

# Suburb Profile Report

## Parramatta NSW 2150

Prepared on 13 December 2021

Prepared by Alvin Ou | [alvin.ou@ahcgroups.com.au](mailto:alvin.ou@ahcgroups.com.au) | 0402538500



**CoreLogic**®







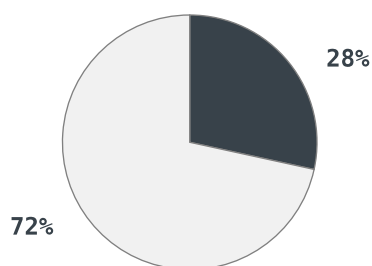
**19km**  
Distance from GPO



**25.8k**  
Population  
**↑30.6%**  
5 year population change



**10 years**  
Average length of ownership



■ Owner Occupiers ■ Renters



The size of Parramatta is approximately 5.5 square kilometres. It has 24 parks covering nearly 18.7% of total area. The population of Parramatta in 2011 was 19,744 people. By 2016 the population was 25,788 showing a population growth of 30.6% in the area during that time. The predominant age group in Parramatta is 30-39 years. Households in Parramatta are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Parramatta work in a professional occupation. In 2011, 35.9% of the homes in Parramatta were owner-occupied compared with 28.1% in 2016. Currently the median sales price of houses in the area is \$1,265,000.

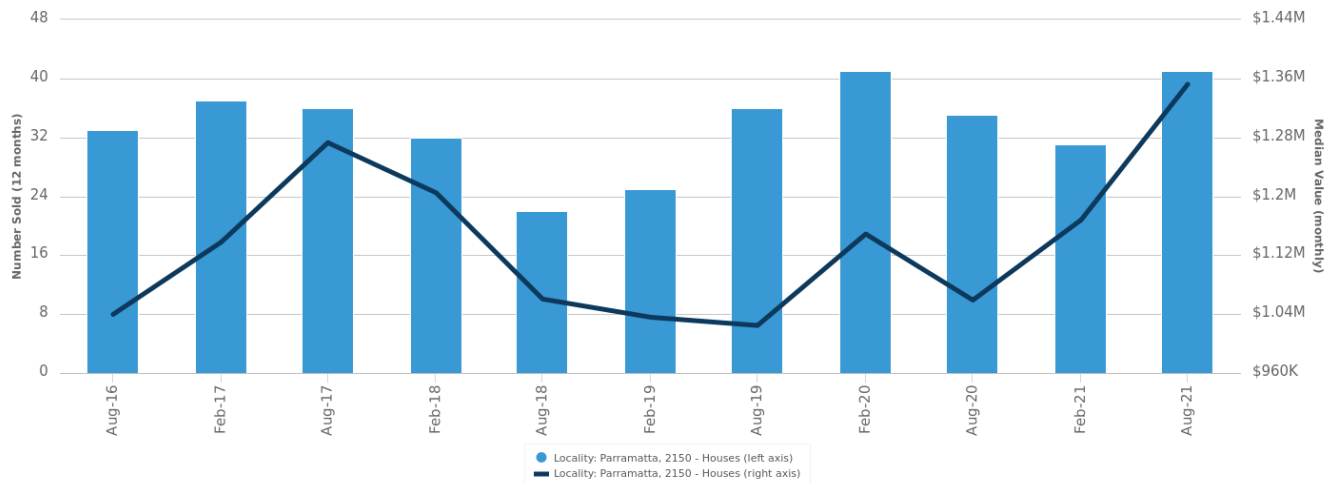
|                                                                                     | Total dwellings | Total new listings* | Median Value | Total number currently listed |
|-------------------------------------------------------------------------------------|-----------------|---------------------|--------------|-------------------------------|
|  | 1,298           | 48                  | \$1,398,876  | 13                            |
|  | 12,427          | 420                 | \$597,538    | 224                           |

