

Suburb Profile Report
Fairfield NSW 2165

Prepared on 16 February 2021 for Elders Real Estate Cabramatta Clients



CoreLogic®





24km
Distance from GPO

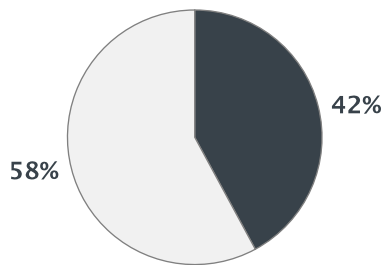


18.1k
Population

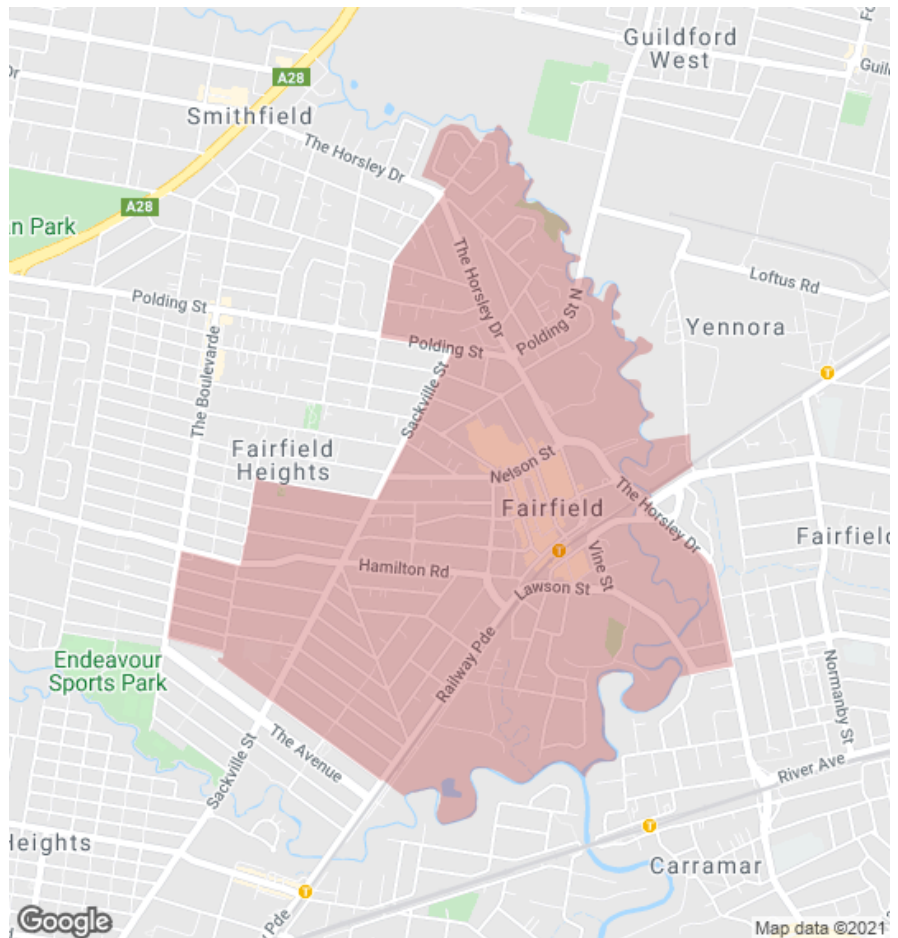
↑ 6.2%
5 year population change



11 years
Average length of ownership



■ Owner Occupiers □ Renters



The size of Fairfield is approximately 4.5 square kilometres. It has 13 parks covering nearly 6.5% of total area. The population of Fairfield in 2011 was 17,033 people. By 2016 the population was 18,088 showing a population growth of 6.2% in the area during that time. The predominant age group in Fairfield is 20-29 years. Households in Fairfield are primarily couples with children and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments. In general, people in Fairfield work in a labourer occupation. In 2011, 45.6% of the homes in Fairfield were owner-occupied compared with 40.7% in 2016. Currently the median sales price of houses in the area is \$760,000.

