

SUBURB REPORT

Professionals*

Hinchinbrook NSW 2168

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CoreLogic®



32km
Distance from GPO

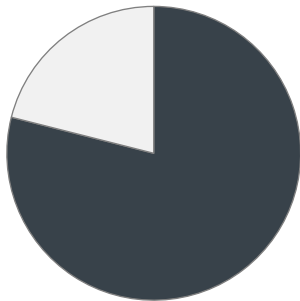


11.2k
Population
5.7%
5 year population change



15 years
Average length of ownership

21%



79%

Owner Occupiers Renters



The size of Hinchinbrook is approximately 3.3 square kilometres. It has 15 parks covering nearly 13.6% of total area. The population of Hinchinbrook in 2011 was 10,628 people. By 2016 the population was 11,229 showing a population growth of 5.7% in the area during that time. The predominant age group in Hinchinbrook is 10-19 years. Households in Hinchinbrook are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Hinchinbrook work in a clerical occupation. In 2011, 77.4% of the homes in Hinchinbrook were owner-occupied compared with 76.4% in 2016. Currently the median sales price of houses in the area is \$988,500.

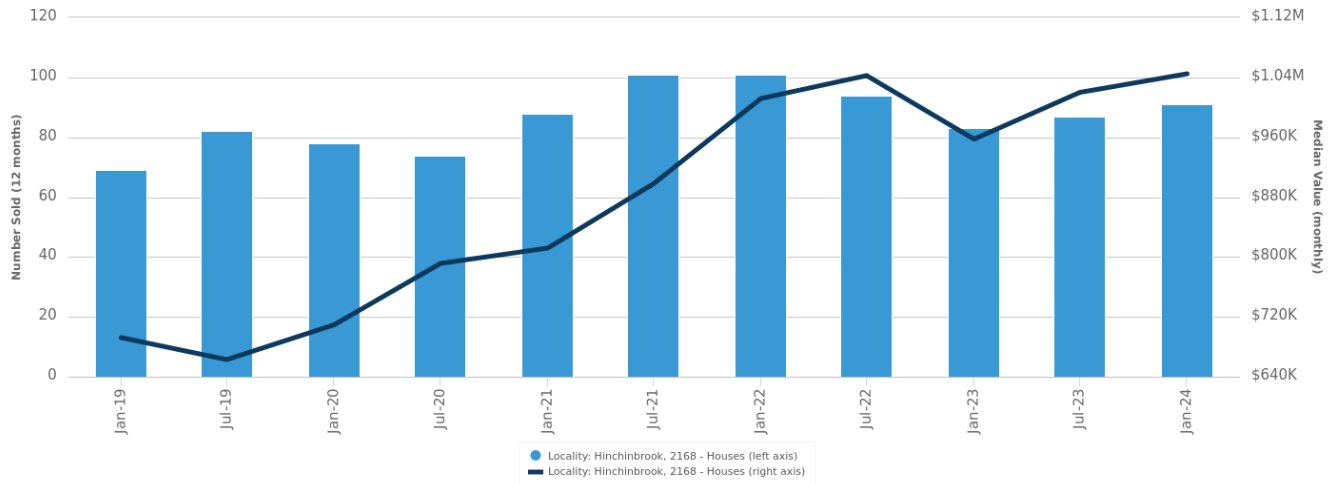
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	3,070	82	\$1,062,690	12
	124	5	\$709,555	0

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

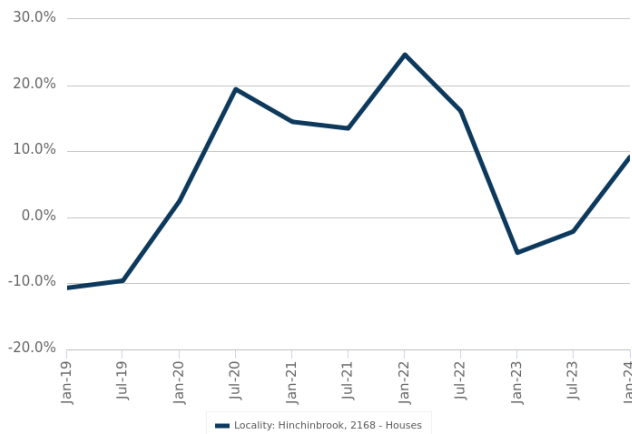


Houses: For Sale

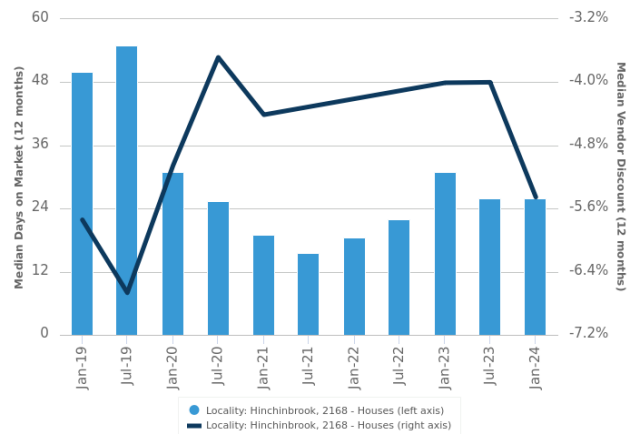
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$1,100,000

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

\$\$

Median Price*

\$988,500

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 are excluded from the analysis.

