

Suburb Profile Report

Freshwater NSW 2096

Prepared on 10 October 2023 for Freshwater Clients

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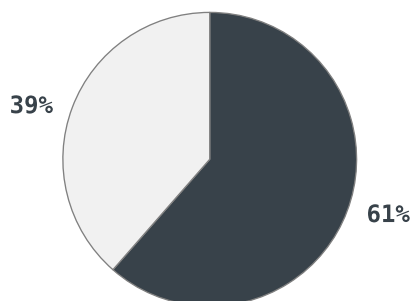
12km
Distance from GPO



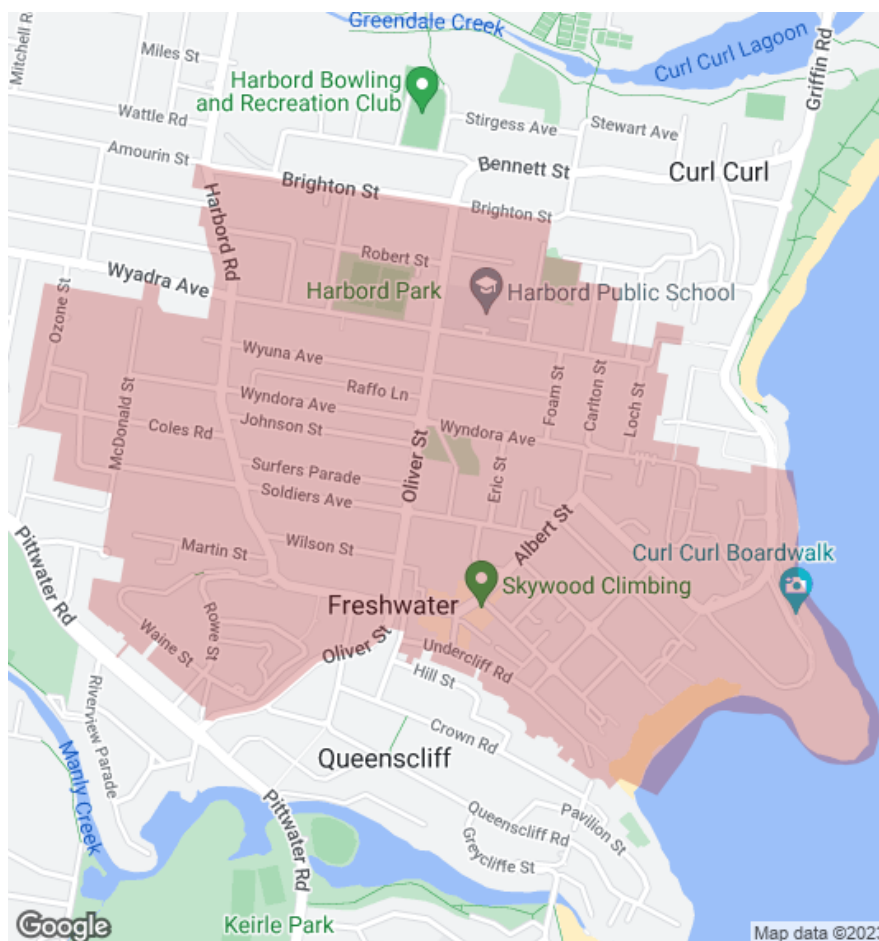
8.9k
Population
↑7.4%
5 year population change





12 years
Average length of ownership



■ Owner Occupiers ■ Renters



The size of Freshwater is approximately 1.8 square kilometres. It has 7 parks covering nearly 10.2% of total area. The population of Freshwater in 2011 was 8,251 people. By 2016 the population was 8,858 showing a population growth of 7.4% in the area during that time. The predominant age group in Freshwater is 30-39 years. Households in Freshwater are primarily couples with children and are likely to be repaying over \$4000 per month on mortgage repayments. In general, people in Freshwater work in a professional occupation. In 2011, 62.3% of the homes in Freshwater were owner-occupied compared with 60.2% in 2016. Currently the median sales price of houses in the area is \$3,525,000.

