

# Suburb Profile Report

## Fairfield Heights NSW 2165

Prepared on 16 February 2021 for Elders Real Estate Cabramatta Clients



**CoreLogic**<sup>®</sup>





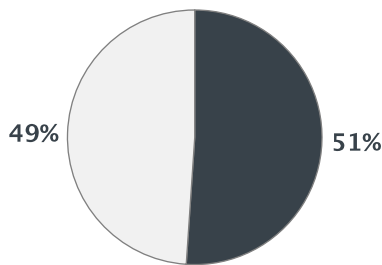
**25km**  
Distance from GPO



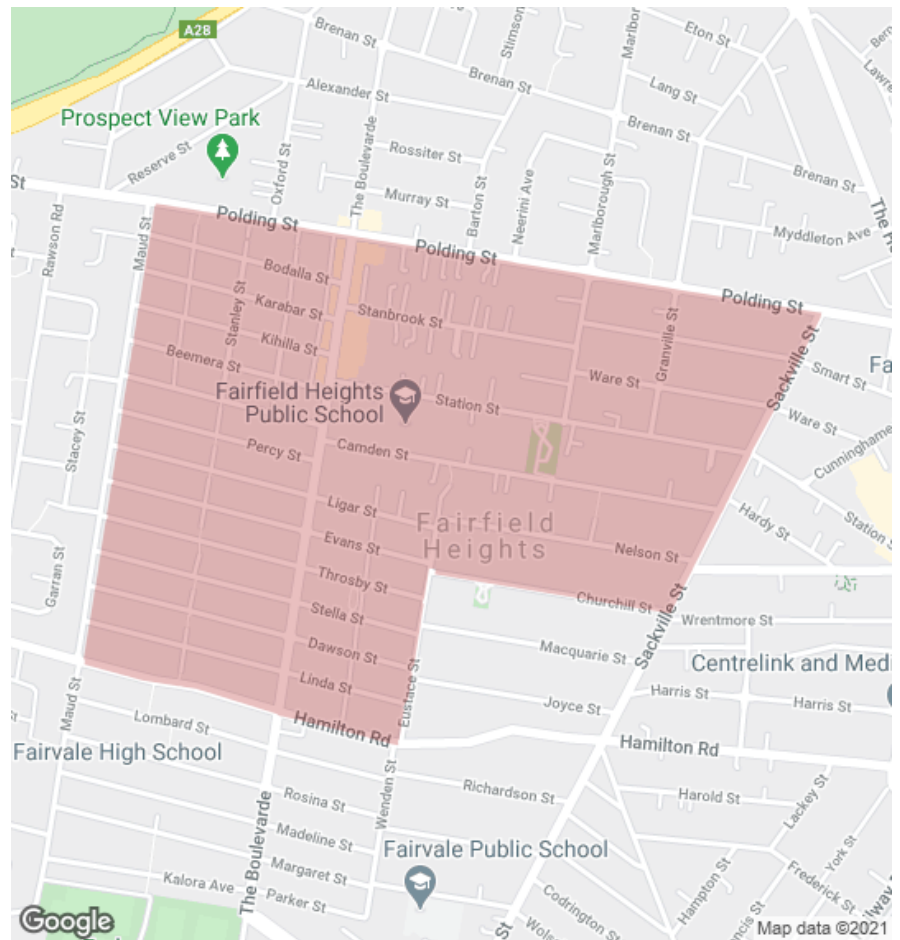
**7.5k**  
Population  
**↑13.0%**  
5 year population change



**13 years**  
Average length of ownership



■ Owner Occupiers □ Renters



The size of Fairfield Heights is approximately 1.5 square kilometres. It has 1 park covering nearly 0.6% of total area. The population of Fairfield Heights in 2011 was 6,648 people. By 2016 the population was 7,510 showing a population growth of 13.0% in the area during that time. The predominant age group in Fairfield Heights is 20-29 years. Households in Fairfield Heights are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Fairfield Heights work in a labourer occupation. In 2011, 53.7% of the homes in Fairfield Heights were owner-occupied compared with 49.1% in 2016. Currently the median sales price of houses in the area is \$788,750.

