

Suburb Profile Report

Epping NSW 2121

Prepared on 13 December 2021

Prepared by Alvin Ou | alvin.ou@ahcgroups.com.au | 0402538500



CoreLogic[®]





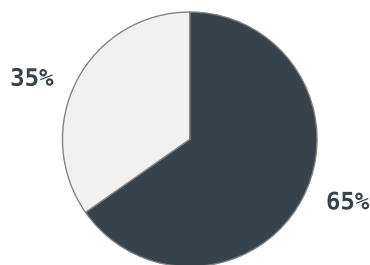
16km
Distance from GPO



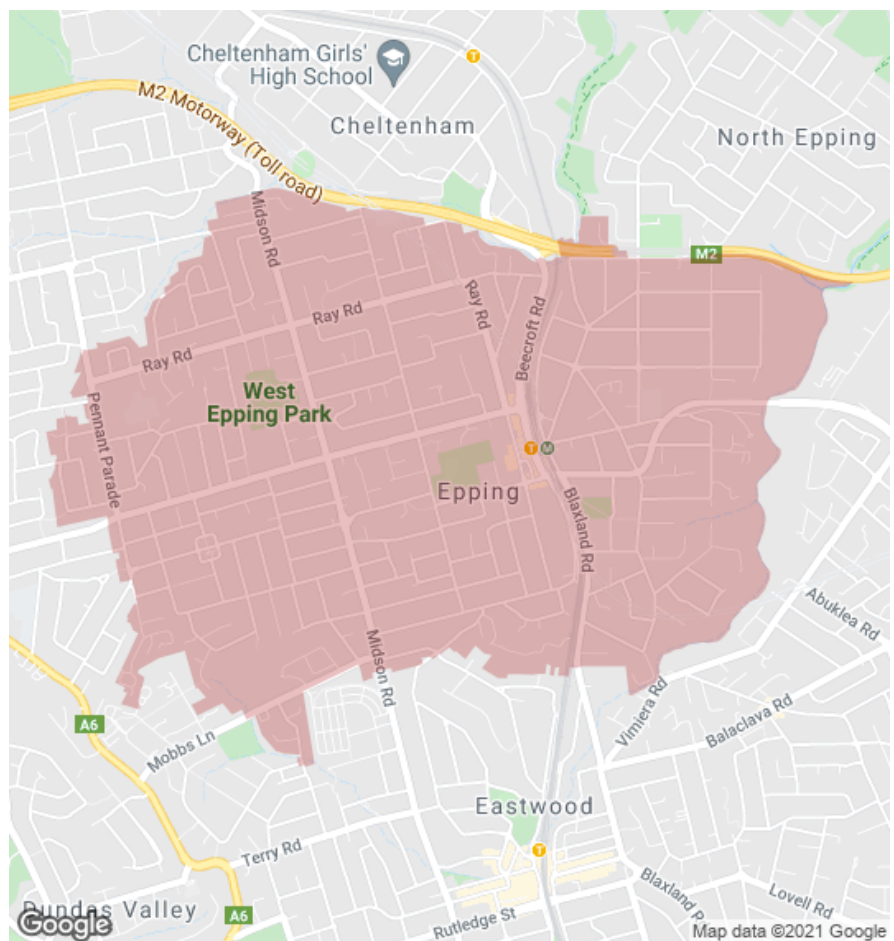
23.7k
Population
↑17.2%
5 year population change



13 years
Average length of ownership



■ Owner Occupiers ■ Renters



The size of Epping is approximately 6.9 square kilometres. It has 33 parks covering nearly 7.7% of total area. The population of Epping in 2011 was 20,226 people. By 2016 the population was 23,697 showing a population growth of 17.2% in the area during that time. The predominant age group in Epping is 20-29 years. Households in Epping are primarily couples with children and are likely to be repaying over \$4000 per month on mortgage repayments. In general, people in Epping work in a professional occupation. In 2011, 69% of the homes in Epping were owner-occupied compared with 63.6% in 2016. Currently the median sales price of houses in the area is \$2,000,000.