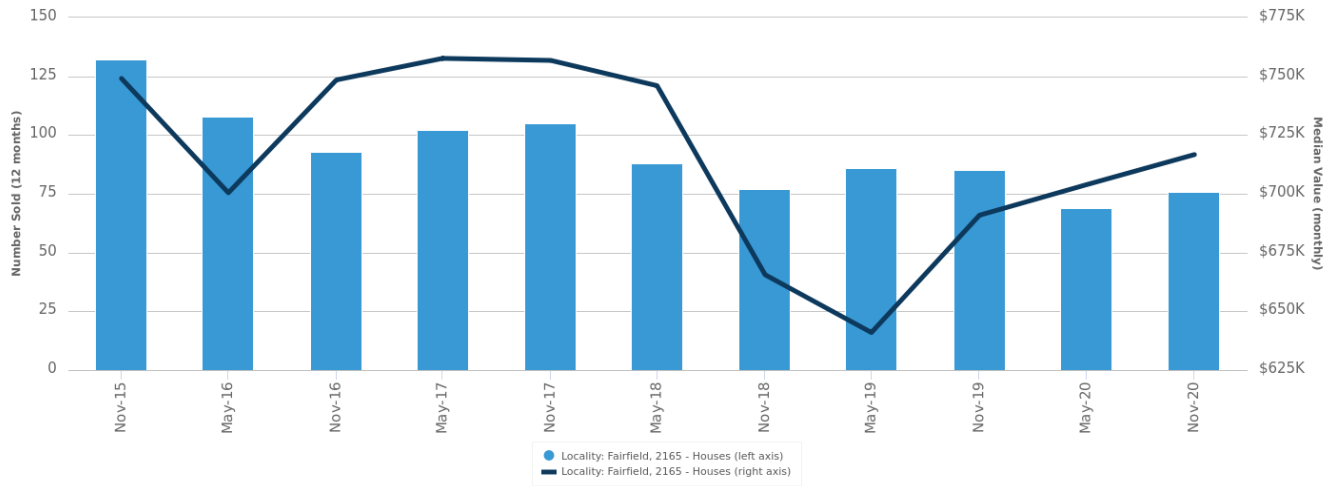
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	3,076	61	\$742,118	21
	2,813	71	\$391,215	24

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

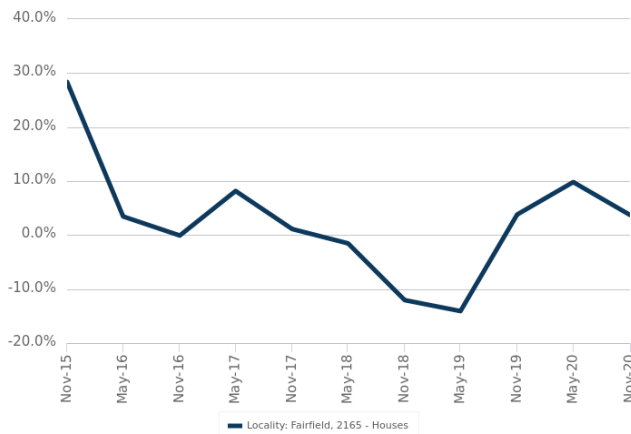


Houses: For Sale

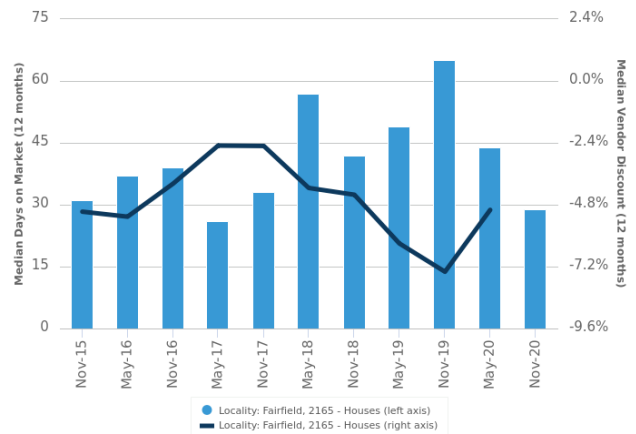
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$860,000

