

Suburb Profile Report

Burwood NSW 2134

Prepared on 13 December 2021

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CoreLogic[®]





9.8km
Distance from GPO

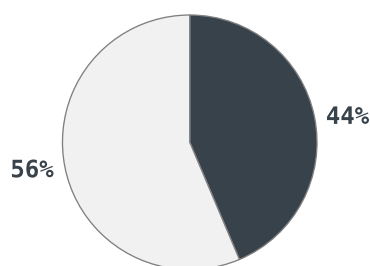


16.0k
Population

↑28.4%
5 year population change



9 years
Average length of ownership



■ Owner Occupiers ■ Renters



The size of Burwood is approximately 2.5 square kilometres. It has 6 parks covering nearly 3.4% of total area. The population of Burwood in 2011 was 12,466 people. By 2016 the population was 16,011 showing a population growth of 28.4% in the area during that time. The predominant age group in Burwood is 20-29 years. Households in Burwood are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Burwood work in a professional occupation. In 2011, 50.3% of the homes in Burwood were owner-occupied compared with 42.1% in 2016. Currently the median sales price of houses in the area is \$2,300,000.

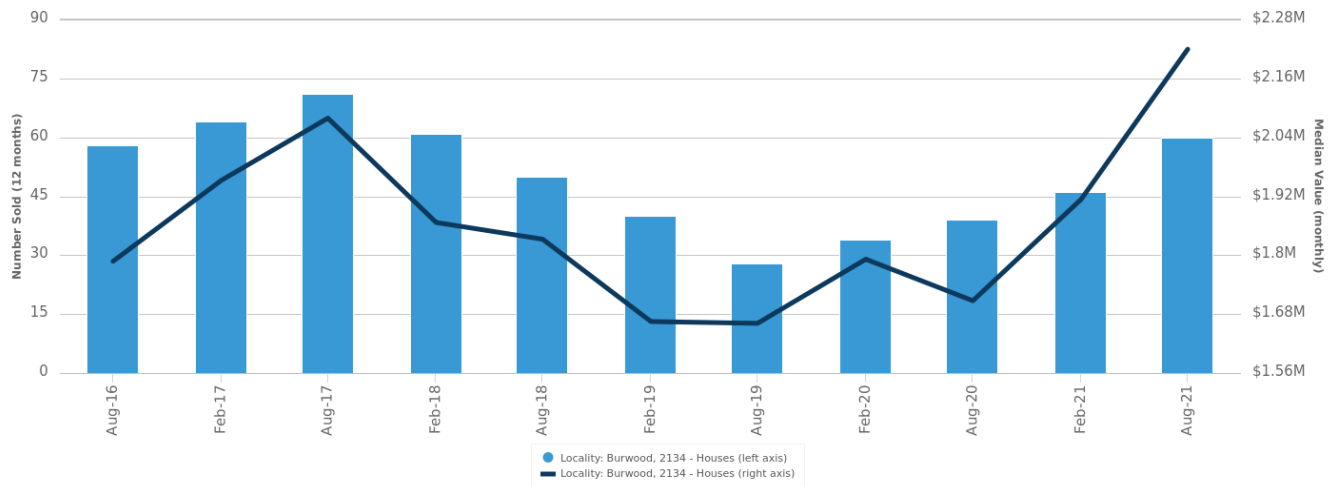
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	1,942	60	\$2,334,529	17
	5,004	168	\$896,080	116

