

SUBURB REPORT



Professionals*

Thirlmere NSW 2572

Email: steve.diggins@professionalsnaellan.com.au
Phone: 02 4623 0380

CoreLogic



69km
Distance from GPO



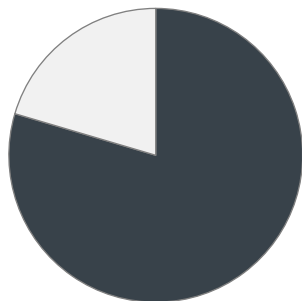
4.0k
Population

↑14.2%
5 year population change



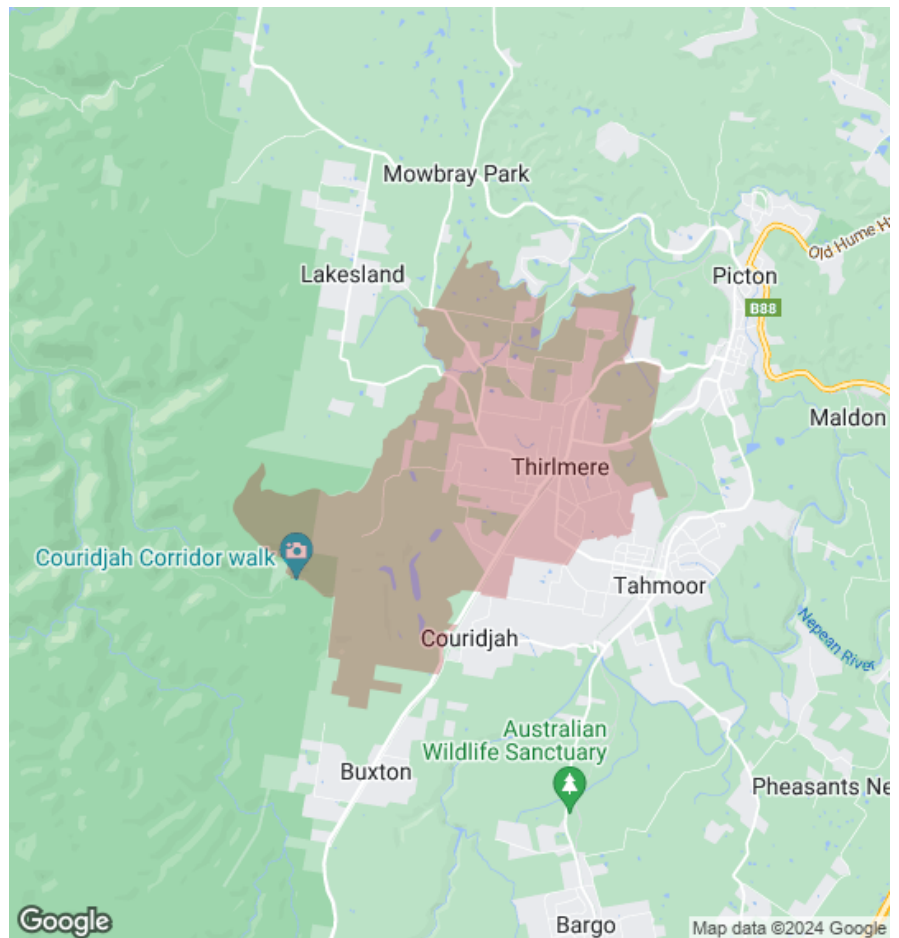
9 years
Average length of ownership

20%



80%

■ Owner Occupiers ■ Renters



The size of Thirlmere is approximately 33.3 square kilometres. It has 8 parks covering nearly 28.1% of total area. The population of Thirlmere in 2011 was 3,529 people. By 2016 the population was 4,031 showing a population growth of 14.2% in the area during that time. The predominant age group in Thirlmere is 0-9 years. Households in Thirlmere are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Thirlmere work in a trades occupation. In 2011, 75.6% of the homes in Thirlmere were owner-occupied compared with 74.3% in 2016. Currently the median sales price of houses in the area is \$945,000.

