

## Suburb Profile Report

# Warrawong NSW 2502

Prepared on 04 March 2024 for Dimosons

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**CoreLogic**<sup>®</sup>







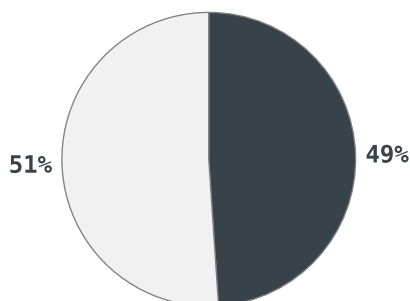
**75km**  
Distance from GPO



**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 \$725,000.

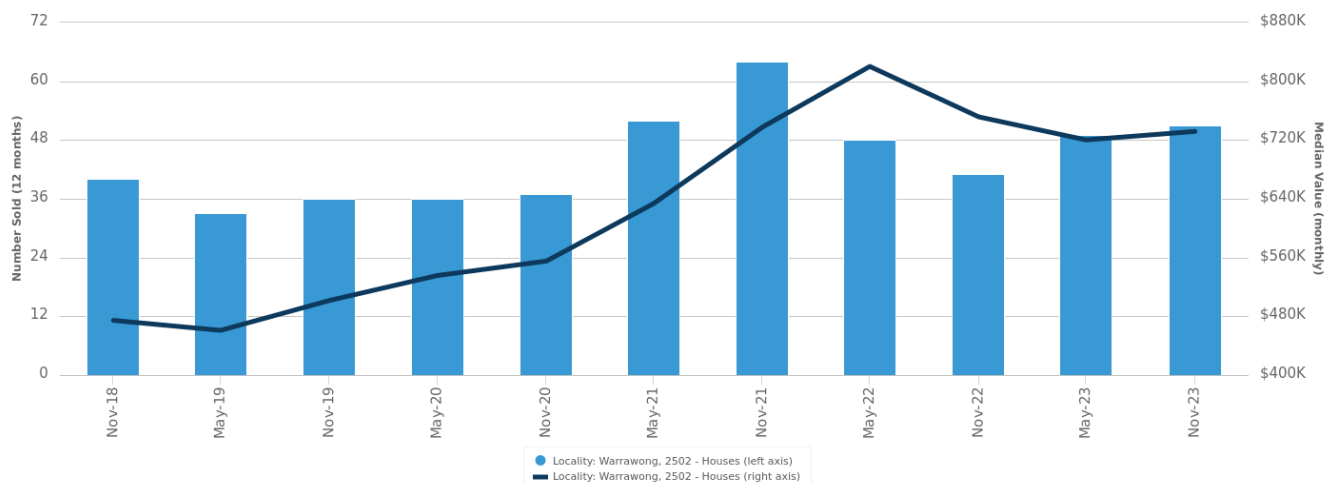
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	1,341	42	\$726,550	12
	300	7	\$599,212	4

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



## Houses: For Sale

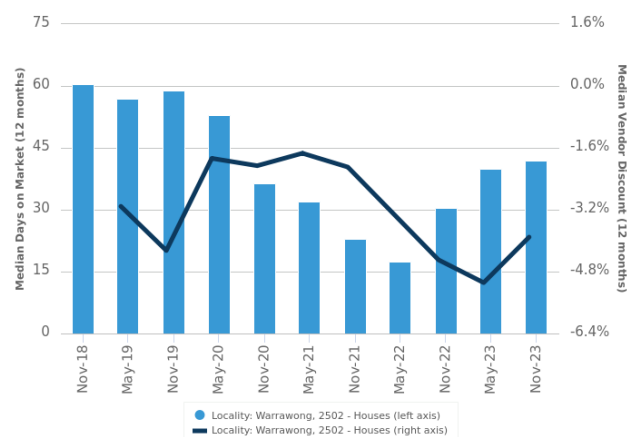
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price\*