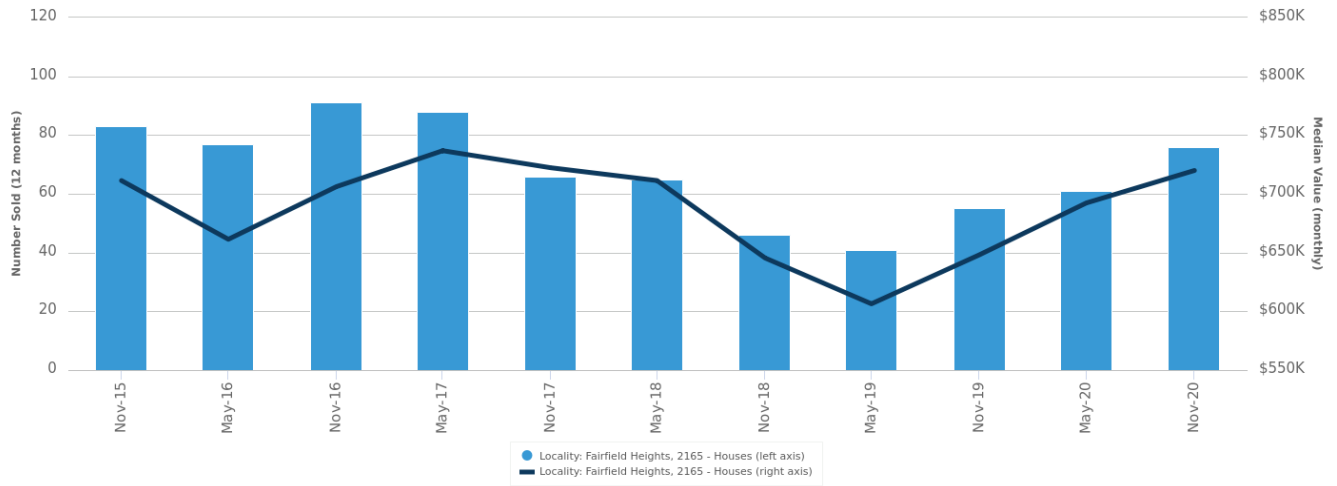
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	1,765	57	\$743,053	9
	277	9	\$594,413	2

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

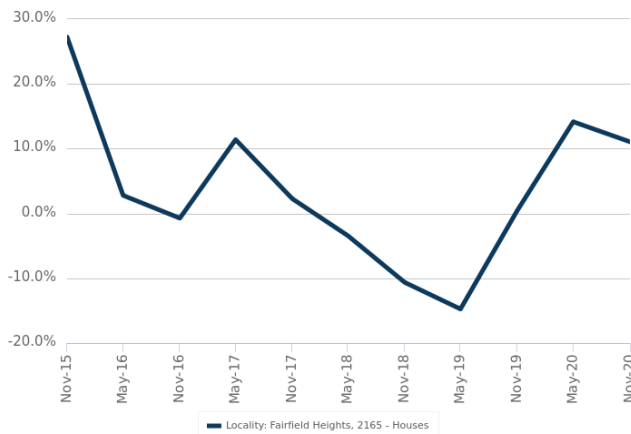


## Houses: For Sale

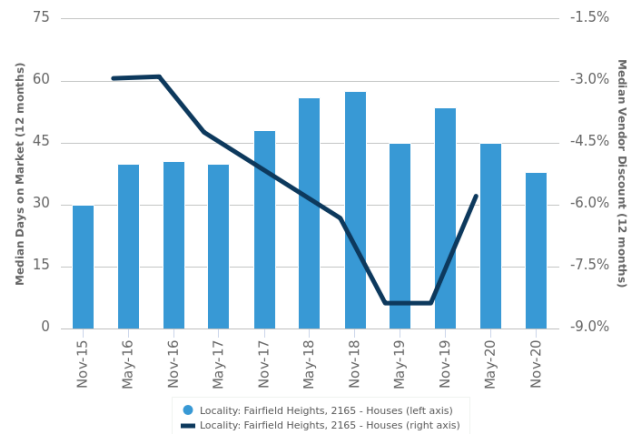
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price\*

