

# Suburb Profile Report

## Warrawong NSW 2502

Prepared on 08 May 2024 for Dimosons

Prepared by Dimosons | | 02 4258 0088



CoreLogic®





**75km**  
Distance from GPO

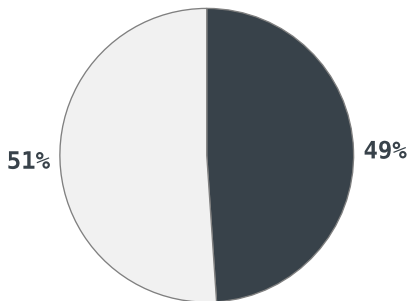


**4.7k**  
Population

**↓ 0.4%**  
5 year population change



**13 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 \$735,000.

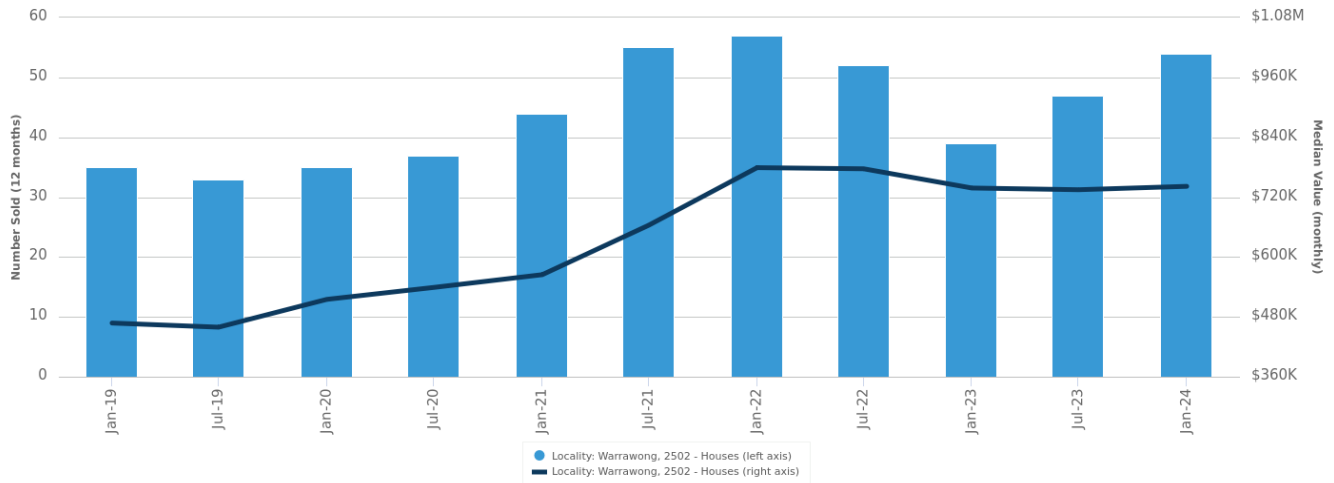
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	1,344	43	\$764,881	6
	299	8	\$653,993	0

