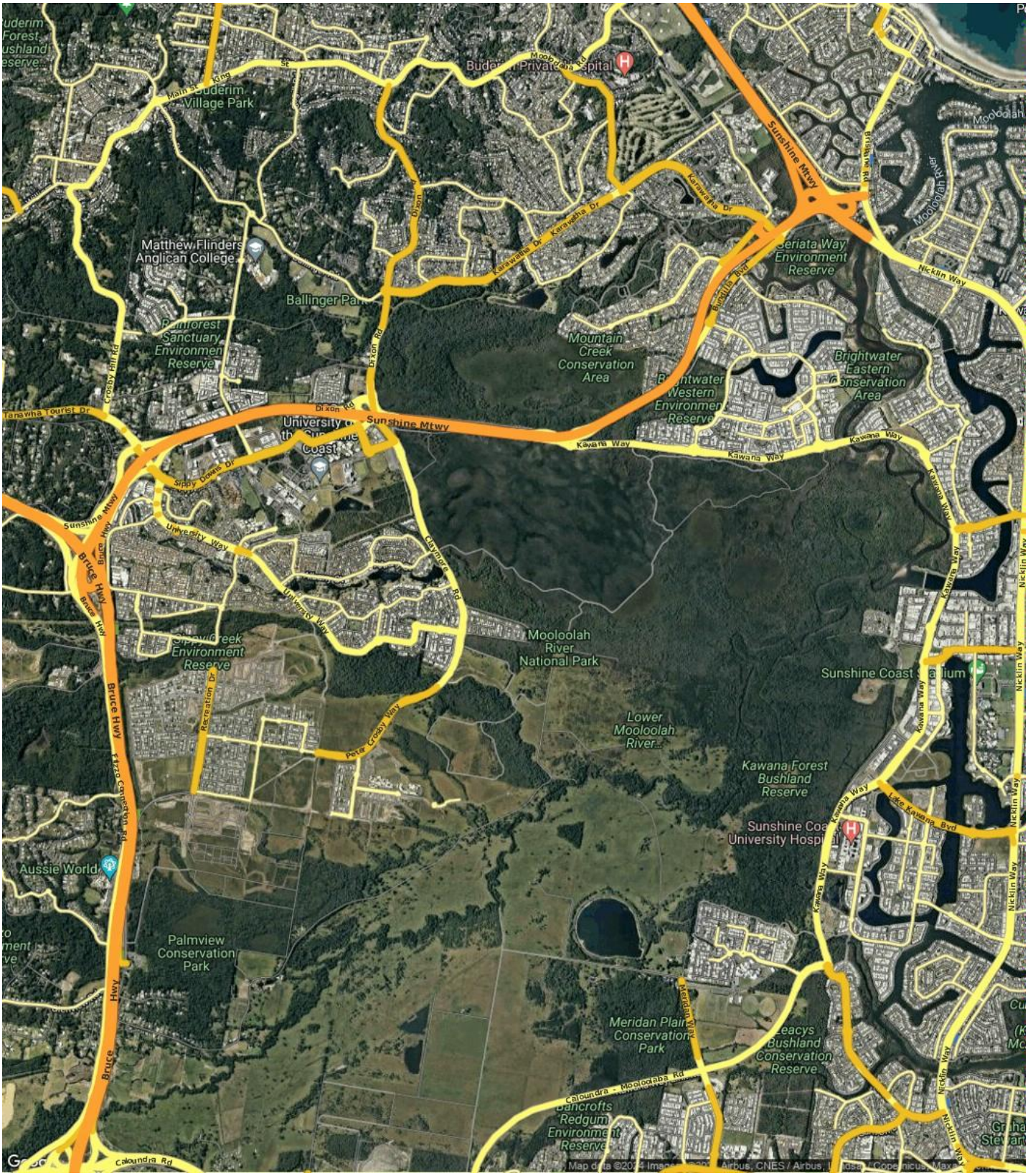
ADVISEABLE

SUBURB FLYOVER REPORT

SIPPY DOWNS (HOUSE)

PREPARED BY: ADVISEABLE ADMIN , ADVISEABLE, PH: 1300077766

SIPPY DOWNS - Suburb Map



Prepared on 29/11/2024 by Adviseable Admin , 1300077766 at Adviseable. © Property Data Solutions Pty Ltd 2024 (pricefinder.com.au)

The materials are provided as an information source only. © Contains property sales information provided under licence from the Valuer General New South Wales. Australian Property Monitors Pty Ltd trading as Domain Insight is authorised as a Property Sales Information provider by the Valuer General of New South Wales.

