

Suburb Profile Report

Warrawong NSW 2502



Prepared on 04 September 2024

Prepared by Dimosons Sales | | 02 4258 0088





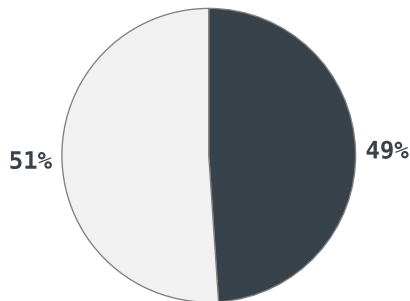
75km
Distance from GPO



4.7k
Population
↓0.4%
5 year population change



10 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 \$740,550.

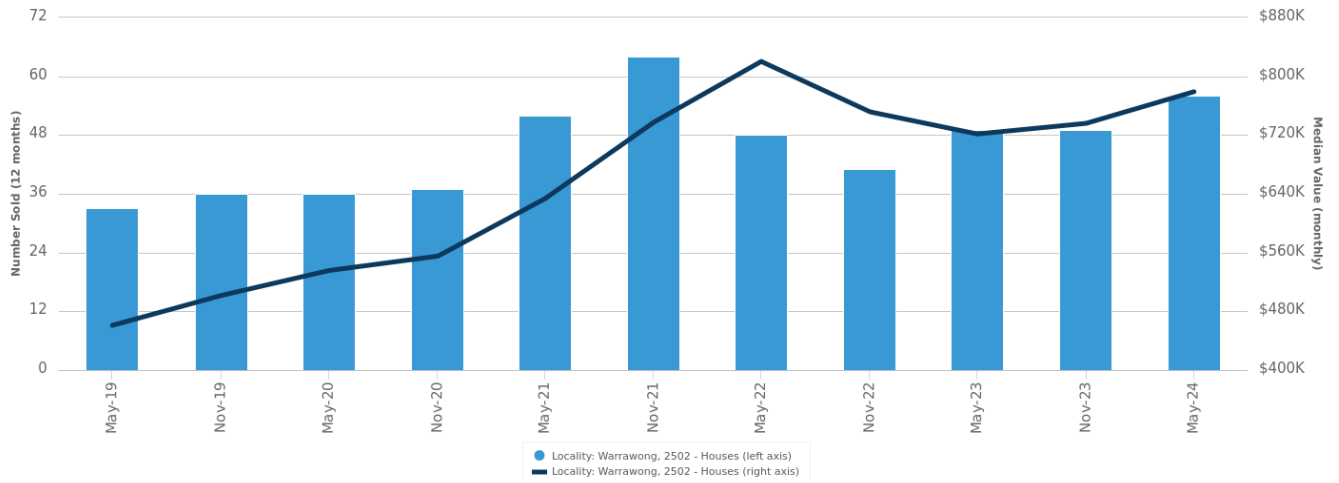
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	1,344	35	\$799,649	9
	301	7	\$689,422	0

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



Houses: For Sale

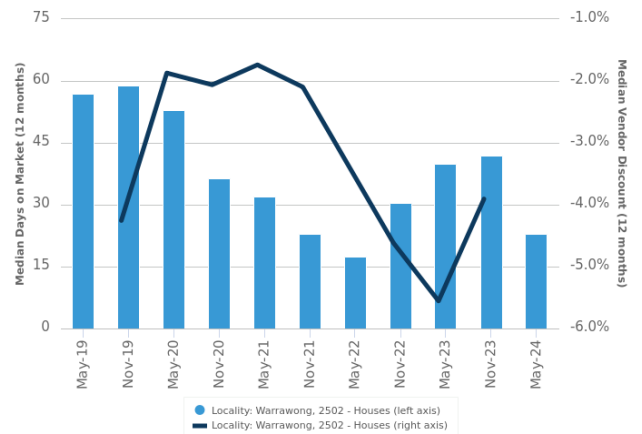
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$810,000

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

\$\$

Median Price*

\$740,550

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*

\$668,750

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

*Statistics are calculated over a rolling 12 month period

 Houses: Market Activity Snapshot

On The Market

Recently Sold

 3

 2
BEDROOMS

 2



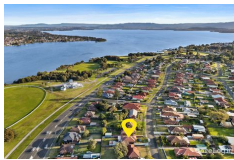
**16 Second Avenue North
Warrawong NSW 2502**