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

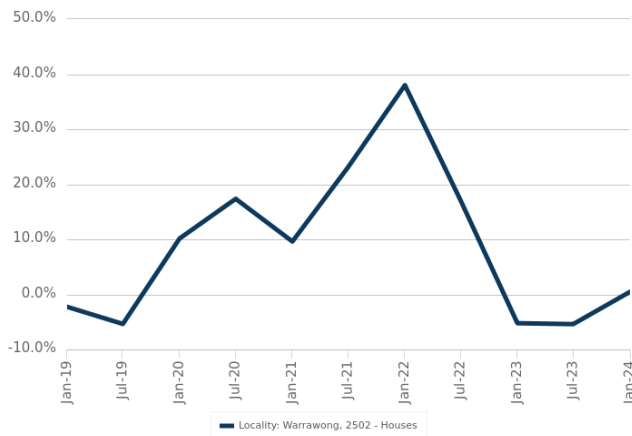


## Houses: For Sale

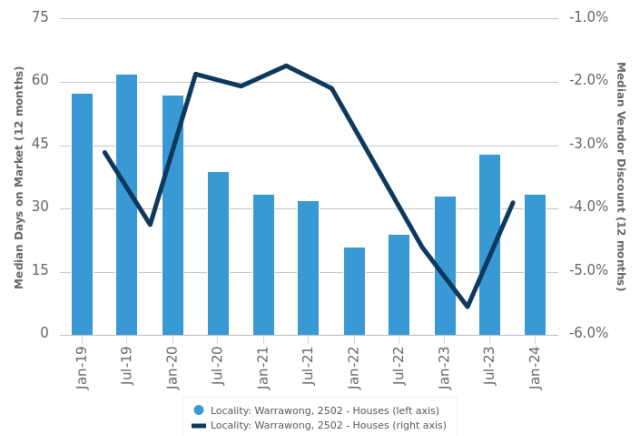
Number Sold vs. Median Value (monthly)



