

SUBURB REPORT

Professionals*

Prestons NSW 2170

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CoreLogic®



33km
Distance from GPO

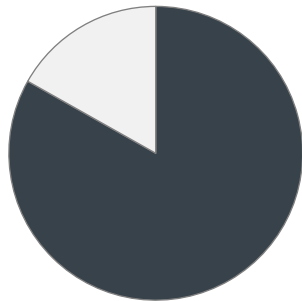


15.3k
Population
6.3%
5 year population change



12 years
Average length of ownership

17%



83%

■ Owner Occupiers ■ Renters



The size of Prestons is approximately 9.2 square kilometres. It has 26 parks covering nearly 5.5% of total area. The population of Prestons in 2011 was 14,419 people. By 2016 the population was 15,333 showing a population growth of 6.3% in the area during that time. The predominant age group in Prestons is 10-19 years. Households in Prestons are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Prestons work in a professional occupation. In 2011, 82.6% of the homes in Prestons were owner-occupied compared with 79.6% in 2016. Currently the median sales price of houses in the area is \$1,025,000.

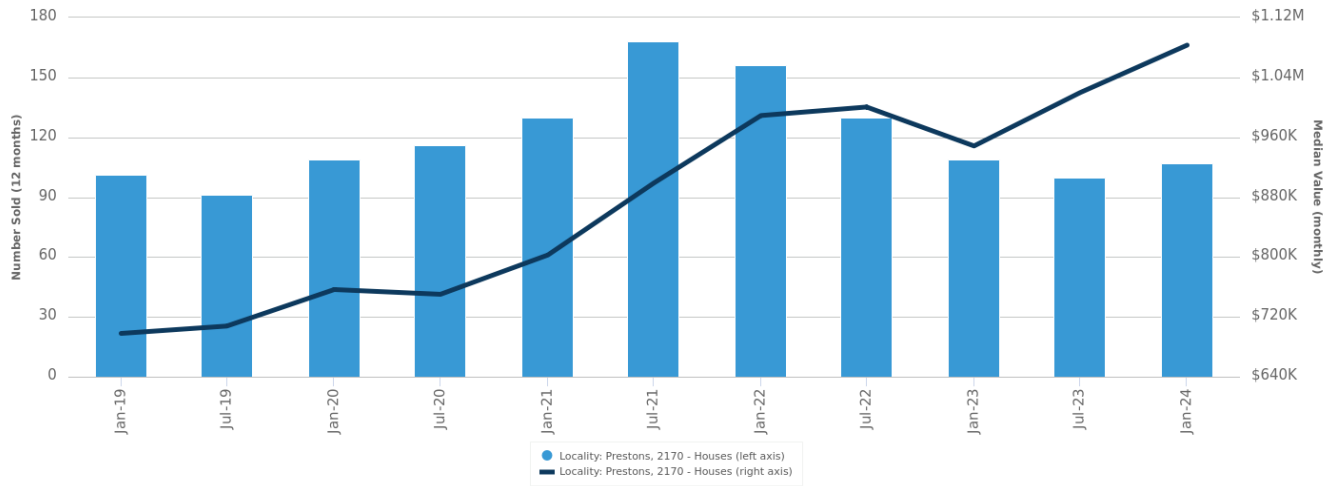
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	3,938	98	\$1,094,465	20
	195	6	\$759,380	0