\$

Lower Quartile Price*

\$870,250

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

1



**45 Carina Avenue
Hinchinbrook NSW 2168**

Sold on 10 Nov 2023
\$0

1
 1
 635m²

3

3
BEDROOMS



**1a Ara Place Hinchinbrook
NSW 2168**

Listed on 06 May 2024
Guide \$795,000

2
 2
 376m²



**14 Fitzroy Close
Hinchinbrook NSW 2168**

Sold on 06 May 2024
\$1,000,300*

2
 1
 601m²



**11 Inverell Avenue
Hinchinbrook NSW 2168**

Listed on 06 May 2024
Auction

2
 2
 288m²



**2 Avocet Place
Hinchinbrook NSW 2168**

Sold on 04 May 2024
\$1,074,000*

1
 1
 627m²

5

4
BEDROOMS



**13 Daydream Crescent
Hinchinbrook NSW 2168**

Listed on 06 May 2024
AUCTION

2
 2
 713m²



**23 Wilson Road
Hinchinbrook NSW 2168**

Sold on 27 Apr 2024
\$915,500*

1
 2
 450m²



**445 Hoxton Park Road
Hinchinbrook NSW 2168**

Listed on 06 May 2024
Contact Agent

4
 2
 2,024m²



**32 Bower-Bird Street
Hinchinbrook NSW 2168**

Sold on 20 Apr 2024
\$950,000*

2
 2
 455m²

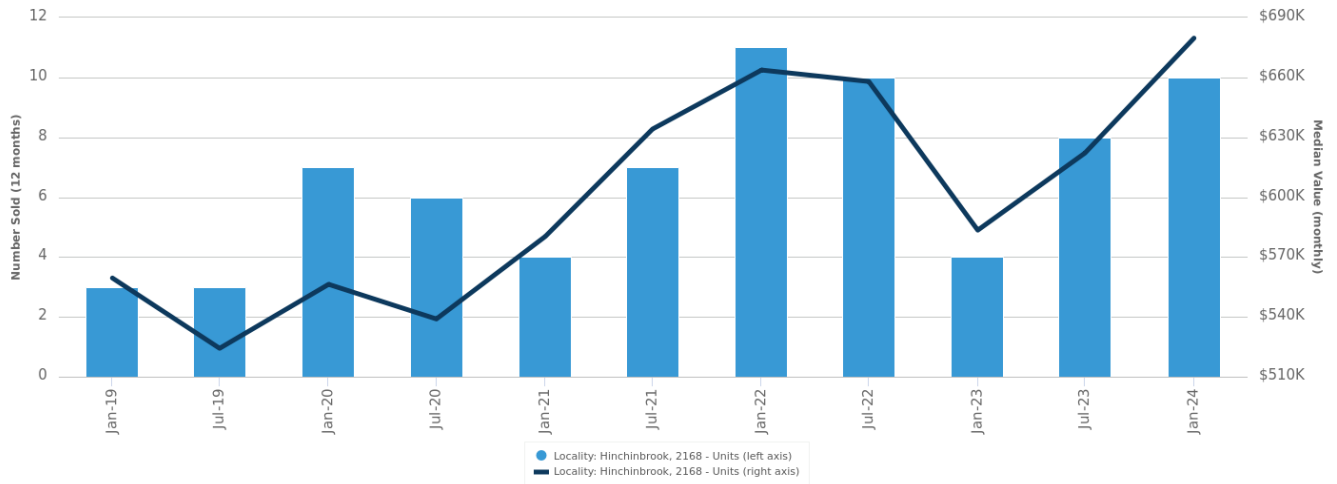


= number of houses currently On the Market or Sold within the last 6 months

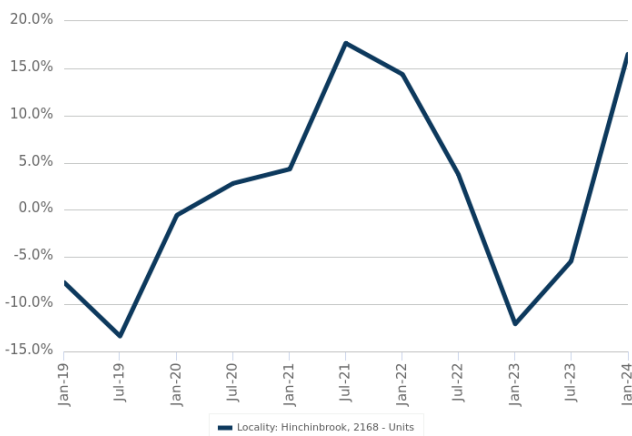
*Agent advised

Units: For Sale

Number Sold vs. Median Value (monthly)



