

# Suburb Profile Report

## Fairfield West NSW 2165

Prepared on 16 February 2021 for Elders Real Estate Cabramatta Clients



CoreLogic®





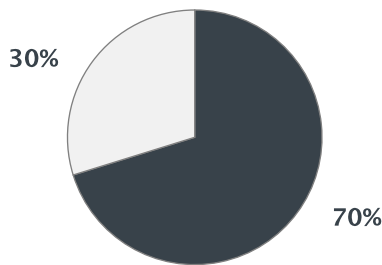
**26km**  
Distance from GPO



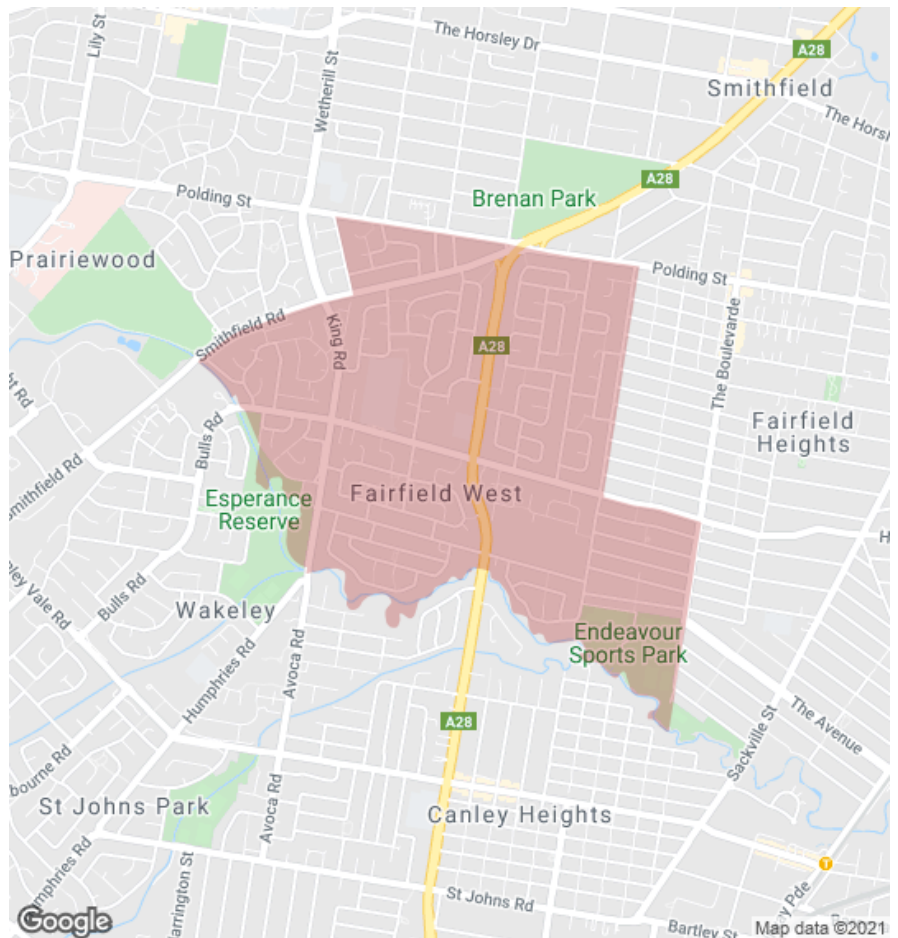
**11.6k**  
Population  
**↑7.4%**  
5 year population change



**13 years**  
Average length of ownership



■ Owner Occupiers □ Renters



The size of Fairfield West is approximately 3.2 square kilometres. It has 24 parks covering nearly 12.1% of total area. The population of Fairfield West in 2011 was 10,760 people. By 2016 the population was 11,560 showing a population growth of 7.4% in the area during that time. The predominant age group in Fairfield West is 10-19 years. Households in Fairfield West are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Fairfield West work in a trades occupation. In 2011, 74.8% of the homes in Fairfield West were owner-occupied compared with 67.6% in 2016. Currently the median sales price of houses in the area is \$735,000.