\$857,000

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

\$\$

Median Price\*

\$788,750

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\*

\$700,750

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

0

2  
BEDROOMS

There are no 2 bedroom Houses on the market in this suburb

## Recently Sold

5



**47 Linda Street Fairfield Heights NSW 2165**

Sold on 17 Nov 2020  
\$765,000

1  
 1  
 506m<sup>2</sup>



**40 Karabar Street Fairfield Heights NSW**

Sold on 10 Nov 2020  
\$745,000

-  
 1  
 506m<sup>2</sup>

4

3  
BEDROOMS



**30 Ligar Street Fairfield Heights NSW 2165**

Listed on 12 Feb 2021  
\$780,000 - \$825,000

3  
 1  
 432m<sup>2</sup>



**13 Ligar Street Fairfield Heights NSW 2165**

Sold on 13 Feb 2021  
\$725,000\*

1  
 2  
 255m<sup>2</sup>



**258 Hamilton Road Fairfield Heights NSW**

Listed on 05 Feb 2021  
Price guide \$1,300,000 - \$1,400,000

1  
 1  
 778m<sup>2</sup>



**13B Ligar Street Fairfield Heights NSW 2165**

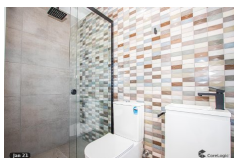
Sold on 10 Feb 2021  
\$725,000\*

1  
 2  
 255m<sup>2</sup>

4

4  
BEDROOMS

14



**15B Stella Street Fairfield Heights NSW**

Listed on 12 Feb 2021  
AUCTION | IF NOT SOLD PRIOR

1  
 3  
 253m<sup>2</sup>



**7A Linda Street Fairfield Heights NSW 2165**

Sold on 06 Feb 2021  
\$695,000\*

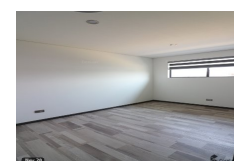
1  
 2  
 255m<sup>2</sup>



**76 Throsby Street Fairfield Heights NSW**

Listed on 12 Feb 2021  
Contact Agent

2  
 1  
 290m<sup>2</sup>



**18 Linda Street Fairfield Heights NSW 2165**

Sold on 01 Feb 2021  
\$0

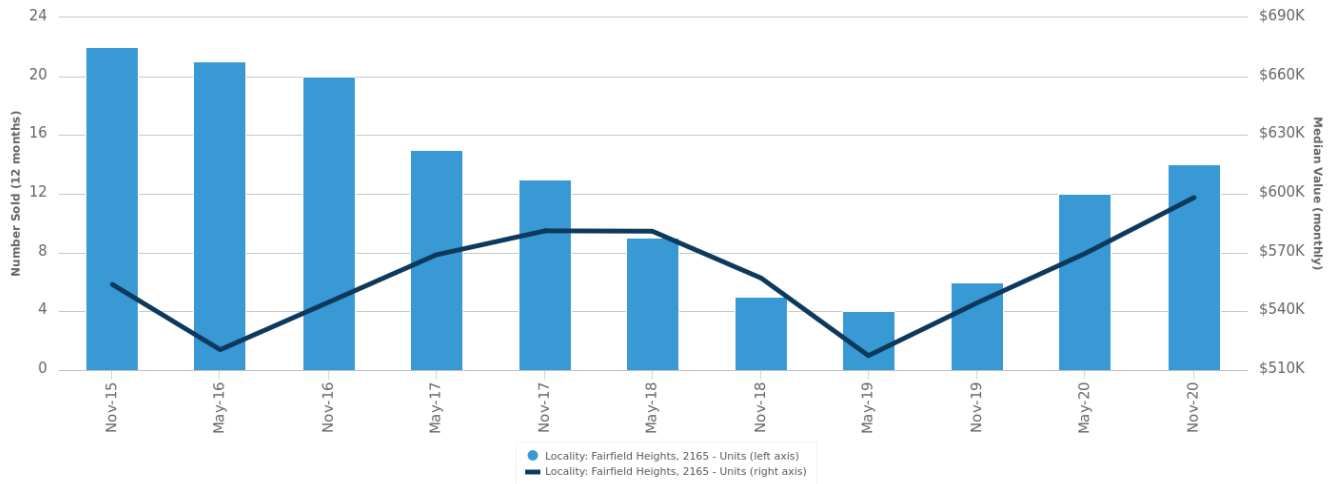
2  
 3  
 506m<sup>2</sup>

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

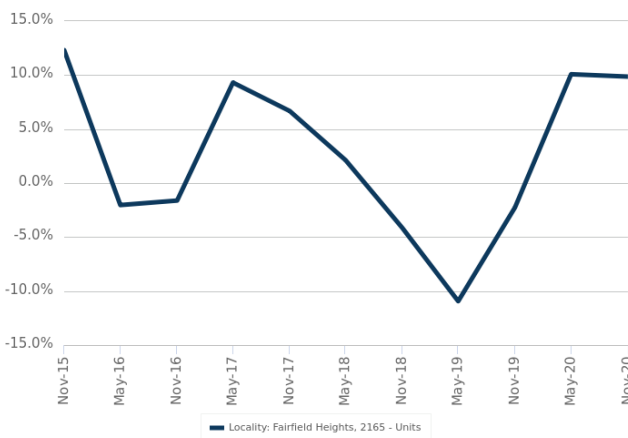
\*Agent advised

## Units: For Sale

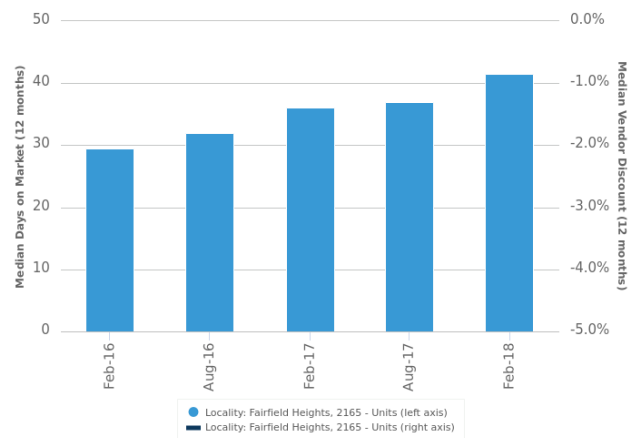
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price\*

