

# Suburb Profile Report

## Warrawong NSW 2502



Prepared on 01 April 2025

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**75km**  
Distance from GPO

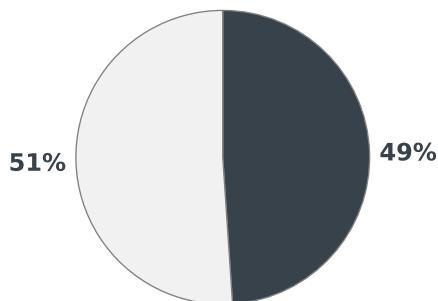


**4.7k**  
Population

**↓ 0.4%**  
5 year population change



**11 years**  
Average length of ownership



■ Owner Occupiers    □ Renters



The size of Warrawong is approximately 2.6 square kilometres. It has 13 parks covering nearly 19.2% of total area. The population of Warrawong in 2011 was 4,765 people. By 2016 the population was 4,748 showing a population decline of 0.4% in the area during that time. The predominant age group in Warrawong is 0-9 years. Households in Warrawong are primarily couples with children and are likely to be repaying \$1000 - \$1399 per month on mortgage repayments. In general, people in Warrawong work in a labourer occupation. In 2011, 49.8% of the homes in Warrawong were owner-occupied compared with 46.8% in 2016. Currently the median sales price of houses in the area is \$788,500.

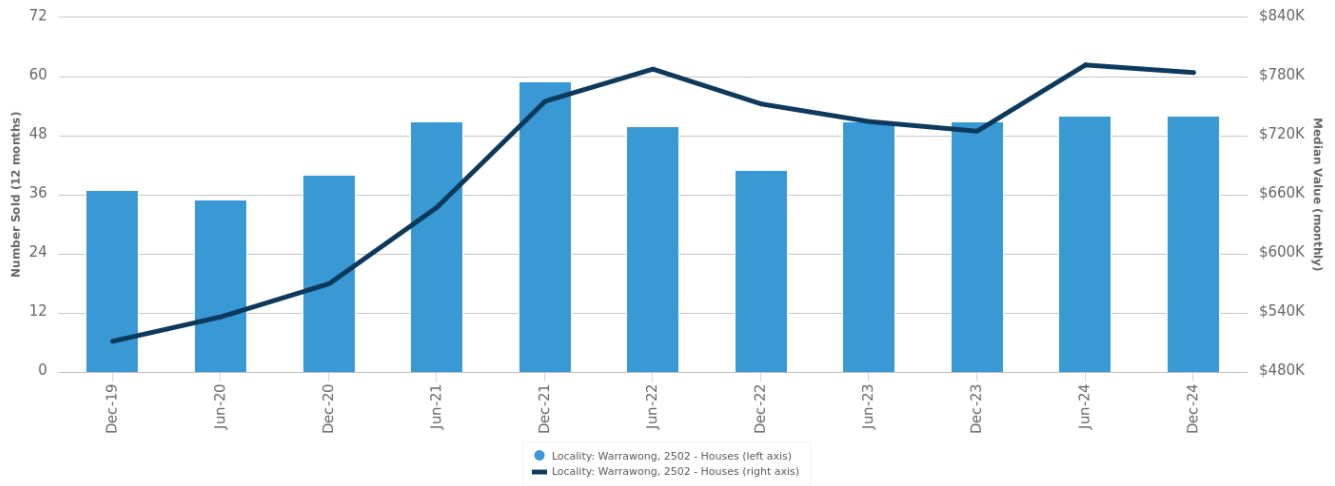
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	1,362	38	\$804,758	7
	298	5	\$672,447	2

