

EDMONDSON PARK PROPERTY MARKET UPDATE

LATEST PROPERTY
SALES AND DATA



SPRING
2023

community first
real estate

EDMONDSON PARK - 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

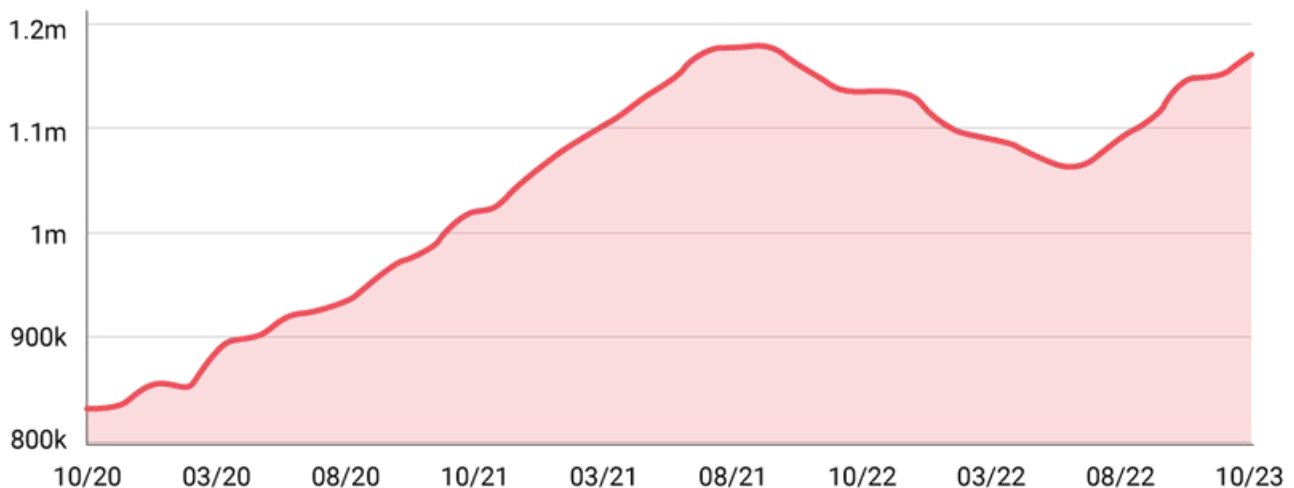
\$1.17M

October 2023

Past 12 month growth

Up 3.5% ↑

Median price trend for the last 3 years



Property market insights for houses

Supply, demand and performance data for houses in Edmondson Park.

49 houses

available in the past month

109 sold

in the past 12 months

1766 buyers

interested

\$2.02M











Highest Sale Price (Last 6 months)








4 bed house

\$1,190,000









EDMONDSON PARK RECENT SALES

			SOLD PRICE	SOLD DATE
	48 BUCHAN AVE BED 4 BATH 2 CAR 1 300sqm	HOUSE	\$1,250,000	27/10/2023
	22 HOLLIDAY AVE BED 5 BATH 3 CAR 2 375sqm	HOUSE	\$1,475,000	25/10/2023
	191 DALMATIA AVE BED 4 BATH 3 CAR 2 334sqm	HOUSE	\$1,290,000	24/10/2023
	58 FARRELL ST BED 3 BATH 3 CAR 2 2,615sqm	UNIT	\$855,000	24/10/2023
	19 WAKELING DR BED 4 BATH 2 CAR 2 451sqm	HOUSE	\$1,350,000	23/10/2023
	46 SAMMARAHD RD BED 5 BATH 3 CAR 2 363sqm	HOUSE	\$1,330,000	21/10/2023
	1/58-70 PASSENDALE RD BED 2 BATH 2 CAR 2 -sqm	UNIT	\$710,000	18/10/2023
	156 MACDONALD RD BED 2 BATH 1 CAR 1 -sqm	HOUSE	\$805,000	16/10/2023
	20 FARRELL ST BED 3 BATH 2 CAR - -sqm	HOUSE	\$895,000	10/10/2023
	21 PERSHING RD BED 5 BATH 3 CAR 2 357sqm	HOUSE	\$1,220,000	07/10/2023