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

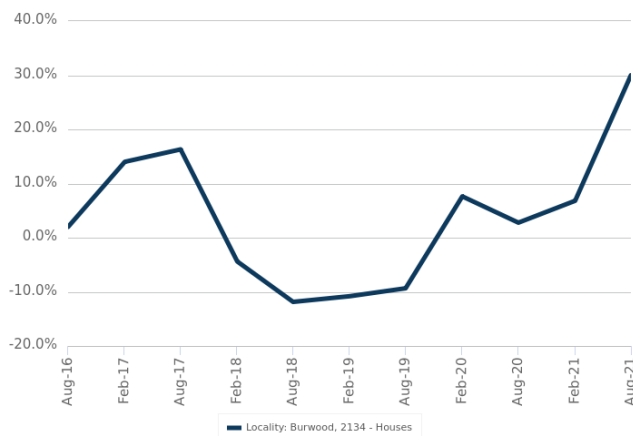


Houses: For Sale

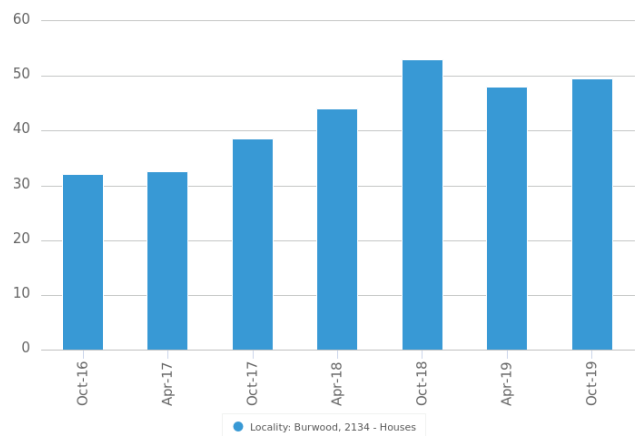
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$2,783,412

