

SUBURB REPORT

Professionals*

Leppington NSW 2179

Stuart Zullo 0418 663105 / Sam Loschiavo 0475 739071

Phone: 02 9731 6204



CoreLogic®



39km
Distance from GPO



3.5k
Population

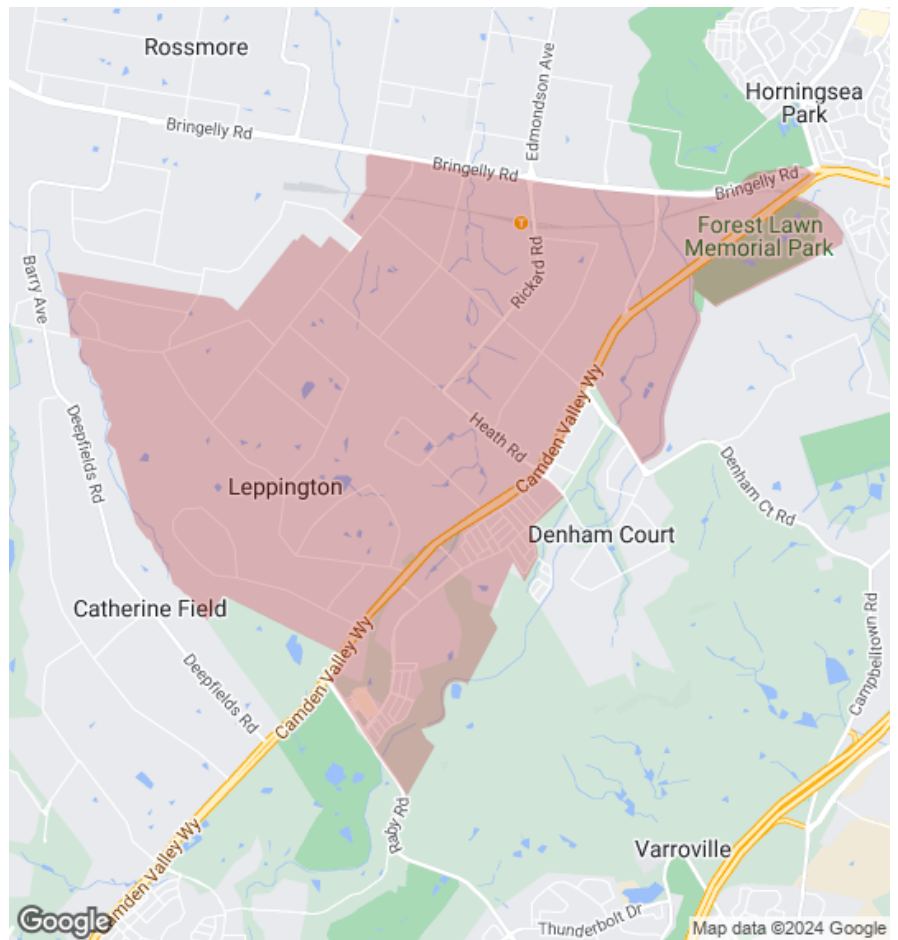
46.9%
5 year population change



5 years
Average length of ownership



■ Owner Occupiers □ Renters



The size of Leppington is approximately 21.2 square kilometres. It has 5 parks covering nearly 3.4% of total area. The population of Leppington in 2011 was 2,383 people. By 2016 the population was 3,501 showing a population growth of 46.9% in the area during that time. The predominant age group in Leppington is 30-39 years. Households in Leppington are primarily couples with children and are likely to be repaying \$2400 - \$2999 per month on mortgage repayments. In general, people in Leppington work in a managers occupation. In 2011, 68.4% of the homes in Leppington were owner-occupied compared with 66.5% in 2016. Currently the median sales price of houses in the area is \$1,143,000.