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

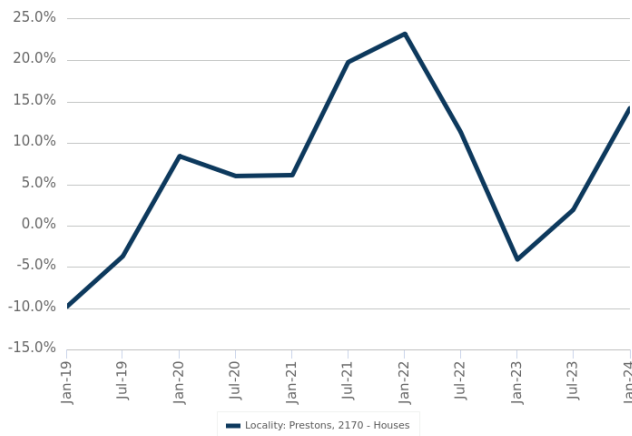


Houses: For Sale

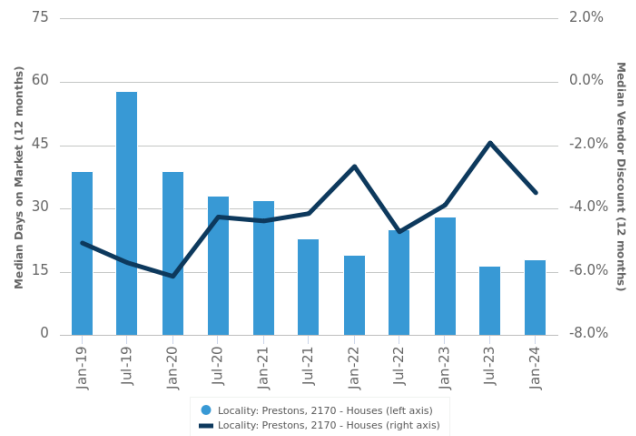
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$1,200,000

