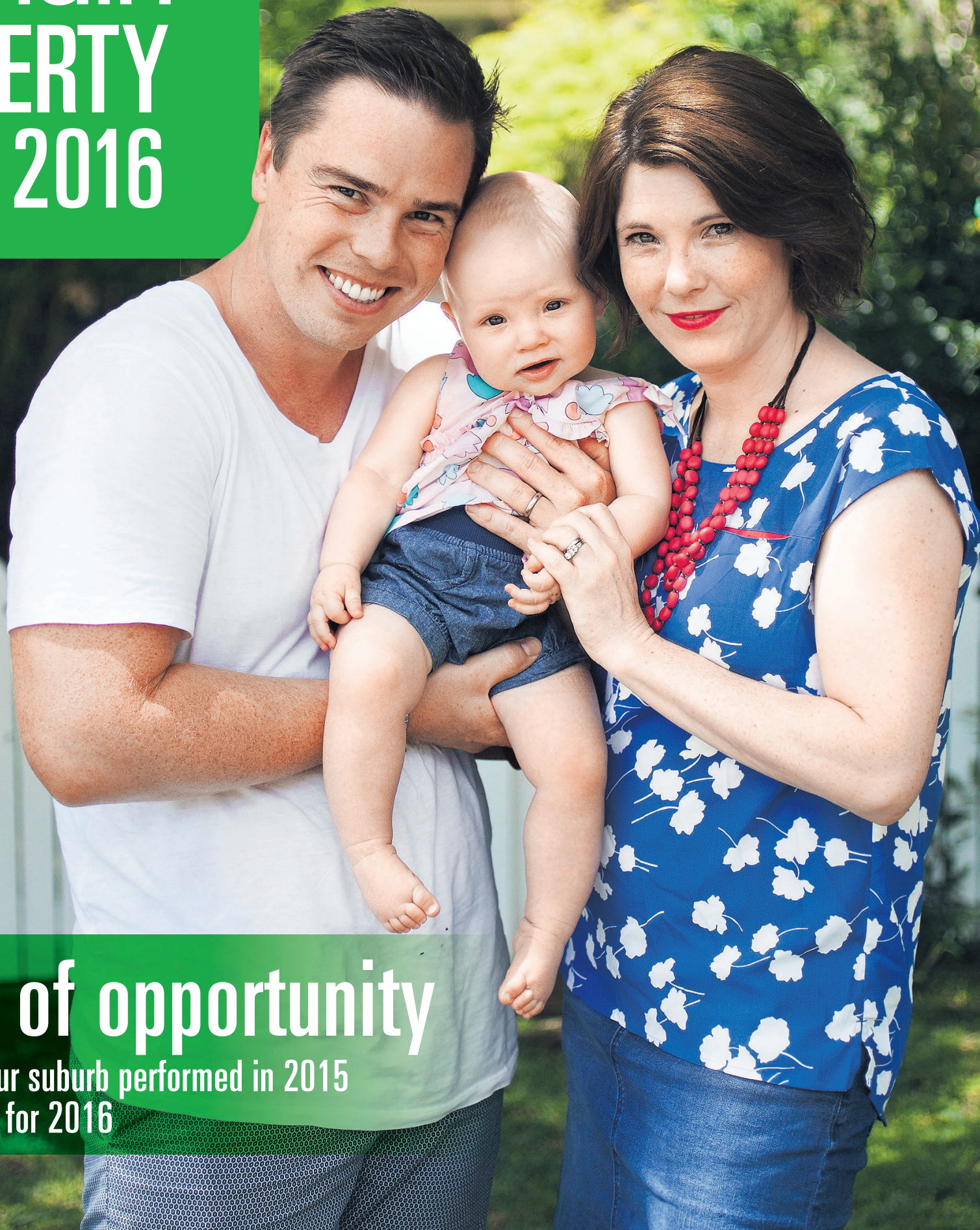


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Angus Belling and Nerida Peart, with their daughter Phoebe

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OUR EXPERT PANEL'S PREDICTIONS

'We may see prices go backwards ... and stabilise in the later part of the year'

PRICE GROWTH IN SPRING
Dr Andrew Wilson



Signs have emerged of a flattish start to the year. I think we will need to wait until spring to see signs of prices growth, which is only logical given the extraordinary price growth we've seen in the past three years. In the last quarter, downward activity was driven by a lack of confidence, but the underlying shortage of housing will continue to keep demand ahead of supply once confidence recovers. We may see prices going backwards in the first part of the year and stabilising in the later part of the year. We might see growth of 2 per cent in the houses market and maybe about 1 per cent for units. *Dr Andrew Wilson is chief economist for Domain Group.*



The Elaine estate in Point Piper has a price tag of \$75 million to \$80 million.

INVESTOR ACTIVITY WANES

Louis Christopher



Our forecast is for Sydney dwellings to rise between 4 and 9 per cent for the full calendar year. Sydney's outer west, south-west and north-west will experience the full brunt of the slowdown, with price falls likely. The middle rings and inner rings are likely to record moderate gains. These regions underperformed during the boom, but now will outperform during the slowdown, as they are less influenced by investors. Many investors left the market as a result of APRA action in restricting investor lending. Now the buyers are still there, but they are not willing to pay crazy prices. *Louis Christopher is managing director of SQM Research.*

last year's mad pace. Rental returns will start to grow again, because of a shortage of properties, and with the turmoil in the sharemarket, investors will return to the security of bricks and mortar. *David Milton is managing director of CBRE Residential Projects.*

FLATTER MOMENTUM

Alan Oster



Our house price forecast for Sydney is up 0.6 per cent, and for units a fall of 0.6 per cent. Momentum in the market is expected to flatten out as credit restrictions on investors and worsening affordability bites. Residential construction remains strong, especially in apartments, which will more than offset new demand. It is also unclear how restricting the investor regulatory changes will be, given that to date there seems to have been some shifting in credit growth from investors to owner-occupiers. Despite a significant moderation in the housing market, we believe the possibility of a more severe correction is still remote. *Alan Oster is NAB chief economist.*

BLUE-CHIP WILL DO WELL

Peter Gordon



After such intense growth and media hype, it's no surprise the Sydney market is showing signs of fatigue. Quality property in blue-chip areas will continue to perform well and I'm predicting a healthy year for Sydney. Any correction will be felt most in areas where recent, unsustainable growth was driven by investors and speculators. We are seeing renewed optimism from first-time buyers, and those looking to upgrade. I forecast growth of 2 to 5 per cent for houses, with apartment prices stable. *Peter Gordon is a sales agent at Cobden & Hayson.*

YEAR OF CONSOLIDATION

John Cunningham



2016 will be the year of consolidation, where stability will lead to confidence after the past few years, during which pent-up demand flowed into boom conditions. The pressure is off and more time can be taken to do due diligence. Activity will increase and more transactions will occur. I see no more than 3 per cent growth for houses, which will run close to the inflation rate. First home buyers will come back into the market, which might put more pressure on apartment prices, and growth might stretch to 5 per cent. *John Cunningham is managing director of Cunninghams and Real Estate Institute of NSW president.*

WARNING FOR SELLERS

Savanth Sebastian



Overall, we believe the market will grow by 5 to 7 per cent, driven by houses rather than units. Given the lift in supply, we believe rental yields will continue to come back, and it does mean more circumspect price growth, particularly in the unit and investor markets. We've seen a bit of a disconnect between buyers and sellers, so I think sellers are going to have to be more realistic with pricing. There is a huge amount of approvals in the pipeline, which provides a cushion to the fallback in the mining story nationally. Here in NSW, that construction pipeline will continue to support economic growth. *Savanth Sebastian is an economist with CommSec.*

INTENSE PERIOD ENDS

Dr Shane Oliver



It seems the period of very intense growth has come to an end, driven by APRA measures to slow bank lending to investors and banks to hold higher capital ratios. These measures have boosted mortgage rates and all the coverage around that has dented buyer expectations. Consequently, we've seen the auction clearance rates slow right down, finance growth has slowed, and it has all showed up in weaker price growth. I think interest rates will remain low and might even be cut as economic growth remains subdued. I see modest growth for houses of 4 to 5 per cent and apartment growth of up to 2 per cent. *Dr Shane Oliver is chief economist at AMP Capital.*

HOW TO READ THE TABLES

The middle price of all houses and apartments sold in this suburb during the year

The suburb's ranking based on its house and apartment median prices

Percentage change of houses and apartment values

Total number of properties sold during 2015

Prices in \$'000s

CASTLECRAG		RANK 15	
MEDIAN	2015	2014	Change Trend
HOUSES	2130	1825	>25% 6.6%
APARTMENTS	n/a	n/a	- -
TOTAL SALES 29	Auction 22	Private treaty 7	
TOP THREE SALES			
1a The Tor Wk	6750	2%+	Houses
9 The High Tor	4050	3%+	Apartments
43 The Scarp	3500		

Prices in \$'000s

The top three house/apartment sales in the suburb in 2015 – either by auction or private treaty. If Domain was unable to verify the reliability of the reported price it has been excluded.

Domain Group's prediction of how far values will rise (or fall) this year

Average year on year percentage change in past decade

n/a Statistically not reliable – where there were fewer than 10 sales or information was imprecise.

Some suburbs have been omitted due to a lack of sales

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Houses preview

Opportunity knocks as balance returns

Buyers will have more of a chance of winning their dream home as the heat comes off, writes **Kate Farrelly**.

When it comes to Sydney's residential property market, the word on everybody's lips this year is stable.

Agents and commentators alike are anticipating a year in which stories of extreme price hikes take on folkloric dimensions, replaced by less thrilling but more sustainable tales of normal real estate transactions.

"The market has pushed the reset button," Domain Group chief economist Dr Andrew Wilson says. "It was the pause we had to have in the Sydney market."

In contrast, last year has been described as a year when the fear of missing out reigned supreme. It took hold of otherwise sane buyers and led them ever deeper into the arms of lenders.

Sydney house prices rose 14.8 per cent in 2015, according to Domain Group data,

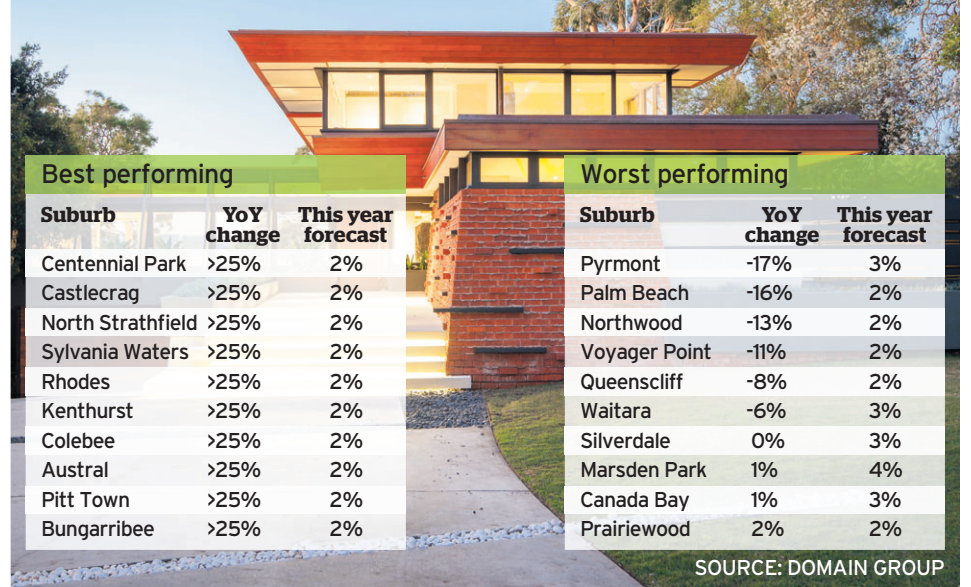
bringing the three-year total price growth to an eye-watering 53 per cent. In dollar terms, Sydney's median house price reached a peak of \$1,032,433 in the September quarter, before cooling to \$1,013,258 in the December quarter.

"The higher mortgage interest rates initiated mid-year by financial regulators for both investors and owner-occupiers demolished the booming market in Sydney," Wilson says.

"Sydney median house prices fell by a dramatic 3.1 per cent over the December quarter - the first fall since June 2012 and the sharpest quarterly decline in house prices reported by the city on record."

Despite the gloomy headlines, most commentators are not expecting continued significant price falls this year. "We're in a more balanced, less speculative market,"

PRICE GROWTH 2015 & PREDICTIONS HOUSES



Best performing			Worst performing		
Suburb	YoY change	This year forecast	Suburb	YoY change	This year forecast
Centennial Park	>25%	2%	Pyrmont	-17%	3%
Castlecrag	>25%	2%	Palm Beach	-16%	2%
North Strathfield	>25%	2%	Northwood	-13%	2%
Sylvania Waters	>25%	2%	Voyager Point	-11%	2%
Rhodes	>25%	2%	Queenscliff	-8%	2%
Kenthurst	>25%	2%	Waitara	-6%	3%
Colebee	>25%	2%	Silverdale	0%	3%
Austral	>25%	2%	Marsden Park	1%	4%
Pitt Town	>25%	2%	Canada Bay	1%	3%
Bungarribee	>25%	2%	Prairiewood	2%	2%

SOURCE: DOMAIN GROUP

AMP Capital chief economist Dr Shane Oliver says. "The reality is in Australia we tend not to see sharp sustained falls in prices unless you see much higher unemployment and much higher interest rates."

McGrath Estate Agents chief executive John McGrath is forecasting continued growth this year, albeit at a much more moderate, sustainable level.

"The Sydney market had reached a point where some sales were achieving extraordinary results, often 25 to 50 per cent above expectations," he says.

"I think it's these types of extraordinary sales results that will disappear and be replaced by a more predictable set of outcomes. Buyers have had a tough few years getting into the market, but now I believe they will have a great opportunity to secure the right property for themselves before the market moves upwards again."

There are plenty of buyers back in the

market, and listings are up 30 per cent on the same period last year, SQM Research managing director Louis Christopher says.

"What buyers will not do any more is buy at those crazy prices that were recorded in the June quarter last year. Vendors, on the other hand, have not materially budged from the price settings they got from that crazy June quarter. They saw the prices their neighbours got, and now expect that as a minimum."

The current differential between buyers and sellers is about 8 per cent, he says, which is 3 per cent higher than average and a key driver behind lower auction clearance rates. It will take a little time for buyers and sellers to "meet somewhere in the middle".

FIRST-HOME BUYERS

Sydney is fast approaching a real estate market in which first-time buyers are forced to kick off begin their property journey with an apartment because of affordability issues.

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“I see no significant lift in the number of first-time buyers in the near future,” Wilson says.

“The reality is that Sydney has an international price tag, and even with a pull-back in the market, we’re still going to be very close to a \$1 million median.

“It’s a real task for first-home buyers to get into the market, because they’re still going to require a deposit of about \$120,000, which is a very tough ask, particularly given rents are still rising and the savings environment is not good.”

First-home buyers will have to look to the outer suburbs for more affordable houses, he says.

There are still about 80 suburbs with a median house price of \$600,000 or less, all concentrated in the west and south-west.

INVESTORS

Loans to investors reached record levels last year, rising to a peak of 54.2 per cent of loan market share in May before a sustained fall after Australian Prudential Regulation Authority measures to quell demand.

The tightening of credit conditions caused some investors to retreat from the market, but commentators expect a swing in sentiment because of the volatility in the sharemarket.

“We’re already seeing the impact of the slumping sharemarket, with more investors and self-managed superannuation fund buyers attending open homes,” Raine & Horne property group executive chairman Angus Raine says.

“The lower Australian dollar will also keep overseas investors interested in Sydney real estate in 2016.”

PRESTIGE PROPERTY

Foreign buyers were a force to be reckoned with in the Sydney prestige market in 2015, snapping up properties from Killara to Kangaroo Point. There are mixed views on how the market will fare this year.

On the upper north shore, Stone Lindfield



Cobden & Hayson agent Renae Dickey has been showing Angus Belling, Nerida Peart and Phoebe through houses in Rozelle, Balmain and Lilyfield, where fierce competition has led to price rises of up to 19 per cent. Photo: Fiona Morris

Couple expect better opportunities amid signs of ‘prices flattening’

Angus Belling is at pains to point out that he’s privileged to be in a position to buy a property in Sydney, but that hasn’t made property hunting any less challenging. Together with wife Nerida Peart and 10-month-old daughter Phoebe, he has been searching for a house for more than 18 months.

This week, the young family must vacate their rental property in Thornleigh, and will probably need to move in with relatives while they continue their search. With a budget in the mid-\$1 million range, Angus hopes to buy a three-bedroom house close to the city where he works, and close to good amenities for Nerida, who is a stay-at-home mum. Their wish list means the family faces an all-too-common set of

compromises. “We can look at spending less and moving further out, or spending more and being closer in and getting less for our money,” he says.

On the plus side, he believes this year will offer better buying opportunities. “We’re really thankful that we haven’t bought anything yet, because we are seeing prices flattening. We saw some panic buying before Christmas by buyers who were tired of the home search. If we had bought in September last year, we would potentially have \$200,000 more in a mortgage than if we buy now.

“It taught us the lesson that you just have to know your limits and be very firm with them. You’re not just making a choice about a house, but the level of debt you’re comfortable with servicing.”

agent Mae Chan says the falling Australian dollar continues to attract overseas interest.

“As the dollar goes lower, Australia has become more attractive to overseas buyers, as the exchange rate gives them a 25 per cent discount straight off the bat,” she says.

BresicWhitney director Shannan Whitney also expects the top end of the market to be the standout performer in 2016.

“It will be the best category this year with the low Australian dollar,” he says, “and out of the top 10 sales for the year, eight were to mainland Chinese, which is pretty compelling.”

On the flip side, House 18 agent Michael Zhu expects a slowdown. His buyers, 70 per cent of whom hail from China and Hong Kong with budgets between \$3 million and \$20 million,

are now heading to the United States in the wake of strict new visa requirements, an economic downturn in China and draconian government regulations making it harder to transfer money out of China.

Black Diamondz director Monika Tu concurs. “Prices are definitely not going up. The market has been too hot, even for overseas buyers.”

UPGRADERS-DOWNSIZERS

McGrath says this demographic will form the backbone of the Sydney property market this year.

“Continuing record-low interest rates and a more subdued market will be very attractive traits for these two demographic groups,” and the trend could be seen right across the city.

Ray White Bankstown agent Jennifer Khoury believes family homes that allow people to upgrade will be in high demand in the Canterbury Bankstown region in 2016.

“Buyers and sellers are coming to terms with the reality of a normal market,” she says. “It is a very safe and affordable option to upgrade or downsize now.”

Dave Watkins, of Ray White Sylvania Waters, is fielding plenty of inquiries from upgraders, as is Simon Harrison, of Belle Property Lane Cove.

“Upgraders are our most active market,” Harrison says.

“There is a big flow coming out of apartments in the inner west and from places like Waverton, Crows Nest and Neutral Bay. They’re all looking for something bigger.”

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Apartments preview

Units are best hope for young families

The return of first-home buyers may help balance the high number of units being built, writes **Kate Farrelly**.

They're coming to a suburb near you: brand-spanking new apartments, rising above shopping centres, assembling near transport hubs, and nudging their way onto highways and busy thoroughfares - units for students, for downsizers and increasingly for young families priced out of Sydney's house market.

The managing director of CBRE Residential Projects, David Milton, described the first three-quarters of 2015 as one of the strongest markets in history for off-the-plan sales across Sydney, but says there will be a return to "a normal market" in 2016.

"With the fall in clearance rates and a lot of negative press, buyers responded by delaying their decision to purchase, so the December quarter saw less activity," he says, "but a good number of those buyers are already out buying this year, and they are more

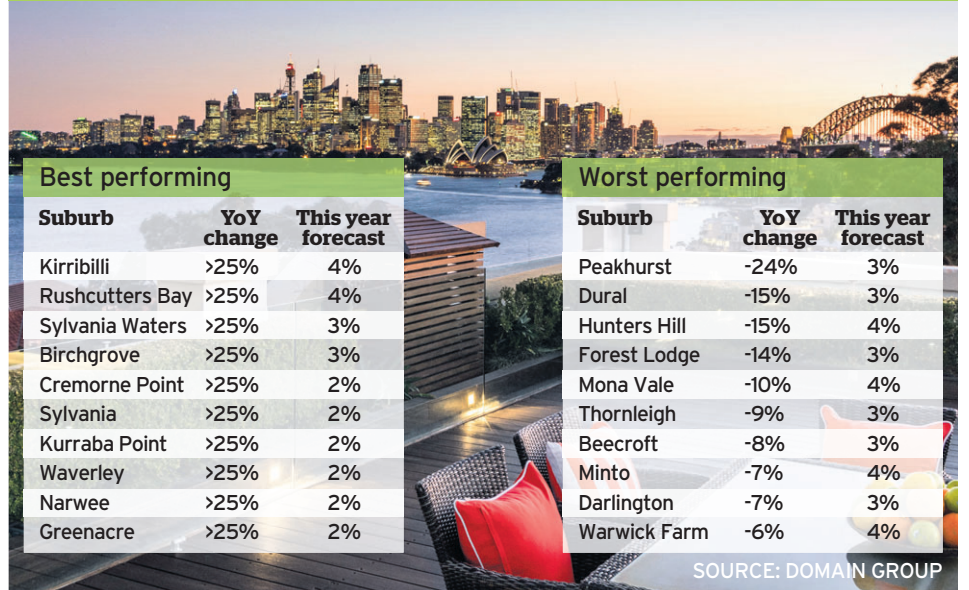
comfortable, because they feel they have time to think about it."

The managing director of Cunninghams and Real Estate Institute of NSW president, John Cunningham, is tipping apartments to outperform houses in 2016. The return of first-home buyers to the market is likely to put more pressure on apartment prices, he says, which could rise up to 5 per cent.

And there's likely to be more enthusiasm for apartments from another sector, too. Angus Raine, executive chairman of the Raine & Horne Property Group, sees pent-up demand from empty-nesters looking for three-bedroom, two-bathroom apartments. "In Sydney, there is very little stock fitting this description, which will underpin values in this niche category," he says.

However, other experts aren't tipping quite

PRICE GROWTH 2015 & PREDICTIONS APARTMENTS



so much price growth. "We've literally had a building boom in Sydney," AMP Capital chief economist Dr Shane Oliver says.

"A lot of that will come on stream this year and constrain prices, which we've already seen in Sydney's west and south-west."

According to a report by Dr Nigel Stapledon, of the UNSW Business School, an average of 28,000 units will be completed in Sydney each year for the next three years, more than double the historical average.

But Dr Oliver doesn't believe there's any cause for alarm. "We've underbuilt for the last decade. Now the catch-up will see a softening in prices," he says. "As a general point, we haven't gone into a significant oversupply. We're just seeing a bit of indigestion, not US-style, massive overbuilding."

Last year, unit prices rose by a healthy 8.7 per cent to a median of \$655,845. Domain Group chief economist Dr Andrew Wilson is forecasting growth of 1 per cent this year for

Sydney apartments, citing the surge in new supply and uncertainty around overseas investors as limiting factors.

But Sydney has the strongest economy in the country, Wilson says, producing 100,000 new jobs last year, with an unemployment rate well below 5 per cent and strong levels of migration to NSW.

"The prospects and underlying shortage of housing will continue to keep demand ahead of supply once confidence recovers," he says.

Lending practices will help prevent an oversupply, CommSec economist Savanth Sebastian says. "Banks won't lend to developers unless a high proportion of properties are presold before building work is started." He notes that NSW population growth remains 7 per cent above decade averages, which means long term, demand for new dwellings will continue to outstrip supply.

SQM Research managing director Louis Christopher is also forecasting 1 per cent

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growth. "It might seem modest, but I think it would be a good result, given how strong growth has been over the last three years," Christopher says. "It's a reaffirmation of just how strong the fundamentals are in Sydney."

Frasers sales and marketing director Paul Lowe says the emerging trend for buyers from Asia to move into Australian units brings with it a more educated apartment buyer.

"They've been living in more dense, vertical areas for a lot longer. It's a growing proposition, but while it's not the norm across the whole of Australia, it's changing inner-city landscapes quite rapidly.

"We can't continue to sprawl, because our land is not as fertile going further west. Nor does it have the infrastructure."

OWNER-OCCUPIERS

High-end apartments designed for downsizers are in short supply in Sydney, particularly on the upper north shore and in the city.

Stone Lindfield agent Steven Kourdis says downsizers are moving out of big properties on the upper north shore and moving to prestige apartments on the lower north shore and the northern beaches.

However, Raine is seeing plenty of demand for new apartments priced about \$800,000 in suburbs such as Pymble and Gordon.

"These suburbs are already situated close to decent transport utilities such as the Pacific Highway and the railway lines, which is a big tick for young professionals working in the city," Raine says.

"It's also appealing for empty nesters who no longer need to leave an upper-north-shore postcode when they make a decision to downsize."

New offerings in the central business district should go some way towards satisfying buyers, Milton says, but an undersupply of apartments in premium locations means the sector will remain strong. "More and more people want to live in the city, and some of the best-ever offerings will come on line this year," he says.



Marc and Laurence Hamameh with children Manon and Lola, exchanged contracts on their first home, a Mosman townhouse on Christmas Eve.

Photo: James Brickwood

Young family snapped up Mosman first home on Christmas Eve

Instead of last-minute present wrapping and the selection of a suitable snack for Santa's reindeer on Christmas Eve, Marc and Laurence Hamameh found themselves madly completing paperwork to secure their first home in Mosman.

After nine years renting in Sydney and Melbourne, the family was ready to put down roots on the lower north shore with its leafy streets, good schools and proximity to the city, Marc says.

"Everyone was telling us it takes six to 12 months to find a place, but we were lucky," says the father of five-year-old Manon and two-year-old Lola.

The Hamamehs fell in love with the fifth property they inspected, a three-bedroom contemporary townhouse with

a pool in the complex, the week before Christmas. "It was a very pleasant surprise. We were not expecting things to be so quick," Marc says.

In the end, the timing was to their advantage, combining a vendor keen for a pre-Christmas sale with a slowing market.

"Everyone was busy doing something else but buying a house," he says.

Selling agent Claudia Portale, of McGrath Mosman, says the Hamamehs faced little competition because would-be buyers were busy with festive commitments or couldn't get finance in order. She pulled out all the stops to see contracts exchanged on Christmas Eve.

"When there's motivation from both the buyer and seller, you want a great result for both of them," she says.

FIRST-HOME BUYERS

First time buyers are increasingly faced with affordability issues, Lowe says, but with family support and a drop in the number of speculative investors in the market, they may get lift-off this year.

As of January 1, the First Home Owner Grant was reduced by the state government from \$15,000 to \$10,000.

The grant is offered to buyers of new dwellings priced up to \$750,000, which in Sydney's inner-ring suburbs means the choice is often limited to small apartments.

Bradfield Cleary agent Georgia Cleary says buyers approaching her agency in the eastern suburbs tend to be getting help from mum and dad, and are therefore less reliant on government handouts.

NSW remains the worst-performing state for first home buyers, Wilson says, with loan

activity comprising less than 10 per cent of total residential lending.