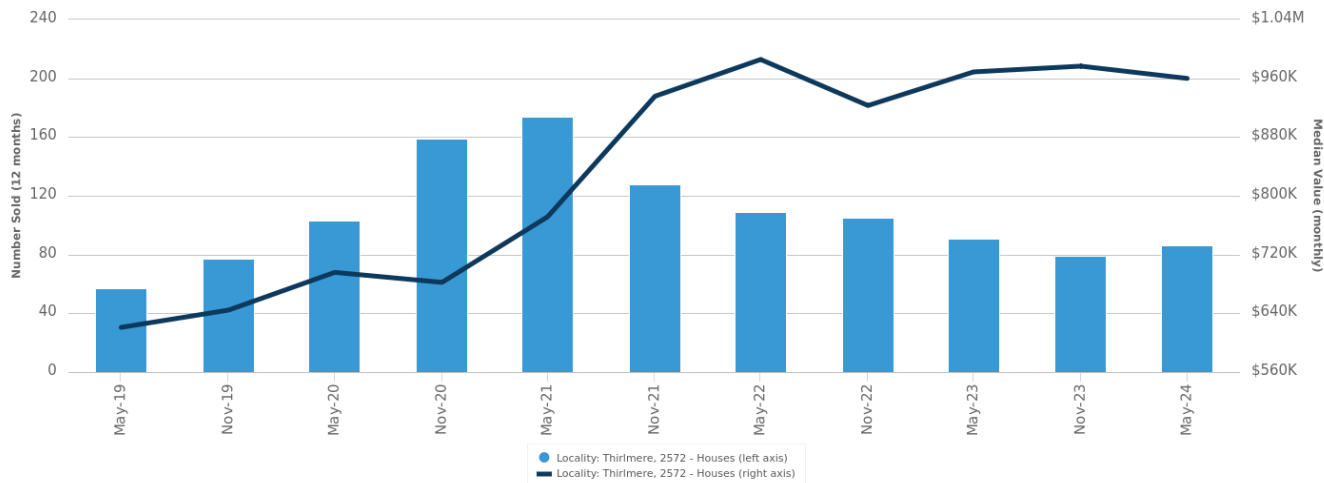
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	1,693	100	\$981,499	32
	54	1	\$536,969	1

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



Houses: For Sale

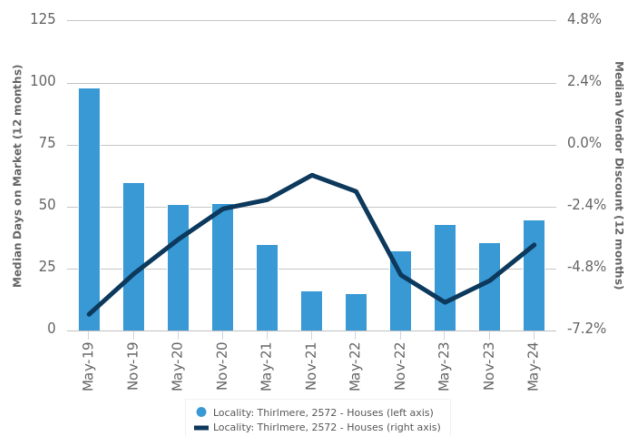
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$1,107,500

