

SADLEIR PROPERTY MARKET UPDATE

LATEST PROPERTY
SALES AND DATA



SUMMER
2023

community first
real estate

SADLEIR - SUMMER 2023

Dear Property Owner,

Thank you for downloading our latest market update.

As we start 2024, a look back on the 2023 property market, 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

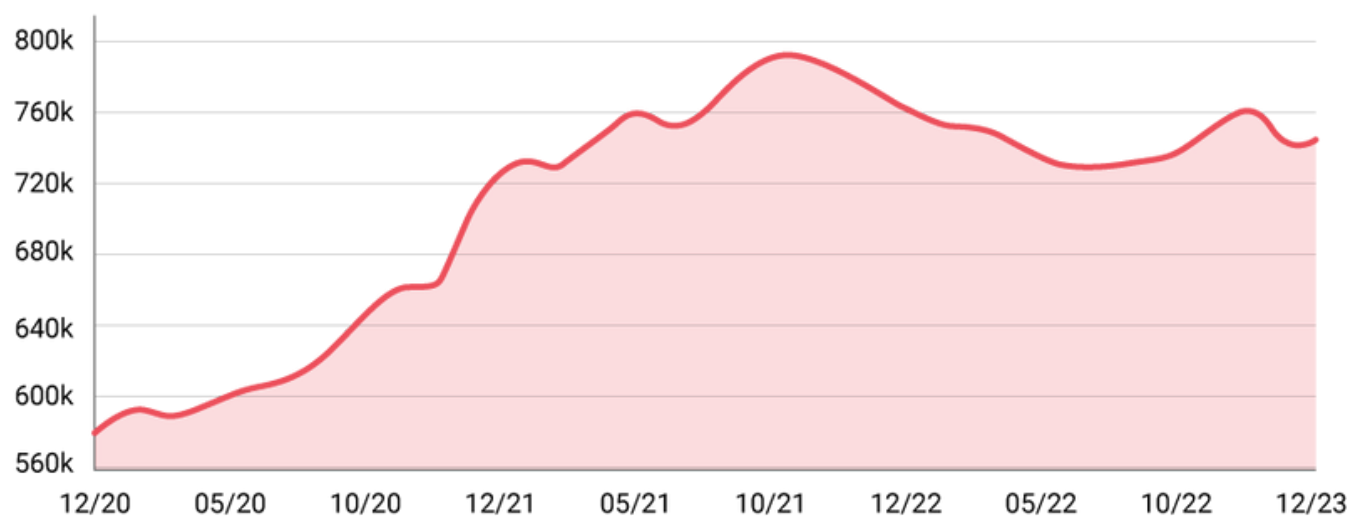
\$750K

December 2023

Past 12 month growth

Up 1.1% ↑

Median price trend for the last 3 years



Property market insights for houses

Supply, demand and performance data for houses in Sadleir.

15 houses

available in the past month

25 sold

in the past 12 months

627 buyers

interested

\$1.17M







Highest Sale Price (Last 6 months)



3 bed house

\$750,000

SADLEIR RECENT SALES

| | | | SOLD PRICE | SOLD DATE |
|---|---|-------|-------------|------------|
|  | 122 GABO CRES BED 4 BATH 3 CAR 2 594sqm | HOUSE | \$830,000 | 25/11/2023 |
|  | 22 SADLEIR AVE BED 3 BATH 1 CAR 4 594sqm | HOUSE | \$935,700 | 24/11/2023 |
|  | 19 WARRIGO ST BED 3 BATH 1 CAR 1 607sqm | HOUSE | \$731,000 | 18/11/2023 |
|  | 30 BOBIN RD BED 4 BATH 2 CAR 3 575sqm | HOUSE | \$916,000 | 10/11/2023 |
|  | 35 GLENWARI ST BED 6 BATH 2 CAR 1 563sqm | HOUSE | \$950,000 | 16/10/2023 |
|  | 53 HECKENBERG AVE BED 4 BATH 1 CAR 1 601sqm | HOUSE | \$791,000 | 07/10/2023 |
|  | 88 SADLEIR AVE BED - BATH - CAR - 664sqm | HOUSE | \$830,000 | 29/09/2023 |
|  | 5 EUREKA CRES BED 3 BATH 1 CAR 1 569sqm | HOUSE | \$800,000 | 08/09/2023 |
|  | 150 GABO CRES BED - BATH - CAR - 645sqm | HOUSE | \$850,000 | 24/08/2023 |
|  | 110 SADLEIR AVE BED 5 BATH 3 CAR 1 778sqm | HOUSE | \$1,175,000 | 24/08/2023 |