"The prospects for a sustained revival of first-home buyer numbers in NSW remain problematic, although the end to the extraordinary Sydney prices boom of the past three years will certainly provide some relief," he says.

INVESTORS

Justin Wang, managing director of the Property Investors Alliance, sold 2300 apartments in Sydney last year for a total of \$1.78 billion, up nearly 50 per cent on 2014.

While transactions fell for PIA in the December quarter, Wang attributes buyer caution to negative headlines, rather than any underlying fundamental problems with the market.

"We won't see the market crushed, but it will slow down," he says.

"This year should get back to normal."

Milton says as rental growth plays catch-up with capital growth, investors will be increasingly drawn to the apartment market and away from the turmoil of the sharemarket.

Foreign investors were 18 per cent of CBRE's residential buyers last year, and despite bank restrictions on foreign investment, Milton expects similar numbers this year.

Lowe says foreign investors had a large appetite for Frasers' off-the-plan developments in 2015. And although last year's upwards trajectory is not sustainable, Lowe expects the year ahead to show solid demand.

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Lower north shore

houses
2%

apartments
3%

Domain Group 2016 prediction

Demand is driving north shore sales

More than 40 per cent of suburbs on the lower north shore recorded price growth of 15 per cent or more in 2015, and it seems the love affair between buyers and these harbour-hugging suburbs is not over yet.

For McGrath Mosman agent Claudia Portale, the year is off to a stellar start. Portale recently sold a two-bedroom unit in Bradleys Head Road for \$910,000 after a week on the market. A comparable unit upstairs sold for \$755,000 last year.

Another three properties attracted more than 40 groups and sold after their first opens, above expectations.

"We have a really strong market in Mosman. It's a highly sought after area at all levels for both investors and local buyers," Portale says. "I think we're dealing with pent-up demand from last year and very low stock levels. Buyers aren't holding back. If they think it's the right property, they go in with guns blazing."

Neighbouring Cremorne Point also started the year on a high note with a record sale by McGrath agents Piers van Hamburg and Michael Coombes. The pair sold 31 Milson Road for \$8.7 million last month to an

overseas buyer. "This sale demonstrates that there is still a strong demand for premium property on the lower north shore," van Hamburg says.

Belle Property Mosman principal Tim Foote says a shortage of supply and the current equity volatility is leading to stronger than expected results for the first quarter.

"The declining Aussie dollar, combined with what's happening in China, means more people are wanting to be in a more stable economic environment," he says.

Foote is forecasting growth on the north shore of between 5 and 10 per cent for houses, and up to 5 per cent for apartments.

In Lane Cove, Belle Property Lane Cove principal Simon Harrison says buyers who didn't find their dream home in 2015 are back in the market with renewed energy.

"We've had good numbers through opens and offers on everything," Harrison says of his current listings.

"The volume of properties is probably down across the board, but our pipeline of sellers is strong. I think there will be a lot of sellers coming to opens and thinking they might capitalise on the numbers and aim to



Belle Property Lane Cove set a new record for Lane Cove West with the sale of 34 Myee Crescent for \$2.9 million in September.

sell before Easter." He expects the \$2.5 million to \$3 million price bracket to be popular this year. L.J. Hooker Willoughby principal John McManus has similarly high hopes.

McManus sold Artarmon's first \$3 million-plus home in Tindale Road in August last year and clinched a record-breaking semi sale of \$2,375,000 in Chiltern Road in September.

"As buying in Australia is still very positive for offshore buyers, they are still considering us as the safe option for investments, and 2016 should still be strong," he says.

The news is not so positive for apartments in suburbs such as Lane Cove, where new developments have flooded the market, placing pressure on rental returns.

"An enormous supply has hit the market with all the new apartments, and vacancy rates have gone up," Harrison says.

"It could take a full year to absorb. We're

leasing some apartments now for the second time around and getting a lower rent than the previous tenancy."

The executive chairman of the Raine & Horne property group, Angus Raine, says suburbs that are set to benefit from infrastructure improvements such as light rail will be worth keeping an eye on in 2016. He nominates North Sydney and Crows Nest as potential hotspots.

"Raine & Horne Crows Nest, for example, reported that the impact of the Crows Nest metro station was apparent merely hours after its announcement," he says.

"The savvy money will continue to seek real estate opportunities where infrastructure is improving and it will be able to meet the needs and demands of more sophisticated tenants."

Kate Farrelly

ARTARMON RANK 78				
MEDIAN	2015	2014	Change	Trend
HOUSES	1905	1650	15.5%	6.4%
APARTMENTS	810	728	11.3%	6.3%
TOTAL SALES 171 Auction 82 Private treaty 89				
TOP THREE SALES				
Houses				
21 Cameron Av	3300		3%+	
Apartments				
64 Tindale Rd	3100		4%+	
15 Tindale Rd	3035		4%+	

CAMMERAY RANK 88				
MEDIAN	2015	2014	Change	Trend
HOUSES	1675	1560	7.4%	6.6%
APARTMENTS	868	725	19.7%	6.4%
TOTAL SALES 159 Auction 105 Private treaty 54				
TOP THREE SALES				
Houses				
3 Tiley St	3850		3%+	
Apartments				
32 Wilson St	3300		3%+	
36 Warringa Rd	2610		3%+	

CASTLECrag RANK 15				
MEDIAN	2015	2014	Change	Trend
HOUSES	2730	1825	>25%	6.6%
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 29 Auction 22 Private treaty 7				
TOP THREE SALES				
Houses				
1a The Tor Wk	6750		2%+	
Apartments				
9 The High Tor	4050		3%+	
43 The Scarp	3500		3%+	

CREMORNE RANK 71				
MEDIAN	2015	2014	Change	Trend
HOUSES	1873	1550	20.8%	6.5%
APARTMENTS	860	790	8.9%	5.9%
TOTAL SALES 312 Auction 165 Private treaty 147				
TOP THREE SALES				
Houses				
22 Wonga Rd	6330		3%+	
Apartments				
22 Bertha Rd	3959		3%+	
61 Ellalong Rd	3820		3%+	

CREMORNE POINT RANK 6				
MEDIAN	2015	2014	Change	Trend
HOUSES	3300	2800	17.9%	1.6%
APARTMENTS	1295	898	25%	5.2%
TOTAL SALES 57 Auction 36 Private treaty 21				
TOP THREE SALES				
Houses				
136 Milson Rd	8400		2%+	
Apartments				
17 Milson Rd	6191		3%+	
125 Milson Rd	4800		3%+	

CROWS NEST RANK 142				
MEDIAN	2015	2014	Change	Trend
HOUSES	1535	1249	22.9%	7.2%
APARTMENTS	750	720	4.2%	6.8%
TOTAL SALES 157 Auction 55 Private treaty 102				
TOP THREE SALES				
Houses				
6 Emmett St	2560		3%+	
Apartments				
32 Holtermann St	2400		4%+	
66 Holtermann St	2350		4%+	

GLADESVILLE RANK 166				
MEDIAN	2015	2014	Change	Trend
HOUSES	1640	1350	21.5%	8.6%
APARTMENTS	659	563	17%	6.6%
TOTAL SALES 238 Auction 102 Private treaty 136				
TOP THREE SALES				
Houses				
61a Wharf Rd	3710		3%+	
Apartments				
64 Wharf Rd	3495		4%+	
37 The Strand	3300		4%+	

GREENWICH RANK 108				
MEDIAN	2015	2014	Change	Trend
HOUSES	2163	2000	8.1%	7.4%
APARTMENTS	700	678	3.3%	3.8%
TOTAL SALES 101 Auction 53 Private treaty 48				
TOP THREE SALES				
Houses				
1 Mitchell St	8525		2%+	
Apartments				
16 Robertson St	6000		4%+	
3 Edwin St	4880		4%+	

HENLEY RANK -				
MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	n/a	-	-
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 6 Auction 5 Private treaty 1				
TOP THREE SALES				
Houses				
34 Sherwin St	4359		2%+	
Apartments				
5 Gray St	4300		3%+	
14 Sherwin St	3800		3%+	

HUNTERS HILL RANK 58				
MEDIAN	2015	2014	Change	Trend
HOUSES	2475	1900	>25%	6.7%
APARTMENTS	788	925	-14.9%	5.9%
TOTAL SALES 197 Auction 107 Private treaty 90				
TOP THREE SALES				
Houses				
8 Campbell St	8350		2%+	
Apartments				
47 The Point Rd	7650		4%+	
33 Wybalena Rd	6850		4%+	

HUNTLEYS COVE RANK 22				
MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	n/a	-	-
APARTMENTS	1015	985	3.0%	3.7%
TOTAL SALES 33 Auction 15 Private treaty 18				
TOP THREE SALES				
Houses				
31 Waruda Pl	2540		2%+	
Apartments				
15 Waruda Pl	2290		3%+	
112-6 Salter St	2100		3%+	

HUNTLEYS POINT RANK -				
MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	n/a	-	-
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 4 Auction 1 Private treaty 3				
TOP THREE SALES				
Houses				
31 Huntleys Point Rd	4388		2%+	
Apartments				
48 Huntleys Point Rd	2600		3%+	
-	-		3%+	

KIRRIBILLI RANK 18				
MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	3625	-	-
APARTMENTS	1100	774	>25%	4.5%
TOTAL SALES 76 Auction 45 Private treaty 31				
TOP THREE SALES				
Houses				
2a/63 Kirribilli Av	6500		2%+	
Apartments				
21/51-55 Upper Pitt St	5500		3%+	
60 Upper Pitt St	3400		3%+	

KURRABA POINT RANK 8				
MEDIAN	2015	2014	Change	Trend
HOUSES	3030	2330	>25%	-
APARTMENTS	1200	866	>25%	6.8%
TOTAL SALES 55 Auction 33 Private treaty 22				
TOP THREE SALES				
Houses				
53 Shellcove Rd	5400		2%+	
Apartments				
33 Shellcove Rd	5100		3%+	
144 Kurraba Rd	4200		3%+	

LANE COVE RANK 127				
MEDIAN	2015	2014	Change	Trend
HOUSES	1690	1480	14.2%	6.8%
APARTMENTS	735	650	13.1%	6.6%
TOTAL SALES 280 Auction 137 Private treaty 143				
TOP THREE SALES				
Houses				
2 Birdwood Av	3624		3%+	
Apartments				
44 Phoenix St	3300		4%+	
5 Cogan Pl	2975		4%+	

LANE COVE NORTH RANK 143				
MEDIAN	2015	2014	Change	Trend
HOUSES	1714	1320	>25%	8.3%
APARTMENTS	690	645	7%	6.9%
TOTAL SALES 327 Auction 139 Private treaty 188				
TOP THREE SALES				
Houses				
84 Gordon Cr	3300		3%+	
Apartments				
31 Nundah St	2555		4%+	
461a Mowbray Rd W	2510		4%+	

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LANE COVE WEST RANK 111

MEDIAN	2015	2014	Change	Trend
HOUSES	1695	1500	13%	6.8%
APARTMENTS	n/a	675	-	-
TOTAL SALES 41	Auction 31	Private treaty 10		

TOP THREE SALES

34 Myee Cr	2900	Houses 3%+
365 Burns Bay Rd	2620	Apartments 2%+
13 Lihon St	2085	Apartments 3%+

LAVENDER BAY RANK 104

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	n/a	-	-
APARTMENTS	789	635	24.3%	4.8%
TOTAL SALES 23	Auction 15	Private treaty 8		

TOP THREE SALES

18 Bay View St	9850	Houses 2%+
23 Lavender Cr	9000	Apartments 4%+
1 Waiwera St	8000	3%+

LINLEY POINT RANK -

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	2778	-	-
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 6	Auction 1	Private treaty 5		

TOP THREE SALES

2 Haughton St	6280	Houses 2%+
22a Haughton St	5200	Apartments 3%+
12 Haughton St	4700	3%+

LONGUEVILLE RANK 10

MEDIAN	2015	2014	Change	Trend
HOUSES	2983	2800	6.5%	7.0%
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 36	Auction 18	Private treaty 18		

TOP THREE SALES

58 Lucretia Av	6400	Houses 2%+
19 Norfolk Rd	5000	Apartments 2%+
7 Amalfi Pl	4925	3%+

MCMAHONS POINT RANK 20

MEDIAN	2015	2014	Change	Trend
HOUSES	2530	1749	>25%	7.3%
APARTMENTS	989	807	22.6%	4.8%
TOTAL SALES 83	Auction 35	Private treaty 48		

TOP THREE SALES

34 East Crescent St	6900	Houses 2%+
93 Union St	6250	Apartments 3%+
16 West Crescent St	5000	3%+

MIDDLE COVE RANK -

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	1533	-	-
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 7	Auction 3	Private treaty 4		

TOP THREE SALES

13 Chowne Pl	1490	Houses 2%+
266 Eastern Valley Wy	1440	Apartments 3%+
197 Eastern Valley Wy	1380	3%+

MILSONS POINT RANK 5

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	n/a	-	-
APARTMENTS	1370	1348	1.6%	2%
TOTAL SALES 83	Auction 28	Private treaty 55		

TOP THREE SALES

801/20 Alfred St S	7500	Houses 2%+
4/1 Northcliff St	5050	Apartments 3%+
1401/118 Alfred St S	4800	3%+

MOSMAN RANK 29

MEDIAN	2015	2014	Change	Trend
HOUSES	3060	2610	17.2%	5.5%
APARTMENTS	860	753	14.2%	4.6%
TOTAL SALES 789	Auction 380	Private treaty 409		

TOP THREE SALES

31 Stanley Av	12300	Houses 2%+
6 Cyprian St	11000	Apartments 3%+
41 Pearl Bay Av	10650	3%+

NAREMBURN RANK 84

MEDIAN	2015	2014	Change	Trend
HOUSES	1760	1500	17.3%	8.4%
APARTMENTS	830	806	3%	5.6%
TOTAL SALES 116	Auction 74	Private treaty 42		

TOP THREE SALES

5 Dargan St	3104	Houses 3%+
5 McBurney St	2999	Apartments 4%+
338 West St	2505	3%+

NEUTRAL BAY RANK 86

MEDIAN	2015	2014	Change	Trend
HOUSES	1708	1500	13.8%	6.5%
APARTMENTS	848	740	14.5%	6.2%
TOTAL SALES 282	Auction 148	Private treaty 134		

TOP THREE SALES

72 Hayes St	4850	Houses 3%+
19-21 Hayes St	4400	Apartments 3%+
143 Wycombe Rd	4200	3%+

NORTHBRIDGE RANK 37

MEDIAN	2015	2014	Change	Trend
HOUSES	2445	2143	14.1%	6%
APARTMENTS	860	897	-4.1%	5.8%
TOTAL SALES 95	Auction 49	Private treaty 46		

TOP THREE SALES

247 Coolawin Rd	5450	Houses 2%+
50 Coolawin Rd	4900	Apartments 3%+
15 Tycannah Rd	4200	3%+

NORTH SYDNEY RANK 123

MEDIAN	2015	2014	Change	Trend
HOUSES	1635	1600	2.2%	6%
APARTMENTS	777	672	15.6%	5.5%
TOTAL SALES 232	Auction 90	Private treaty 142		

TOP THREE SALES

18 Adderstone Av	7700	Houses 3%+
3601/77-81 Berry St	4000	Apartments 4%+
3602/77-81 Berry St	3800	3%+

NORTH WILLOUGHBY RANK 72

MEDIAN	2015	2014	Change	Trend
HOUSES	2150	1788	20.3%	9.1%
APARTMENTS	780	695	12.2%	5.9%
TOTAL SALES 70	Auction 49	Private treaty 21		

TOP THREE SALES

17 Cambridge St	3380	Houses 3%+
13 Rosewall St	3198	Apartments 4%+
72 Warrane Rd	3160	3%+

NORTHWOOD RANK 21

MEDIAN	2015	2014	Change	Trend
HOUSES	2450	2805	-12.7%	2.7%
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 16	Auction 13	Private treaty 3		

TOP THREE SALES

13 Point Rd	10375	Houses 2%+
5 Private Rd	5380	Apartments 3%+
3a Birriwa Pl	5260	3%+

RIVERVIEW RANK 59

MEDIAN	2015	2014	Change	Trend
HOUSES	2000	1729	15.7%	5.5%
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 45	Auction 26	Private treaty 19		

TOP THREE SALES

29 Miramont Av	3600	Houses 3%+
37 Coonah Pde	3400	Apartments 3%+
13 Sofala Av	3270	3%+

ST LEONARDS RANK 57

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	2538	-	-
APARTMENTS	872	746	17%	6.2%
TOTAL SALES 195	Auction 56	Private treaty 139		

TOP THREE SALES

2 Holdsworth Av	3000	Houses 2%+
5 Canberra Av	3000	Apartments 3%+
3505/1 Sergeants La	2700	3%+

TENNYSON POINT RANK 36

MEDIAN	2015	2014	Change	Trend
HOUSES	2150	1705	>25%	6%
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 26	Auction 17	Private treaty 9		

TOP THREE SALES

141a Tennyson Rd	5905	Houses 2%+
127 Tennyson Rd	4510	Apartments 3%+
120 Tennyson Rd	3682	3%+

WAVERTON RANK 62

MEDIAN	2015	2014	Change	Trend
HOUSES	1772	1562	13.4%	7.6%
APARTMENTS	950	870	9.2%	6%
TOTAL SALES 64	Auction 45	Private treaty 19		

TOP THREE SALES

37 Carr St	4150	Houses 3%+
52 Crows Nest Rd	3750	Apartments 3%+
3 Ross St	3650	3%+

WILLOUGHBY RANK 90

MEDIAN	2015	2014	Change	Trend
HOUSES	1809	1635	10.6%	8.4%
APARTMENTS	790	683	15.8%	5.7%
TOTAL SALES 108	Auction 64	Private treaty 44		

TOP THREE SALES

4 Cevu Av	2910	Houses 3%+
87 Marlborough Rd	2850	Apartments 4%+
11 Sydney St	2750	3%+

WILLOUGHBY EAST RANK 40

MEDIAN	2015	2014	Change	Trend
HOUSES	2125	1840	15.5%	8%
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 23	Auction 21	Private treaty 2		

TOP THREE SALES

15 Ann St	4225	Houses 3%+
30 Second Av	3335	Apartments 3%+
5 Second Av	3225	3%+

WOLLSTONECRAFT RANK 99

MEDIAN	2015	2014	Change	Trend
HOUSES	1540	1394	10.5%	7.4%
APARTMENTS	875	786	11.3%	5.6%
TOTAL SALES 247	Auction 132	Private treaty 115		

TOP THREE SALES

11 Telopea St	3575	Houses 3%+
5 Cable St	3500	Apartments 3%+
30 Sinclair St	2750	3%+

WOOLWICH RANK -

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	n/a	-	-
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 12	Auction 4	Private treaty 8		

TOP THREE SALES

3 Hunter St	6853	Houses 2%+
1a Werambie St	6250	Apartments 3%+
1 Collingwood St	4000	3%+

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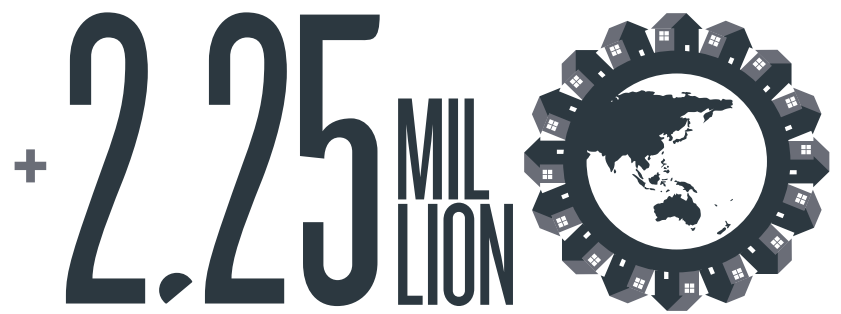
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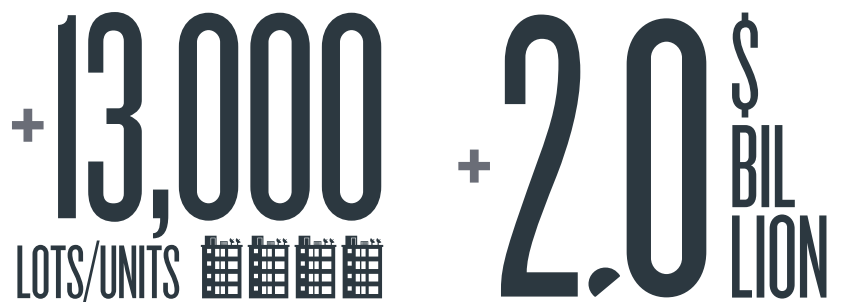
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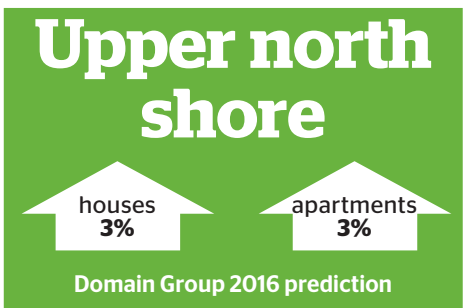


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Crazy house market 'takes a breather'

If you had told Barry Hudson in 2014 that two-bedroom, two-bathroom units in Hornsby would be selling for \$700,000 by the end of 2015, the Ray White Hornsby general manager would have said, "You're dreaming."

Today, Hudson is coming to terms with a market that is only now taking a breather from the "longest, highest and hardest surge in prices ever", which, he says, began in July 2013. "It was crazy until September. The biggest problem was trying to get stock. People were scared to sell, because they were frightened they might not be able to buy something in place of what they had, and every time you sold a unit, it was selling for \$10,000 more than the last one."

Prices in new year have eased up to 5 per cent. "There are people back in the market to buy, but they're not going to be pushed into paying silly figures," Hudson says. He points to the sale of a unit in Linda Street for \$655,000 in January. A comparable unit in the same block sold for \$692,000 in August 2015.

The story is a little different south-east of Hornsby, where family houses on large blocks of land are still in high demand. A shortage of stock is continuing to fuel price growth on the

upper north shore, says Chadwick principal Scott Chadwick, who specialises in houses from Roseville to St Ives and Wahroonga.

"Buyers are recognising that it's not really a slowdown, so they're still under the same sort of pressure," he says. "The media noise means there's not the same urgency, but when it

"There are people back in the market to buy but they're not going to be pushed into paying silly figures."

Barry Hudson, Ray White Hornsby

comes to making decisions, they don't have the choice they would like."

At the top end of the market, demand has softened as interest from Chinese investors has slowed. House 18 director Michael Zhu expects prestige property transactions to take longer in 2016.



This unit at 25/9-11 Linda Street sold for \$655,000 in January, a discount of \$37,000 when compared with the sale of a similar unit in the same block last year.

"The money transfer from China to any overseas channel is getting harder and harder," he says. "That means even if they have money and want to buy something, they can't do so easily."

Domain Group data is forecasting growth of 3 per cent across the board for houses on the upper north shore, with units expected to record growth between 2 and 4 per cent.

CBRE has just launched Mirabell in Turrumurra, a development of 79 apartments priced from \$635,000 for one-bedrooms, \$840,000 for two-bedroom and \$1.1 million for three bedrooms.

David Milton, managing director of CBRE Residential, expects plenty of interest from owner-occupiers.

"A lot of stock is built more for investors, and there's a large owner-occupier gap in the market," he says. "I think these kinds of developments appeal to empty nesters and those who no longer work in the CBD but places like Macquarie Park, which are easy to

get to from the upper north shore."

In Chatswood, CBRE sold 111 of the 116 apartments in stage one of Platino's Chatswood Place in a three-hour buying frenzy in November, with owner-occupiers making up 65 per cent of sales. The transactions included the sale of two penthouse apartments to the same buyer for \$8.1 million. Construction is about to start, with completion due in late 2018.

Stone Lindfield agent Steven Kourdis is expecting to see investors return to the property market this year.

"Many of the high density complexes will be completed locally and resale of a number of units in these complexes should see activity from investors," he says. However Kourdis reports units are taking longer to lease - and for lower rents - in the wake of new supply. "Vacancy rates and days on market have increased as landlords try to hold up their rental return and tenants have more choice."

Kate Farrelly

ASQUITH RANK **233**

MEDIAN	2015	2014	Change	Trend
HOUSES	1200	965	24.4%	9.8%
APARTMENTS	703	557	>25%	-

TOTAL SALES 86 Auction 28 Private treaty 58

TOP THREE SALES

	Price	Change
57 Baldwin Av	1634	3%+
21 Sunnymead Cl	1601	4%+
458 Pacific Hwy	1600	-

BAR POINT RANK **-**

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	n/a	-	-
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 0 Auction 0 Private treaty 0

TOP THREE SALES

	Price	Change
-	-	3%+
-	-	2%+
-	-	-

BEROWRA RANK **349**

MEDIAN	2015	2014	Change	Trend
HOUSES	950	861	10.3%	6.6%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 66 Auction 10 Private treaty 56

TOP THREE SALES

	Price	Change
11A Yeramba Cr	1350	3%+
30 Willunga Rd	1300	2%+
92 The Gully Road	1265	-

BEROWRA CREEK RANK **-**

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	n/a	-	-
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 0 Auction 0 Private treaty 0

TOP THREE SALES

	Price	Change
-	-	3%+
-	-	2%+
-	-	-

BEROWRA HEIGHTS RANK **351**

MEDIAN	2015	2014	Change	Trend
HOUSES	949	797	19.1%	6.7%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 54 Auction 7 Private treaty 47

TOP THREE SALES

	Price	Change
62 Alan Rd	1455	3%+
30-32 Warruga Cr	1321	2%+
154 Turner Rd	1300	-

BEROWRA WATERS RANK **-**

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	n/a	-	-
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 2 Auction 0 Private treaty 2

TOP THREE SALES

	Price	Change
Lot 13 Dusthole Pt	1100	3%+
-	-	2%+
-	-	-

BROOKLYN RANK **-**

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	716	-	-
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 7 Auction 2 Private treaty 5

TOP THREE SALES

	Price	Change
2 Baden Powell Av	1021	3%+
18 George St	870	2%+
19 Brooklyn Rd	840	-

CASTLE COVE RANK **65**

MEDIAN	2015	2014	Change	Trend
HOUSES	2000	1610	24.2%	4.6%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 26 Auction 12 Private treaty 14

TOP THREE SALES

	Price	Change
2 Daymar Pl	3475	3%+
83 Neerim Rd	3000	2%+
14 Willis Rd	3080	-

CHATSWOOD RANK **64**

MEDIAN	2015	2014	Change	Trend
HOUSES	2000	1655	20.8%	8.4%
APARTMENTS	868	795	9.1%	6.1%

TOTAL SALES 495 Auction 208 Private treaty 287

TOP THREE SALES

	Price	Change
6 Chatswood Av	6055	3%+
33 Olga St	5220	4%+
17 Chatswood Av	4000	-

CHATSWOOD WEST RANK **96**

MEDIAN	2015	2014	Change	Trend
HOUSES	1750	1460	19.9%	8.3%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 20 Auction 16 Private treaty 4

TOP THREE SALES

	Price	Change
65 Hawthorne Av	2411	3%+
55 Hawthorne Av	2375	2%+
130a Fullers Rd	2320	-

CHEERO POINT RANK **-**

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	n/a	-	-
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 1 Auction 0 Private treaty 1

TOP THREE SALES

	Price	Change
21 Milloo Pde	810	3%+
-	-	2%+
-	-	-

COGRA BAY RANK **-**

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	n/a	-	-
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 0 Auction 0 Private treaty 0

TOP THREE SALES

	Price	Change
-	-	3%+
-	-	2%+
-	-	-

COTTAGE POINT RANK **-**

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	n/a	-	-
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 1 Auction 1 Private treaty 0

TOP THREE SALES

	Price	Change
36a Cowan Dr	775	3%+
-	-	2%+
-	-	-

COWAN RANK **-**

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	706	-	-
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 7 Auction 0 Private treaty 7

TOP THREE SALES

	Price	Change
24 View St	900	3%+
8 Chandler Av	900	2%+
25 Fraser Rd	893	-

DANGAR ISLAND RANK **-**

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	n/a	-	-
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 0 Auction 0 Private treaty 0

TOP THREE SALES

	Price	Change
-	-	3%+
-	-	2%+
-	-	-

EAST KILLARA RANK **49**

MEDIAN	2015	2014	Change	Trend
HOUSES	2070	1740	19%	8%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 51 Auction 24 Private treaty 27

TOP THREE SALES

	Price	Change
7 Eastgate Av	3998	3%+
80 Springdale Rd	3100	2%+
6 Barrie St	3065	-

Upper north shore

Considering a knock down rebuild...