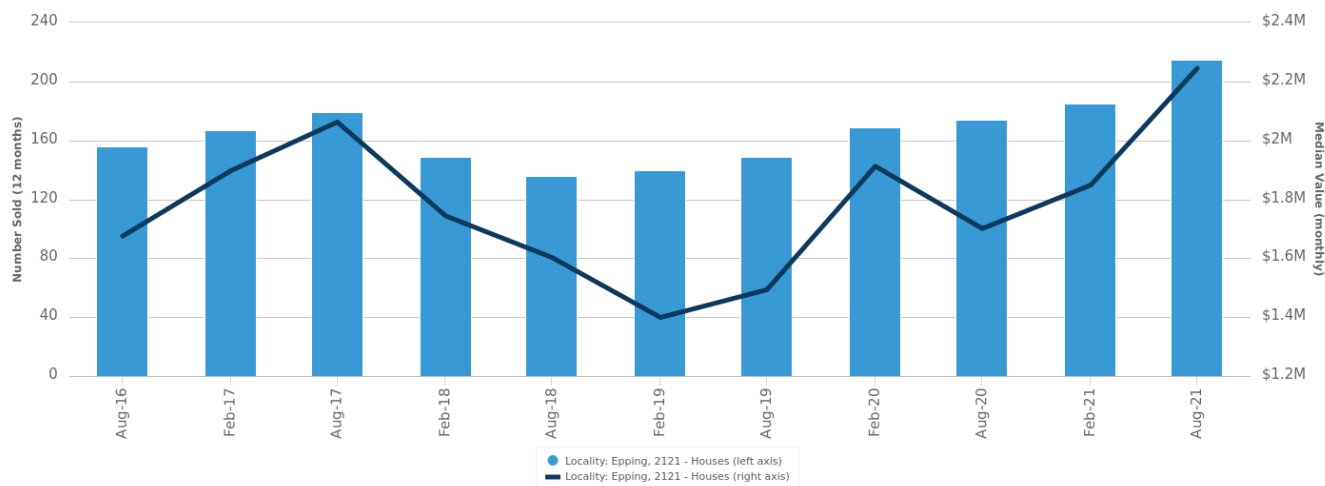
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	4,922	207	\$2,303,062	40
	6,814	252	\$791,467	141

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

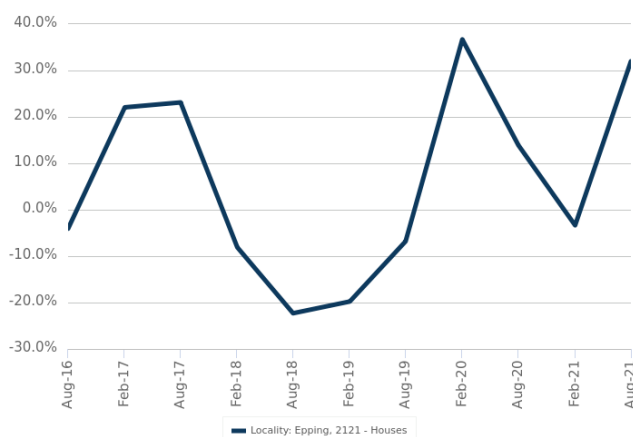


Houses: For Sale

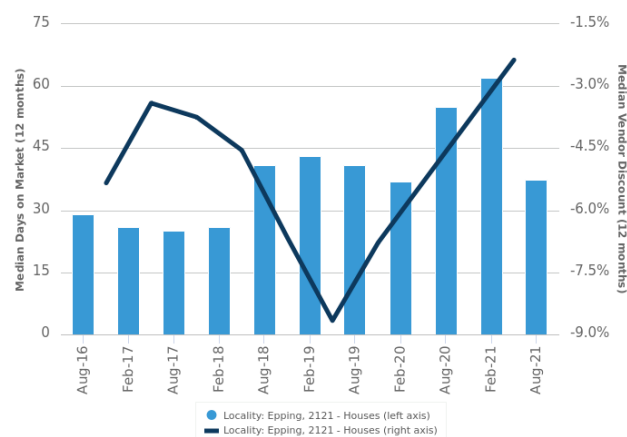
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$2,280,000

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

\$\$

Median Price*

\$2,000,000

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*

\$1,752,000

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

 4



6/11-27 Cliff Road Epping NSW 2121

Listed on 10 Dec 2021
[Contact for Price](#)

 2
BEDROOMS



18/18-20 Epping Park Drive Epping NSW 2121

Listed on 10 Dec 2021
\$700,000 to \$750,000



Recently Sold

 10



5/163 Carlingford Road Epping NSW 2121

Sold on 03 Dec 2021
\$800,000*



14 Canberra Street Epping NSW 2121

Sold on 20 Nov 2021
\$2,460,000*



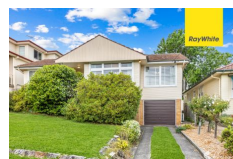
 12



160 Carlingford Road Epping NSW 2121

Listed on 10 Dec 2021
Auction: 16th December at 5pm(Unless Sold Prior)

