

Suburb Profile Report

Ashfield NSW 2131

Prepared on 13 December 2021

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CoreLogic[®]





8.0km
Distance from GPO

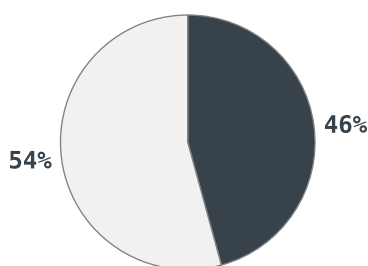


23.8k
Population

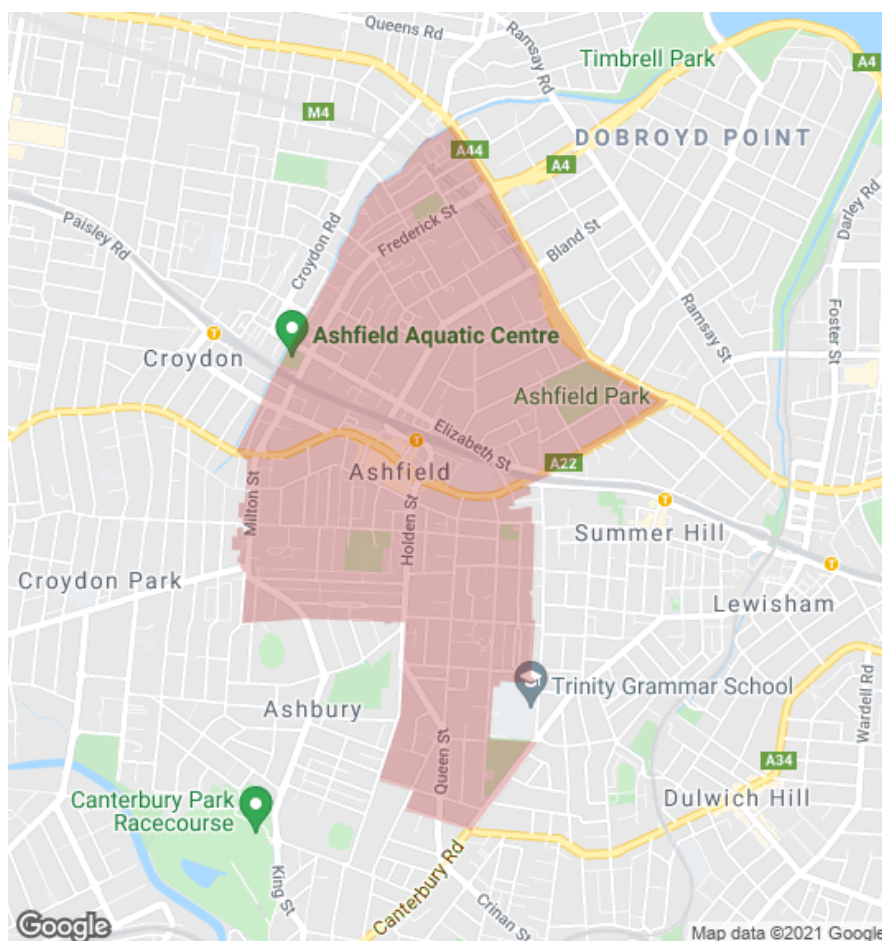
↑ 7.5%
5 year population change



13 years
Average length of ownership



■ Owner Occupiers ■ Renters



The size of Ashfield is approximately 3.4 square kilometres. It has 12 parks covering nearly 4.8% of total area. The population of Ashfield in 2011 was 22,190 people. By 2016 the population was 23,848 showing a population growth of 7.5% in the area during that time. The predominant age group in Ashfield is 20-29 years. Households in Ashfield are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Ashfield work in a professional occupation. In 2011, 50.5% of the homes in Ashfield were owner-occupied compared with 43.8% in 2016. Currently the median sales price of houses in the area is \$1,700,000.

