

Suburb Profile Report
Cabramatta NSW 2166

Prepared on 16 February 2021 for Elders Real Estate Cabramatta Clients



CoreLogic®





26km
Distance from GPO

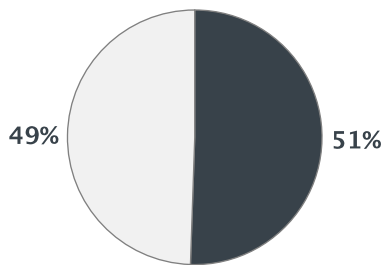


21.8k
Population

4.9%
5 year population change



12 years
Average length of ownership



■ Owner Occupiers □ Renters



The size of Cabramatta is approximately 5 square kilometres. It has 10 parks covering nearly 7.3% of total area. The population of Cabramatta in 2011 was 20,780 people. By 2016 the population was 21,788 showing a population growth of 4.9% in the area during that time. The predominant age group in Cabramatta is 20-29 years. Households in Cabramatta are primarily couples with children and are likely to be repaying \$1000 - \$1399 per month on mortgage repayments. In general, people in Cabramatta work in a labourer occupation. In 2011, 52.9% of the homes in Cabramatta were owner-occupied compared with 48.3% in 2016. Currently the median sales price of houses in the area is \$950,000.

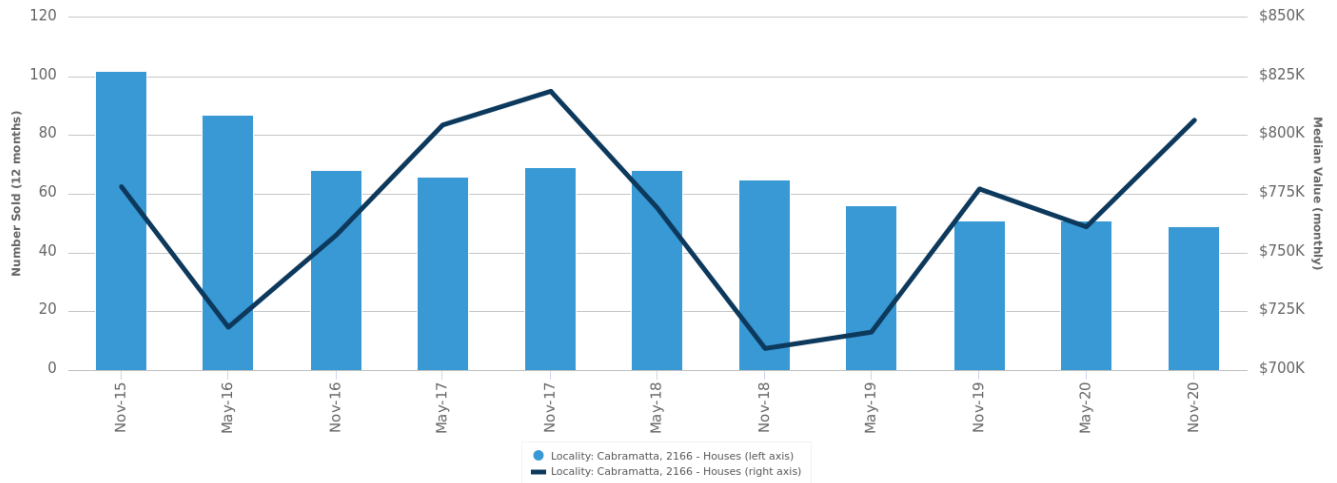
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	2,799	40	\$829,564	17
	4,075	112	\$406,331	39