SADLEIR RECENT SALES

| | | | SOLD PRICE | SOLD DATE |
|---|--|-------|------------|------------|
|  | 39 YALTA ST BED 3 BATH 1 CAR 1 550sqm | HOUSE | \$805,000 | 22/08/2023 |
|  | 33 KENDEE ST BED 6 BATH 3 CAR 2 677sqm | HOUSE | \$800,000 | 14/08/2023 |
|  | 24 BUNGULLA ST BED 3 BATH 1 CAR 2 575sqm | HOUSE | \$790,000 | 05/08/2023 |
|  | 2 SADLEIR AVE BED 3 BATH 1 CAR 1 601sqm | HOUSE | \$831,000 | 05/08/2023 |
|  | 54 SADLEIR AVE BED 5 BATH 2 CAR 2 613sqm | HOUSE | \$950,000 | 24/07/2023 |
|  | 4 SADLEIR AVE BED 5 BATH 4 CAR 1 588sqm | HOUSE | \$920,000 | 29/06/2023 |
|  | 26 KENDEE ST BED 4 BATH 3 CAR 2 582sqm | HOUSE | \$750,000 | 22/06/2023 |
|  | 44 SADLEIR AVE BED 3 BATH 1 CAR 1 702sqm | HOUSE | \$866,000 | 17/06/2023 |
|  | 13 FESTIVAL ST BED3 BATH 1 CAR 2 594sqm | HOUSE | \$780,000 | 15/06/2023 |

SADLEIR RECENT SALES

| | | | SOLD PRICE | SOLD DATE |
|---|--|-------|------------|------------|
|  | 39 YALTA ST BED 3 BATH 1 CAR 1 550sqm | HOUSE | \$805,000 | 22/08/2023 |
|  | 33 KENDEE ST BED 6 BATH 3 CAR 2 677sqm | HOUSE | \$800,000 | 14/08/2023 |
|  | 24 BUNGULLA ST BED 3 BATH 1 CAR 2 575sqm | HOUSE | \$790,000 | 05/08/2023 |
|  | 2 SADLEIR AVE BED 3 BATH 1 CAR 1 601sqm | HOUSE | \$831,000 | 05/08/2023 |
|  | 54 SADLEIR AVE BED 5 BATH 2 CAR 2 613sqm | HOUSE | \$950,000 | 24/07/2023 |
|  | 4 SADLEIR AVE BED 5 BATH 4 CAR 1 588sqm | HOUSE | \$920,000 | 29/06/2023 |
|  | 26 KENDEE ST BED 4 BATH 3 CAR 2 582sqm | HOUSE | \$750,000 | 22/06/2023 |
|  | 44 SADLEIR AVE BED 3 BATH 1 CAR 1 702sqm | HOUSE | \$866,000 | 17/06/2023 |
|  | 13 FESTIVAL ST BED 3 BATH 1 CAR 2 594sqm | HOUSE | \$780,000 | 15/06/2023 |

FEATURED SALE

SOLD \$880,000

43 Glenwari Street Sadleir

4 Bed | 2 Bath | 1 Car
Land 562 m²



Sitting on a 562sqm block with R3 Zoning, this neat and tidy family home offers an owner occupier or investor the opportunity to purchase a potential filled home. The rectangular block is ideal for future duplex or granny flat development (STCA) or an ideal property to move in to and renovate in your own style..

SOLD BY COMMUNITY FIRST REAL ESTATE

2024 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