ADVISEABLE

SIPPY DOWNS - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	251	$ 363,000	0.0 %	$ 159,000	$ 690,000
2007	322	$ 402,750	11.0 %	$ 295,000	$ 723,500
2008	211	$ 430,000	6.8 %	$ 200,000	$ 765,000
2009	211	$ 430,000	0.0 %	$ 210,000	$ 765,000
2010	168	$ 442,750	3.0 %	$ 340,000	$ 678,000
2011	95	$ 407,500	-8.0 %	$ 320,000	$ 670,000
2012	148	$ 405,000	-0.6 %	$ 320,000	$ 572,500
2013	184	$ 411,000	1.5 %	$ 325,000	$ 625,000
2014	197	$ 441,000	7.3 %	$ 330,000	$ 712,000
2015	218	$ 455,000	3.2 %	$ 199,000	$ 3,394,600
2016	206	$ 477,250	4.9 %	$ 234,000	$ 795,000
2017	186	$ 495,250	3.8 %	$ 400,000	$ 830,000
2018	167	$ 500,000	1.0 %	$ 70,000	$ 780,000
2019	166	$ 522,000	4.4 %	$ 410,000	$ 930,000
2020	196	$ 543,750	4.2 %	$ 425,000	$ 900,000
2021	226	$ 742,500	36.6 %	$ 450,000	$ 1,510,000
2022	145	$ 780,000	5.1 %	$ 540,000	$ 1,455,000
2023	141	$ 818,000	4.9 %	$ 625,000	$ 1,700,000
2024	117	$ 890,000	8.8 %	$ 715,000	$ 1,830,000

Median Sale Price

$885k

Based on 156 recorded House sales within the last 12 months (Oct '23 - Sep '24)

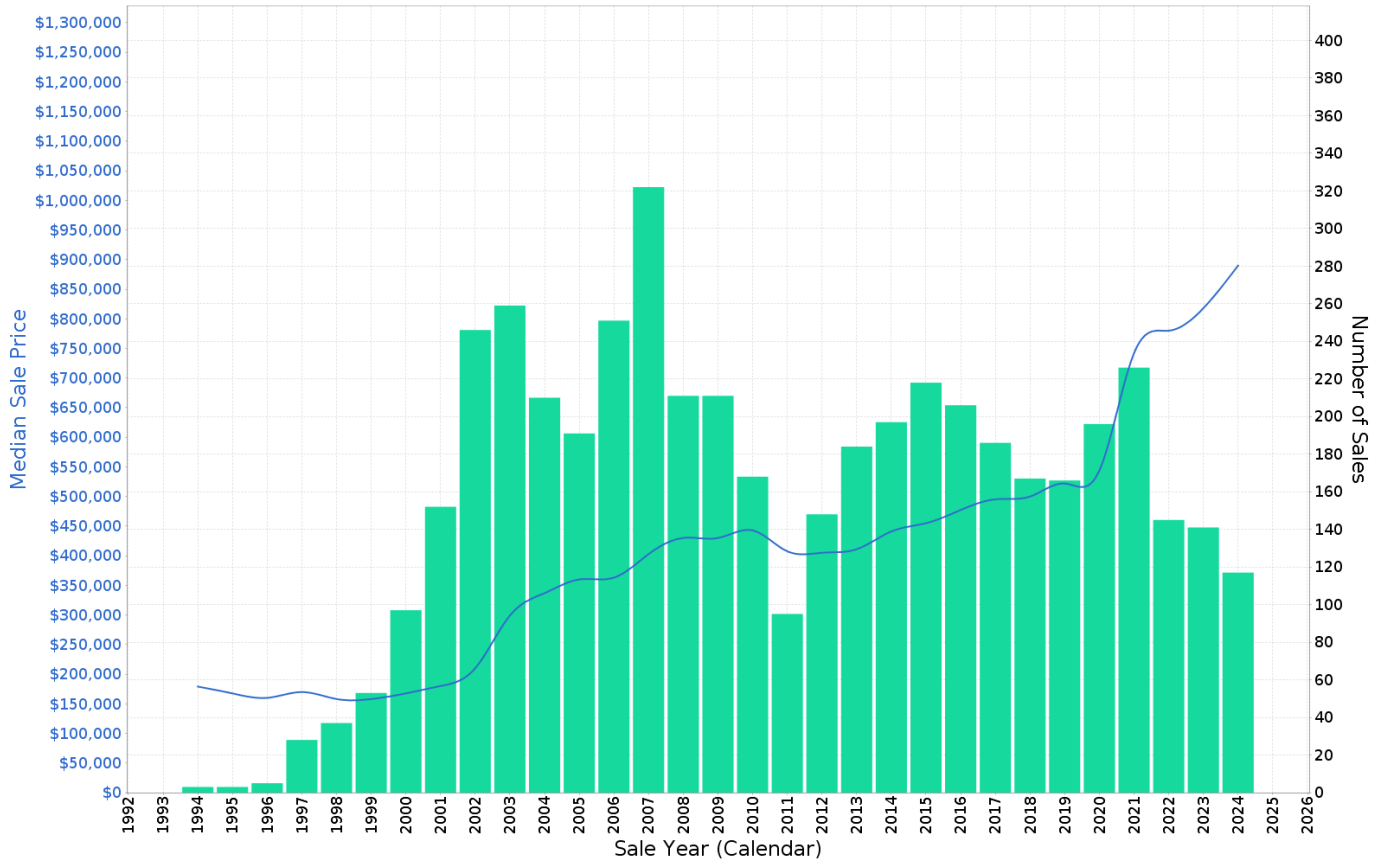
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+13.4%

