

# SUBURB REPORT

Professionals\*

West Hoxton NSW 2171

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**35km**  
Distance from GPO

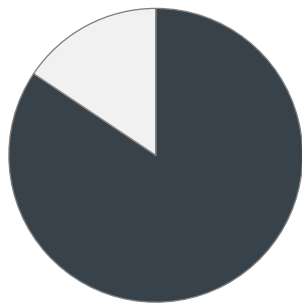


**10.0k**  
Population  
**9.6%**  
5 year population change



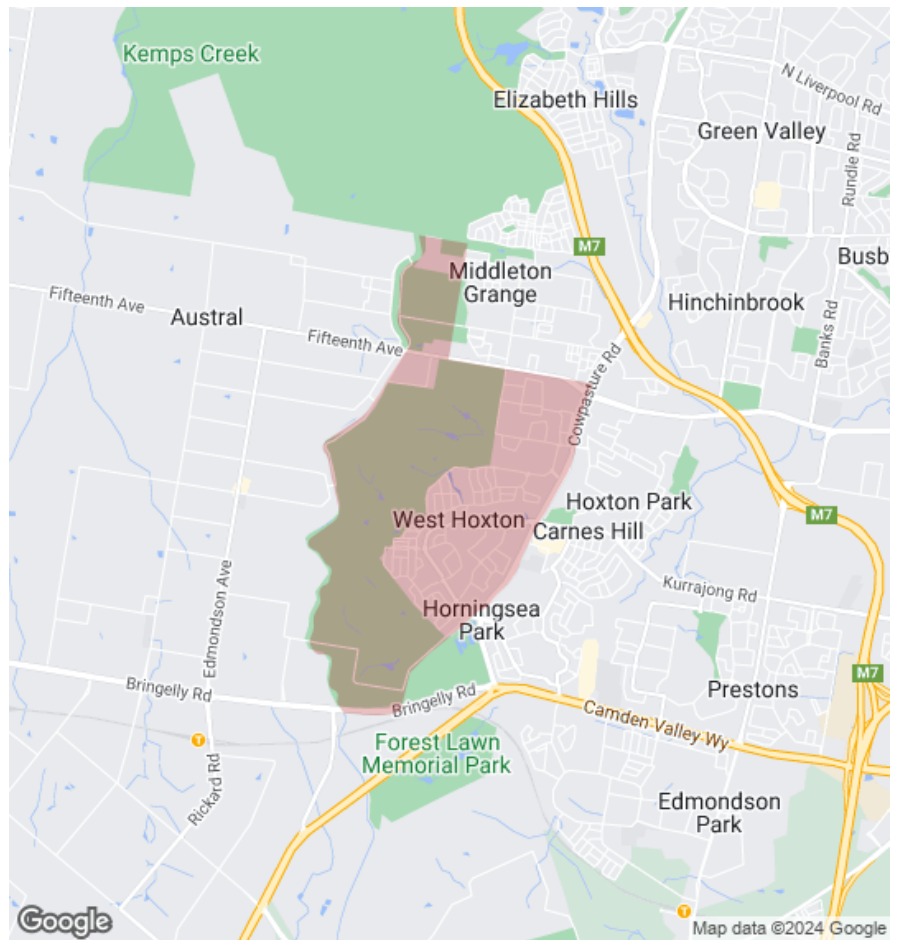
**12 years**  
Average length of ownership

16%



84%

■ Owner Occupiers ■ Renters



The size of West Hoxton is approximately 6.3 square kilometres. It has 15 parks covering nearly 65.6% of total area. The population of West Hoxton in 2011 was 9,130 people. By 2016 the population was 10,010 showing a population growth of 9.6% in the area during that time. The predominant age group in West Hoxton is 10-19 years. Households in West Hoxton are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in West Hoxton work in a clerical occupation. In 2011, 84.8% of the homes in West Hoxton were owner-occupied compared with 81.7% in 2016. Currently the median sales price of houses in the area is \$1,115,000.