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

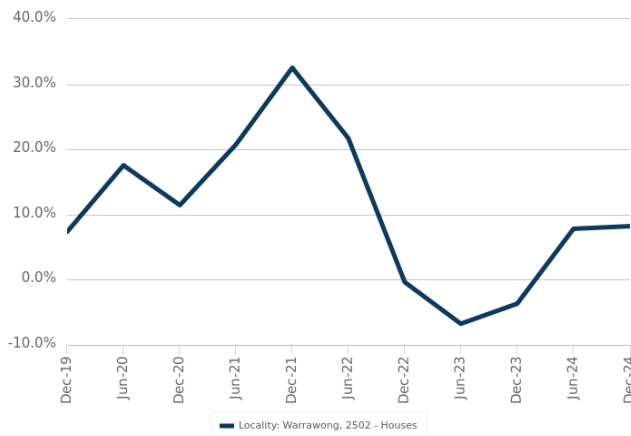


## Houses: For Sale

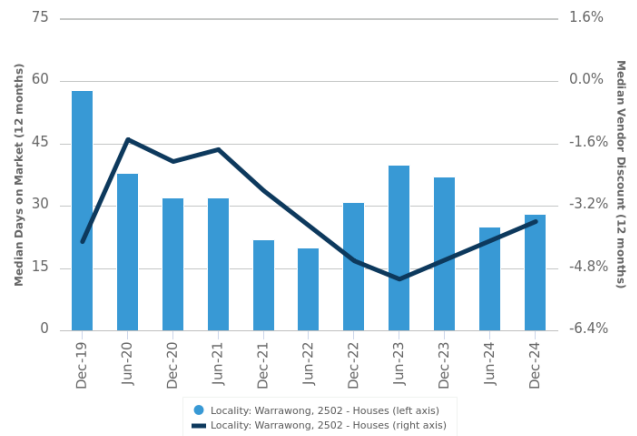
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price\*

\$823,750

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

\$\$

Median Price\*

\$788,500

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\*

\$712,250

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

 0



**34 Bruce Road Warrawong NSW 2502**

Listed on 27 Mar 2025  
[Contact Agent](#)

