

# ASHCROFT PROPERTY MARKET UPDATE

LATEST PROPERTY  
SALES AND DATA



SPRING  
2023

community first  
real estate

# ASHCROFT - SPRING 2023

Dear Property Owner,

Thank you for downloading our latest market update.

As the spring selling season draws to a close and we approach the end of the year, a look back on the 2023 property market reveals some incredible results that not many people saw coming. An increase in values over the year has taken values close to the peak of February 2022, with record sales that have illustrated the resilience of the Greater Sydney property market.

The rental market has absolutely exploded throughout 2023 and is showing no signs of slowing down, with every end of the market having increased in value with some properties seeing up to a 30% increase.

Despite continued inflation lifting cost of living, and multiple interest rate rises throughout the year, buyer confidence remained strong and went into overdrive when the RBA paused further rises for 3 consecutive months between August and October.

So what's next? If this year taught us anything, its that it's hard to predict where the market is going to go. The RBA's November cash rate increase of 25 basis points may not be the last with many economists predicting another rate rise to come before we hit our peak for this cycle, while all four of the big banks are predicting rates declining in mid to late 2024.

Unemployment remains at record lows of 3.6%, new builds have dropped and with close to 500,000 new residents arriving in Australia in 2023 it's not hard to see that the housing shortage is not going to improve anytime soon. Unless building costs drop, or housing prices increase, conditions aren't appealing to developers to construct new homes for those that need it.

Whether the market continues on it's upward trajectory or dips slightly despite this recent rate rise, we will have to wait and see. The factors mentioned above all point to medium to long term gains in values, which is great for those who already own properties or are in a position to purchase in the near future.

The most active current group of buyers remain first home buyers and owner occupiers, with investors mostly still sidelined until rates decline due to serviceability of investment loans.

As always, I am happy to have a discussion with you about anything property related at any time. If you would like to know more about anything I've mentioned above, or if you are interested to know the value of your property in the current market, simply get in touch by either email, text or phone call. I'll be glad to help.

Michael Galluzzo  
Community First Real Estate  
0423 463 683

# HISTORICAL MARKET ACTIVITY (HOUSES)

## Median price snapshot for houses

Median value

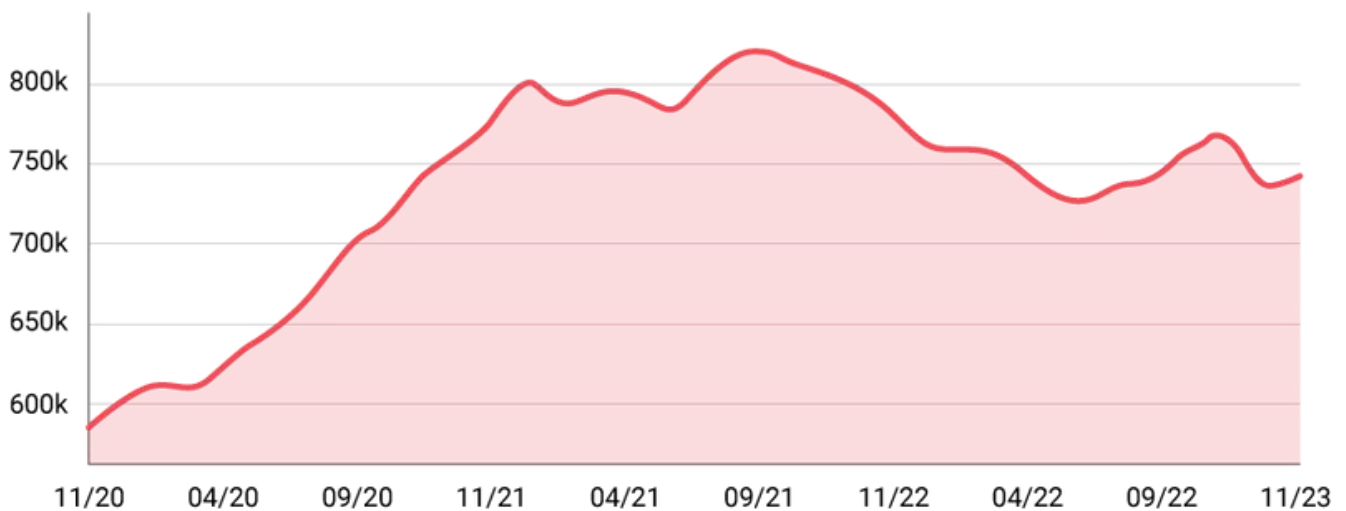
**\$741K**

November 2023

Past 12 month growth

**Down -2.5% ↓**

## Median price trend for the last 3 years



## Property market insights for houses

Supply, demand and performance data for houses in Ashcroft.

**9 houses**

available in the past month

**34 sold**

in the past 12 months

**265 buyers**

interested

**\$1.2M**









Highest Sale Price (Last 6 months)



3 bed house

\$776,000

## ASHCROFT RECENT SALES

			SOLD PRICE	SOLD DATE
	<b>1 MERNAGH ST</b> BED 3   BATH 1   CAR 1   575sqm	HOUSE	\$725,000	21/10/2023
	<b>34 STRICKLAND CRES</b> BED 3   BATH 2   CAR 1   626sqm	HOUSE	\$791,000	14/10/2023
	<b>38 SHERIFF ST</b> BED 5   BATH 2   CAR 1   -sqm	HOUSE	\$960,000	11/10/2023
	<b>25 STANWELL CRES</b> BED 6   BATH 3   CAR 2   525sqm	HOUSE	\$1,000,000	02/10/2023
	<b>19 MAGEE ST</b> BED 35   BATH 2   CAR 1   613sqm	HOUSE	\$858,888	30/09/2023
	<b>38 SHERIFF ST</b> BED 3   BATH 1   CAR 3   847sqm	HOUSE	\$960,000	22/09/2023
	<b>20 MAXWELLS AVE</b> BED 3   BATH 1   CAR 1   563sqm	HOUSE	\$750,000	22/09/2023
	<b>3 DEVLIN ST</b> BED 4   BATH 2   CAR 1   727sqm	HOUSE	\$756,000	16/08/2023
	<b>6 MCILWAIN ST</b> BED 4   BATH 2   CAR 3   563sqm	HOUSE	\$850,000	09/08/2023
	<b>96 MAXWELLS AVE</b> BED 3   BATH 1   CAR 2   -sqm	HOUSE	\$815,000	31/07/2023

