

# SUBURB REPORT

Professionals\*

Edmondson Park NSW 2174

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CoreLogic®



**34km**  
Distance from GPO

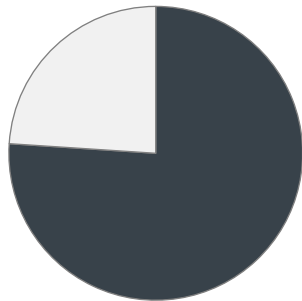


**2.3k**  
Population  
**438.2%**  
5 year population change



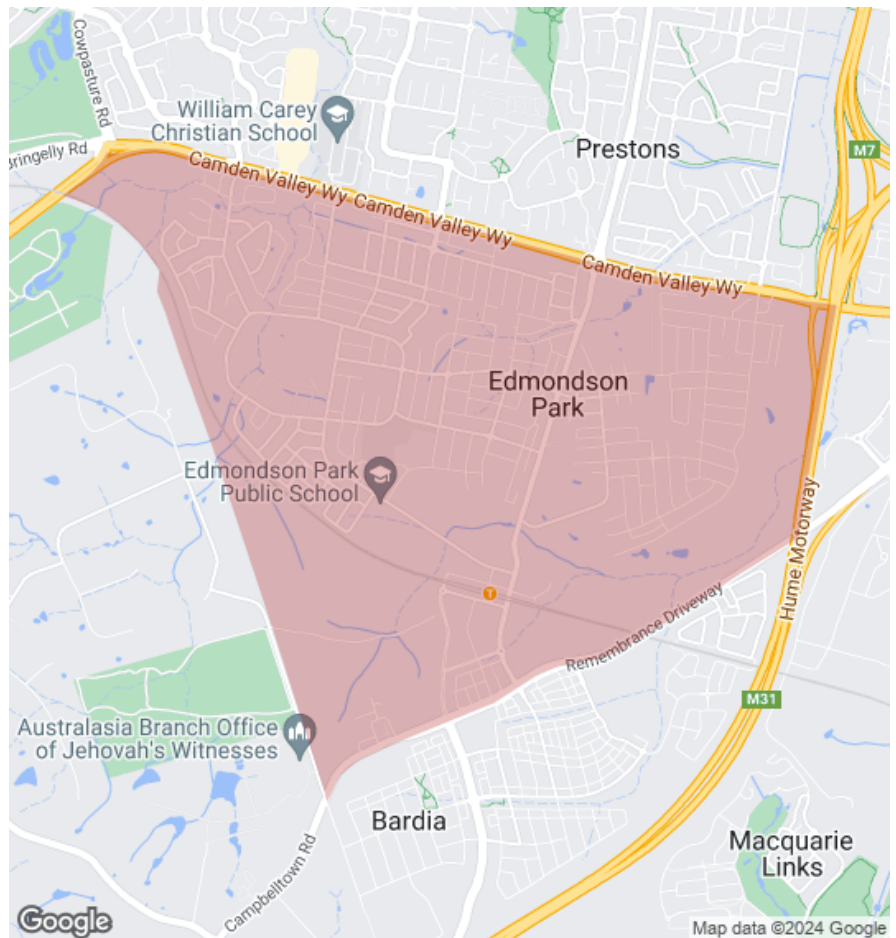
**6 years**  
Average length of ownership

24%



76%

Owner Occupiers Renters



The size of Edmondson Park is approximately 6.2 square kilometres. It has 7 parks covering nearly 20.4% of total area. The population of Edmondson Park in 2011 was 424 people. By 2016 the population was 2,282 showing a population growth of 438.2% in the area during that time. The predominant age group in Edmondson Park is 30-39 years. Households in Edmondson Park are primarily couples with children and are likely to be repaying \$3000 - \$3999 per month on mortgage repayments. In general, people in Edmondson Park work in a professional occupation. In 2011, 60.9% of the homes in Edmondson Park were owner-occupied compared with 74.5% in 2016. Currently the median sales price of houses in the area is \$1,220,000.