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

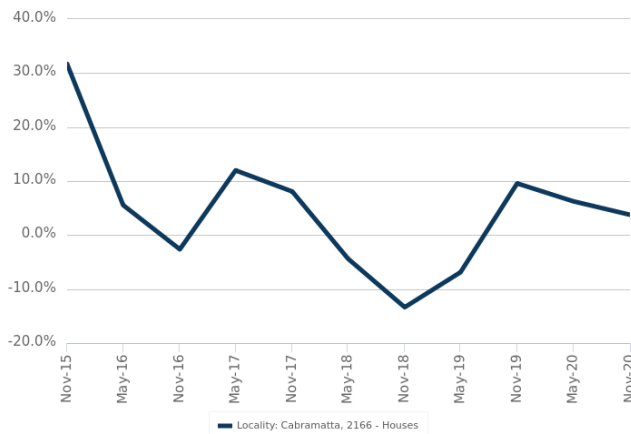


Houses: For Sale

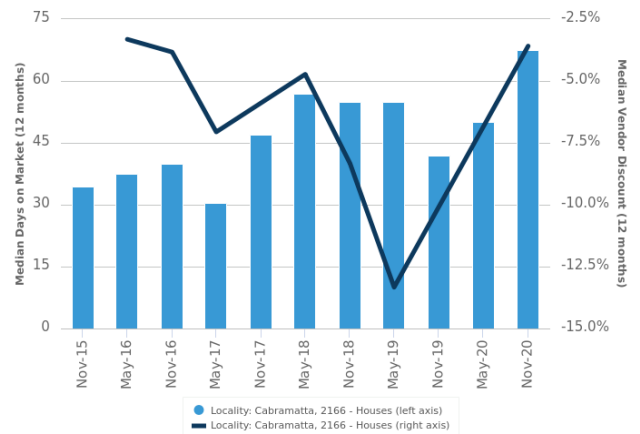
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$1,335,000