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

\$\$

Median Price*

\$2,300,000

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*

\$1,598,000

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

 1



**1068/1-3 Belmore Street
Burwood NSW 2134**

Listed on 29 Oct 2021
**\$850-880k | MUST CALL TO
INSPECT 1 ON 1**

 2
BEDROOMS



104m²

Recently Sold

 6



**25A Selborne Street
Burwood NSW 2134**

Sold on 04 Dec 2021
\$2,600,000*



531m²



**12 Angelo Street Burwood
NSW 2134**

Sold on 03 Nov 2021
\$1,700,000*



206m²

 4



**24 Carilla Street Burwood
NSW 2134**

Listed on 07 Dec 2021
**AUCTION ON SITE SATURDAY
18/12/21 AT 10.00AM**



470m²



**21 Lindsay Street Burwood
NSW 2134**

Listed on 06 Dec 2021
Forthcoming Auction



367m²

 8



**19 Lucas Road Burwood
NSW 2134**

Sold on 11 Dec 2021
\$1,960,000*



334m²



**34 Nicholson Street
Burwood NSW 2134**

Sold on 27 Nov 2021
Not Disclosed



373m²

 3

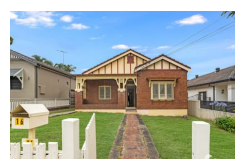


**23 Appian Way Burwood
NSW 2134**

Listed on 10 Dec 2021
For Sale \$6,200,000



950m²



**16 Nicholson Street
Burwood NSW 2134**

Listed on 07 Dec 2021
Upcoming Auction



715m²

 10

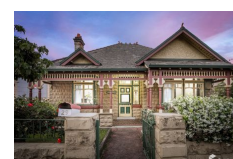


**65 Liverpool Road
Burwood NSW 2134**

Sold on 03 Dec 2021
Not Disclosed



705m²



**29 Victoria Street Burwood
NSW 2134**

Sold on 27 Nov 2021
\$3,020,000*



673m²

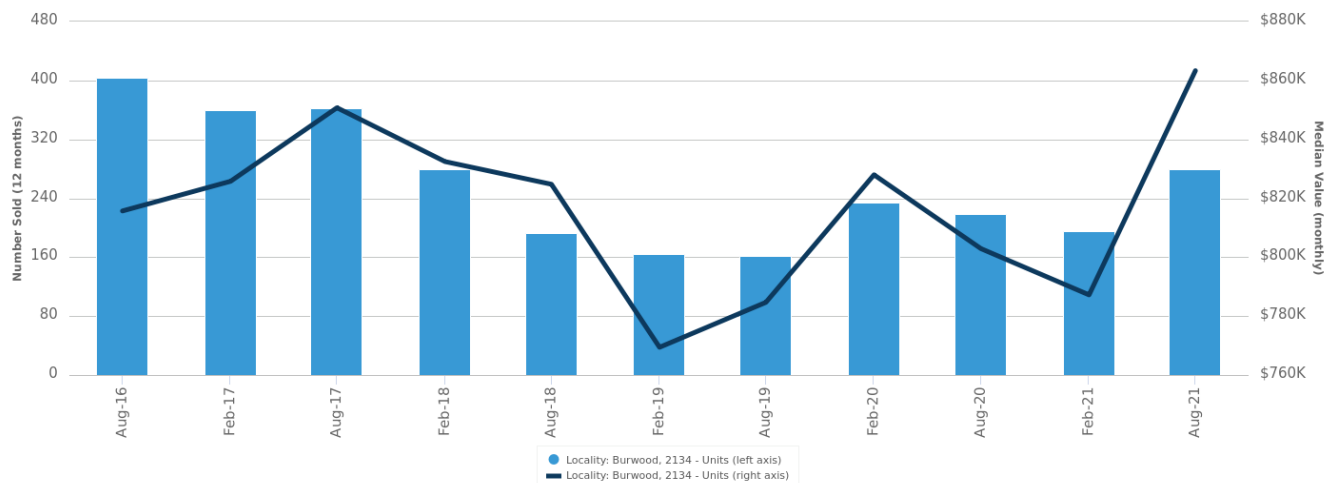


= number of houses currently On the Market or Sold within the last 6 months

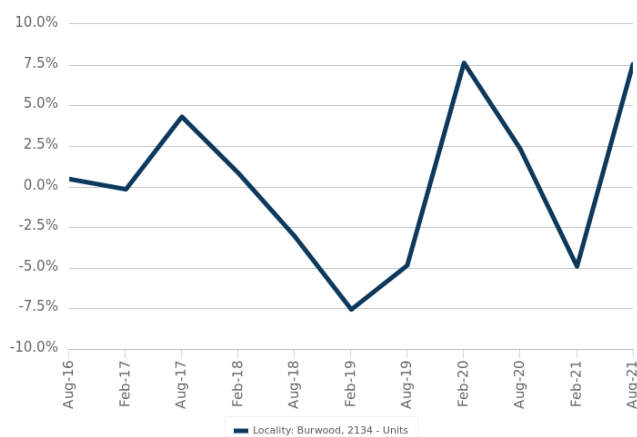
*Agent advised

Units: For Sale

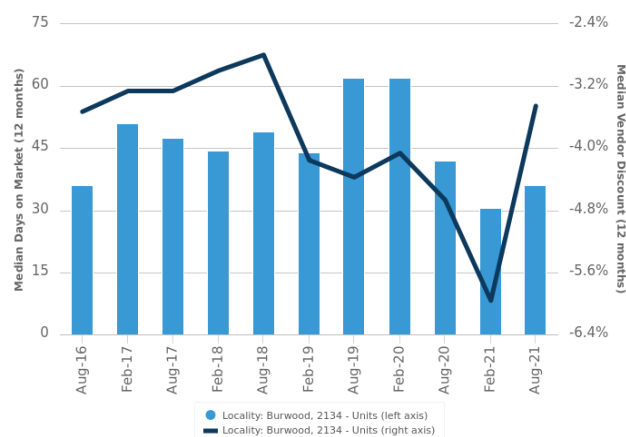
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$960,500