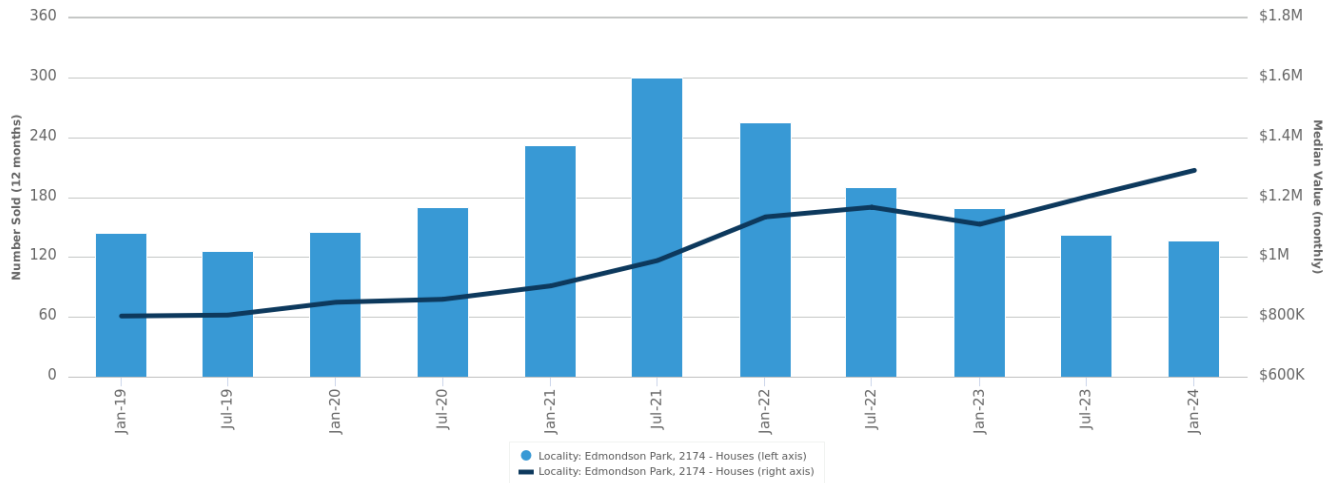
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	3,251	118	\$1,257,910	23
	961	54	\$685,245	8

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

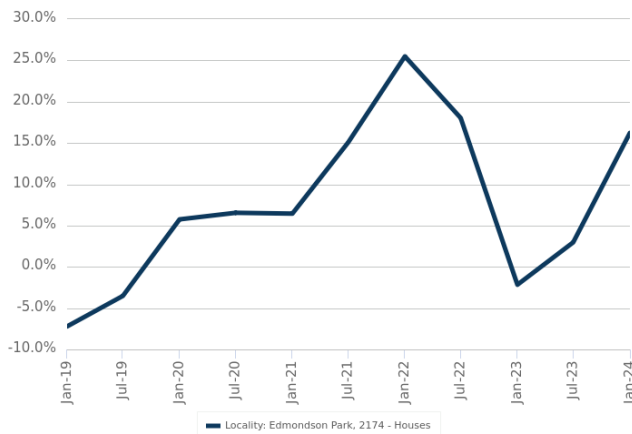


## Houses: For Sale

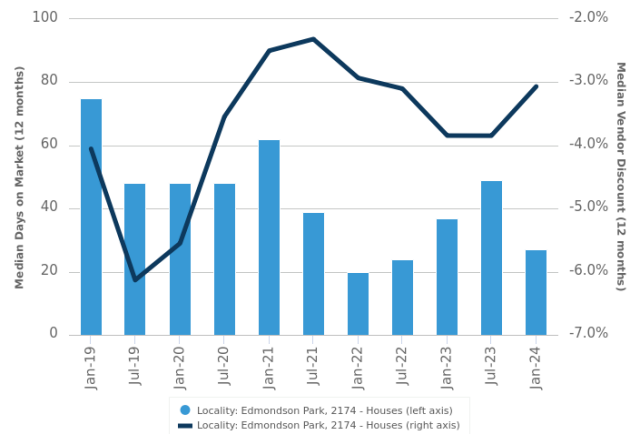
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price\*

