

Market Report

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Third Quarter 2024

Foreword

The start of Spring was met with a notable uplift in the number of potential buyers attending open homes. Internally, our team has noted a 34% increase in the number of buyers attending open homes across August and September compared to the same time last year.

Average sale prices have increased from \$1.325m to \$1.4m, with the number of properties for sale also rising from the near historical lows we witnessed mid-year, providing relief and additional choice for buyers. We expect the year to follow a similar trend to last with a late rush of properties coming onto the market with the aim to be sold this side of Christmas. If you are considering a pre-Christmas sale, whilst there is still time, organising, interviewing and selecting your agent of choice in the coming weeks is key to ensure you have enough time to sell and settle this side of the holidays.

Interest in apartments has also increased with a rise in first-home buyer activity, with many deciding to enter the market ahead of any potential rate cuts, which could further drive up competition. The rental market also continues to perform with days on market low due to the continued lack of available properties. We have seen a slight flattening in rental prices and expect there to be a period of adjustment next year, which will likely coincide with a rise in investor activity.

Across the board, conditions look favourable for the rest of the year. Should an interest rate cut eventuate before Christmas, it will only add further confidence to both buyers and sellers. If you are looking to make a move in 2024 or early next year, it's important to plan ahead. Contact our office today and speak to one of our agents.

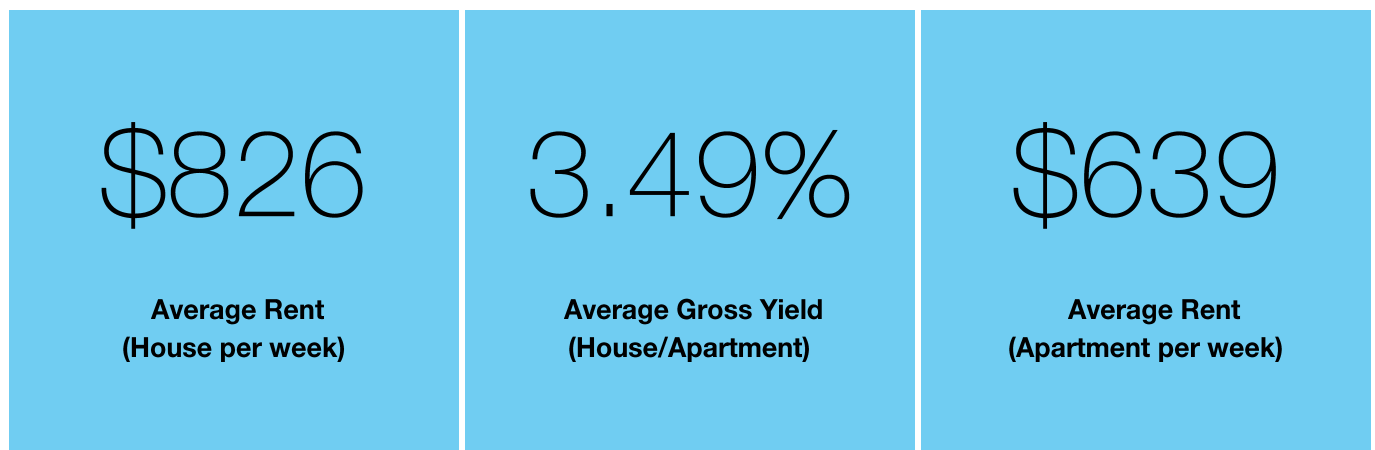
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Days on Market



Sutherland Shire Investment Statistics



Auction Results

Sanders Statistics

70%

Clearance Rate

4.1

Average number of registered bidders

15

Average number of bids

2%

Average above reserve

68%

Clearance Rate

4

Average number of registered bidders

16

Average number of bids

3%

Average above reserve

Sydney South Statistics



Our Investment Statistics

99.8%

Occupancy
rate

14.8

Average days
on market

7

Average number of tenants
per inspection

3,820+

Active tenants
on database

22

Average number of
properties leased per month

10

Average lease term
(months)



Price Growth by Suburb

Houses

Suburb	Median Price	% Qtr. Change
Alfords Point	\$1,921,000	5.26%
Bangor	\$1,570,000	5.02%
Barden Ridge	\$1,700,000	2.10%
Bonnet Bay	\$1,600,000	-1.39%
Bundeena	\$1,350,000	0.00%
Burraneer	\$3,115,000	3.83%
Caringbah	\$1,785,000	1.64%
Caringbah South	\$2,250,000	0.90%
Como	\$1,793,000	1.59%
Cronulla	\$2,900,000	-3.33%
Dolans Bay	\$2,675,000	-
Engadine	\$1,357,000	0.59%
Grays Point	\$1,800,000	-0.55%
Greenhills Beach	\$3,360,000	-1.47%
GyMEA	\$1,712,000	3.76%
GyMEA Bay	\$1,900,000	-3.68%
Heathcote	\$1,405,000	1.95%
Illawong	\$1,750,000	4.79%
Jannali	\$1,635,000	5.69%
Kangaroo Point	\$2,659,000	-8.31%
Kareela	\$1,645,000	1.23%

