

SUBURB REPORT

Professionals*

Lurnea NSW 2170

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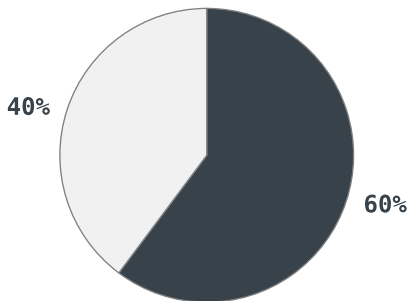
30km
Distance from GPO



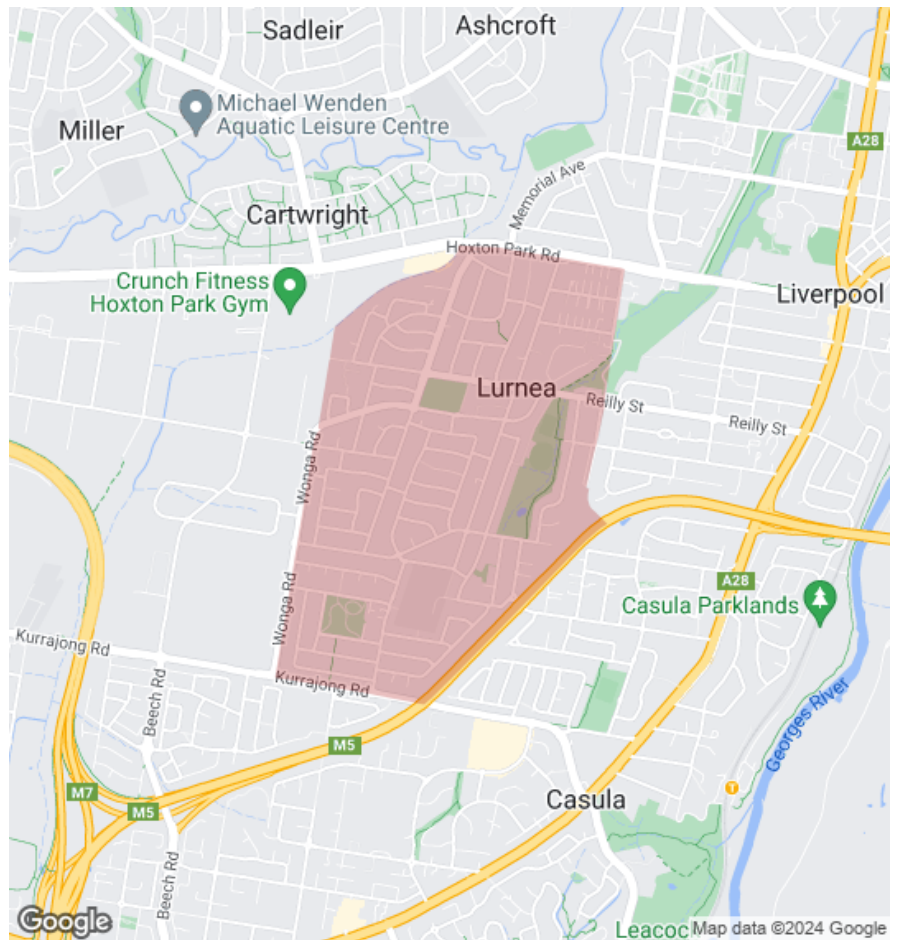
9.3k
Population
↑8.4%
5 year population change



15 years
Average length of ownership



■ Owner Occupiers □ Renters



The size of Lurnea is approximately 2.6 square kilometres. It has 14 parks covering nearly 10.5% of total area. The population of Lurnea in 2011 was 8,610 people. By 2016 the population was 9,330 showing a population growth of 8.4% in the area during that time. The predominant age group in Lurnea is 0-9 years. Households in Lurnea are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Lurnea work in a trades occupation. In 2011, 59.4% of the homes in Lurnea were owner-occupied compared with 57.2% in 2016. Currently the median sales price of houses in the area is \$897,500.