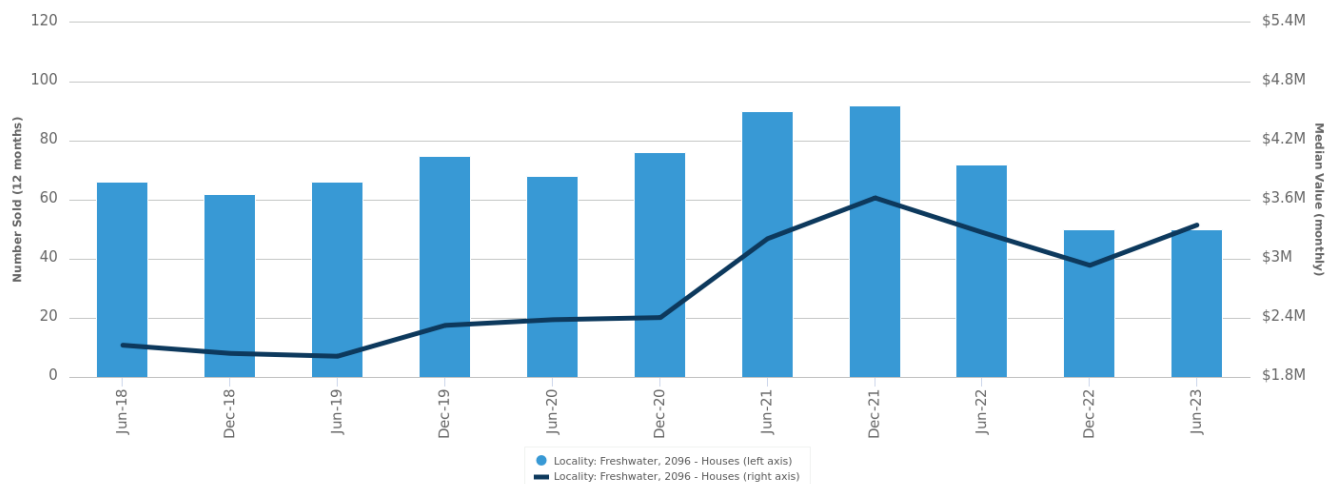
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	1,671	56	\$3,482,211	10
	2,199	81	\$1,127,567	10

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

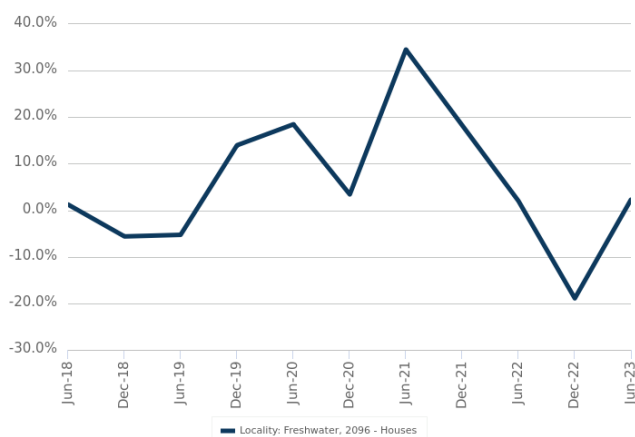


Houses: For Sale

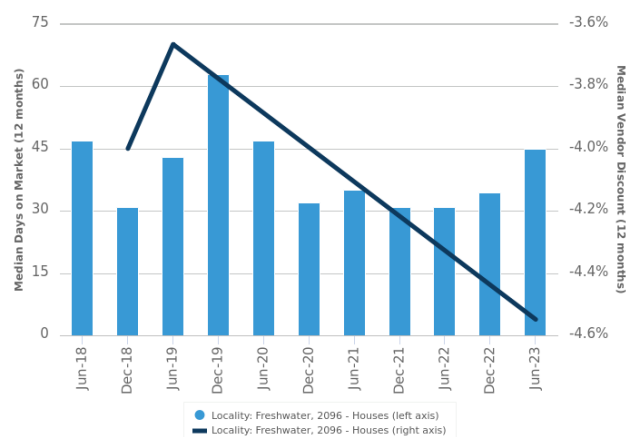
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$4,250,000