Suburb	Median Price	% Qtr. Change
Kirrawee	\$1,585,000	3.26%
Kurnell	\$1,810,000	-
Lilli Pilli	\$2,700,000	0.00%
Loftus	\$1,475,000	-0.51%
Lucas Heights	-	-
Maianbar	-	-
Menai	\$1,545,000	3.00%
Miranda	\$1,703,750	-1.52%
Oyster Bay	\$1,850,000	4.96%
Port Hacking	\$2,672,500	-10.92%
Sandy Point	-	-
Sutherland	\$1,590,000	0.63%
Sylvania	\$1,798,313	3.65%
Sylvania Waters	\$2,566,000	-0.54%
Taren Point	\$1,855,000	-21.06%
Waterfall	-	-
Woolooware	\$2,350,000	5.62%
Woronora	\$1,735,000	5.79%
Woronora Heights	\$1,610,000	4.72%
Yarrawarra	\$1,420,000	0.00%
Yowie Bay	\$2,490,000	0.40%



Price Growth by Suburb

Apartments

Suburb	Median Price	% Qtr. Change
Caringbah	\$800,000	3.23%
Como	-	-
Cronulla	\$970,000	-1.82%
Engadine	\$860,000	4.24%
GyMEA	\$905,000	0.56%
Heathcote	\$763,750	3.24%
Illawong	\$1,127,500	0.67%
Jannali	\$792,500	-3.35%

Suburb	Median Price	% Qtr. Change
Kirrawee	\$820,000	2.50%
Menai	\$9,800,000	3.98%
Miranda	\$797,500	3.57%
Sutherland	\$725,000	1.40%
Sylvania	\$1,100,000	0.00%
Sylvania Waters	\$750,000	0.00%
Woolooware	\$997,500	-0.75%



Median Rents per Suburb

Houses

Suburb	4 bed	3 bed	2 bed
Alfords Point	-	-	-
Bangor	\$1,075	\$750	-
Barden Ridge	\$1,050	-	-
Bonnet Bay	\$912	\$770	-
Bundeena	\$900	\$665	\$550
Burraneer	\$1,675	\$1,250	-
Caringbah	\$1,100	\$800	\$595
Caringbah South	\$1,370	\$940	\$580
Como	\$1,000	\$790	\$600
Cronulla	\$1,625	\$1,125	\$500
Dolans Bay	\$1,600	\$995	-
Engadine	\$900	\$800	\$550
Grays Point	\$1,025	\$875	-
Greenhills Beach	\$1,700	-	-
GyMEA	\$1,100	\$822	\$640
GyMEA Bay	\$1,150	\$925	-
Heathcote	\$900	\$770	-
Illawong	\$1,150	\$800	-
Jannali	\$975	\$800	\$660
Kangaroo Point	-	\$630	\$520
Kareela	\$1,100	\$900	-

Suburb	4 bed	3 bed	2 bed
Kirrawee	\$1,100	\$860	\$620
Kurnell	-	\$880	-
Lilli Pilli	\$1,300	\$880	-
Loftus	\$997	\$835	-
Lucas Heights	-	-	-
Maianbar	\$750	\$550	-
Menai	\$1,197	\$850	\$600
Miranda	\$1,170	\$850	\$625
Oyster Bay	\$1,200	\$800	\$503
Port Hacking	-	-	-
Sandy Point	-	\$500	-
Sutherland	\$950	\$820	\$510
Sylvania	\$1,150	\$875	-
Sylvania Waters	\$1,500	\$925	\$480
Taren Point	\$990	\$950	-
Waterfall	-	\$525	-
Woolooware	\$1,550	\$1,100	-
Woronora	-	\$665	-
Woronora Heights	\$750	-	-
Yarrawarrah	\$765	\$782	-
Yowie Bay	\$1,250	\$740	-



Median Rents per Suburb

Apartments

Suburb	3 bed	2 bed	1 bed
Caringbah	\$850	\$620	\$480
Como	\$600	\$495	-
Cronulla	\$1,100	\$660	\$480
Engadine	\$800	\$580	\$360
GyMEA	\$850	\$630	\$580
Heathcote	\$585	\$600	\$373
Illawong	\$660	\$515	-
Jannali	\$780	\$597	\$480

Suburb	3 bed	2 bed	1 bed
Kirrawee	\$900	\$720	\$600
Menai	\$750	\$620	\$460
Miranda	\$805	\$650	\$550
Sutherland	\$850	\$580	\$570
Sylvania	\$900	\$600	\$365
Sylvania Waters	\$650	\$485	-
Woolooware	\$1,100	\$820	\$640



Alfords Point

Address	Bed	Bath	Car	Sold Price
22 Needlebrush Close	7	5	4	\$2,950,000
16 Sheoak Place	4	2	2	\$1,925,000
13 Hibiscus Close	4	2	4	\$1,795,000
8 Eucalyptus Street	4	2	2	\$1,655,000
8 Satinwood Close	3	2	2	\$1,555,000

Barden Ridge

Address	Bed	Bath	Car	Sold Price
1 Joe Close	5	3	2	\$2,740,000
12 Namatjira Street	5	4	2	\$2,700,000
47 David Road	4	2	2	\$1,700,000
4 Landor Road	4	2	2	\$1,700,000
1 Lord Place	4	2	2	\$1,675,000
2 Corbett Place	3	1	2	\$1,400,000
1/40 Australia Road	3	2	2	\$860,000

Bangor

Address	Bed	Bath	Car	Sold Price
24 Derribong Crescent	7	3	2	\$2,190,000
4 Tycannah Place	4	3	2	\$1,780,000
6 Belarada Close	4	2	2	\$1,687,000
20 Anzac Road	4	2	2	\$1,667,000
3 Dorrigo Close	3	2	5	\$1,510,000
104 Yates Road	3	2	2	\$1,490,000
14 Berrico Place	3	1	2	\$1,370,000
6/52 Menai Road	4	2	2	\$1,360,000
5 Boronga Close	3	1	2	\$1,275,000
30/17-33 Bangaroo Street	3	2	2	\$1,250,000
1/17-27 Dilkara Circuit	3	2	2	\$1,120,000
3/20-26 Arana Close	1	1	0	\$485,000