\$802,500

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

\$\$

Median Price\*

\$725,000

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\*

\$650,875

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

 3



**48 Minnegang Street  
Warrawong NSW 2502**

Sold on 23 Nov 2023  
\$735,000

 2  
 2  
 556m<sup>2</sup>



**12 Second Avenue North  
Warrawong NSW 2502**

Sold on 13 Nov 2023  
\$640,000\*

 1  
 1  
 512m<sup>2</sup>

 0

 3  
BEDROOMS

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

 16



**44 Greene Street  
Warrawong NSW 2502**

Sold on 26 Feb 2024  
\$773,000\*

 1  
 1  
 588m<sup>2</sup>



**30 Minnegang Street  
Warrawong NSW 2502**

Sold on 15 Feb 2024  
\$805,000\*

 2  
 2  
 626m<sup>2</sup>

 0

 4  
BEDROOMS

There are no 4 bedroom Houses on the market in this suburb

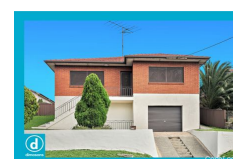
 4



**65 First Avenue North  
Warrawong NSW 2502**

Sold on 15 Dec 2023  
\$741,100

 2  
 2  
 645m<sup>2</sup>



**66 Vermont Road  
Warrawong NSW 2502**

Sold on 07 Dec 2023  
\$1

 1  
 1  
 626m<sup>2</sup>

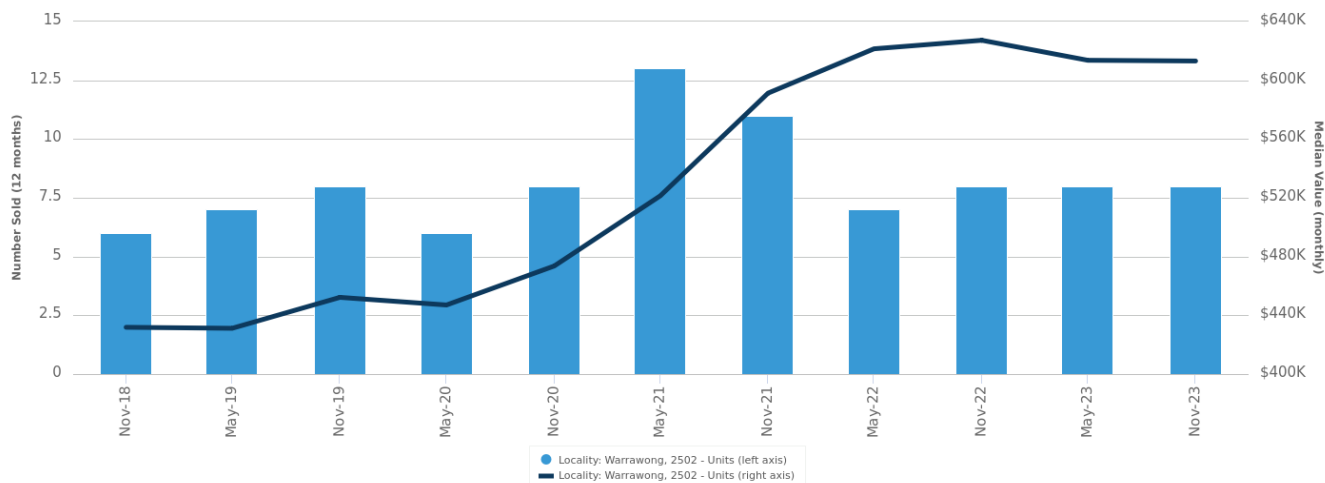


= number of houses currently On the Market or Sold within the last 6 months

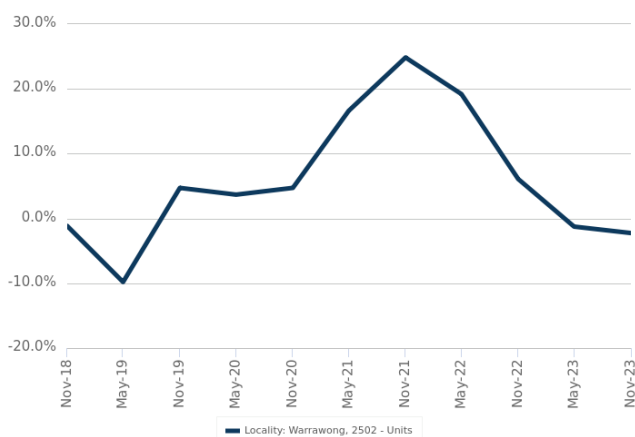
\*Agent advised

## Units: For Sale

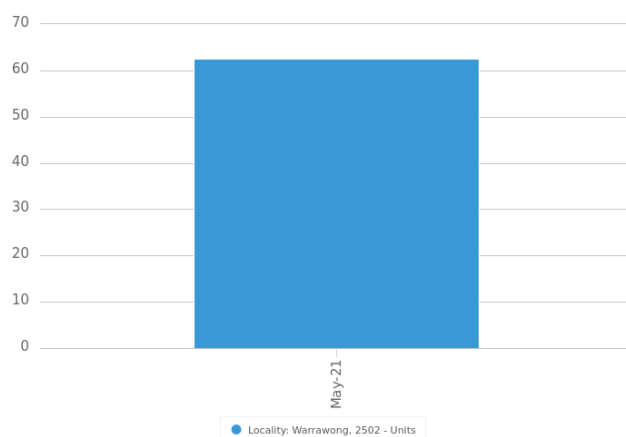
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price\*