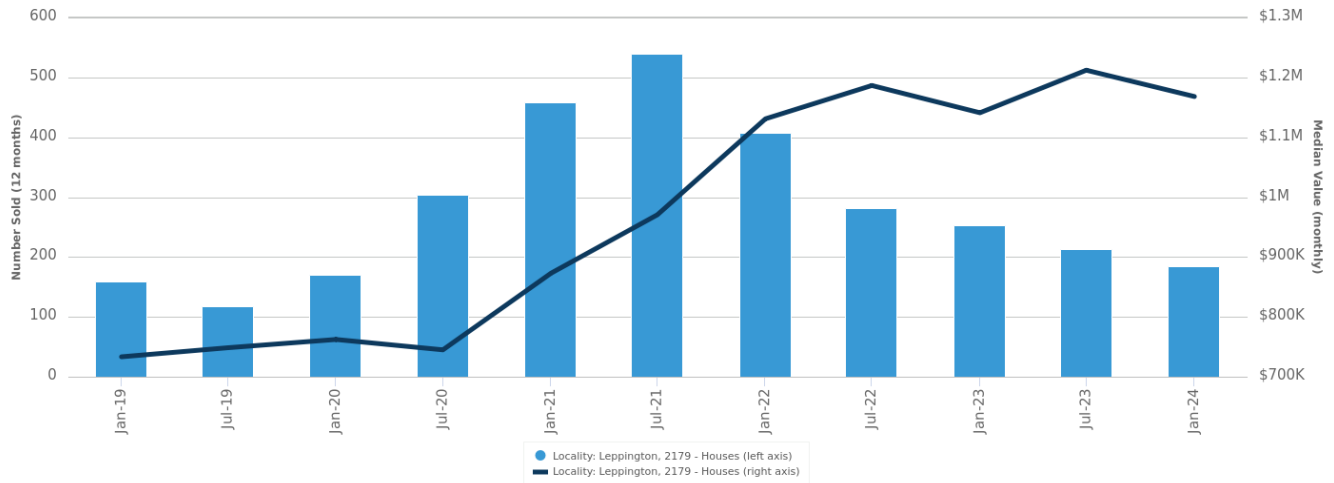
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	3,794	219	\$1,178,192	49
	93	2	\$673,176	2

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

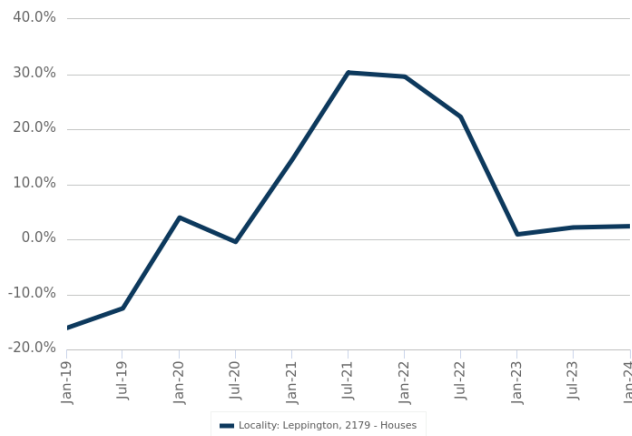


Houses: For Sale

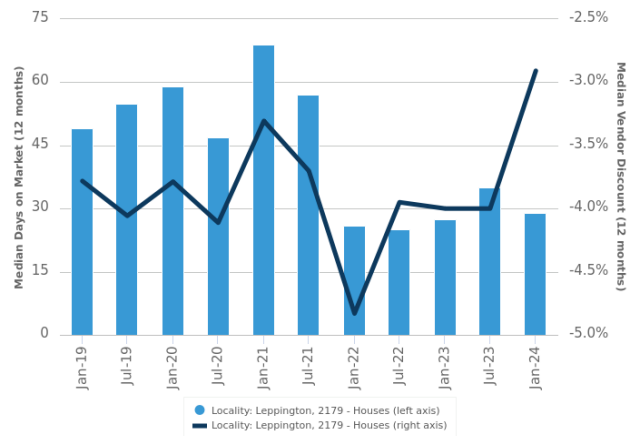
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$1,365,000