Bonnet Bay

Address	Bed	Bath	Car	Sold Price
135 Lower Washington Drive	4	3	3	\$2,300,000
57 Buchanan Avenue	4	2	2	\$1,770,000
26 Madison Place	4	3	2	\$1,740,000
1 Madison Place	4	2	3	\$1,600,000
61 Tudar Road	3	2	1	N/A

Burraneer

Address	Bed	Bath	Car	Sold Price
2 Bermuda Place	3	2	2	\$6,150,000
6 Dunkeld Close	6	3	2	\$3,700,000
13/51 Burraneer Bay Road	2	2	2	\$1,485,000
3/59 Burraneer Bay Road	1	1	1	\$591,000
159 Burraneer Bay Road	4	2	2	N/A

Bundeena

Address	Bed	Bath	Car	Sold Price
8 Beachcomber Avenue	3	1	2	\$1,150,000
51 Bundeena Drive	3	2	0	\$1,050,000



Caringbah

Address	Bed	Bath	Car	Sold Price
15 Kitchener Street	4	3	2	\$3,260,000
11B Taronga Parade	5	3	2	\$2,600,000
55B Yathong Road	5	3	2	\$2,430,000
21A Carrington Avenue	5	3	2	\$2,350,000
9 Burrawalla Road	4	3	2	\$2,350,000
5/127 Denman Avenue	4	3	2	\$1,915,000
25a Booyong Avenue	4	3	2	\$1,770,000
6/16-18 Dianella Street	3	2	2	\$1,712,000
70A Willarong Road	4	3	2	\$1,705,000
2/36 Jacaranda Road	3	2	2	\$1,530,000
302 Taren Point Road	4	2	2	\$1,500,000
4/30-32 Frobisher Avenue	3	3	3	\$1,441,000
6/395 Port Hacking Road	3	2	2	\$1,200,000
34/4-8 Wallumatta Road	2	1	1	\$1,134,000
51/137-143 Willarong Road	4	3	2	\$1,130,000
3/21 High Street	3	2	1	\$1,100,000
2/58-62 Willarong Road	2	1	1	\$1,090,000
3/11-13 Gannons Road	2	1	1	\$1,080,000
53/137-143 Willarong Road	3	2	2	\$1,068,000
16/6-12 Mansfield Avenue	2	2	2	\$940,000
8/277 Kingsway	2	2	1	\$940,000

Address	Bed	Bath	Car	Sold Price
8/31-33 Banksia Road	3	2	2	\$927,000
4/210-212 Willarong Road	2	1	1	\$925,000
10/52 President Avenue	3	2	2	\$875,000
104/128 Willarong Road	2	2	1	\$850,000
26/10-20 MacKay Street	2	2	1	\$846,000
27/288-290 Kingsway	2	1	1	\$815,000
14/3-5 Banksia Road	2	1	1	\$805,000
LG05/3 Dianella Street	1	1	1	\$775,000
37/17-21 Mansfield Avenue	2	2	1	\$765,000
9/1 Sunnyside Avenue	2	1	1	\$750,000
3/25 Banksia Road	2	1	1	\$715,000
12/10-12 Curtis Street	2	1	1	\$700,000
18/390 Port Hacking Road	2	1	1	\$660,000
6/316 Taren Point Road	1	1	1	\$660,000
9/175 Willarong Road	2	1	2	\$650,000
71/360 Kingsway	2	1	1	\$630,000
3/153 Willarong Road	1	1	1	\$612,000
1/175 Willarong Road	2	1	1	\$588,500
16B/168-172 Willarong Road	1	1	1	\$550,000
23 Frobisher Avenue	4	2	1	N/A
2/111-113 Caringbah Road	3	2	2	N/A



Caringbah South

Address	Bed	Bath	Car	Sold Price
44C Water Street	4	2	2	\$3,200,000
32 Wentworth Street	3	1	1	\$2,934,000
58A Caringbah Road	5	4	2	\$2,710,000
336 Burraneer Bay Road	3	1	2	\$2,684,000
30 Alice Street	5	3	2	\$2,650,000
40 Jellicoe Street	4	2	4	\$2,630,000
43 Jacaranda Road	7	4	2	\$2,625,000
38 Laguna Street	5	2	3	\$2,575,000
27A Ultimo Street	5	3	2	\$2,485,000
45 Ultimo Street	5	3	3	\$2,400,000
106 Telopea Avenue	8	2	2	\$2,365,000
4/103 Gannons Road	4	3	4	\$2,325,000
73A Pacific Street	4	3	2	\$2,310,000
4/50 Caringbah Road	3	2	2	\$2,275,000
1/29 Whitewood Place	3	2	2	\$2,150,000

Address	Bed	Bath	Car	Sold Price
51A Langer Avenue	3	2	2	\$2,105,000
7/10-12 Epacris Avenue	4	3	2	\$1,990,000
23 Illawong Avenue	4	2	2	\$1,935,000
61 Castelnau Street	3	1	2	\$1,915,000
24A Castelnau Street	4	3	2	\$1,880,000
9 Robin Place	3	1	3	\$1,851,000
299A Burraneer Bay Road	4	2	1	\$1,830,000
247 Burraneer Bay Road	2	2	2	\$1,675,000
2/74 Gannons Road	3	2	2	\$1,615,000
1/500A Port Hacking Road	3	1	2	\$1,490,000
217 Burraneer Bay Road	4	2	2	N/A
507 Willarong Road	5	3	2	N/A
12B Oleander Parade	4	3	2	N/A
60A Water Street	3	3	2	N/A
17A Saunders Bay Road	3	3	1	N/A