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

\$\$

Median Price*

\$3,525,000

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*

\$2,910,000

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

*Statistics are calculated over a rolling 12 month period

Houses: Market Activity Snapshot

On The Market

 0

 2
BEDROOMS

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

Recently Sold

 3



**25 Wilson Street
Freshwater NSW 2096**

Sold on 25 Jul 2023
\$3,000,000

 -
 1
 460m²



**14/26-28 Rowe Street
Freshwater NSW 2096**

Sold on 13 Jul 2023
\$1,280,000

 1
 1
 -

 4

 3
BEDROOMS



**110 Soldiers Avenue
Freshwater NSW 2096**

Listed on 07 Oct 2023
For Sale: \$2,950,000

 3
 1
 960m²



**29 Kooloora Avenue
Freshwater NSW 2096**

Sold on 25 Aug 2023
\$5,600,000*

 2
 2
 375m²



**24 Brighton Street
Freshwater NSW 2096**

Listed on 05 Oct 2023
Auction

 2
 2
 556m²



**20 Oliver Street
Freshwater NSW 2096**

Sold on 09 Aug 2023
\$0

 1
 3
 323m²

 3

 4
BEDROOMS



**7 Murray Road Freshwater
NSW 2096**

Listed on 04 Oct 2023
Auction On Site | Sunday 22nd
Oct 2pm

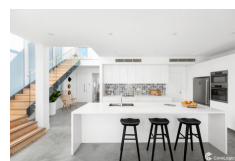
 2
 2
 515m²



**17 Johnson Street
Freshwater NSW 2096**

Sold on 31 Aug 2023
\$0

 1
 3
 405m²



**9 Ocean View Road
Freshwater NSW 2096**

Listed on 03 Oct 2023
Contact Agent

 2
 3
 573m²



**7 Marlborough Avenue
Freshwater NSW 2096**

Sold on 16 Aug 2023
\$4,390,000

 2
 3
 557m²

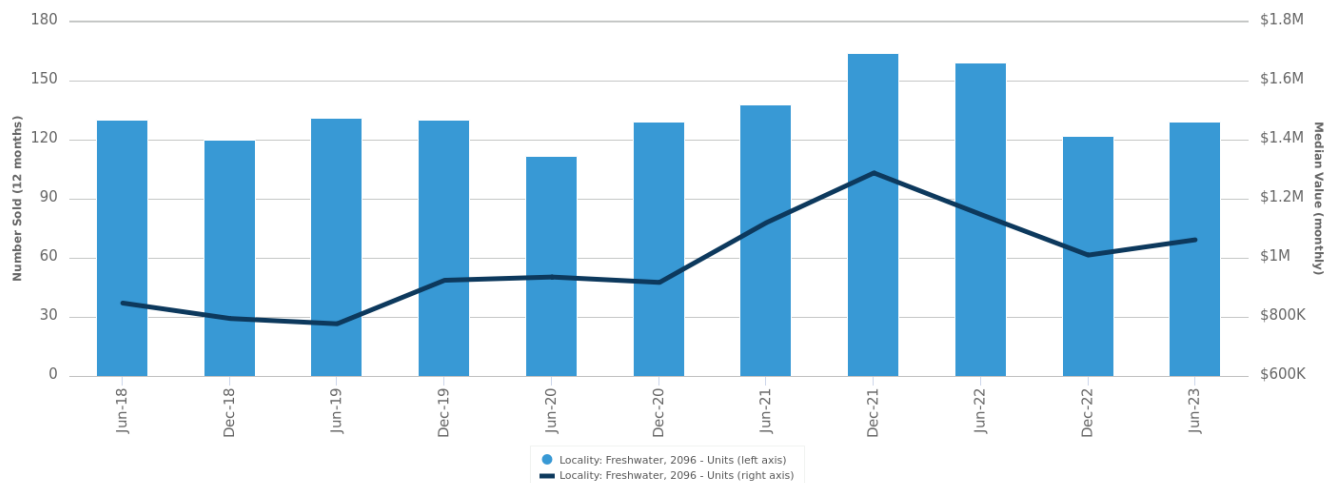


= number of houses currently On the Market or Sold within the last 6 months

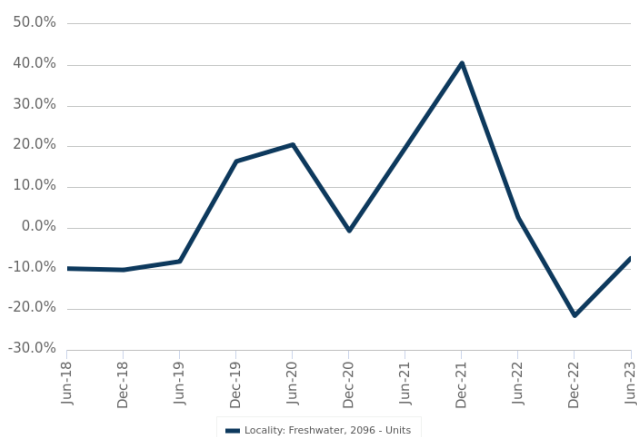
*Agent advised

Units: For Sale

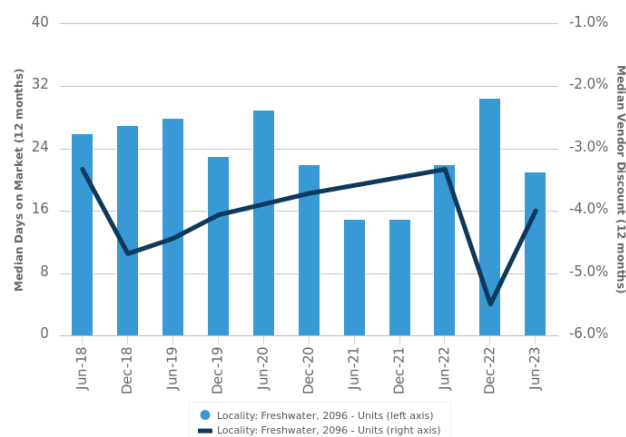
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$1,326,625

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

\$\$