## ASHCROFT RECENT SALES





			SOLD PRICE	SOLD DATE
	<b>19 BYRNE ST</b> BED 3   BATH 1   CAR 2   594sqm	HOUSE	\$837,500	29/07/2023
	<b>7 CURLEWIS ST</b> BED 3   BATH 2   CAR -   632sqm	HOUSE	\$780,000	27/07/2023
	<b>16 HARRISON ST</b> BED 3   BATH 1   CAR 1   588sqm	HOUSE	\$760,000	22/07/2023
	<b>96 MAXWELLS AVE</b> BED 3   BATH 1   CAR 2   601sqm	HOUSE	\$815,000	17/07/2023
	<b>16 BYRNE ST</b> BED 3   BATH 1   CAR 1   582sqm	HOUSE	\$853,000	03/06/2023
	<b>86 STRICKLAND CRES</b> BED 6   BATH 2   CAR 4   645sqm	HOUSE	\$1,100,000	25/05/2023
	<b>7 ARMSTRONG ST</b> BED 4   BATH 3   CAR 2   575sqm	HOUSE	\$825,000	16/05/2023
	<b>73 MAXWELLS AVE</b> BED 3   BATH 1   CAR 1   601sqm	HOUSE	\$650,000	10/05/2023
	<b>70 STANWELL CRES</b> BED 3   BATH 1   CAR 1   569sqm	HOUSE	\$735,000	17/04/2023
	<b>50 SHERIFF ST</b> BED 3   BATH 1   CAR 1   670sqm	HOUSE	\$805,000	04/04/2023

## ASHCROFT RECENT SALES

			SOLD PRICE	SOLD DATE
	<b>29 SADLEIR AVE</b> BED 3   BATH 1   CAR 1   626sqm	HOUSE	\$776,000	18/03/2023
	<b>71 STRICKLAND CRES</b> BED 3   BATH 1   CAR 1   620sqm	HOUSE	\$707,000	07/02/2023
	<b>41 SADLEIR AVE</b> BED 4   BATH 1   CAR 1   626sqm	HOUSE	\$800,000	07/02/2023
	<b>17 DEVLIN ST</b> BED 3   BATH 1   CAR -   568sqm	HOUSE	\$1,232,000	07/02/2023
	<b>5 PARSONS ST</b> BED 4   BATH2   CAR 1   626sqm	HOUSE	\$850,000	21/01/2023
	<b>7 GWYNNE ST</b> BED 4   BATH 2   CAR 2   550sqm	HOUSE	\$750,000	19/01/2023
	<b>77 STRICKLAND CRES</b> BED 3   BATH 1   CAR 1   620sqm	HOUSE	\$730,000	10/01/2023
	<b>14 WILBERFORCE ST</b> BED 3   BATH 2   CAR 2   607sqm	HOUSE	\$805,000	08/01/2023
	<b>6 MARUM ST</b> BED 3   BATH 1   CAR 1   563sqm	HOUSE	\$670,000	06/12/2022
	<b>8 STANWELL CRES</b> BED 5   BATH 2   CAR 3   588sqm	HOUSE	\$838,888	05/12/2022



## ASHCROFT RECENT SALES

			SOLD PRICE	SOLD DATE
	<b>4 PARSONS ST</b> BED 5   BATH 1   CAR 2   525sqm	HOUSE	\$735,000	03/12/2022
	<b>34 STANWELL CRES</b> BED 2   BATH 1   CAR 2   879sqm	HOUSE	\$730,000	30/11/2022
	<b>12 PARSONS ST</b> BED 3   BATH 1   CAR 3   670sqm	HOUSE	\$815,000	12/11/2022
	<b>11 HAVARD PL</b> BED 4   BATH 3   CAR 2   1,050sqm	HOUSE	\$900,000	02/11/2022

# FEATURED SALE

SOLD \$805,000

## 39 Yalta Street, Sadleir

3 Bed | 1 Bath | 1 Car  
Land 550 m<sup>2</sup>



Sitting on a 550sqm corner block, this recently renovated brick home offers the future owner the ability to move straight in. With new flooring, kitchen, bathroom and landscaping there is nothing left to do except enjoy this beautiful property with bonus Liverpool CBD views from the deck.

**SOLD BY COMMUNITY FIRST REAL ESTATE**



# 2023 IS A NEW MARKET!

WHAT'S THE NEW VALUE  
OF YOUR PROPERTY?

*SMS* your:  
Name & Address to  
0423 463 683

FREE Market Appraisal:

- Get a quick and easy market estimate for your property straight to your mobile.
- Learn how to sell for the best price in 2023.

"Michael and his team were very professional in the sale of my home. He was very efficient in his work and went above and beyond.

Michael understands the market he operates in and was successful beyond my expectations.

He was very responsive and kept me informed along the way. I highly recommend Michael to anyone who is looking to sell their property."

*Seller of Townhouse in Middleton Grange*

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Need property advice?

Book a no obligation appointment by calling

Michael on 0423 463 683