 3
BEDROOMS



42 Valley Road Epping NSW 2121

Sold on 06 Dec 2021
\$2,100,000*



8 Chester Street Epping NSW 2121

Listed on 10 Dec 2021
Pre-Auction



26B Hillcrest Avenue Epping NSW 2121

Sold on 01 Dec 2021
\$1,755,000*



 11



10 Chester Street Epping NSW 2121

Listed on 11 Dec 2021
Pre-Auction

 4
BEDROOMS



13 Francis Street Epping NSW 2121

Sold on 09 Dec 2021
\$2,300,000*



24 Rosen Street Epping NSW 2121

Listed on 11 Dec 2021
Contact agent



26 Fernhill Avenue Epping NSW 2121

Sold on 08 Dec 2021
\$3,090,000*

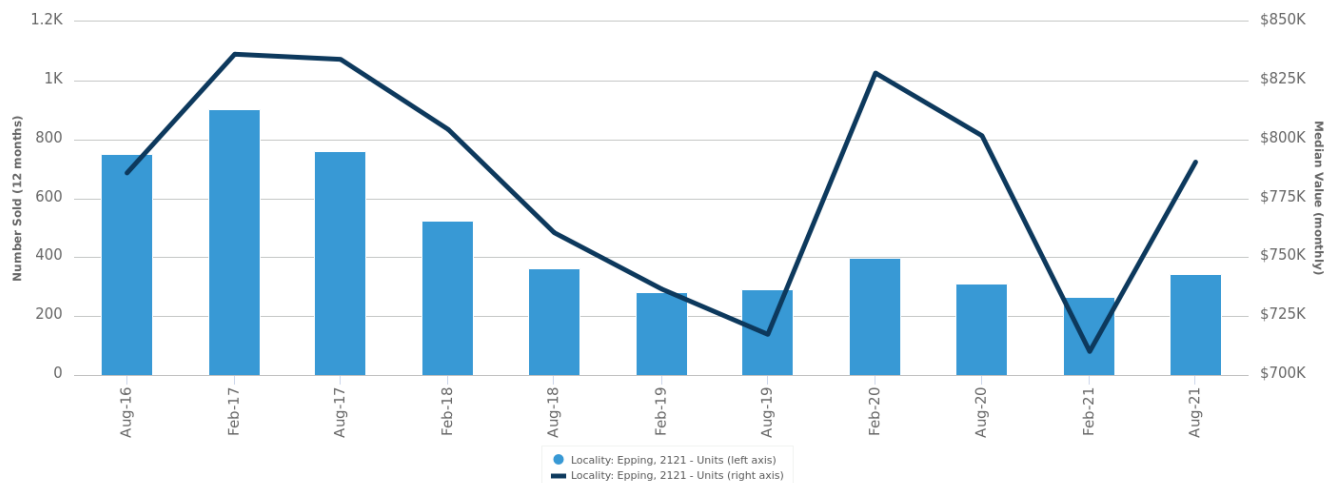


= number of houses currently On the Market or Sold within the last 6 months

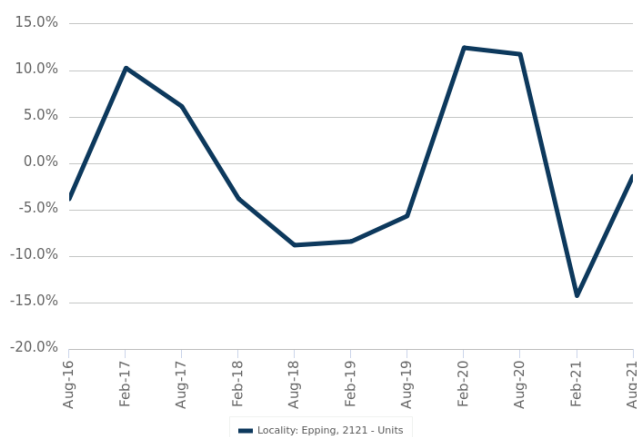
*Agent advised

Units: For Sale

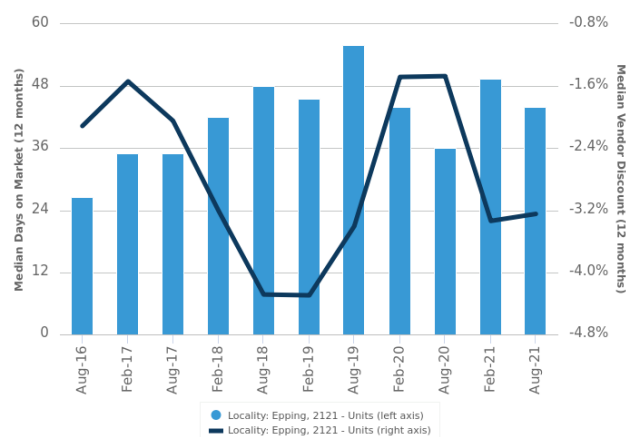
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$855,000

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

\$\$

Median Price*

\$755,000

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*

\$689,000

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

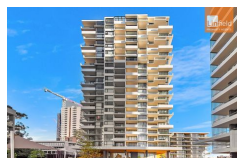
*Statistics are calculated over a rolling 12 month period

Units: Market Activity Snapshot

On The Market

 31

 1
BEDROOMS



**1207/26 Cambridge Street
Epping NSW 2121**

Listed on 10 Dec 2021
