

# Market Report

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First Quarter 2025

# Foreword

The early months of 2025 presented a mix of opportunities and challenges shaping buyer and seller behaviour. While the conclusion of 2024 left many uncertain about market conditions, the arrival of the new year has reignited momentum, with buyers and sellers actively engaging. This renewed activity reflects a positive shift and a change in sentiment after the first interest rate cut in years.

Characterised by low days on the market and strong prices, demand is particularly evident in the apartment market, with first-home buyers and investors seeking quality, more affordable options. The \$1,000,000 to \$2,000,000 segment is also seeing significant activity, with both upgraders and downsizers active.

Looking ahead to winter and spring, we see three factors that are poised to influence market activity and pricing trends. The upcoming federal election, increases in building and construction costs and the low to mid-rise housing policy will be key players in this evolving scenario. We expect the latter to gain prominence as the year progresses, potentially impacting prices in affected suburbs, although this may take time to materialise.

Entering the second quarter of the year, it's likely that market fluctuations will align closely with the federal election dynamics. However, buoyed by the recent interest rate cut, we expect continued demand from buyers, setting the stage for an intriguing market landscape as we move forward.

If you are looking at buying, selling or investing in 2025, contact our office today and speak to one of our agents.

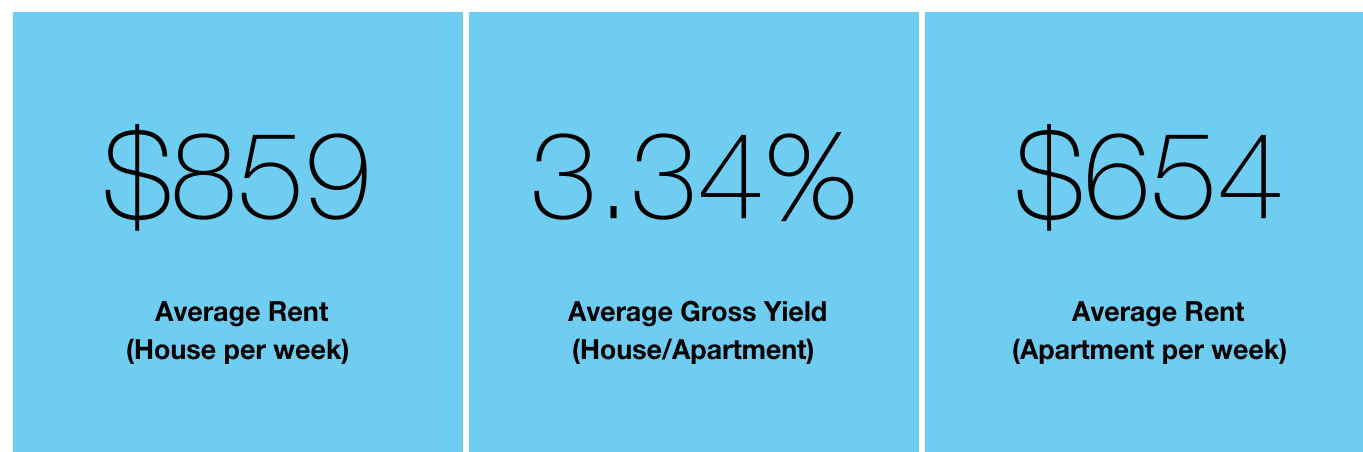
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## Days on Market



## Sutherland Shire Investment Statistics



Auction Results

Sanders Statistics

75%

Clearance Rate

4.3

Average number of  
registered bidders

17

Average number  
of bids

3%

Average above  
reserve

61%

Clearance Rate

4

Average number of  
registered bidders

19

Average number  
of bids

4.5%

Average above  
reserve

Sydney South Statistics





## Our Investment Statistics

99.6%

Occupancy  
rate

16.9

Average days  
on market

7

Average number of tenants  
per inspection

4,050+

Active tenants  
on database

20

Average number of  
properties leased per month

10

Average lease term  
(months)



# Price Growth by Suburb

## Houses

Suburb	Median Price	% Qtr. Change
Alfords Point	\$1,822,500	-2.80%
Bangor	\$1,590,000	-0.93%
Barden Ridge	\$1,722,500	0.15%
Bonnet Bay	\$1,700,000	0.59%
Bundeena	\$1,425,000	5.56%
Burraneer	\$3,462,500	5.73%
Caringbah	\$1,750,000	-0.43%
Caringbah South	\$2,250,000	0.00%
Como	\$1,700,000	0.00%
Cronulla	\$3,127,500	4.25%
Dolans Bay	N/A	N/A
Engadine	\$1,405,000	1.08%
Grays Point	\$1,700,000	-5.56%
Greenhills Beach	\$3,567,500	1.93%
Gymea	\$1,750,000	-0.28%
Gymea Bay	\$1,847,500	-1.20%
Heathcote	\$1,410,000	-0.35%
Illawong	\$1,861,000	7.88%
Jannali	\$1,585,000	-0.97%
Kangaroo Point	\$2,880,000	0.00%
Kareela	\$1,690,000	3.52%

