

Suburb Profile Report  
Canley Vale NSW 2166

Prepared on 16 February 2021 for Elders Real Estate Cabramatta Clients



CoreLogic®





**24km**  
Distance from GPO

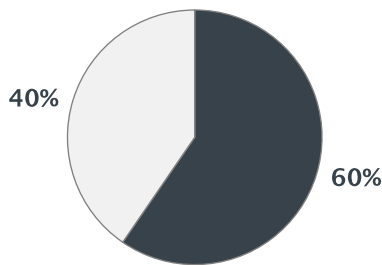


**10.2k**  
Population

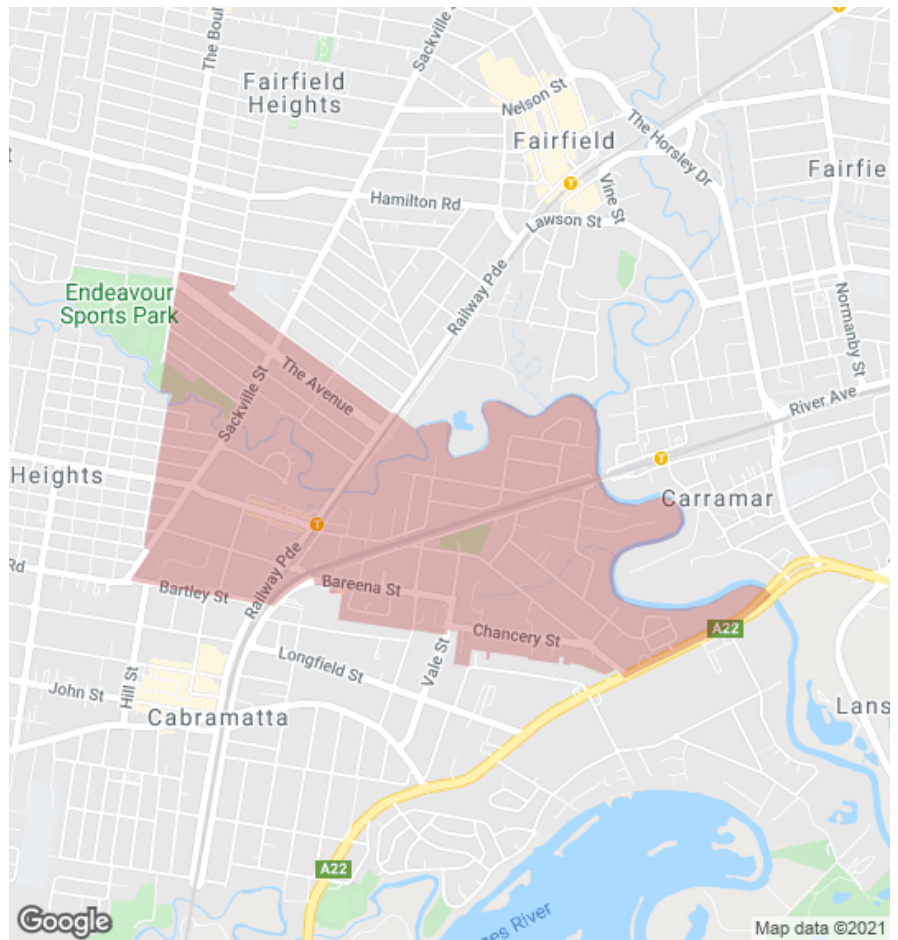
**↑ 9.8%**  
5 year population change



**13 years**  
Average length of ownership



■ Owner Occupiers    □ Renters



The size of Canley Vale is approximately 2.9 square kilometres. It has 12 parks covering nearly 11.8% of total area. The population of Canley Vale in 2011 was 9,296 people. By 2016 the population was 10,204 showing a population growth of 9.8% in the area during that time. The predominant age group in Canley Vale is 20-29 years. Households in Canley Vale are primarily couples with children and are likely to be repaying \$1000 - \$1399 per month on mortgage repayments. In general, people in Canley Vale work in a labourer occupation. In 2011, 59.8% of the homes in Canley Vale were owner-occupied compared with 56.5% in 2016. Currently the median sales price of houses in the area is \$850,000.

