Disclosed



509m<sup>2</sup>

**60**



**11 Myrtle Creek Avenue Tahmoor NSW 2573**

Sold on 26 Aug 2024  
\$1,450,000\*



3,578m<sup>2</sup>



**68 Cross Street Tahmoor NSW 2573**

Listed on 02 Sep 2024  
\$940,000 to \$970,000



452m<sup>2</sup>



**2A Myrtle Creek Avenue Tahmoor NSW 2573**

Sold on 22 Aug 2024  
\$1,100,000\*



940m<sup>2</sup>

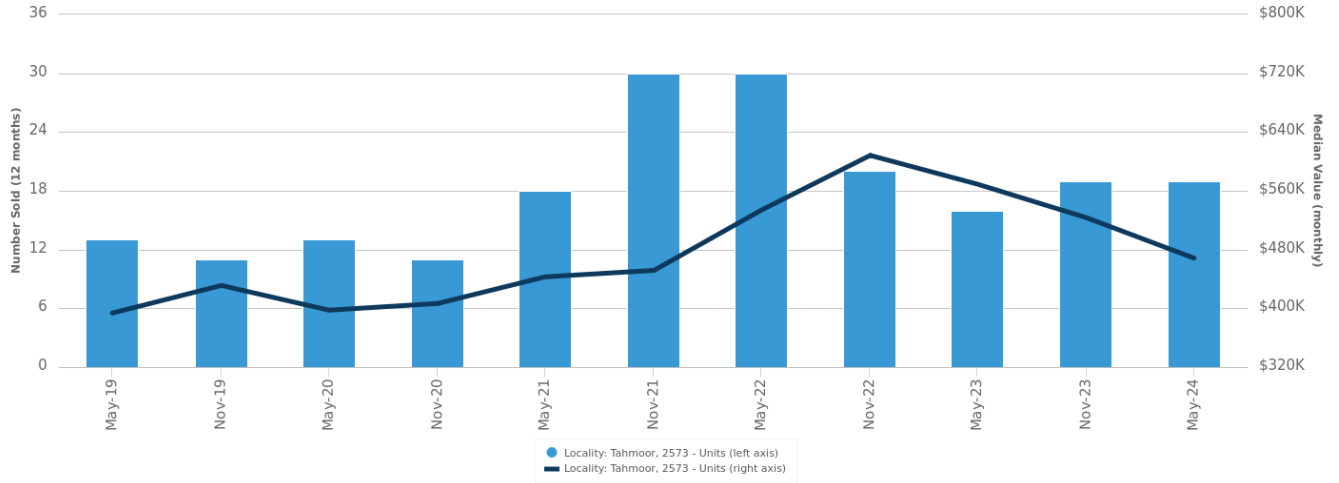


= number of houses currently On the Market or Sold within the last 6 months

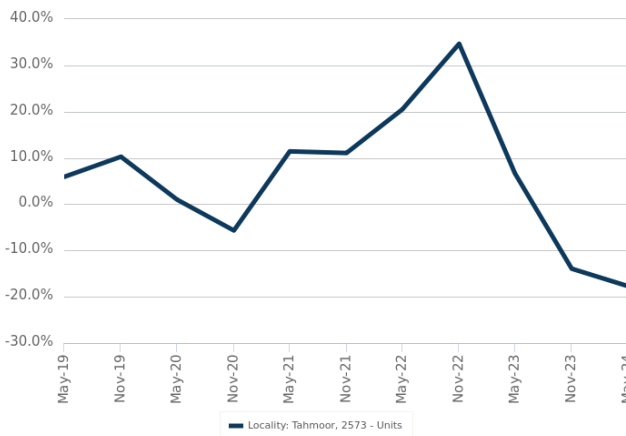
\*Agent advised

## Units: For Sale

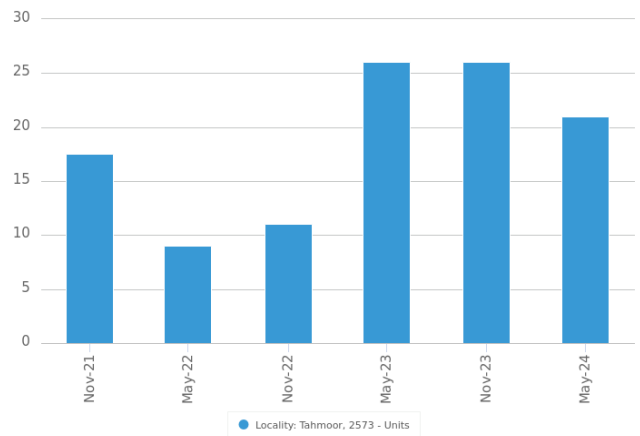
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price\*