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

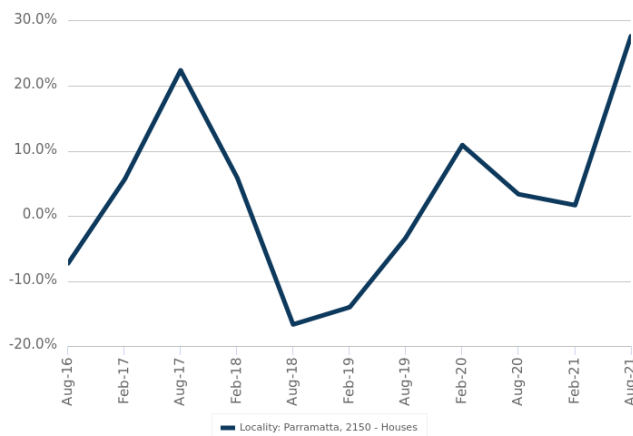


## Houses: For Sale

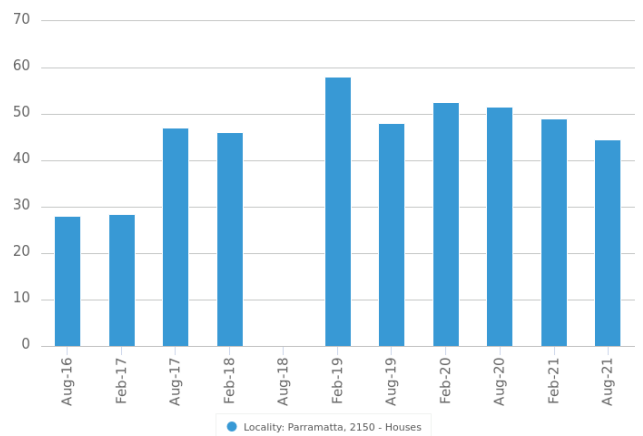
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price\*