Suburb	Median Price	% Qtr. Change
Kirrawee	\$1,600,000	0.00%
Kurnell	\$2,030,000	11.54%
Lilli Pilli	\$2,700,000	-0.18%
Loftus	\$1,520,000	-0.98%
Lucas Heights	N/A	N/A
Maianbar	N/A	N/A
Menai	\$1,544,000	-1.50%
Miranda	\$1,760,000	-0.98%
Oyster Bay	\$1,772,000	-5.11%
Port Hacking	\$2,660,000	3.30%
Sandy Point	N/A	N/A
Sutherland	\$1,565,000	0.32%
Sylvania	\$1,800,000	-0.14%
Sylvania Waters	\$3,150,000	24.11%
Taren Point	\$2,200,000	8.51%
Waterfall	N/A	N/A
Woollooware	\$2,460,000	-0.10%
Woronora	\$1,550,000	-2.82%
Woronora Heights	\$1,742,000	0.87%
Yarrawarrah	\$1,372,500	N/A
Yowie Bay	\$2,430,000	-1.42%



# Price Growth by Suburb

## Apartments

Suburb	Median Price	% Qtr. Change
Caringbah	\$850,000	2.41%
Como	N/A	N/A
Cronulla	\$979,000	1.45%
Engadine	\$800,000	-0.62%
Gymea	\$932,000	1.03%
Heathcote	\$950,000	7.65%
Illawong	\$1,210,000	0.00%
Jannali	\$795,000	3.71%

Suburb	Median Price	% Qtr. Change
Kirrawee	\$841,400	-0.47%
Menai	\$967,500	1.57%
Miranda	\$825,000	2.36%
Sutherland	\$760,000	2.60%
Sylvania	\$1,120,000	-0.88%
Sylvania Waters	\$772,500	-0.96%
Woollooware	\$1,040,000	5.32%



# Median Rents per Suburb

## Houses

Suburb	4 bed	3 bed	2 bed
Alfords Point	-	-	-
Bangor	\$1,075	\$750	-
Barden Ridge	\$1,100	-	-
Bonnet Bay	\$912	\$770	-
Bundeena	\$900	\$800	\$600
Burraneer	\$1,775	\$1,250	-
Caringbah	\$1,200	\$800	\$650
Caringbah South	\$1,350	\$980	\$580
Como	\$1,000	\$850	\$600
Cronulla	\$1,600	\$1,100	\$500
Dolans Bay	\$1,600	\$995	-
Engadine	\$900	\$825	\$550
Grays Point	\$1,025	\$875	-
Greenhills Beach	\$1,700	-	-
Gymea	\$1,100	\$800	\$625
Gymea Bay	\$1,150	\$950	-
Heathcote	\$895	\$790	-
Illawong	\$1,150	\$800	-
Jannali	\$1,000	\$800	\$635
Kangaroo Point	-	\$630	\$520
Kareela	\$1,150	\$965	-

Suburb	4 bed	3 bed	2 bed
Kirrawee	\$1,100	\$897	\$680
Kurnell	-	\$880	-
Lilli Pilli	\$1,300	\$880	-
Loftus	\$1,100	\$787	-
Lucas Heights	-	-	-
Maianbar	\$750	\$550	-
Menai	\$1,050	\$825	\$600
Miranda	\$1,150	\$850	\$650
Oyster Bay	\$1,200	\$850	\$503
Port Hacking	-	-	-
Sandy Point	-	\$500	-
Sutherland	\$1,100	\$840	\$600
Sylvania	\$1,250	\$875	\$650
Sylvania Waters	\$1,400	\$890	\$480
Taren Point	\$990	\$950	-
Waterfall	-	\$525	-
Woolooware	\$1,500	\$1,020	-
Woronora	-	\$665	-
Woronora Heights	\$750	-	-
Yarrawarrah	\$765	\$782	-
Yowie Bay	\$1,200	\$740	-





# Median Rents per Suburb

## Apartments

Suburb	3 bed	2 bed	1 bed
Caringbah	\$860	\$635	\$500
Como	\$600	\$495	-
Cronulla	\$1,050	\$680	\$490
Engadine	\$800	\$600	\$360
Gymea	\$900	\$660	\$560
Heathcote	\$585	\$670	\$373
Illawong	\$660	\$515	-
Jannali	\$780	\$577	\$580

Suburb	3 bed	2 bed	1 bed
Kirrawee	\$900	\$730	\$630
Menai	\$750	\$630	\$460
Miranda	\$855	\$650	\$570
Sutherland	\$850	\$620	\$570
Sylvania	\$900	\$600	\$365
Sylvania Waters	\$650	\$620	-
Woollooware	\$1,150	\$850	\$640



## Alfords Point

Address	Bed	Bath	Car	Sold Price
3 Royal Oak Drive	4	3	4	\$1,825,000
11 Melaleuca Place	4	2	5	\$1,820,000
6 Angophora Place	4	2	2	\$1,785,000
8 Ribbon Gum Close	4	3	2	\$1,475,000

## Bangor

Address	Bed	Bath	Car	Sold Price
6 Dapto Place	4	3	4	\$1,950,000
7 Towradgi Place	5	3	4	\$1,940,000
4 Paringa Place	4	2	3	\$1,500,000
9 Derribong Crescent	3	2	2	\$1,450,000
61 Yanderra Avenue	4	1	2	\$1,415,000
13 Bangalee Place	5	2	3	\$1,410,000
2/35-37 Menai Road	3	2	2	\$1,050,000