Current Median Price: $884,750
Previous Median Price: $780,000

Based on 286 recorded House sales compared over the last two rolling 12 month periods

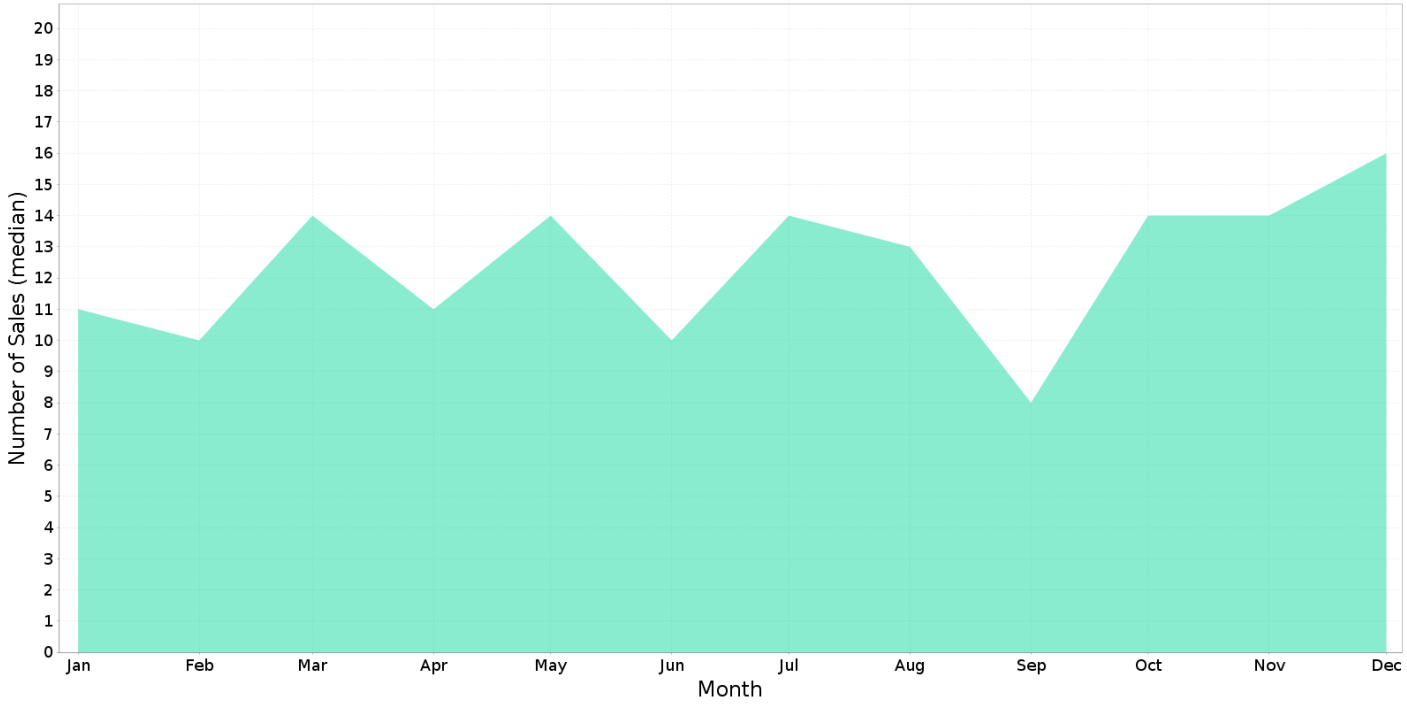


Prepared on 29/11/2024 by Adviseable Admin , 1300077766 at Adviseable. © Property Data Solutions Pty Ltd 2024 (pricefinder.com.au)