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

\$\$

Median Price*

\$1,143,000

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*

\$1,003,000

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

Recently Sold

1

2
BEDROOMS

3



23/1481 Camden Valley Way Leppington NSW 2179

Listed on 07 May 2024
\$359,900



71/1481 Camden Valley Way Leppington NSW 2179

Sold on 27 Feb 2024
\$450,000*



47 Riley Road Leppington NSW 2179

Sold on 11 Dec 2023
\$0



2

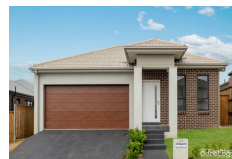
3
BEDROOMS

6



66 Rickard Road Leppington NSW 2179

Listed on 27 Apr 2024
Land From \$575,000, H&L from \$985,000



24 Cascarilla Lane Leppington NSW 2179

Sold on 10 Apr 2024
Not Disclosed



45 Cowpasture Road Leppington NSW 2179

Listed on 26 Feb 2024
\$9,900,000



22 Glasswing Way Leppington NSW 2179

Sold on 09 Apr 2024
Not Disclosed



34

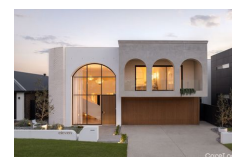
4
BEDROOMS

59



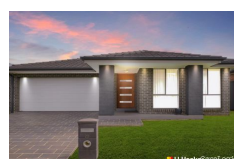
31 Aqueduct Street Leppington NSW 2179

Listed on 06 May 2024
\$1,124,999



11 Brauch Street Leppington NSW 2179

Sold on 04 May 2024
Not Disclosed



22 Baden Powell Avenue Leppington NSW 2179

Listed on 06 May 2024
Property Showcase



15 Bieger Road Leppington NSW 2179

Sold on 27 Apr 2024
\$1,250,000*

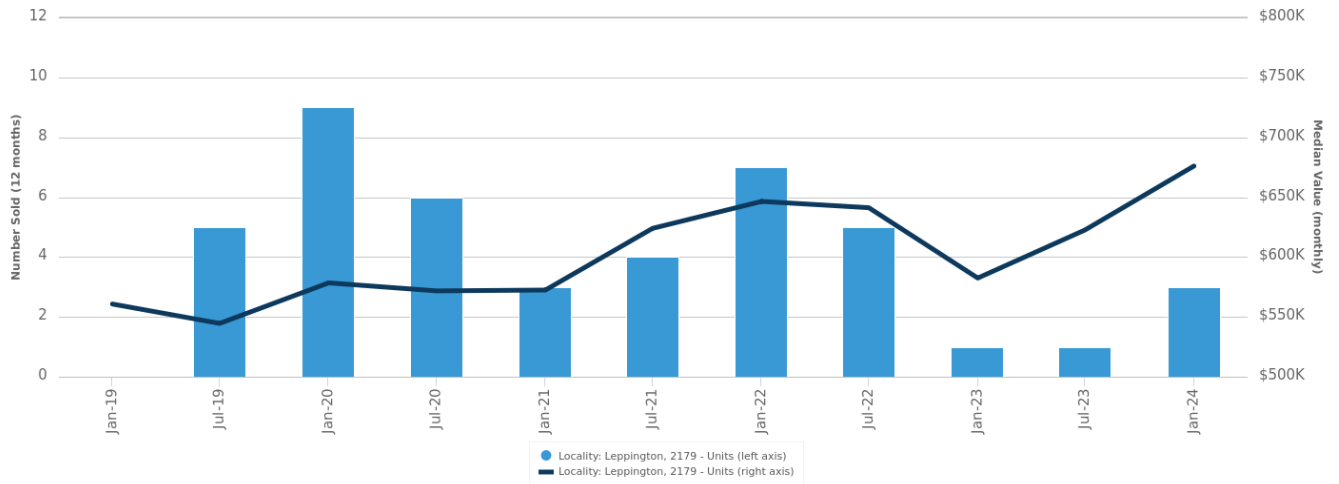


= number of houses currently On the Market or Sold within the last 6 months

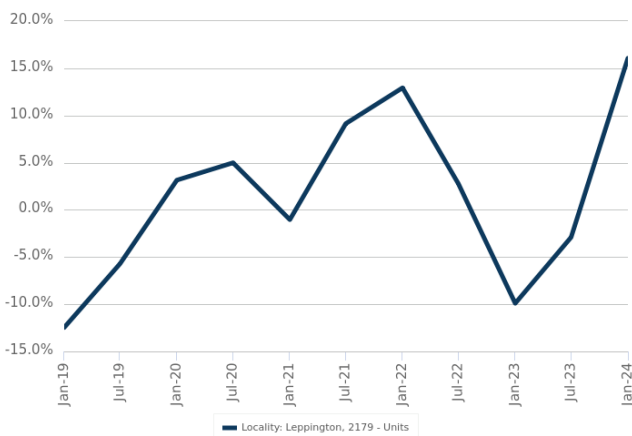
*Agent advised

Units: For Sale

Number Sold vs. Median Value (monthly)



Change in Median Value



\$\$\$

Upper Quartile Price*

\$638,250

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

\$\$

Median Price*

\$608,000

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*

\$345,000

The 25th percentile sale price of sales over the past 12 months within the suburb.