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

\$\$

Median Price*

\$1,025,000

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*

\$900,000

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

1



**45 Rosewood Avenue
Prestons NSW 2170**

Sold on 08 Feb 2024
\$1,390,000

-
 1
 585m²

5

3
BEDROOMS



**23b Bugong Street
Prestons NSW 2170**

Listed on 06 May 2024
PRICE GUIDE: \$850,000 -
\$900,000

1
 2
 333m²



**5 Kiora Court Prestons
NSW 2170**

Sold on 10 Apr 2024
Not Disclosed

2
 2
 490m²



**21 Jarrah Avenue Prestons
NSW 2170**

Listed on 06 May 2024
\$1,249,999

4
 2
 651m²



**6 Pambula Avenue
Prestons NSW 2170**

Sold on 15 Mar 2024
\$0

2
 1
 452m²

9

4
BEDROOMS

42



**9 Yerrinbool Close
Prestons NSW 2170**

Listed on 06 May 2024
Not Disclosed

2
 2
 450m²



**30 Narooma Drive
Prestons NSW 2170**

Sold on 04 May 2024
\$939,000*

2
 2
 451m²



**1 Mahogany Street
Prestons NSW 2170**

Listed on 01 May 2024
\$999,950 - \$1,089,950

1
 2
 500m²



**6 Acacia Avenue Prestons
NSW 2170**

Sold on 29 Apr 2024
Not Disclosed

2
 3
 645m²

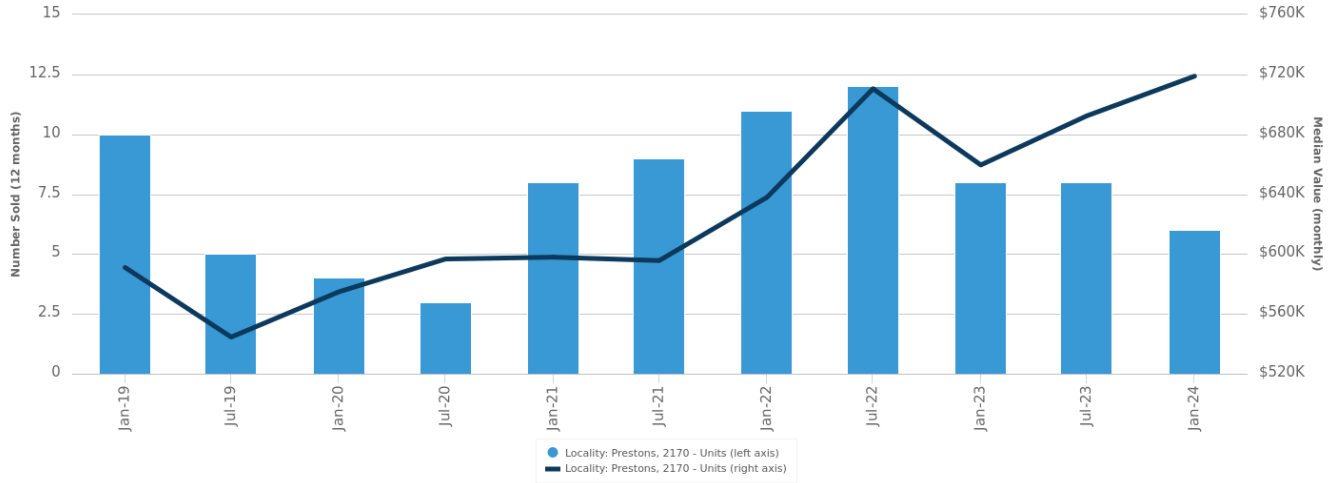


= number of houses currently On the Market or Sold within the last 6 months

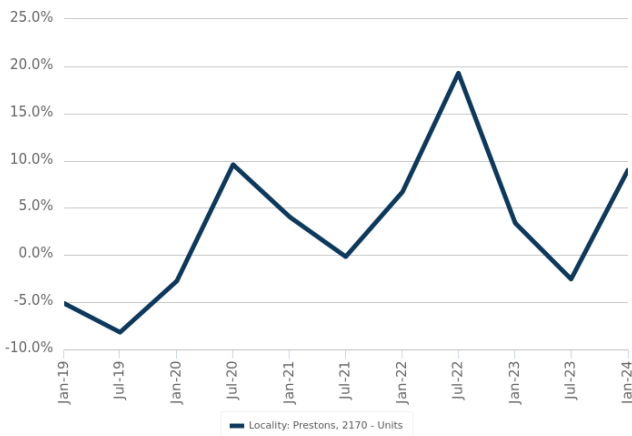
*Agent advised

Units: For Sale

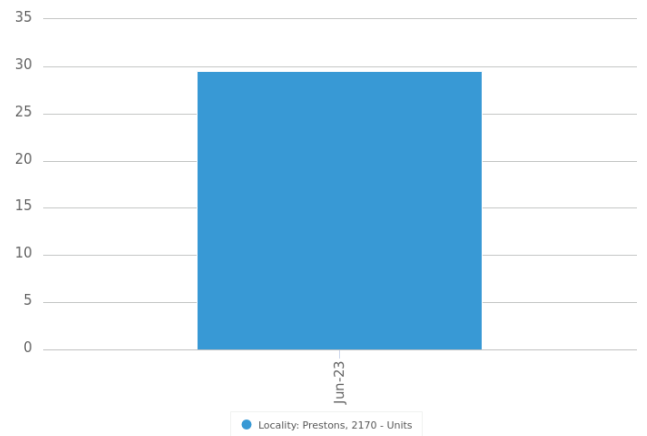
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$722,500