Cronulla

Address	Bed	Bath	Car	Sold Price
24 Cook Street	4	2	2	\$2,975,000
8C/83 Gerrale Street	3	2	2	\$2,580,000
22A High Street	3	2	1	\$2,490,000
49A Coronation Avenue	3	1	2	\$2,425,000
1B Franklin Road	3	2	2	\$2,355,000
16 Kurramatta Place	3	3	5	\$2,320,000
25 Flinders Road	3	2	1	\$2,155,000
1/16-18 Girrilang Road	3	2	3	\$2,050,000
15/1 Ocean Grove Avenue	2	2	1	\$1,860,000
2/8-12 Waratah Street	3	2	1	\$1,840,000
2/1 Coast Avenue	3	2	1	\$1,465,000
22/31-33 Gerrale Street	2	1	1	\$1,410,000
14/21-25 Burke Road	2	2	1	\$1,400,000
3/22-24 Franklin Road	2	1	1	\$1,400,000
6/29 Bando Road	2	1	2	\$1,220,000
17/3-7 Gosport Street	2	2	2	\$1,210,000
16/38-42 Hume Road	2	2	2	\$1,175,000
6/100-102 Elouera Road	2	1	2	\$1,175,000
7/60 Kurnell Road	2	1	1	\$978,000
11/93 Ewos Parade	2	1	1	\$975,000

Address	Bed	Bath	Car	Sold Price
6/34 Girrilang Road	2	1	1	\$965,000
12/21-25 Burraneer Bay Rd	2	1	2	\$960,000
8/27 Burke Road	2	1	1	\$945,000
27/38-42 Kurnell Road	2	1	1	\$900,000
7/57-63 Wyanbah Road	2	1	1	\$900,000
16/14-20 St Andrews Place	2	1	1	\$875,000
402/79 Mitchell Road	2	1	0	\$870,000
15/24 Gosport Street	2	1	1	\$850,000
11/23-25 Searl Road	2	1	1	\$830,000
11/4-6 Allison Road	2	1	1	\$825,000
13/78-82 Kingsway	2	1	1	\$800,000
3/20 Croydon Street	2	1	1	\$793,000
5/70 Kurnell Road	2	1	1	\$790,000
6/36 Nicholson Parade	2	1	0	\$750,000
5/74 Croydon Street	1	1	1	\$720,000
2/110 Elouera Road	1	1	0	\$652,000
6/46 Franklin Road	1	1	1	\$621,000
8/3 Caronia Avenue	1	1	0	\$555,000
10/7 Wilbar Avenue	1	1	0	\$505,000



Como

Address	Bed	Bath	Car	Sold Price
63 Novara Crescent	3	2	2	\$1,700,000
23 Wolger Street	3	1	1	\$1,600,000
103 Novara Crescent	3	2	2	\$1,525,000
17/55-61 Cremona Road	3	2	2	\$1,289,000
33 Girraween Avenue	3	2	1	N/A
40 Yamba Road	3	1	1	N/A



Engadine

Address	Bed	Bath	Car	Sold Price
1155A Old Princes Highway	4	3	1	\$1,700,000
307B Woronora Road	4	3	1	\$1,700,000
12 Victory Street	5	3	3	\$1,655,000
8 Valley View Crescent	4	3	2	\$1,600,000
244 Woronora Road	2	1	1	\$1,560,000
152 Kingswood Road	4	2	3	\$1,530,000
5A Achilles Road	5	3	1	\$1,525,000
35 Waratah Road	4	2	2	\$1,520,000
40 Cambrai Avenue	3	1	4	\$1,515,000
109 Anzac Avenue	3	1	2	\$1,480,000
25 Arkana Place	5	2	2	\$1,475,000
25 Chullora Crescent	3	2	1	\$1,460,000
70 Peppermint Grove	3	3	2	\$1,460,000
53 Dobell Road	3	1	1	\$1,430,000
17/975 Old Princes Highway	3	2	2	\$1,417,000
45 Atherton Road	4	2	2	\$1,405,000
88 Cooriengah Heights Road	3	1	2	\$1,390,000
5 Bulberry Place	4	2	2	\$1,370,000

Address	Bed	Bath	Car	Sold Price
5 Sabugal Road	4	2	2	\$1,340,000
3 Jellingal Road	3	1	1	\$1,300,000
35 Geelong Road	3	1	2	\$1,300,000
44 Andromeda Crescent	3	1	1	\$1,235,000
6 Thurlgona Road	4	1	2	\$1,235,000
4/21 Nolan Avenue	3	1	1	\$1,180,000
8/82-86 Banksia Avenue	3	1	1	\$1,010,000
4/30-32 Bullecourt Avenue	2	1	1	\$992,599
2/87 Caldarra Avenue	2	2	1	\$940,000
7/975 Old Princes Highway	2	1	1	\$885,000
34/1084 Old Princes Hwy	3	1	2	\$840,000
404/1081C Old Princes Hwy	2	2	1	\$825,000
28/10 Toms Lane	2	1	2	\$785,000
7/20-24 Preston Avenue	2	1	1	\$740,000
12/16-18 Preston Avenue	2	1	1	\$730,000
27/972 Old Princes Highway	2	1	2	\$710,000
16/1092 Old Princes Hwy	2	1	1	\$695,000