\$1,511,000

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

\$\$

Median Price\*

\$1,265,000

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\*

\$1,050,000

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

 2  
BEDROOMS



**11 Hassall Street Parramatta NSW 2150**

Listed on 10 Dec 2021  
Contact Agent | Joe Liu 0470 529 663



**10/26 Queens Avenue Parramatta NSW 2150**

Sold on 26 Nov 2021  
\$468,000\*



**39/1 Macquarie Street Parramatta NSW 2150**

Listed on 10 Dec 2021  
\$600,000-\$650,000



**36/14-16 Lamont Street Parramatta NSW 2150**

Sold on 17 Nov 2021  
Not Disclosed



 2

 3  
BEDROOMS



**8A Boundary Street Parramatta NSW 2150**

Listed on 10 Dec 2021  
Buyers guide \$1,950,000



**21 Denison Street Parramatta NSW 2150**

Sold on 10 Dec 2021  
\$1,500,000\*



**18 Glebe Street Parramatta NSW 2150**

Listed on 09 Dec 2021  
For Sale - Price Guide - \$1,560,000 to \$1,595,000



**78 Hassall Street Parramatta NSW 2150**

Sold on 20 Nov 2021  
\$1,455,500\*



 3

 4  
BEDROOMS



**73 Great Western Highway Parramatta**

Listed on 11 Dec 2021  
Just Listed



**54 Boundary Street Parramatta NSW 2150**

Sold on 25 Oct 2021  
\$0



**34A Inkerman Street Parramatta NSW 2150**

Listed on 09 Dec 2021  
FORTHCOMING AUCTION



**83 Lansdowne Street Parramatta NSW 2150**

Sold on 10 Aug 2021  
\$1,525,000

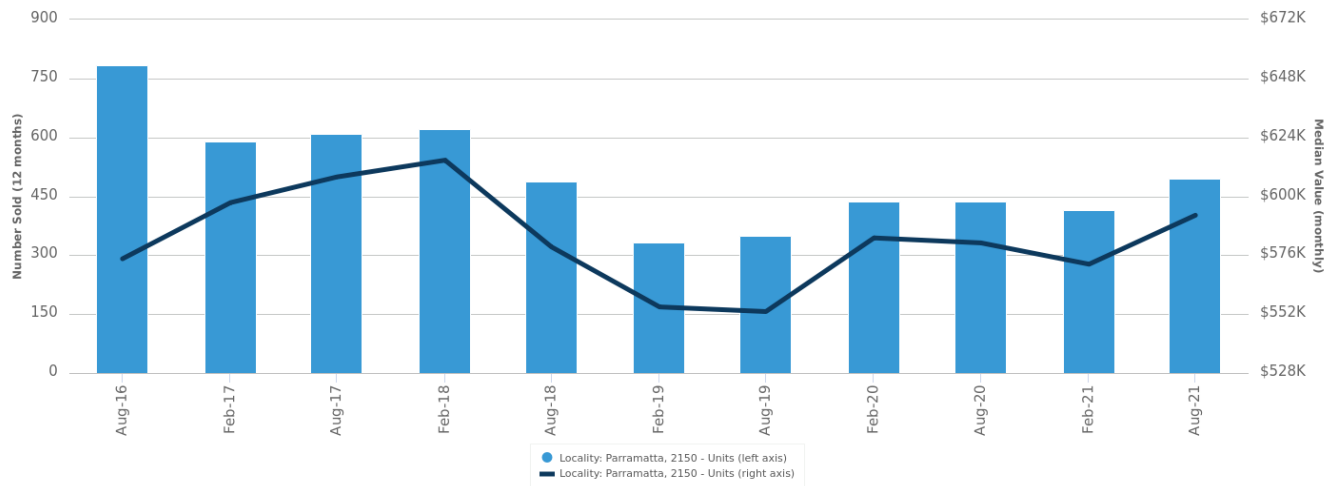


= number of houses currently On the Market or Sold within the last 6 months

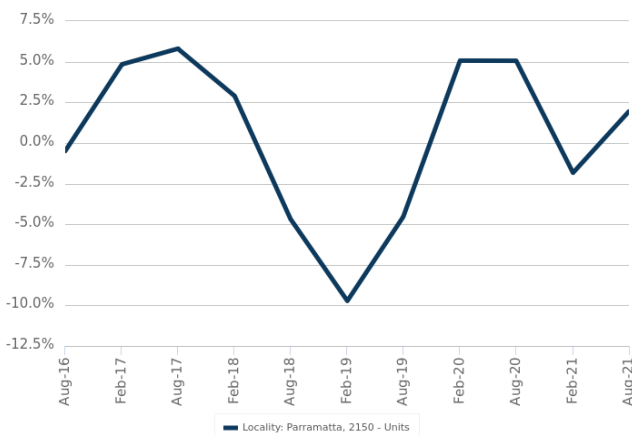
\*Agent advised

## Units: For Sale

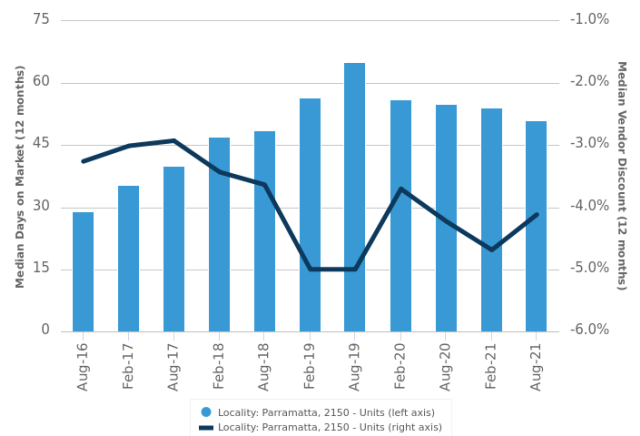
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price\*