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\*

\$735,000

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\*

\$660,000

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

## Recently Sold

1

2  
BEDROOMS

3



**86 Stuart Road Warrawong NSW 2502**

Listed on 23 Apr 2024  
Price Guide \$680,000



**140 Flagstaff Road Warrawong NSW 2502**

Sold on 26 Apr 2024  
\$600,000\*



**48 Minnegang Street Warrawong NSW 2502**

Sold on 23 Nov 2023  
\$735,000



3

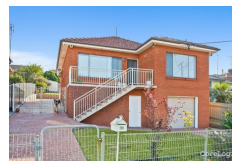
3  
BEDROOMS

20



**88 First Avenue North Warrawong NSW 2502**

Listed on 06 May 2024  
\$799,000



**98 First Avenue North Warrawong NSW 2502**

Sold on 24 Apr 2024  
Not Disclosed



**29 Minnegang Street Warrawong NSW 2502**

Listed on 06 May 2024  
\$729,000 - \$769,000



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

Sold on 18 Apr 2024  
\$620,000\*



1

4  
BEDROOMS

2



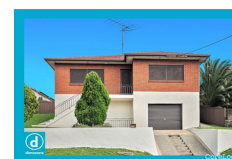
**53 Greene Street Warrawong NSW 2502**

Listed on 30 Apr 2024  
Price Guide \$850,000



**65 First Avenue North Warrawong NSW 2502**

Sold on 15 Dec 2023  
\$741,100



**66 Vermont Road Warrawong NSW 2502**

Sold on 07 Dec 2023  
\$1

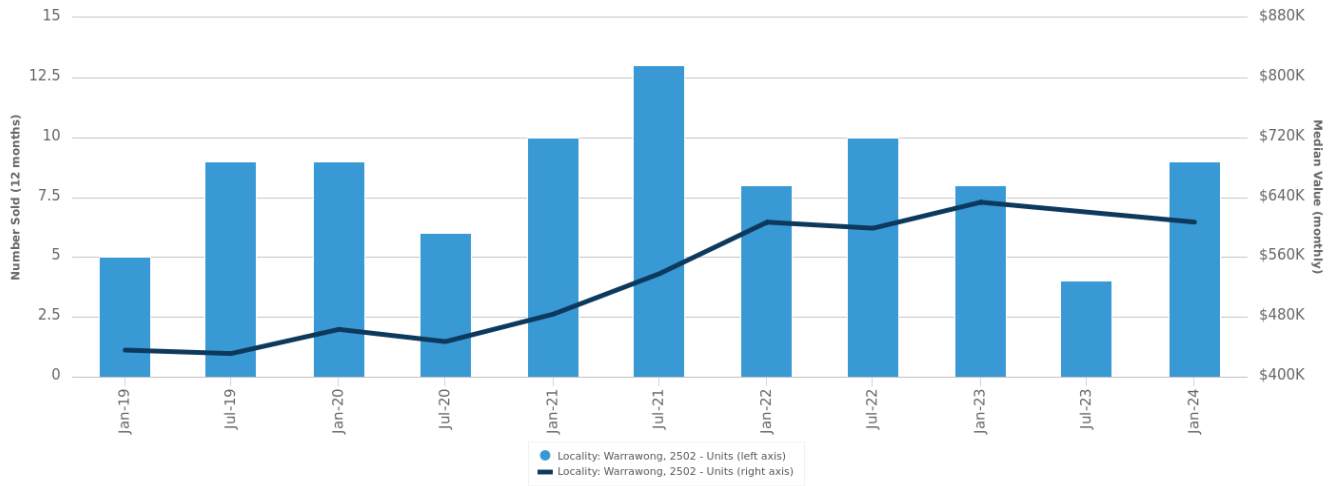


= number of houses currently On the Market or Sold within the last 6 months

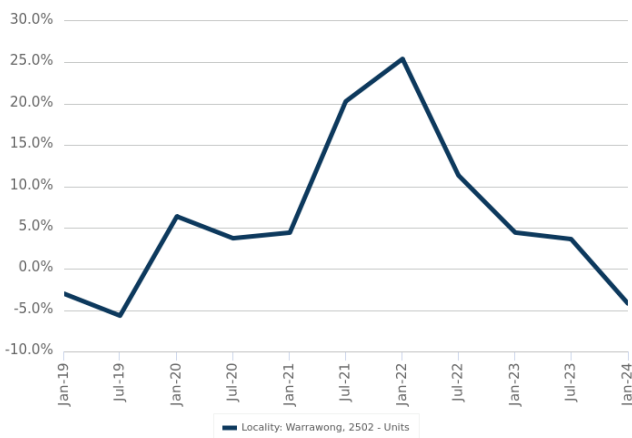
\*Agent advised

## Units: For Sale

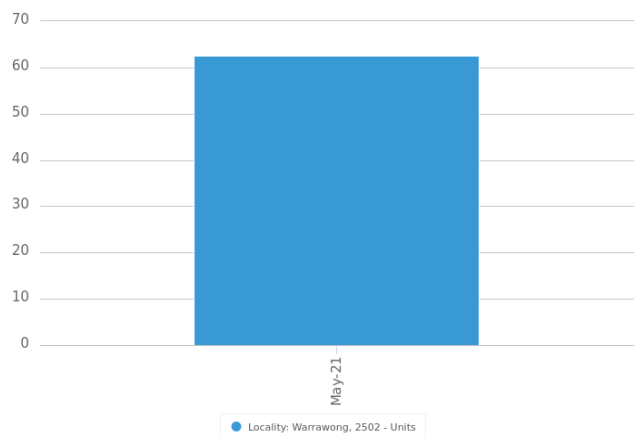
Number Sold vs. Median Value (monthly)