Grays Point

Address	Bed	Bath	Car	Sold Price
66 Budyan Road	4	1	2	\$1,650,000
191 North West Arm Road	3	3	2	\$1,700,000
118 Peninsular Road	4	2	3	\$1,500,000

Greenhills Beach

Address	Bed	Bath	Car	Sold Price
41 Whitehaven Street	4	3	2	\$3,152,500
11 Cottesloe Street	4	2	2	\$3,350,000
21 Torquay Street	5	3	2	\$3,300,000



Gymea

Address	Bed	Bath	Car	Sold Price
30A Pines Parade	5	3	2	\$2,150,000
25 Pines Parade	3	2	1	\$1,885,000
22A North West Arm Road	5	4	2	\$1,845,000
11A Dwyer Street	4	3	2	\$1,801,000
9 Rulwalla Place	3	2	2	\$1,700,000
23 Bolaro Avenue	4	2	1	\$1,700,000
300 The Boulevarde	3	1	2	\$1,610,000
3A Marion Street	3	1	2	\$1,600,000
3/63 Milburn Road	4	3	2	\$1,600,000
702A Kingsway	4	2	2	\$1,505,000
5 Nyinya Avenue	3	2	2	\$1,500,000
10 Serpentine Road	4	1	1	\$1,487,000
3/30-32 Marion Street	3	2	1	\$1,420,000
2/46 Manchester Road	3	2	2	\$1,405,000

Address	Bed	Bath	Car	Sold Price
8/48 Manchester Road	3	2	2	\$1,400,000
4/11-13 Nyinya Avenue	3	2	2	\$1,360,000
3/42 Talara Road	2	2	1	\$1,015,000
4/31-35 Premier Street	3	2	2	\$986,000
4/58-64 Talara Road	2	1	2	\$940,000
11/11-15 Chapman Street	2	2	2	\$927,000
4/9-13 Koorabel Avenue	2	1	2	\$920,000
11/16-24 Chapman Street	2	1	2	\$875,000
7/5-7 Koorabel Avenue	2	1	2	\$800,000
2/776-780 Kingsway	2	1	1	\$790,000
35/1-9 Warburton Street	2	1	1	\$746,050
9/6-8 Moani Avenue	2	1	1	\$745,000
14/34 Talara Road	1	1	1	\$655,000
19/78A Hotham Road	3	2	2	N/A



Gymea Bay

Address	Bed	Bath	Car	Sold Price
12 Cooperbrook Avenue	4	3	2	\$2,450,000
118A Coonong Road	5	3	1	\$2,125,000
12 Blue Gum Avenue	3	3	2	\$2,110,000
42 Marina Crescent	3	3	4	\$2,100,000
122 Coonong Road	3	2	2	\$1,840,000
9 Baller Avenue	3	1	2	\$1,805,000
13B June Place	4	3	1	\$1,790,000
49 First Avenue	3	1	2	\$1,750,000
15 Dents Place	4	2	2	\$1,650,000
220 Gymea Bay Road	3	1	2	\$1,570,000
9/242 Gymea Bay Road	3	2	2	\$1,490,000
4/242-244 Gymea Bay Road	3	2	2	\$1,450,000
74A Bunarba Road	4	3	2	N/A

Heathcote

Address	Bed	Bath	Car	Sold Price
1 Forest Road	4	2	2	\$1,825,000
1B Grevillea Grove	4	3	3	\$1,635,000
30 Forum Drive	3	2	2	\$1,605,000
5B Hunter Street	3	3	1	\$1,570,000
44 Jacana Grove	3	1	4	\$1,510,000
6 Short Street	4	4	4	\$1,500,000
10/22 Boronia Grove	3	2	4	\$1,430,000
61 Corinth Road	4	2	2	\$1,400,000
15 Berrima Street	4	2	2	\$1,350,000
2/7 Blacket Street	3	2	2	\$1,200,000
12/10-12 Strickland Street	3	2	2	\$1,185,000
13/43 Bottle Forest Road	3	1	1	\$1,140,000
3/43 Bottle Forest Road	3	1	1	\$1,075,000
G04/18A Boronia Grove	2	2	2	\$935,000
1/1339 Princes Highway	3	1	2	\$850,000
6/5 Veno Street	3	2	2	\$850,000
312/11 Veno Street	2	2	2	\$765,000



Illawong

Address	Bed	Bath	Car	Sold Price
23 Kinsella Street	5	4	3	\$4,379,000
30 Fowler Road	5	3	3	\$2,700,000
14 Gascoyne Place	6	3	2	\$2,680,000
6 Dixon Close	4	3	5	\$2,200,000
28 Mariner Road	5	3	2	\$2,180,000
89 Fowler Road	4	2	2	\$2,100,000
3 Regent Place	4	2	3	\$2,000,000
67C Bignell Street	7	3	4	\$1,925,000
8 Baudin Close	5	2	1	\$1,900,000
9 Bradley Place	4	2	2	\$1,821,000
13 Hamelin Place	5	2	2	\$1,725,000
29 Shand Close	5	2	2	\$1,660,000
60 Blaxland Drive	4	2	2	\$1,650,000
50 Hobart Place	1	1	0	\$1,396,000
17 Portland Close	3	1	1	\$1,300,000
2/57 Old Ferry Road	4	2	2	\$1,300,000
1/2A Charlotte Place	3	2	2	\$1,111,111

