

Suburb Profile Report

Warrawong NSW 2502

Prepared on 01 April 2024 for Dimosons

Prepared by Dimosons | | 02 4258 0088



CoreLogic®





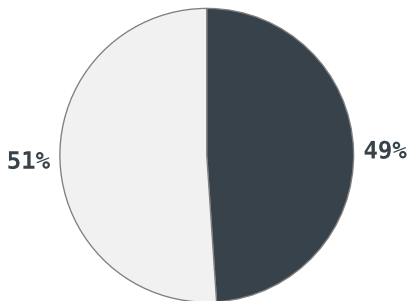
75km
 Distance from GPO



4.7k
 Population
↓0.4%
 5 year population change



12 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.

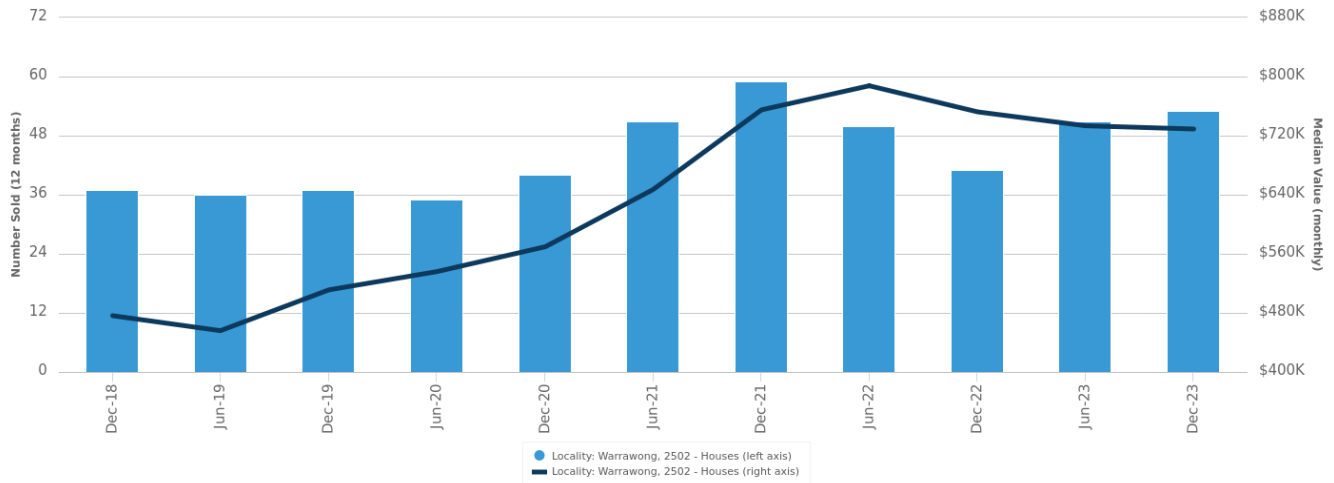
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	1,343	40	\$748,396	8
	298	8	\$607,170	1