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



19 Kemblawarra Road  
 Warrawong NSW 2502

Sold on 14 Mar 2024  
 \$490,000\*

1  
 1  
 936m<sup>2</sup>



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

There are no recently sold 3 bedroom Units in this suburb

0

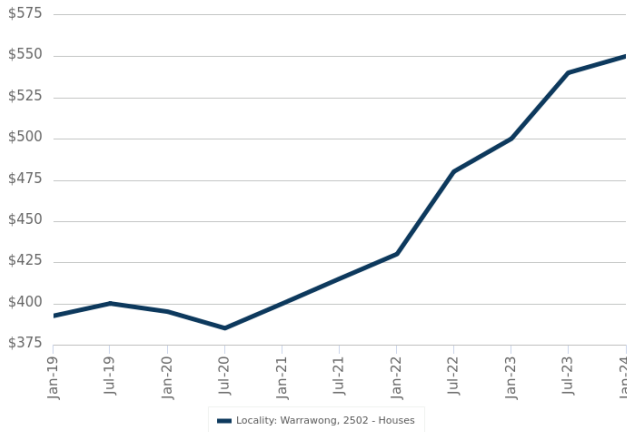


= number of units currently On the Market or Sold within the last 6 months

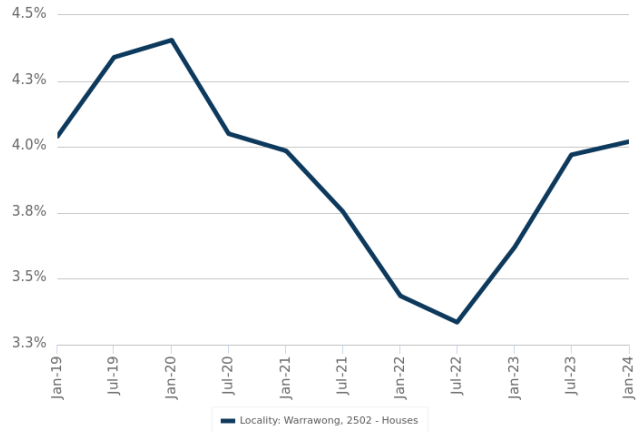
\*Agent advised

## Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



## Houses: Rental Activity Snapshot

### For Rent

2

2  
BEDROOMS



**51 Third Avenue North  
Warrawong NSW 2502**

Listed on 08 May 2024  
\$560/W



**2/36 Minnegang Street  
Warrawong NSW 2502**

Listed on 07 May 2024  
\$540/W



3

3  
BEDROOMS



**2 Bruce Road Warrawong  
NSW 2502**

Listed on 08 May 2024  
\$570/W



**24 Wilma Avenue  
Warrawong NSW 2502**

Listed on 08 May 2024  
\$650/W



0

4  
BEDROOMS

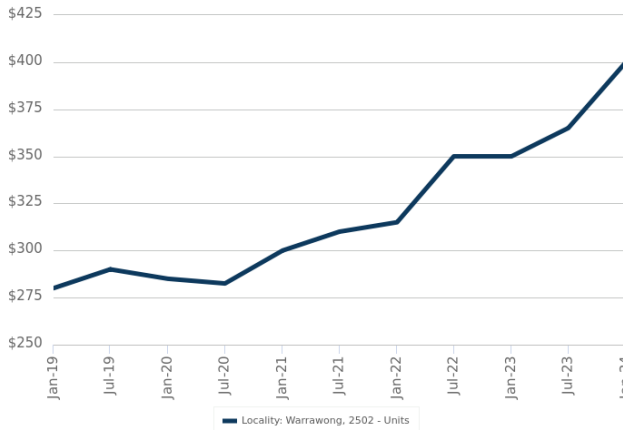
There are no 4 bedroom Houses for rent in this suburb



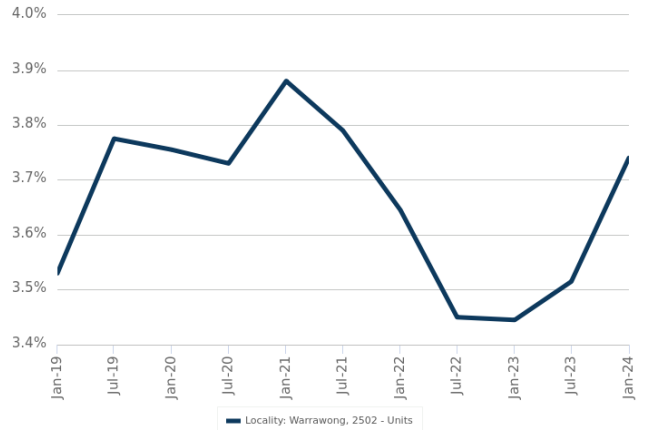
= number of houses observed as On the Market for Rent within the last month

## Units: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



## Units: Rental Activity Snapshot

### For Rent

1

1  
BEDROOMS



**46 Second Avenue North  
Warrawong NSW 2502**

Listed on 06 May 2024  
\$300/W



563m<sup>2</sup>

3

2  
BEDROOMS



**8/6 Eyre Place Warrawong  
NSW 2502**

Listed on 08 May 2024  
\$400/W



1,795m<sup>2</sup>



**28 Oxlade Street  
Warrawong NSW 2502**

Listed on 07 May 2024  
\$550/W



525m<sup>2</sup>

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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Within Australia: **1300 734 318**  
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