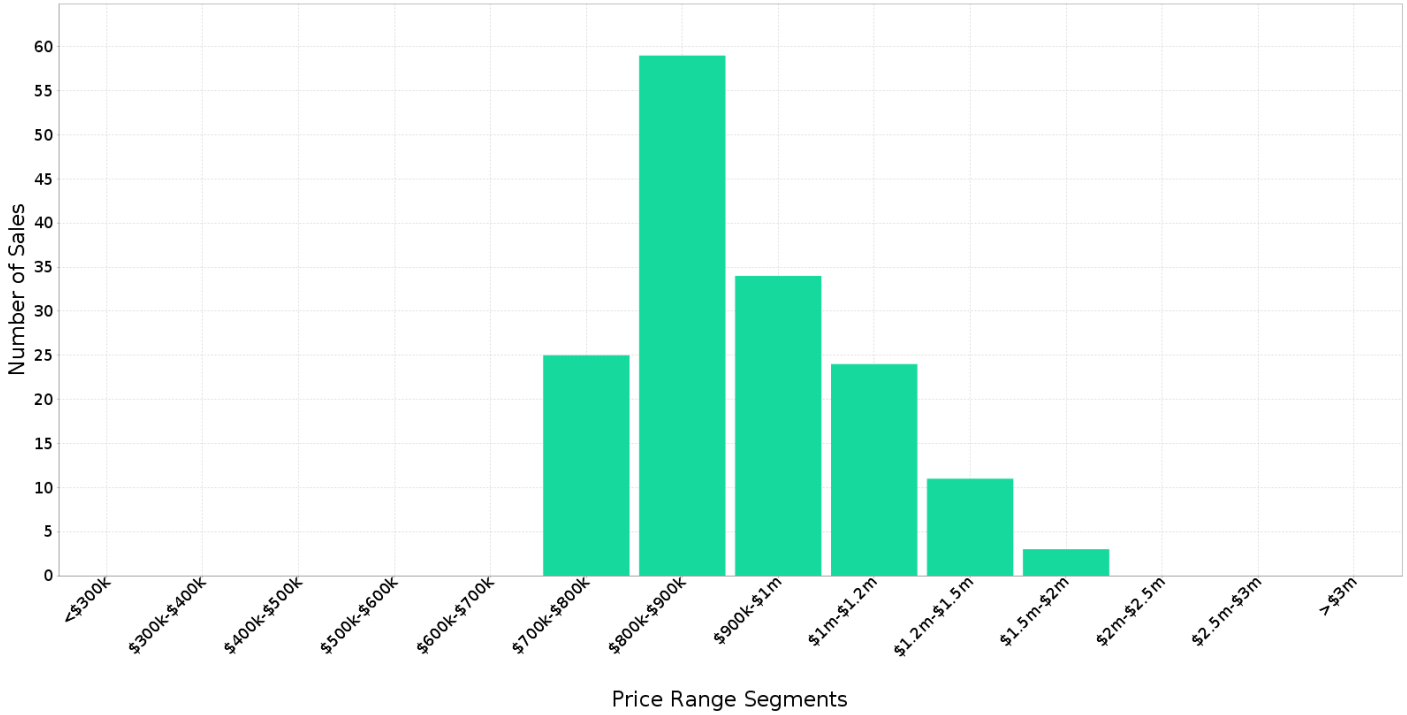
The materials are provided as an information source only. © Contains property sales information provided under licence from the Valuer General New South Wales. Australian Property Monitors Pty Ltd trading as Domain Insight is authorised as a Property Sales Information provider by the Valuer General of New South Wales.