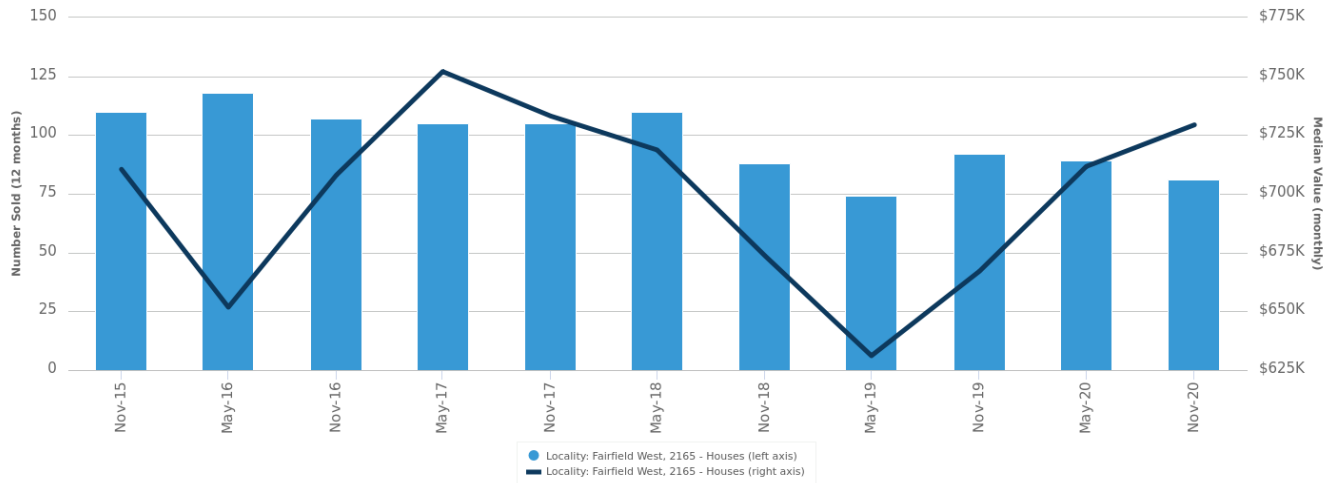
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	3,193	80	\$744,016	15
	263	10	\$528,072	5

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

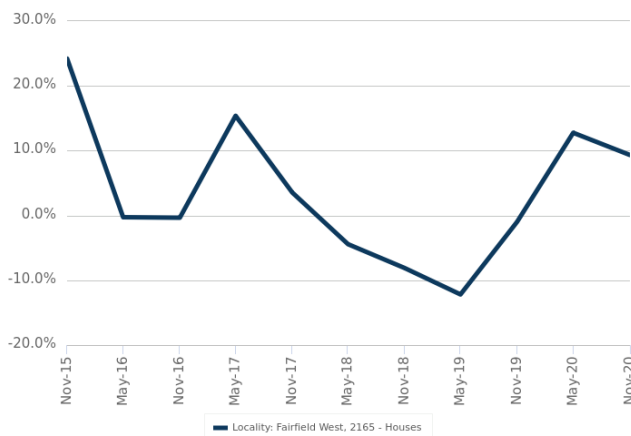


## Houses: For Sale

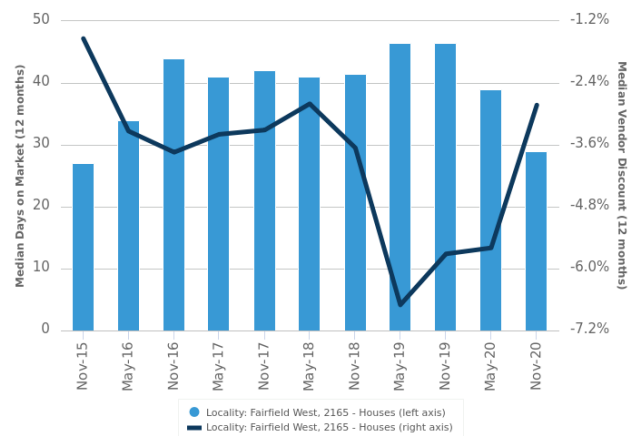
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price\*