Jannali

Address	Bed	Bath	Car	Sold Price
4 Soldiers Crescent	3	2	2	\$1,950,000
19 Kingsbury Place	5	2	2	\$1,895,000
528 Box Road	3	2	1	\$1,580,000
25 Victoria Street	4	1	3	\$1,530,000
100 Seventh Avenue	3	1	1	\$1,375,000
1/2-4 Carol Avenue	3	2	2	\$1,334,000
2 Mary Street	3	1	2	\$1,210,000
26/28-32 Railway Crescent	2	1	2	\$945,000
35/28-32 Railway Crescent	2	1	1	\$920,000
112/34 Railway Crescent	2	2	2	\$910,000
5/4-6 Railway Crescent	3	2	1	\$850,000
316/34 Railway Crescent	2	1	1	\$772,000
19/4-6 Railway Crescent	2	1	1	\$750,000
307/11 Mitchell Avenue	1	1	1	\$638,000



Kangaroo Point

Address	Bed	Bath	Car	Sold Price
6 St Lukes Way	5	4	3	\$4,450,000
130A Kangaroo Point Road	3	2	2	\$2,550,000
105 Kangaroo Point Road	4	2	2	N/A

Kareela

Address	Bed	Bath	Car	Sold Price
36 Ingrid Road	4	3	2	\$2,439,000
36 Christina Place	5	3	2	\$1,910,000
103 Siandra Drive	4	3	2	\$1,780,000
32 Struen Marie Street	3	1	1	\$1,535,000
58 Struen Marie Street	5	4	4	N/A



Kirrawee

Address	Bed	Bath	Car	Sold Price
18B Bilga Street	4	3	1	\$2,200,000
49 Gore Avenue	5	2	2	\$1,960,000
499 The Boulevarde	4	3	2	\$1,960,000
362A The Boulevarde	5	3	1	\$1,920,000
3/12-14 Churchill Avenue	3	2	2	\$1,840,000
4/12-14 Churchill Avenue	3	2	2	\$1,830,000
18 Johnston Avenue	5	2	2	\$1,801,000
54 Johnston Avenue	3	2	3	\$1,750,000
8 Putland Close	3	1	1	\$1,670,000
125 Auburn Street	3	2	1	\$1,603,000
429 President Avenue	3	1	2	\$1,565,000
1A Gore Avenue	3	2	4	\$1,555,000
3 Perth Street	3	1	1	\$1,475,000
2/407 President Avenue	4	3	2	\$1,470,000
1004/10 Village Place	3	2	2	\$1,440,000
2/13 Durbar Avenue	3	2	3	\$1,350,000
207/4 Kiln Road	3	2	2	\$1,331,000
7/72-78 Flora Street	3	3	1	\$1,281,000
902/1 Village Place	3	2	2	\$1,250,588
610/4 Kiln Road	3	2	2	\$1,200,000
57/41 Bath Road	3	2	2	\$1,200,000

Address	Bed	Bath	Car	Sold Price
601/5 Village Place	3	2	2	\$1,200,000
14/41 Bath Road	3	2	2	\$1,150,000
123 Auburn Street	2	1	1	\$1,150,000
4/81 Bath Road	3	2	1	\$1,100,000
1105/4 Kiln Road	2	2	1	\$952,888
31/477 President Avenue	2	2	3	\$940,000
5/623 Princes Highway	3	1	2	\$938,000
504/8 Village Place	2	2	1	\$930,000
508/7 Village Place	2	2	1	\$890,000
3/620-622 Princes Highway	2	1	2	\$881,000
11/477 President Avenue	2	2	2	\$845,000
23/63-65 Flora Street	2	1	1	\$780,000
41/131-139 Oak Road	2	1	1	\$755,000
3/614 Princes Highway	2	1	1	\$750,000
223/31 Flora Street	1	1	1	\$741,000
113/6 Village Place	1	1	1	\$722,500
220A/10 Village Place	1	1	1	\$686,000
205/9 Village Place	1	1	1	\$645,000
16/125-129 Oak Road	2	1	1	\$642,000
1/477-481 President Avenue	1	1	1	\$617,000
14/1 Tea Gardens Avenue	1	1	0	\$325,000



Kurnell

Address	Bed	Bath	Car	Sold Price
22 Dampier Street	6	3	7	\$2,535,000
33 Polo Street	4	3	2	\$2,075,000

Loftus

Address	Bed	Bath	Car	Sold Price
22 Fourth Avenue	4	2	2	\$1,755,000
3/18 National Avenue	3	2	2	\$1,650,000
33 Browallia Crescent	3	2	2	\$1,620,000
38 First Avenue	3	1	2	\$1,520,000
154B National Avenue	4	3	1	\$1,480,000
7C Third Avenue	3	2	1	\$1,340,000
15/149-151 Loftus Avenue	3	1	2	\$1,300,000
6/133-135 Loftus Avenue	3	2	1	\$1,220,000
2 Eugenia Street	3	1	2	\$1,052,000
3/27 National Avenue	2	1	1	\$1,000,000
1/85-87 Loftus Avenue	2	1	1	N/A



Menai

Address	Bed	Bath	Car	Sold Price
8 Fern Circuit East	4	2	2	\$1,900,000
74 Hall Drive	4	2	2	\$1,785,000
22 Allison Crescent	4	2	2	\$1,765,000
11 Ferguson Close	3	2	2	\$1,725,111
82 Hall Drive	3	2	2	\$1,700,000
78 Mina Road	4	2	2	\$1,700,000
4 O'Neill Road	4	2	1	\$1,500,000
13 Dawson Place	4	2	2	\$1,474,000
4 Bray Grove	4	2	1	\$1,465,000