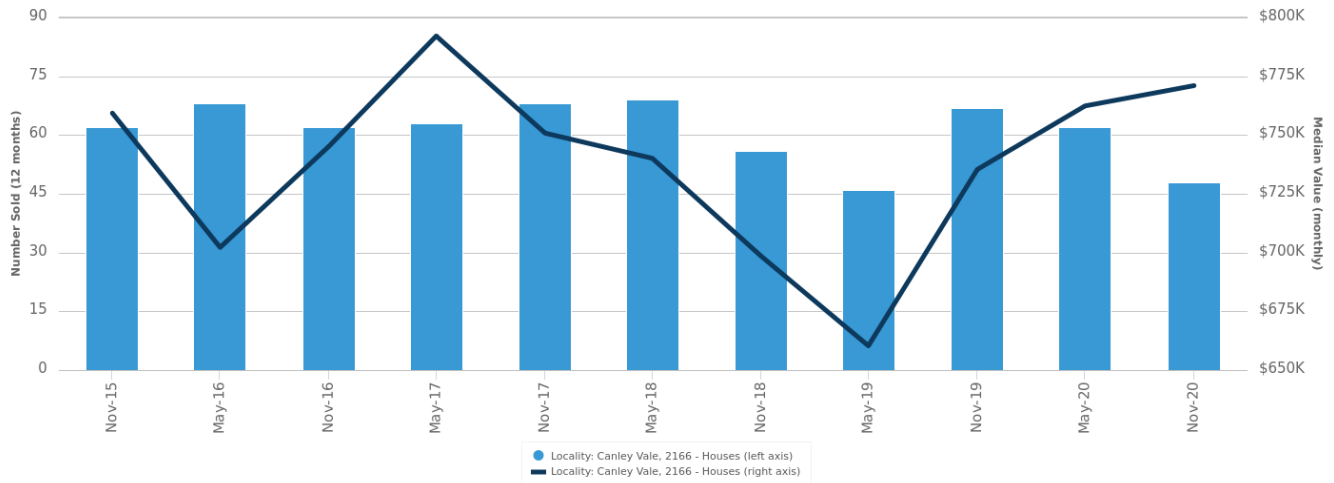
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	1,912	41	\$807,558	4
	1,152	21	\$400,906	12

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

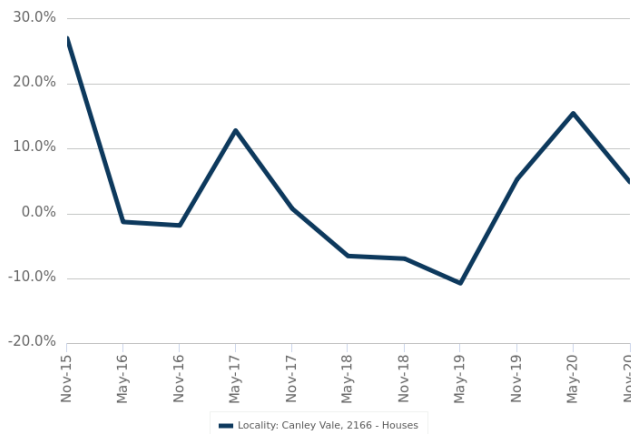


## Houses: For Sale

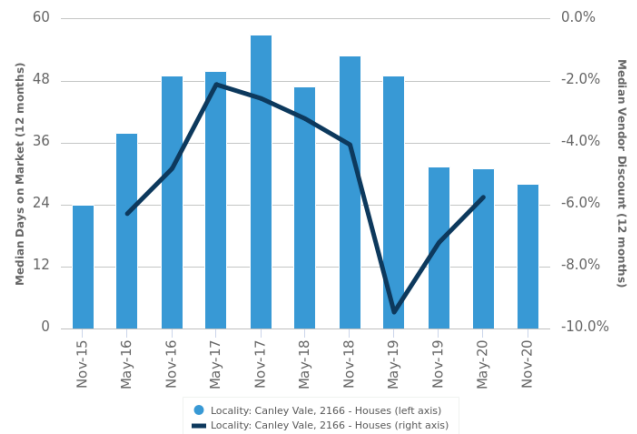
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price\*

\$950,000

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

\$\$

Median Price\*

\$850,000

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\*

\$750,000

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

**1**



**32 Fairview Road Canley Vale NSW 2166**

Listed on 12 Feb 2021  
[Contact Agents](#)