\$625,000

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

\$\$

Median Price\*

\$526,600

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\*

\$420,000

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

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

0

0

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

2  
BEDROOMS



**3/14 Milne Street Tahmoor NSW 2573**

Sold on 28 Aug 2024  
\$661,000\*

-  
 1  
 2,025m<sup>2</sup>



**5/2690 Remembrance Driveway Tahmoor NSW**

Sold on 30 May 2024  
\$565,000

1  
 1  
 2,751m<sup>2</sup>

0

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

3  
BEDROOMS



**3/2690 Remembrance Driveway Tahmoor NSW**

Sold on 12 Aug 2024  
\$590,000\*

1  
 1  
 2,751m<sup>2</sup>



**5/19 Park Street Tahmoor NSW 2573**

Sold on 01 May 2024  
\$685,000

1  
 1  
 249m<sup>2</sup>

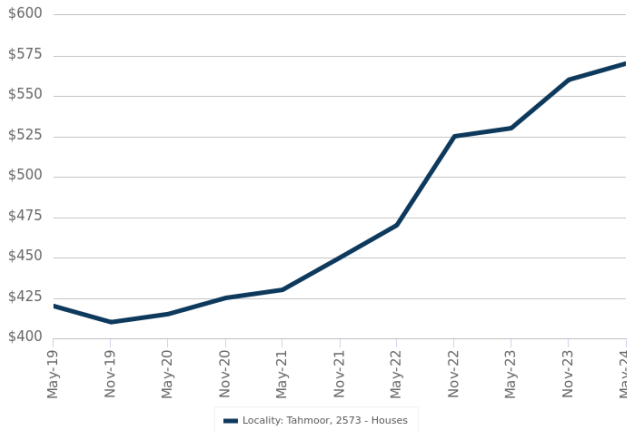


= number of units currently On the Market or Sold within the last 6 months

\*Agent advised

## Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



## Houses: Rental Activity Snapshot

### For Rent

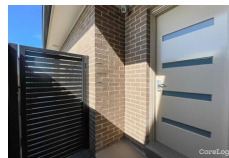
2

2  
BEDROOMS



**1/37a Remembrance Driveway Tahmoor NSW**

Listed on 30 Aug 2024  
\$430/W



**13a Red Gum Road Tahmoor NSW 2573**

Listed on 29 Aug 2024  
\$440/W



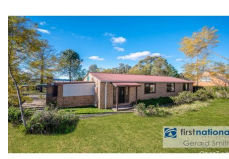
3

3  
BEDROOMS



**74 Hilton Park Road Tahmoor NSW 2573**

Listed on 30 Aug 2024  
\$795/W



**65 Myrtle Creek Avenue Tahmoor NSW 2573**

Listed on 23 Aug 2024  
\$495/W



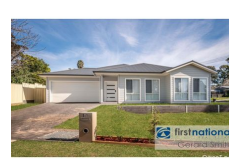
8

4  
BEDROOMS



**3 Tarini Place Tahmoor NSW 2573**

Listed on 01 Sep 2024  
\$750/W



**51 Castlereagh Street Tahmoor NSW 2573**

Listed on 30 Aug 2024  
\$680/W

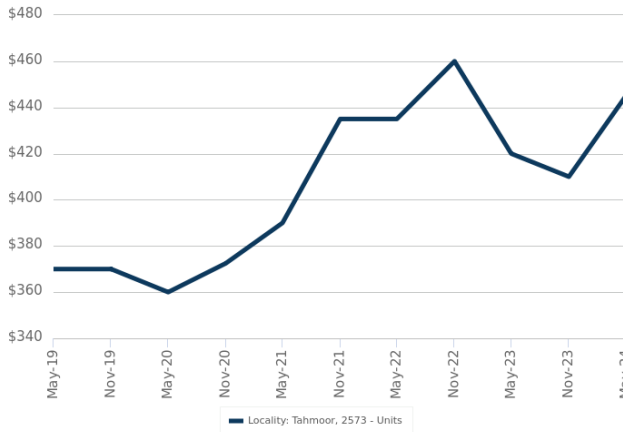


= number of houses observed as On the Market for Rent within the last month

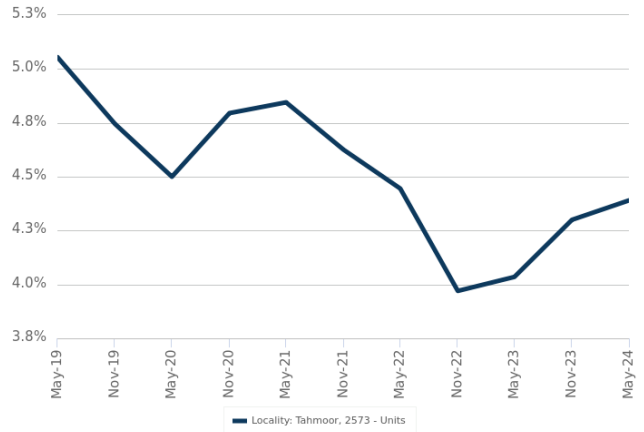


## Units: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



## Units: Rental Activity Snapshot

### For Rent

1

1  
BEDROOMS



**23 Manorina Place**  
Tahmoor NSW 2573

Listed on 30 Aug 2024  
\$450/W

1

1

724m<sup>2</sup>

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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