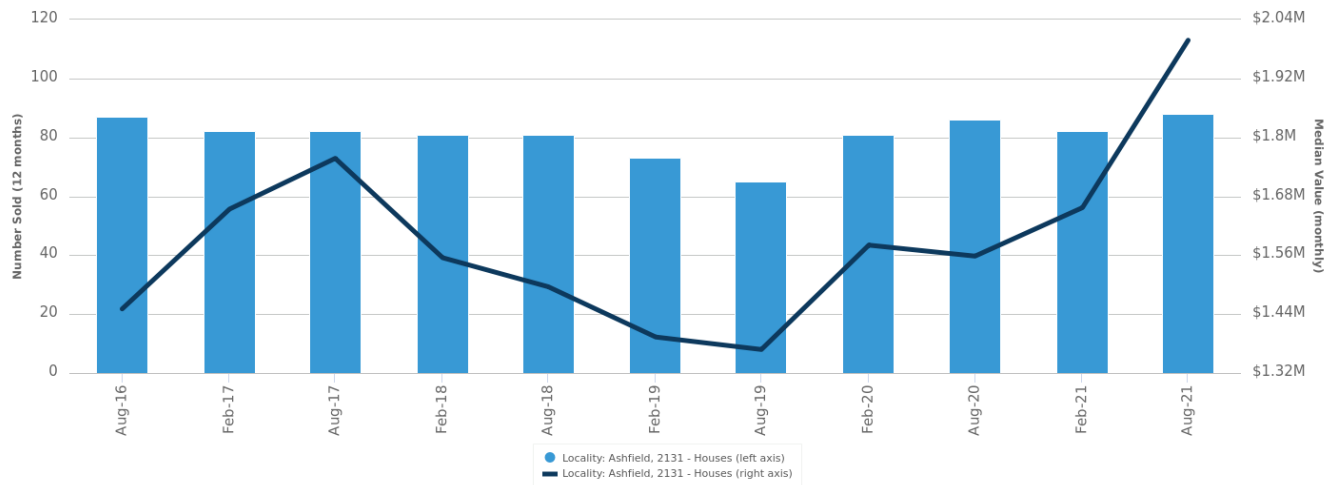
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	2,869	96	\$2,086,188	19
	7,579	300	\$777,872	93

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

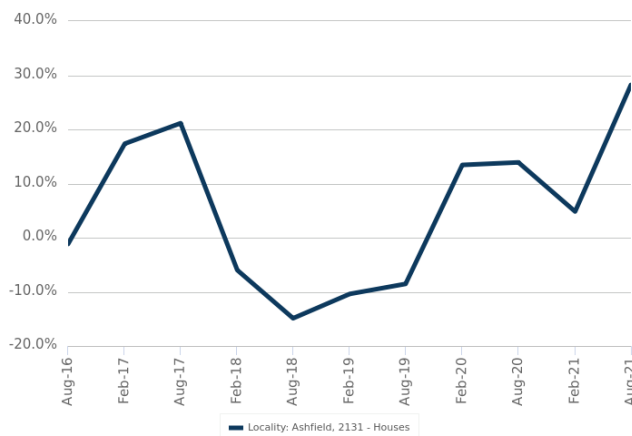


Houses: For Sale

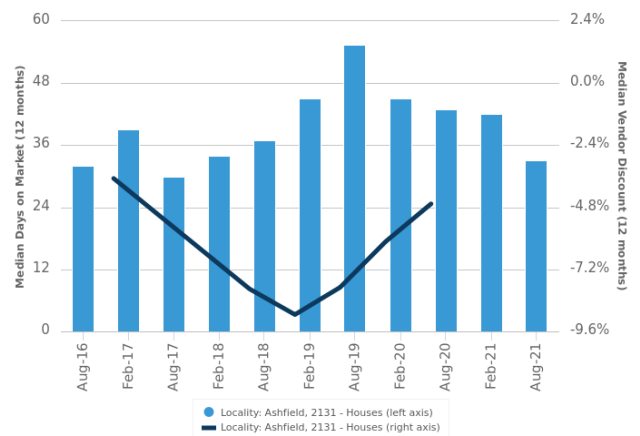
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$2,163,750

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

\$\$

Median Price*

\$1,700,000

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*

\$1,510,000

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

 3

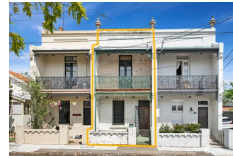
 2
BEDROOMS



**503/17-20 The Esplanade
Ashfield NSW**

Listed on 10 Dec 2021
[Auction](#)

 1
 2
 3,019m²



**24 Robert Street Ashfield
NSW 2131**

Sold on 06 Nov 2021
\$1,380,000*

 -
 2
 164m²



**328-336 Liverpool Road
Ashfield NSW 2131**

Listed on 02 Dec 2021
[Contact Agent](#)