 1  
 2  
 560m<sup>2</sup>

There are no recently sold 2 bedroom Houses in this suburb

 4

 3  
BEDROOMS

 12



**21 Oxlade Street Warrawong NSW 2502**

Listed on 01 Apr 2025  
**AUCTION - 6th May 2025**

 1  
 1  
 677m<sup>2</sup>



**106 Flagstaff Road Warrawong NSW 2502**

Sold on 24 Mar 2025  
Not Disclosed

 1  
 1  
 607m<sup>2</sup>



**137 Flagstaff Road Warrawong NSW 2502**

Listed on 31 Mar 2025  
**Price Guide \$800,000**

 1  
 2  
 543m<sup>2</sup>



**4 Second Avenue North Warrawong NSW 2502**

Sold on 28 Feb 2025  
**\$735,000**

 1  
 1  
 519m<sup>2</sup>

 2

 4  
BEDROOMS

 6



**8 Kemblawarra Road Warrawong NSW 2502**

Listed on 01 Apr 2025  
**Guide \$1,000,000 - \$1,050,000**

 2  
 2  
 895m<sup>2</sup>



**103 Vermont Road Warrawong NSW 2502**

Sold on 13 Mar 2025  
**\$963,000\***

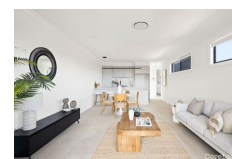
 2  
 2  
 628m<sup>2</sup>



**116 Vermont Road Warrawong NSW 2502**

Listed on 28 Mar 2025  
**Price Guide \$950,000**

 1  
 2  
 1,152m<sup>2</sup>



**24 Hurry Crescent Warrawong NSW 2502**

Sold on 06 Feb 2025  
Not Disclosed

 2  
 2  
 571m<sup>2</sup>

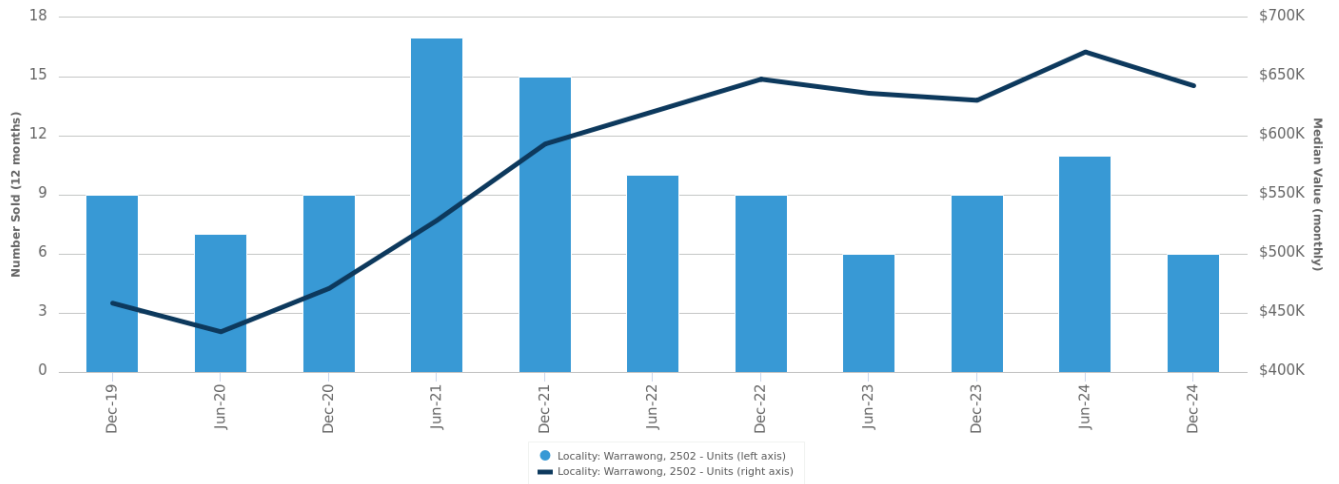


= number of houses currently On the Market or Sold within the last 6 months

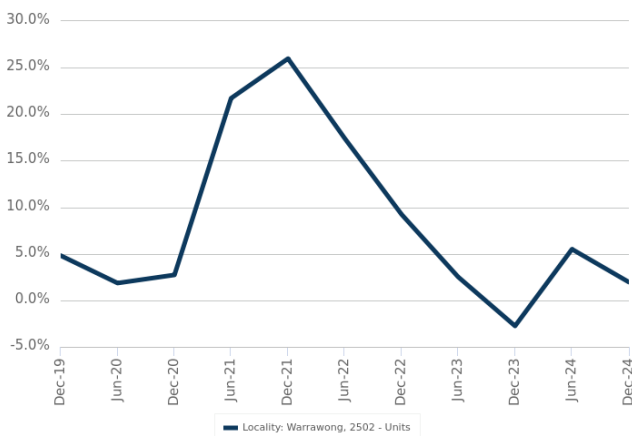
\*Agent advised

## Units: For Sale

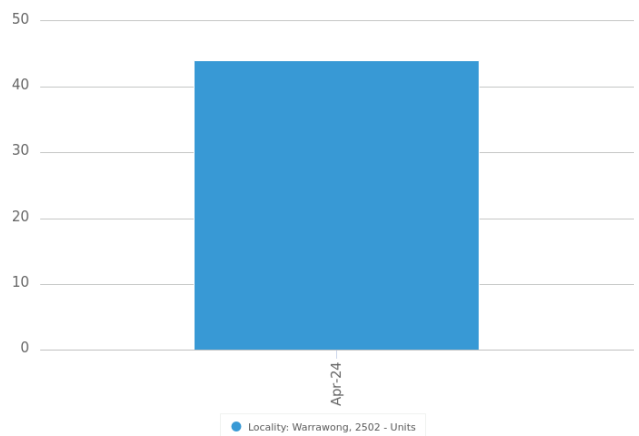
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price\*

\$482,500

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

\$\$

Median Price\*

\$460,000

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\*

\$425,750

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

1



**5/32 Hoskins Avenue  
Warrawong NSW 2502**

Listed on 01 Apr 2025  
Price Guide \$369,000

1  
BEDROOMS



1,394m<sup>2</sup>

### Recently Sold

0

There are no recently sold 1 bedroom Units in this suburb

0

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

2  
BEDROOMS

2



**1/43 Bent Street  
Warrawong NSW 2502**

Sold on 30 Jan 2025  
\$455,000



805m<sup>2</sup>



**18/6 Eyre Place  
Warrawong NSW 2502**

Sold on 17 Oct 2024  
\$380,000



1,804m<sup>2</sup>

1



**4a Bruce Road Warrawong  
NSW 2502**

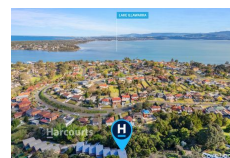
Listed on 18 Mar 2025  
\$799,000 - \$859,000