\$1,395,000

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

\$\$

Median Price\*

\$1,220,000

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\*

\$1,050,000

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

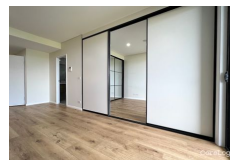
2



**39 Gallipoli Drive**  
Edmondson Park NSW

Sold on 17 Jan 2024  
\$0

1  
 2  
 213m<sup>2</sup>



**42/51-55 Hutton Road**  
Edmondson Park NSW

Sold on 18 Dec 2023  
\$0

1  
 2  
 106m<sup>2</sup>

2

3  
BEDROOMS



**Lot 6502 Caldwell Avenue**  
Edmondson Park NSW

Listed on 06 May 2024  
Not Disclosed

1  
 2  
 268m<sup>2</sup>



**1 Holliday Avenue**  
Edmondson Park NSW

Sold on 26 Apr 2024  
\$0

-  
 3  
 284m<sup>2</sup>



**114b Passendale Road**  
Edmondson Park NSW

Listed on 29 Apr 2024  
For Sale | Aldo Palermo

1  
 2  
 259m<sup>2</sup>



**LOT 6305 Caldwell Avenue**  
Edmondson Park NSW

Sold on 15 Mar 2024  
Not Disclosed

1  
 2  
 257m<sup>2</sup>

13

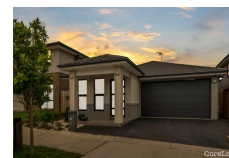
4  
BEDROOMS



**Lot 6506 Caldwell Avenue**  
Edmondson Park NSW

Listed on 05 May 2024  
Not Disclosed

2  
 2  
 325m<sup>2</sup>



**91 Buchan Avenue**  
Edmondson Park NSW

Sold on 30 Apr 2024  
\$380,000

2  
 2  
 375m<sup>2</sup>



**3 Hammon Place**  
Edmondson Park NSW

Listed on 05 May 2024  
Contact Agent

-  
 2  
 450m<sup>2</sup>



**LOT 6507 Caldwell Avenue**  
Edmondson Park NSW

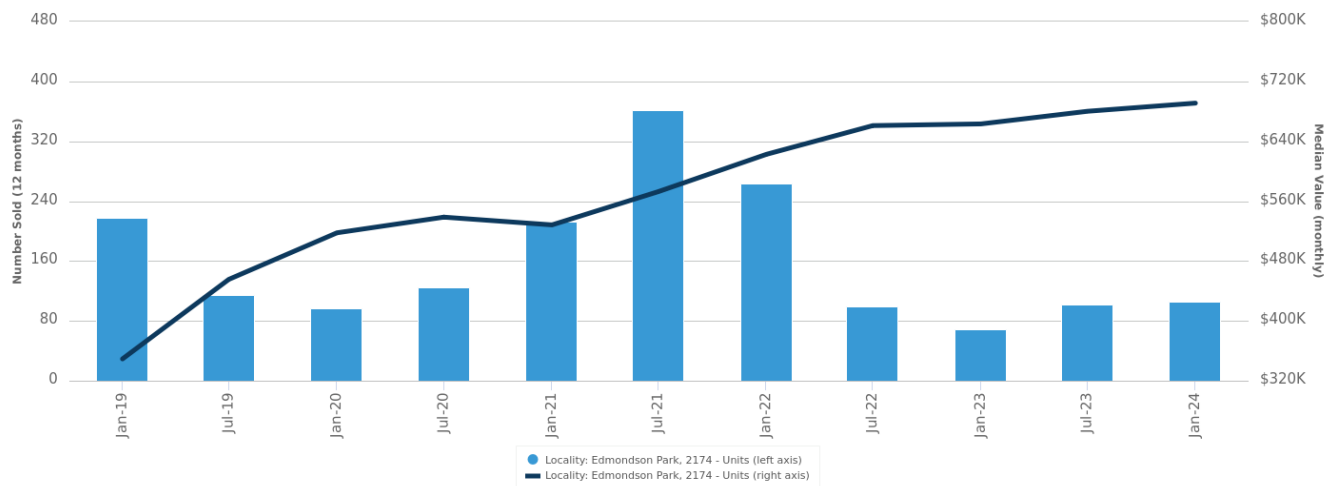
Sold on 29 Apr 2024  
Not Disclosed

2  
 2  
 356m<sup>2</sup>

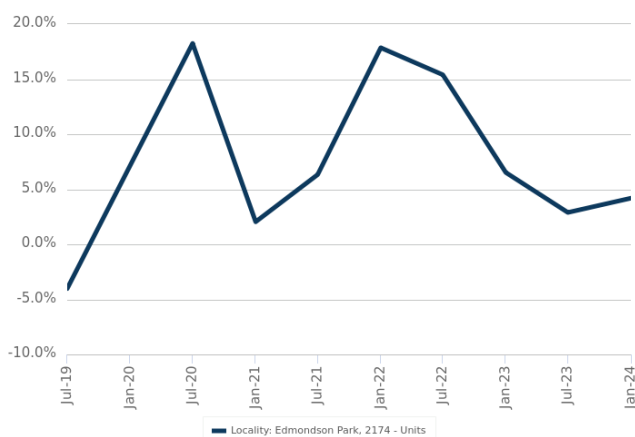
= number of houses currently On the Market or Sold within the last 6 months

## Units: For Sale

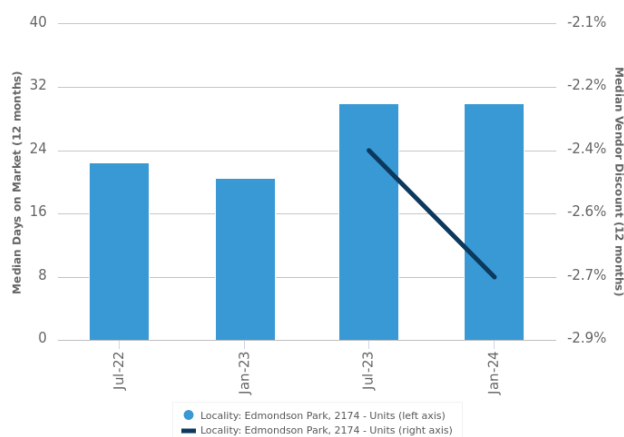
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price\*