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

\$\$

Median Price*

\$760,000

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*

\$687,250

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

*Statistics are calculated over a rolling 12 month period

Houses: Market Activity Snapshot

On The Market

2

2
BEDROOMS



**28 Hemingway Crescent
Fairfield NSW 2165**

Listed on 10 Feb 2021
PRICE GUIDE \$575,000



**185 Hamilton Road Fairfield
NSW 2165**

Sold on 14 Nov 2020
\$797,000



**11/8-10 Ulverstone Street
Fairfield NSW 2165**

Listed on 05 Feb 2021
\$449,000



**4 Bray Street Fairfield
NSW 2165**

Sold on 21 Oct 2020
\$586,000



8

3
BEDROOMS



**35 Crosby Crescent
Fairfield NSW 2165**

Listed on 14 Feb 2021
**Price guide: \$650,000-
\$700,000 MOTIVATED
VENDOR!!**



**57 Anthony Street Fairfield
NSW 2165**

Sold on 30 Jan 2021
\$916,000*



**33 East Parade Fairfield
NSW 2165**

Listed on 12 Feb 2021
\$1,159,000



**57A Anthony Street
Fairfield NSW 2165**

Sold on 30 Jan 2021
\$936,000*



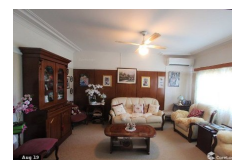
5

4
BEDROOMS



**40 Harold Street Fairfield
NSW 2165**

Listed on 12 Feb 2021
For Sale | Aldo Palermo



**54 Cathcart Street Fairfield
NSW 2165**

Sold on 16 Jan 2021
\$0



**23B Bell Crescent Fairfield
NSW 2165**

Listed on 07 Feb 2021
Not Disclosed



**4 Myddleton Avenue
Fairfield NSW 2165**

Sold on 10 Dec 2020
\$770,000

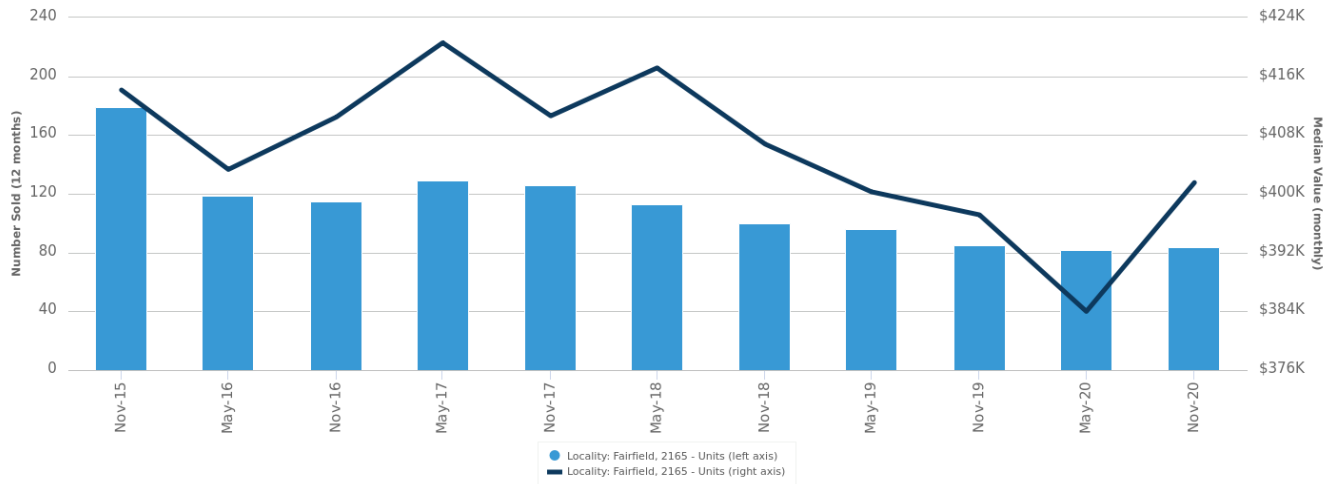


= number of houses currently On the Market or Sold within the last 6 months

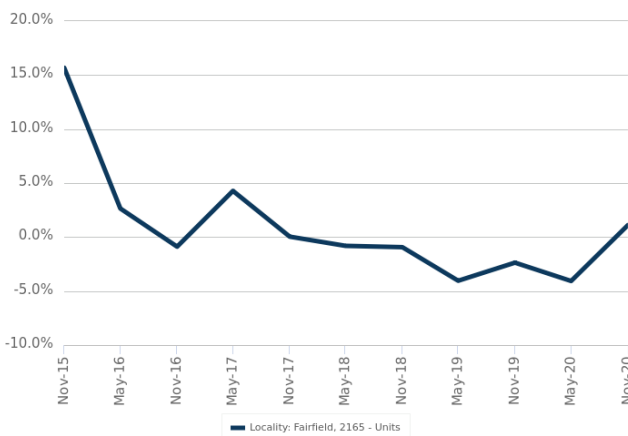
*Agent advised

Units: For Sale