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

\$\$

Median Price*

\$945,000

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

2

2
BEDROOMS

0



25 Scroggies Road
Thirlmere NSW 2572

Listed on 02 Sep 2024
\$1,750,000



There are no recently sold 2 bedroom Houses in this suburb



267 Thirlmere Way
Thirlmere NSW 2572

Listed on 31 Aug 2024
\$650,000 - \$700,000



8

3
BEDROOMS

12



1 Carlton Road Thirlmere
NSW 2572

Listed on 28 Aug 2024
\$699,000 - \$765,000



15 Scroggies Road
Thirlmere NSW 2572

Sold on 21 Aug 2024
\$975,000*



7 Pickard Street Thirlmere
NSW 2572

Listed on 28 Aug 2024
Not Disclosed



5 Kevin Place Thirlmere
NSW 2572

Sold on 10 Jul 2024
\$735,000*



10

4
BEDROOMS

36



21 Cumbria Street
Thirlmere NSW 2572

Listed on 02 Sep 2024
\$929,000 to \$959,000



11 Roy Crescent Thirlmere
NSW 2572

Sold on 28 Aug 2024
\$960,000*



15 Pickard Street Thirlmere
NSW 2572

Listed on 30 Aug 2024
Not Disclosed



74 Jarvis Street Thirlmere
NSW 2572

Sold on 20 Aug 2024
\$910,000*

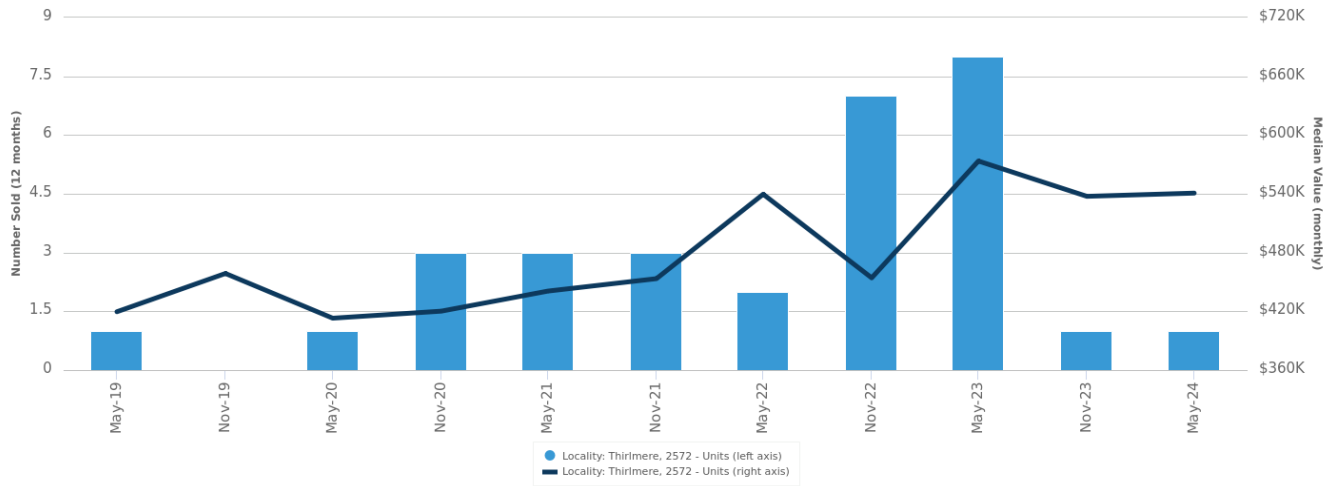


= number of houses currently On the Market or Sold within the last 6 months

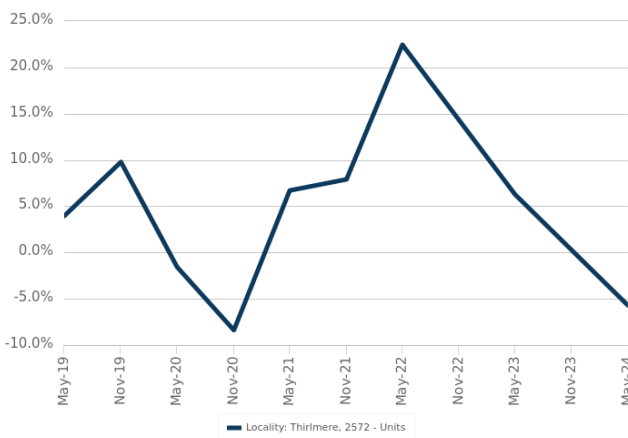
*Agent advised

Units: For Sale

Number Sold vs. Median Value (monthly)



Change in Median Value



\$\$\$

Upper Quartile Price*

\$147,475

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

\$\$

Median Price*

\$134,000

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*

\$120,625

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



There are no recently sold 1 bedroom Units in this suburb

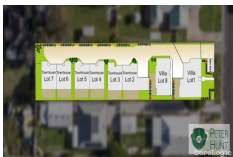
Recently Sold



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



There are no recently sold 2 bedroom Units in this suburb



**42 Carlton Road Thirlmere
NSW 2572**

Listed on 28 Aug 2024
\$639,000 - \$699,000



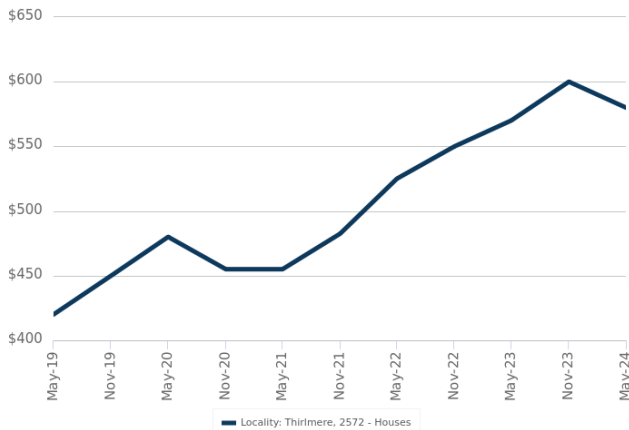
There are no recently sold 3 bedroom Units in this suburb