Just Listed | Zan & Shan



**106/22 Cambridge Street
Epping NSW 2121**

Sold on 19 Nov 2021
\$672,000*



**207/18-22 Carlingford
Road Epping NSW 2121**

Listed on 10 Dec 2021
Contact Agent



**15/10-14 Hazlewood Place
Epping NSW 2121**

Sold on 08 Nov 2021
\$635,500*



 83

 2
BEDROOMS



**3/719 Blaxland Road
Epping NSW 2121**

Listed on 11 Dec 2021
\$780,000



**2/76 Epping Avenue
Epping NSW 2121**

Sold on 11 Dec 2021
\$1,272,000*



**2-4 Cambridge Street
Epping NSW 2121**

Listed on 10 Dec 2021
1 or 2 or 3 bedrooms units
Contact Agent



**5/60 Cambridge Street
Epping NSW 2121**

Sold on 11 Dec 2021
\$990,000*



 24

 3
BEDROOMS



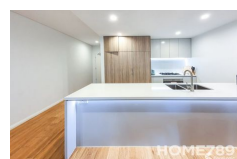
**2101/26 Cambridge Street
Epping NSW 2121**

Listed on 10 Dec 2021
For sale - contact agent



**4/2A Surrey Street Epping
NSW 2121**

Sold on 11 Dec 2021
Not Disclosed



**302/24-26 Carlingford
Road Epping NSW 2121**

Listed on 10 Dec 2021
Contact Agent



**12/71 Oxford Street Epping
NSW 2121**

Sold on 08 Dec 2021
\$880,000*

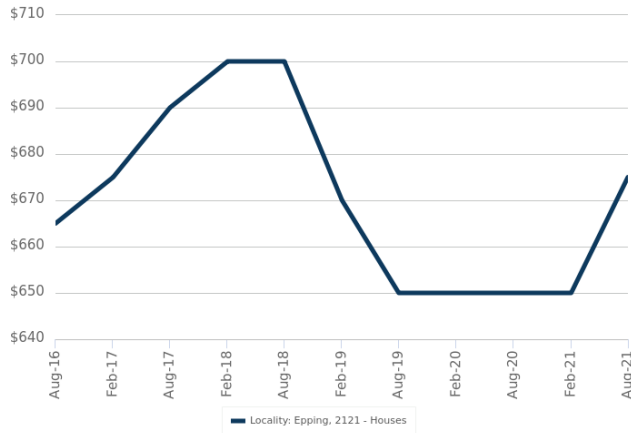


= number of units currently On the Market or Sold within the last 6 months

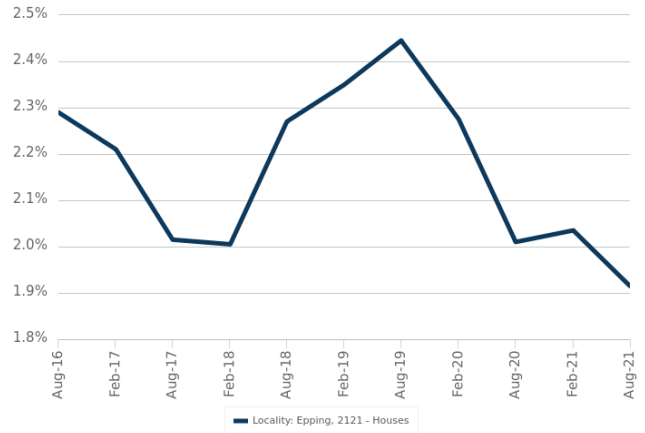
*Agent advised

Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Houses: Rental Activity Snapshot