## Barden Ridge

Address	Bed	Bath	Car	Sold Price
1 Barrett Street	6	2	2	\$1,875,000
12 Lawson Place	4	3	1	\$1,720,000
147 Old Illawarra Road	5	3	2	\$1,660,000
1 Edwards Place	4	2	2	\$1,650,000
18 Melville Place	4	2	5	\$1,630,000
137 David Road	4	2	2	\$1,605,000
1/21 Boyd Place	4	2	2	\$1,319,000



# Bonnet Bay

Address	Bed	Bath	Car	Sold Price
3 Roosevelt Place	4	2	2	\$1,790,000
15 Lower Washington Drive	3	2	3	\$1,635,000
29 Tudar Road	5	2	2	\$1,460,000

# Burraneer

Address	Bed	Bath	Car	Sold Price
451 Woollooware Road	4	3	2	\$3,610,000
111 Burraneer Bay Road	4	1	3	\$2,150,000



# Caringbah

Address	Bed	Bath	Car	Sold Price
5 Condon Street	4	3	2	\$2,450,000
155 Caringbah Road	5	4	2	\$2,150,000
16 Willarong Road	8	6	2	\$2,000,000
8 Booyong Avenue	3	1	2	\$1,910,000
55 Drake Avenue	3	1	1	\$1,805,000
4/10 Winifred Avenue	3	2	2	\$1,800,000
411 Kingsway	3	1	2	\$1,750,000
25 Woodfield Boulevard	4	1	3	\$1,651,000
3/41 Gannons Road	3	2	2	\$1,450,000
3/5 Wallumatta Road	2	2	1	\$1,330,000
142 The Boulevarde	3	1	1	\$1,325,000
12/201-205 Willarong Road	3	2	2	\$1,300,000
5/206 Willarong Road	3	1	2	\$1,300,000
3/5 Oleander Parade	3	2	1	\$1,275,000
1/16-18 Jacaranda Road	2	1	1	\$1,160,000
507/416 Kingsway	3	2	2	\$1,090,000
44/4-8 Wallumatta Road	2	1	1	\$1,025,000
19/377 Kingsway	2	2	3	\$997,500

Address	Bed	Bath	Car	Sold Price
31/137-143 Willarong Road	2	2	1	\$962,000
3/148 Willarong Road	3	1	2	\$937,500
4/153 Willarong Road	2	1	3	\$905,000
195/360 Kingsway	2	1	1	\$900,000
11/7-9 High Street	2	1	1	\$870,000
14/153 Willarong Road	2	1	2	\$866,000
15/3-5 Banksia Road	2	1	1	\$855,000
105/46-48 Presidnet Avenue	2	1	1	\$805,000
24/392 Port Hacking Road	2	1	1	\$800,000
28/381-389 Kingsway	2	1	2	\$790,000
5/237 Kingsway	2	1	2	\$790,000
4/369-373 Kingsway	2	2	1	\$765,000
24/63-69 President Avenue	2	1	1	\$720,000
53/360 Kingsway	1	1	1	\$580,000
12/41-43 Banksia Road	1	1	1	\$555,000
97/360 Kingsway	1	1	1	\$480,000
143/360 Kingsway	1	1	1	\$465,000
23/22-24 Taronga Parade	1	1	0	\$455,000





# Caringbah South

Address	Bed	Bath	Car	Sold Price
34 Wentworth Street	5	3	2	\$3,215,000
35A Yowie Avenue	4	3	2	\$2,700,000
451 Willarong Road	4	2	2	\$2,650,000
56 Castelnau Street	4	2	2	\$2,400,000
16A Blamey Avenue	4	3	2	\$2,340,000
12A Wilga Road	4	3	2	\$2,250,000
212 Gannons Road	3	2	3	\$2,075,000
52 Taren Point Road	3	1	1	\$2,000,000
584B Port Hacking Road	4	3	4	\$1,900,000
13 Loraine Avenue	3	1	1	\$1,775,000
5/29-31 Langer Avenue	3	2	2	\$1,750,000

Address	Bed	Bath	Car	Sold Price
10 Verbena Place	3	1	1	\$1,722,500
65 Wentworth Street	4	2	2	\$1,700,000
2 Bulwarra Street	4	2	2	\$1,675,000
3/16 Percival Road	3	2	2	\$1,650,000
6/200 Burraneer Bay Road	3	2	2	\$1,555,000
7/65 Crescent Road	3	2	2	\$1,485,000
2/62 Pacific Street	2	1	1	\$1,240,000
12/9 Curtis Street	2	1	1	\$700,000
9/448 Port Hacking Road	1	1	0	\$535,000
2/314-322 Willarong Road	1	1	0	\$428,000