ADVISEABLE

SIPPY DOWNS - Peak Selling Periods (3 years)



SIPPY DOWNS - Price Range Segments (12 months)

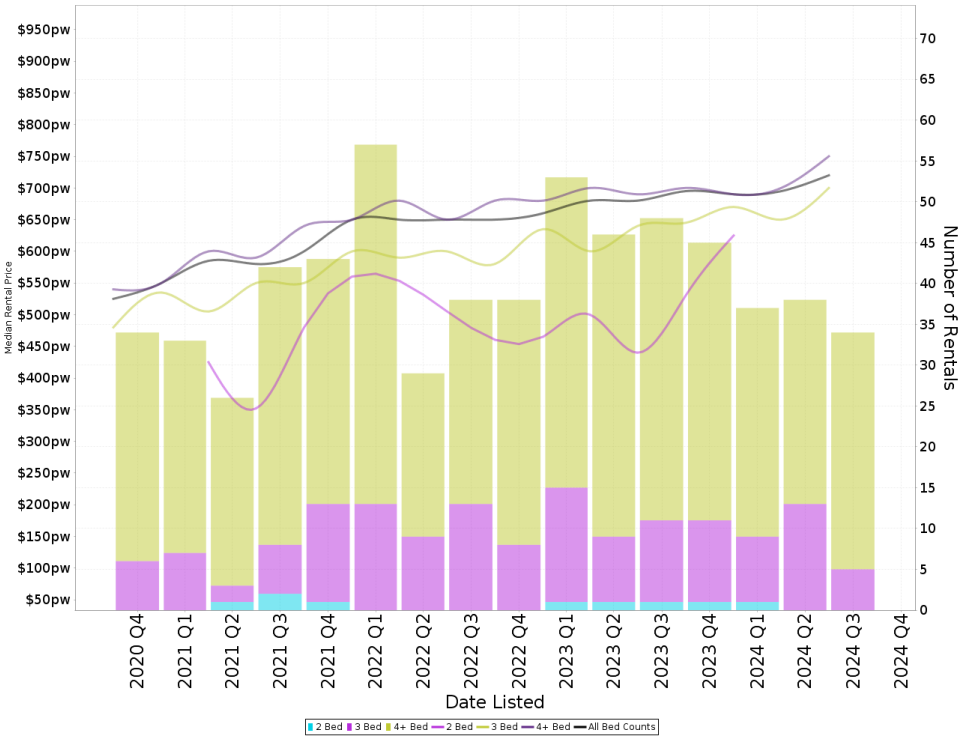


Prepared on 29/11/2024 by Adviseable Admin , 1300077766 at Adviseable. © Property Data Solutions Pty Ltd 2024 (pricefinder.com.au)

The materials are provided as an information source only. © Contains property sales information provided under licence from the Valuer General New South Wales. Australian Property Monitors Pty Ltd trading as Domain Insight is authorised as a Property Sales Information provider by the Valuer General of New South Wales.

ADVISEABLE

Median Weekly Rents (Houses)



Suburb Sale Price Growth

+13.4%

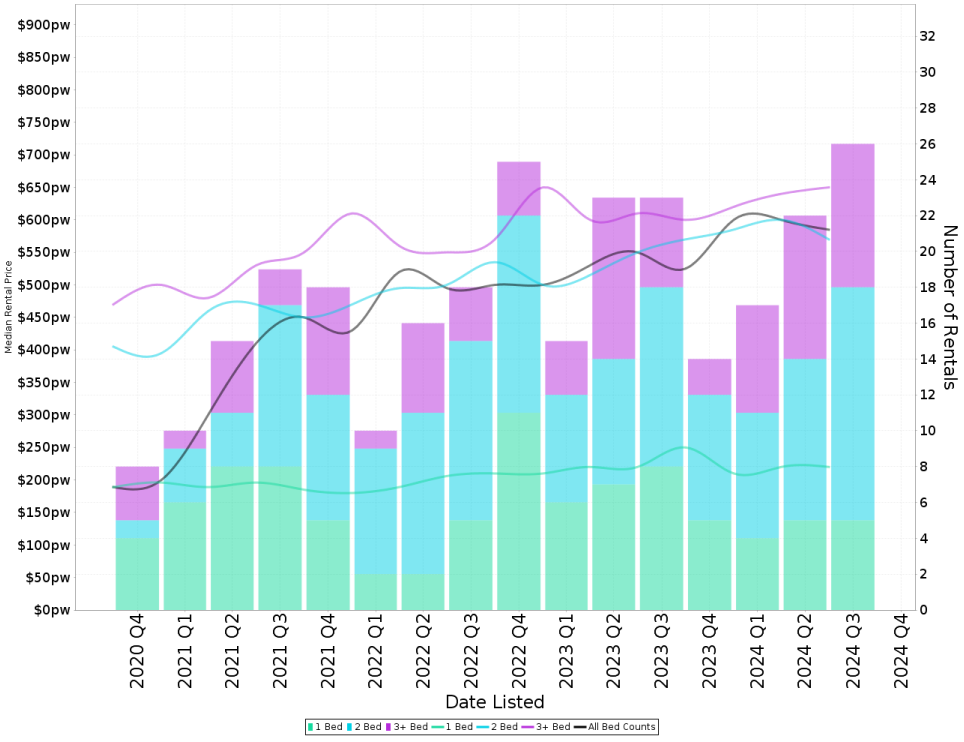
Current Median Price: $884,750
Previous Median Price: $780,000
Based on 286 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.1%