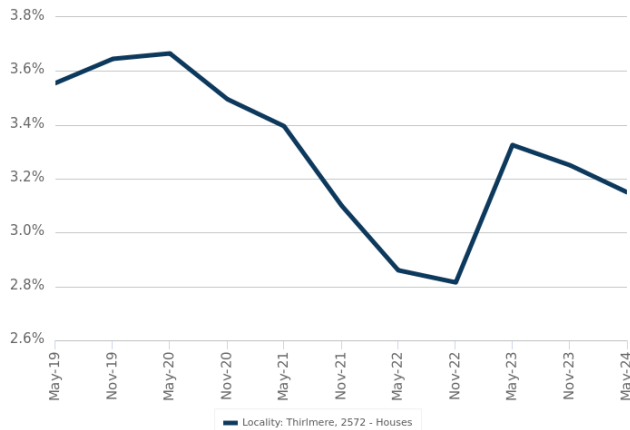
= number of units currently On the Market or Sold within the last 6 months

Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Houses: Rental Activity Snapshot

For Rent

4

2
BEDROOMS



18a Dennis Street Thirlmere NSW 2572

Listed on 30 Aug 2024
\$490/W



4a Jarvis Street Thirlmere NSW 2572

Listed on 30 Aug 2024
\$490/W



0

3
BEDROOMS

There are no 3 bedroom Houses for rent in this suburb

2

4
BEDROOMS



67 Oaks Street Thirlmere NSW 2572

Listed on 29 Aug 2024
\$600/W



45 Rita Street Thirlmere NSW 2572

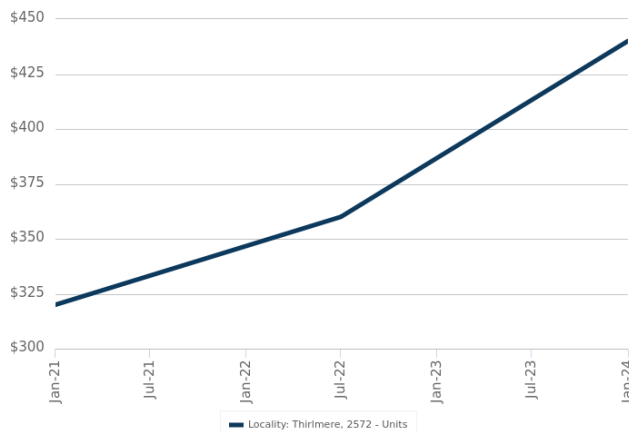
Listed on 28 Aug 2024
\$660/W



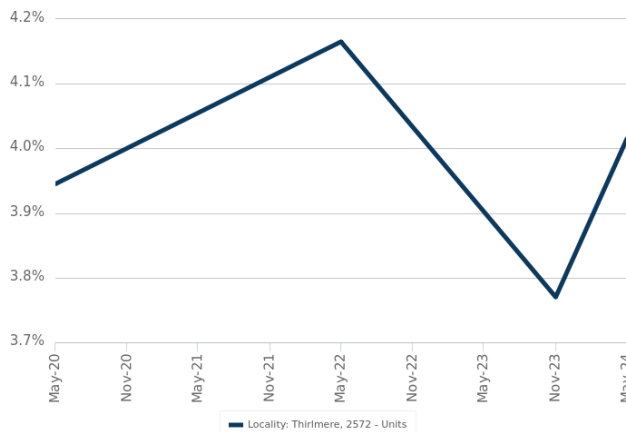
= number of houses observed as On the Market for Rent within the last month

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

1 2
BEDROOMS



**62 Chalker Street Thirlmere
NSW 2572**

Listed on 30 Aug 2024
\$450/W



467m²

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

DISCLAIMER

Copyright

This publication reproduces materials and content owned or licenced by CoreLogic and may include data, statistics, estimates, indices, photographs, maps, tools, calculators (including their outputs), commentary, reports and other information (CoreLogic Data).

CoreLogic Standard Disclaimer

The CoreLogic Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

While CoreLogic uses commercially reasonable efforts to ensure the CoreLogic Data is current, CoreLogic does not warrant the accuracy, currency or completeness of the CoreLogic Data and to the full extent permitted by law excludes liability for any loss or damage howsoever arising (including through negligence) in connection with the CoreLogic Data.

This publication contains data and statistics provided by the Australian Bureau of Statistics, available at <http://www.abs.gov.au/> and reproduced under Creative Commons Attribution 2.5 <http://creativecommons.org/licenses/by/2.5/au/legalcode>.

Mapping Data

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

State and Territory Data

Contains property sales information provided under licence from the Land and Property Information ("LPI"). RP Data Pty Ltd trading as CoreLogic is authorised as a Property Sales Information provider by the LPI.

If you have any questions or concerns about the information in this report, please contact our customer care team.

Within Australia: **1300 734 318**
Outside Australia: **(+61) 7 3114 9999**
Email us: customercare@corelogic.com.au