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EAST LINDFIELD RANK 47

MEDIAN	2015	2014	Change	Trend
HOUSES	2087	1862	12.1%	5.4%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 48 Auction 35 Private treaty 13

TOP THREE SALES

5 Adelaide Av	4225	Houses	3%+
112 Chelmsford Av	3920	Apartments	
32 Adelaide Av	3240	Houses	2%+

GORDON RANK 38

MEDIAN	2015	2014	Change	Trend
HOUSES	2235	1710	>25%	6.5%
APARTMENTS	875	765	14.4%	4%

TOTAL SALES 177 Auction 78 Private treaty 99

TOP THREE SALES

24 Nelson St	6050	Houses	3%+
45 McIntosh St	5750	Apartments	
25 Bushlands Av	5000	Houses	4%+

GUNDERMAN RANK -

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	n/a	-	-
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 0 Auction 0 Private treaty 0

TOP THREE SALES

-	-	Houses	3%+
-	-	Apartments	
-	-	Houses	2%+

HORNSBY RANK 290

MEDIAN	2015	2014	Change	Trend
HOUSES	1033	895	15.4%	6.9%
APARTMENTS	630	558	13%	6.1%

TOTAL SALES 398 Auction 104 Private treaty 294

TOP THREE SALES

50 Ida St	1750	Houses	3%+
44 Stephen St	1701	Apartments	
14a Ethel St	1600	Houses	4%+

HORNSBY HEIGHTS RANK 326

MEDIAN	2015	2014	Change	Trend
HOUSES	1050	830	>25%	7%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 90 Auction 33 Private treaty 57

TOP THREE SALES

261 Somerville Rd	1445	Houses	3%+
39 Hillview St	1430	Apartments	
51 Sydney Rd	1401	Houses	2%+

KILLARA RANK 27

MEDIAN	2015	2014	Change	Trend
HOUSES	2374	1984	19.6%	6.5%
APARTMENTS	900	815	10.4%	7.2%

TOTAL SALES 254 Auction 119 Private treaty 135

TOP THREE SALES

32 Wattle St	7000	Houses	3%+
9 Kylie Av	6110	Apartments	
73 Springdale Rd	5450	Houses	4%+

LINDFIELD RANK 43

MEDIAN	2015	2014	Change	Trend
HOUSES	2270	1865	21.7%	7%
APARTMENTS	865	745	16.1%	5.4%

TOTAL SALES 204 Auction 94 Private treaty 110

TOP THREE SALES

42 Nelson Rd	5400	Houses	3%+
56 Treatts Rd	4750	Apartments	
18 Middle Harbour Rd	4600	Houses	4%+

LOWER MACDONALD RANK -

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	n/a	-	-
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 0 Auction 0 Private treaty 0

TOP THREE SALES

-	-	Houses	3%+
-	-	Apartments	
-	-	Houses	2%+

MILSONS PASSAGE RANK -

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	n/a	-	-
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 0 Auction 0 Private treaty 0

TOP THREE SALES

-	-	Houses	3%+
-	-	Apartments	
-	-	Houses	2%+

MOONEY MOONEY RANK -

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	n/a	-	-
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 9 Auction 0 Private treaty 9

TOP THREE SALES

74 Point Rd	1400	Houses	3%+
19 Pacific Hwy	875	Apartments	
96 Point Rd	775	Houses	2%+

MOUNT COLAH RANK 361

MEDIAN	2015	2014	Change	Trend
HOUSES	928	817	13.5%	6.2%
APARTMENTS	n/a	696	-	-

TOTAL SALES 114 Auction 24 Private treaty 90

TOP THREE SALES

14 Kalang Rd	1255	Houses	3%+
29 Parklands Rd	1200	Apartments	
7 Janita Cr	1198	Houses	2%+

MOUNT KURING-GAI RANK 382

MEDIAN	2015	2014	Change	Trend
HOUSES	895	800	11.9%	6.7%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 25 Auction 3 Private treaty 22

TOP THREE SALES

9 Church St	1190	Houses	3%+
10a Nyara Rd	1120	Apartments	
11 Fairview Pl	1000	Houses	2%+

NORTH TURRAMURRA RANK 89

MEDIAN	2015	2014	Change	Trend
HOUSES	1505	1210	24.4%	6.3%
APARTMENTS	970	833	16.5%	3.3%

TOTAL SALES 66 Auction 28 Private treaty 38

TOP THREE SALES

396b Bobbin Head Rd	3200	Houses	3%+
334 Bobbin Head Rd	2550	Apartments	
27 Miowera Rd	2120	Houses	4%+

NORTH WAHROONGA RANK 167

MEDIAN	2015	2014	Change	Trend
HOUSES	1460	1233	18.4%	6.3%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 22 Auction 14 Private treaty 8

TOP THREE SALES

182 Grosvenor St	2250	Houses	3%+
4 Holt Av	2230	Apartments	
42 Curtin Av	1850	Houses	2%+

PYMBLE RANK 69

MEDIAN	2015	2014	Change	Trend
HOUSES	2068	1670	23.8%	7.5%
APARTMENTS	801	693	15.6%	7.7%

TOTAL SALES 315 Auction 150 Private treaty 165

TOP THREE SALES

29a Bobbin Head Rd	7050	Houses	3%+
9 Stapleton Pl	4700	Apartments	
23 Hope St	4300	Houses	4%+

ROSEVILLE CHASE RANK 68

MEDIAN	2015	2014	Change	Trend
HOUSES	1925	1695	13.6%	6.8%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 21 Auction 15 Private treaty 6

TOP THREE SALES

33 Warrane Rd	2551	Houses	3%+
74 Duntroon Av	2500	Apartments	
18 Warrane Rd	2270	Houses	2%+

ROSEVILLE RANK 52

MEDIAN	2015	2014	Change	Trend
HOUSES	2300	1915	20.1%	7.3%
APARTMENTS	821	704	16.6%	7.1%

TOTAL SALES 167 Auction 99 Private treaty 68

TOP THREE SALES

10 Clanville Rd	6750	Houses	3%+
90 Shirley Rd	6630	Apartments	
23 Findlay Av	4800	Houses	4%+

SOUTH TURRAMURRA RANK 206

MEDIAN	2015	2014	Change	Trend
HOUSES	1364	1200	13.6%	7.2%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 46 Auction 33 Private treaty 13

TOP THREE SALES

34 Ashburton Av	1865	Houses	3%+
274 Kissing Point Rd	1800	Apartments	
62 Maxwell St	1783	Houses	2%+

ST ALBANS RANK -

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	n/a	-	-
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 1 Auction 0 Private treaty 1

TOP THREE SALES

-	-	Houses	3%+
-	-	Apartments	
-	-	Houses	2%+

ST IVES RANK 116

MEDIAN	2015	2014	Change	Trend
HOUSES	1693	1400	20.9%	6.8%
APARTMENTS	763	713	7%	1%

TOTAL SALES 518 Auction 237 Private treaty 281

TOP THREE SALES

109 Killeaton St	4000	Houses	3%+
2 Roma Rd	3800	Apartments	
14 Torokina Av	3600	Houses	4%+

ST IVES CHASE RANK 102

MEDIAN	2015	2014	Change	Trend
HOUSES	1712	1380	24.1%	7.6%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 68 Auction 44 Private treaty 24

TOP THREE SALES

36-38 Awatea Rd	3750	Houses	3%+
20 Awatea Rd	2532	Apartments	
19 Greenhill Cr	2500	Houses	2%+

TURRAMURRA RANK 119

MEDIAN	2015	2014	Change	Trend
HOUSES	1800	1440	>25%	8.1%
APARTMENTS	725	713	1.8%	3.9%

TOTAL SALES 282 Auction 160 Private treaty 122

TOP THREE SALES

40 Ku-Ring-Gai Av	5105	Houses	3%+
60 Ku-Ring-Gai Av	4350	Apartments	
17 Berrillee St	4220	Houses	4%+

WAHROONGA RANK 139

MEDIAN	2015	2014	Change	Trend
HOUSES	1500	1250	20%	6.6%
APARTMENTS	770	683	12.7%	4.1%

TOTAL SALES 374 Auction 182 Private treaty 192

TOP THREE SALES

91 Braeside St	6050	Houses	3%+
19 Kintore St	4605	Apartments	
3 Braeside St	4568	Houses	4%+

WAITARA RANK 217

MEDIAN	2015	2014	Change	Trend
HOUSES	1350	1429	-5.5%	9.2%
APARTMENTS	653	590	10.6%	5.9%

TOTAL SALES 201 Auction 19 Private treaty 182

TOP THREE SALES

53 Balmoral St	2020	Houses	3%+
32A Balmoral St	1900	Apartments	
24 Palmerston Rd	1851	Houses	4%+

WARRAWEE RANK 34

MEDIAN	2015	2014	Change	Trend
HOUSES	2600	1895	>25%	9.6%
APARTMENTS	860	723	19%	-

TOTAL SALES 63 Auction 32 Private treaty 31

TOP THREE SALES

7 Cherry St	9440	Houses	3%+
5 Pibrac Av	5010	Apartments	
3-5 Gladstone Av	4680	Houses	4%+

WEST PYMBLE RANK 181

MEDIAN	2015	2014	Change	Trend
HOUSES	1410	1200	17.5%	6.4%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 71 Auction 54 Private treaty 17

TOP THREE SALES

2 Iona Av	2510	Houses	3%+
9 Wyomee Av	2455	Apartments	
55 Kooloona Cr	2380	Houses	2%+

WINSTON HILLS RANK 374

MEDIAN	2015	2014	Change	Trend
HOUSES	900	790	13.9%	6.9%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 161 Auction 46 Private treaty 115

TOP THREE SALES

56 Huxley Dr	1850	Houses	3%+
16 Asquith Av	1580	Apartments	
99 Lanhams Rd	1375	Houses	2%+

WISEMANS FERRY RANK -

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	n/a	-	-
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 0 Auction 0 Private treaty 0

TOP THREE SALES

-	-	Houses	3%+
-	-	Apartments	
-	-	Houses	2%+

Northern beaches

↑ houses
3%

↑ apartments
3%

Domain Group 2016 prediction

Sand, sea and lifestyle attributes

Looking for somewhere to rent on the northern beaches? Join the queue.

While much of Sydney faces increased vacancy rates and falling rents, the odds are favouring landlords north of the Spit Bridge.

Max Walls International sales director Anthony Walls says individual rooms in share accommodation are renting for \$350 a week while luxury homes are securing paid-up executive tenants.

“We deal with a lot of international buyers and ex-pats and they know they’ll be here for a couple of years so they’re paying relocation agents and paying rent upfront for a full year.”

Walls is expecting both rents and property prices to continue rising this year, driven in part by the low Australian dollar.

“The minute the Australian dollar hit 70 cents the phones rang off the hook,” he says. “We sold a few properties sight unseen and we’ve got buyers commuting back to Hong Kong, Japan and the United States from their Sydney base.”

With the possibility of the dollar declining further this year, Walls believes expat buyers will continue to pay premium prices for northern beaches real estate.

Guildea principal Jason Guildea says Chinese buyers have been targeting deep waterfronts in Seaforth, with prices starting around the \$3 million mark. A new record for the suburb was set in September last year when Mac Lee Realty sold 106-108 Seaforth Crescent for \$10 million to a local Chinese buyer.

‘The minute the Australian dollar hit 70 cents the phones rang off the hook.’

Anthony Walls, Max Walls International

Guildea is predicting price rises of at least five per cent from Seaforth through to Manly, with Clontarf his pick for prestige buying.

“I think Clontarf is massively undervalued,” he says. “I think it’s just been forgotten in the last two years while the surrounding suburbs went crazy with investors and families buying in. The suburb



Max Walls International sold 9 King Avenue, Balgowlah, to a buyer based in France. The \$6 million waterfront sale was completed off-market, well above expectations.

has always had a prestigious name for itself but prices haven’t changed much for the last seven years.”

In Frenchs Forest, construction of the Northern Beaches Hospital is underway and while Warringah Council is yet to release the precinct structure plan, developers are already land banking in preparation of expected rezonings to allow high density in the surrounding streets. John Cunningham, managing director of Cunninghams, says Frenchs Forest is set to become a focal point for the northern beaches, with a new shopping centre and new apartments.

Meanwhile Dee Why is progressing its town centre masterplan which Cunningham says will include the delivery of a new civic centre and library, a new park and plaza and 1000 new apartments over a 10-year period. “I see Dee Why as being a strong performing area;

we might see apartment prices there going up three to five per cent,” he says.

Walls is equally optimistic about the Manly masterplan, developed by architect firm Chrofi in conjunction with Manly Council. Work has just begun on the bold plan which includes the creation of a new car park underneath Manly Oval, the conversion of a section of Sydney Road to a pedestrianised high street and a redeveloped library with public rooftop gardens.

And at Westfield Warringah Mall, a \$310 million facelift is underway comprising a new two-storey parallel mall to house 70 more retailers. Completion of the first stage is due at the end of the year. Walls says the Manly and Westfield makeovers will add significantly to the lifestyle attributes that are a key drawcard for northern beaches buyers.

Kate Farrelly

ALLAMBIE HEIGHTS		RANK	208	
MEDIAN	2015	2014	Change	Trend
HOUSES	1356	1139	19.1%	6.1%
APARTMENTS	n/a	535	-	-
TOTAL SALES 78	Auction 48	Private treaty 30		
TOP THREE SALES				
16 Orara Rd	2500		4%+	Houses
68 Churchill Cr	2273		3%+	Apartments
51 Southern Cross Wy	1902		3%+	Houses

AVALON BEACH		RANK	214	
MEDIAN	2015	2014	Change	Trend
HOUSES	1400	1220	14.8%	3.2%
APARTMENTS	640	569	12.4%	4%
TOTAL SALES 176	Auction 54	Private treaty 122		
TOP THREE SALES				
17 Riverview Rd	5700		3%+	Houses
21 Careel Bay Cr	3050		4%+	Apartments
40 Chisholm Av	2543		4%+	Houses

BALGOWLAH		RANK	103	
MEDIAN	2015	2014	Change	Trend
HOUSES	1668	1460	14.2%	6.3%
APARTMENTS	815	748	9%	5.5%
TOTAL SALES 182	Auction 97	Private treaty 85		
TOP THREE SALES				
13 Wanganella St	4000		3%+	Houses
37 White St	3150		3%+	Apartments
2 Boyle St	3110		3%+	Houses

BALGOWLAH HEIGHTS		RANK	28	
MEDIAN	2015	2014	Change	Trend
HOUSES	2235	1938	15.4%	6.5%
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 66	Auction 32	Private treaty 34		
TOP THREE SALES				
26 Beatty St	4600		2%+	Houses
21 Beatty St	4310		3%+	Apartments
4 Tutus St	3875		3%+	Houses

BAYVIEW		RANK	74	
MEDIAN	2015	2014	Change	Trend
HOUSES	1875	1430	>25%	6.9%
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 50	Auction 17	Private treaty 33		
TOP THREE SALES				
9 Kara Cr	3450		2%+	Houses
5-7 Captain Hunter Rd	3130		3%+	Apartments
14 Gilwinga Dr	2675		3%+	Houses

BEACON HILL		RANK	237	
MEDIAN	2015	2014	Change	Trend
HOUSES	1306	1102	18.5%	6.5%
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 99	Auction 44	Private treaty 55		
TOP THREE SALES				
60 Golden Gr	2070		4%+	Houses
99 Iris St	2005		3%+	Apartments
2 O'Connors Rd	1850		3%+	Houses

BELROSE		RANK	256	
MEDIAN	2015	2014	Change	Trend
HOUSES	1350	1205	12%	6.2%
APARTMENTS	558	435	>25%	6.3%
TOTAL SALES 111	Auction 26	Private treaty 85		
TOP THREE SALES				
12 Lyndhurst Wy	2230		4%+	Houses
Lot 9 Perentie Rd	2149		4%+	Apartments
47 Pringle Av	2100		4%+	Houses

BILGOLA BEACH		RANK	-	
MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	n/a	-	-
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 3	Auction 1	Private treaty 2		
TOP THREE SALES				
-	-		2%+	Houses
-	-		3%+	Apartments
-	-		3%+	Houses

BILGOLA PLATEAU		RANK	238	
MEDIAN	2015	2014	Change	Trend
HOUSES	1304	1100	18.5%	3.3%
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 15	Auction 4	Private treaty 11		
TOP THREE SALES				
168 Plateau Rd	2651		4%+	Houses
254 Lower Plateau Rd	1905		3%+	Apartments
31 Mirrabooka St	1450		3%+	Houses

BROOKVALE		RANK	258	
MEDIAN	2015	2014	Change	Trend
HOUSES	1081	910	18.8%	5.7%
APARTMENTS	690	555	24.3%	6.4%
TOTAL SALES 103	Auction 22	Private treaty 81		
TOP THREE SALES				
12b Consul Rd	1750		4%+	Houses
33 Old Pittwater Rd	1491		4%+	Apartments
178 Old Pittwater Rd	1400		4%+	Houses

CHURCH POINT		RANK	-	
MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	1175	-	-
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 8	Auction 0	Private treaty 8		
TOP THREE SALES				
54 McCarrs Creek Rd	3400		2%+	Houses
1/2091 Pittwater Rd	2500		3%+	Apartments
14 Baroona Rd	2310		3%+	Houses

CLAREVILLE		RANK	-	
MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	1353	-	-
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 7	Auction 3	Private treaty 4		
TOP THREE SALES				
4A Delecta Av	3255		2%+	Houses
189 Hudson Pde	2050		3%+	Apartments
85 Hudson Pde	1538		3%+	Houses

CLONTARF		RANK	16	
MEDIAN	2015	2014	Change	Trend
HOUSES	2610	2385	9.4%	2.7%
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 38	Auction 17	Private treaty 21		
TOP THREE SALES				
1 Russell St	5251		2%+	Houses
41 Gordon St	3880		3%+	Apartments
42 Peronne Av	3780		3%+	Houses

COLLARROY		RANK	118	
MEDIAN	2015	2014	Change	Trend
HOUSES	1825	1585	15.1%	6.7%
APARTMENTS	720	670	7.5%	4.8%
TOTAL SALES 215	Auction 67	Private treaty 148		
TOP THREE SALES				
7 Florence Av	5200		2%+	Houses
30 Suffolk Av	3800		4%+	Apartments
1106 Pittwater Rd	3730		4%+	Houses

COLLARROY PLATEAU		RANK	195	
MEDIAN	2015	2014	Change	Trend
HOUSES	1390	1195	16.3%	6.9%
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 61	Auction 34	Private treaty 27		
TOP THREE SALES				
53 Edgecliffe Bvd	4920		4%+	Houses
11 Hilma St	2600		3%+	Apartments
1 Grevillea St	2550		3%+	Houses

CROMER		RANK	212	
MEDIAN	2015	2014	Change	Trend
HOUSES	1295	1057	22.6%	6.3%
APARTMENTS	700	613	14.2%	4.4%
TOTAL SALES 90	Auction 41	Private treaty 49		
TOP THREE SALES				
36 Wabash Av	1875		4%+	Houses
9 Dorothy St	1850		4%+	Apartments
45 Wabash Av	1775		4%+	Houses

CURL CURL

RANK **66**

MEDIAN	2015	2014	Change	Trend
HOUSES	2300	1631	>25%	7.7%
APARTMENTS	785	750	4.7%	-

TOTAL SALES 28 Auction 19 Private treaty 9

TOP THREE SALES

Address	Price	Category	% Change
78 Carrington Pde	3600	Houses	2%+
3 Farnell St	3050	Apartments	-
27 Brighton St	3005	Houses	4%+

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DAVIDSON

RANK **196**

MEDIAN	2015	2014	Change	Trend
HOUSES	1390	1155	20.3%	6.3%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 35 Auction 12 Private treaty 23

TOP THREE SALES

Address	Price	Category	% Change
57 Stone Pde	1800	Houses	4%+
24 Macfarlane St	1750	Apartments	-
26 Mathews St	1705	Houses	3%+

DEE WHY

RANK **192**

MEDIAN	2015	2014	Change	Trend
HOUSES	1415	1028	>25%	7%
APARTMENTS	665	595	11.8%	5.8%

TOTAL SALES 591 Auction 139 Private treaty 452

TOP THREE SALES

Address	Price	Category	% Change
10 Summit Av	2875	Houses	3%+
93 Quirk St	2700	Apartments	-
33 Banksia St	2700	Houses	4%+

DUFFYS FOREST

RANK **-**

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	n/a	-	-
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 2 Auction 0 Private treaty 2

TOP THREE SALES

Address	Price	Category	% Change
-	-	Houses	2%+
-	-	Apartments	-
-	-	Houses	3%+

ELANORA HEIGHTS

RANK **219**

MEDIAN	2015	2014	Change	Trend
HOUSES	1345	1093	23.1%	5.5%
APARTMENTS	n/a	700	-	-

TOTAL SALES 48 Auction 21 Private treaty 27

TOP THREE SALES

Address	Price	Category	% Change
1 Dendrobium Cr	3055	Houses	4%+
158 Elanora Rd	2770	Apartments	-
4 Allawah Av	2123	Houses	3%+

ELVINA BAY

RANK **-**

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	n/a	-	-
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 3 Auction 0 Private treaty 3

TOP THREE SALES

Address	Price	Category	% Change
1-3 Douglass Est	1500	Houses	2%+
15 Sturdee La	1080	Apartments	-
-	-	Houses	3%+

FAIRLIGHT

RANK **45**

MEDIAN	2015	2014	Change	Trend
HOUSES	1810	1390	>25%	7.3%
APARTMENTS	1058	861	22.8%	6.6%

TOTAL SALES 134 Auction 73 Private treaty 61

TOP THREE SALES

Address	Price	Category	% Change
571 Lauderdale Av	5500	Houses	3%+
35 Upper Clifford Av	3650	Apartments	-
20 Willyama Av	3150	Houses	3%+

FORESTVILLE

RANK **125**

MEDIAN	2015	2014	Change	Trend
HOUSES	1380	1138	21.3%	7.1%
APARTMENTS	880	790	11.4%	5.7%

TOTAL SALES 122 Auction 50 Private treaty 72

TOP THREE SALES

Address	Price	Category	% Change
757 Warringah Rd	2962	Houses	4%+
18 Lurnea Cr	2680	Apartments	-
3 Bentley Av	2405	Houses	3%+

FRENCHS FOREST

RANK **210**

MEDIAN	2015	2014	Change	Trend
HOUSES	1355	1106	22.5%	7%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 180 Auction 60 Private treaty 120

TOP THREE SALES

Address	Price	Category	% Change
130 Frenchs Forest Rd W	3700	Houses	4%+
39-41 Adams St	3425	Apartments	-
110 Bantry Bay Rd	2200	Houses	3%+

FRESHWATER

RANK **112**

MEDIAN	2015	2014	Change	Trend
HOUSES	1976	1568	>25%	7.3%
APARTMENTS	710	609	16.7%	6%

TOTAL SALES 212 Auction 105 Private treaty 107

TOP THREE SALES

Address	Price	Category	% Change
367 Undercliff Rd	4250	Houses	2%+
10 Carrington Pde	3750	Apartments	-
21 Carrington Pde	3500	Houses	4%+

INGLESIDE

RANK **-**

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	n/a	-	-
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 2 Auction 0 Private treaty 2

TOP THREE SALES

Address	Price	Category	% Change
11 Wirreanda Rd	4750	Houses	2%+
-	-	Apartments	-
-	-	Houses	3%+

KILLARNEY HEIGHTS

RANK **134**

MEDIAN	2015	2014	Change	Trend
HOUSES	1563	1363	14.7%	6.8%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 41 Auction 22 Private treaty 19

TOP THREE SALES

Address	Price	Category	% Change
36 Rathowen Pde	2540	Houses	3%+
88 Ballyshannon Rd	2345	Apartments	-
49 Roscommon Cr	1825	Houses	3%+

MANLY

RANK **23**

MEDIAN	2015	2014	Change	Trend
HOUSES	2370	2000	18.5%	7.1%
APARTMENTS	1030	902	14.2%	5.1%

TOTAL SALES 457 Auction 206 Private treaty 251

TOP THREE SALES

Address	Price	Category	% Change
4/111 North Steyne	5850	Houses	2%+
64 Osborne Rd	5400	Apartments	-
6 Spring Cove Av	5000	Houses	3%+

MANLY VALE

RANK **178**

MEDIAN	2015	2014	Change	Trend
HOUSES	1505	1275	18%	7.2%
APARTMENTS	659	600	9.8%	4.3%

TOTAL SALES 135 Auction 50 Private treaty 85

TOP THREE SALES

Address	Price	Category	% Change
43 Sunshine St	2010	Houses	3%+
51 Innes Rd	1951	Apartments	-
21 Lovett St	1950	Houses	4%+

MONA VALE

RANK **163**

MEDIAN	2015	2014	Change	Trend
HOUSES	1363	1150	18.5%	5.5%
APARTMENTS	762	850	-10.4%	3.8%

TOTAL SALES 225 Auction 58 Private treaty 167

TOP THREE SALES

Address	Price	Category	% Change
60 Rednal St	2820	Houses	4%+
37 Grandview Pde	2770	Apartments	-
53 Rednal St	2750	Houses	4%+

NARRABEEN

RANK **100**

MEDIAN	2015	2014	Change	Trend
HOUSES	1800	1296	>25%	6.4%
APARTMENTS	775	645	20.2%	5.8%