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

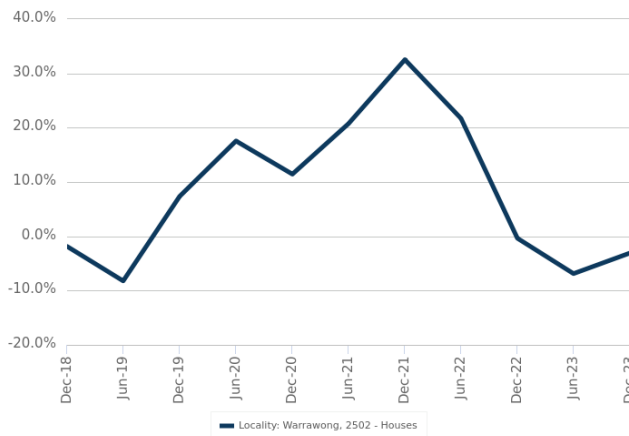


Houses: For Sale

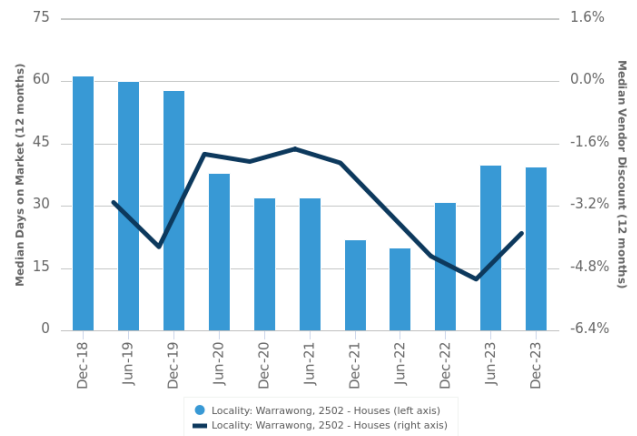
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$785,000