 2
 2
 3,170m²



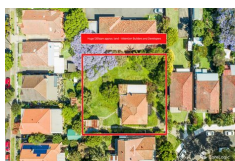
**1/12 Julia Street Ashfield
NSW 2131**

Sold on 23 Oct 2021
\$755,000*

 -
 1
 -

 4

 3
BEDROOMS



**32 Albert Parade Ashfield
NSW 2131**

Listed on 10 Dec 2021
[AUCTION](#)

 3
 1
 1,248m²



**30 Cecil Street Ashfield
NSW 2131**

Sold on 09 Dec 2021
Not Disclosed

 1
 1
 352m²



**8 Tawa Street Ashfield
NSW 2131**

Listed on 10 Dec 2021
[Contact Agent](#)

 3
 1
 467m²



**16 Goodwin Avenue
Ashfield NSW 2131**

Sold on 29 Nov 2021
\$0

 1
 2
 411m²

 6

 4
BEDROOMS



**15 Clissold Street Ashfield
NSW 2131**

Listed on 11 Dec 2021
[SOLD BY JACKIE QI WANG](#)

 3
 2
 401m²



**5 Comet Street Ashfield
NSW 2131**

Sold on 11 Dec 2021
\$1,975,000*

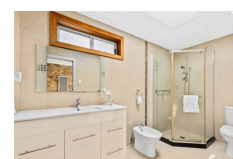
 1
 2
 284m²



**32 Eccles Avenue Ashfield
NSW 2131**

Listed on 10 Dec 2021
[Contact Agent](#)