Current Median Price: $884,750
Current Median Rent: $700
Based on 154 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+16.1%

Current Median Price: $579,750
Previous Median Price: $499,500
Based on 216 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.2%

Current Median Price: $579,750
Current Median Rent: $585
Based on 79 registered Unit rentals compared over the last 12 months.

Prepared on 29/11/2024 by Adviseable Admin , 1300077766 at Adviseable. © Property Data Solutions Pty Ltd 2024 (pricefinder.com.au)

The materials are provided as an information source only. © Contains property sales information provided under licence from the Valuer General New South Wales. Australian Property Monitors Pty Ltd trading as Domain Insight is authorised as a Property Sales Information provider by the Valuer General of New South Wales.

ADVISEABLE

SIPPY DOWNS - Recently Sold Properties

Median Sale Price

$885k

Based on 156 recorded House sales within the last 12 months (Oct '23 - Sep '24)

Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+13.4%

Current Median Price: $884,750
Previous Median Price: $780,000

Based on 286 recorded House sales compared over the last two rolling 12 month periods

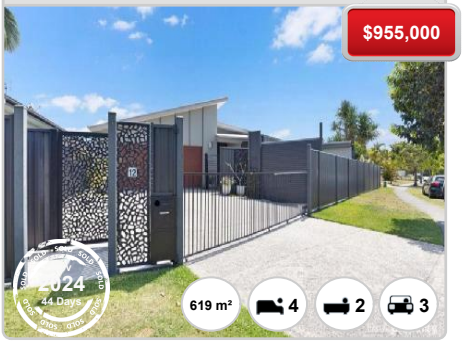
Sold Properties

156

Based on recorded House sales within the 12 months (Oct '23 - Sep '24)