**2**  
BEDROOMS



**30 Stuart Street Canley Vale NSW 2166**

Sold on 19 Dec 2020  
\$1,001,000



**4 Kiara Street Canley Vale NSW 2166**

Sold on 16 Dec 2020  
\$700,000



**0**

**3**  
BEDROOMS

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



**64A Beckenham Street Canley Vale NSW 2166**

Sold on 11 Feb 2021  
Not Disclosed



**88 The Avenue Canley Vale NSW 2166**

Sold on 01 Dec 2020  
\$920,000\*



**2**

**4**  
BEDROOMS



**40 Prospect Road Canley Vale NSW 2166**

Listed on 05 Feb 2021  
[CONTACT AGENT | PHILIP NGUYEN](#)



**10 West Street Canley Vale NSW 2166**

Sold on 10 Feb 2021  
\$940,000\*



**23 Ramsay Street Canley Vale NSW 2166**

Listed on 03 Feb 2021  
[Contact Agent](#)



**14 Fourth Avenue Canley Vale NSW 2166**

Sold on 05 Feb 2021  
\$1,200,000\*

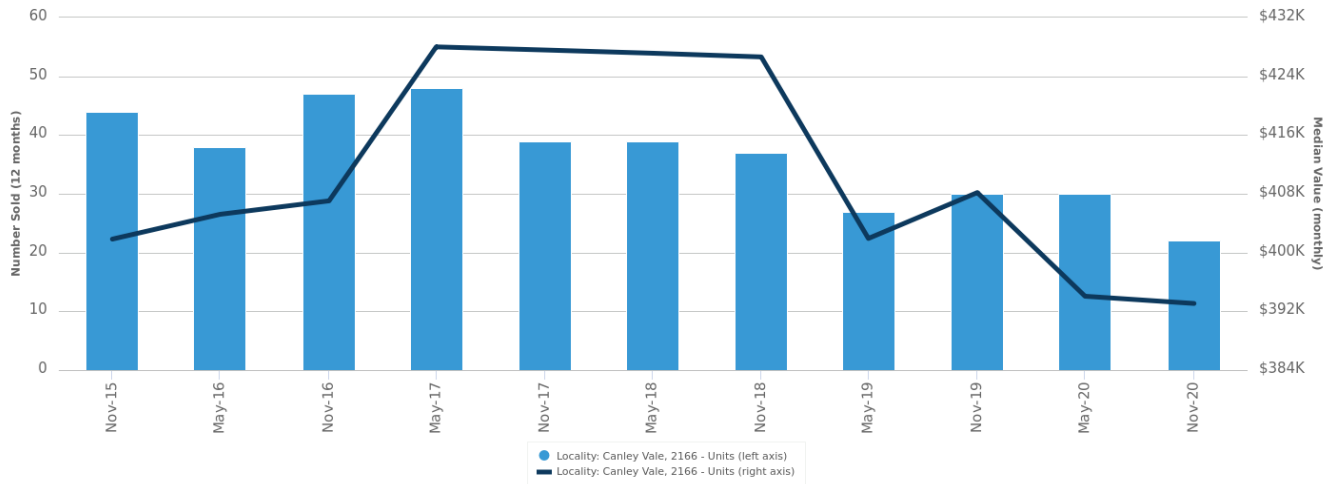


= number of houses currently On the Market or Sold within the last 6 months

\*Agent advised

## Units: For Sale

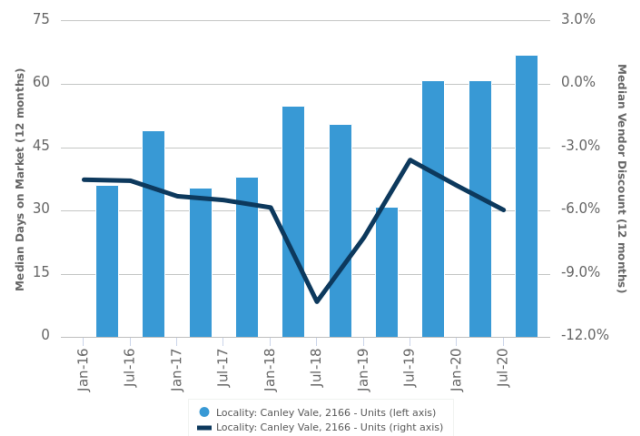
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price\*