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*

\$650,000

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

2



**48 Minnegang Street
 Warrawong NSW 2502**

Sold on 23 Nov 2023
 \$735,000

2
 2
 556m²



**12 Second Avenue North
 Warrawong NSW 2502**

Sold on 13 Nov 2023
 \$640,000*

1
 1
 512m²

1

3
 BEDROOMS



**216 Northcliffe Drive
 Warrawong NSW 2502**

Listed on 26 Mar 2024
 guide price \$750000

1
 1
 645m²



**40 First Avenue North
 Warrawong NSW 2502**

Sold on 14 Mar 2024
 \$665,000*

1
 1
 556m²



**56 Greene Street
 Warrawong NSW 2502**

Sold on 06 Mar 2024
 \$785,000*

1
 1
 898m²

0

4
 BEDROOMS

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

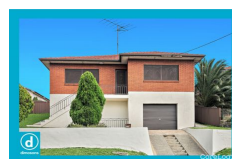
2



**65 First Avenue North
 Warrawong NSW 2502**

Sold on 15 Dec 2023
 \$741,100

2
 2
 645m²



**66 Vermont Road
 Warrawong NSW 2502**

Sold on 07 Dec 2023
 \$1

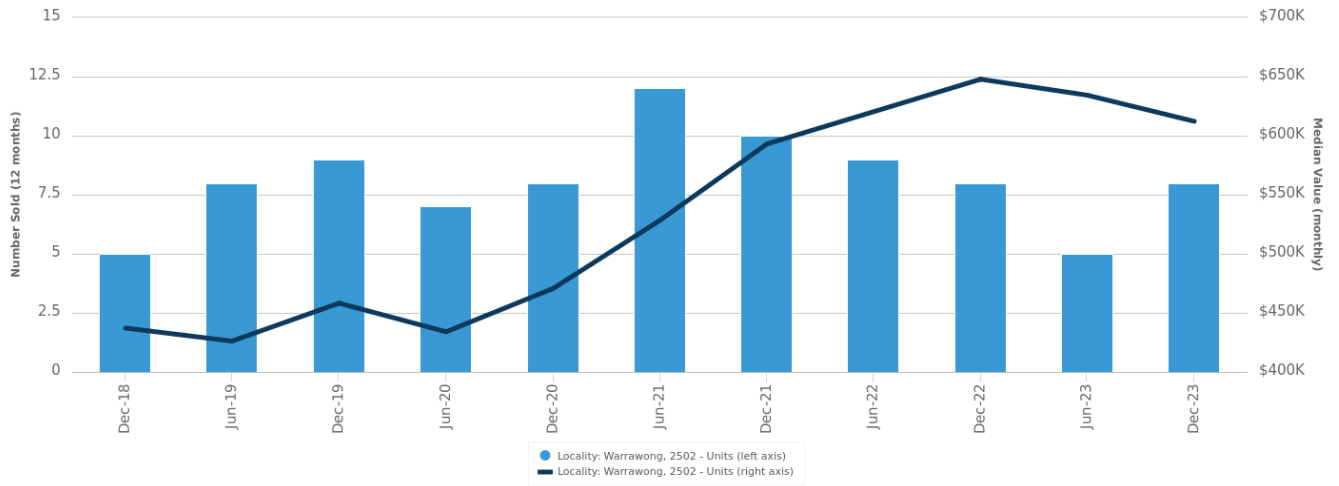
1
 1
 626m²

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

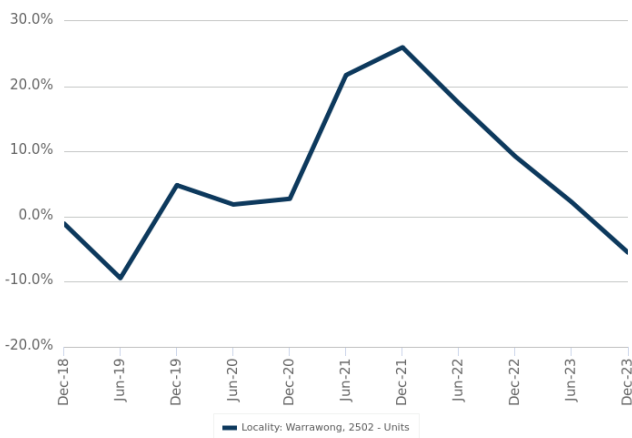
*Agent advised

Units: For Sale

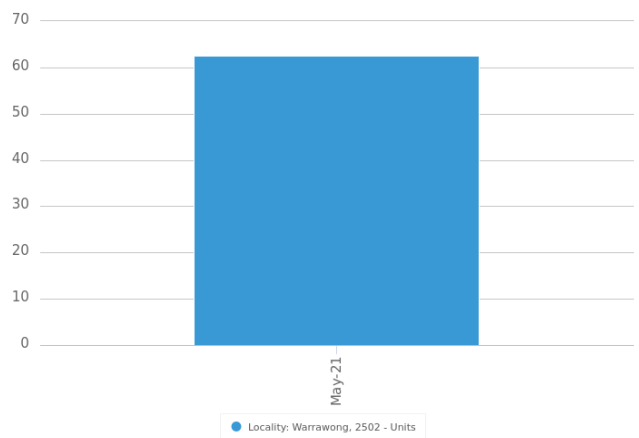
Number Sold vs. Median Value (monthly)