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

\$\$

Median Price*

\$685,000

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*

\$672,500

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

0

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

There are no recently sold 1 bedroom Units in this suburb

0

2
BEDROOMS

0

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

There are no recently sold 2 bedroom Units in this suburb

0

3
BEDROOMS

5

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



**4/10-12 Yerona Street
Prestons NSW 2170**

Sold on 19 Apr 2024
\$800,000*

1

2

264m²



**11/10-12 Yerona Street
Prestons NSW 2170**

Sold on 17 Apr 2024
Not Disclosed

1

2

-

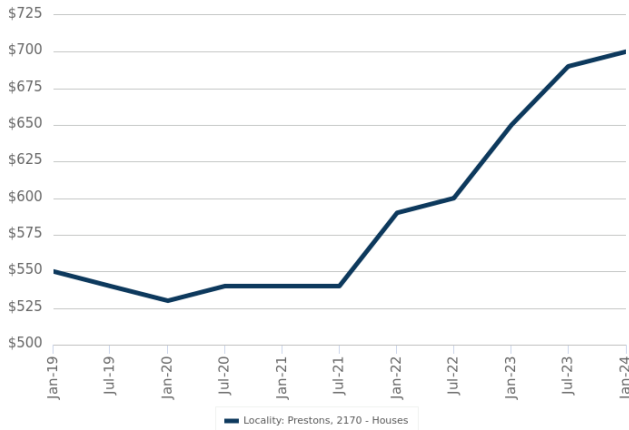


= number of units currently On the Market or Sold within the last 6 months

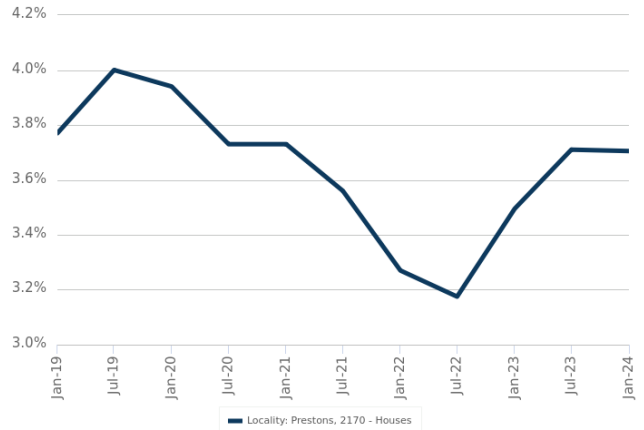
*Agent advised

Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Houses: Rental Activity Snapshot

For Rent

3

2
BEDROOMS



45 Rosewood Avenue
Prestons NSW 2170

Listed on 06 May 2024
\$520/W



585m²



20 Balgownie Road
Prestons NSW 2170

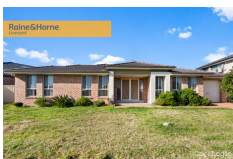
Listed on 02 May 2024
\$480/W



501m²

2

3
BEDROOMS



9 Domain Boulevard
Prestons NSW 2170

Listed on 06 May 2024
\$690/W



394m²



15 Jarrah Avenue
Prestons NSW 2170

Listed on 24 Apr 2024
\$650/W



595m²

3

4
BEDROOMS



28 Jarrah Avenue
Prestons NSW 2170

Listed on 03 May 2024
\$780/W



558m²



19 Montella Place
Prestons NSW 2170

Listed on 01 May 2024
\$750/W



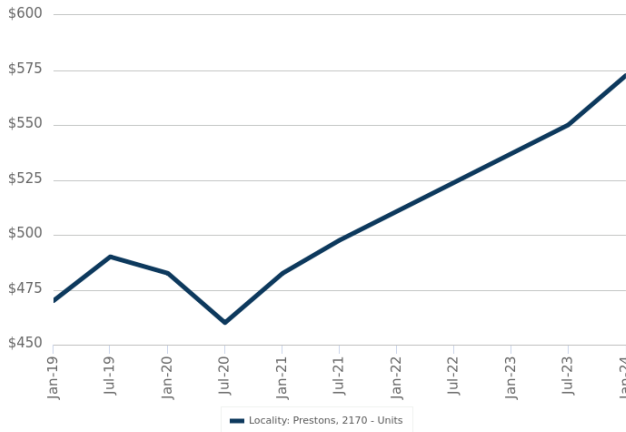
655m²



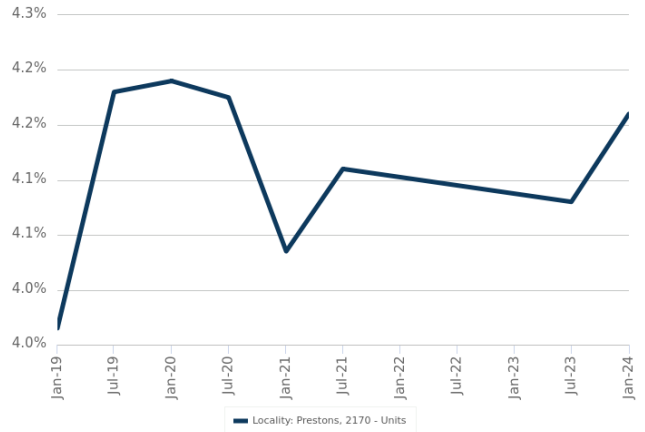
= number of houses observed as On the Market for Rent within the last month

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

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