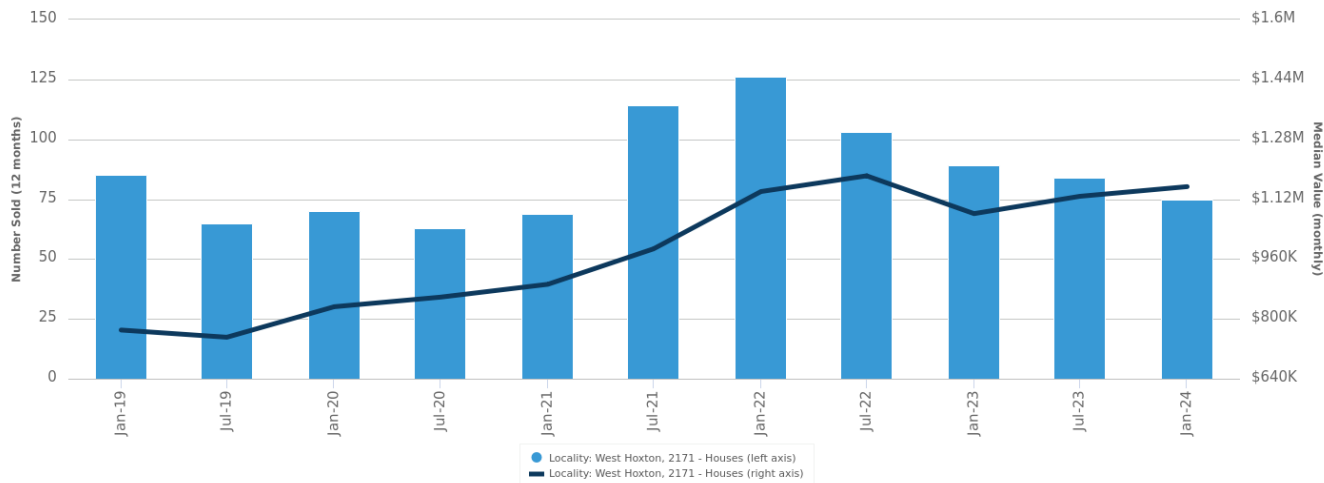
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	2,553	78	\$1,196,162	12
	57	1	\$777,940	0

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



## Houses: For Sale

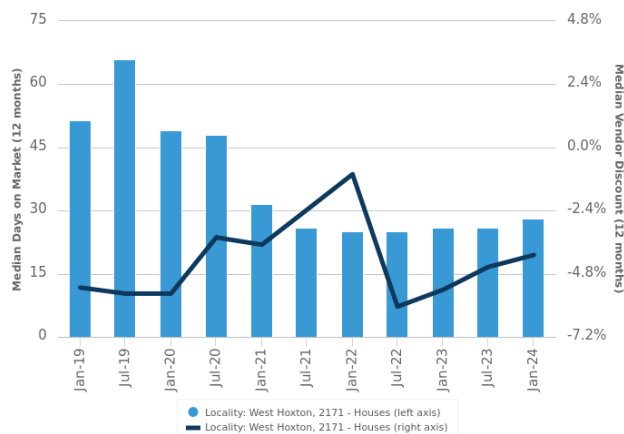
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price\*

\$1,235,000

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

\$\$

Median Price\*

\$1,115,000

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\*

\$960,000

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

## Recently Sold

0

There are no 2 bedroom Houses on the market in this suburb There are no recently sold 2 bedroom Houses in this suburb