\$773,375

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

\$\$

Median Price\*

\$670,500

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\*

\$585,125

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

## Recently Sold

1

1  
BEDROOMS

8



**302/361-363 Bernera Road  
Edmondson Park NSW**

Listed on 06 May 2024  
**\$615,000**



4,318m<sup>2</sup>



**707/4 Henderson Road  
Edmondson Park NSW**

Sold on 18 Mar 2024  
**\$580,000**



98m<sup>2</sup>



**1/120 Passendale Road  
Edmondson Park NSW**

Sold on 13 Mar 2024  
**\$550,000**



82m<sup>2</sup>

3

2  
BEDROOMS

11



**154 Macdonald Road  
Edmondson Park NSW**

Listed on 01 May 2024  
**Offers \$850,000 to \$865,000**



**204/361-363 Bernera Road  
Edmondson Park NSW**

Sold on 19 Mar 2024  
**\$695,000**



4,318m<sup>2</sup>



**27/58-70 Passendale Road  
Edmondson Park NSW**

Listed on 01 May 2024  
**\$699,000 - \$730,000**



130m<sup>2</sup>



**54 Carnegie Street  
Edmondson Park NSW**

Sold on 11 Mar 2024  
**\$845,000**



160m<sup>2</sup>

3

3  
BEDROOMS

5



**23/40 Burrows Avenue  
Edmondson Park NSW**

Listed on 04 May 2024  
**\$850,000 - \$900,000**



201m<sup>2</sup>



**9/40 Burrows Avenue  
Edmondson Park NSW**

Sold on 01 Feb 2024  
**\$820,000**



184m<sup>2</sup>

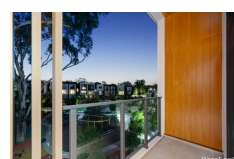


**62 Farrell Street  
Edmondson Park NSW**

Listed on 01 May 2024  
**\$920,000 - \$950,000**



179m<sup>2</sup>



**38 Farrell Street  
Edmondson Park NSW**

Sold on 30 Nov 2023  