\$795,000

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\*

\$672,500

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

\*Statistics are calculated over a rolling 12 month period

# Houses: Market Activity Snapshot

## On The Market

## Recently Sold

2

2  
BEDROOMS

0



**71 King Road Fairfield West NSW 2165**

Listed on 08 Feb 2021  
AUCTION | DEAN BOS



There are no recently sold 2 bedroom Houses in this suburb



**121 King Road Fairfield West NSW 2165**

Listed on 25 Jan 2021  
CONTACT AGENT



9

3  
BEDROOMS

31



**9 Baudin Crescent Fairfield West NSW 2165**

Listed on 14 Feb 2021  
\$819,950



**83B Lombard Street Fairfield West NSW 2165**

Sold on 13 Feb 2021  
\$697,000\*



**16 Jensen Street Fairfield West NSW 2165**

Listed on 12 Feb 2021  
AUCTION BY BINH HUYNH  
0416 96 96 96



**26 Norfolk Avenue Fairfield West NSW 2165**

Sold on 04 Feb 2021  
\$820,000\*



2

4  
BEDROOMS

10



**20 Kimberley Crescent Fairfield West NSW 2165**

Listed on 09 Feb 2021  
\$865,000 - \$890,000



**237A Hamilton Road Fairfield West NSW 2165**

Sold on 15 Feb 2021  
\$855,000\*



**107 Maud Street Fairfield West NSW 2165**

Listed on 01 Feb 2021  
AUCTION



**237 Hamilton Road Fairfield West NSW 2165**

Sold on 09 Feb 2021  
\$855,000\*

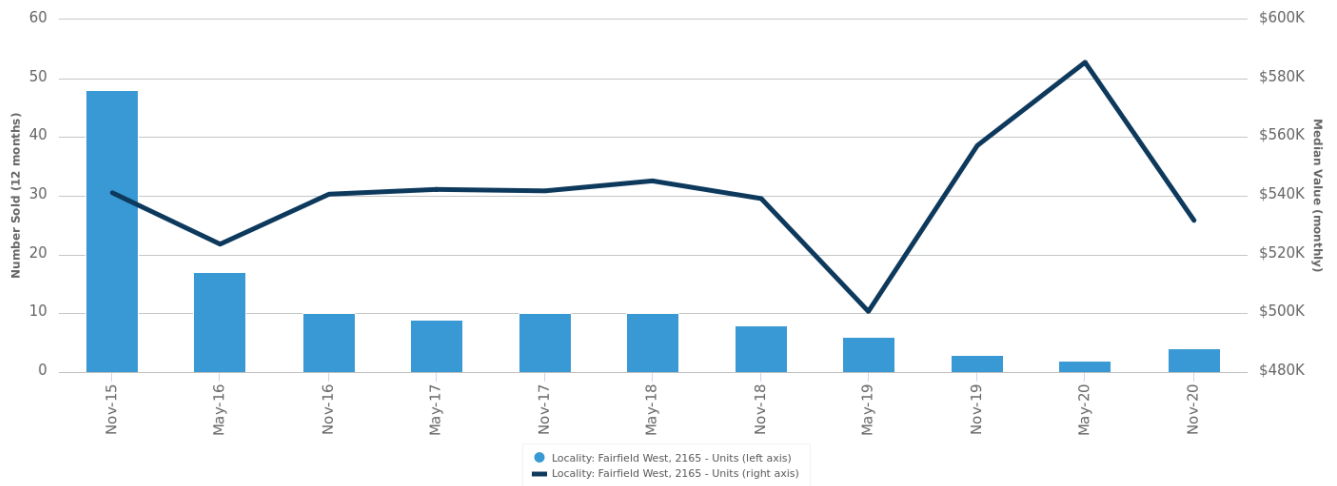


= number of houses currently On the Market or Sold within the last 6 months

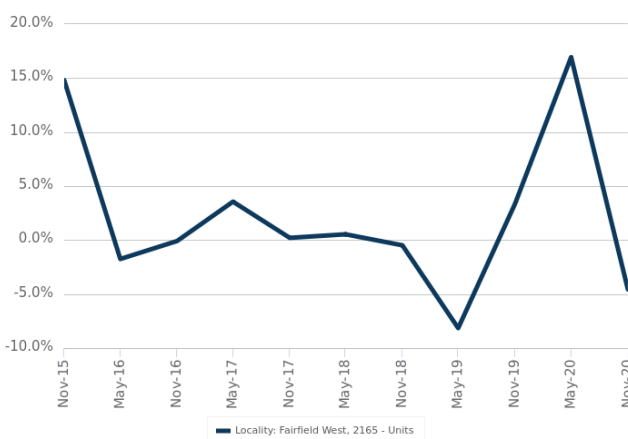
\*Agent advised

## Units: For Sale

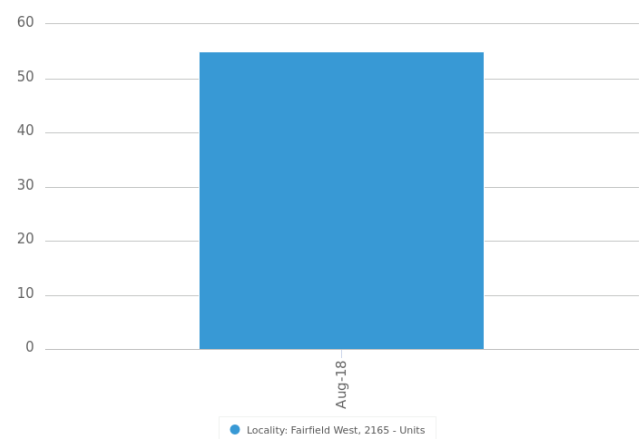
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price\*