# Cronulla

Address	Bed	Bath	Car	Sold Price
22 Glaisher Parade	2	1	1	\$5,150,000
11 Sturt Road	5	5	5	\$4,345,000
3 Kirkwood Road	5	3	2	\$3,425,000
15/22 Ozone Street	3	2	2	\$3,350,000
56 Franklin Road	4	2	2	\$2,625,000
2/5-6 The Esplanade	3	2	1	\$2,350,000
9/7-11 Richmount Street	3	2	2	\$2,278,000
14/1-5 Gerrale Street	3	2	1	\$1,988,000
1/25 Bando Road	3	2	2	\$1,825,000
2/16 Bando Road	3	2	2	\$1,750,000
4/30 Caronia Avenue	3	2	2	\$1,700,000
22/3-5 Giddings Avenue	2	2	1	\$1,650,000
3/123-125 Gerrale Street	2	2	1	\$1,500,000
7/69-71 Elouera Road	2	1	2	\$1,495,000
13/3-5 Giddings Avenue	2	2	1	\$1,385,000
12/26 Ozone Street	2	1	1	\$1,325,000
101/13-15 Gerrale Street	2	1	1	\$1,300,000
12/65-67 Parramatta Street	3	1	2	\$1,285,000
5/38-42 Hume Road	2	2	1	\$1,195,000
12/62-70 Parramatta Street	2	1	2	\$1,153,000
503/21 Coast Avenue	2	1	1	\$1,150,000
102/21 Coast Avenue	2	1	1	\$1,110,000
9/69-71 Parramatta Street	2	1	1	\$1,080,000
11/38-42 Kurnell Road	2	1	1	\$1,000,000

Address	Bed	Bath	Car	Sold Price
21/14 Nerang Road	2	1	1	\$965,000
7/1-5 Searl Road	2	1	1	\$950,000
16/55 Ewos Parade	2	1	1	\$942,000
2/24A Tullimbar Road	2	1	0	\$915,000
2/52-54 Kingsway	2	2	1	\$905,000
3/8-10 St Andrews Place	2	1	1	\$891,000
4/55-59 Kingsway	2	1	1	\$875,000
3/5 Wilbar Avenue	2	1	2	\$866,000
1/8-10 St Andrews Place	2	1	1	\$850,000
11/78-82 Kingsway	2	1	1	\$842,500
14/22-24 Bando Road	2	1	2	\$837,500
4/16-20 Allison Road	1	1	1	\$821,500
7/21 Bando Road	1	1	1	\$805,000
7/31-33 Girrilang Road	1	1	1	\$786,000
2/15 Caronia Avenue	1	1	1	\$750,000
2/46 Kurnell Road	2	1	0	\$734,000
4/36 Nicholson Parade	2	1	0	\$708,000
3/28 Croydon Street	1	1	1	\$680,000
8/1 Parramatta Street	1	1	0	\$675,000
3/117 Elouera Road	1	1	0	\$675,000
3/110 Elouera Road	1	1	0	\$665,000
36/13-15 Gerrale Street	1	1	1	\$628,000
401A/1 Kingsway	1	1	1	\$570,000



# Como

Address	Bed	Bath	Car	Sold Price
7 Como Parade	3	2	1	\$2,005,000
35 Wollun Street	3	1	1	\$1,730,000
117 Wolger Street	3	1	2	\$1,560,000
8 Loretta Avenue	3	1	1	\$1,352,000
18/17 Binya Place	2	1	1	\$1,000,000

# Dolans Bay

Address	Bed	Bath	Car	Sold Price
5/6-8 Lehane Place	3	2	2	\$1,531,888



# Engadine

Address	Bed	Bath	Car	Sold Price
39 Kingswood Road	5	3	2	\$1,850,000
1A Chipilly Avenue	4	2	2	\$1,850,000
32 Banksia Avenue	5	3	2	\$1,775,000
4 Euroa Place	4	2	2	\$1,750,000
21 Bulbine Street	4	3	2	\$1,650,000
5 Brigalow Place	4	2	1	\$1,610,000
2 Karuah Place	3	2	2	\$1,525,000
25 Naranga Avenue	4	1	2	\$1,510,000
29 Chipilly Avenue	3	2	3	\$1,500,000
149 Woronora Road	4	1	10	\$1,497,000
115 Woronora Road	4	2	1	\$1,493,000
15 Sirius Place	4	2	2	\$1,455,000
24 Bulberry Place	4	1	2	\$1,450,000
18 Ardua Place	4	1	2	\$1,450,000
10 Porter Road	4	2	2	\$1,450,000
921 Princes Highway	3	2	2	\$1,431,000
95 Kingswood Road	3	3	1	\$1,400,000
19 Palona Crescent	4	2	2	\$1,400,000
1 Skye Place	4	2	2	\$1,400,000
236 Woronora Road	3	1	2	\$1,400,000
18 Wyang Place	3	1	3	\$1,390,000
49 Dover Place	4	2	1	\$1,380,000
56 Caldarra Avenue	3	1	2	\$1,371,000