Address	Bed	Bath	Car	Sold Price
29 Mathers Place	3	2	2	\$1,375,000
1/43 Dewberry Close	3	2	1	\$1,210,000
51 Allison Crescent	3	1	1	\$1,130,000
1/24 Arnold Place	4	2	2	\$1,120,000
23/587 Old Illawarra Road	3	2	2	\$1,090,000
14 Bluegum Way	3	1	1	\$1,085,000
45/2 Schofield Place	3	2	2	\$930,000
6E/6 Schofield Place	3	1	2	\$885,000



Miranda

Address	Bed	Bath	Car	Sold Price
64 Carramar Crescent	6	2	2	\$2,200,000
52 Carramar Crescent	4	2	2	\$2,155,000
20 Violet Street	4	2	2	\$2,125,000
21 Parkview Street	3	2	2	\$2,080,000
6 View Street	5	3	2	\$2,050,000
22 Montgomery Street	2	1	1	\$1,875,000
22 Ventura Avenue	4	2	1	\$1,855,000
19 Gwawley Parade	4	1	2	\$1,850,000
20 Huntingdale Avenue	4	1	2	\$1,760,000
2/68 Kareena Road	4	3	2	\$1,710,000
10b Kotara Place	4	3	1	\$1,700,000
7A Manor Hill Road	3	3	1	\$1,675,000
16 Shirley Road	3	1	1	\$1,670,000
15 Nyngan Place	3	1	1	\$1,575,000
28 Violet Street	3	2	3	\$1,550,000
13 Meldrum Avenue	3	1	2	\$1,531,000
2/29 Frederick Street	3	2	1	\$1,525,000
2/8 McCartney Street	3	2	2	\$1,499,000
119a Kareena Road	4	3	2	\$1,455,000
2/7 Pinnacle Street	3	2	2	\$1,429,000
2/201 Parraweena Road	3	1	2	\$1,390,000
11/8-12 Wandella Road	3	2	2	\$1,175,000
2/57 Karimbla Road	2	2	1	\$1,130,000

Address	Bed	Bath	Car	Sold Price
26/36 Wandella Road	3	2	2	\$990,000
3/7-15 Jackson Avenue	3	2	2	\$950,000
54/8-14 Willock Avenue	3	2	2	\$925,000
207/6 Urunga Parade	2	2	1	\$915,000
6/16 Ventura Avenue	2	1	1	\$837,000
13D/218 Box Road	2	1	1	\$835,000
3/12-14 Kiora Road	3	2	1	\$830,000
9/12-14 Clubb Crescent	2	1	2	\$810,000
30/118-128 Karimbla Road	2	1	1	\$785,000
27/12-14 Clubb Crescent	2	1	1	\$780,000
48/8-14 Willock Avenue	2	2	1	\$780,000
21/22-26 Urunga Parade	2	2	1	\$765,000
23/108 Kiora Road	2	1	1	\$750,000
55/474-482 Kingsway	2	1	1	\$750,000
9A/63 Bellingara Road	1	1	1	\$740,000
9/86-88 Karimbla Road	2	1	1	\$735,000
BB106/18 University Road	2	1	1	\$730,000
15/86-88 Karimbla Road	2	1	1	\$725,000
402/1 Urunga Parade	1	1	1	\$685,000
202/59 Miranda Road	1	1	1	\$665,000
13A/5-29 Wandella Road	2	1	1	\$660,000
402/59 Miranda Road	1	1	1	\$645,000
107/510 Kingsway	1	1	1	\$640,000



Oyster Bay

Address	Bed	Bath	Car	Sold Price
24 Ward Crescent	6	3	3	\$3,100,000
35 Juvenis Avenue	2	1	1	\$2,735,000
35 Drummond Road	3	2	3	\$2,040,000
60 Short Street	4	3	2	\$2,000,000
26 Caravan Head Road	4	2	2	\$1,850,000
12 Georges River Road	3	2	1	\$1,480,000
1/23 Como Road	4	3	2	\$1,450,000
169 Oyster Bay Road	4	1	4	\$1,340,000
67 Carvers Road	3	2	2	\$1,105,000
26 Ward Crescent	4	3	2	N/A

Port Hacking

Address	Bed	Bath	Car	Sold Price
13 Shiprock Road	5	3	2	\$3,875,000



Sutherland

Address	Bed	Bath	Car	Sold Price
14 Galga Street	3	2	1	\$1,825,000
45 Auburn Street	3	1	1	\$1,580,000
117 Auburn Street	3	2	1	\$1,550,000
46A Linden Street	4	2	2	\$1,445,000
141B Jannali Avenue	4	3	1	\$1,432,000
4/49 Glencoe Street	4	3	2	\$1,385,000
5/90 Toronto Parade	4	1	2	\$1,340,000
4/90-92 Auburn Street	3	2	2	\$1,320,000
4/96 Auburn Street	4	2	2	\$1,280,000
38/10-18 Robertson Street	3	2	2	\$1,275,000
61 Linden Street	3	1	4	\$1,270,000
5/7-11 Clio Street	2	1	1	\$1,010,000
803/26A Belmont Street	2	2	2	\$960,000
13/60-64 Merton Street	2	1	1	\$930,000
12/2-8 Clio Street	3	2	2	\$890,000
26/37-41 Belmont Street	2	2	1	\$880,000
505/26 Merton Street	2	2	1	\$873,000
101/552 President Avenue	2	2	1	\$845,000
19/37-41 Belmont Street	2	2	1	\$842,000
501/507 President Avenue	2	2	2	\$840,000
2/9-11 Cook Street	2	1	2	\$840,000
12/41-43 Vermont Street	2	1	1	\$838,000