Change in Median Value



\$\$\$

Upper Quartile Price*

\$803,750

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

\$\$

Median Price*

\$735,000

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*

\$695,500

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



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



There are no recently sold 2 bedroom Units in this suburb



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



**1/12 Heron Place
Hinchinbrook NSW 2168**

Sold on 08 Feb 2024
\$750,000



3,842m²



**3/17 Heron Place
Hinchinbrook NSW 2168**

Sold on 30 Jan 2024
\$720,000



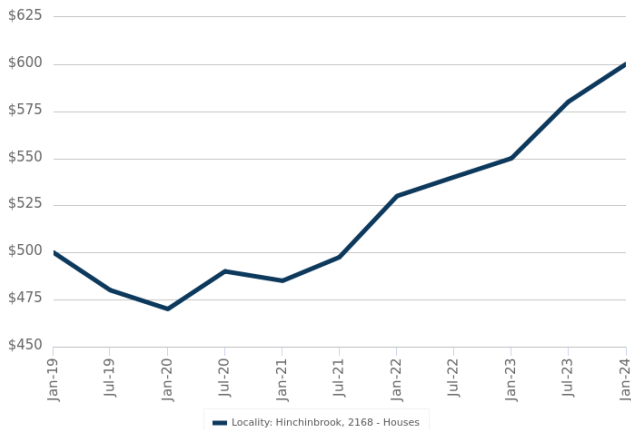
2,783m²



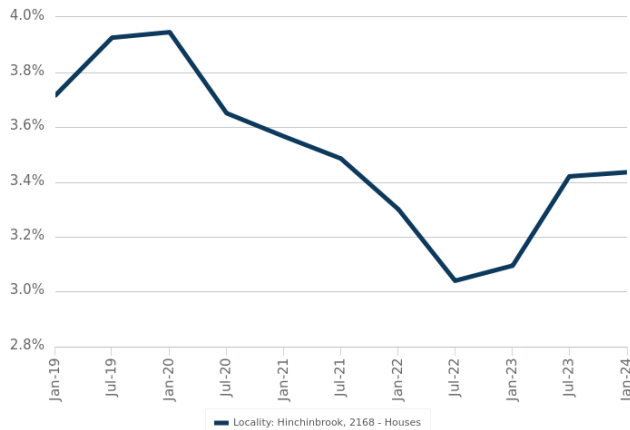
= number of units currently On the Market or Sold within the last 6 months

Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Houses: Rental Activity Snapshot

For Rent

0

2
BEDROOMS

There are no 2 bedroom Houses for rent in this suburb

3

3
BEDROOMS



66 Corvus Road
Hinchinbrook NSW 2168

Listed on 06 May 2024
\$670/W

1

2

40m²



14 Prion Place
Hinchinbrook NSW 2168

Listed on 06 May 2024
\$620/W

1

1

767m²

0

4
BEDROOMS

There are no 4 bedroom Houses for rent in this suburb



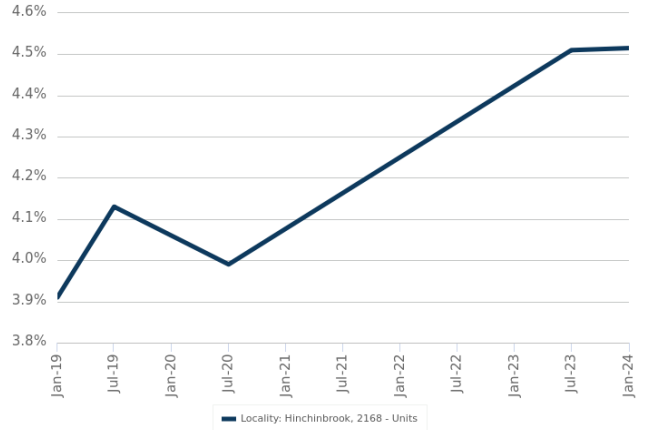
= number of houses observed as On the Market for Rent within the last month

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



121 Wilson Road
Hinchinbrook NSW 2168

Listed on 03 May 2024
\$480/W



612m²

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

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