3  
BEDROOMS



1,042m<sup>2</sup>

2



**20/68 Jane Avenue  
Warrawong NSW 2502**

Sold on 03 Mar 2025  
\$615,000\*



9,880m<sup>2</sup>



**1/30 Kemblawarra Road  
Warrawong NSW 2502**

Sold on 31 Jan 2025  
\$1



229m<sup>2</sup>

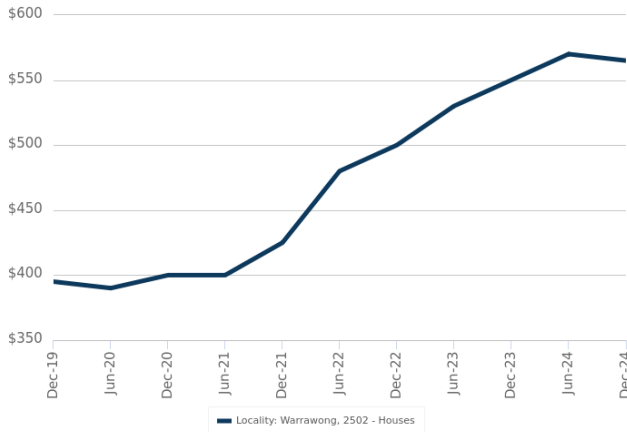


= number of units currently On the Market or Sold within the last 6 months

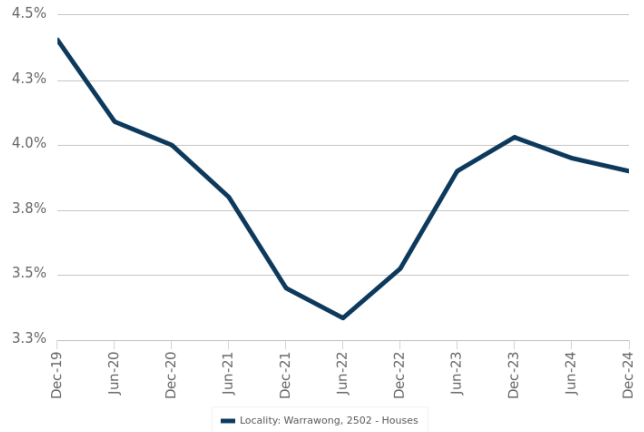
\*Agent advised

## Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



## Houses: Rental Activity Snapshot

### For Rent

1

2  
BEDROOMS



**33 Greene Street**  
Warrawong NSW 2502

Listed on 31 Mar 2025  
\$490/W



4

3  
BEDROOMS



**8 Second Avenue North**  
Warrawong NSW 2502

Listed on 26 Mar 2025  
\$620/W



**304 Cowper Street**  
Warrawong NSW 2502

Listed on 22 Mar 2025  
\$580/W



0

4  
BEDROOMS

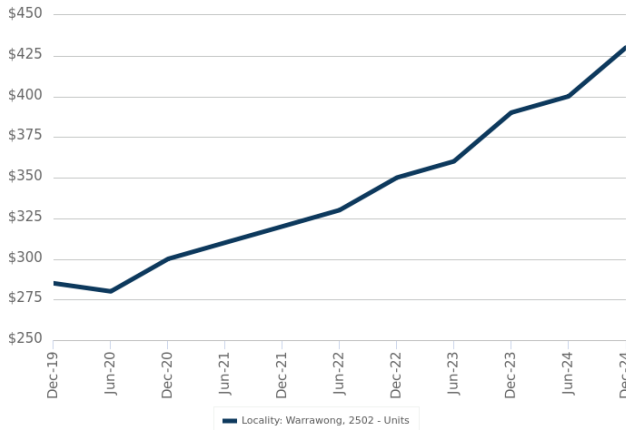
There are no 4 bedroom Houses for rent in this suburb



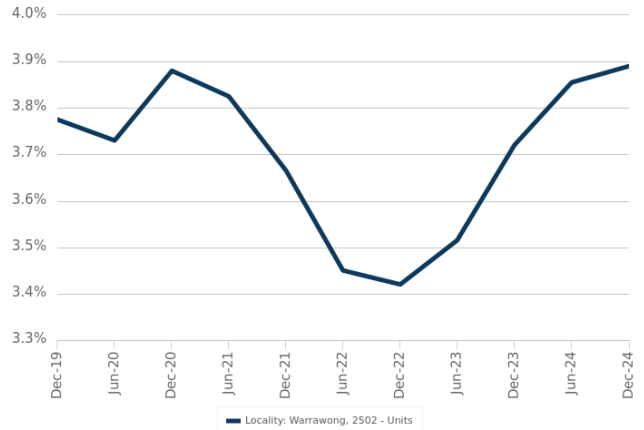
= number of houses observed as On the Market for Rent within the last month

## 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



**16/6 Eyre Place**  
Warrawong NSW 2502

Listed on 18 Mar 2025  
\$450/W

1  
 1  
 1,804m<sup>2</sup>

3 3  
BEDROOMS



**2/25 Vermont Road**  
Warrawong NSW 2502

Listed on 01 Apr 2025  
\$550/W

1  
 1  
 1,138m<sup>2</sup>



**33c Chisholm Road**  
Warrawong NSW 2502

Listed on 28 Mar 2025  
\$650/W

1  
 2  
 530m<sup>2</sup>

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



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