TOTAL SALES 199 Auction 50 Private treaty 149

TOP THREE SALES

Address	Price	Category	% Change
171 Ocean St	5000	Houses	3%+
2 Albemarle St	2880	Apartments	-
26 Lindley Av	2850	Houses	4%+

NARRAWEENA

RANK **240**

MEDIAN	2015	2014	Change	Trend
HOUSES	1301	1006	>25%	7.4%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 57 Auction 31 Private treaty 26

TOP THREE SALES

Address	Price	Category	% Change
102 Victor Rd	2180	Houses	4%+
38 Nimbey Av	2000	Apartments	-
31 Rayner Av	1900	Houses	3%+

NEWPORT

RANK **179**

MEDIAN	2015	2014	Change	Trend
HOUSES	1525	1138	>25%	4.6%
APARTMENTS	650	620	4.8%	4.5%

TOTAL SALES 152 Auction 39 Private treaty 113

TOP THREE SALES

Address	Price	Category	% Change
21 Calvert Pde	6500	Houses	3%+
16 Karloo Pde	4300	Apartments	-
138 Crescent Rd	3000	Houses	4%+

NORTH BALGOWLAH

RANK **124**

MEDIAN	2015	2014	Change	Trend
HOUSES	1650	1544	6.9%	7.7%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 62 Auction 40 Private treaty 22

TOP THREE SALES

Address	Price	Category	% Change
9 Kimo St	2800	Houses	3%+
25 Kimo St	2700	Apartments	-
12 Water Reserve Rd	2685	Houses	3%+

NORTH CURL CURL

RANK **87**

MEDIAN	2015	2014	Change	Trend
HOUSES	1800	1575	14.3%	5%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 63 Auction 31 Private treaty 32

TOP THREE SALES

Address	Price	Category	% Change
2 Molong St	3473	Houses	3%+
184 Headland Rd	3450	Apartments	-
7 Bellevue Pl	3250	Houses	3%+

NORTH MANLY

RANK **168**

MEDIAN	2015	2014	Change	Trend
HOUSES	1456	1342	8.5%	7.2%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 56 Auction 34 Private treaty 22

TOP THREE SALES

Address	Price	Category	% Change
54 Riverview Pde	2570	Houses	3%+
30 Robert Av	1960	Apartments	-
38a Corrie Rd	1918	Houses	3%+

NORTH NARRABEEN

RANK **180**

MEDIAN	2015	2014	Change	Trend
HOUSES	1250	1010	23.8%	6.7%
APARTMENTS	783	n/a	-	-

TOTAL SALES 72 Auction 34 Private treaty 38

TOP THREE SALES

Address	Price	Category	% Change
16 Wimbledon Av	2315	Houses	4%+
20 Lake Park Rd	2260	Apartments	-
125 Gondola Rd	1800	Houses	4%+

PALM BEACH

RANK **32**

MEDIAN	2015	2014	Change	Trend
HOUSES	2225	2638	-15.6%	-0.5%
APARTMENTS	n/a	1163	-	-

TOTAL SALES 21 Auction 3 Private treaty 18

TOP THREE SALES

Address	Price	Category	% Change
62 Florida Rd	3300	Houses	2%+
23 Thyra Rd	2700	Apartments	-
37 Norma Rd	2625	Houses	3%+

QUEENSLIFF

RANK **56**

MEDIAN	2015	2014	Change	Trend
HOUSES	2300	2500	-8%	2.9%
APARTMENTS	800	781	2.4%	5.7%

TOTAL SALES 111 Auction 57 Private treaty 54

TOP THREE SALES

Address	Price	Category	% Change
41 Greycliffe St	5775	Houses	2%+
17A Crown Rd	3750	Apartments	-
19 Hill St	3210	Houses	4%+

SEAFORTH

RANK **54**

MEDIAN	2015	2014	Change	Trend
HOUSES	2050	1550	>25%	7.1%
APARTMENTS	n/a	825	-	-

TOTAL SALES 121 Auction 68 Private treaty 53

TOP THREE SALES

Address	Price	Category	% Change
106-108 Seaforth Cr	10000	Houses	2%+
20 David Pl	7850	Apartments	-
157a Seaforth Cr	5700	Houses	3%+

TERREY HILLS

RANK **213**

MEDIAN	2015	2014	Change	Trend
HOUSES	1350	1102	22.5%	6.2%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 35 Auction 4 Private treaty 31

TOP THREE SALES

Address	Price	Category	% Change
327 McCarrs Creek Rd	2750	Houses	4%+
3 Cudal Cl	1850	Apartments	-
22 Nambucca Rd	1595	Houses	3%+

WARRIEWOOD

RANK **194**

MEDIAN	2015	2014	Change	Trend
HOUSES	1250	1070	16.8%	6%
APARTMENTS	760	680	11.8%	3.3%

TOTAL SALES 211 Auction 28 Private treaty 183

TOP THREE SALES

Address	Price	Category	% Change
47 Orchard St	1665	Houses	4%+
50 Sydney Rd	1560	Apartments	-
46 Banksia Pde			

North-west

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Domain Group 2016 prediction

New rail link makes an impact on prices

The new north-west rail line is not due for completion until 2019, but already its effects are being felt from Cherrybrook to Rouse Hill.

House and unit prices along the new rail corridor rose more than 25 per cent in some suburbs, with Cherrybrook a star performer, recording more than 30 per cent growth over 2015 and a median house price of \$1.35 million. Apartments and townhouses were also in demand and notched up an 8.27 per cent price hike to reach a median of \$960,000.

Louis Carr Real Estate agent Trevor Prinsloo says while the new rail link has certainly boosted demand in Cherrybrook, the suburb has a host of other drawbacks.

"We've got a good combination of private schools and very good state schools and what also plays a major role is the development of the Norwest Business Park," he says. "Not too long from now it will be considered a major business hub in Sydney, with a lot of big businesses relocating there."

Prinsloo says market turnover has slowed a little this year, with prices correcting up to 6.5 per cent.

Prices have also fallen 5 to 10 per cent in Castle Hill, says Daniel Llamas, of Ray White Castle Hill. At the peak of the market in 2015, one-bedroom apartments were selling for \$750,000; this year he says a comparable property will fetch between \$650,000 and \$690,000.

'Buyers are anticipating more reasonable seller expectations.'

Robert Bagala, principal, First National North

Last year prices went up too much and too fast, says Tracy Yap, of Tracy Yap Realty. Yap was surprised when a red-brick home in Fernhill Avenue, Epping, likely to be demolished sold at \$300,000 over reserve for \$2,116,000. The home was on a level block of 854 square metres, close to popular schools, transport and shops.



Earmarked for knock-down, this house at 22 Fernhill Avenue, Epping, was recently sold by Tracy Yap Realty for \$2,116,000, \$300,000 above the reserve price.

Yap says more than 90 per cent of her clients are Chinese buyers, many of them willing to pay top dollar for houses on good blocks of land in Epping and Eastwood.

"I think prices on these properties will continue to go up this year," she says. "Compared to buying on the north shore, these properties are still reasonably priced."

Ray White agent and auctioneer Jason Keen says in the Hills District, new homes fetched some crazy prices last year.

He cites Daniel Llamas' sale of 8 Lodgeworth Place, Castle Hill, as an example. "No. 1 Lodgeworth Place sold for \$1.35 million in March and the owners of No. 8, a battleaxe project home, said 'we want \$1.5 million'," Keen says. "We didn't think we could get it, but of course we said we'd try. It sold for \$1.71 million in June - unbelievable."

Across the north-west 13 suburbs joined the million-dollar-median club last year, including Carlingford, Baulkham Hills, Ermington,

Kellyville, North Rocks and Pennant Hills. In the Ryde district, First National North principal Robert Bagala reported one of the most exciting and unprecedented periods of growth in the agency's history, and while activity slowed leading up to Christmas, the market was already firing again this year.

"Inquiry and attendance rates are already exceeding expectations following the softening of confidence in the last quarter of 2015," says Bagala. "Buyers are anticipating more reasonable seller expectations. We are already seeing evidence of demand clearly exceeding the supply of offerings, and this is likely to offset any possible further softening in our local market."

With Ryde outperforming many of its neighbours last year, Bagala says the surrounding suburbs of Gladesville and East Ryde are the ones to watch this year, alongside West Ryde and Melrose Park.

Kate Farrelly



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ANNANGROVE RANK -

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	n/a	-	-
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 5	Auction 0	Private treaty 5		

TOP THREE SALES

182a Annangrove Rd	2295	Houses	2%+
51 Shoplands Rd	1800	Apartments	
10 O'Keefe Rd	1680	Houses	2%+

ARCADIA RANK -

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	n/a	-	-
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 2	Auction 0	Private treaty 2		

TOP THREE SALES

-	-	Houses	2%+
-	-	Apartments	
-	-	Houses	2%+

BAULKHAM HILLS RANK 267

MEDIAN	2015	2014	Change	Trend
HOUSES	1045	850	22.9%	8%
APARTMENTS	670	598	12.1%	5%
TOTAL SALES 663	Auction 199	Private treaty 464		

TOP THREE SALES

41 Park Rd	2480	Houses	3%+
1 McGee Pl	1670	Apartments	
10 Barina Downs Rd	1650	Houses	3%+

BEAUMONT HILLS RANK 325

MEDIAN	2015	2014	Change	Trend
HOUSES	1050	883	19%	7.1%
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 140	Auction 10	Private treaty 130		

TOP THREE SALES

3 Buller Cct	1600	Houses	3%+
2 Alford Rd	1525	Apartments	
39 Guardian Av	1490	Houses	2%+

BEECROFT RANK 148

MEDIAN	2015	2014	Change	Trend
HOUSES	1508	1305	15.6%	6.6%
APARTMENTS	732	795	-8%	-
TOTAL SALES 182	Auction 87	Private treaty 95		

TOP THREE SALES

32 Hannah St	3550	Houses	2%+
155 Copeland Rd	3430	Apartments	
10 Kirkham St	3000	Houses	3%+

BELLA VISTA RANK 203

MEDIAN	2015	2014	Change	Trend
HOUSES	1380	1200	15%	6%
APARTMENTS	n/a	736	-	-
TOTAL SALES 100	Auction 22	Private treaty 78		

TOP THREE SALES

16 Stonybrook Tce	2725	Houses	2%+
10 Woodbridge Pl	2550	Apartments	
9 Pipersbrook Cr	2500	Houses	2%+

BERRILEE RANK -

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	n/a	-	-
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 0	Auction 0	Private treaty 0		

TOP THREE SALES

-	-	Houses	2%+
-	-	Apartments	
-	-	Houses	2%+

CANOELANDS RANK -

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	n/a	-	-
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 0	Auction 0	Private treaty 0		

TOP THREE SALES

-	-	Houses	2%+
-	-	Apartments	
-	-	Houses	2%+

CARLINGFORD RANK 229

MEDIAN	2015	2014	Change	Trend
HOUSES	1213	980	23.7%	8.2%
APARTMENTS	700	595	17.6%	5.1%
TOTAL SALES 421	Auction 121	Private treaty 300		

TOP THREE SALES

4a Westminster Av	2745	Houses	3%+
26 Pinetree Dr	2200	Apartments	
32 Bellevue Dr	2170	Houses	3%+

CASTLE HILL RANK 185

MEDIAN	2015	2014	Change	Trend
HOUSES	1301	1050	23.9%	8.3%
APARTMENTS	754	665	13.4%	5.4%
TOTAL SALES 570	Auction 165	Private treaty 405		

TOP THREE SALES

37-39 Crane Rd	3700	Houses	2%+
15 Niello Cl	2850	Apartments	
9 Stone Cottage Ct	2750	Houses	3%+

CHELTENHAM RANK 128

MEDIAN	2015	2014	Change	Trend
HOUSES	1628	1250	>25%	8%
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 40	Auction 23	Private treaty 17		

TOP THREE SALES

37 Cheltenham Rd	2930	Houses	2%+
49 Cheltenham Rd	2340	Apartments	
6 Sutherland Rd	2095	Houses	2%+

CHERRYBROOK RANK 121

MEDIAN	2015	2014	Change	Trend
HOUSES	1350	1026	>25%	8.3%
APARTMENTS	960	798	20.3%	7.5%
TOTAL SALES 246	Auction 38	Private treaty 208		

TOP THREE SALES

1 Milford Gr	2200	Houses	2%+
1 Cannan Cl	2050	Apartments	
32 Franklin Rd	1985	Houses	3%+

DENISTONE RANK 152

MEDIAN	2015	2014	Change	Trend
HOUSES	1500	1188	>25%	8.6%
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 56	Auction 39	Private treaty 17		

TOP THREE SALES

80 Anthony Rd	2480	Houses	2%+
10 Inkerman Rd	2330	Apartments	
40 Miriam Rd	2110	Houses	2%+

DENISTONE EAST RANK 177

MEDIAN	2015	2014	Change	Trend
HOUSES	1417	1201	17.9%	9.3%
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 29	Auction 16	Private treaty 13		

TOP THREE SALES

5 Hollis Av	2701	Houses	2%+
25 Lovell Rd	2290	Apartments	
8 Jackson Cr	1880	Houses	2%+

DENISTONE WEST RANK 230

MEDIAN	2015	2014	Change	Trend
HOUSES	1325	1080	22.7%	7.9%
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 18	Auction 12	Private treaty 6		

TOP THREE SALES

28 Sluman St	1758	Houses	2%+
39 Glenayr Av	1540	Apartments	
36 Sluman St	1500	Houses	2%+

DUNDAS RANK 285

MEDIAN	2015	2014	Change	Trend
HOUSES	970	770	>25%	7.8%
APARTMENTS	655	567	15.5%	-
TOTAL SALES 104	Auction 20	Private treaty 84		

TOP THREE SALES

11 Wassell St	1740	Houses	4%+
25 Bennetts Rd E	1300	Apartments	
56 Baronbali St	1280	Houses	3%+

DUNDAS VALLEY RANK 184

MEDIAN	2015	2014	Change	Trend
HOUSES	1025	830	23.5%	8.1%
APARTMENTS	955	850	12.4%	-
TOTAL SALES 78	Auction 13	Private treaty 65		

TOP THREE SALES

35 Perry St	1582	Houses	3%+
15 Boardman St	1525	Apartments	
2b Carson St	1500	Houses	3%+

DURAL RANK 306

MEDIAN	2015	2014	Change	Trend
HOUSES	1220	920	>25%	7.7%
APARTMENTS	440	518	-15%	0.4%
TOTAL SALES 92	Auction 14	Private treaty 78		

TOP THREE SALES

6 Wyoming Rd	3250	Houses	2%+
1167 Old Northern Rd	2550	Apartments	
462 Old Northern Rd	2500	Houses	3%+

EAST RYDE RANK 138

MEDIAN	2015	2014	Change	Trend
HOUSES	1548	1260	22.8%	8.7%
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 40	Auction 29	Private treaty 11		

TOP THREE SALES

105 Cressy Rd	2280	Houses	2%+
2 Moncrieff Dr	2110	Apartments	
28 Finch Av	2050	Houses	2%+

EASTWOOD RANK 188

MEDIAN	2015	2014	Change	Trend
HOUSES	1510	1306	15.6%	9.2%
APARTMENTS	645	620	4%	7.5%
TOTAL SALES 271	Auction 149	Private treaty 122		

TOP THREE SALES

12 Balaclava Rd	2700	Houses	2%+
61 Threfall St	2682	Apartments	
10 Clive Rd	2630	Houses	3%+

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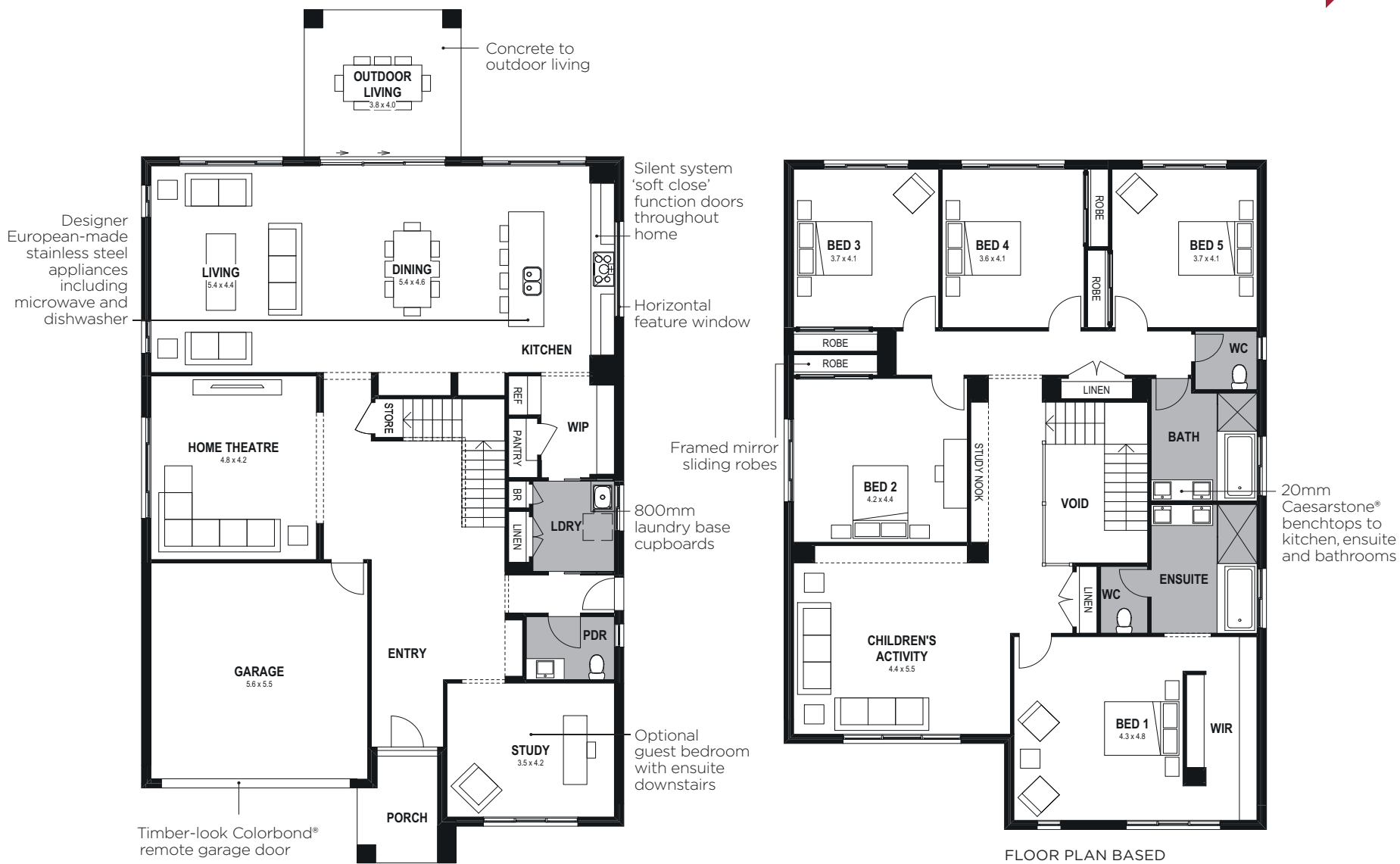
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EPPING RANK **107**

MEDIAN	2015	2014	Change	Trend
HOUSES	1608	1363	18%	9.2%
APARTMENTS	827	735	12.5%	7.8%
TOTAL SALES 570	Auction 207	Private treaty 363		
TOP THREE SALES				
71 Epping Av	3210		↑2%+	Houses
1 Bruceedale Av	2970			↑3%+
13 Grandview Pde	2920			↑3%+

GLENORIE RANK **334**

MEDIAN	2015	2014	Change	Trend
HOUSES	1003	815	23%	-
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 20	Auction 5	Private treaty 15		
TOP THREE SALES				
5 Venetta Rd	2825		↑3%+	Houses
43 Post Office Rd	1850			↑3%+
16 Idlewild Rd	1085			↑2%+

MACQUARIE PARK RANK **294**

MEDIAN	2015	2014	Change	Trend
HOUSES	900	725	24.1%	7.4%
APARTMENTS	668	595	12.3%	7.5%
TOTAL SALES 191	Auction 38	Private treaty 153		
TOP THREE SALES				
16/10 Tuckwell Pl	1185		↑4%+	Houses
A910/2 Saunders Cl	1120			↑3%+
3/10 Tuckwell Pl	1065			↑3%+

MIDDLE DURAL RANK -

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	n/a	-	-
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 5	Auction 2	Private treaty 3		
TOP THREE SALES				
9 McLeod Rd	3500		↑2%+	Houses
4 Alinda Cl	2575			↑2%+
4 Vaughan Pl	2542			↑2%+

NORTH ROCKS RANK **296**

MEDIAN	2015	2014	Change	Trend
HOUSES	1157	918	>25%	8%
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 110	Auction 54	Private treaty 56		
TOP THREE SALES				
19 Andrew Pl	1720		↑3%+	Houses
4 Burradoo Cl	1650			↑3%+
8 Loyalty Rd	1635			↑2%+

ERMINGTON RANK **215**

MEDIAN	2015	2014	Change	Trend
HOUSES	1050	920	14.1%	7.7%
APARTMENTS	790	708	11.7%	7.7%
TOTAL SALES 207	Auction 49	Private treaty 158		
TOP THREE SALES				
17 Vignes St	1960		↑3%+	Houses
2 Blakeford Av	1575			↑3%+
1 Blakeford Av	1575			↑3%+

KELLYVILLE RANK **202**

MEDIAN	2015	2014	Change	Trend
HOUSES	1050	870	20.7%	7%
APARTMENTS	850	646	>25%	-
TOTAL SALES 492	Auction 66	Private treaty 426		
TOP THREE SALES				
25 Connelly Wy	2215		↑3%+	Houses
78-80 Acres Rd	2000			↑3%+
30 Laughton Cr	1905			↑3%+

MARSFIELD RANK **255**

MEDIAN	2015	2014	Change	Trend
HOUSES	952	790	20.4%	8%
APARTMENTS	738	603	22.5%	7.1%
TOTAL SALES 188	Auction 110	Private treaty 78		
TOP THREE SALES				
16 Winston St	2480		↑4%+	Houses
15 Bertrand Cl	2402			↑3%+
65 Culloden Rd	2385			↑3%+

NORMANHURST RANK **297**

MEDIAN	2015	2014	Change	Trend
HOUSES	1155	928	24.5%	8.1%
APARTMENTS	n/a	660	-	-
TOTAL SALES 71	Auction 38	Private treaty 33		
TOP THREE SALES				
88 Denman Pde	1850		↑3%+	Houses
62 Malsbury Rd	1750			↑2%+
14 Hammond Av	1610			↑2%+

NORTH RYDE RANK **95**

MEDIAN	2015	2014	Change	Trend
HOUSES	1415	1155	22.5%	9.3%
APARTMENTS	1123	n/a	-	-
TOTAL SALES 163	Auction 98	Private treaty 65		
TOP THREE SALES				
24 Northcott St	2580		↑2%+	Houses
50 Beswick Av	2470			↑2%+
22 Beswick Av	2415			↑2%+

GALSTON RANK **365**

MEDIAN	2015	2014	Change	Trend
HOUSES	905	795	13.8%	5.9%
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 39	Auction 4	Private treaty 35		
TOP THREE SALES				
35b Sylvan St	1285		↑4%+	Houses
340 Galston Rd	1275			↑2%+
25 Nancy Pl	1250			↑2%+

KELLYVILLE RIDGE RANK **321**

MEDIAN	2015	2014	Change	Trend
HOUSES	934	763	22.4%	7.1%
APARTMENTS	575	465	23.7%	7.1%
TOTAL SALES 144	Auction 18	Private treaty 126		
TOP THREE SALES				
1 Kilbenny St	1530		↑4%+	Houses
51 Annfield St	1385			↑3%+
11 Willunga Av	1350			↑3%+

MEADOWBANK RANK **263**

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	n/a	-	-
APARTMENTS	605	530	14.2%	4.8%
TOTAL SALES 140	Auction 9	Private treaty 131		
TOP THREE SALES				
9/2 Bay Dr	2009		↑2%+	Houses
36/2 Bay Dr	1310			↑3%+
18/2 Bay Dr	1300			↑3%+

NORTH EPPING RANK **198**

MEDIAN	2015	2014	Change	Trend
HOUSES	1388	1169	18.7%	7.6%
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 54	Auction 37	Private treaty 17		
TOP THREE SALES				
69 Boundary Rd	2500		↑2%+	Houses
7 Eastcote Rd	2320			↑2%+
68a Eastcote Rd	2210			↑2%+

NORTHMEAD RANK **336**

MEDIAN	2015	2014	Change	Trend
HOUSES	901	730	23.5%	7.4%
APARTMENTS	537	482	11.3%	4.9%
TOTAL SALES 255	Auction 39	Private treaty 216		
TOP THREE SALES				
32 Thomas St	1640		↑4%+	Houses
32 Windermere Av	1615			↑3%+
45 Windermere Av	1575			↑3%+

GLENHAVEN RANK **204**

MEDIAN	2015	2014	Change	Trend
HOUSES	1380	1120	23.2%	6.9%
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 86	Auction 24	Private treaty 62		
TOP THREE SALES				
20 Carnarvon Av	3650		↑2%+	Houses
10 Plympton Wy	3150			↑2%+
30 Sylvan Gr	2465			↑2%+

KENTHURST RANK **75**

MEDIAN	2015	2014	Change	Trend
HOUSES	1830	1200	>25%	-
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 14	Auction 4	Private treaty 10		
TOP THREE SALES				
13 Farm Rd	2390		↑2%+	Houses
52 Porters Rd	2230			↑2%+
18 Pitt Town Rd	2025			↑2%+

MELROSE PARK RANK **225**

MEDIAN	2015	2014	Change	Trend
HOUSES	1338	1120	19.5%	7.8%
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 23	Auction 10	Private treaty 13		
TOP THREE SALES				
92 Lancaster Av	2220		↑2%+	Houses
12 James St	2200			↑2%+
1 James St	1680			↑2%+

NORTH PARRAMATTA RANK **338**

MEDIAN	2015	2014	Change	Trend
HOUSES	888	706	>25%	6.9%
APARTMENTS	553	470	17.7%	6.1%
TOTAL SALES 209	Auction 50	Private treaty 159		
TOP THREE SALES				
34 Bellevue St	2060		↑4%+	Houses
70 Ross St	1575			↑3%+
18 Bowden St	1485			↑3%+

OATLANDS RANK **274**

MEDIAN	2015	2014	Change	Trend
HOUSES	1218	950	>25%	6.9%
APARTMENTS	n/a	622	-	-
TOTAL SALES 83	Auction 40	Private treaty 43		
TOP THREE SALES				
55 Greens Av	3300		↑2%+	Houses
19 Wyoming Av	2650			↑2%+
32 Bettington Rd	2600			↑2%+



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PENNANT HILLS RANK 269

MEDIAN	2015	2014	Change	Trend
HOUSES	1263	990	>25%	7.2%
APARTMENTS	563	515	9.2%	7.5%
TOTAL SALES 131	Auction 39	Private treaty 92		
TOP THREE SALES				
7 Werona St	2000		Houses 2%+	
19 Ramsay Rd	1865		Apartments 3%+	
15 Hillcrest Rd	1832			