\$611,875

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

\$\$

Median Price\*

\$580,000

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\*

\$548,375

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

1  
BEDROOMS

0

There are no 1 bedroom Units on the market in this suburb

There are no recently sold 1 bedroom Units in this suburb

1

2  
BEDROOMS

5



**15/133 Polding Street  
Fairfield Heights NSW**

Listed on 12 Feb 2021  
\$459,000 to \$479,000



**LOT 9/38 Stanbrook Street  
Fairfield Heights**

Sold on 21 Dec 2020  
\$0



**7/127-129 Polding Street  
Fairfield Heights NSW**

Sold on 19 Nov 2020  
\$502,000

766m<sup>2</sup>

1

3  
BEDROOMS

4



**2/32 Stanbrook Street  
Fairfield Heights NSW**

Listed on 12 Feb 2021  
Price Guide \$650,000 -  
\$700,000

610m<sup>2</sup>



**LOT 4/38 Stanbrook Street  
Fairfield Heights**

Sold on 21 Dec 2020  
\$0



**10/6-10 Ligar Street  
Fairfield Heights NSW**

Sold on 03 Oct 2020  
\$670,000

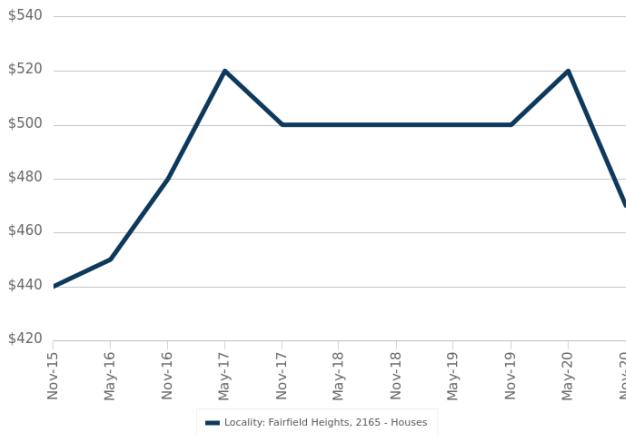
254m<sup>2</sup>



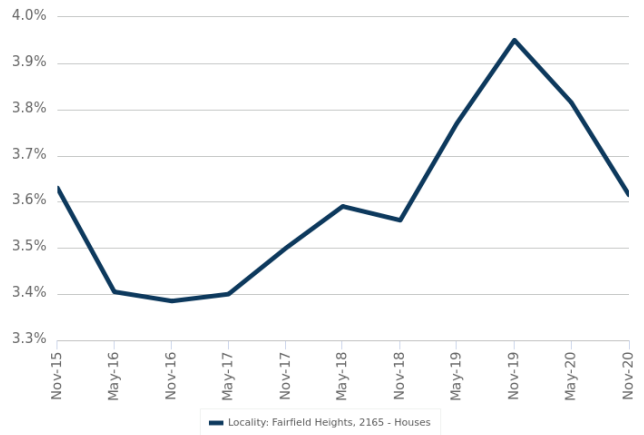
= number of units currently On the Market or Sold within the last 6 months

## Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



## Houses: Rental Activity Snapshot

### For Rent

2