\$595,250

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

\$\$

Median Price\*

\$552,500

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\*

\$525,000

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

0

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

1  
BEDROOMS



## Recently Sold

1

70/80 Tasman Parade  
Fairfield West NSW 2165

Sold on 23 Dec 2020  
\$383,000



3

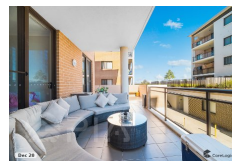
2  
BEDROOMS

2



18/84 Tasman Parade  
Fairfield West NSW 2165

Listed on 12 Feb 2021  
INSPECTION BY PRIVATE  
APPOINTMENT



43/80 Tasman Parade  
Fairfield West NSW 2165

Sold on 22 Oct 2020  
\$510,000



80-82 Tasman Parade  
Fairfield West NSW 2165

Listed on 09 Feb 2021  
\$540,000 - \$570,000



81/80 Tasman Parade  
Fairfield West NSW 2165

Sold on 23 Sep 2020  
\$470,000



2

3  
BEDROOMS

2



9/80 Tasman Parade  
Fairfield West NSW 2165

Listed on 12 Feb 2021  
\$555,000-\$575,000



14/12-14 Dalton Place  
Fairfield West NSW 2165

Sold on 07 Nov 2020  
\$669,000\*



55/80 Tasman Parade  
Fairfield West NSW 2165

Listed on 10 Feb 2021  
\$540,000 - \$570,000



6/79-81 McCarthy Street  
Fairfield West NSW 2165

Sold on 26 Aug 2020  
\$0

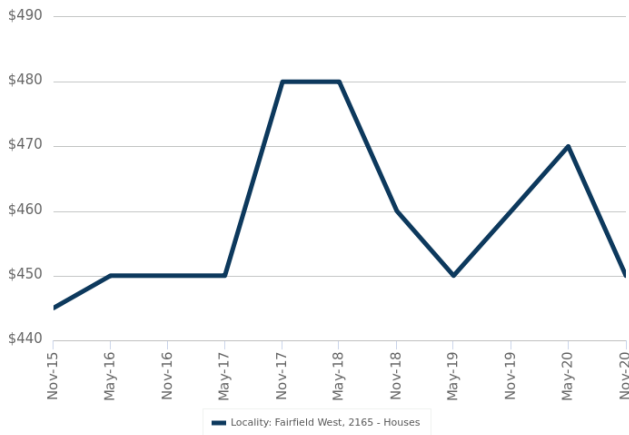


= number of units currently On the Market or Sold within the last 6 months

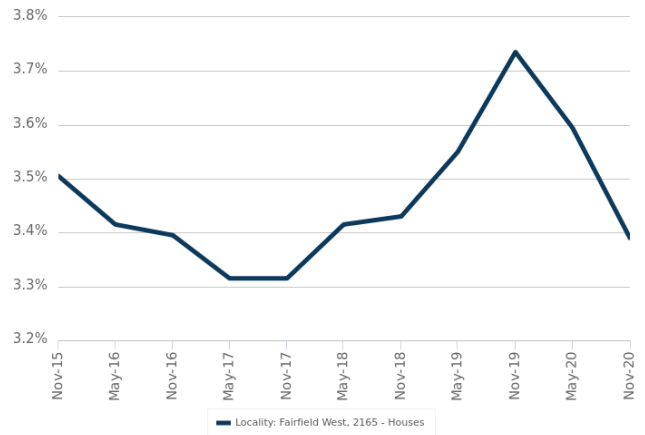
\*Agent advised

## Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



## Houses: Rental Activity Snapshot

### For Rent

4

2  
BEDROOMS



**16 Tripoli Road Fairfield West NSW 2165**

Listed on 11 Feb 2021  
\$350/W



**34 Hawkesbury Street Fairfield West NSW 2165**

Listed on 08 Feb 2021  