\$715,000

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

\$\$

Median Price\*

\$610,000

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\*

\$516,500

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

 60

 1  
BEDROOMS



**6208/1A Morton Street  
Parramatta NSW 2150**

Listed on 11 Dec 2021  
**Owner Says SELL SELL SELL**



1.75Ha



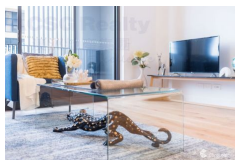
 35

**302/88 Church Street  
Parramatta NSW 2150**

Sold on 01 Dec 2021  
**\$0**



62m²

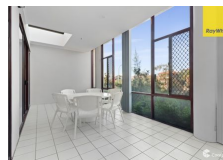


**5/88 Church Street  
Parramatta NSW 2150**

Listed on 10 Dec 2021  
**Contact Agent**



3,619m²



**3/22-32 Great Western  
Highway Parramatta**

Sold on 26 Nov 2021  
**\$490,000\***



4,743m²

 127

 2  
BEDROOMS



**35/76 Great Western  
Highway Parramatta**

Listed on 11 Dec 2021  
**AUCTION THIS SUNDAY ON SITE**



-

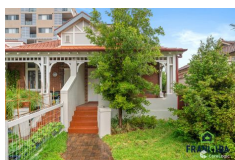


**57/3 Sorrell Street  
Parramatta NSW 2150**

Sold on 11 Dec 2021  
**\$720,000\***



5,470m²



**15 Marion Street  
Parramatta NSW 2150**

Listed on 11 Dec 2021  
**Auction Unless Sold Prior**



1,515m²



**4/18 Betts Street  
Parramatta NSW 2150**

Sold on 07 Dec 2021  
**\$565,000\***



108m²

 28

 3  
BEDROOMS



**5203/330 Church Street  
Parramatta NSW 2150**

Listed on 11 Dec 2021  
**\$1,150,000**



140m²



**4/16-20 Grandview Street  
Parramatta NSW**

Sold on 04 Dec 2021  
**\$975,000\***



2,226m²



**101/6-10 Charles Street  
Parramatta NSW 2150**

Listed on 10 Dec 2021  
**\$620,000 to \$680,000**



-



**3904/11 Hassall Street  
Parramatta NSW 2150**

Sold on 27 Nov 2021  
**\$900,000\***



-



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

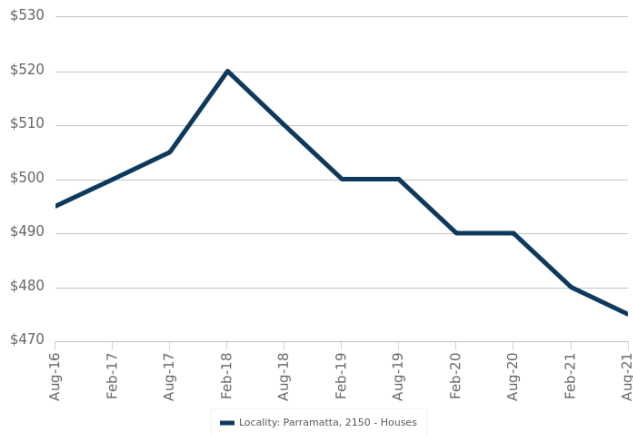
\*Agent advised



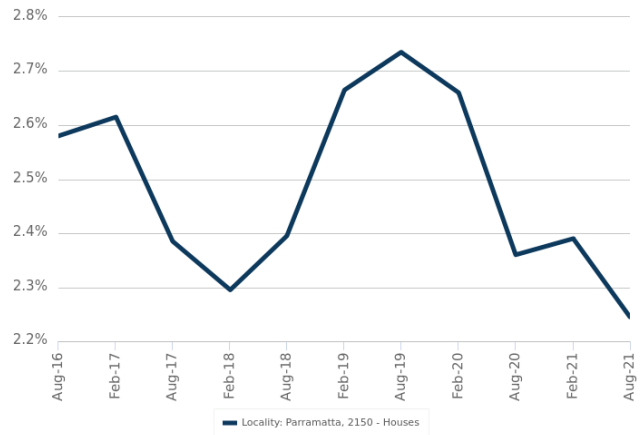


## Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



## Houses: Rental Activity Snapshot

For Rent

 10