\$416,250

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

\$\$

Median Price\*

\$393,500

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\*

\$342,500

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

4



**5/26-28 Canley Vale Road  
Canley Vale NSW**

Listed on 08 Feb 2021  
\$295,000



669m<sup>2</sup>



**20/48-50 Pevensey Street  
Canley Vale NSW**

Sold on 16 Oct 2020  
\$280,000



1,652m<sup>2</sup>



**12/132-134 Lansdowne  
Road Canley Vale NSW**

Sold on 09 Sep 2020  
\$267,500



1,972m<sup>2</sup>

8

2  
BEDROOMS

3



**4/132-134 Lansdowne Road  
Canley Vale NSW**

Listed on 12 Feb 2021  
\$360,000 - \$390,000



1,972m<sup>2</sup>



**75/12-18 Equity Place  
Canley Vale NSW 2166**

Sold on 08 Dec 2020  
\$407,500



9,951m<sup>2</sup>



**12/30-34 Pevensey Street  
Canley Vale NSW**

Listed on 12 Feb 2021  
\$535,000



2,150m<sup>2</sup>



**1/59 Bartley Street Canley  
Vale NSW 2166**

Sold on 05 Dec 2020  
\$509,000



3,516m<sup>2</sup>

2

3  
BEDROOMS

8



**13/7 Pevensey Street  
Canley Vale NSW 2166**

Listed on 05 Feb 2021  
\$599,000



1,819m<sup>2</sup>



**3/25 Pevensey Street  
Canley Vale NSW 2166**

Sold on 06 Feb 2021  
\$717,000\*



2,969m<sup>2</sup>

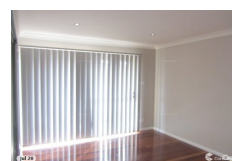


**10/282 Sackville Street  
Canley Vale NSW 2166**

Listed on 01 Feb 2021  
AUCTION 27TH FEB 2021 ON  
SITE



1,421m<sup>2</sup>



**1/1 Willowbank Crescent  
Canley Vale NSW 2166**

Sold on 29 Oct 2020  
\$400,000



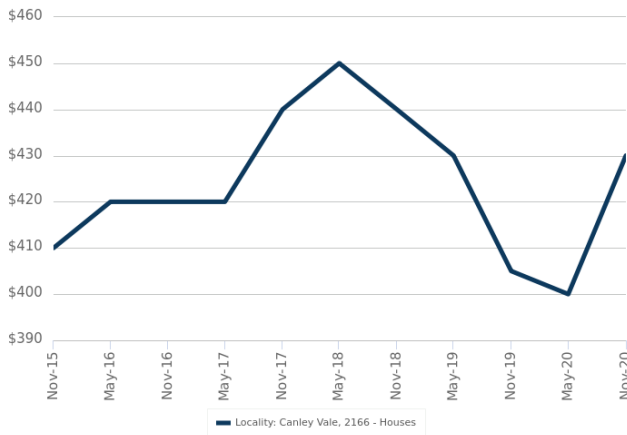
3,368m<sup>2</sup>

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

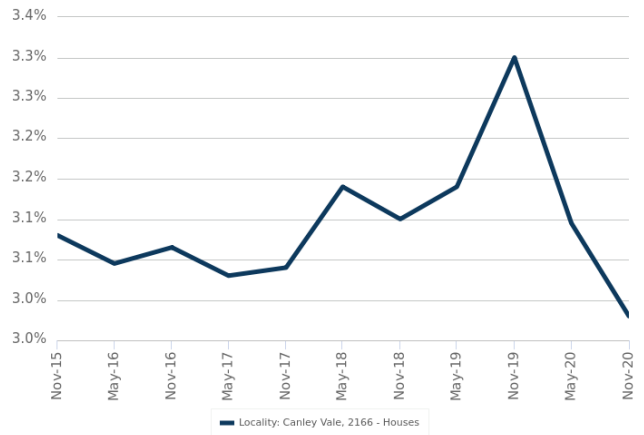
\*Agent advised

## Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



## Houses: Rental Activity Snapshot

### For Rent

10

2  
BEDROOMS



**51 Fairview Road Canley Vale NSW 2166**

Listed on 12 Feb 2021  
\$320/W

2  
 1  