Median Price*

\$1,000,000

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*

\$802,500

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

*Statistics are calculated over a rolling 12 month period

Units: Market Activity Snapshot

On The Market

 1



**8/19-23 Waine Street
Freshwater NSW 2096**

Listed on 10 Sep 2023
For Sale \$750,000- \$780,000

 1
BEDROOMS



74m²

Recently Sold

 18



**16/19-23 Waine Street
Freshwater NSW 2096**

Sold on 07 Oct 2023
Not Disclosed



-



**10/43 Ocean View Road
Freshwater NSW 2096**

Sold on 22 Sep 2023
\$1,170,000*



73m²

 7

 2
BEDROOMS



**2/67 Evans Street
Freshwater NSW 2096**

Listed on 06 Oct 2023
Auction: Guide \$2,300,000



-



**4/38 Wyuna Avenue
Freshwater NSW 2096**

Sold on 05 Oct 2023
\$1,122,000*



81m²

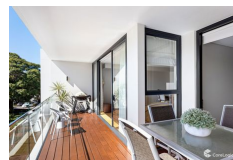


**1/45 Wilson Street
Freshwater NSW 2096**

Listed on 06 Oct 2023
Contact Agent



63m²



**7/18 Marmora Street
Freshwater NSW 2096**

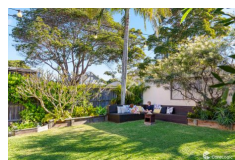
Sold on 26 Sep 2023
Not Disclosed



135m²

 2

 3
BEDROOMS

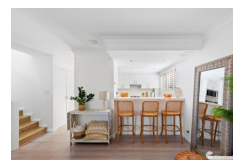


**2/44 Oliver Street
Freshwater NSW 2096**

Listed on 04 Oct 2023
Auction



-



**6/102-108 Lawrence Street
Freshwater NSW 2096**

Sold on 09 Oct 2023
Not Disclosed



3,314m²

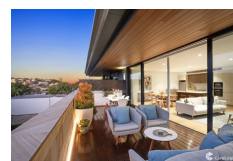


**7/52 Lawrence Street
Freshwater NSW 2096**

Listed on 01 Sep 2023
\$1,600,000 - \$1,700,000



1,057m²



**17/18 Marmora Street
Freshwater NSW 2096**

Sold on 16 Sep 2023
Not Disclosed



-

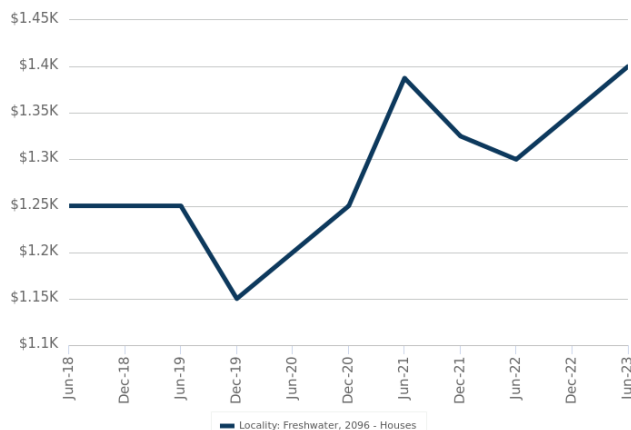


= number of units currently On the Market or Sold within the last 6 months

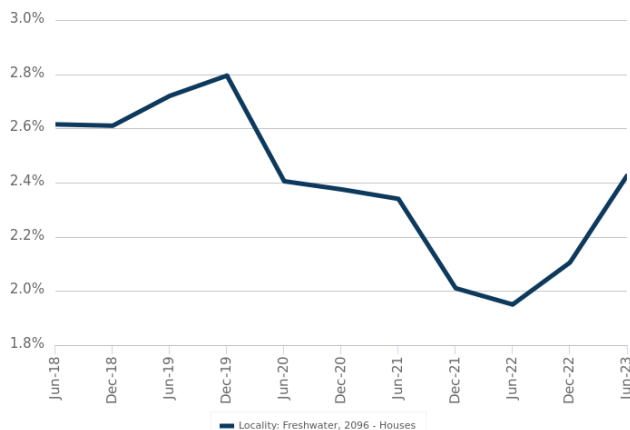
*Agent advised

Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Houses: Rental Activity Snapshot