Based on a rolling 12 month period and may differ from calendar year statistics

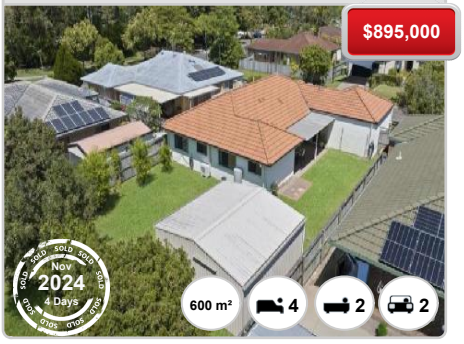
12 COLTRANE ST



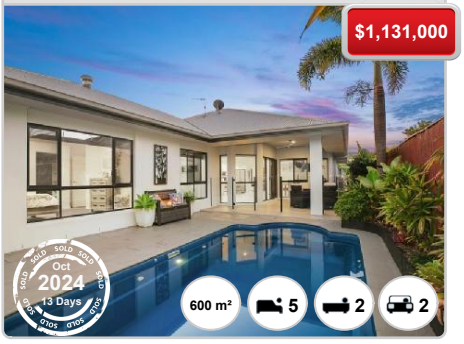
49 OAK GROVE WAY

16 PEMBROKE CRES

4 BRONTE CRT

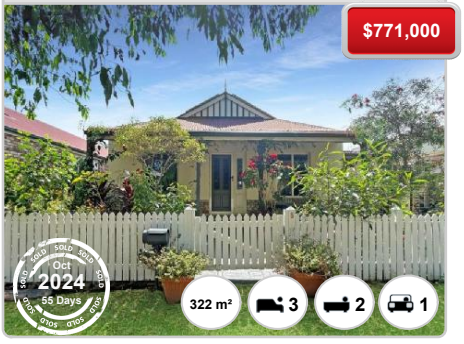


58 FITZWILLIAM DR

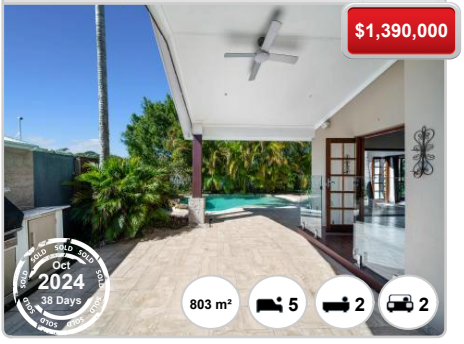


3 DELAWARE DR

5 CHESTERTON CRES



16 COURTENAY PL



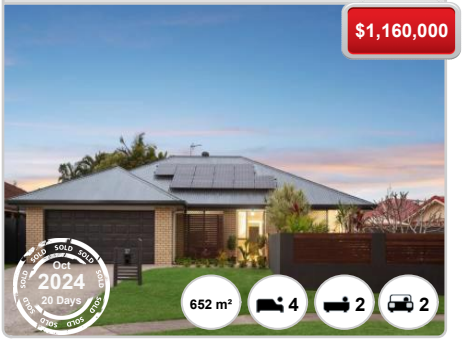
34 OXFORD CL

Prepared on 29/11/2024 by Adviseable Admin , 1300077766 at Adviseable. © Property Data Solutions Pty Ltd 2024 (pricefinder.com.au)

The materials are provided as an information source only. © Contains property sales information provided under licence from the Valuer General New South Wales. Australian Property Monitors Pty Ltd trading as Domain Insight is authorised as a Property Sales Information provider by the Valuer General of New South Wales.

ADVISEABLE

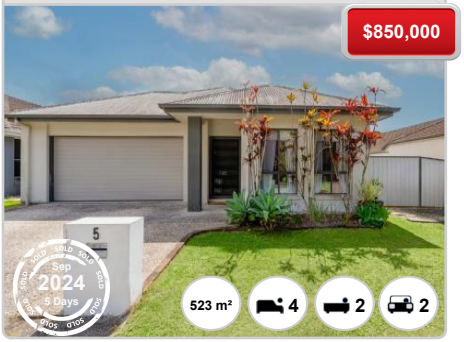
37 TRINITY CRES



18 JAMES COOK DR

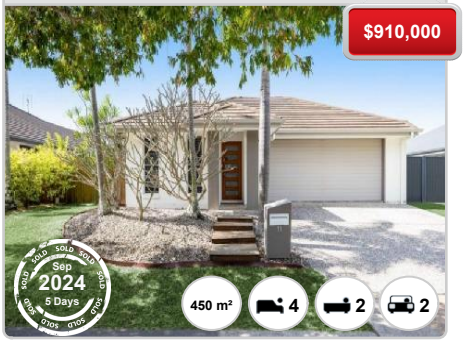
15 SINATRA ST

5 RED CEDAR ST



27 EDGEWATER PL

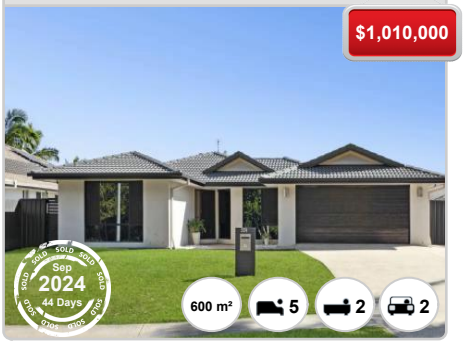
11 CONDAMINE ST



15 OAK GROVE WAY

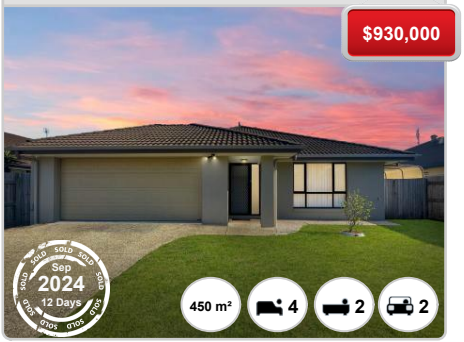
10 OXFORD CL

229 UNIVERSITY WAY



10 NORTHRIDGE CT

11 MAGELLAN CRES



28 FITZWILLIAM DR

Prepared on 29/11/2024 by Adviseable Admin , 1300077766 at Adviseable. © Property Data Solutions Pty Ltd 2024 (pricefinder.com.au)

The materials are provided as an information source only. © Contains property sales information provided under licence from the Valuer General New South Wales. Australian Property Monitors Pty Ltd trading as Domain Insight is authorised as a Property Sales Information provider by the Valuer General of New South Wales.