Address	Bed	Bath	Car	Sold Price
404/507 President Avenue	2	2	1	\$820,000
501/9 Moore Street	2	2	1	\$795,000
110/142 Linden Street	2	2	1	\$790,000
21/522 President Avenue	2	1	2	\$772,500
8//3-7 Park Street	2	1	1	\$752,500
27/104-112 Glencoe Street	2	2	1	\$740,500
31/500 President Avenue	2	1	2	\$740,000
14/104-112 Glencoe Street	2	1	1	\$735,000
24/55 Auburn Street	2	1	1	\$732,000
14/61-65 Eton Street	2	1	1	\$730,000
1/61-65 Glencoe Street	2	1	1	\$727,000
9/522-528 President Avenue	2	1	2	\$712,500
17/50-54 The Grand Parade	2	1	1	\$710,000
18/522 President Avenue	2	1	2	\$700,000
16/2-4 Adelong Street	2	1	1	\$700,000
7/50-56 Merton Street	2	1	1	\$681,000
G03/33 The Grand Parade	1	1	1	\$669,000
304/7 Acton Street	1	1	1	\$667,000
304/26 Merton Street	1	1	1	\$655,000
302/51 Merton Street	2	1	1	\$635,000
21/55-57 Glencoe Street	1	1	1	\$615,000
6/34-365 Vermont Street	1	1	0	\$422,000



Sylvania

Address	Bed	Bath	Car	Sold Price
35B Essington Crescent	4	4	4	\$3,000,000
18B Birdwood Street	5	3	2	\$2,350,000
19 Crystal Street	4	2	2	\$2,153,000
45 Holt Road	4	3	2	\$2,150,000
65 Formosa Street	4	2	3	\$2,115,000
32 Essington Crescent	4	3	2	\$2,115,000
9 Clare Street	3	1	1	\$1,950,000
70 Craigholm Street	6	3	3	\$1,862,000
4 Macarthur Street	4	2	1	\$1,842,000
62 Princes Highway	5	3	2	\$1,825,000
17A Crystal Street	4	3	2	\$1,775,000
108 Corea Street	3	2	1	\$1,690,000

Address	Bed	Bath	Car	Sold Price
13 Harley Street	3	1	2	\$1,653,000
23 Edward Street	4	2	2	\$1,650,000
341B Princes Highway	4	3	1	\$1,600,000
257A Princes Highway	4	3	1	\$1,490,000
6/2 Evelyn Street	4	3	2	\$1,425,000
6/9 Melrose Avenue	3	2	2	\$1,391,000
303 Princes Highway	3	1	1	\$1,350,000
8/7 Murrain Lane	2	2	2	\$1,305,000
6/14-20 Madeira Street	3	2	2	\$1,250,000
2/36 Crystal Street	1	1	1	\$720,000
14/99-101 Evelyn Street	2	1	1	\$708,000
11/197-199 Box Road	2	1	1	\$702,000



Sylvania Waters

Address	Bed	Bath	Car	Sold Price
14 Hawkesbury Esplanade	5	5	2	\$3,780,000
38 Castlereagh Crescent	4	2	2	\$3,400,000
34 Hyndman Parade	5	4	4	\$3,250,000
99 Belgrave Esplanade	6	3	2	\$2,440,000
3/3 Richmond Avenue	2	2	1	\$1,000,000
45/1 Ramu Close	3	2	2	\$780,000
17/3 Ramu Close	2	2	1	\$680,000

Taren Point

Address	Bed	Bath	Car	Sold Price
32 Curtis Avenue	3	1	1	\$1,750,000
153 Holt Road	3	2	2	\$1,547,500



Woolooware

Address	Bed	Bath	Car	Sold Price
34 Hyndman Parade	5	4	4	\$3,250,000
42 Caringbah Road	6	2	2	\$2,850,000
6A Short Street	5	3	3	\$2,200,000
5/137-139 Kingsway	3	2	2	\$1,595,000
606/8 Foreshore Boulevard	2	2	1	\$1,395,000
1/17 Harnleigh Avenue	3	1	1	\$1,100,000
6/50 Wills Road	2	1	0	\$840,000
109/3 Foreshore Boulevard	1	1	1	\$825,000
406/4 Foreshore Boulevard	1	1	1	\$785,000
205/1 Dune Walk	1	1	1	\$775,000
313/2 Dune Walk	1	1	1	\$770,000
5/3A Trickett Road	1	1	1	\$582,000

Woronora

Address	Bed	Bath	Car	Sold Price
12 Severn Road	3	1	2	\$1,550,000
130 Prince Edward Park Rd	4	2	1	\$1,170,500

Woronora Heights

Address	Bed	Bath	Car	Sold Price
44 Albatross Circuit	5	3	4	\$2,350,000
3 Silvereye Court	5	2	3	\$2,075,000
98 Bundanoon Road	5	3	2	\$1,980,000
1`3 Warrangarree Drive	5	3	2	\$1,930,000
54 Warrangarree Drive	3	1	2	\$1,400,000



Yarrowarrah

Address	Bed	Bath	Car	Sold Price
50 Turrella Road	4	2	2	\$1,565,000
110 Sladden Road	3	2	2	\$1,420,000
44 Brooke Street	3	1	1	\$1,350,000
36 Bridgeview Road	6	1	1	\$1,340,000
8A Yarra Vista Court	3	2	2	\$1,300,000

Yowie Bay

Address	Bed	Bath	Car	Sold Price
2A Nottingham Place	4	3	5	\$3,300,000
21 Yellambie Street	4	3	2	\$3,155,000
17 Forest Road	4	1	1	\$2,450,000
22B Forest Road	4	3	2	\$2,330,000
39 Warrah Road	2	1	3	\$2,010,000



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