*Statistics are calculated over a rolling 12 month period

Units: Market Activity Snapshot

On The Market



Recently Sold



There are no 1 bedroom Units on the market in this suburb

There are no recently sold 1 bedroom Units in this suburb



121/1481 Camden Valley Way Leppington NSW 2179

Listed on 22 Apr 2024
Price Guide - \$465,000 - \$485,000



There are no recently sold 2 bedroom Units in this suburb



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

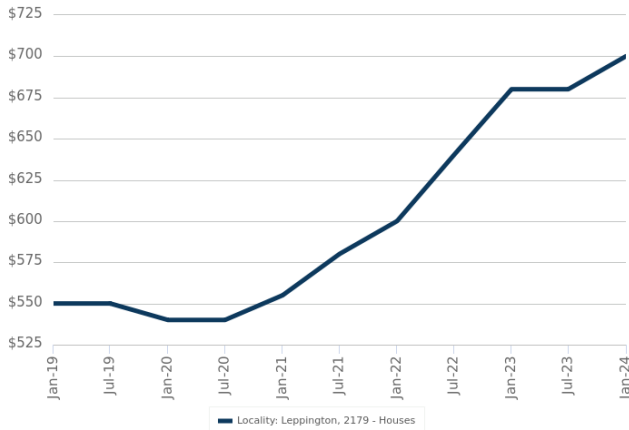
There are no recently sold 3 bedroom Units in this suburb



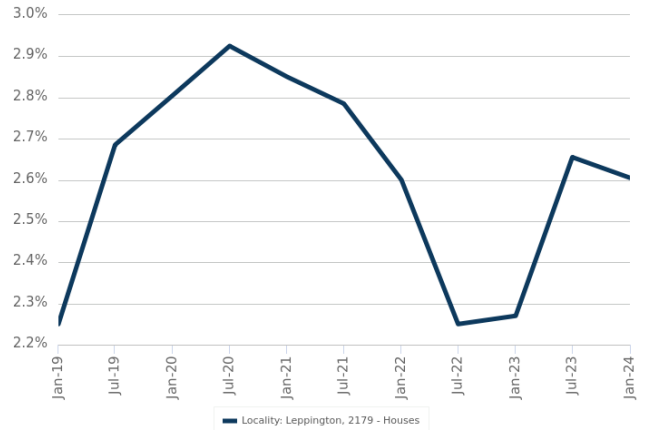
= number of units currently On the Market or Sold within the last 6 months

Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Houses: Rental Activity Snapshot

For Rent

1

2
BEDROOMS



**9a Bresman Street
Leppington NSW 2179**

Listed on 29 Apr 2024
\$525/W



450m²

7

3
BEDROOMS



**148 Alma Road Leppington
NSW 2179**

Listed on 06 May 2024
\$700/W



2.07Ha



**51 Pluto Avenue
Leppington NSW 2179**

Listed on 06 May 2024
\$680/W



271m²

13

4
BEDROOMS



**71 Byron Road Leppington
NSW 2179**

Listed on 06 May 2024
\$770/W



315m²



**21 Crystal Palace Way
Leppington NSW 2179**

Listed on 06 May 2024
\$780/W



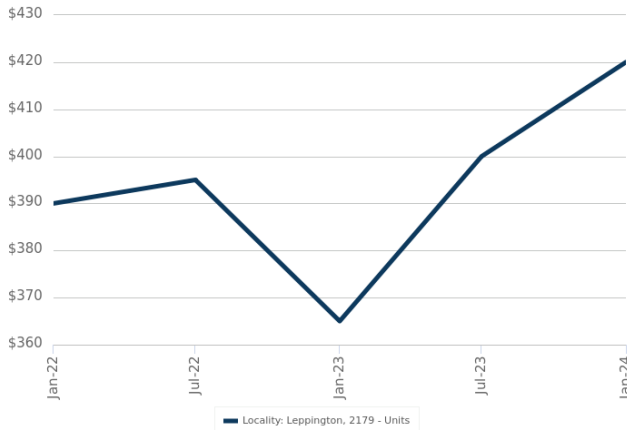
300m²



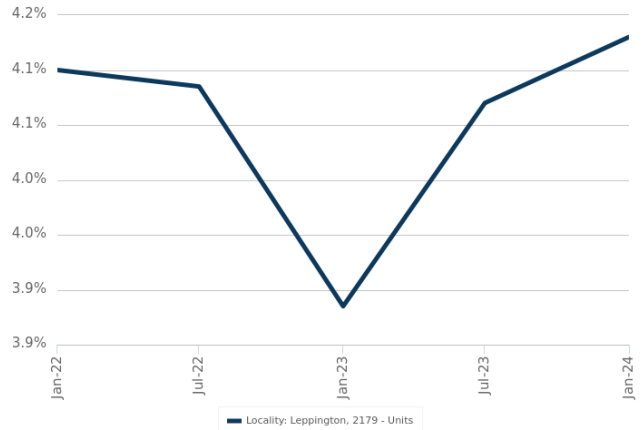
= number of houses observed as On the Market for Rent within the last month

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

0 2
BEDROOMS

There are no 2 bedroom Units for rent in this suburb

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