Listed on 04 Sep 2024
Price Guide \$750,000



**86 Stuart Road Warrawong
NSW 2502**

Sold on 24 May 2024
\$660,000



**35 Stuart Road Warrawong
NSW 2502**

Listed on 30 Aug 2024
\$680,000 to \$748,000



**140 Flagstaff Road
Warrawong NSW 2502**

Sold on 26 Apr 2024
\$600,000



 5

 3
BEDROOMS

 18



**298 Cowper Street
Warrawong NSW 2502**

Listed on 03 Sep 2024
\$765,000



**16 First Avenue North
Warrawong NSW 2502**

Sold on 09 Jul 2024
\$800,000



**88 First Avenue North
Warrawong NSW 2502**

Listed on 02 Sep 2024
\$770,000



**14 Jackson Avenue
Warrawong NSW 2502**

Sold on 06 Jul 2024
\$800,000



 1

 4
BEDROOMS

 2



**13 Fairfax Road
Warrawong NSW 2502**

Listed on 02 Sep 2024
Price Guide \$1,010,000 -
\$1,100,000



**21 Second Avenue North
Warrawong NSW 2502**

Sold on 21 May 2024
\$0



**16 Kemblawarra Road
Warrawong NSW 2502**

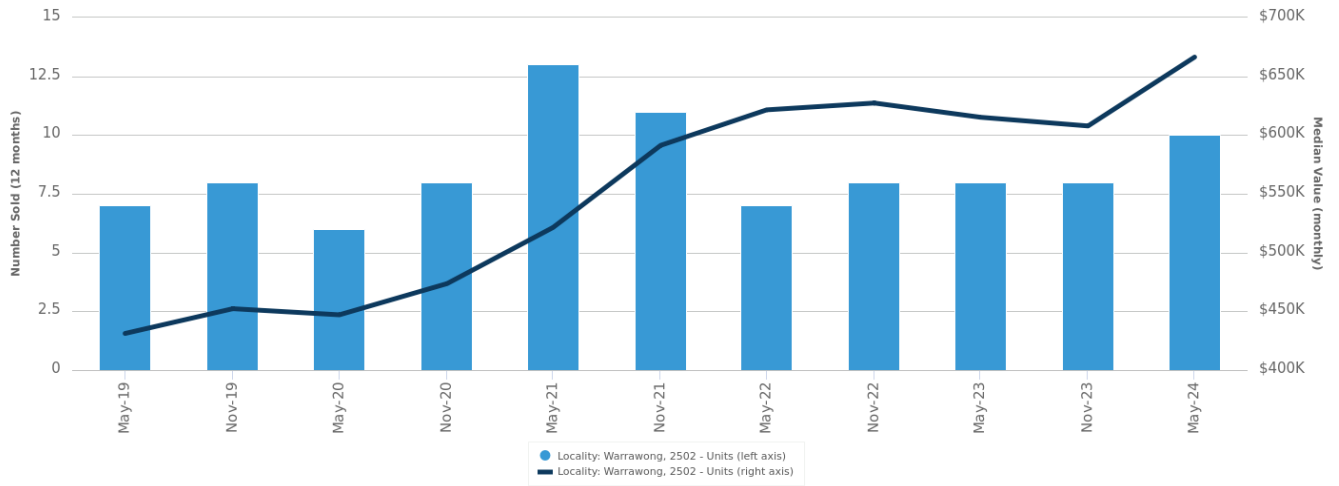
Sold on 10 Apr 2024
\$650,000



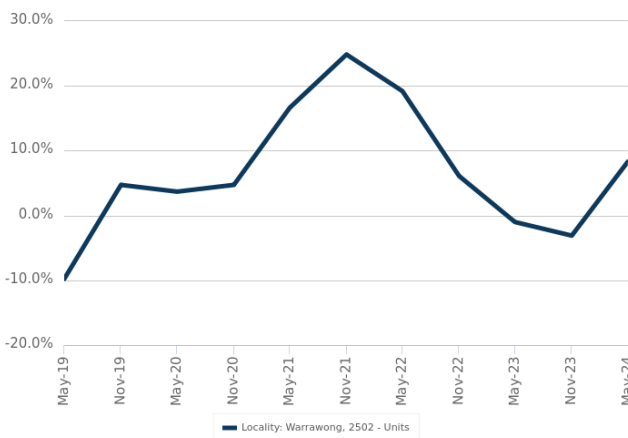
= number of houses currently On the Market or Sold within the last 6 months

Units: For Sale

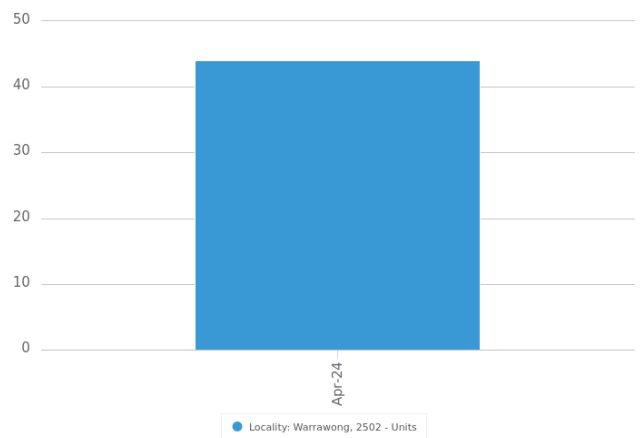
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$483,750