0

3  
BEDROOMS

3

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



**44 Vlatko Drive West Hoxton NSW 2171**  
Sold on 04 May 2024  
\$979,000\*

2  
 2  
 480m<sup>2</sup>



**59 Wyattville Drive West Hoxton NSW 2171**  
Sold on 08 Jan 2024  
\$1,202,000

2  
 2  
 568m<sup>2</sup>

6

4  
BEDROOMS

23



**20 Bellerive Close West Hoxton NSW 2171**  
Listed on 06 May 2024  
\$1,270,000 - \$1,320,000

2  
 2  
 452m<sup>2</sup>



**114 Greenway Drive West Hoxton NSW 2171**  
Sold on 17 Apr 2024  
Not Disclosed

2  
 3  
 590m<sup>2</sup>



**144 Second Avenue West Hoxton NSW 2171**  
Listed on 05 May 2024  
RESERVE \$1,100,000.00

2  
 2  
 527m<sup>2</sup>



**41 Wainwright Avenue West Hoxton NSW 2171**  
Sold on 13 Apr 2024  
\$955,000\*

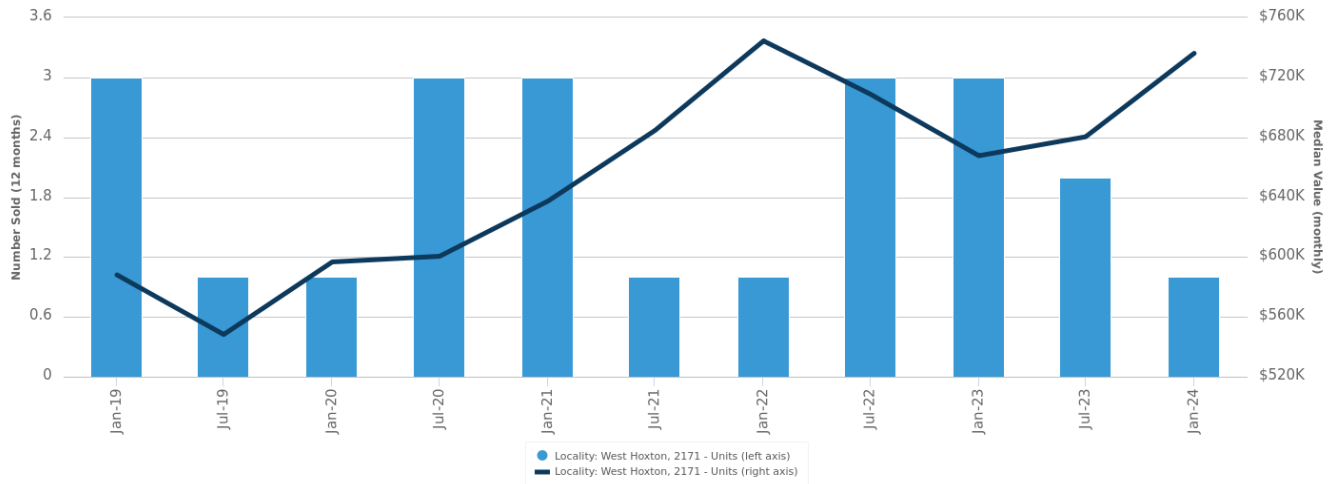
2  
 2  
 360m<sup>2</sup>

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

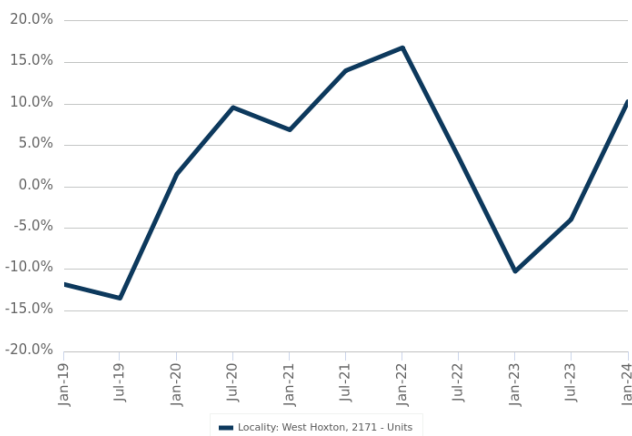
\*Agent advised

## Units: For Sale

Number Sold vs. Median Value (monthly)



Change in Median Value



\$\$\$

Upper Quartile Price\*

\$423,000

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

\$\$

Median Price\*

\$408,500

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\*

\$383,500

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

### Recently Sold



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



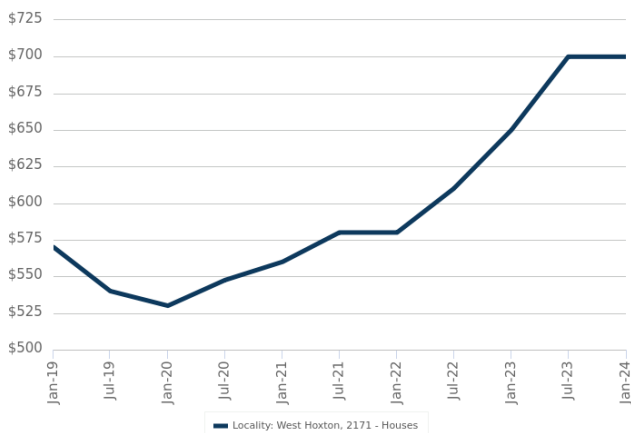
There are no recently sold 3 bedroom Units in this suburb