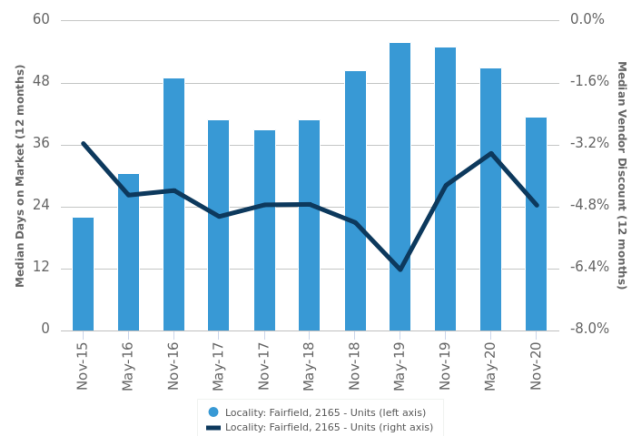
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$475,250

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

\$\$

Median Price*

\$398,750

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

2

1
BEDROOMS

5



1/46 Court Road Fairfield NSW 2165

Listed on 05 Feb 2021
\$433,000 - \$516,000



11/45 Hamilton Road Fairfield NSW 2165

Sold on 23 Dec 2020
\$280,000



402/36-40 Kenyon Street Fairfield NSW

Listed on 05 Feb 2021
\$370,000 to \$390,000



10/45 Hamilton Road Fairfield NSW 2165

Sold on 24 Nov 2020
\$295,000



17

2
BEDROOMS

32



46-54 Court Road Fairfield NSW 2165

Listed on 12 Feb 2021
\$423,000 to \$506,000



6/37-41 Ware Street Fairfield NSW 2165

Sold on 03 Feb 2021
\$400,000*



9/11-13 Hardy Street Fairfield NSW 2165

Listed on 12 Feb 2021
\$425,000 | Zeth Grant 0416-179-782



7/35-39 York Street Fairfield NSW 2165

Sold on 02 Feb 2021
\$360,000



5

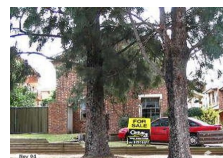
3
BEDROOMS

8



73/286-292 Fairfield Street Fairfield NSW

Listed on 12 Feb 2021
\$600,000



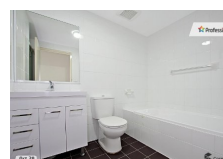
6/32-34 Hardy Street Fairfield NSW 2165

Sold on 21 Dec 2020
\$50,000



315/360-364 The Horsley Drive Fairfield

Listed on 12 Feb 2021
\$470,000 to \$489,000



38/24-26 Nelson Street Fairfield NSW 2165

Sold on 23 Nov 2020
\$472,000

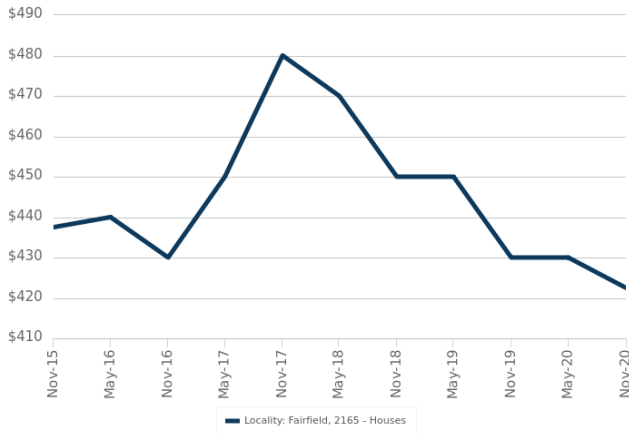


= number of units currently On the Market or Sold within the last 6 months

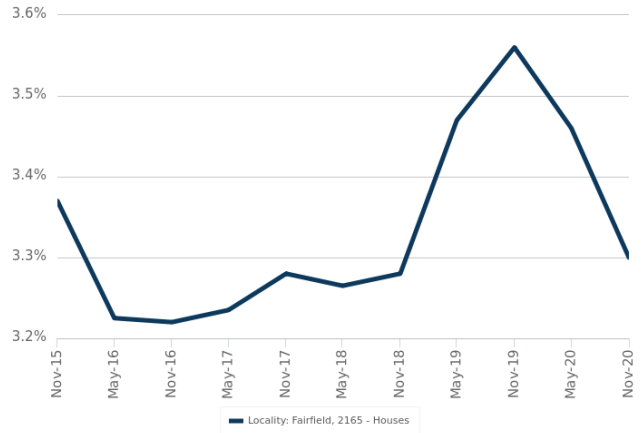
*Agent advised

Houses: For Rent

Median Asking Rent (12 months)