ADVISEABLE

SIPPY DOWNS - Properties For Rent

Median Rental Price

$700 /w

Based on 154 recorded House rentals within the last 12 months (Oct '23 - Sep '24)

Based on a rolling 12 month period and may differ from calendar year statistics

Rental Yield

+4.1%

Current Median Price: $884,750
Current Median Rent: $700

Based on 156 recorded House sales and 154 House rentals compared over the last 12 months

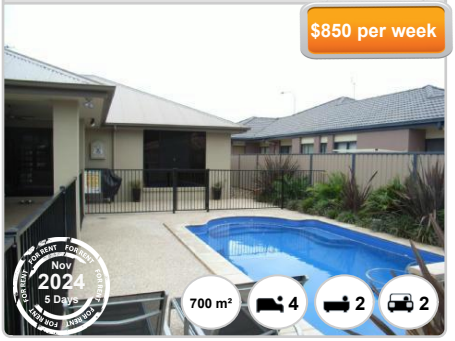
Number of Rentals

154

Based on recorded House rentals within the last 12 months (Oct '23 - Sep '24)

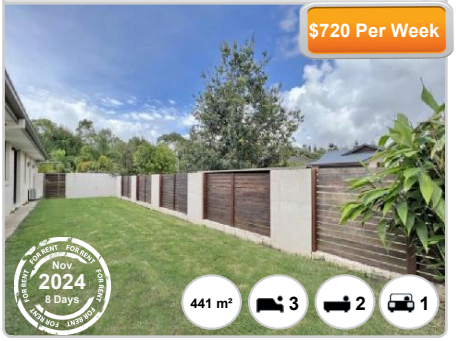
Based on a rolling 12 month period and may differ from calendar year statistics

270 UNIVERSITY WAY

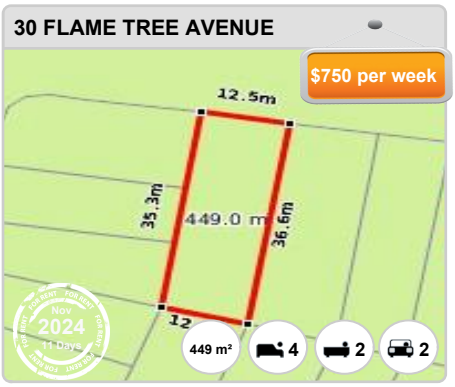


5 ALPINIA STREET

19 CONDAMINE STREET



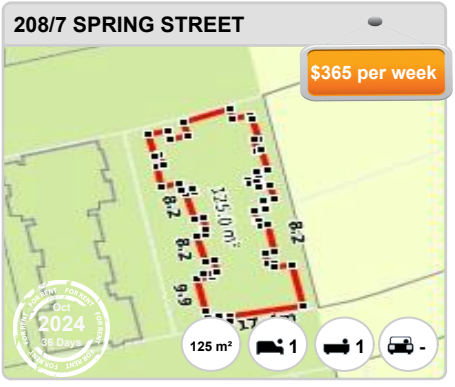
30 FLAME TREE AVENUE



19 ASHBURTON CRESCENT

52 CAVALRY WAY

208/7 SPRING STREET



11 PEPPERMINT CRESCENT

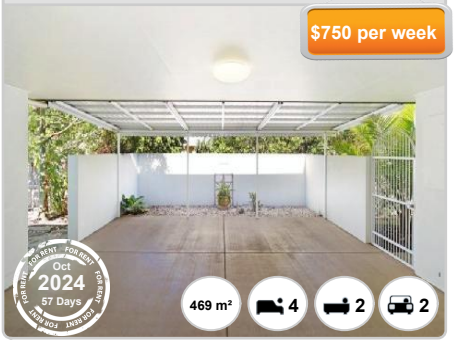
43 PHOENIX CIRCUIT

Prepared on 29/11/2024 by Adviseable Admin , 1300077766 at Adviseable. © Property Data Solutions Pty Ltd 2024 (pricefinder.com.au)

The materials are provided as an information source only. © Contains property sales information provided under licence from the Valuer General New South Wales. Australian Property Monitors Pty Ltd trading as Domain Insight is authorised as a Property Sales Information provider by the Valuer General of New South Wales.

ADVISEABLE

26 BIRCHGROVE STREET



1/26 COLUMBIA STREET

7 IRVING PLACE

Prepared on 29/11/2024 by Adviseable Admin , 1300077766 at Adviseable. © Property Data Solutions Pty Ltd 2024 (pricefinder.com.au)

The materials are provided as an information source only. © Contains property sales information provided under licence from the Valuer General New South Wales. Australian Property Monitors Pty Ltd trading as Domain Insight is authorised as a Property Sales Information provider by the Valuer General of New South Wales.