**\$930,000**



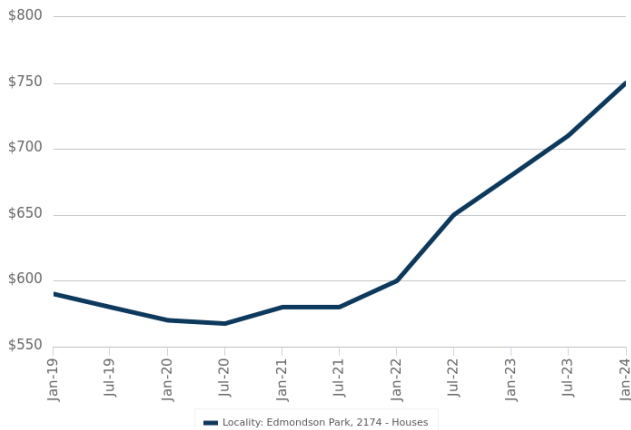
212m<sup>2</sup>



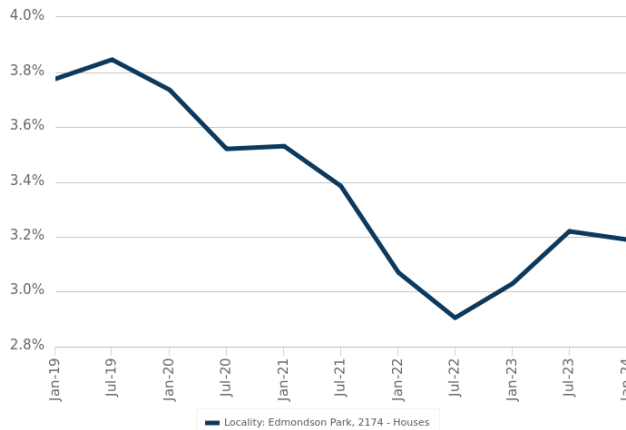
= number of units currently On the Market or Sold within the last 6 months

## Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



## Houses: Rental Activity Snapshot

### For Rent

6

2  
BEDROOMS



**32a Wakeling Drive**  
Edmondson Park NSW

Listed on 06 May 2024  
\$480/W

2

1

-



**9 Chiplin Road**  
Edmondson Park NSW 2174

Listed on 05 May 2024  
\$550/W

-

1

450m<sup>2</sup>

0

3  
BEDROOMS

There are no 3 bedroom Houses for rent in this suburb

12

4  
BEDROOMS



**19 Drues Avenue**  
Edmondson Park NSW

Listed on 06 May 2024  
\$780/W

1

2

307m<sup>2</sup>



**11 Foley Road**  
Edmondson Park NSW 2174

Listed on 06 May 2024  
\$880/W

2

2

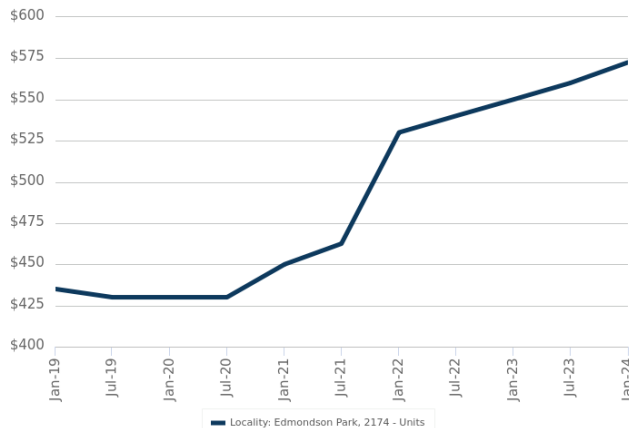
505m<sup>2</sup>



= 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

2

1  
BEDROOMS



**233 Dalmatia Avenue**  
Edmondson Park NSW

Listed on 06 May 2024  
\$390/W



317m<sup>2</sup>



**302/120 Passendale Road**  
Edmondson Park NSW

Listed on 02 May 2024  
\$550/W



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

3

2  
BEDROOMS



**204/361-363 Bernera Road**  
Edmondson Park NSW

Listed on 06 May 2024  
\$600/W



4,318m<sup>2</sup>



**3 Chiplin Road Edmondson**  
Park NSW 2174

Listed on 04 May 2024  
\$550/W



450m<sup>2</sup>

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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