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

\$\$

Median Price*

\$880,000

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*

\$743,000

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

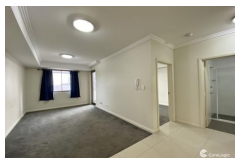
 28



**2/57A Albert Crescent
Burwood NSW 2134**

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

 1
BEDROOMS



**4/15 Burwood Road
Burwood NSW 2134**

Listed on 10 Dec 2021
\$539,000



 35

**902C/8 Wynne Avenue
Burwood NSW 2134**

Sold on 25 Nov 2021
Not Disclosed



**12/30-32 Park Avenue
Burwood NSW 2134**

Sold on 17 Nov 2021
\$640,000*



 62

 2
BEDROOMS



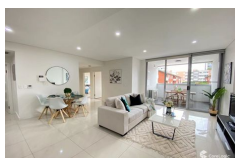
**1/33B-33C Angelo Street
Burwood NSW 2134**

Listed on 10 Dec 2021
For Sale \$699,000



**701/11-13 Burwood Road
Burwood NSW 2134**

Sold on 08 Dec 2021
Not Disclosed



**1-3 Belmore Street
Burwood NSW 2134**

Listed on 10 Dec 2021
\$850,000



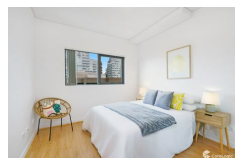
**903B/1-17 Elsie Street
Burwood NSW 2134**

Sold on 01 Dec 2021
Not Disclosed



 20

 3
BEDROOMS



**501A/1-17 Elsie Street
Burwood NSW 2134**

Listed on 10 Dec 2021
**\$969,000 | MUST CALL TO
INSPECT 1 ON 1**



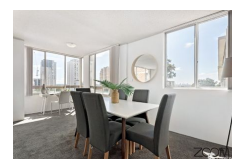
**CG048/1-3 Belmore Street
Burwood NSW**

Sold on 06 Dec 2021
Not Disclosed



**23 George Street Burwood
NSW 2134**

Listed on 10 Dec 2021
[LA LUNA Residences](#)



**7C/26 Belmore Street
Burwood NSW 2134**

Sold on 27 Nov 2021
\$845,000*

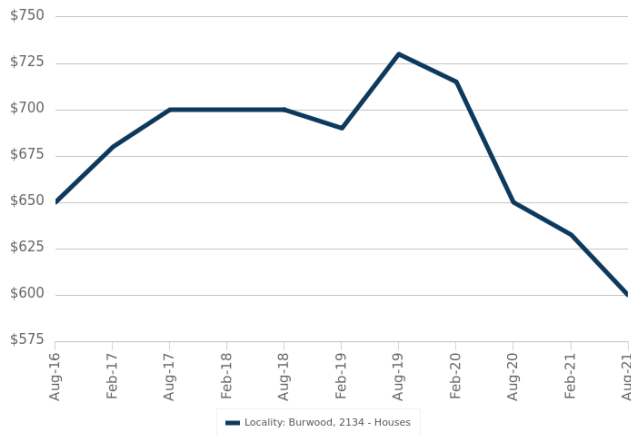


= number of units currently On the Market or Sold within the last 6 months

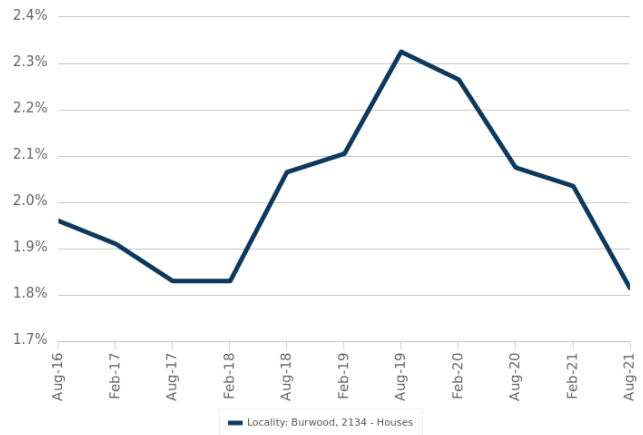
*Agent advised

Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Houses: Rental Activity Snapshot