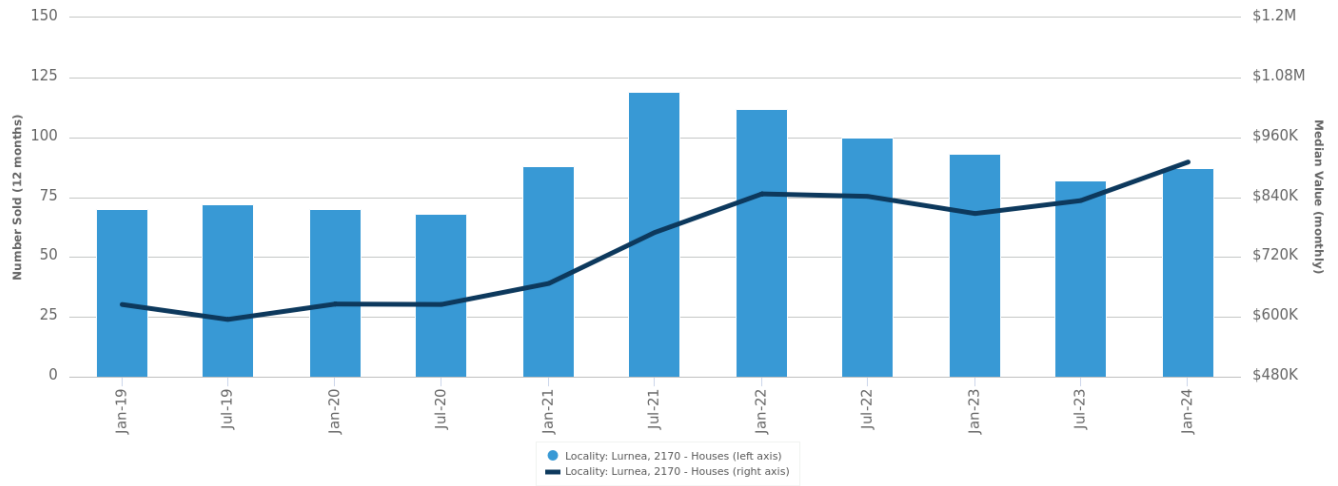
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	2,401	78	\$935,361	16
	525	18	\$653,808	2

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

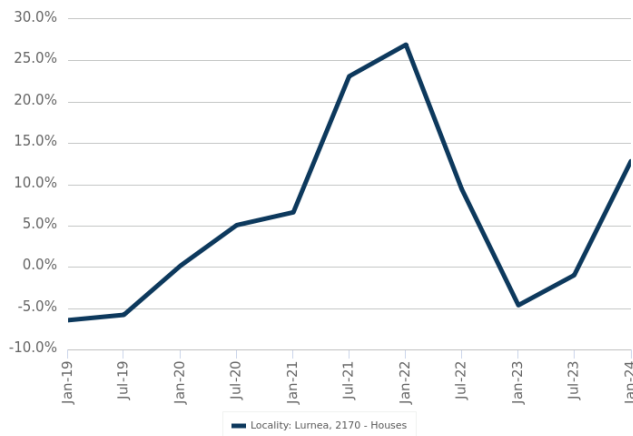


Houses: For Sale

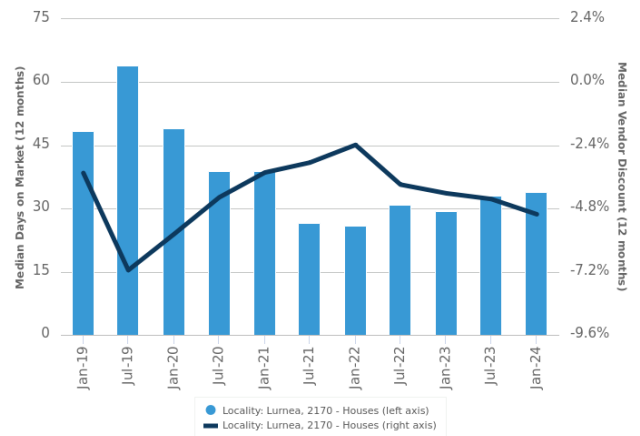
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$1,000,000