 1
 2
 539m²



**118 Holden Street Ashfield
NSW 2131**

Sold on 10 Dec 2021
Not Disclosed

 2
 1
 510m²

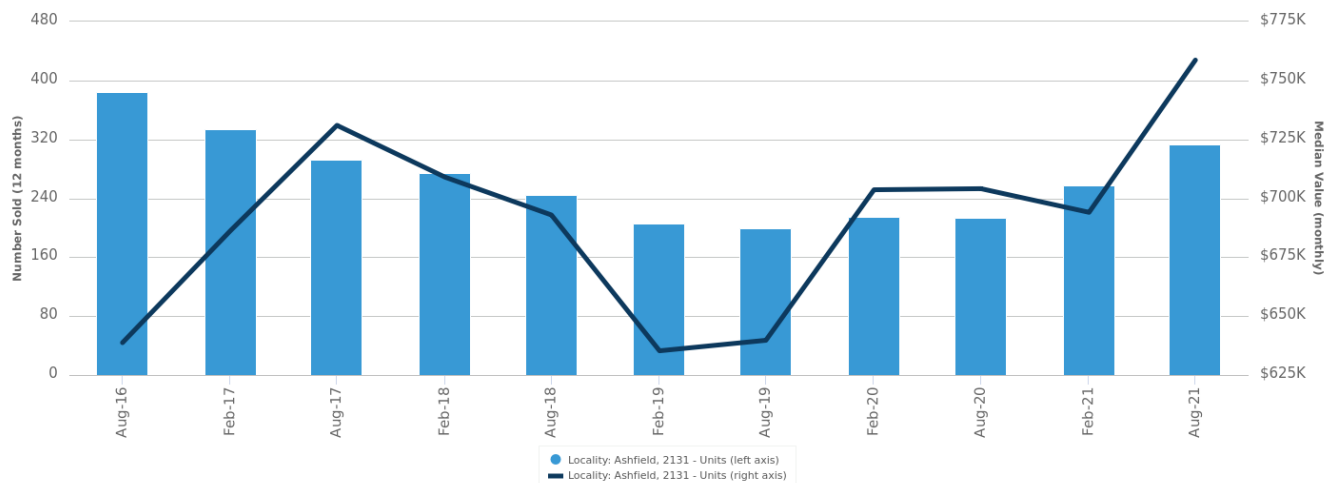


= number of houses currently On the Market or Sold within the last 6 months

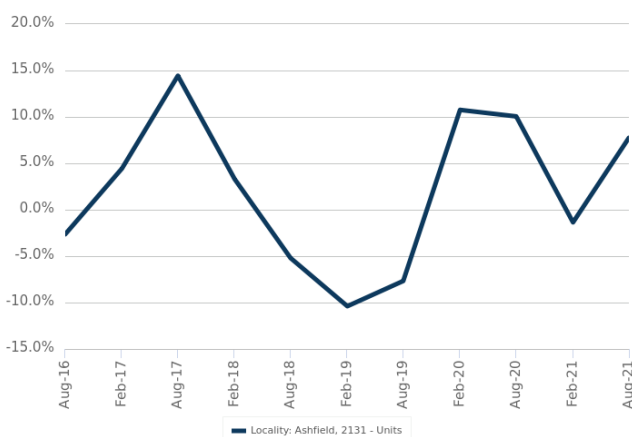
*Agent advised

Units: For Sale

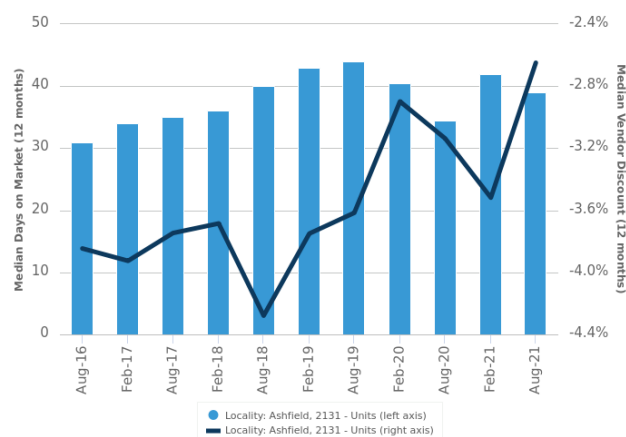
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$850,000

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

\$\$

Median Price*

\$730,000

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*

\$625,000

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

 21

 1
BEDROOMS



**28 Orpington Street
Ashfield NSW 2131**

Listed on 11 Dec 2021
Committed Vendor \$685,000



**9/10-16 Beatrice Street
Ashfield NSW 2131**

Sold on 04 Dec 2021
\$677,000*



**9/62 Elizabeth Street
Ashfield NSW 2131**

Listed on 10 Dec 2021
Auction - Guide \$390,000



**12/6 Chandos Street
Ashfield NSW 2131**

Sold on 02 Dec 2021
\$639,000*



 54

 2
BEDROOMS



**25/7A Bruce Street
Ashfield NSW 2131**

Listed on 12 Dec 2021
HOT LOCATION | 750M
SUMMER HILL 1KM ASHFIELD
TRAIN



**6/15 Church Street Ashfield
NSW 2131**

Sold on 10 Dec 2021
Not Disclosed



**8/3 Chandos Street
Ashfield NSW 2131**

Listed on 11 Dec 2021
UNDER CONTRACT!



**206A/250 Liverpool Road
Ashfield NSW 2131**

Sold on 09 Dec 2021
Not Disclosed



 9

 3
BEDROOMS



**1/55 Gower Street Ashfield
NSW 2131**

Listed on 10 Dec 2021
Contact Agent



**163/18-20 Knocklyde
Street Ashfield NSW**

Sold on 06 Dec 2021
\$1,370,000*



**4/55 Gower Street Ashfield
NSW 2131**

Listed on 10 Dec 2021
Contact Agent



**11/3-5 Ormond Street
Ashfield NSW 2131**

Sold on 01 Dec 2021
Not Disclosed

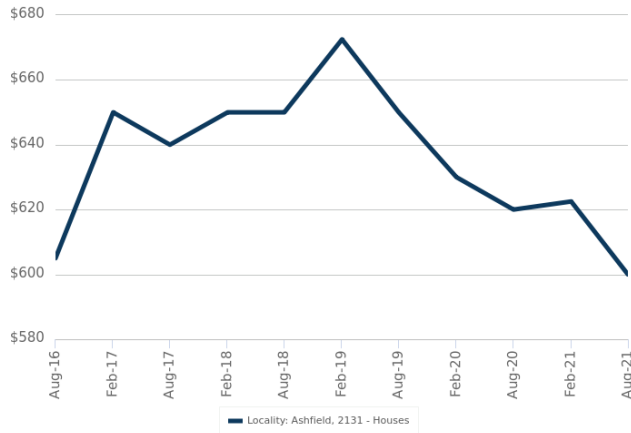


= number of units currently On the Market or Sold within the last 6 months

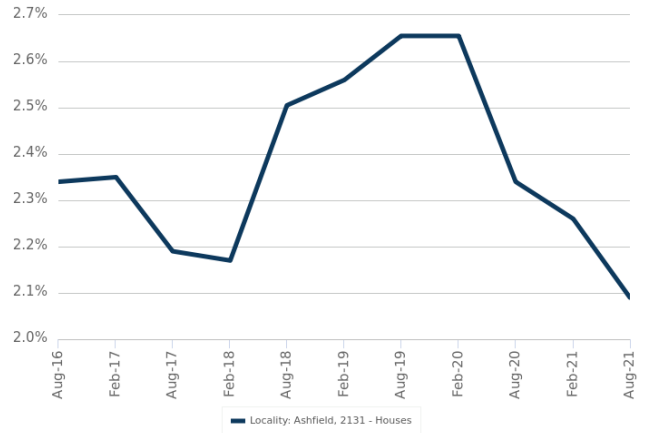
*Agent advised

Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Houses: Rental Activity Snapshot