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

0

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

1
 BEDROOMS

There are no recently sold 1 bedroom Units in this suburb

Recently Sold

0

0

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

2
 BEDROOMS

9



**19 Kemblawarra Road
 Warrawong NSW 2502**

Sold on 14 Mar 2024
 \$490,000*

1
 1
 936m²



**1/19 Kemblawarra Road
 Warrawong NSW 2502**

Sold on 14 Mar 2024
 \$490,000*

1
 1
 1

0

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

3
 BEDROOMS

0

There are no recently sold 3 bedroom Units in this suburb

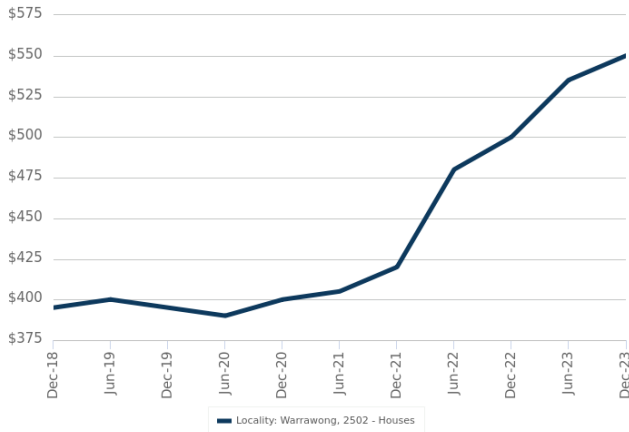


= number of units currently On the Market or Sold within the last 6 months

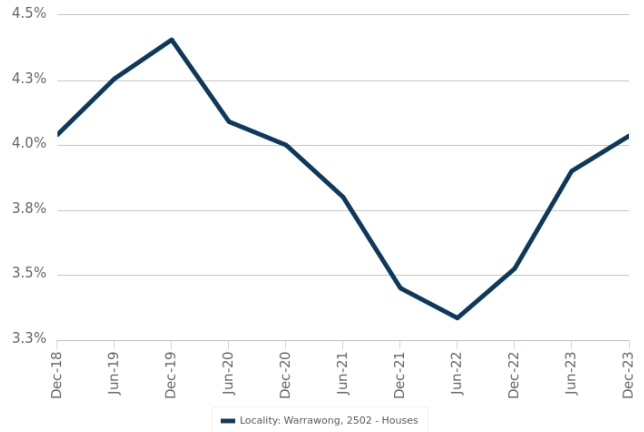
*Agent advised

Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Houses: Rental Activity Snapshot

For Rent

0

2
BEDROOMS

There are no 2 bedroom Houses for rent in this suburb

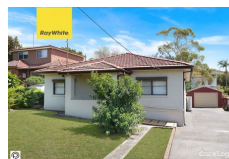
4

3
BEDROOMS



**47 Third Avenue North
Warrawong NSW 2502**

Listed on 28 Mar 2024
\$630/W



**310 Cowper Street
Warrawong NSW 2502**

Listed on 21 Mar 2024
\$565/W



1

4
BEDROOMS



**30 Jane Avenue
Warrawong NSW 2502**

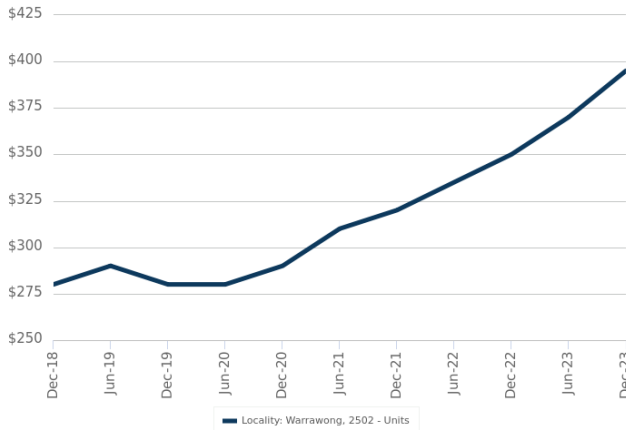
Listed on 19 Dec 2023
\$720/W



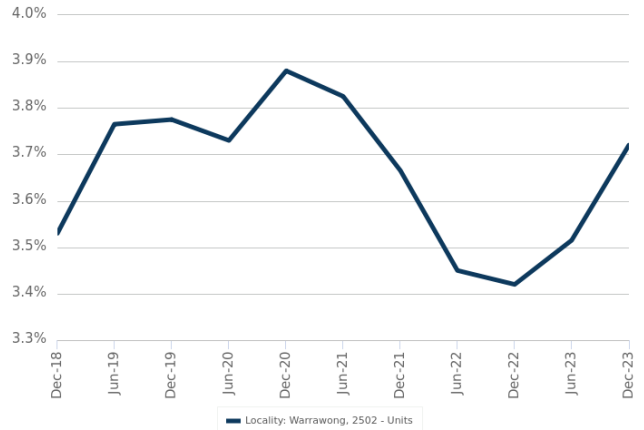
= number of houses observed as On the Market for Rent within the last month

Units: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Units: Rental Activity Snapshot

For Rent

3

1
BEDROOMS



**46 Second Avenue North
Warrawong NSW 2502**

Listed on 29 Mar 2024
\$300/W

-
 1
 563m²



**4/256 Cowper Street
Warrawong NSW 2502**

Listed on 21 Mar 2024
\$400/W

4
 1
 552m²

2

2
BEDROOMS



**5 First Avenue South
Warrawong NSW 2502**

Listed on 28 Mar 2024
\$450/W

-
 1
 651m²



**16/190-198 Cowper Street
Warrawong NSW 2502**

Listed on 18 Mar 2024
\$300/W

-
 1
 910m²

1

3
BEDROOMS



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

Listed on 13 Dec 2023
\$500/W

-
 1
 -



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

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