 2  
BEDROOMS



**24 Young Street**  
Parramatta NSW 2150

Listed on 11 Dec 2021  
\$400/W



**1/43 Victoria Road**  
Parramatta NSW 2150

Listed on 08 Dec 2021  
\$340/W



 11

 3  
BEDROOMS



**18 Gore Street**  
Parramatta NSW 2150

Listed on 11 Dec 2021  
\$520/W



**86 O'Connell Street**  
Parramatta NSW 2150

Listed on 10 Dec 2021  
\$500/W



 9

 4  
BEDROOMS



**40 Thomas Street**  
Parramatta NSW 2150

Listed on 11 Dec 2021  
\$490/W



**54 Boundary Street**  
Parramatta NSW 2150

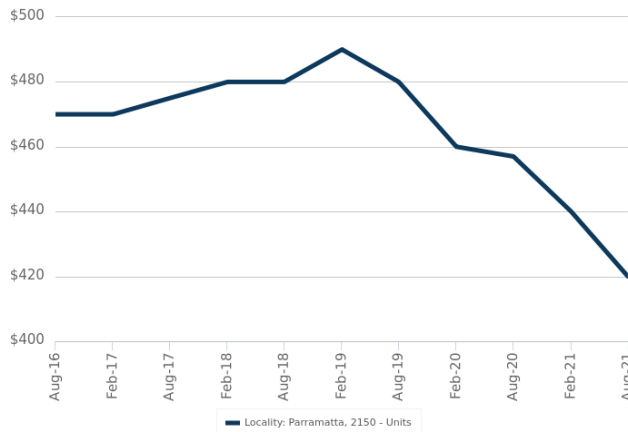
Listed on 10 Dec 2021  
\$750/W



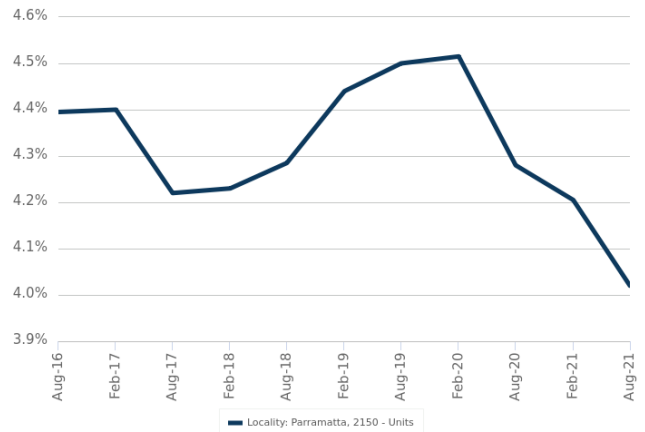
= number of houses observed as On the Market for Rent within the last month

## Units: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



## Units: Rental Activity Snapshot

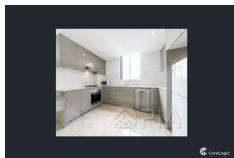
For Rent



146



1 BEDROOMS



**21-23 Cowper Street  
Parramatta NSW 2150**

Listed on 12 Dec 2021  
\$590/W



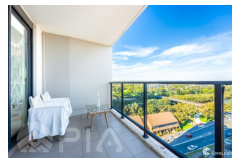
1



1



120m<sup>2</sup>



**109-113 George Street  
Parramatta NSW 2150**

Listed on 12 Dec 2021  
\$420/W



1



1



601m<sup>2</sup>



372



2 BEDROOMS



**801A/3 Broughton Street  
Parramatta NSW**

Listed on 12 Dec 2021  
\$600/W



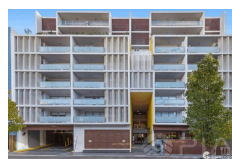
2



2



-



**25-29 Cowper Street  
Parramatta NSW 2150**

Listed on 12 Dec 2021  
\$500/W



1



2



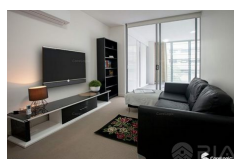
748m<sup>2</sup>



48



3 BEDROOMS



**5/7 Aird Street Parramatta  
NSW 2150**

Listed on 12 Dec 2021  
\$600/W



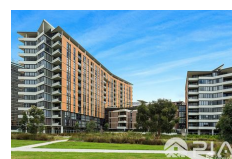
1



2



121m<sup>2</sup>



**705A/3 Broughton Street  
Parramatta NSW**

Listed on 10 Dec 2021  
\$700/W



2



2



-



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



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Within Australia: **1300 734 318**  
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