For Rent

 12

 2
BEDROOMS



1/9 Alma Street Ashfield NSW 2131

Listed on 08 Dec 2021
\$510/W



694m²



2/13 Church Street Ashfield NSW 2131

Listed on 08 Dec 2021
\$460/W



2,028m²

 13

 3
BEDROOMS



45 Church Street Ashfield NSW 2131

Listed on 11 Dec 2021
\$685/W



409m²



120 Alt Street Ashfield NSW 2131

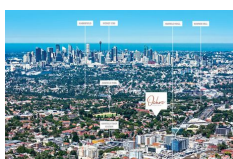
Listed on 10 Dec 2021
\$780/W



411m²

 6

 4
BEDROOMS



3-5 Ormond Street Ashfield NSW 2131

Listed on 08 Dec 2021
\$1,000/W



2,177m²



39 Church Street Ashfield NSW 2131

Listed on 07 Dec 2021
\$880/W



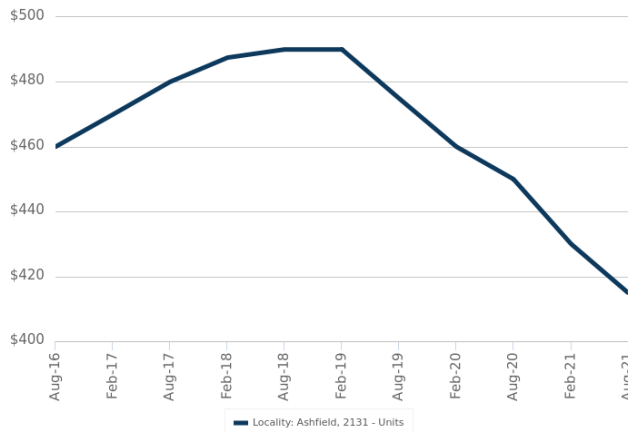
409m²



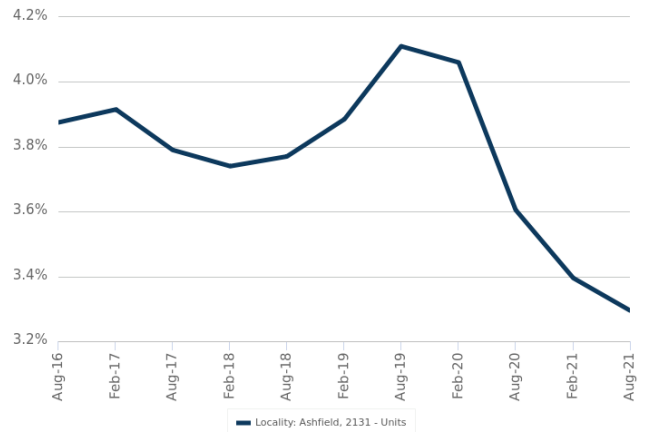
= number of houses observed as On the Market for Rent within the last month

Units: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Units: Rental Activity Snapshot

For Rent



62



1
BEDROOMS



173/1 Brown Street Ashfield NSW 2131

Listed on 10 Dec 2021
\$450/W



90m²



4/6 Cecil Street Ashfield NSW 2131

Listed on 10 Dec 2021
\$300/W



929m²



20



2
BEDROOMS



1/7 Brunswick Parade Ashfield NSW 2131

Listed on 11 Dec 2021
\$430/W



-



35/8 Brunswick Parade Ashfield NSW 2131

Listed on 11 Dec 2021
\$440/W



3,738m²



21



3
BEDROOMS

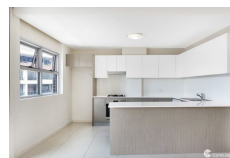


10/18-20 Knocklayde Street Ashfield NSW

Listed on 11 Dec 2021
\$700/W



3.03Ha



25/2A Brown Street Ashfield NSW 2131

Listed on 08 Dec 2021
\$710/W



-



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

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