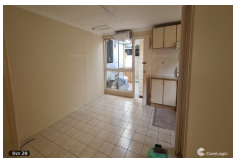
Indicative Gross Rental Yield (12 months)



Houses: Rental Activity Snapshot

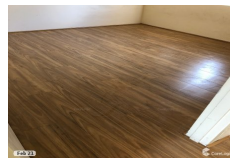
For Rent

14 **2** BEDROOMS



40 Sackville Street Fairfield NSW 2165

Listed on 15 Feb 2021
\$330/W



11/64 Hamilton Road Fairfield NSW 2165

Listed on 11 Feb 2021
\$290/W



12 **3** BEDROOMS



53 Crosby Crescent Fairfield NSW 2165

Listed on 15 Feb 2021
\$420/W



2/23 Station Street Fairfield NSW 2165

Listed on 12 Feb 2021
\$450/W



5 **4** BEDROOMS



13 Bernadette Place Fairfield NSW 2165

Listed on 08 Feb 2021
\$550/W



96 Sackville Street Fairfield NSW 2165

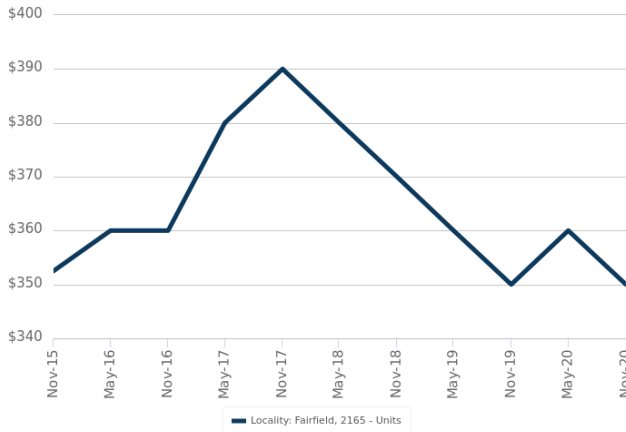
Listed on 05 Feb 2021
\$470/W



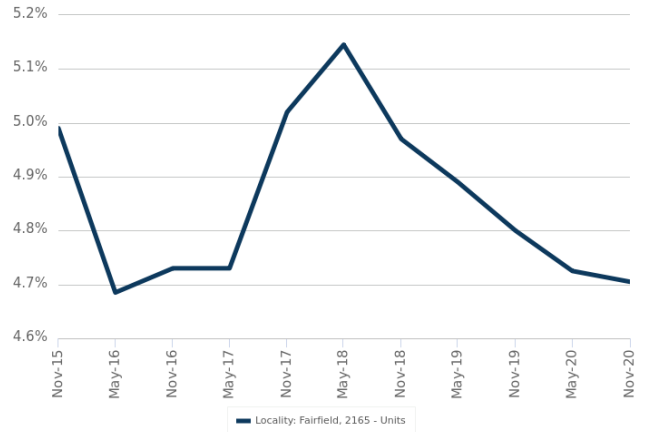
= number of houses observed as On the Market for Rent within the last month

Units: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Units: Rental Activity Snapshot

For Rent

3

1
BEDROOMS



**203/13 Spencer Street
Fairfield NSW 2165**

Listed on 11 Feb 2021
\$350/W

1
 1
 2,328m²



**189A Hamilton Road
Fairfield NSW 2165**

Listed on 28 Jan 2021
\$250/W

1
 1
 506m²

63

2
BEDROOMS



**11/90 Harris Street Fairfield
NSW 2165**

Listed on 15 Feb 2021
\$300/W

1
 1
 932m²



**12/9 Lackey Street Fairfield
NSW 2165**

Listed on 15 Feb 2021
\$340/W

1
 1
 1,275m²

16

3
BEDROOMS



**3/83 Smart Street Fairfield
NSW 2165**

Listed on 12 Feb 2021
\$420/W

1
 1
 928m²



**4/87 Smart Street Fairfield
NSW 2165**

Listed on 12 Feb 2021
\$430/W

1
 1
 952m²



= 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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