RYDE RANK 201

MEDIAN	2015	2014	Change	Trend
HOUSES	1400	1196	17.1%	9.2%
APARTMENTS	663	680	-2.5%	8.4%
TOTAL SALES 622	Auction 184	Private treaty 438		
TOP THREE SALES				
5 Arthur St	2910		Houses 2%+	
40 Charles St	2600		Apartments 3%+	
5 Eulo Pde	2569			

THORNLEIGH RANK 248

MEDIAN	2015	2014	Change	Trend
HOUSES	1109	896	23.7%	7.6%
APARTMENTS	698	767	-9.1%	2.4%
TOTAL SALES 158	Auction 77	Private treaty 81		
TOP THREE SALES				
17 Loch Maree Av	1907		Houses 3%+	
12 Bellevue St	1800		Apartments 3%+	
25 Dartford Rd	1740			

PUTNEY RANK 91

MEDIAN	2015	2014	Change	Trend
HOUSES	1785	1430	24.8%	7.3%
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 54	Auction 31	Private treaty 23		
TOP THREE SALES				
9 Stanley St	3400		Houses 2%+	
22 Regent St	3330		Apartments 2%+	
18 Phillip Rd	3250			

SPENCER RANK -

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	n/a	-	-
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 0	Auction 0	Private treaty 0		
TOP THREE SALES				
-	-	-	Houses 2%+	
-	-	-	Apartments 2%+	
-	-	-		

WEST PENNANT HILLS RANK 169

MEDIAN	2015	2014	Change	Trend
HOUSES	1450	1185	22.4%	7.3%
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 201	Auction 44	Private treaty 157		
TOP THREE SALES				
2a Orchid Pl	3150		Houses 2%+	
3 Ridgmont Cl	3050		Apartments 2%+	
13 Avonleigh Wy	2725			

ROUSE HILL RANK 300

MEDIAN	2015	2014	Change	Trend
HOUSES	967	792	22.1%	6.7%
APARTMENTS	630	n/a	-	-
TOTAL SALES 209	Auction 4	Private treaty 205		
TOP THREE SALES				
88 Rouse Rd	4300		Houses 4%+	
85 Milford Dr	1735		Apartments 3%+	
30 Highlands Wy	1600			

TELOPEA RANK 309

MEDIAN	2015	2014	Change	Trend
HOUSES	1028	795	>25%	6.7%
APARTMENTS	570	550	3.5%	6.7%
TOTAL SALES 120	Auction 22	Private treaty 98		
TOP THREE SALES				
9-11 Fig Tree Av	3300		Houses 3%+	
12 Yurunga St	1860		Apartments 3%+	
18 Megan St	1621			

WEST RYDE RANK 236

MEDIAN	2015	2014	Change	Trend
HOUSES	1338	1100	21.6%	9.1%
APARTMENTS	633	580	9.1%	7.5%
TOTAL SALES 248	Auction 90	Private treaty 158		
TOP THREE SALES				
19 Federal Rd	2350		Houses 2%+	
30 Darwin St	2300		Apartments 3%+	
18 Bellevue Av	2160			

RYDALMERE RANK 307

MEDIAN	2015	2014	Change	Trend
HOUSES	995	800	24.4%	9.3%
APARTMENTS	600	580	3.4%	-
TOTAL SALES 113	Auction 27	Private treaty 86		
TOP THREE SALES				
9 Burbang Cr	1580		Houses 4%+	
8 Calder Rd	1520		Apartments 3%+	
4 Burbang Cr	1450			

THE PONDS RANK 350

MEDIAN	2015	2014	Change	Trend
HOUSES	950	793	19.9%	-
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 232	Auction 14	Private treaty 218		
TOP THREE SALES				
46 Ivory St	1380		Houses 4%+	
53 Levy Cr	1375		Apartments 2%+	
32 Vanilla Dr	1310			

WESTLEIGH RANK 279

MEDIAN	2015	2014	Change	Trend
HOUSES	1213	966	>25%	6.7%
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 57	Auction 30	Private treaty 27		
TOP THREE SALES				
27 Western Cr	1675		Houses 3%+	
131 Quarter Sessions Rd	1505		Apartments 2%+	
19 Peppermint Gum Pl	1455			



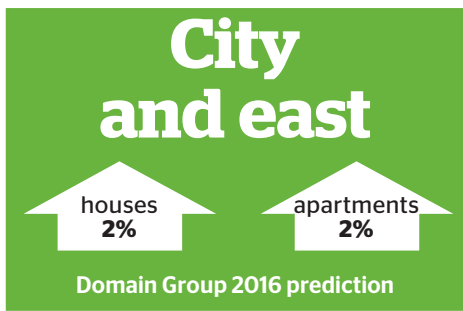
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Double-digit growth of between 10 and 25 per cent last year pushed the final sub-\$1 million suburbs over the line, so that today the suburbs that make up the city and east boast median house prices between \$1 million and \$8 million.

There are still a handful of suburbs where the unit median falls under \$600,000 but with new apartment developments on the rise across the city, local agents say that will not be the case for much longer.

At Frasers Central Park development, 219 of 313 apartments released in 2015 were sold, exceeding expectations.

"It was pretty manic last year - we certainly saw a large appetite for off-the-plan," says Paul Lowe, sales and marketing director for Frasers Property. "It was fuelled in part by foreign investment and a good local

market that was worried that unless they bought in they could miss out."

Lowe says the company has a positive outlook for 2016 in what is a "plateauing or slow-growth market".

"This year will come off in terms of its growth curve but in the key areas we're still seeing solid demand."

BresicWhitney director Shannan Whitney says excessive price rises in recent years have led to Sydney's lowest gross rental yields, which combined with the supply pipeline of new apartments will stall unit price growth. Whitney says house prices should hold provided the low interest rate environment prevails.

Executive chairman of the Raine & Horne Property Group Angus Raine says home values near the new metro stations at Barangaroo, Pitt Street and Waterloo should continue to rise, while 1st City principal Brad Caldwell-Eyles has his money on Potts Point, where one new development has set a Sydney record for the apartment price per square metre.



Buyers battled over a two-bedroom apartment in this Double Bay development, Bay Residences, newly completed and marketed by 1st City.

Managing director of CBRE Residential Projects David Milton reports 97 of 134 apartments have sold off-the-plan in Omnia, the Greenland Group's luxury Potts Point development that has secured a top sale of \$11 million, or \$62,000 a square metre.

"Potts Point is an area where locals recognise value and scarcity," Milton says. "We knew Omnia would have high demand because we had large numbers of high net worth buyers contacting us before the launch to say we'd like to buy in."

Belle Property Surry Hills director Charles Touma thinks Darlington and Rosebery have room for growth.

"Darlington is a bit of a forgotten suburb, yet it's so close to everything," he says. "And I think house prices in Rosebery still represent extremely good value."

Double Bay is another favourite for 2016. Caldwell-Eyles was surprised to find buyers

fighting over a \$2.75 million apartment being offered off-the-plan in the Bay Residences with no views and just one car space. BradfieldCleary director Georgia Cleary is also expecting further price rises in the suburb.

"Double Bay was our strongest market last year," she says. "It used to be considered more for an older demographic - now there's been a massive swing to the younger generation who come for the night life. I think it will be a top performer again this year."

Ray White Group chairman Brian White isn't surprised by the surge in popularity of inner city suburbs. "In previous property cycles there's been all this talk of people moving to the newer suburbs and the inner city has been ignored to a degree, but in the last five years the power of the inner city property market has just been staggering."

Kate Farrelly

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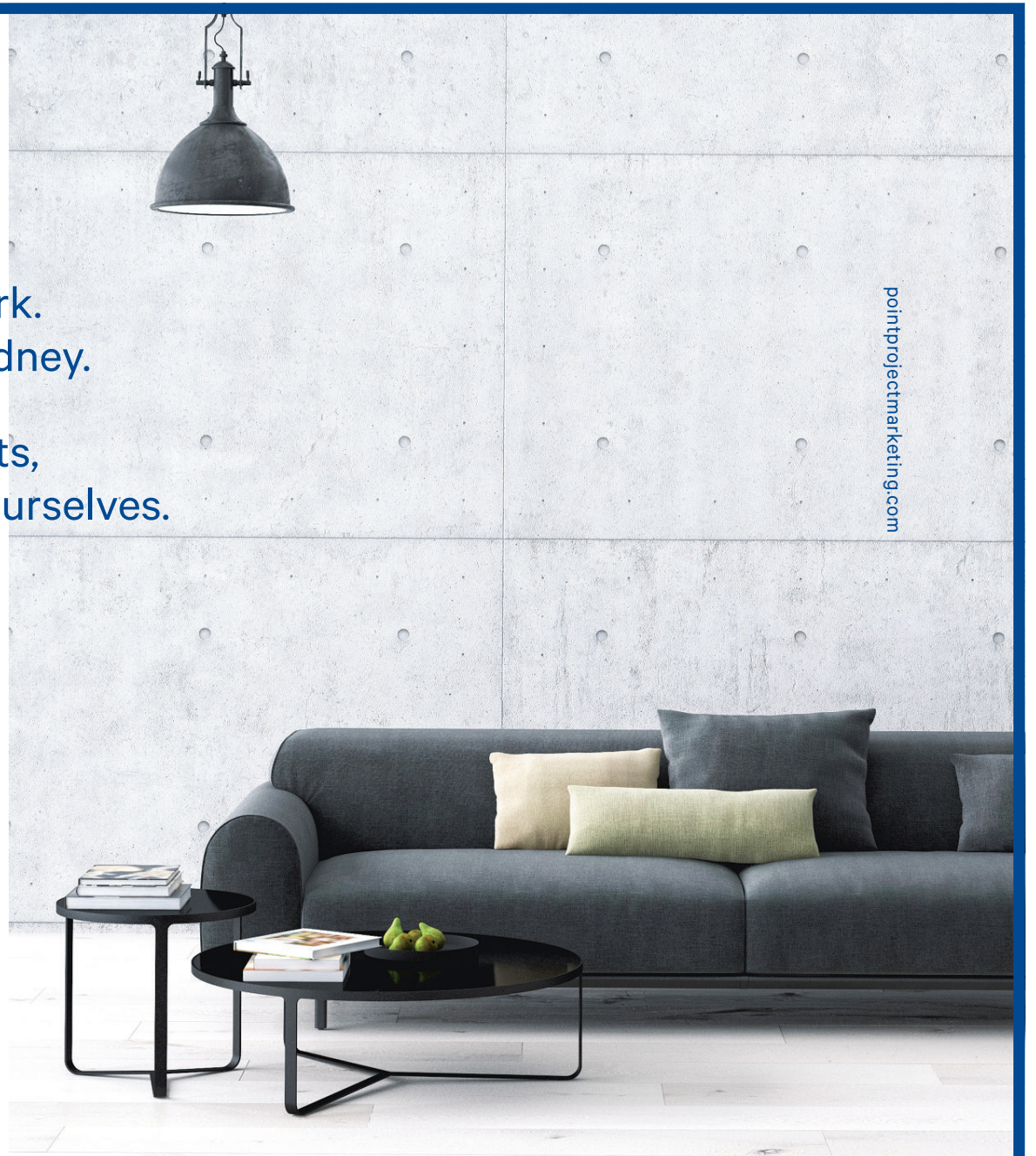
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*Source: HIA New Housing Outlook July 2015; PIA SALES Data (My PIA/Infotec Jan-Dec 2015).



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ALEXANDRIA		RANK 190			
MEDIAN	2015	2014	Change	Trend	
HOUSES	1400	1160	20.7%	9.4%	
APARTMENTS	685	630	8.7%	6.5%	
TOTAL SALES 264		Auction 139		Private treaty 125	
TOP THREE SALES					
Houses					
43 Brandling St				2225	3%+
Apartments					
37 Sutor St				2125	3%+
57 Brandling St				1900	

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BANKSMEADOW		RANK -			
MEDIAN	2015	2014	Change	Trend	
HOUSES	n/a	n/a	-	-	
APARTMENTS	n/a	n/a	-	-	
TOTAL SALES 1		Auction 0		Private treaty 1	
TOP THREE SALES					
Houses					
1412 Botany Rd				1250	2%+
Apartments					
-				-	2%+
-				-	2%+

BARANGAROO		RANK -			
MEDIAN	2015	2014	Change	Trend	
HOUSES	n/a	n/a	-	-	
APARTMENTS	n/a	n/a	-	-	
TOTAL SALES 6		Auction 0		Private treaty 6	
TOP THREE SALES					
Houses					
-				-	2%+
Apartments					
-				-	2%+
-				-	2%+

BELLEVUE HILL		RANK 13			
MEDIAN	2015	2014	Change	Trend	
HOUSES	4050	3470	16.7%	3.6%	
APARTMENTS	1010	880	14.8%	5.6%	
TOTAL SALES 304		Auction 181		Private treaty 123	
TOP THREE SALES					
Houses					
19 Carrington Av				10650	2%+
Apartments					
125 Victoria Rd				9000	2%+
4 Kulgoa Rd				8500	2%+

BONDI		RANK 44			
MEDIAN	2015	2014	Change	Trend	
HOUSES	2048	1888	8.5%	7.1%	
APARTMENTS	915	810	13%	5.8%	
TOTAL SALES 215		Auction 146		Private treaty 69	
TOP THREE SALES					
Houses					
41 Flood St				3470	2%+
Apartments					
6 Dudley St				3125	2%+
12 Glen St				3100	2%+

BONDI BEACH		RANK 48			
MEDIAN	2015	2014	Change	Trend	
HOUSES	2022	1928	4.9%	7.3%	
APARTMENTS	890	820	8.5%	5.5%	
TOTAL SALES 259		Auction 171		Private treaty 88	
TOP THREE SALES					
Houses					
802/152-162 Campbell Pde				8000	2%+
Apartments					
801/152-162 Campbell Pde				7350	2%+
602/152-162 Campbell Pde				5550	2%+

BONDI JUNCTION		RANK 60			
MEDIAN	2015	2014	Change	Trend	
HOUSES	1745	1480	17.9%	7.7%	
APARTMENTS	985	800	23.1%	6.8%	
TOTAL SALES 237		Auction 130		Private treaty 107	
TOP THREE SALES					
Houses					
27 Paul St				3125	2%+
Apartments					
4 Goldie Av				2900	2%+
6/5-7 Waverley Cr				2730	2%+

BOTANY		RANK 218			
MEDIAN	2015	2014	Change	Trend	
HOUSES	1140	960	18.8%	7.4%	
APARTMENTS	758	648	16.9%	6.2%	
TOTAL SALES 260		Auction 105		Private treaty 155	
TOP THREE SALES					
Houses					
14 Albert St				1710	3%+
Apartments					
104 Tenterden Rd				1700	3%+
20 Ermington St				1675	3%+

BRONTE		RANK 19			
MEDIAN	2015	2014	Change	Trend	
HOUSES	2703	2300	17.5%	5.3%	
APARTMENTS	975	870	12.1%	6.3%	
TOTAL SALES 164		Auction 104		Private treaty 60	
TOP THREE SALES					
Houses					
40 Evans St				8450	2%+
Apartments					
9 Miramar Av				7780	2%+
20 St Thomas St				6500	2%+

CENTENNIAL PARK		RANK 77			
MEDIAN	2015	2014	Change	Trend	
HOUSES	5400	2855	>25%	15.4%	
APARTMENTS	708	618	14.6%	6.8%	
TOTAL SALES 65		Auction 42		Private treaty 23	
TOP THREE SALES					
Houses					
4 Martin Rd				12000	2%+
Apartments					
22 Lang Rd				9800	3%+
10 Martin Rd				6500	3%+

CHIFLEY		RANK 161			
MEDIAN	2015	2014	Change	Trend	
HOUSES	1470	1288	14.1%	7.5%	
APARTMENTS	n/a	n/a	-	-	
TOTAL SALES 44		Auction 29		Private treaty 15	
TOP THREE SALES					
Houses					
57 Hastings Av				2120	2%+
Apartments					
11 Wells St				2105	2%+
7 Carnegie Cct				2020	2%+

CHIPPENDALE		RANK 182			
MEDIAN	2015	2014	Change	Trend	
HOUSES	1300	1201	8.3%	11.4%	
APARTMENTS	758	704	7.6%	6.9%	
TOTAL SALES 187		Auction 35		Private treaty 152	
TOP THREE SALES					
Houses					
3204/1 Carlton St				3075	3%+
Apartments					
E3210/1 Carlton St				2750	3%+
E3103/1 Carlton St				2562	3%+

CLOVELLY		RANK 26			
MEDIAN	2015	2014	Change	Trend	
HOUSES	2200	2038	8%	6.8%	
APARTMENTS	1035	900	15%	5.5%	
TOTAL SALES 117		Auction 82		Private treaty 35	
TOP THREE SALES					
Houses					
45-51 Burnie St				4400	2%+
Apartments					
34-36 Park St				4345	2%+
3 Simeon St				3450	2%+

COOGEE		RANK 50			
MEDIAN	2015	2014	Change	Trend	
HOUSES	2105	1903	10.6%	6.1%	
APARTMENTS	873	815	7.1%	5.9%	
TOTAL SALES 302		Auction 173		Private treaty 129	
TOP THREE SALES					
Houses					
2 Kurrawa Av				4850	2%+
Apartments					
89-91 Bream St				4300	2%+
100 Dudley St				3650	2%+

DACEYVILLE		RANK -			
MEDIAN	2015	2014	Change	Trend	
HOUSES	n/a	n/a	-	-	
APARTMENTS	n/a	n/a	-	-	
TOTAL SALES 5		Auction 2		Private treaty 3	
TOP THREE SALES					
Houses					
29 Colonel Braund Cr				1485	2%+
Apartments					
27 Astrolabe Rd				1252	2%+
51 Astrolabe Rd				1201	2%+

DARLING POINT		RANK 2			
MEDIAN	2015	2014	Change	Trend	
HOUSES	6213	5570	11.5%	-	
APARTMENTS	1600	1360	17.6%	6.2%	
TOTAL SALES 146		Auction 65		Private treaty 81	
TOP THREE SALES					
Houses					
4 Goomerah Cr				12500	2%+
Apartments					
31 Greenoaks Av				12001	2%+
9 Sutherland Cr				11250	2%+

DARLINGHURST		RANK 126			
MEDIAN	2015	2014	Change	Trend	
HOUSES	1526	1388	10%	7.5%	
APARTMENTS	780	735	6.1%	7.2%	
TOTAL SALES 370		Auction 169		Private treaty 201	
TOP THREE SALES					
Houses					
89/18 College St				10500	2%+
Apartments					
66/18 College St				5750	3%+
58/18 College St				4600	3%+

DARLINGTON		RANK 227			
MEDIAN	2015	2014	Change	Trend	
HOUSES	1400	1020	>25%	10%	
APARTMENTS	611	658	-7.1%	-	
TOTAL SALES 32		Auction 24		Private treaty 8	
TOP THREE SALES					
Houses					
26 Lander St				1855	3%+
Apartments					
8 Lander St				1850	3%+
189 Abercrombie St				1650	3%+

DAWES POINT		RANK -			
MEDIAN	2015	2014	Change	Trend	
HOUSES	n/a	n/a	-	-	
APARTMENTS	n/a	2815	-	-	
TOTAL SALES 10		Auction 2		Private treaty 8	
TOP THREE SALES					
Houses					
1 Lower Fort St				6670	2%+
Apartments					
602/19 Hickson Rd				6500	2%+
425/19 Hickson Rd				3980	2%+

DOUBLE BAY		RANK 9			
MEDIAN	2015	2014	Change	Trend	
HOUSES	2970	2505	18.6%	6.1%	
APARTMENTS	1208	1030	17.2%	7.7%	
TOTAL SALES 173		Auction 97		Private treaty 76	
TOP THREE SALES					
Houses					
16 Castra Pl				13000	2%+
Apartments					
2 Wiston Gdns				6100	2%+
8 Wiston Gdns				4970	2%+

DOVER HEIGHTS		RANK 7			
MEDIAN	2015	2014	Change	Trend	
HOUSES	3230	2800	15.4%	4.7%	
APARTMENTS	1140	1030	10.7%	-	
TOTAL SALES 75		Auction 42		Private treaty 33	
TOP THREE SALES					
Houses					
39 Lancaster Rd				5280	2%+
Apartments					
17 Wallangra Rd				5100	2%+
2/58 Gilbert St				5100	2%+

EASTGARDENS		RANK 162			
MEDIAN	2015	2014	Change	Trend	
HOUSES	1468	1140	>25%	-	
APARTMENTS	n/a	n/a	-	-	
TOTAL SALES 11		Auction 5		Private treaty 6	
TOP THREE SALES					
Houses					
22 Tierney Av				1840	2%+
Apartments					
8 Tierney Av				1840	2%+
55 Boonah Av				1830	2%+

EASTLAKES		RANK 289			
MEDIAN	2015	2014	Change	Trend	
HOUSES	1170	1080	8.3%	6.3%	
APARTMENTS	563	515	9.2%	7.6%	
TOTAL SALES 73		Auction 27		Private treaty 46	
TOP THREE SALES					
Houses					
24 Robinson St				1880	3%+
Apartments					
5 Universal St				1680	3%+
48 Mascot Dr				1486	3%+

EDGECLIFF		RANK 39			
MEDIAN	2015	2014	Change	Trend	
HOUSES	n/a	1270	-	-	
APARTMENTS	900	823	9.4%	7.8%	
TOTAL SALES 55		Auction 24		Private treaty 31	
TOP THREE SALES					
Houses					
76 Cameron St				2750	2%+
Apartments					
3 High St				2600	2%+
13 Walker Av				2350	2%+

ELIZABETH BAY		RANK 120			
MEDIAN	2015	2014	Change	Trend	
HOUSES	n/a	n/a	-	-	
APARTMENTS	770	640	20.3%	4.8%	
TOTAL SALES 222		Auction 109		Private treaty 113	
TOP THREE SALES					
Houses					
18/18 MacLeay St				8000	2%+
Apartments					
88 Elizabeth Bay Rd				7400	3%+
1/110 Elizabeth Bay Rd				6525	3%+

HAYMARKET		RANK 42		
MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	n/a	-	-
APARTMENTS	890	700	>25%	7.9%
TOTAL SALES 184		Auction 15		Private treaty 169

LA PEROUSE

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	n/a	-	-
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 3	Auction 2	Private treaty 1		
TOP THREE SALES				
33 Endeavour Av	1625		2%+	Houses
11 Goonda Av	1450			Apartments
436-38 Goorawah Av	1068		2%+	

LITTLE BAY

MEDIAN	2015	2014	Change	Trend
HOUSES	1546	1375	12.5%	7.5%
APARTMENTS	880	793	10.9%	-
TOTAL SALES 224	Auction 23	Private treaty 201		
TOP THREE SALES				
6 Meyler Cl	5700		2%+	Houses
9 McMaster Pl	3700			Apartments
1 Meyler Cl	3065		2%+	

MATRAVILLE

MEDIAN	2015	2014	Change	Trend
HOUSES	1450	1118	>25%	7.6%
APARTMENTS	713	670	6.4%	6.4%
TOTAL SALES 116	Auction 64	Private treaty 52		
TOP THREE SALES				
18 Oxley St	2150		3%+	Houses
23 Clarence St	2073			Apartments
4 Gwydir Av	2000		3%+	

PADDINGTON

MEDIAN	2015	2014	Change	Trend
HOUSES	1770	1603	10.5%	5.5%
APARTMENTS	760	688	10.5%	3.8%
TOTAL SALES 359	Auction 229	Private treaty 130		
TOP THREE SALES				
142 Glenmore Rd	4850		2%+	Houses
225 Underwood St	4800			Apartments
1d Heeley St	4490		3%+	

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MALABAR

MEDIAN	2015	2014	Change	Trend
HOUSES	1770	1500	18%	7.2%
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 28	Auction 21	Private treaty 7		
TOP THREE SALES				
143 Prince Edward St	2900		2%+	Houses
31 Bay Pde	2490			Apartments
3 Eucla Cr	2350		2%+	

MILLERS POINT

MEDIAN	2015	2014	Change	Trend
HOUSES	2275	n/a	-	-
APARTMENTS	1505	1305	15.3%	3.4%
TOTAL SALES 74	Auction 25	Private treaty 49		
TOP THREE SALES				
50 Argyle Pl	4230		2%+	Houses
19a/161 Kent St	3600			Apartments
26 Merriman St	3300		2%+	

PAGEWOOD

MEDIAN	2015	2014	Change	Trend
HOUSES	1520	1303	16.7%	7.7%
APARTMENTS	758	655	15.6%	3.8%
TOTAL SALES 52	Auction 32	Private treaty 20		
TOP THREE SALES				
150 Bay St	2270		2%+	Houses
132 Bay St	2210			Apartments
21 Dalley Av	2111		3%+	

MAROUBRA

MEDIAN	2015	2014	Change	Trend
HOUSES	1701	1370	24.2%	7.7%
APARTMENTS	753	700	7.6%	5.5%
TOTAL SALES 441	Auction 271	Private treaty 170		
TOP THREE SALES				
1b Mermaid Av	10500		2%+	Houses
28 Marine Pde	4750			Apartments
33 Liguria St	4500		3%+	

MOORE PARK

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	n/a	-	-
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 0	Auction 0	Private treaty 0		
TOP THREE SALES				
-	-		2%+	Houses
-	-			Apartments
-	-		2%+	

PHILLIP BAY

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	n/a	-	-
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 8	Auction 5	Private treaty 3		
TOP THREE SALES				
41 Yarra Rd	1620		2%+	Houses
33a Yarra Rd	1460			Apartments
40 Elaroo Av	1370		2%+	

MASCOT

MEDIAN	2015	2014	Change	Trend
HOUSES	1237	1031	20%	7.7%
APARTMENTS	780	733	6.5%	6.3%
TOTAL SALES 237	Auction 86	Private treaty 151		
TOP THREE SALES				
44 Wentworth Av	2150		3%+	Houses
5 Hardie St	2140			Apartments
31 Horner Av	2050		3%+	

NORTH BONDI

MEDIAN	2015	2014	Change	Trend
HOUSES	2287	1950	17.3%	7.4%
APARTMENTS	912	790	15.4%	5.5%
TOTAL SALES 171	Auction 96	Private treaty 75		
TOP THREE SALES				
178 Hastings Pde	8200		2%+	Houses
130 Brighton Blvd	7600			Apartments
60 Hastings Pde	5535		2%+	

POINT PIPER

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	8600	-	-
APARTMENTS	1810	1650	9.7%	2%
TOTAL SALES 42	Auction 14	Private treaty 28		
TOP THREE SALES				
63-67 Wolseley Rd	39000		2%+	Houses
114 Wolseley Rd	28000			Apartments
12 Wentworth St	6850		2%+	