 663m<sup>2</sup>



**1/34A Delamere Street Canley Vale NSW 2166**

Listed on 11 Feb 2021  
\$285/W

-  
 1  
 1,676m<sup>2</sup>

2

3  
BEDROOMS



**152 Caroola Street Canley Vale NSW 2166**

Listed on 08 Feb 2021  
\$420/W

1  
 1  
 620m<sup>2</sup>



**159 Caroola Street Canley Vale NSW 2166**

Listed on 02 Feb 2021  
\$420/W

1  
 1  
 230m<sup>2</sup>

4

4  
BEDROOMS



**11 Bonham Street Canley Vale NSW 2166**

Listed on 11 Feb 2021  
\$550/W

1  
 2  
 697m<sup>2</sup>



**26 Earl Street Canley Vale NSW 2166**

Listed on 09 Feb 2021  
\$460/W

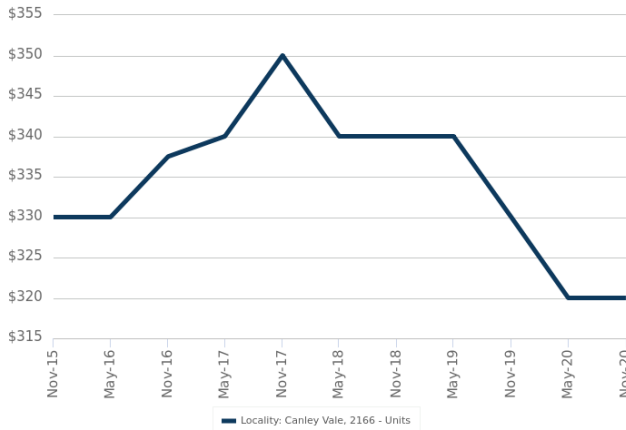
1  
 2  
 443m<sup>2</sup>



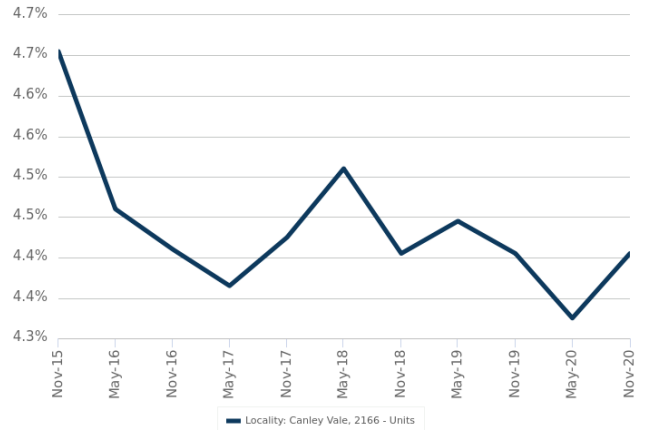
= number of houses observed as On the Market for Rent within the last month

## Units: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



## Units: Rental Activity Snapshot

### For Rent

3

1  
BEDROOMS



**21/130-132 Railway Parade**  
Canley Vale NSW

Listed on 04 Feb 2021  
\$260/W



1,608m<sup>2</sup>



**19/48 Pevensey Street**  
Canley Vale NSW 2166

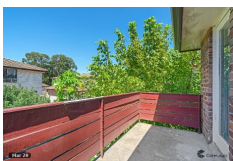
Listed on 29 Jan 2021  
\$305/W



-

26

2  
BEDROOMS

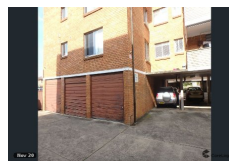


**8/4 Clifford Avenue**  
Canley Vale NSW 2166

Listed on 11 Feb 2021  
\$300/W



695m<sup>2</sup>



**14/20 Equity Place**  
Canley Vale NSW 2166

Listed on 11 Feb 2021  
\$300/W



1,585m<sup>2</sup>

2

3  
BEDROOMS



**5/55 Canley Vale Road**  
Canley Vale NSW 2166

Listed on 01 Feb 2021  
\$410/W



1,803m<sup>2</sup>



**4/41 Phelps Street**  
Canley Vale NSW 2166

Listed on 27 Jan 2021  
\$410/W



1,900m<sup>2</sup>



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



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Within Australia: **1300 789 449**  
Outside Australia: **(+61) 7 3114 9999**  
Email us: [customercare@corelogic.com.au](mailto:customercare@corelogic.com.au)