Address	Bed	Bath	Car	Sold Price
15 Dural Crescent	3	1	1	\$1,345,000
3 Jones Street	3	1	1	\$1,330,000
64 Lantana Road	3	1	2	\$1,320,000
47 Lalor Crescent	4	1	1	\$1,310,000
10 Patonga Place	3	1	1	\$1,310,000
56 Fairview Avenue	3	1	2	\$1,305,000
86 Woronora Road	3	2	2	\$1,302,000
3/73 Caldarra Avenue	3	2	2	\$1,260,000
1/13 Waratah Road	3	2	2	\$1,075,000
3/30-32 Bullecourt Avenue	2	1	1	\$995,000
9/100 Woronora Road	2	1	2	\$910,000
7/29-35 Preston Avenue	3	1	1	\$850,000
33/51-57 Railway Parade	2	1	2	\$807,000
17/1098 Old Princes Hwy	2	1	1	\$792,000
13/51-57 Railway Parade	2	1	2	\$770,000
4/20-24 Preston Avenue	2	1	1	\$760,000
13/1092 Old Princes Hwy	2	1	1	\$740,000
9/39-41 Railway Parade	2	1	1	\$730,000
16/10-14 Preston Avenue	2	1	1	\$710,000
2/29-35 Preston Avenue	2	1	1	\$710,000
5/1092 Old Princes Hwy	2	1	1	\$705,500
3/122 Anzac Avenue	2	1	1	\$580,000





## Grays Point

Address	Bed	Bath	Car	Sold Price
2 Inderi Place	4	3	3	\$1,700,000
245 North West Arm Road	5	2	2	\$1,575,000
6 Swallow Rock Drive	4	2	2	\$1,530,000

## Greenhills Beach

Address	Bed	Bath	Car	Sold Price
61 Greenhills Street	5	3	2	\$3,575,000
17 Torquay Street	4	3	4	\$3,150,000
27 Cable Street	4	2	2	\$2,850,000



# Gymea

Address	Bed	Bath	Car	Sold Price
15 Marion Street	5	2	2	\$2,315,000
76 Premier Street	3	1	4	\$2,210,000
39B Walker Avenue	4	3	2	\$2,197,000
16A Pines Parade	4	3	2	\$2,170,000
19A North West Arm Road	4	2	2	\$2,055,000
83A North West Arm Road	5	3	3	\$1,950,000
2 Bolaro Avenue	4	2	3	\$1,885,000
180A Forest Road	4	3	2	\$1,860,000
11/649-653 Kingsway	3	2	2	\$1,500,000
62 North West Arm Road	4	2	2	\$1,497,000

Address	Bed	Bath	Car	Sold Price
14/31-33 Hotham Road	3	2	2	\$1,413,750
2/641-643 Kingsway	3	2	1	\$1,395,000
5/52-56 Manchester Road	3	2	1	\$1,300,000
29/10-14 Warburton Street	3	2	2	\$1,275,000
5/30-32 Milburn Road	2	1	1	\$1,246,000
205/16 Warburton Street	2	2	1	\$1,085,000
2/2-4 Moani Avenue	2	1	1	\$812,000
3/26-28 Chapman Street	2	1	1	\$765,000
9/711-713 Kingsway	2	1	1	\$700,000



# Gymea Bay

Address	Bed	Bath	Car	Sold Price
12 Naranganah Avenue	6	4	2	\$3,020,000
37 Yarra Burra Street	5	3	2	\$2,500,000
46 Coopernook Avenue	3	2	1	\$2,295,000
251 Sylvania Road South	3	2	1	\$2,150,000
31 Yarra Burra Street	4	2	2	\$2,150,000
49 Ellesmere Road	4	3	2	\$1,865,000
8 Avenel Road	3	1	2	\$1,812,500
6A Coonong Road	4	2	1	\$1,772,500
15 Conjola Place	3	2	1	\$1,725,000
9A Greygum Place	3	2	2	\$1,661,000
4/198-200 Gymea Bay Road	3	2	2	\$1,560,000
16A Second Avenue	3	2	1	\$1,480,000

# Heathcote

Address	Bed	Bath	Car	Sold Price
10 Forest Road	4	2	1	\$1,775,500
54C Forest Road	4	3	4	\$1,680,000
8 Dally Road	4	2	1	\$1,540,000
107 Corinth Road	4	2	2	\$1,505,000
3 Eltham Place	3	2	2	\$1,460,000
13 Boundary Road	3	1	1	\$1,400,000
71 Oliver Street	3	1	2	\$1,315,000
35 Willandra Parade	3	1	1	\$1,300,000
3/1391-1393 Prices Highway	2	1	1	\$940,000
4/35-37 Boronia Grove	2	1	2	\$930,000
117/11 Veno Street	2	1	1	\$735,000



## Illawong

Address	Bed	Bath	Car	Sold Price
23 Bignell Street	5	3	5	\$3,180,000
15 Burley Close	5	3	2	\$2,022,800
22 Sylvan Ridge Drive	5	3	2	\$1,900,000
74 Blaxland Drive	3	2	2	\$1,566,250
2 Norval Place	4	3	4	\$1,530,000
140 Fowler Road	3	3	2	\$1,410,000
7/2A Charlotte Place	3	2	2	\$1,162,500
16/54-62 Osprey Drive	3	2	2	\$1,050,000

## Jannali

Address	Bed	Bath	Car	Sold Price
27A Sutherland Road	4	2	1	\$1,710,000
33 Eighth Avenue	3	2	1	\$1,397,000
6 Samuels Avenue	4	1	2	\$1,380,000
6/135-139 Sutherland Road	3	2	2	\$1,250,000
6A Charles Place	3	1	2	\$1,185,000
26/2 Railway Crescent	3	2	1	\$895,000
4/27 Oxley Avenue	3	1	1	\$827,500
507/34 Railway Crescent	2	2	2	\$810,000
201/34 Railway Crescent	2	2	1	\$780,000
502/17 Mitchell Avenue	1	1	2	\$710,000
2/31-33 Oxley Avenue	2	1	1	\$666,500
2/37 Oxley Avenue	1	1	2	\$640,000
10 Sevenoaks Place	4	3	2	N/A