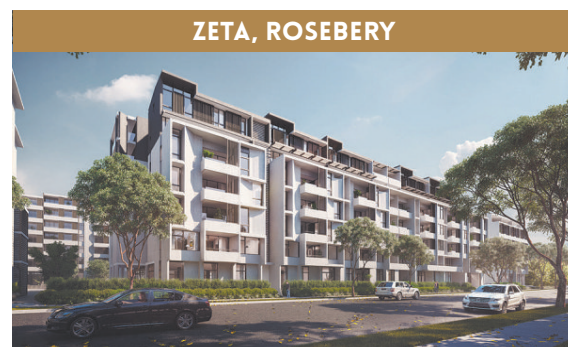
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POTTS POINT RANK 137

MEDIAN	2015	2014	Change	Trend
HOUSES	1700	n/a	-	-
APARTMENTS	708	610	16.1%	6.6%
TOTAL SALES 323	Auction 143	Private treaty 180		

TOP THREE SALES

21a Wylde St	5525	Houses ↑2%+
1702/7 Rockwall Cr	4750	Apartments ↑3%+
903/13-15 Bayswater Rd	4550	

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PYRMONT RANK 159

MEDIAN	2015	2014	Change	Trend
HOUSES	1189	1425	-16.5%	6.8%
APARTMENTS	925	875	5.7%	6%
TOTAL SALES 313	Auction 110	Private treaty 203		

TOP THREE SALES

351/3 Darling Island Rd	6550	Houses ↑3%+
406/8-14 Wharf Cr	4250	Apartments ↑2%+
2/56a Pirrama Road	3925	

QUEENS PARK RANK 51

MEDIAN	2015	2014	Change	Trend
HOUSES	2060	1827	12.8%	5.4%
APARTMENTS	875	800	9.4%	5.7%
TOTAL SALES 82	Auction 58	Private treaty 24		

TOP THREE SALES

86 Queens Park Rd	4010	Houses ↑2%+
31 Blenheim St	3335	Apartments ↑2%+
25 Alt St	3215	

RANDWICK RANK 80

MEDIAN	2015	2014	Change	Trend
HOUSES	2100	1700	23.5%	7.9%
APARTMENTS	770	720	6.9%	5.5%
TOTAL SALES 605	Auction 328	Private treaty 277		

TOP THREE SALES

8 Dick St	6110	Houses ↑2%+
1 Dangar St	5150	Apartments ↑3%+
42 Bishops Av	4800	

REDFERN RANK 154

MEDIAN	2015	2014	Change	Trend
HOUSES	1326	1065	24.5%	8.8%
APARTMENTS	803	781	2.8%	7.1%
TOTAL SALES 266	Auction 144	Private treaty 122		

TOP THREE SALES

27 Chelsea St	3450	Houses ↑3%+
783 Bourke St	2900	Apartments ↑3%+
40 Telopea St	2565	

ROSE BAY RANK 24

MEDIAN	2015	2014	Change	Trend
HOUSES	3120	2350	>25%	6.9%
APARTMENTS	910	900	1.1%	5.3%
TOTAL SALES 246	Auction 136	Private treaty 110		

TOP THREE SALES

2 Bayview Hill Rd	27080	Houses ↑2%+
2a Bayview Hill Rd	15500	Apartments ↑2%+
41 Chamberlain Av	11000	

ROSEBERY RANK 149

MEDIAN	2015	2014	Change	Trend
HOUSES	1492	1223	22%	8.6%
APARTMENTS	740	690	7.2%	7.1%
TOTAL SALES 208	Auction 77	Private treaty 131		

TOP THREE SALES

8 Ripon Wy	3350	Houses ↑2%+
7 Kimberley Gr	3225	Apartments ↑3%+
15 Kimberley Gr	2320	

RUSHCUTTERS BAY RANK 144

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	n/a	-	-
APARTMENTS	740	515	>25%	8.7%
TOTAL SALES 108	Auction 49	Private treaty 59		

TOP THREE SALES

29 Roslyn St	3250	Houses ↑2%+
27 Roslyn St	2625	Apartments ↑3%+
401/1a Clement Pl	2250	

SOUTH COOGEE RANK 41

MEDIAN	2015	2014	Change	Trend
HOUSES	2120	1968	7.8%	6.6%
APARTMENTS	n/a	742	-	-
TOTAL SALES 56	Auction 33	Private treaty 23		

TOP THREE SALES

23 Pearce St	8180	Houses ↑2%+
8 Close St	6000	Apartments ↑2%+
4 Wisdom St	5500	

SURRY HILLS RANK 147

MEDIAN	2015	2014	Change	Trend
HOUSES	1405	1280	9.8%	8.2%
APARTMENTS	780	685	13.9%	7.2%
TOTAL SALES 458	Auction 205	Private treaty 253		

TOP THREE SALES

4 Davies St	7550	Houses ↑3%+
2 Esther La	5000	Apartments ↑3%+
524 Bourke St	4000	

SYDNEY RANK 46

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	n/a	-	-
APARTMENTS	884	775	14%	5.7%
TOTAL SALES 441	Auction 79	Private treaty 362		

TOP THREE SALES

1301/141-143 Elizabeth St	6300	Houses ↑2%+
190/365-377 Kent St	6000	Apartments ↑2%+
107/1 Macquarie St	4810	

TAMARAMA RANK 3

MEDIAN	2015	2014	Change	Trend
HOUSES	3300	2850	15.8%	3.4%
APARTMENTS	1500	1188	>25%	10.9%
TOTAL SALES 29	Auction 18	Private treaty 11		

TOP THREE SALES

9a Wonderland Av	4920	Houses ↑2%+
13 Gaerloch Av	4805	Apartments ↑2%+
12 Kenneth St	4005	

THE ROCKS RANK 4

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	n/a	-	-
APARTMENTS	1500	1315	14.1%	9.5%
TOTAL SALES 48	Auction 5	Private treaty 43		

TOP THREE SALES

6E/171 Gloucester St	3430	Houses ↑2%+
3002/129-135 Harrington St	3000	Apartments ↑2%+
310/496-118 Gloucester St	2500	

ULTIMO RANK 160

MEDIAN	2015	2014	Change	Trend
HOUSES	1440	n/a	-	9.5%
APARTMENTS	725	560	>25%	7.8%
TOTAL SALES 196	Auction 49	Private treaty 147		

TOP THREE SALES

8/173-179 Broadway	2300	Houses ↑3%+
238 Bulwara Rd	1926	Apartments ↑3%+
78 Mary Ann St	1800	

VAUCLUSE RANK 12

MEDIAN	2015	2014	Change	Trend
HOUSES	3605	3400	6%	2.9%
APARTMENTS	1018	850	19.7%	7.2%
TOTAL SALES 249	Auction 123	Private treaty 126		

TOP THREE SALES

52a The Crescent	15300	Houses ↑2%+
3a Queens Av	12850	Apartments ↑2%+
12 Wentworth Rd	10575	

WATERLOO RANK 183

MEDIAN	2015	2014	Change	Trend
HOUSES	1195	900	>25%	9.8%
APARTMENTS	825	755	9.3%	6.6%
TOTAL SALES 504	Auction 74	Private treaty 430		

TOP THREE SALES

736 Elizabeth St	1650	Houses ↑3%+
606/20 Dunkerley Pl	1475	Apartments ↑2%+
606/20 Dunkerley Pl	1475	

WATSONS BAY RANK -

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	2600	-	-
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 11	Auction 4	Private treaty 7		

TOP THREE SALES

8 Pacific St	14500	Houses ↑2%+
16 Salisbury St	2750	Apartments ↑2%+
12 Military Rd	1560	

WAVERLEY RANK 55

MEDIAN	2015	2014	Change	Trend
HOUSES	1955	1700	15%	6.9%
APARTMENTS	888	661	>25%	6.5%
TOTAL SALES 78	Auction 51	Private treaty 27		

TOP THREE SALES

3 Wallace St	3700	Houses ↑2%+
46 Carrington Rd	3645	Apartments ↑2%+
117 Henrietta St	3250	

WOOLLAHRA RANK 25

MEDIAN	2015	2014	Change	Trend
HOUSES	2415	1958	23.4%	4.4%
APARTMENTS	978	850	15%	5.4%
TOTAL SALES 266	Auction 154	Private treaty 112		

TOP THREE SALES

11 Wellington St	13100	Houses ↑2%+
188 Queen St	7450	Apartments ↑2%+
182 Queen St	7000	

WOOLLOOMOOLOO RANK 83

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	900	-	-
APARTMENTS	811	780	4%	2.6%
TOTAL SALES 111	Auction 47	Private treaty 64		

TOP THREE SALES

317/6 Cowper Wharf Rdwy	2500	Houses ↑2%+
533/6 Cowper Wharf Rdwy	2200	Apartments ↑3%+
46/67 Cowper Wharf Rdwy	2150	

ZETLAND RANK 114

MEDIAN	2015	2014	Change	Trend
HOUSES	1497	1090	>25%	-
APARTMENTS	839	811	3.5%	6.4%
TOTAL SALES 297	Auction 16	Private treaty 281		

TOP THREE SALES

92 Portman St	2025	Houses ↑2%+
2B Grandstand Pde	2000	Apartments ↑2%+
64/2 Hutchinson Wk	1800	

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Inner west

houses **4%** apartments **3%**

Domain Group 2016 prediction

Days of 'go west' for bargains long gone

Buyers once came to the inner west looking for affordability close to the city centre, but with prices in some suburbs now on par with favourite pockets of the eastern suburbs, the affordability argument has almost become a moot point.

The Dulwich Hill house median sits at \$1.4 million, only a shade under Surry Hills' median of \$1,405,000, while the Drummoyne median has hit \$1.71 million, not far off Paddington at \$1.77 million.

Granted, you will generally get more land for your dollar in the inner west, but you can bid farewell to the days of hunting down bargain properties. Cobden & Hayson agent Peter Gordon says, "Three million is the new \$2 million" in Balmain.

"People are upsizing and doing well out of their sale and putting pressure on prices when they buy," he says. "Then a lot of people who are downsizing from outlying suburbs and looking to move here for the lifestyle are also competing for the same properties."

Gordon has noted a sense of optimism at open homes from people who considered the

market too hard to get into in previous years and think 2016 might be a good time to buy.

"We're seeing that people are more comfortable selling their house and then buying, whereas last year people were terrified to sell and then be stuck on the sidelines while the market was going up."

After a record year, LJ Hooker Strathfield agent David Pisano says stocks have been slow to replenish in 2016.

"We usually see an influx of properties in the new year but that hasn't happened yet," he says. "I think prices will hold but we won't get the growth we've seen over the last 18 months."

Pisano says older homes with land value will be top performers this year, with buyers queuing up to do knock-down rebuilds.

At Harris Tripp, stock levels are on the increase and sales manager Virginia Nicoll says prices have levelled off.

"There are a lot of listings coming onto the market and I think we're going to see a lot more stock than we did last year," she says. "Demand outweighed supply last year and



Cobden & Hayson sold 7 Lawson Street, Balmain for \$2,915,000 in October. It last sold for \$1,942,000 in November 2012, recording price growth of 50 per cent in three years with no capital improvement.

that lack of stock drove up prices." Nicoll says apartments and townhouses in Summer Hill, Dulwich Hill and the surrounding suburbs remain popular with first home buyers and investors, although rental returns continue to lag behind.

A two-bedroom unit which sold for \$720,000 through Harris Tripp in December was put up for lease this year for \$530 a week, a return of 3.8 per cent, and there are similar stories across the inner west.

BresicWhitney claimed seven suburb records last year and while director Shannan Whitney is not anticipating price hikes this year, he is expecting house prices to hold, and transactions in the prestige market to be strong.

"The low Australian dollar means it will be our best category this year, I don't think we're

expensive on the international stage." Raine & Horne Projects sales consultant Kip Laverack says his agency quickly sold out several new developments at "astonishing" prices in 2015.

Apartments in the soon-to-settle Riverside development in Marrickville averaged \$959,000 each, setting new records for the suburb.

Marrickville unit prices climbed 7.56 per cent last year, but it was houses that truly shone, with the median price climbing nearly 27 per cent to \$1.23 million.

The suburb has now overtaken the traditionally more expensive suburb of Erskineville, with a median house price of \$1.186 million, and it's almost as expensive as the ever-popular Newtown, with a median of \$1.25 million.

Kate Farrelly



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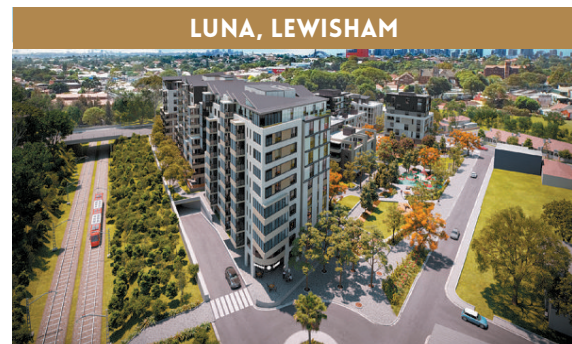
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ABBOTSFORD RANK **76**

MEDIAN	2015	2014	Change	Trend
HOUSES	1645	1316	>25%	9.4%
APARTMENTS	925	818	13.1%	6%
TOTAL SALES 100	Auction 55	Private treaty 45		
TOP THREE SALES				
25 Abbotsford Pde	5215		2%+	Houses
69 St Albans St	4800		2%+	Apartments
71 St Albans St	4650		2%+	Houses

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ANNANDALE RANK **193**

MEDIAN	2015	2014	Change	Trend
HOUSES	1350	1230	9.8%	7.6%
APARTMENTS	700	729	-4%	7.2%
TOTAL SALES 212	Auction 135	Private treaty 77		
TOP THREE SALES				
10 Rose St	3300		3%+	Houses
100 Albion St	2800		3%+	Apartments
133 Annandale St	2670		3%+	Houses

ASHFIELD RANK **197**

MEDIAN	2015	2014	Change	Trend
HOUSES	1400	1100	>25%	9.2%
APARTMENTS	660	600	10%	7.5%
TOTAL SALES 362	Auction 197	Private treaty 165		
TOP THREE SALES				
17 Victoria Sq	4400		3%+	Houses
28 Victoria Sq	4100		4%+	Apartments
15 John St	2100		4%+	Houses

BALMAIN RANK **73**

MEDIAN	2015	2014	Change	Trend
HOUSES	1660	1400	18.6%	7.1%
APARTMENTS	940	800	17.5%	5.4%
TOTAL SALES 238	Auction 130	Private treaty 108		
TOP THREE SALES				
22 White St	5725		2%+	Houses
C505/23 Colgate Av	4225		2%+	Apartments
44 Waterview St	4000		2%+	Houses

BALMAIN EAST RANK **31**

MEDIAN	2015	2014	Change	Trend
HOUSES	2200	2000	10%	5%
APARTMENTS	950	943	0.7%	5.8%
TOTAL SALES 49	Auction 25	Private treaty 24		
TOP THREE SALES				
5a Duke Pl	6000		2%+	Houses
40 Nicholson St	4700		2%+	Apartments
13 Gilchrist Pl	4200		2%+	Houses

BEACONSFIELD RANK **191**

MEDIAN	2015	2014	Change	Trend
HOUSES	1170	873	>25%	-
APARTMENTS	810	708	14.5%	-
TOTAL SALES 30	Auction 18	Private treaty 12		
TOP THREE SALES				
145 Queen St	1745		4%+	Houses
97 Queen St	1590		2%+	Apartments
212 Victoria St	1425		2%+	Houses

BIRCHGROVE RANK **33**

MEDIAN	2015	2014	Change	Trend
HOUSES	1945	1670	16.5%	9.3%
APARTMENTS	1133	766	>25%	8.9%
TOTAL SALES 69	Auction 36	Private treaty 33		
TOP THREE SALES				
96 Louisa Rd	6025		2%+	Houses
2 Ferdinand St	4550		2%+	Apartments
10 Wharf Rd	4520		2%+	Houses

BREAKFAST POINT RANK **35**

MEDIAN	2015	2014	Change	Trend
HOUSES	1955	1850	5.7%	4.9%
APARTMENTS	1100	915	20.2%	5.6%
TOTAL SALES 182	Auction 12	Private treaty 170		
TOP THREE SALES				
16 Fairwater Dr	2850		2%+	Houses
9 Fairwater Dr	2680		2%+	Apartments
13/27-33 Peninsula Dr	2600		2%+	Houses

BURWOOD RANK **79**

MEDIAN	2015	2014	Change	Trend
HOUSES	2006	1650	21.5%	11.4%
APARTMENTS	787	683	15.2%	7.1%
TOTAL SALES 246	Auction 104	Private treaty 142		
TOP THREE SALES				
4 Woodside Av	6500		2%+	Houses
4 Appian Wy	4725		3%+	Apartments
2 Ethel St	4325		3%+	Houses

BURWOOD HEIGHTS RANK **67**

MEDIAN	2015	2014	Change	Trend
HOUSES	1927	1565	23.1%	-
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 23	Auction 15	Private treaty 8		
TOP THREE SALES				
17 Claremont Rd	2380		2%+	Houses
6 Claremont Rd	2310		2%+	Apartments
18 Claremont Rd	2200		2%+	Houses

CABARITA RANK **11**

MEDIAN	2015	2014	Change	Trend
HOUSES	2632	1893	>25%	9.3%
APARTMENTS	1325	1215	9.1%	4.5%
TOTAL SALES 50	Auction 18	Private treaty 32		
TOP THREE SALES				
43 Dorking Rd	5000		2%+	Houses
53 Dorking Rd	4700		2%+	Apartments
27 Dorking Rd	4661		2%+	Houses

CAMPERDOWN RANK **158**

MEDIAN	2015	2014	Change	Trend
HOUSES	1310	1185	10.5%	8.7%
APARTMENTS	797	730	9.1%	6.6%
TOTAL SALES 239	Auction 97	Private treaty 142		
TOP THREE SALES				
1604/1 Sterling Cct	3200		4%+	Houses
4502/6 Alexandra Dr	2200		3%+	Apartments
2-4 Hopetoun St	2100		3%+	Houses

CANADA BAY RANK **221**

MEDIAN	2015	2014	Change	Trend
HOUSES	1345	1325	1.5%	7.6%
APARTMENTS	n/a	694	-	-
TOTAL SALES 22	Auction 15	Private treaty 7		
TOP THREE SALES				
7 Cook Av	1810		3%+	Houses
8 Walker St	1700		2%+	Apartments
77 Bayview Rd	1564		2%+	Houses



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ABBOTSFORD RANK **76**

MEDIAN	2015	2014	Change	Trend
HOUSES	1645	1316	>25%	9.4%
APARTMENTS	925	818	13.1%	6%
TOTAL SALES 100	Auction 55	Private treaty 45		
TOP THREE SALES				
25 Abbotsford Pde	5215		2%+	Houses
69 St Albans St	4800		2%+	Apartments
71 St Albans St	4650		2%+	Houses

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ANNANDALE RANK **193**

MEDIAN	2015	2014	Change	Trend
HOUSES	1350	1230	9.8%	7.6%
APARTMENTS	700	729	-4%	7.2%
TOTAL SALES 212	Auction 135	Private treaty 77		
TOP THREE SALES				
10 Rose St	3300		3%+	Houses
100 Albion St	2800		3%+	Apartments
133 Annandale St	2670		3%+	Houses

ASHFIELD RANK **197**

MEDIAN	2015	2014	Change	Trend
HOUSES	1400	1100	>25%	9.2%
APARTMENTS	660	600	10%	7.5%
TOTAL SALES 362	Auction 197	Private treaty 165		
TOP THREE SALES				
17 Victoria Sq	4400		3%+	Houses
28 Victoria Sq	4100		4%+	Apartments
15 John St	2100		4%+	Houses

BALMAIN RANK **73**

MEDIAN	2015	2014	Change	Trend
HOUSES	1660	1400	18.6%	7.1%
APARTMENTS	940	800	17.5%	5.4%
TOTAL SALES 238	Auction 130	Private treaty 108		
TOP THREE SALES				
22 White St	5725		2%+	Houses
C505/23 Colgate Av	4225		2%+	Apartments
44 Waterview St	4000		2%+	Houses

BALMAIN EAST RANK **31**

MEDIAN	2015	2014	Change	Trend
HOUSES	2200	2000	10%	5%
APARTMENTS	950	943	0.7%	5.8%
TOTAL SALES 49	Auction 25	Private treaty 24		
TOP THREE SALES				
5a Duke Pl	6000		2%+	Houses
40 Nicholson St	4700		2%+	Apartments
13 Gilchrist Pl	4200		2%+	Houses

BEACONSFIELD RANK **191**

MEDIAN	2015	2014	Change	Trend
HOUSES	1170	873	>25%	-
APARTMENTS	810	708	14.5%	-
TOTAL SALES 30	Auction 18	Private treaty 12		
TOP THREE SALES				
145 Queen St	1745		4%+	Houses
97 Queen St	1590		2%+	Apartments
212 Victoria St	1425		2%+	Houses

BIRCHGROVE RANK **33**

MEDIAN	2015	2014	Change	Trend
HOUSES	1945	1670	16.5%	9.3%
APARTMENTS	1133	766	>25%	8.9%
TOTAL SALES 69	Auction 36	Private treaty 33		
TOP THREE SALES				
96 Louisa Rd	6025		2%+	Houses
2 Ferdinand St	4550		2%+	Apartments
10 Wharf Rd	4520		2%+	Houses

BREAKFAST POINT RANK **35**

MEDIAN	2015	2014	Change	Trend
HOUSES	1955	1850	5.7%	4.9%
APARTMENTS	1100	915	20.2%	5.6%
TOTAL SALES 182	Auction 12	Private treaty 170		
TOP THREE SALES				
16 Fairwater Dr	2850		2%+	Houses
9 Fairwater Dr	2680		2%+	Apartments
13/27-33 Peninsula Dr	2600		2%+	Houses

BURWOOD RANK **79**

MEDIAN	2015	2014	Change	Trend
HOUSES	2006	1650	21.5%	11.4%
APARTMENTS	787	683	15.2%	7.1%
TOTAL SALES 246	Auction 104	Private treaty 142		
TOP THREE SALES				
4 Woodside Av	6500		2%+	Houses
4 Appian Wy	4725		3%+	Apartments
2 Ethel St	4325		3%+	Houses

BURWOOD HEIGHTS RANK **67**

MEDIAN	2015	2014	Change	Trend
HOUSES	1927	1565	23.1%	-
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 23	Auction 15	Private treaty 8		
TOP THREE SALES				
17 Claremont Rd	2380		2%+	Houses
6 Claremont Rd	2310		2%+	Apartments
18 Claremont Rd	2200		2%+	Houses

CABARITA RANK **11**

MEDIAN	2015	2014	Change	Trend
HOUSES	2632	1893	>25%	9.3%
APARTMENTS	1325	1215	9.1%	4.5%
TOTAL SALES 50	Auction 18	Private treaty 32		
TOP THREE SALES				
43 Dorking Rd	5000		2%+	Houses
53 Dorking Rd	4700		2%+	Apartments
27 Dorking Rd	4661		2%+	Houses

CAMPERDOWN RANK **158**

MEDIAN	2015	2014	Change	Trend
HOUSES	1310	1185	10.5%	8.7%
APARTMENTS	797	730	9.1%	6.6%
TOTAL SALES 239	Auction 97	Private treaty 142		
TOP THREE SALES				
1604/1 Sterling Cct	3200		4%+	Houses
4502/6 Alexandra Dr	2200		3%+	Apartments
2-4 Hopetoun St	2100		3%+	Houses

CANADA BAY RANK **221**

MEDIAN	2015	2014	Change	Trend
HOUSES	1345	1325	1.5%	7.6%
APARTMENTS	n/a	694	-	-
TOTAL SALES 22	Auction 15	Private treaty 7		
TOP THREE SALES				
7 Cook Av	1810		3%+	Houses
8 Walker St	1700		2%+	Apartments
77 Bayview Rd	1564		2%+	Houses

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CHISWICK RANK **53**

MEDIAN	2015	2014	Change	Trend
HOUSES	2515	1810	>25%	-
APARTMENTS	795	730	8.9%	5.6%
TOTAL SALES 87	Auction 21	Private treaty 66		
TOP THREE SALES				
9 Chiswick St	5150	Houses	2%+	
57 Burns Cr	4900	Apartments		
10 Fortescue St	4850	Houses	3%+	

CLEMTON PARK RANK **312**

MEDIAN	2015	2014	Change	Trend
HOUSES	1095	908	20.6%	8.4%
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 18	Auction 9	Private treaty 9		
TOP THREE SALES				
91 Bexley Rd	1500	Houses	4%+	
22 Ferrier Pde	1460	Apartments		
15 Alfred St	1435	Houses	2%+	

CONCORD RANK **85**

MEDIAN	2015	2014	Change	Trend
HOUSES	1750	1388	>25%	9.2%
APARTMENTS	830	702	18.2%	8.1%
TOTAL SALES 184	Auction 113	Private treaty 71		
TOP THREE SALES				
20 Anderson Rd	4040	Houses	2%+	
41 Kingston Av	3350	Apartments		
127 Links Av	3200	Houses	2%+	

CONCORD WEST RANK **98**

MEDIAN	2015	2014	Change	Trend
HOUSES	1668	1345	24%	9.6%
APARTMENTS	830	820	1.2%	7%
TOTAL SALES 88	Auction 44	Private treaty 44		
TOP THREE SALES				
16 Bangalla Rd	2750	Houses	2%+	
80 Mackenzie St	2538	Apartments		
9 Stuart St	2408	Houses	2%+	

CROYDON RANK **153**

MEDIAN	2015	2014	Change	Trend
HOUSES	1473	1265	16.4%	9.5%
APARTMENTS	727	584	24.6%	6.8%
TOTAL SALES 140	Auction 84	Private treaty 56		
TOP THREE SALES				
17 Rockleigh St	2360	Houses	3%+	
42a Cheltenham Rd	2338	Apartments		
28 Fitzroy St	2300	Houses	3%+	

CROYDON PARK RANK **278**

MEDIAN	2015	2014	Change	Trend
HOUSES	1225	1000	22.5%	8.5%
APARTMENTS	562	553	1.6%	6.9%
TOTAL SALES 179	Auction 89	Private treaty 90		
TOP THREE SALES				
25 Windsor Av	2100	Houses	4%+	
10 Eden Av	1940	Apartments		
88 Portland St	1918	Houses	4%+	

DRUMMOYNE RANK **70**

MEDIAN	2015	2014	Change	Trend
HOUSES	1710	1388	23.2%	7.2%
APARTMENTS	900	820	9.8%	5.4%
TOTAL SALES 271	Auction 131	Private treaty 140		
TOP THREE SALES				
27 St Georges Cr	3750	Houses	2%+	
20 Burnell St	3600	Apartments		
146 Drummoyne Av	3570	Houses	2%+	

DULWICH HILL RANK **207**

MEDIAN	2015	2014	Change	Trend
HOUSES	1400	1030	>25%	9.5%
APARTMENTS	650	646	0.6%	7.2%
TOTAL SALES 232	Auction 115	Private treaty 117		
TOP THREE SALES				
12 Hampstead Rd	2070	Houses	3%+	
37 Arlington St	1950	Apartments		
56 Canonbury Gr	1885	Houses	4%+	