2  
BEDROOMS



**129A Nelson Street  
Fairfield Heights NSW**

Listed on 11 Feb 2021  
\$380/W

2

1

1,176m<sup>2</sup>



**10 Nile Street Fairfield  
Heights NSW 2165**

Listed on 04 Feb 2021  
\$250/W

1

1

247m<sup>2</sup>

6

3  
BEDROOMS



**20 Bodalla Street Fairfield  
Heights NSW**

Listed on 11 Feb 2021  
\$430/W

1

1

500m<sup>2</sup>



**69 Camden Street Fairfield  
Heights NSW**

Listed on 08 Feb 2021  
\$425/W

-

1

790m<sup>2</sup>

4

4  
BEDROOMS



**59 Linda Street Fairfield  
Heights NSW 2165**

Listed on 13 Feb 2021  
\$520/W

1

1

474m<sup>2</sup>



**40 Camden Street Fairfield  
Heights NSW**

Listed on 12 Feb 2021  
- /W

4

3

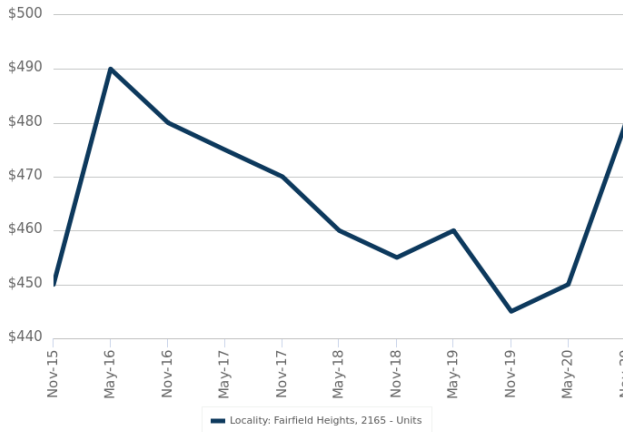
889m<sup>2</sup>



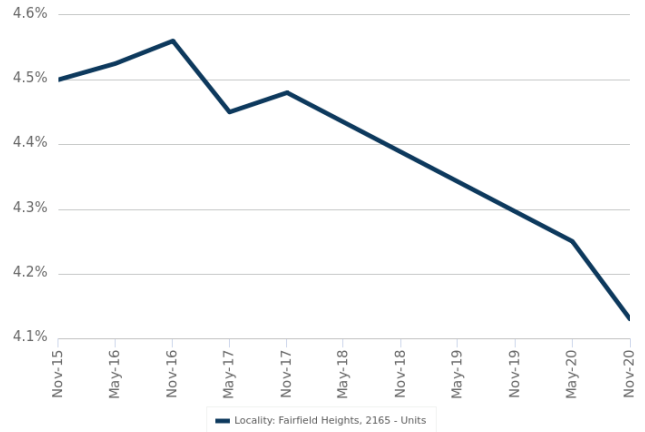
= number of houses observed as On the Market for Rent within the last month

## Units: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



## Units: Rental Activity Snapshot

### For Rent

0 1  
BEDROOMS

There are no 1 bedroom Units for rent in this suburb

1 2  
BEDROOMS



**LOT 9/38 Stanbrook Street  
Fairfield Heights**

Listed on 10 Feb 2021  
\$550/W



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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