For Rent

 4

 2
BEDROOMS



23 Meryla Street Burwood NSW 2134

Listed on 09 Dec 2021
\$400/W



3/16 Wyalong Street Burwood NSW 2134

Listed on 08 Dec 2021
\$375/W



 10

 3
BEDROOMS



4 Ireland Street Burwood NSW 2134

Listed on 10 Dec 2021
\$575/W



37 Archer Street Burwood NSW 2134

Listed on 09 Dec 2021
\$850/W



 1

 4
BEDROOMS



17 Church Street Burwood NSW 2134

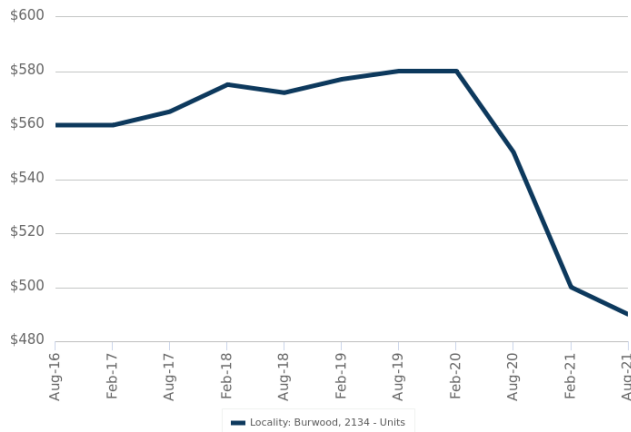
Listed on 11 Dec 2021
\$995/W



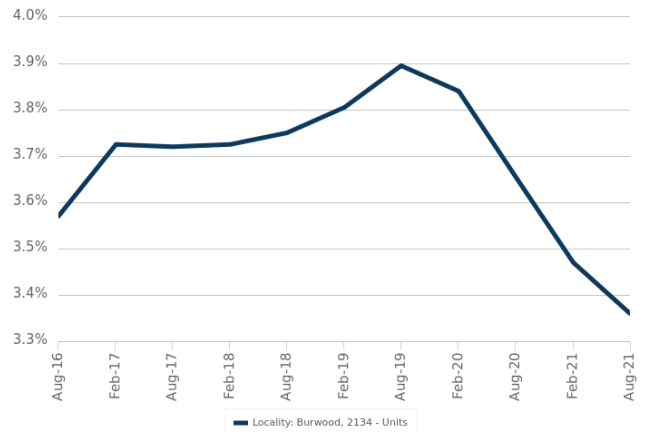
= number of houses observed as On the Market for Rent within the last month

Units: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)

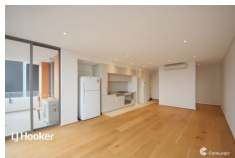


Units: Rental Activity Snapshot

For Rent

 53

 1
BEDROOMS

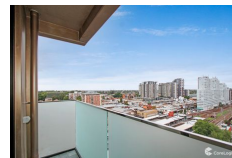


29 Belmore Street
Burwood NSW 2134

Listed on 11 Dec 2021
\$720/W



131m²



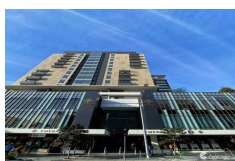
801/7 Deane Street
Burwood NSW 2134

Listed on 11 Dec 2021
\$495/W



 168

 2
BEDROOMS



7/29 Belmore Street
Burwood NSW 2134

Listed on 11 Dec 2021
\$720/W



2



30/1A Gloucester Avenue
Burwood NSW

Listed on 11 Dec 2021
\$700/W



2

 30

 3
BEDROOMS



31/3 Railway Parade
Burwood NSW 2134

Listed on 10 Dec 2021
\$675/W



2

2,139m²



34/3 Wilga Street
Burwood NSW 2134

Listed on 10 Dec 2021
\$950/W



2



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

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Mapping Data

A map showing an area or boundaries of a property is indicative only and may not be complete or accurate.

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