\$522,500

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

\$\$

Median Price\*

\$487,500

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\*

\$411,250

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

\*Statistics are calculated over a rolling 12 month period

# Units: Market Activity Snapshot

## On The Market



## Recently Sold



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



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



**5/23 First Avenue South  
Warrawong NSW 2502**  
Sold on 22 Feb 2024  
\$46,000\*



**19 Kemblawarra Road  
Warrawong NSW 2502**  
Sold on 22 Feb 2024  
\$490,000\*



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

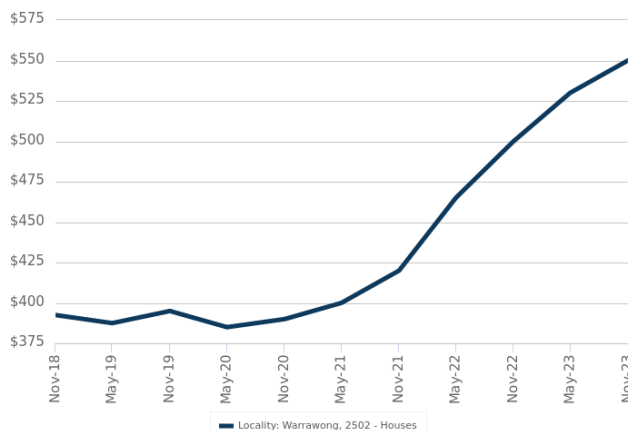


= number of units currently On the Market or Sold within the last 6 months

\*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 First Avenue North  
Warrawong NSW 2502**

Listed on 27 Feb 2024  
\$500/W



 4

 3  
BEDROOMS



**100 First Avenue North  
Warrawong NSW 2502**

Listed on 22 Jan 2024  
\$550/W



**44 Lee Street Warrawong  
NSW 2502**

Listed on 11 Dec 2023  
\$500/W



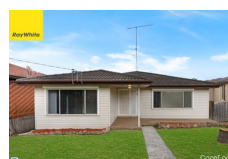
 2

 4  
BEDROOMS



**14 Chisholm Road  
Warrawong NSW 2502**

Listed on 22 Dec 2023  
\$770/W



**30 Jane Avenue  
Warrawong NSW 2502**

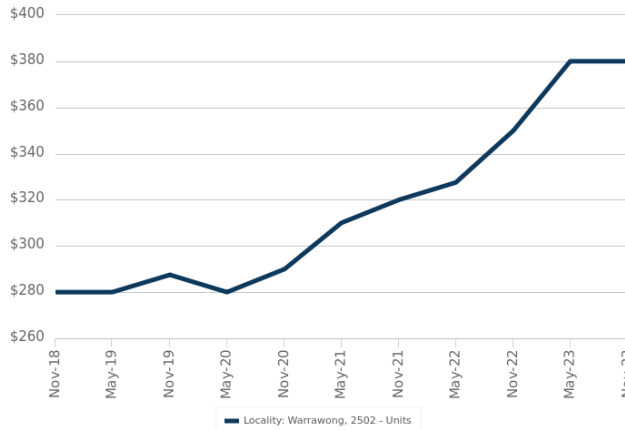
Listed on 19 Dec 2023  
\$720/W



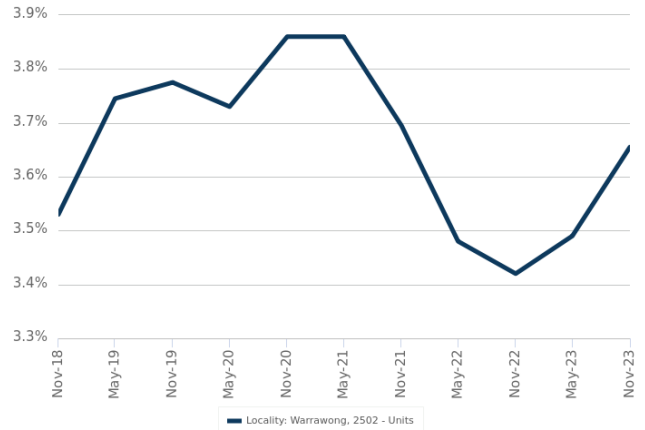
= number of houses observed as On the Market for Rent within the last month

## Units: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



## Units: Rental Activity Snapshot

### For Rent

 1

 1  
BEDROOMS



**3a/210-222 Cowper Street  
Warrawong NSW 2502**

Listed on 08 Dec 2023  
\$360/W



 1

 2  
BEDROOMS



**2/49 Greene Street  
Warrawong NSW 2502**

Listed on 29 Feb 2024  
\$480/W



594m<sup>2</sup>

 2

 3  
BEDROOMS



**8/68 Jane Avenue  
Warrawong NSW 2502**

Listed on 02 Mar 2024  
\$575/W



9,882m<sup>2</sup>



**1/71 Vermont Road  
Warrawong NSW 2502**

Listed on 13 Dec 2023  
\$500/W



-



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



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