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*

\$436,000

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

*Statistics are calculated over a rolling 12 month period

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 First Avenue South
 Warrawong NSW 2502**

Sold on 14 Jun 2024
 \$0



**19 Kemblawarra Road
 Warrawong NSW 2502**

Sold on 14 Mar 2024
 \$490,000*



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



**284 Cowper Street
 Warrawong NSW 2502**

Sold on 14 Jun 2024
 \$0



**3/68 Jane Avenue
 Warrawong NSW 2502**

Sold on 18 Apr 2024
 \$620,000

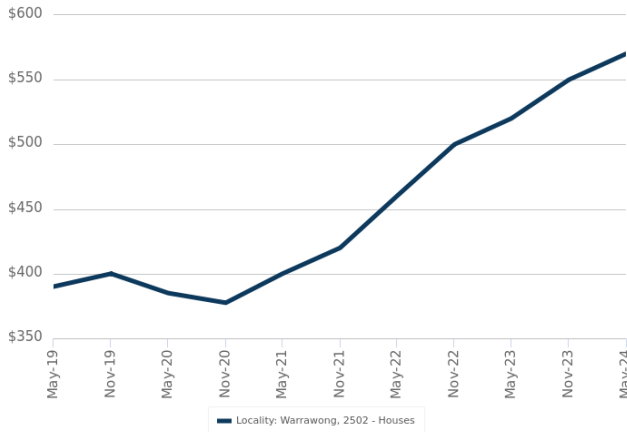


= number of units currently On the Market or Sold within the last 6 months

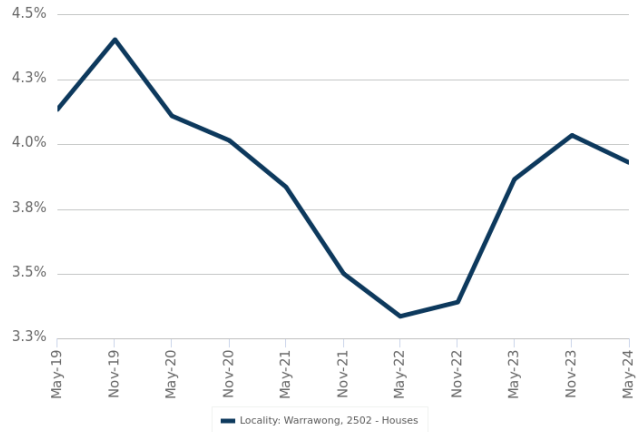
*Agent advised

Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Houses: Rental Activity Snapshot

For Rent

3

2
BEDROOMS



74 Bent Street Warrawong NSW 2502

Listed on 03 Sep 2024
\$480/W



2b Hoskins Avenue Warrawong NSW 2502

Listed on 03 Sep 2024
\$500/W



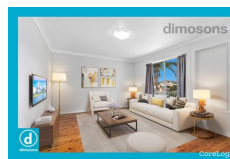
4

3
BEDROOMS



192 Northcliffe Drive Warrawong NSW 2502

Listed on 03 Sep 2024
\$650/W



19 Jane Avenue Warrawong NSW 2502

Listed on 31 Aug 2024
\$550/W



0

4
BEDROOMS

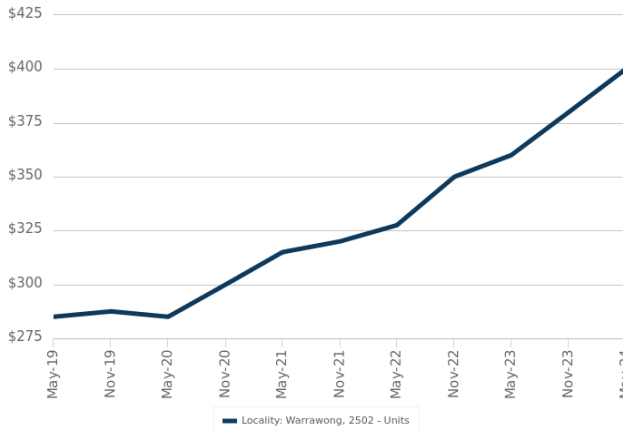
There are no 4 bedroom Houses for rent in this suburb



= 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

2 2
BEDROOMS



1/23 First Avenue South
Warrawong NSW 2502

Listed on 03 Sep 2024
\$480/W



904m²



2/19 Second Avenue North
Warrawong NSW 2502

Listed on 03 Sep 2024
\$410/W



647m²

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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A map showing an area or boundaries of a property is indicative only and may not be complete or accurate.

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