For Rent

 6

 2
BEDROOMS



11-27 Cliff Road Epping NSW 2121

Listed on 10 Dec 2021
\$480/W



6 Kent Street Epping NSW 2121

Listed on 07 Dec 2021
\$700/W



 14

 3
BEDROOMS



43 Midson Road Epping NSW 2121

Listed on 09 Dec 2021
\$675/W



151A Midson Road Epping NSW 2121

Listed on 09 Dec 2021
\$750/W



 20

 4
BEDROOMS



128 Carlingford Road Epping NSW 2121

Listed on 10 Dec 2021
\$75/W



60A Essex Street Epping NSW 2121

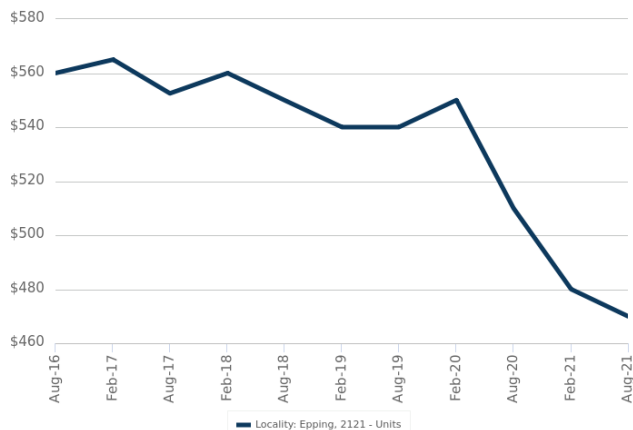
Listed on 09 Dec 2021
\$900/W



= 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

 51

 1
BEDROOMS



15 Forest Grove Epping NSW 2121

Listed on 12 Dec 2021
\$390/W



203/1 Cliff Road Epping NSW 2121

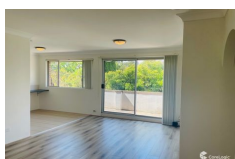
Listed on 11 Dec 2021
\$460/W



5,571m²

 135

 2
BEDROOMS

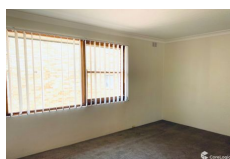


5/45 Bridge Street Epping NSW 2121

Listed on 12 Dec 2021
\$380/W



537m²



12/29 Bridge Street Epping NSW 2121

Listed on 11 Dec 2021
\$390/W



920m²

 28

 3
BEDROOMS



8/52-56 Oxford Street Epping NSW 2121

Listed on 11 Dec 2021
\$580/W



4,576m²



32/52-56 Oxford Street Epping NSW 2121

Listed on 11 Dec 2021
\$650/W



4,576m²



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

DISCLAIMER

Copyright

This publication reproduces materials and content owned or licenced by CoreLogic and may include data, statistics, estimates, indices, photographs, maps, tools, calculators (including their outputs), commentary, reports and other information (CoreLogic Data).

CoreLogic Standard Disclaimer

The CoreLogic Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

While CoreLogic uses commercially reasonable efforts to ensure the CoreLogic Data is current, CoreLogic does not warrant the accuracy, currency or completeness of the CoreLogic Data and to the full extent permitted by law excludes liability for any loss or damage howsoever arising (including through negligence) in connection with the CoreLogic Data.

This publication contains data and statistics provided by the Australian Bureau of Statistics, available at <http://www.abs.gov.au/> and reproduced under Creative Commons Attribution 2.5 <http://creativecommons.org/licenses/by/2.5/au/legalcode>.

Mapping Data

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

State and Territory Data

Contains property sales information provided under licence from the Land and Property Information ("LPI"). RP Data Pty Ltd trading as CoreLogic is authorised as a Property Sales Information provider by the LPI.

If you have any questions or concerns about the information in this report, please contact our customer care team.

Within Australia: **1300 734 318**
Outside Australia: **(+61) 7 3114 9999**
Email us: **customercare@corelogic.com.au**