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

\$\$

Median Price*

\$950,000

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*

\$745,000

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

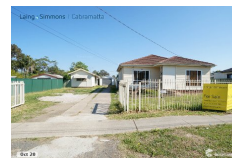
6



**18 McBurney Road
Cabramatta NSW 2166**

Sold on 11 Nov 2020
Not Disclosed

1
 1
 1,227m²



**62 St Johns Road
Cabramatta NSW 2166**

Sold on 07 Nov 2020
\$1,420,000

1
 1
 1,619m²

8

3
BEDROOMS



**55 Alick Street Cabramatta
NSW 2166**

Listed on 12 Feb 2021
\$669,000

1
 1
 775m²



**114 McBurney Road
Cabramatta NSW 2166**

Sold on 29 Jan 2021
\$1,500,000*

1
 1
 1,619m²



**2 Bartley Street
Cabramatta NSW 2166**

Listed on 12 Feb 2021
Contact Aida 0432 188 827

1
 1
 639m²



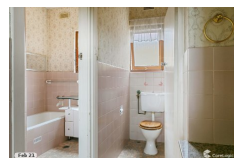
**7 Albert Street Cabramatta
NSW 2166**

Sold on 08 Dec 2020
\$1

1
 1
 1,214m²

3

4
BEDROOMS



**32 Albert Street
Cabramatta NSW 2166**

Listed on 14 Feb 2021
Auction This Saturday

2
 1
 661m²



**11 Links Avenue
Cabramatta NSW 2166**

Sold on 15 Dec 2020
\$550,000*

1
 3
 607m²



**8 Links Avenue
Cabramatta NSW 2166**

Listed on 08 Feb 2021
AUCTION if not sold prior

4
 2
 594m²



**59 Longfield Street
Cabramatta NSW 2166**

Sold on 07 Dec 2020
\$760,000

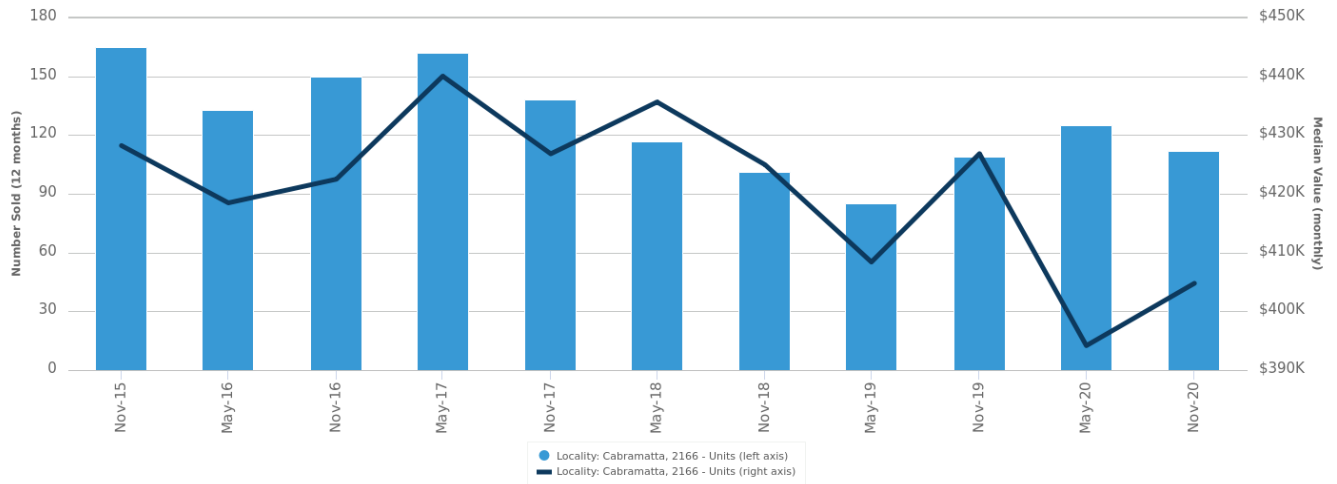
1
 2
 895m²

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

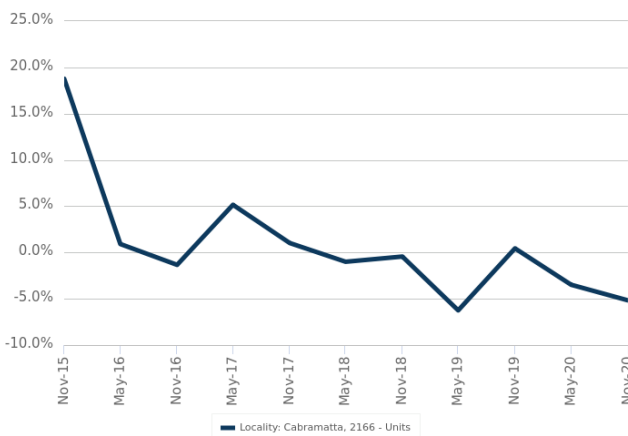
*Agent advised

Units: For Sale

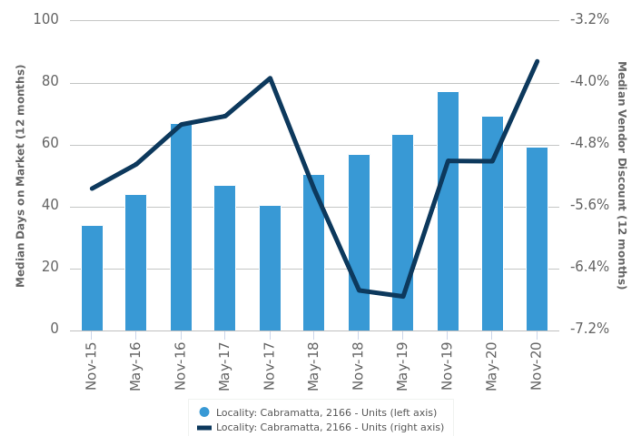
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$450,000