# Kareela

Address	Bed	Bath	Car	Sold Price
13 Anitra Avenue	6	3	2	\$2,875,000
46 Freya Street	4	2	2	\$1,815,000
8 Freya Street	3	2	2	\$1,795,000
41 Solveig Crescent	4	3	3	\$1,735,000
151 Garnet Road	5	2	1	N/A
9 Tradewinds Place	3	2	2	N/A



# Kirrawee

Address	Bed	Bath	Car	Sold Price
187 Acacia Road	5	3	5	\$2,635,000
3 Milner Avenue	5	3	2	\$2,400,000
13 Kemp Avenue	4	2	2	\$1,765,000
62 Acacia Road	5	1	2	\$1,730,000
13B Moona Road	4	3	2	\$1,705,000
15 Tea Tree Place	4	1	2	\$1,641,000
62A Acacia Road	3	2	2	\$1,587,000
20 Kenneth Avenue	3	2	2	\$1,530,000
52 Durbar Avenue	3	2	2	\$1,530,000
113 Waratah Street	3	1	2	\$1,450,000
54 Mokera Avenue	3	2	2	\$1,430,000
902/10 Village Place	3	2	2	\$1,380,000
2/6 Durbar Avenue	4	3	2	\$1,355,000
3/158 Bath Road	3	2	2	\$1,305,000
1/12-16 Durbar Avenue	3	2	2	\$1,280,000
31 Tea Gardens Avenue	4	1	6	\$1,180,000

Address	Bed	Bath	Car	Sold Price
31/81 Bath Road	3	2	2	\$1,115,000
1103/35 Flora Street	2	2	2	\$1,000,000
901/35 Flora Street	2	2	1	\$980,000
1203/35 Flora Street	2	2	2	\$970,000
411/35 Flora Street	2	2	1	\$930,000
806/4 Kiln Road	2	2	1	\$920,000
313/11 Village Place	2	2	1	\$870,000
602/2 Kiln Road	2	2	1	\$860,000
203/35 Flora Street	2	2	1	\$855,000
302/1 Village Place	2	2	1	\$830,000
16/63-65 Flora Street	2	1	1	\$825,000
8/477-481 President Avenue	2	2	1	\$800,000
11/610 Princes Highway	2	1	1	\$745,000
5/10 Durbar Avenue	2	1	1	\$735,000
403/1 Village Place	1	1	1	\$687,000





# Kurnell

Address	Bed	Bath	Car	Sold Price
79 Captain Cook Drive	6	3	4	\$2,140,000
5 Dampier Street	4	3	4	\$1,853,000

# Loftus

Address	Bed	Bath	Car	Sold Price
225 Loftus Avenue	5	2	3	\$1,800,000
5 Orchid Street	4	2	1	\$1,615,000
47 Spur Crescent	3	1	2	\$1,555,000
4 Celosia Place	5	2	1	\$1,555,000
128 National Avenue	3	1	2	\$1,490,000
81 Loftus Avenue	4	2	2	\$1,481,000



# Menai

Address	Bed	Bath	Car	Sold Price
20 Penmon Close	5	3	2	\$1,937,000
1 Pioneer Drive	5	3	3	\$1,875,000
4 Berry Grove	4	2	2	\$1,860,000
4 Meckiff Close	5	2	2	\$1,750,000
15B Mona Road	3	1	1	\$1,330,000
101 Allison Crescent	3	1	1	\$1,140,000
89 Allison Crescent	3	1	1	\$1,125,000
1/1 Bluegum Way	3	2	2	\$932,000
10C/7 Macmahon Place	2	1	1	\$807,000
12/82-90 Allison Crescent	2	1	1	\$800,000





# Miranda

Address	Bed	Bath	Car	Sold Price
23A Macartney Street	5	3	2	\$2,200,000
33A Ingara Avenue	5	3	1	\$2,100,000
3B Gwawley Parade	4	3	2	\$1,880,000
149C Corea Street	4	3	1	\$1,800,000
2 Ingara Avenue	3	2	3	\$1,765,000
6/58-60 Karimbla Road	4	3	3	\$1,715,000
145 Parraweena Road	3	1	1	\$1,700,000
5/14 Mooki Street	4	3	2	\$1,695,000
283 President Avenue	3	2	6	\$1,670,000
8 The Knoll	3	1	1	\$1,635,000
37 Milford Road	3	2	2	\$1,600,000
32A Frederick Street	4	2	2	\$1,600,000
138A Kiora Road	3	1	1	\$1,530,000
1/65 Wyralla Road	3	2	1	\$1,490,000
9/2 Windermere Avenue	3	2	2	\$1,455,000
133 Bellingara Road	3	1	3	\$1,450,000
2/26-28 Malvern Road	3	2	2	\$1,425,000
197 President Avenue	3	1	1	\$1,390,000
70/8-12 Willock Avenue	3	2	2	\$1,050,000
2/147 President Avenue	3	2	2	\$938,000