For Rent

 2

 2
BEDROOMS



**108 Harbord Road
Freshwater NSW 2096**

Listed on 06 Oct 2023
\$820/W

 1
 1
 689m²



**38 Charles Street
Freshwater NSW 2096**

Listed on 30 Sep 2023
\$1,200/W

 1
 3
 449m²

 2

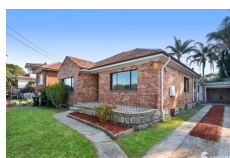
 3
BEDROOMS



**17 Wilson Street
Freshwater NSW 2096**

Listed on 26 Sep 2023
\$1,350/W

 2
 1
 569m²



**120 Harbord Road
Freshwater NSW 2096**

Listed on 17 Sep 2023
\$1,025/W

 1
 1
 575m²

 2

 4
BEDROOMS



**6 Carlton Street
Freshwater NSW 2096**

Listed on 04 Oct 2023
\$1,600/W

 2
 2
 639m²



**27 Oliver Street Freshwater
NSW 2096**

Listed on 22 Sep 2023
\$1,200/W

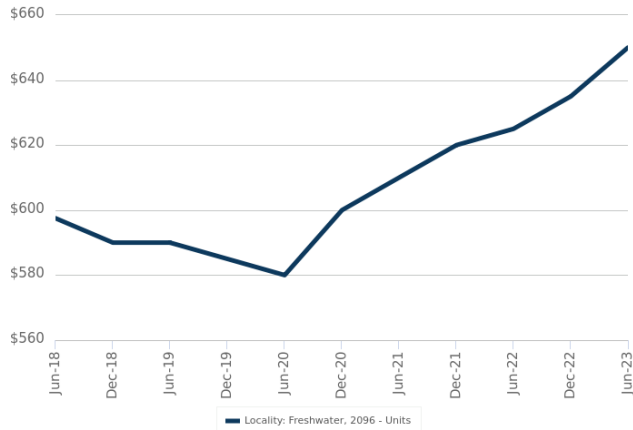
 1
 1
 658m²



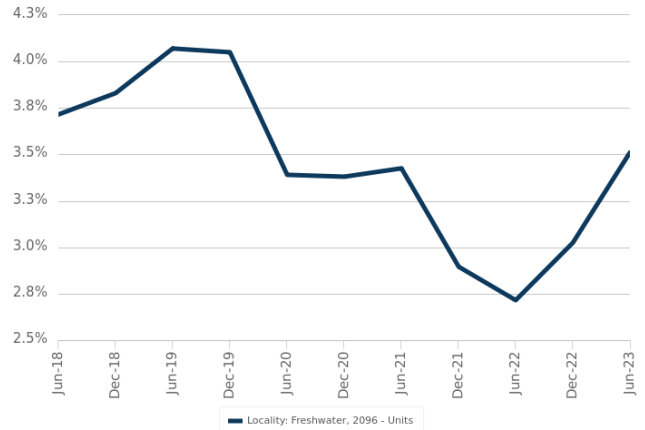
= number of houses observed as On the Market for Rent within the last month

Units: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Units: Rental Activity Snapshot

For Rent

 13

 1
BEDROOMS



8/10 Ronald Avenue
Freshwater NSW 2096

Listed on 06 Oct 2023
\$570/W



6/36 Waine Street
Freshwater NSW 2096

Listed on 06 Oct 2023
\$700/W



 17

 2
BEDROOMS



10/1 Murray Road
Freshwater NSW 2096

Listed on 06 Oct 2023
- /W



6/15 Ocean View Road
Freshwater NSW 2096

Listed on 05 Oct 2023
\$790/W



 2

 3
BEDROOMS



14 Carrington Parade
Freshwater NSW 2096

Listed on 25 Sep 2023
\$1,650/W



3/4 Coastview Place
Freshwater NSW 2096

Listed on 11 Sep 2023
- /W



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

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