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

\$\$

Median Price*

\$400,000

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*

\$350,000

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

1

1
BEDROOMS

1



21/151 John Street
Cabramatta NSW 2166

Listed on 05 Feb 2021
Expressions Of Interest



3,493m²



21/3 Church Street
Cabramatta NSW 2166

Sold on 19 Oct 2020
\$295,500



2,017m²

31

2
BEDROOMS

61



5/53-57 McBurney Road
Cabramatta NSW 2166

Listed on 13 Feb 2021
\$529,000



1,958m²

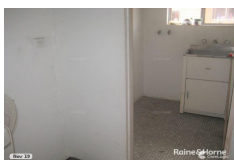


15/84-86 Hughes Street
Cabramatta NSW 2166

Sold on 09 Feb 2021
\$530,000*



3,255m²



9/64 Broomfield Street
Cabramatta NSW 2166

Listed on 12 Feb 2021
\$390,000



1,170m²



6/3 Myall Street
Cabramatta NSW 2166

Sold on 08 Feb 2021
\$0



1,492m²

7

3
BEDROOMS

14



12/6-10 Bridge Street
Cabramatta NSW 2166

Listed on 12 Feb 2021
Under Offer



2,716m²

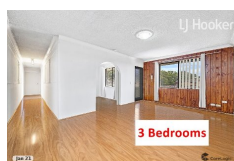


8/100 Broomfield Street
Cabramatta NSW 2166

Sold on 01 Feb 2021
\$550,000*



1,767m²



12/70 Hughes Street
Cabramatta NSW 2166

Listed on 12 Feb 2021
\$420,000 - \$450,000



1,634m²



116 Cabramatta Road East
Cabramatta NSW

Sold on 19 Jan 2021
Not Disclosed



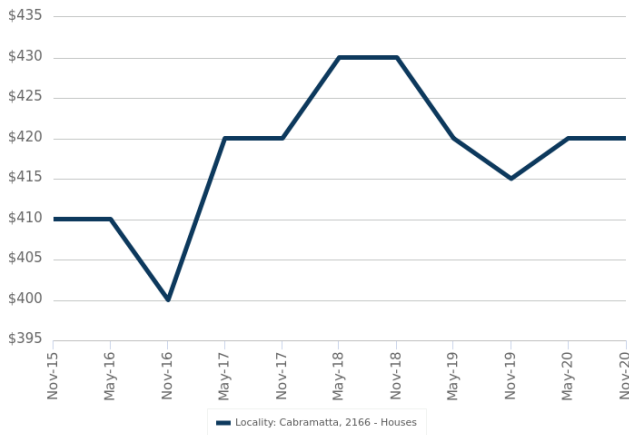
1,530m²

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

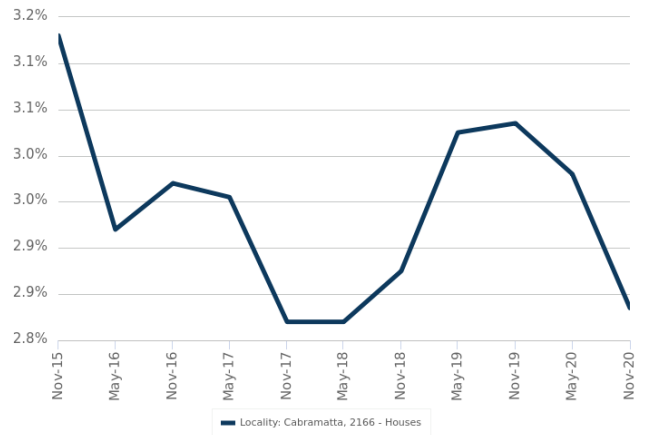
*Agent advised

Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Houses: Rental Activity Snapshot

For Rent

7

2
BEDROOMS



44A Judith Avenue
Cabramatta NSW 2166

Listed on 10 Feb 2021
\$350/W



556m²



9/2 Bridge Street
Cabramatta NSW 2166

Listed on 06 Feb 2021
\$300/W



958m²

6

3
BEDROOMS



29 Broad Street
Cabramatta NSW 2166

Listed on 01 Feb 2021
\$460/W



847m²



238 Railway Parade
Cabramatta NSW 2166

Listed on 29 Jan 2021
\$400/W



926m²

4

4
BEDROOMS



33 Junction Street
Cabramatta NSW 2166

Listed on 10 Feb 2021
\$510/W



607m²



1/2-4 Maple Street
Cabramatta NSW 2166

Listed on 04 Feb 2021
\$550/W



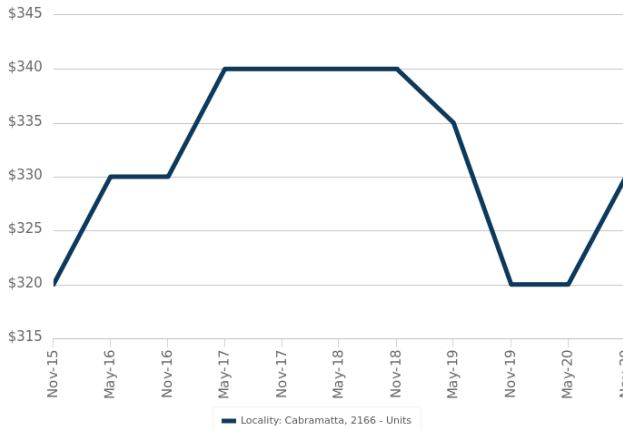
1,967m²



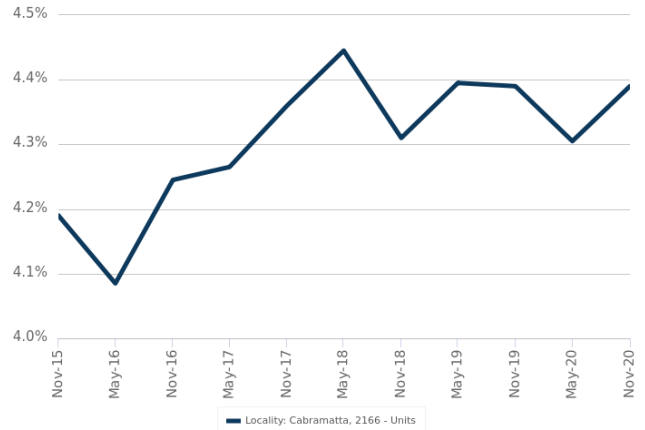
= number of houses observed as On the Market for Rent within the last month

Units: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Units: Rental Activity Snapshot

For Rent

8

1
BEDROOMS



**1/21 Church Street
Cabramatta NSW 2166**

Listed on 11 Feb 2021
\$290/W



**3/13 Bridge Street
Cabramatta NSW 2166**

Listed on 04 Feb 2021
\$270/W



98

2
BEDROOMS



**10/87 Longfield Street
Cabramatta NSW 2166**

Listed on 14 Feb 2021
\$300/W



**6/7 Fisher Street
Cabramatta NSW 2166**

Listed on 13 Feb 2021
\$280/W



23

3
BEDROOMS



**2/9 Fisher Street
Cabramatta NSW 2166**

Listed on 12 Feb 2021
\$370/W



**23/69 Hughes Street
Cabramatta NSW 2166**

Listed on 12 Feb 2021
\$440/W



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

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Mapping Data

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

State and Territory Data

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