Address	Bed	Bath	Car	Sold Price
AB408/6 University Road	2	2	1	\$920,000
7/14 Ventura Avenue	2	1	1	\$885,000
22/513-517 Kingsway	2	1	1	\$860,000
203/30 Pinnacle Street	2	2	1	\$855,000
25/36 Wandella Road	2	1	1	\$823,000
13/99-111 Karimbla Road	3	1	1	\$795,000
14/621-635 Kingsway	2	2	1	\$785,000
11/8-14 Gibbs Street	2	2	1	\$777,500
8/34-38 Kira Road	2	1	2	\$775,000
18/16-20 Urunga Parade	2	1	1	\$765,000
G05/1 University Road	1	1	1	\$751,000
62/474 Kingsway	2	1	1	\$740,000
5/24-26 Kiora Road	2	1	1	\$735,000
104/680 Kingsway	1	1	1	\$700,000
6/108-110 Kiora Road	2	1	1	\$685,000
AB503/6 University Road	1	1	1	\$680,000
504/1 Pinnacle Street	1	1	1	\$635,000
410/1 Higherdale Avenue	1	1	1	\$630,000
52F/5-29 Wandella Road	1	1	1	\$525,000



## Oyster Bay

Address	Bed	Bath	Car	Sold Price
20 Shipwright Place	5	3	7	\$3,150,000
26 Highview Crescent	4	1	2	\$2,355,000
14 Borambil Place	4	3	2	\$2,210,000
32 Greenpoint Road	3	2	2	\$1,789,000
10 Tenth Avenue	4	2	3	\$1,620,000
58 Caravan Head Road	4	2	1	\$1,430,000
63 Carvers Road	4	3	2	N/A

## Port Hacking

Address	Bed	Bath	Car	Sold Price
7 Gow Avenue	5	3	3	\$4,070,000



## Sutherland

Address	Bed	Bath	Car	Sold Price
3 Delta Place	4	2	2	\$1,990,000
36 Leonay Street	4	3	2	\$1,785,000
11 Kurrajong Street	4	2	2	\$1,680,000
2 Kalgoorlie Place	3	2	0	\$1,582,000
5 Bunbury Avenue	3	1	2	\$1,500,000
6/36 Glencoe Street	3	2	2	\$1,146,000
2/673 Old Princes Highway	3	2	2	\$1,130,500
14/16 Oakwood Street	3	1	1	\$1,125,000
2/60-64 Merton Street	3	2	2	\$1,120,000
5/8 Vermont Street	3	2	2	\$1,082,500
5/58 Merton Street	3	2	2	\$1,060,000
1/30 Linden Street	2	1	1	\$990,000
202/31 The Grand Parade	2	2	2	\$950,000
304/33 The Grand Parade	2	2	2	\$950,000
502/507 President avenue	2	2	2	\$915,000
11/84-88 Glencoe Street	2	1	3	\$910,000
11/23-29 Gray street	2	2	1	\$898,500
28/24 Toronto Parade	2	1	1	\$882,000
22/98-102 Glencoe Street	2	1	2	\$870,000
301/35 The Grand Parade	2	2	1	\$865,000
8/24 Toronto Parade	2	1	1	\$865,000
24/84-88 Glencoe Street	2	1	1	\$861,003
39/30-36 Belmont Street	2	2	1	\$858,000
305/134 Linden Street	2	2	2	\$850,000
26/49-53 Belmont Street	2	1	2	\$845,000
25/45-47 Vermont Street	2	1	2	\$845,000
42/1-9 Gray Street	2	1	1	\$835,000

Address	Bed	Bath	Car	Sold Price
28/18-22 Gray Street	2	1	1	\$830,000
31/18-22 Gray Street	2	1	1	\$825,000
33/8 Cook Street	2	2	1	\$790,000
12/20-26 Leonay Street	2	2	2	\$782,000
202/9 Moore Street	2	2	1	\$780,000
22/522 President Avenue	2	1	2	\$775,000
15/6-10 Gray Street	2	1	1	\$775,000
508/674 Old Princes Hwy	2	1	1	\$775,000
6/103-105 Flora Street	2	1	1	\$770,000
23/45-47 Vermont Street	2	1	2	\$768,500
4/23-25 Oxford Street	2	1	1	\$757,000
33/50-56 Merton Street	2	1	2	\$755,000
37/104-112 Glencoe Street	2	2	1	\$755,000
30/94-100 Flora Street	2	1	2	\$750,000
12/18-22 Gray Street	2	1	1	\$750,000
20/76-78 Auburn Street	2	1	2	\$745,000
40/94-100 Flora Street	2	1	2	\$735,000
13/23-29 Gray street	2	1	1	\$730,000
27/94-100 Flora Street	2	1	1	\$725,000
G01/7-9 Acton Street	1	1	1	\$715,000
11/538 President Avenue `	2	1	1	\$700,000
4/50-54 The Grand Parade	2	1	1	\$685,000
6/6-14 Park Street	2	1	1	\$681,000
23/57-61 Auburn Street	2	1	2	\$676,000
41/491 President Avenue	2	1	1	\$655,000
35/53 Auburn Street	2	1	1	\$620,000
9/856 Old Princes Highway	2	1	1	\$540,000