EARLWOOD RANK **220**

MEDIAN	2015	2014	Change	Trend
HOUSES	1295	1023	>25%	8.2%
APARTMENTS	676	655	3.2%	7.6%
TOTAL SALES 164	Auction 112	Private treaty 52		
TOP THREE SALES				
11 Fuller Av	2150	Houses	4%+	
32 Narani Cr	2100	Apartments		
27 Fliers Av	2100	Houses	4%+	

ENFIELD RANK **249**

MEDIAN	2015	2014	Change	Trend
HOUSES	1298	970	>25%	7%
APARTMENTS	620	595	4.2%	6.5%
TOTAL SALES 45	Auction 22	Private treaty 23		
TOP THREE SALES				
3 The Parade	1939	Houses	4%+	
10 Hunt St	1702	Apartments		
14 Hunt St	1560	Houses	4%+	

ENMORE RANK **241**

MEDIAN	2015	2014	Change	Trend
HOUSES	1280	951	>25%	8.3%
APARTMENTS	650	600	8.3%	6.2%
TOTAL SALES 74	Auction 53	Private treaty 21		
TOP THREE SALES				
1-3 Marian St	2300	Houses	4%+	
2 Wemyss St	2100	Apartments		
7 Metropolitan Rd	1950	Houses	4%+	

ERSKINEVILLE RANK **228**

MEDIAN	2015	2014	Change	Trend
HOUSES	1186	980	21%	8.3%
APARTMENTS	716	705	1.6%	4.1%
TOTAL SALES 222	Auction 124	Private treaty 98		
TOP THREE SALES				
18 Binning St	1910	Houses	4%+	
20 Rochford St	1725	Apartments		
10 Knight St	1700	Houses	3%+	

EVELEIGH RANK **150**

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	n/a	-	-
APARTMENTS	725	628	15.4%	-
TOTAL SALES 11	Auction 5	Private treaty 6		
TOP THREE SALES				
10/49 Henderson Rd	1030	Houses	2%+	
115/49 Henderson Rd	900	Apartments		
29/49 Henderson Rd	771	Houses	3%+	

FIVE DOCK RANK **129**

MEDIAN	2015	2014	Change	Trend
HOUSES	1485	1201	23.6%	8.8%
APARTMENTS	790	705	12.1%	5.7%
TOTAL SALES 185	Auction 102	Private treaty 83		
TOP THREE SALES				
23 Preston Av	4640	Houses	3%+	
5 James St	3000	Apartments		
39 Henley Marine Dr	2500	Houses	3%+	

FOREST LODGE RANK **151**

MEDIAN	2015	2014	Change	Trend
HOUSES	1405	1060	>25%	8.7%
APARTMENTS	770	899	-14.3%	7.8%
TOTAL SALES 89	Auction 33	Private treaty 56		
TOP THREE SALES				
6A Coneill Pl	3300	Houses	3%+	
6 Coneill Pl	3290	Apartments		
5 Minoque Cr	2675	Houses	3%+	

GLEBE RANK **145**

MEDIAN	2015	2014	Change	Trend
HOUSES	1553	1150	>25%	7.7%
APARTMENTS	720	655	10%	6.9%
TOTAL SALES 184	Auction 83	Private treaty 101		
TOP THREE SALES				
244 Glebe Point Rd	4228	Houses	2%+	
25/501 Glebe Point Rd	3750	Apartments		
33 Allen St	3600	Houses	3%+	

HABERFIELD RANK **113**

MEDIAN	2015	2014	Change	Trend
HOUSES	1900	1600	18.8%	7.7%
APARTMENTS	723	609	18.8%	-
TOTAL SALES 106	Auction 48	Private treaty 58		
TOP THREE SALES				
25 Turner Av	4230	Houses	2%+	
9 Forrest St	3965	Apartments		
40 Dalhousie St	3800	Houses	3%+	

Homebush RANK **176**

MEDIAN	2015	2014	Change	Trend
HOUSES	1688	1287	>25%	11.4%
APARTMENTS	633	543	16.5%	5.9%
TOTAL SALES 151	Auction 53	Private treaty 98		
TOP THREE SALES				
9 Abbotsford Rd	2622	Houses	2%+	
34-36 Abbotsford Rd	2540	Apartments		
16 Meredith St	2350	Houses	4%+	

Homebush West RANK **261**

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	900	-	-
APARTMENTS	608	516	17.8%	6.3%
TOTAL SALES 208	Auction 21	Private treaty 187		
TOP THREE SALES				
12 Kessell Av	1555	Houses	2%+	
6 Tavistock Rd	1335	Apartments		
32 Courallie Av	1250	Houses	4%+	

Leichhardt RANK **251**

MEDIAN	2015	2014	Change	Trend
HOUSES	1210	1045	15.8%	7.4%
APARTMENTS	655	639	2.4%	4.4%
TOTAL SALES 305	Auction 189	Private treaty 116		
TOP THREE SALES				
93 Hill St	3060	Houses	4%+	
58 Excelsior St	2310	Apartments		
42 Hay St	2265	Houses	4%+	

LEWISHAM RANK **246**

MEDIAN	2015	2014	Change	Trend
HOUSES	1335	1100	21.4%	9%
APARTMENTS	604	560	7.8%	-
TOTAL SALES 80	Auction 36	Private treaty 44		
TOP THREE SALES				
84 Victoria St	1950	Houses	4%+	
50 The Boulevarde	1750	Apartments		
24 Gould Av	1730	Houses	4%+	

Liberty Grove RANK **223**

MEDIAN	2015	2014	Change	Trend
HOUSES	1230	861	>25%	9%
APARTMENTS	698	660	5.7%	5.3%
TOTAL SALES 33	Auction 1	Private treaty 32		
TOP THREE SALES				
37b Charlton Dr	1450	Houses	4%+	
1 Wenton Av	1425	Apartments		
1 Wentworth Dr	1275	Houses	4%+	

Lilyfield RANK **156**

MEDIAN	2015	2014	Change	Trend
HOUSES	1415	1240	14.1%	7.4%
APARTMENTS	740	665	11.3%	8.9%
TOTAL SALES 145	Auction 94	Private treaty 51		
TOP THREE SALES				
27 O'Neill St	2585	Houses	3%+	
106 Cecily St	2545	Apartments		
58 Glover St	2485	Houses	3%+	

Marrickville RANK **253**

MEDIAN	2015	2014	Change	Trend
HOUSES	1230	970	>25%	8.7%
APARTMENTS	640	595	7.6%	7.2%
TOTAL SALES 362	Auction 199	Private treaty 163		
TOP THREE SALES				
410 Marrickville Rd	2850	Houses	4%+	
209 Livingstone Rd	2740	Apartments		
41 Garners Av	2400	Houses	4%+	

Mortlake RANK **94**

MEDIAN	2015	2014	Change	Trend
HOUSES	1498	1155	>25%	-
APARTMENTS	938	773	21.4%	-
TOTAL SALES 48	Auction 8	Private treaty 40		
TOP THREE SALES				
91 Hilly St	1850	Houses	3%+	
93 Hilly St	1820	Apartments		
28a Hilly St	1520	Houses	2%+	

Newtown RANK **252**

MEDIAN	2015	2014	Change	Trend
HOUSES	1250	1000	>25%	8.3%
APARTMENTS	636	585	8.6%	7.4%
TOTAL SALES 283	Auction 173	Private treaty 110		
TOP THREE SALES				
22-12 Sloane St	3255	Houses	4%+	
42 Simmons St	2623	Apartments		
39 Forbes St	2600	Houses	4%+	

North Strathfield RANK **130**

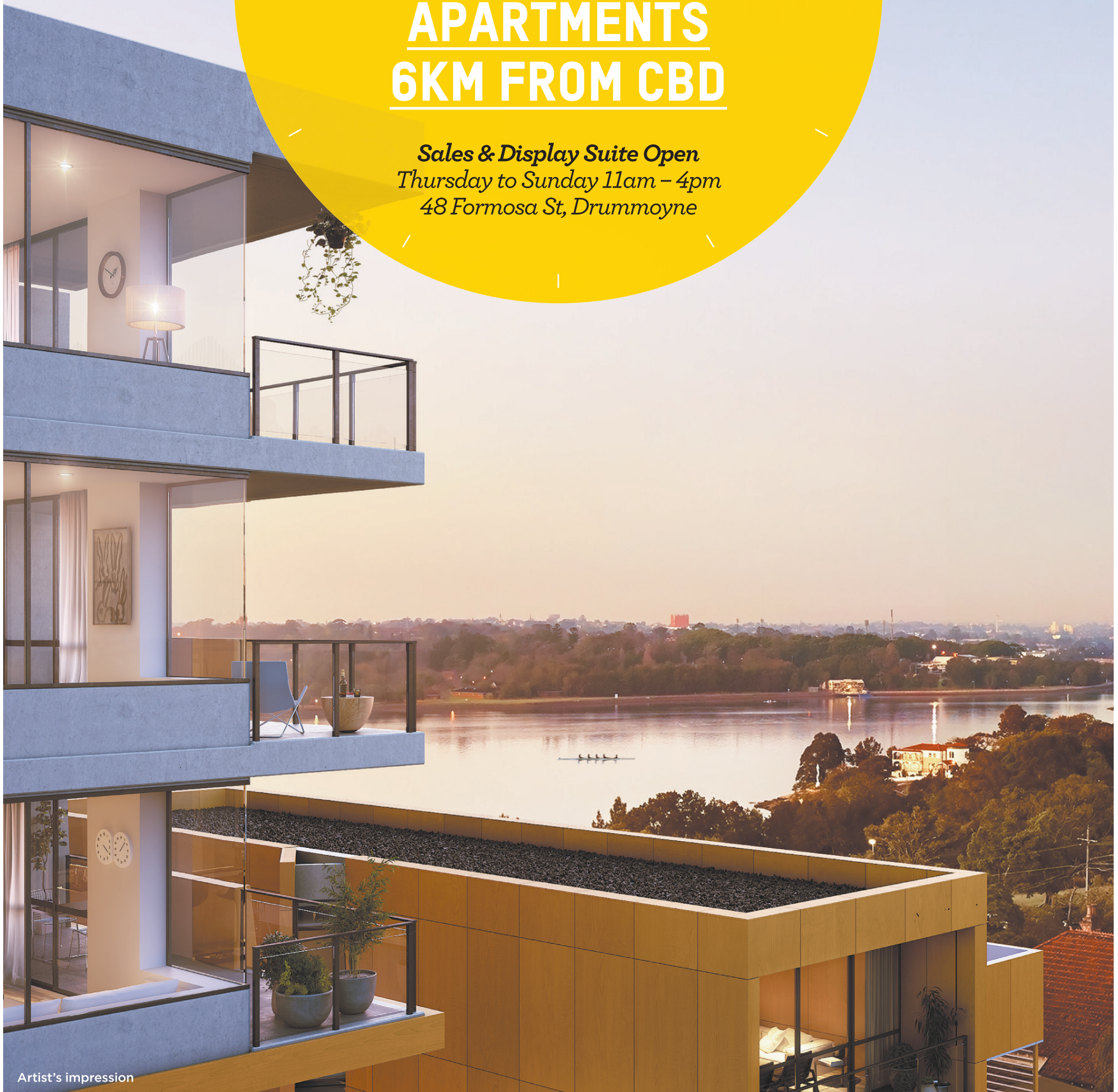
MEDIAN	2015	2014	Change	Trend
HOUSES	1655	972	>25%	10.3%
APARTMENTS	750	624	20.2%	7.2%
TOTAL SALES 91	Auction 37	Private treaty 54		
TOP THREE SALES				
18 Brussels St	2588	Houses	2%+	
2 Shipley Av	2335	Apartments		
3 Allen St	2250	Houses	3%+	

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RHODES					RANK	61
MEDIAN	2015	2014	Change	Trend		
HOUSES	2095	1225	>25%	-		
APARTMENTS	835	680	22.8%	4.2%		
TOTAL SALES 486	Auction 19	Private treaty 467				
TOP THREE SALES						
35 Llewellyn St	3670	Houses 2%+				
23 Cropley St	2500	Apartments 2%+				
51 Llewellyn St	2400					

First impressions count



RODD POINT					RANK	82
MEDIAN	2015	2014	Change	Trend		
HOUSES	1800	1700	5.9%	7.6%		
APARTMENTS	n/a	n/a	-	-		
TOTAL SALES 24	Auction 12	Private treaty 12				
TOP THREE SALES						
7 First Av	2760	Houses 2%+				
88 Henley Marine Dr	2300	Apartments 2%+				
7 Heath St	2130					

ROZELLE					RANK	109
MEDIAN	2015	2014	Change	Trend		
HOUSES	1370	1209	13.4%	7.3%		
APARTMENTS	1118	863	>25%	7.6%		
TOTAL SALES 246	Auction 107	Private treaty 139				
TOP THREE SALES						
139/5 Wulumay Cl	4500	Houses 3%+				
7 Hanover St	3000	Apartments 2%+				
8 Byrnes St	2750					

RUSSELL LEA					RANK	97
MEDIAN	2015	2014	Change	Trend		
HOUSES	1701	1478	15.1%	8.1%		
APARTMENTS	805	700	15%	6.3%		
TOTAL SALES 86	Auction 59	Private treaty 27				
TOP THREE SALES						
71 Barnstaple Rd	3910	Houses 2%+				
35 Burnell St	3545	Apartments 3%+				
66 Clements St	2701					

ST PETERS					RANK	262
MEDIAN	2015	2014	Change	Trend		
HOUSES	1111	925	20.1%	7.9%		
APARTMENTS	656	691	-5.1%	4.4%		
TOTAL SALES 80	Auction 42	Private treaty 38				
TOP THREE SALES						
132 Campbell St	2614	Houses 4%+				
130 Campbell St	1622	Apartments 4%+				
1 Brown St	1613					

STANMORE					RANK	171
MEDIAN	2015	2014	Change	Trend		
HOUSES	1425	1200	18.8%	8.2%		
APARTMENTS	703	595	18.1%	6.5%		
TOTAL SALES 141	Auction 94	Private treaty 47				
TOP THREE SALES						
118 MacAulay Rd	3650	Houses 3%+				
62 Cambridge St	2465	Apartments 3%+				
22 Myrtle St	2410					

STRATHFIELD					RANK	105
MEDIAN	2015	2014	Change	Trend		
HOUSES	2203	1731	>25%	8.4%		
APARTMENTS	700	650	7.7%	5.8%		
TOTAL SALES 326	Auction 172	Private treaty 154				
TOP THREE SALES						
19 Newton Rd	5850	Houses 2%+				
18 Highgate St	4420	Apartments 3%+				
10 Strathlora St	4300					

STRATHFIELD SOUTH					RANK	254
MEDIAN	2015	2014	Change	Trend		
HOUSES	1210	950	>25%	7.8%		
APARTMENTS	650	535	21.5%	6.5%		
TOTAL SALES 48	Auction 24	Private treaty 24				
TOP THREE SALES						
26 Gregory St	1860	Houses 4%+				
76 Dean St	1750	Apartments 4%+				
3 The Causeway	1700					

SUMMER HILL					RANK	175
MEDIAN	2015	2014	Change	Trend		
HOUSES	1460	1125	>25%	8.9%		
APARTMENTS	690	650	6.2%	8%		
TOTAL SALES 111	Auction 52	Private treaty 59				
TOP THREE SALES						
9 Hurlstone Av	2855	Houses 3%+				
23 Rosemount Av	2300	Apartments 4%+				
33 Nowranie St	2100					

SYDENHAM					RANK	359
MEDIAN	2015	2014	Change	Trend		
HOUSES	928	850	9.1%	6.7%		
APARTMENTS	n/a	n/a	-	-		
TOTAL SALES 19	Auction 13	Private treaty 6				
TOP THREE SALES						
14 Frederick St	1650	Houses 4%+				
11 Swain St	1527	Apartments 2%+				
84 Frederick St	1185					

TEMPE					RANK	328
MEDIAN	2015	2014	Change	Trend		
HOUSES	1030	853	20.7%	7.4%		
APARTMENTS	n/a	n/a	-	-		
TOTAL SALES 69	Auction 40	Private treaty 29				
TOP THREE SALES						
16 Wells Av	1500	Houses 4%+				
22b Way St	1382	Apartments 2%+				
27 Foreman St	1375					

WAREEMBA					RANK	232
MEDIAN	2015	2014	Change	Trend		
HOUSES	1313	1113	18%	7.3%		
APARTMENTS	n/a	n/a	-	-		
TOTAL SALES 13	Auction 9	Private treaty 4				
TOP THREE SALES						
79 Wareemba St	2480	Houses 4%+				
4 Wareemba St	2135	Apartments 2%+				
16 Reginald St	2100					

WENTWORTH POINT					RANK	200
MEDIAN	2015	2014	Change	Trend		
HOUSES	n/a	n/a	-	-		
APARTMENTS	669	585	14.3%	3.1%		
TOTAL SALES 260	Auction 14	Private treaty 246				
TOP THREE SALES						
101/1 Amalfi Dr	1900	Houses 2%+				
545/46 Bellagio-Baywater D	1570	Apartments 2%+				
616/16 Marine Pde	1250					

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West

houses
2%

apartments
2%

Domain Group 2016 prediction

Sydney's second city centre spurs demand

While some of our expert commentators are fearing a price slide in the western suburbs, local agents are upbeat, with affordability remaining one of the key drawcards.

"Our bubble hasn't been as significant dollar-wise as in the city, so the west is still affordable," says Property Central Penrith director Paul Wallace. "I don't think the market correction will affect us as much. Investors continue to come from the city to our area because it's affordable."

Domain Group chief economist Dr Andrew Wilson agrees prices in the west are holding up despite recent price falls in the Shire and Canterbury Bankstown.

"They still remain one of the most affordable areas and they're always going to be a driving force in Sydney," he says. "If you can buy anything under \$500,000 anywhere in Sydney it will be in the western suburbs."

Wallace says ongoing infrastructure improvements have added to the area's appeal.

"The new airport is exciting, and the business park at Leppington will add a lot more people to our area. The university continues to grow and the hospital is getting

bigger all the time. Our price range remains competitive, even for first-home buyers."

House prices rose more than 25 per cent across Penrith to a median of \$575,000 and units rose more than 15 per cent to \$365,250.

If you can buy anything under \$500,000 anywhere in Sydney it will be in the western suburbs.

Dr Andrew Wilson,
Domain Group chief economist

"It's enormous growth, but because we're coming off a lower base, we are still good value compared to regions like Blacktown and Parramatta," says Wallace.

It may be more expensive, with a median house price of \$800,000, but the Parramatta property market is equally buoyant.

New apartment developments and one of



An artist's impression of Promenade Parramatta, a riverside development by Starryland that will eventually be home to 774 apartments.

Australia's biggest urban renewal projects are under way as a grand vision for Sydney's second city centre takes shape.

David Milton, managing director of CBRE Residential Projects, reports the first stage of the riverfront development Promenade Parramatta will be completed next month and is nearly sold out.

"We've had quite a few first-home buyers, and investors too," says Milton. "It's a quality building on the river foreshore, with a walking path back to the CBD and it's half the price of equivalent apartments in the city."

McGrath Parramatta agent Katina Giannos says investors will continue to purchase in Parramatta as prices ease slightly over 2016.

"This year will bring new opportunity to the mums and dads of the area to secure their first or second investment property, due to the increase in value their current residence has achieved over the course of our last growth period," she says. "With infrastructure growth and planning in place,

western Sydney is a key area for investors."

Giannos says duplex sites and small development sites were in demand in 2015, a trend that may continue this year.

Meanwhile, the landscape is set for change at Box Hill which will host an estimated 9600 new homes and around 30,000 new residents.

Celestino is one of the developers active in the area, with a \$4 billion masterplan for The Gables. The first 168 land lots released in August sold in just 36 hours.

"There are a couple of key factors supporting buyer confidence," says Ray White Box Hill principal Jason Keen. "We are The Hills largest ever master-planned community so the public can walk in confident they can buy their lot and know exactly what's happening with the rest of the land. We'll have a shopping centre precinct, a new public school and around 88 hectares of open space."

Work has started on The Gables, with the project expected to run around eight years.

Kate Farrelly

ACACIA GARDENS		RANK 427	
MEDIAN	2015	2014	Change
HOUSES	780	633	23.3%
APARTMENTS	n/a	n/a	-
TOTAL SALES 58	Auction 6	Private treaty 52	
TOP THREE SALES			
11 Kinnane Cr	1100	Houses	2%+
13 Gannet Pl	1050	Apartments	2%+
17 Markham Ct	1000	Houses	2%+

AGNES BANKS		RANK -	
MEDIAN	2015	2014	Change
HOUSES	n/a	598	-
APARTMENTS	n/a	n/a	-
TOTAL SALES 5	Auction 1	Private treaty 4	
TOP THREE SALES			
91-95 Koorngal Dr	2135	Houses	2%+
17 Randall St	690	Apartments	2%+
14 Freeman Rd	581	Houses	2%+

AUBURN		RANK 355	
MEDIAN	2015	2014	Change
HOUSES	841	715	17.6%
APARTMENTS	498	410	21.5%
TOTAL SALES 479	Auction 106	Private treaty 373	
TOP THREE SALES			
24 St Johns Rd	1810	Houses	2%+
87 Alice St	1785	Apartments	3%+
25 Gibbons St	1700	Houses	2%+

BERALA		RANK 366	
MEDIAN	2015	2014	Change
HOUSES	848	750	13%
APARTMENTS	435	403	7.9%
TOTAL SALES 102	Auction 41	Private treaty 61	
TOP THREE SALES			
107 Graham St	1921	Houses	2%+
17 Wrights Av	1435	Apartments	4%+
38 Sixth Av	1382	Houses	4%+

BERKSHIRE PARK		RANK -	
MEDIAN	2015	2014	Change
HOUSES	n/a	n/a	-
APARTMENTS	n/a	n/a	-
TOTAL SALES 3	Auction 0	Private treaty 3	
TOP THREE SALES			
2-8 Sixth Rd	1440	Houses	2%+
-	-	Apartments	2%+
-	-	Houses	2%+

BIDWILL		RANK 551	
MEDIAN	2015	2014	Change
HOUSES	488	360	>25%
APARTMENTS	n/a	n/a	-
TOTAL SALES 28	Auction 0	Private treaty 28	
TOP THREE SALES			
22 Wide Bay Cct	595	Houses	3%+
3 Lindley Sq	567	Apartments	2%+
5 Truscott Pl	545	Houses	2%+

BILPIN		RANK -	
MEDIAN	2015	2014	Change
HOUSES	n/a	n/a	-
APARTMENTS	n/a	n/a	-
TOTAL SALES 1	Auction 0	Private treaty 1	
TOP THREE SALES			
9 Horsfield Rd	475	Houses	2%+
-	-	Apartments	2%+
-	-	Houses	2%+

BLACKETT		RANK 558	
MEDIAN	2015	2014	Change
HOUSES	440	357	23.4%
APARTMENTS	n/a	n/a	-
TOTAL SALES 49	Auction 2	Private treaty 47	
TOP THREE SALES			
94 Carlisle Av	653	Houses	4%+
200 Popondetta Rd	560	Apartments	2%+
13 Keesing Cr	520	Houses	2%+

BLACKTOWN		RANK 424	
MEDIAN	2015	2014	Change
HOUSES	630	515	22.3%
APARTMENTS	430	373	15.4%
TOTAL SALES 829	Auction 246	Private treaty 583	
TOP THREE SALES			
1 Peter St	1490	Houses	2%+
126 Bungarrabee Rd	1410	Apartments	4%+
11 Clifton St	1301	Houses	4%+

BLIGH PARK		RANK 425	
MEDIAN	2015	2014	Change
HOUSES	586	480	22.1%
APARTMENTS	478	392	22%
TOTAL SALES 131	Auction 4	Private treaty 127	
TOP THREE SALES			
17 Golden Gr	930	Houses	2%+
18 Dorrington Cr	925	Apartments	4%+
19 Neptune Cr	823	Houses	4%+

BOWEN MOUNTAIN		RANK -	
MEDIAN	2015	2014	Change
HOUSES	n/a	n/a	-
APARTMENTS	n/a	n/a	-
TOTAL SALES 2	Auction 0	Private treaty 2	
TOP THREE SALES			
135 Lieutenant Bowen Rd	585	Houses	2%+
-	-	Apartments	2%+
-	-	Houses	2%+

BOX HILL		RANK -	
MEDIAN	2015	2014	Change
HOUSES	n/a	1830	-
APARTMENTS	n/a	n/a	-
TOTAL SALES 7	Auction 1	Private treaty 6	
TOP THREE SALES			
15 Hynds Rd	4000	Houses	2%+
53-57 Box Rd	3757	Apartments	2%+
24 Nelson Rd	3200	Houses	2%+

BUNGARRIBEE		RANK 388	
MEDIAN	2015	2014	Change
HOUSES	880	445	>25%
APARTMENTS	n/a	n/a	-
TOTAL SALES 17	Auction 3	Private treaty 14	
TOP THREE SALES			
73 Trevor Housley Av	1100	Houses	2%+
63 Bubuk St	1006	Apartments	2%+
24 Manto St	972	Houses	2%+

CADDENS		RANK -	
MEDIAN	2015	2014	Change
HOUSES	n/a	550	-
APARTMENTS	n/a	n/a	-
TOTAL SALES 12	Auction 0	Private treaty 12	
TOP THREE SALES			
3 Braeburn St	875	Houses	2%+
29 Barnea Av	851	Apartments	2%+
39 Cadda Ridge Dr	850	Houses	2%+

CAMBRIDGE GARDENS		RANK 536	
MEDIAN	2015	2014	Change
HOUSES	560	456	22.7%
APARTMENTS	n/a	n/a	-
TOTAL SALES 29	Auction 1	Private treaty 28	
TOP THREE SALES			
37 Allsopp Dr	785	Houses	3%+
10 Hilton Rd	635	Apartments	2%+
42 Grange Cr	603	Houses	2%+

CAMBRIDGE PARK		RANK 440	
MEDIAN	2015	2014	Change
HOUSES	535	435	23%
APARTMENTS	490	415	18.1%
TOTAL SALES 158	Auction 3	Private treaty 155	
TOP THREE SALES			
53 Barlow St	940	Houses	3%+
74 Barry St	740	Apartments	4%+
18 Cam St	715	Houses	4%+

CASTLEREAGH

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	n/a	-	-
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 4 Auction 0 Private treaty 4

TOP THREE SALES

72 Sheredan Rd	1800	Houses ↑2%+
26-34 Tickner St	1300	Apartments ↑2%+

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CLAREMONT MEADOWS RANK 509

MEDIAN	2015	2014	Change	Trend
HOUSES	610	487	>25%	6.2%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 69 Auction 3 Private treaty 66

TOP THREE SALES

6 Burlington St	970	Houses ↑2%+
12 Brushwood St	920	Apartments ↑2%+
26 Doncaster Av	915	Houses ↑2%+

CLARENDON

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	n/a	-	-
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 1 Auction 0 Private treaty 1