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

\$\$

Median Price*

\$897,500

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*

\$797,500

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

*Statistics are calculated over a rolling 12 month period

Houses: Market Activity Snapshot

On The Market

1



36 Webster Road Lurnea NSW 2170

Listed on 02 May 2024
AUCTION

2
BEDROOMS



There are no recently sold 2 bedroom Houses in this suburb

0

3



51 Hillview Parade Lurnea NSW 2170

Listed on 06 May 2024
\$895,000

3
BEDROOMS



215 Graham Avenue Lurnea NSW 2170

Sold on 04 May 2024
\$890,000*



11 Sunset Avenue Lurnea NSW 2170

Listed on 06 May 2024
Auction



19 Facey Crescent Lurnea NSW 2170

Sold on 27 Apr 2024
\$880,000*



1



57 Weir Crescent Lurnea NSW 2170

Listed on 29 Apr 2024
Not Disclosed

4
BEDROOMS



14



17 Bird Avenue Lurnea NSW 2170

Sold on 04 May 2024
\$1,090,000*



29 Thelma Street Lurnea NSW 2170

Sold on 27 Apr 2024
\$1,097,700*

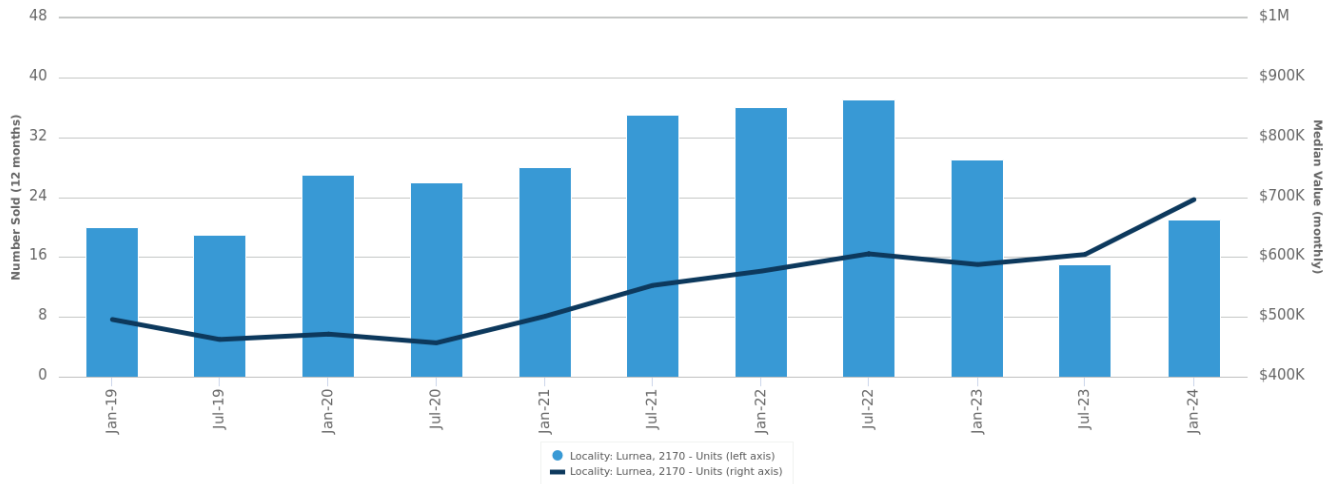


= number of houses currently On the Market or Sold within the last 6 months

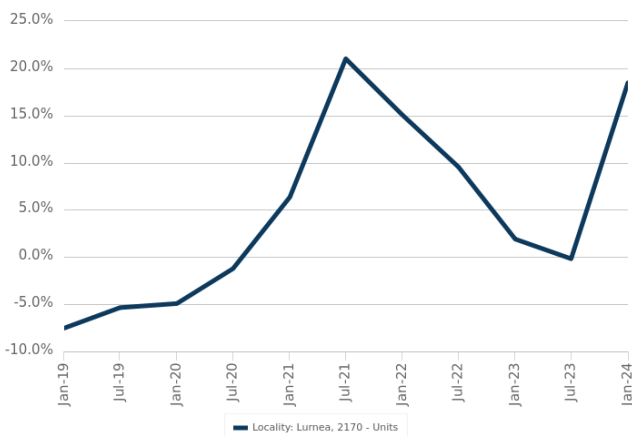
*Agent advised

Units: For Sale

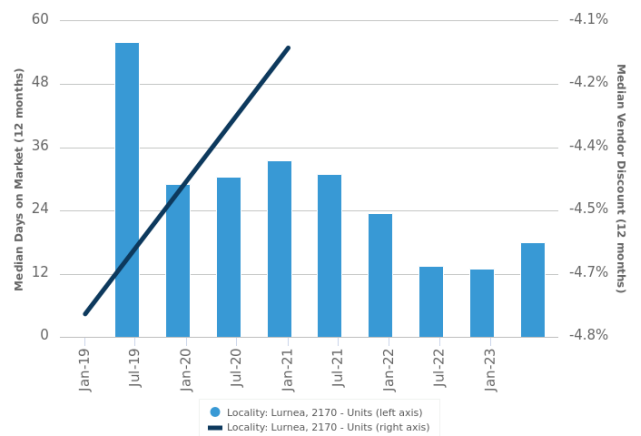
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$747,500