\$400/W



19

3  
BEDROOMS



**103 Maud Street Fairfield West NSW 2165**

Listed on 11 Feb 2021  
\$430/W



**25A Rawson Road Fairfield West NSW 2165**

Listed on 11 Feb 2021  
\$410/W



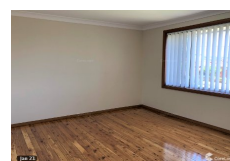
2

4  
BEDROOMS



**84 McCarthy Street Fairfield West NSW 2165**

Listed on 10 Feb 2021  
\$360/W



**12A Tyrell Crescent Fairfield West NSW 2165**

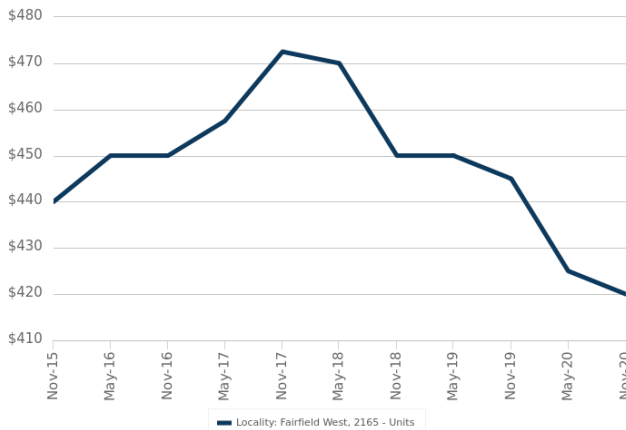
Listed on 04 Feb 2021  
\$590/W



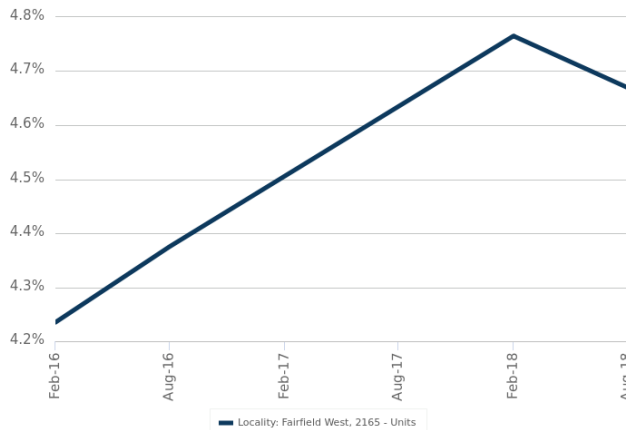
= number of houses observed as On the Market for Rent within the last month

## Units: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)

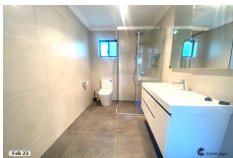


## Units: Rental Activity Snapshot

### For Rent

4

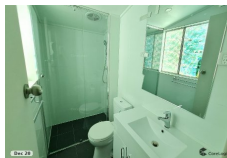
1  
BEDROOMS



**10 Gurney Crescent  
Fairfield West NSW 2165**

Listed on 15 Feb 2021  
\$260/W

1  
BEDROOMS  
1  
BATHROOMS  
557m<sup>2</sup>



**241 Hamilton Road Fairfield  
West NSW 2165**

Listed on 09 Feb 2021  
\$270/W

1  
BEDROOMS  
1  
BATHROOMS  
531m<sup>2</sup>

3

2  
BEDROOMS



**6 Paterson Crescent  
Fairfield West NSW 2165**

Listed on 11 Feb 2021  
\$420/W

1  
BEDROOMS  
1  
BATHROOMS  
569m<sup>2</sup>



**56/80 Tasman Parade  
Fairfield West NSW 2165**

Listed on 11 Feb 2021  
\$410/W

1  
BEDROOMS  
2  
BATHROOMS  
106m<sup>2</sup>

1

3  
BEDROOMS



**9/80 Tasman Parade  
Fairfield West NSW 2165**

Listed on 25 Jan 2021  
\$520/W

1  
BEDROOMS  
2  
BATHROOMS  
-



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



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