# Sylvania

Address	Bed	Bath	Car	Sold Price
31 Evelyn Street North	5	3	5	\$3,240,000
3 Leavesden Place	5	3	2	\$2,820,000
92 Evelyn Street	5	4	2	\$2,730,000
25 Venetia Street	3	1	2	\$2,471,500
4 Chester Street	4	3	2	\$2,105,000
19F Formosa Street	4	3	2	\$2,100,000
14 Terrace Avenue	4	1	3	\$2,055,000
89 Tara Street	3	1	2	\$1,950,000
12 Camden Street	4	2	2	\$1,700,000
8/2-8 Evelyn Street North	4	3	4	\$1,680,000
13 Young Street	5	2	2	\$1,670,000

Address	Bed	Bath	Car	Sold Price
34 Corea Street	4	1	2	\$1,555,000
30/1-9 Tara Street	4	2	2	\$1,550,000
323 Princes Highway	3	2	2	\$1,520,000
271 Princes Highway	3	1	1	\$1,450,000
13 Easton Avenue	4	2	1	\$1,405,000
231 Princes Highway	3	1	3	\$1,350,000
20/112 Port Hacking Road	3	2	2	\$1,200,000
5B/2B Mowbray Street	3	2	2	\$975,000
3/197-199 Box Road	2	1	1	\$775,000
26/17-21 Melrose Avenue	2	1	1	\$645,000





## Sylvania Waters

Address	Bed	Bath	Car	Sold Price
15 Bellinger Place	5	4	4	\$2,730,000
11 Clarence Crescent	4	2	2	\$2,150,000
4 Burnett Place	4	1	1	\$1,850,000
3/3 Ramu Crescent	3	2	3	\$1,050,000
30/162 Port Hacking Road	2	1	1	\$720,000

## Taren Point

Address	Bed	Bath	Car	Sold Price
74A Holt Road	4	3	2	\$4,000,000
19 Woodlands Road	5	4	4	\$2,900,000



## Woollooware

Address	Bed	Bath	Car	Sold Price
4A Dolans Road	5	4	2	\$3,250,000
22B Fairs Avenue	4	3	3	\$3,000,000
21 Harnleigh Avenue	4	4	2	\$2,700,000
7-9 Caringbah Road	4	3	4	\$2,500,000
13A Woollooware Road	4	3	2	\$2,435,000
1 Edinburgh Close	4	2	4	\$2,420,000
2A Panorama Avenue	5	3	2	\$2,055,000
40 Edinburgh Crescent	3	2	4	\$1,840,000
9/81 Denman Avenue	4	2	2	\$1,625,000
603/8 Foreshore Boulevard	2	2	1	\$1,550,000
6/199-203 Kingsway	3	2	2	\$1,530,000
8/199-203 Kingsway	3	2	2	\$1,473,000
8/102-104 Kingsway	3	2	2	\$1,405,000
206/2 Foreshore Boulevard	2	2	1	\$1,195,000
401/3 Dune Walk	2	2	1	\$1,085,000
105/2 Foreshore Boulevard	2	2	1	\$1,070,000
206/475 Captain Cook Drive	2	2	1	\$1,040,000
308/8 Foreshore Boulevard	2	1	1	\$940,000
403/2 Foreshore Boulevard	2	1	1	\$870,000
3/3A Trickett Road	2	1	1	\$865,000
5/22 Hill Street	2	1	2	\$805,000
404/1 Dune Walk	1	1	1	\$800,000
401/2 Foreshore Boulevard	1	1	1	\$770,000
9/20 Hill Street	2	1	1	\$754,500
502/2 Foreshore Boulevard	1	1	1	\$750,500
3/3 Trickett Road	2	1	1	\$730,000
28/110-112 Kingsway	2	1	0	\$705,000
2/108 Kingsway	1	1	1	\$585,000

## Woronora

Address	Bed	Bath	Car	Sold Price
51 Liffey Place	3	2	1	\$2,280,000
23A The Crescent	4	4	5	\$2,150,000
26 Severn Road	4	2	2	\$2,140,000
34 Liffey Place	5	2	2	\$1,690,000
1/70F Prince Edward Park	3	2	2	\$1,170,000

## Woronora Heights

Address	Bed	Bath	Car	Sold Price
12 Lowry Place	5	2	2	\$2,010,000
22 Willaroo Avenue	5	3	2	\$1,725,000
22 Albatross Circuit	3	1	2	\$1,435,000
11 Warrangarree Drive	4	2	2	\$1,280,000
19 Willaroo Avenue	4	3	2	\$1,600,000



## Yarrowarrah

Address	Bed	Bath	Car	Sold Price
37 Turrella Road	4	2	2	\$1,722,000
7 Wheatly Road	4	2	2	\$1,365,000

## Yowie Bay

Address	Bed	Bath	Car	Sold Price
272 Attunga Road	4	3	6	\$3,392,000
22 Coora Road	4	3	6	\$3,140,000
8 Quest Avenue	4	1	1	\$2,100,000
2/25-27 Attunga Road	4	3	2	\$1,690,000