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

\$\$

Median Price*

\$668,750

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*

\$592,500

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

0

1
BEDROOMS

Recently Sold

0

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

There are no recently sold 1 bedroom Units in this suburb

1

2
BEDROOMS

5



3/21 Thelma Street Lurnea NSW 2170
Listed on 02 May 2024
\$630,000 to \$650,000

2
 1
 178m²



10/5-7 Thelma Street Lurnea NSW 2170
Sold on 24 Apr 2024
Not Disclosed

1
 1
 2,638m²



11/19 Shortland Avenue Lurnea NSW 2170
Sold on 01 Mar 2024
\$612,000

1
 1
 3,499m²

1

3
BEDROOMS

6



10/15 Wonga Road Lurnea NSW 2170
Listed on 03 May 2024
Not Disclosed

1
 1
 3,703m²



39 Hill Road Lurnea NSW 2170
Sold on 14 Mar 2024
Not Disclosed

1
 2
 803m²



7/31 Calabro Avenue Lurnea NSW 2170
Sold on 17 Feb 2024
\$730,000

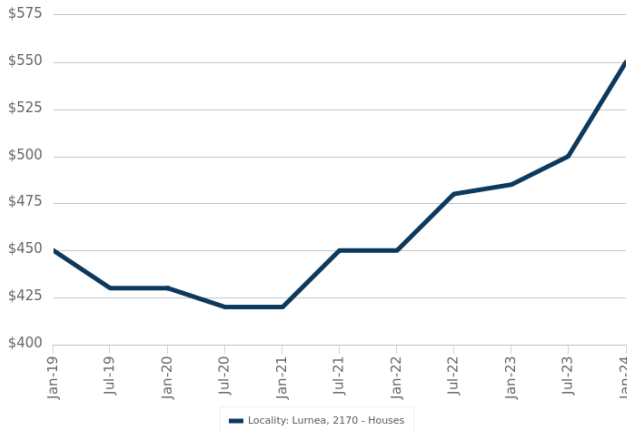
1
 1
 200m²



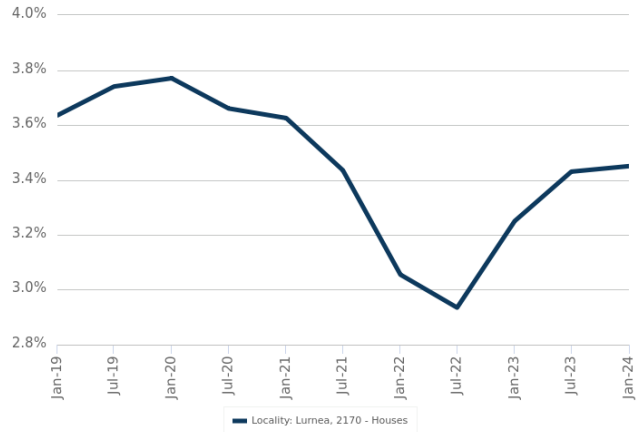
= number of units currently On the Market or Sold within the last 6 months

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

5

3
BEDROOMS



129 Wonga Road Lurnea NSW 2170

Listed on 06 May 2024
\$650/W



658m²



127 Hill Road Lurnea NSW 2170

Listed on 05 May 2024
\$470/W



347m²

1

4
BEDROOMS



2b Amalfi Street Lurnea NSW 2170

Listed on 03 May 2024
\$870/W



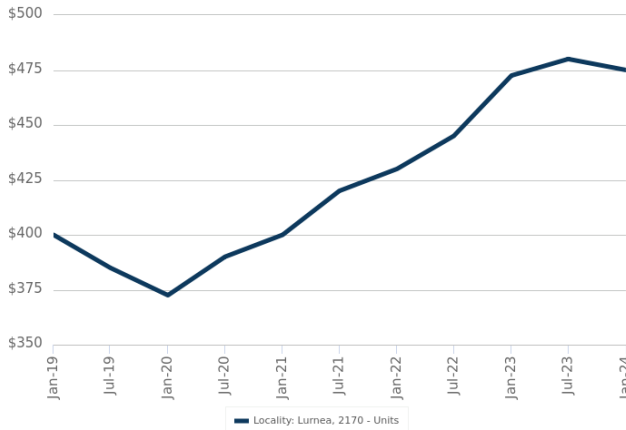
301m²



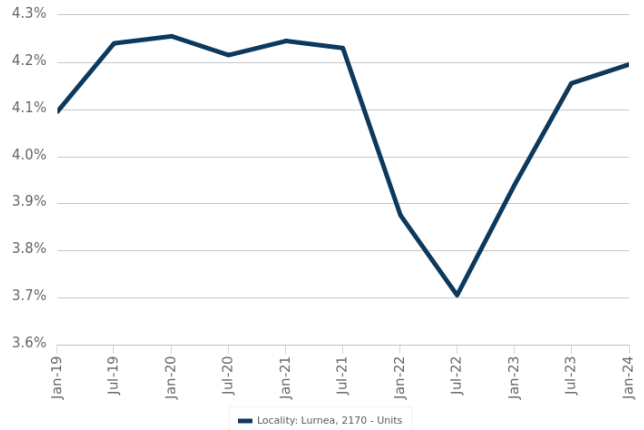
= number of houses observed as On the Market for Rent within the last month

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



6/104 Hoxton Park Road
Lurnea NSW 2170

Listed on 24 Apr 2024
\$540/W



1,778m²

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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