EDMONDSON PARK RECENT SALES

			SOLD PRICE	SOLD DATE
	70 VINNY RD BED 6 BATH 3 CAR 2 382sqm	HOUSE	\$1,300,000	05/10/2023
	115 CROATIA AVE BED 5 BATH 3 CAR 2 7,980sqm	HOUSE	\$1,212,200	29/09/2023
	168 JARDINE DR BED 4 BATH 2 CAR 1 300sqm	HOUSE	\$1,051,000	27/09/2023
	46 KINGSBURY RD BED 4 BATH 2 CAR 2 450sqm	HOUSE	\$1,205,000	23/09/2023
	10 FOSKETT RD BED 4 BATH 2 CAR - -sqm	HOUSE	\$1,290,000	22/09/2023
	12 LADYSMITH DR BED 4 BATH 2 CAR 2 457sqm	HOUSE	\$1,470,000	19/09/2023
	139 JARDINE DR BED 4 BATH 2 CAR 2 450sqm	HOUSE	\$1,405,000	18/09/2023
	15/1 DRINKWATER LANE BED 2 BATH 2 CAR 1 111sqm	UNIT	\$530,000	13/09/2023
	710/2 SERGEANT ST BED 1 BATH 1 CAR 1 283sqm	UNIT	\$600,000	12/09/2023
	65 PORT HEDLAND RD BED 5 BATH 3 CAR 2 450sqm	HOUSE	\$2,025,000	09/09/2023

EDMONDSON PARK RECENT SALES

			SOLD PRICE	SOLD DATE
	704/2 SERGEANT ST BED 2 BATH 2 CAR 1 283sqm	UNIT	\$715,000	08/09/2023
	8 JARDINE DR BED 4 BATH 2 CAR 1 300sqm	HOUSE	\$1,137,000	04/09/2023
	17 MANCHURIA RD BED 6 BATH 3 CAR 2 450sqm	HOUSE	\$1,315,000	31/08/2023
	3 ZULU RD BED 4 BATH 2 CAR 2 487sqm	HOUSE	\$1,515,000	26/08/2023
	608/54 SOLDIERS PDE BED 1 BATH 1 CAR 1 571sqm	UNIT	\$595,000	25/08/2023
	8 BASRA RD BED 4 BATH 2 CAR 2 305sqm	HOUSE	\$1,172,500	23/08/2023
	84 KINGSBURY RD BED 4 BATH 2 CAR 2 450sqm	UNIT	\$1,208,000	21/08/2023
	32 KINGSBURY RD BED 4 BATH 2 CAR 2 529sqm	HOUSE	\$1,200,000	21/08/2023
	3 PERSHING RD BED 6 BATH 4 CAR 2 -sqm	HOUSE	\$1,250,000	19/08/2023
	28 HUTTON RD BED 4 BATH 2 CAR 1 396sqm	HOUSE	\$1,015,000	13/08/2023

EDMONDSON PARK RECENT SALES

			SOLD PRICE	SOLD DATE
	88 KINGSBURY RD BED 5 BATH 2 CAR 2 500sqm	HOUSE	\$1,581,000	12/08/2023
	5 COLENZO CCT BED 4 BATH 2 CAR 2 574sqm	HOUSE	\$1,610,000	11/08/2023
	707/56 SOLDIERS PDE BED 2 BATH 2 CAR 1 589sqm	UNIT	\$702,000	08/08/2023
	19 KIMBERLEY DR BED 5 BATH 3 CAR 2 520sqm	HOUSE	\$1,411,000	05/08/2023
	48 NORMANDY RD BED 4 BATH 2 CAR 3 -sqm	HOUSE	\$1,180,000	05/08/2023
	34 DRUES AVE BED 4 BATH 2 CAR 2 300sqm	HOUSE	\$1,155,000	31/07/2023
	60 FARRELL ST BED 2 BATH 2 CAR 1 151sqm	UNIT	\$802,500	31/07/2023
	18 FRONTIERS RD BED 4 BATH 2 CAR 2 450sqm	HOUSE	\$1,225,000	25/07/2023
	22 MCFARLANE RD BED 4 BATH 2 CAR 2 516sqm	HOUSE	\$1,300,000	20/07/2023
	503/56 SOLDIERS PDE BED 1 BATH 1 CAR 1 589sqm	UNIT	\$580,000	17/07/2023

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



Need property advice?

Book a no obligation appointment by calling
Michael on 0423 463 683