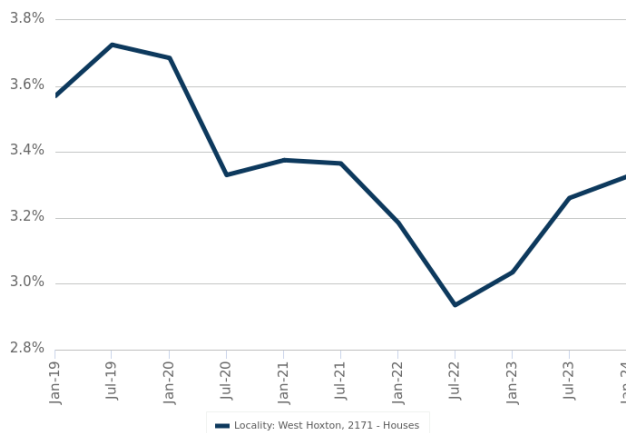
= number of units currently On the Market or Sold within the last 6 months

## Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



## Houses: Rental Activity Snapshot

### For Rent

0

2  
BEDROOMS

There are no 2 bedroom Houses for rent in this suburb

0

3  
BEDROOMS

There are no 3 bedroom Houses for rent in this suburb

4

4  
BEDROOMS



**11 Warby Avenue West Hoxton NSW 2171**

Listed on 06 May 2024  
\$780/W

1  
 2  
 365m<sup>2</sup>



**150a Greenway Drive West Hoxton NSW 2171**

Listed on 29 Apr 2024  
\$700/W

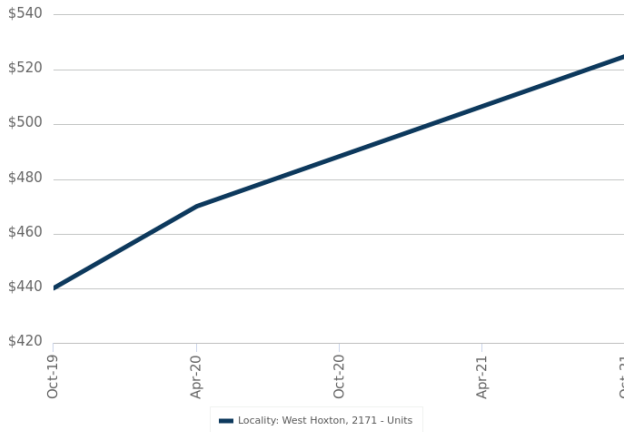
1  
 1  
 275m<sup>2</sup>



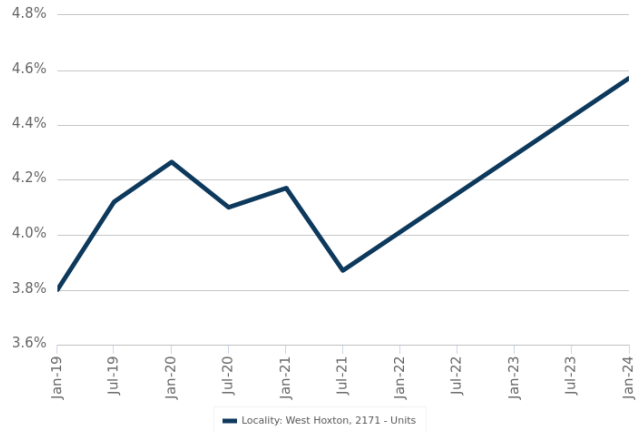
= number of houses observed as On the Market for Rent within the last month

## Units: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



## Units: Rental Activity Snapshot

For Rent

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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