TOP THREE SALES

-	-	Houses ↑2%+
-	-	Apartments ↑2%+
-	-	Houses ↑2%+

CLYDE

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	n/a	-	-
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 1 Auction 0 Private treaty 1

TOP THREE SALES

-	-	Houses ↑2%+
-	-	Apartments ↑2%+
-	-	Houses ↑2%+

COLEBEE RANK 390

MEDIAN	2015	2014	Change	Trend
HOUSES	880	500	>25%	-
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 42 Auction 1 Private treaty 41

TOP THREE SALES

15 Settlers Av	1250	Houses ↑2%+
51 Stonecutters Dr	1115	Apartments ↑2%+
1 Brookwater Cct	1100	Houses ↑2%+

COLYTON RANK 542

MEDIAN	2015	2014	Change	Trend
HOUSES	538	429	>25%	6.9%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 154 Auction 3 Private treaty 151

TOP THREE SALES

13 Harwell Pl	785	Houses ↑3%+
59 Brooker St	779	Apartments ↑2%+
24 Parkin Rd	765	Houses ↑2%+

CONSTITUTION HILL RANK 400

MEDIAN	2015	2014	Change	Trend
HOUSES	845	650	>25%	8.6%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 38 Auction 8 Private treaty 30

TOP THREE SALES

63 Fraser St	1185	Houses ↑2%+
2a Constitution Rd	1117	Apartments ↑2%+
46 Apple St	1103	Houses ↑2%+

CRANEBROOK RANK 432

MEDIAN	2015	2014	Change	Trend
HOUSES	570	479	19%	5.9%
APARTMENTS	468	408	14.6%	-

TOTAL SALES 275 Auction 3 Private treaty 272

TOP THREE SALES

1 Linden Cr	1075	Houses ↑3%+
5 Corsair Cr	910	Apartments ↑4%+
5 Sanderling Cr	855	Houses ↑4%+

DEAN PARK RANK 519

MEDIAN	2015	2014	Change	Trend
HOUSES	585	497	17.7%	6.4%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 53 Auction 4 Private treaty 49

TOP THREE SALES

12 Wayne St	760	Houses ↑3%+
15 Anthea Pl	760	Apartments ↑2%+
58 Nathan Cr	696	Houses ↑2%+

DHARRUK RANK 547

MEDIAN	2015	2014	Change	Trend
HOUSES	516	400	>25%	7.4%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 40 Auction 1 Private treaty 39

TOP THREE SALES

5 Werona Pl	750	Houses ↑3%+
90 Stuart Rd	670	Apartments ↑2%+
7 Arundell St	650	Houses ↑2%+

DOONSIDE RANK 418

MEDIAN	2015	2014	Change	Trend
HOUSES	596	500	19.1%	6.6%
APARTMENTS	550	523	5.2%	-

TOTAL SALES 159 Auction 26 Private treaty 133

TOP THREE SALES

24 Wycombe St	1000	Houses ↑2%+
41b Earle St	950	Apartments ↑3%+
8 Cameron St	941	Houses ↑3%+

EAST KURRAJONG

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	n/a	-	-
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 3 Auction 0 Private treaty 3

TOP THREE SALES

782 Putty Rd	1300	Houses ↑2%+
288-292 Bull Ridge Rd	1055	Apartments ↑2%+

EASTERN CREEK RANK 506

MEDIAN	2015	2014	Change	Trend
HOUSES	620	470	>25%	-
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 14 Auction 1 Private treaty 13

TOP THREE SALES

66 Penfold St	858	Houses ↑2%+
15 Cable Pl	646	Apartments ↑2%+
30 Minchinbury St	620	Houses ↑2%+

EBENEZER

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	n/a	-	-
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 7 Auction 1 Private treaty 6

TOP THREE SALES

41 Tizzana Rd	710	Houses ↑2%+
26 Sirius Cr	570	Apartments ↑2%+
11 Sirius Cr	492	Houses ↑2%+

EMERTON RANK 560

MEDIAN	2015	2014	Change	Trend
HOUSES	430	348	23.6%	6.7%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 24 Auction 1 Private treaty 23

TOP THREE SALES

9 Helena Av	500	Houses ↑4%+
35 Helena Av	494	Apartments ↑2%+
20 Bunsen Av	480	Houses ↑2%+

EMU HEIGHTS RANK 522

MEDIAN	2015	2014	Change	Trend
HOUSES	578	550	5.1%	4.9%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 55 Auction 0 Private treaty 55

TOP THREE SALES

20 Mirrabooka Ct	1000	Houses ↑3%+
53 Wedmore Rd	850	Apartments ↑2%+
34 Parkwood Gr	746	Houses ↑2%+

EMU PLAINS RANK 416

MEDIAN	2015	2014	Change	Trend
HOUSES	616	540	14.1%	5.7%
APARTMENTS	520	451	15.4%	3%

TOTAL SALES 169 Auction 2 Private treaty 167

TOP THREE SALES

75 River Rd	1300	Houses ↑2%+
70 River Rd	1240	Apartments ↑3%+
59 River Rd	1180	Houses ↑3%+

ERSKINE PARK RANK 497

MEDIAN	2015	2014	Change	Trend
HOUSES	665	544	22.4%	6%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 80 Auction 3 Private treaty 77

TOP THREE SALES

1 Carcoar Cl	1250	Houses ↑2%+
10 Cumbrae Cl	1000	Apartments ↑2%+
9 Calabrio Pl	950	Houses ↑2%+

FREEMANS REACH

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	n/a	-	-
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 2 Auction 0 Private treaty 2

TOP THREE SALES

26 Panorama Cr	643	Houses ↑2%+
-	-	Apartments ↑2%+
-	-	Houses ↑2%+

GIRRAWEEEN RANK 332

MEDIAN	2015	2014	Change	Trend
HOUSES	705	645	9.3%	6.5%
APARTMENTS	700	607	15.2%	7.7%

TOTAL SALES 88 Auction 7 Private treaty 81

TOP THREE SALES

74 Oramzi Rd	1516	Houses ↑2%+
90 Girraween Rd	1200	Apartments ↑2%+
43 Lyle St	935	Houses ↑2%+

GLENDENNING RANK 524

MEDIAN	2015	2014	Change	Trend
HOUSES	576	482	19.5%	5.7%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 82 Auction 3 Private treaty 79

TOP THREE SALES

44 Samantha Cr	835	Houses ↑3%+
34 Winten Dr	760	Apartments ↑2%+
63 Samantha Cr	720	Houses ↑2%+

GLENMORE PARK RANK 408

MEDIAN	2015	2014	Change	Trend
HOUSES	665	570	16.7%	5%
APARTMENTS	514	465	10.5%	-

TOTAL SALES 457 Auction 5 Private treaty 452

TOP THREE SALES

1921 The Northern Rd	2000	Houses ↑2%+
25 Boldero Cr	1200	Apartments ↑3%+
8 Marie Pitt Pl	1050	Houses ↑3%+

GLENWOOD RANK 384

MEDIAN	2015	2014	Change	Trend
HOUSES	890	759	17.3%	6.6%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 201 Auction 13 Private treaty 188

TOP THREE SALES

12 Chianti Ct	1315	Houses ↑2%+
14 Consolo Av	1300	Apartments ↑2%+
17 Galea Dr	1270	Houses ↑2%+

GLOSSODIA RANK 544

MEDIAN	2015	2014	Change	Trend
HOUSES	535	446	20%	4.7%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 48 Auction 4 Private treaty 44

TOP THREE SALES

330 Spinks Rd	1100	Houses ↑3%+
168 Spinks Rd	930	Apartments ↑2%+
6 Kentucky Dr	930	Houses ↑2%+

GRANVILLE RANK 378

MEDIAN	2015	2014	Change	Trend
HOUSES	795	626	>25%	7.9%
APARTMENTS	454	403	12.8%	6.8%

TOTAL SALES 226 Auction 78 Private treaty 148

TOP THREE SALES

33 William St	2781	Houses ↑2%+
34 Railway Pde	2500	Apartments ↑4%+
60 Blaxcell St	1575	Houses ↑4%+

GREYSTANES RANK 314

MEDIAN	2015	2014	Change	Trend
HOUSES	790	650	21.5%	6.8%
APARTMENTS	696	590	18%	-

TOTAL SALES 258 Auction 64 Private treaty 194

TOP THREE SALES

52 Benaud St	1580	Houses ↑2%+
24 Macquarie Rd	1420	Apartments ↑2%+
45 Daisy St	1390	Houses ↑2%+

GROSE WOLD

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	n/a	-	-
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 2 Auction 0 Private treaty 2

TOP THREE SALES

-	-	Houses ↑2%+
-	-	Apartments ↑2%+
-	-	Houses ↑2%+

GUILDFORD RANK 389

MEDIAN	2015	2014	Change	Trend
HOUSES	770	620	24.2%	7.6%
APARTMENTS	447	375	19.2%	3.6%

TOTAL SALES 368 Auction 89 Private treaty 279

TOP THREE SALES

33 Constance St	1905	Houses ↑2%+
73 Milner Rd	1750	Apartments ↑4%+
30 Salisbury Rd	1560	Houses ↑4%+

GUILDFORD WEST RANK 456

MEDIAN	2015	2014	Change	Trend
HOUSES	730	590	23.7%	7.3%
APARTMENTS	n/a	578	-	-

TOTAL SALES 78 Auction 17 Private treaty 61

TOP THREE SALES

9 Johnstone St	1495	Houses ↑2%+
3 King St	1181	Apartments ↑2%+
39 Leach Rd	1150	Houses ↑2%+

HARRIS PARK RANK **319**

MEDIAN	2015	2014	Change	Trend
HOUSES	1079	n/a	-	9.9%
APARTMENTS	490	429	14.2%	7.6%

TOTAL SALES 94 Auction 18 Private treaty 76

TOP THREE SALES

Address	Price	Category	Change
93 Wigram St	1505	Houses	2%+
109a Wigram St	1500	Apartments	-
15 Ruse St	1395	Houses	3%+

Big, bold and beautiful




HASSALL GROVE RANK **521**

MEDIAN	2015	2014	Change	Trend
HOUSES	580	461	>25%	6.1%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 53 Auction 2 Private treaty 51

TOP THREE SALES

Address	Price	Category	Change
6 Edsel Pl	860	Houses	3%+
3 Alroy Cr	750	Apartments	-
9 Trent Pl	736	Houses	2%+

HEBERSHAM RANK **552**

MEDIAN	2015	2014	Change	Trend
HOUSES	480	405	18.5%	6.1%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 71 Auction 3 Private treaty 68

TOP THREE SALES

Address	Price	Category	Change
259 Carlisle Av	700	Houses	4%+
1 Trawalla St	625	Apartments	-
86 Kerwin Cir	580	Houses	2%+

HOBARTVILLE RANK **541**

MEDIAN	2015	2014	Change	Trend
HOUSES	540	463	16.8%	5.8%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 69 Auction 5 Private treaty 64

TOP THREE SALES

Address	Price	Category	Change
18 Tarragon Av	775	Houses	3%+
7 Katrina Cl	715	Apartments	-
9 Sardonyx Av	680	Houses	2%+

HOLROYD RANK **280**

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	n/a	-	-
APARTMENTS	570	499	14.2%	3.9%

TOTAL SALES 20 Auction 2 Private treaty 18

TOP THREE SALES

Address	Price	Category	Change
136 Pitt St	1100	Houses	2%+
36 William St	858	Apartments	-
3228 Brickworks Dr	652	Houses	2%+

JAMISONTOWN RANK **443**

MEDIAN	2015	2014	Change	Trend
HOUSES	574	479	19.9%	5.7%
APARTMENTS	396	304	>25%	3.5%

TOTAL SALES 156 Auction 0 Private treaty 156

TOP THREE SALES

Address	Price	Category	Change
7 Grafton Pl	775	Houses	3%+
13 Tea Tree Gln	765	Apartments	-
22 Willoring Cr	760	Houses	4%+

JORDAN SPRINGS RANK **490**

MEDIAN	2015	2014	Change	Trend
HOUSES	670	560	19.6%	-
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 187 Auction 1 Private treaty 186

TOP THREE SALES

Address	Price	Category	Change
32 Northridge Rd	860	Houses	2%+
8 Brook St	840	Apartments	-
19 Governor St	830	Houses	2%+

KINGS LANGLEY RANK **409**

MEDIAN	2015	2014	Change	Trend
HOUSES	831	700	18.7%	6.4%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 122 Auction 10 Private treaty 112

TOP THREE SALES

Address	Price	Category	Change
48 Marton Cr	1050	Houses	2%+
35 Nathaniel Pde	1020	Apartments	-
2 Banksia Cl	1015	Houses	2%+

KINGS PARK RANK **481**

MEDIAN	2015	2014	Change	Trend
HOUSES	685	580	18.1%	6.2%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 58 Auction 5 Private treaty 53

TOP THREE SALES

Address	Price	Category	Change
1 Lana Cl	870	Houses	2%+
8 Bermuda Pl	790	Apartments	-
59 Donohue St	780	Houses	2%+

KINGSWOOD RANK **469**

MEDIAN	2015	2014	Change	Trend
HOUSES	520	406	>25%	6.0%
APARTMENTS	343	325	5.7%	6.5%

TOTAL SALES 236 Auction 4 Private treaty 232

TOP THREE SALES

Address	Price	Category	Change
3 Elliott St	810	Houses	3%+
232 Parker St	785	Apartments	-
3 Yate Cl	780	Houses	4%+

KURMOND RANK **-**

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	n/a	-	-
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 7 Auction 0 Private treaty 7

TOP THREE SALES

Address	Price	Category	Change
63 Gadds La	1900	Houses	2%+
56 Longleat Rd	1300	Apartments	-
12 Jacqueline Pl	910	Houses	2%+

KURRAJONG RANK **491**

MEDIAN	2015	2014	Change	Trend
HOUSES	670	650	3.1%	3.7%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 35 Auction 1 Private treaty 34

TOP THREE SALES

Address	Price	Category	Change
80 Peel Pde	1670	Houses	2%+
53 Oswald Park Pl	1600	Apartments	-
23/276 Hermatage Rd	1575	Houses	2%+

KURRAJONG HEIGHTS RANK **543**

MEDIAN	2015	2014	Change	Trend
HOUSES	536	505	6.1%	2.3%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 31 Auction 2 Private treaty 29

TOP THREE SALES

Address	Price	Category	Change
7 Shane Pl	959	Houses	3%+
13 Warks Hill Rd	860	Apartments	-
131 Warks Hill Rd	855	Houses	2%+

KURRAJONG HILLS RANK **-**

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	n/a	-	-
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 1 Auction 0 Private treaty 1

TOP THREE SALES

Address	Price	Category	Change
-	-	Houses	2%+
-	-	Apartments	-
-	-	Houses	2%+

LALOR PARK RANK **510**

MEDIAN	2015	2014	Change	Trend
HOUSES	610	510	19.7%	7.1%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 130 Auction 27 Private treaty 103

TOP THREE SALES

Address	Price	Category	Change
19 Venn Av	952	Houses	2%+
5 Moomin St	797	Apartments	-
4 Dennis St	795	Houses	2%+

LEONAY RANK **449**

MEDIAN	2015	2014	Change	Trend
HOUSES	740	617	19.9%	4.4%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 53 Auction 0 Private treaty 53

TOP THREE SALES

Address	Price	Category	Change
156 River Rd	1200	Houses	2%+
170 River Rd	1025	Apartments	-
57 Parklands Av	980	Houses	2%+

LETHBRIDGE PARK RANK **556**

MEDIAN	2015	2014	Change	Trend
HOUSES	448	355	>25%	7.1%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 87 Auction 1 Private treaty 86

TOP THREE SALES

Address	Price	Category	Change
430 Luxford Rd	540	Houses	4%+
77 Manila Rd	530	Apartments	-
1 Le Maire Av	515	Houses	2%+

LIDCOMBE RANK **305**

MEDIAN	2015	2014	Change	Trend
HOUSES	990	853	16.1%	7.8%
APARTMENTS	601	581	3.4%	6.6%

TOTAL SALES 269 Auction 97 Private treaty 172

TOP THREE SALES

Address	Price	Category	Change
4 Board St	2000	Houses	2%+
12 Beatrice St	1770	Apartments	-
8 Short St	1720	Houses	2%+

LLANDILO RANK **-**

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	n/a	-	-
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 1 Auction 0 Private treaty 1

TOP THREE SALES

Address	Price	Category	Change
-	-	Houses	2%+
-	-	Apartments	-
-	-	Houses	2%+

LONDONDERRY RANK **-**

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	n/a	-	-
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 5 Auction 3 Private treaty 2

TOP THREE SALES

Address	Price	Category	Change
432 Londonderry Rd	1612	Houses	2%+
97-103 Bowman Rd	840	Apartments	-
121 The Northern Rd	625	Houses	2%+

LOWER PORTLAND RANK **-**

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	n/a	-	-
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 1 Auction 0 Private treaty 1

TOP THREE SALES

Address	Price	Category	Change
661 Cliftonville Rd	990	Houses	2%+
-	-	Apartments	-
-	-	Houses	2%+

LUDDENHAM RANK **412**

MEDIAN	2015	2014	Change	Trend
HOUSES	828	580	>25%	-
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 14 Auction 4 Private treaty 10

TOP THREE SALES

Address	Price	Category	Change
15 Portrush Cr	2135	Houses	2%+
4 Ethan Cl	925	Apartments	-
6 Wade Cl	910	Houses	2%+

MARAYLYA RANK **-**

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	n/a	-	-
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 3 Auction 0 Private treaty 3

TOP THREE SALES

Address	Price	Category	Change
-	-	Houses	2%+
-	-	Apartments	-
-	-	Houses	2%+

MARAYONG RANK **508**

MEDIAN	2015	2014	Change	Trend
HOUSES	615	506	21.5%	6.8%
APARTMENTS	n/a	490	-	-

TOTAL SALES 106 Auction 19 Private treaty 87

TOP THREE SALES

Address	Price	Category	Change
40 Quakers Rd	1400	Houses	2%+
76 Breakfast Rd	825	Apartments	-
10 Breakfast Rd	775	Houses	2%+

MARSDEN PARK RANK **563**

MEDIAN	2015	2014	Change	Trend
HOUSES	360	355	1.4%	-
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 28 Auction 0 Private treaty 28

TOP THREE SALES

Address	Price	Category	Change
19 Stellaria St	800	Houses	4%+
-	-	Apartments	-
-	-	Houses	2%+

MAYS HILL RANK **295**

MEDIAN	2015	2014	Change	Trend
HOUSES	1170	1005	16.4%	12.3%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 14 Auction 1 Private treaty 13

TOP THREE SALES

Address	Price	Category	Change
28 Patricia St	1427	Houses	2%+
19 Robilliard St	1425	Apartments	-
9 Patricia St	1100	Houses	2%+

MCGRATHS HILL RANK **503**

MEDIAN	2015	2014	Change	Trend
HOUSES	640	568	12.8%	5.5%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 30 Auction 0 Private treaty 30

TOP THREE SALES

Address	Price	Category	Change
24a Wolseley Rd	780	Houses	2%+
5 Albert St	770	Apartments	-
20 Wolseley Rd	765	Houses	2%+

MERRYLANDS RANK **371**

MEDIAN	2015	2014	Change	Trend
HOUSES	810	655	23.7%	7.3%
APARTMENTS	470	399	17.9%	5.9%

TOTAL SALES 450 Auction 137 Private treaty 313

TOP THREE SALES

Address	Price	Category	Change
34 Smythe St			

MINCHINBURY					RANK	495
MEDIAN	2015	2014	Change	Trend		
HOUSES	667	553	20.7%	6.1%		
APARTMENTS	n/a	n/a	-	-		
TOTAL SALES 89	Auction 0	Private treaty 89				
TOP THREE SALES						
59 Fleurs St	960	Houses				
4 Ann Minchin Wy	950	Apartments				
32 Traminer Pl	870	Houses				

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MOUNT DRUITT					RANK	472
MEDIAN	2015	2014	Change	Trend		
HOUSES	508	416	22%	4.7%		
APARTMENTS	359	310	15.8%	4.6%		
TOTAL SALES 376	Auction 14	Private treaty 362				
TOP THREE SALES						
538 Carlisle Av	1200	Houses				
38 Paull St	1000	Apartments				
11 Raynor St	980	Houses				

MULGOA					RANK	484
MEDIAN	2015	2014	Change	Trend		
HOUSES	682	617	10.5%	-		
APARTMENTS	n/a	447	-	-		
TOTAL SALES 15	Auction 2	Private treaty 13				
TOP THREE SALES						
326-338 Fairlight Rd	1732	Houses				
71-79 Vincent Av	1655	Apartments				
2539 The Northern Rd	1500	Houses				

MULGRAVE					RANK	-
MEDIAN	2015	2014	Change	Trend		
HOUSES	n/a	n/a	-	-		
APARTMENTS	n/a	n/a	-	-		
TOTAL SALES 2	Auction 0	Private treaty 2				
TOP THREE SALES						
16 Railway Rd S	800	Houses				
-	-	Apartments				
-	-	Houses				

NEWINGTON					RANK	216
MEDIAN	2015	2014	Change	Trend		
HOUSES	1225	990	23.7%	7.4%		
APARTMENTS	710	605	17.4%	5.4%		
TOTAL SALES 123	Auction 26	Private treaty 97				
TOP THREE SALES						
25 Henricks Av	1700	Houses				
2 Henricks Av	1666	Apartments				
18 Theile Av	1593	Houses				

NORTH RICHMOND					RANK	429
MEDIAN	2015	2014	Change	Trend		
HOUSES	568	484	17.4%	5.1%		
APARTMENTS	483	421	14.5%	-		
TOTAL SALES 106	Auction 5	Private treaty 101				
TOP THREE SALES						
78 Douglas St	1900	Houses				
8 Flinders Pl	955	Apartments				
26 Norfolk Pl	920	Houses				

NORTH ST MARYS					RANK	550
MEDIAN	2015	2014	Change	Trend		
HOUSES	515	400	>25%	7%		
APARTMENTS	n/a	n/a	-	-		
TOTAL SALES 69	Auction 1	Private treaty 68				
TOP THREE SALES						
13 Athel St	725	Houses				
13 Grose Av	672	Apartments				
46 Grose Av	620	Houses				

OAKHURST					RANK	527
MEDIAN	2015	2014	Change	Trend		
HOUSES	575	480	19.8%	5.7%		
APARTMENTS	n/a	n/a	-	-		
TOTAL SALES 76	Auction 7	Private treaty 69				
TOP THREE SALES						
16 Shaugnessy St	875	Houses				
29 Lidell St	790	Apartments				
49 Standish Av	717	Houses				

OAKVILLE					RANK	-
MEDIAN	2015	2014	Change	Trend		
HOUSES	n/a	n/a	-	-		
APARTMENTS	n/a	n/a	-	-		
TOTAL SALES 4	Auction 1	Private treaty 3				
TOP THREE SALES						
280 Old Stock Route Rd	1900	Houses				
-	-	Apartments				
-	-	Houses				

OLD GUILDFORD					RANK	437
MEDIAN	2015	2014	Change	Trend		
HOUSES	755	620	21.8%	7.2%		
APARTMENTS	n/a	n/a	-	-		
TOTAL SALES 37	Auction 17	Private treaty 20				
TOP THREE SALES						
21 Taralga St	1025	Houses				
89 Henry St	990	Apartments				
48 Morven St	918	Houses				

OLD TOONGABBIE					RANK	444
MEDIAN	2015	2014	Change	Trend		
HOUSES	746	670	11.3%	6.7%		
APARTMENTS	n/a	n/a	-	-		
TOTAL SALES 38	Auction 7	Private treaty 31				
TOP THREE SALES						
26 Faulkner St	930	Houses				
13 Lennox St	920	Apartments				
29 Faulkner St	871	Houses				

ORCHARD HILLS					RANK	-
MEDIAN	2015	2014	Change	Trend		
HOUSES	n/a	n/a	-	-		
APARTMENTS	n/a	n/a	-	-		
TOTAL SALES 3	Auction 0	Private treaty 3				
TOP THREE SALES						
1-11 Carolyn Ch	1551	Houses				
11-12 Wakefield Pl	1550	Apartments				
6 Austin Pl	1350	Houses				

OXLEY PARK					RANK	453
MEDIAN	2015	2014	Change	Trend		
HOUSES	500	401	24.8%	5.7%		
APARTMENTS	470	413	13.9%	2.7%		
TOTAL SALES 123	Auction 1	Private treaty 122				
TOP THREE SALES						
33 Hobart St	880	Houses				
80 Canberra St	870	Apartments				
54 Brisbane St	855	Houses				

PARKLEA					RANK	428
MEDIAN	2015	2014	Change	Trend		
HOUSES	780	683	14.2%	5.4%		
APARTMENTS	n/a	n/a	-	-		
TOTAL SALES 45	Auction 4	Private treaty 41				
TOP THREE SALES						
53 Damien Dr	1026	Houses				
50 Bow Av	1015	Apartments				
26 Parklea Dr	900	Houses				

PARRAMATTA					RANK	353
MEDIAN	2015	2014	Change	Trend		
HOUSES	800	775	3.2%	6.8%		
APARTMENTS	562	500	12.3%	6.2%		
TOTAL SALES 507	Auction 70	Private treaty 437				
TOP THREE SALES						
69 Hassall St	2290	Houses				
34 Crimea St	1875	Apartments				
6 Denison St	1708	Houses				

PEMULWUY					RANK	348
MEDIAN	2015	2014	Change	Trend		
HOUSES	850	719	18.3%	13%		
APARTMENTS	523	450	16.1%	-		
TOTAL SALES 101	Auction 12	Private treaty 89				
TOP THREE SALES						
4 Lisk Rd	1365	Houses				
22 Tuabilli St	1360	Apartments				
21 Jirrang St	1220	Houses				

PENDLE HILL					RANK	376
MEDIAN	2015	2014	Change	Trend		
HOUSES	772	669	15.4%	7.4%		
APARTMENTS	490	415	18.1%	6.8%		
TOTAL SALES 84	Auction 16	Private treaty 68				
TOP THREE SALES						
5 Gilba Rd	2000	Houses				
130 Smith St	1188	Apartments				
4 Knox St	1056	Houses				

PENRITH					RANK	445
MEDIAN	2015	2014	Change	Trend		
HOUSES	575	450	>25%	6.8%		
APARTMENTS	365	317	15.2%	6%		
TOTAL SALES 360	Auction 9	Private treaty 351				
TOP THREE SALES						
93 Castlereagh St	1352	Houses				
10 Captains Rd	1022	Apartments				
9 Hope St	915	Houses				

PITT TOWN					RANK	315
MEDIAN	2015	2014	Change	Trend		
HOUSES	1090	615	>25%	-		
APARTMENTS	n/a	n/a	-	-		
TOTAL SALES 48	Auction 1	Private treaty 47				
TOP THREE SALES						
5 The Cedars Av	1500	Houses				
6 The Cedars Av	1330	Apartments				
3 Vermont Av	1280	Houses				

PLUMPTON					RANK	532
MEDIAN	2015	2014	Change	Trend		
HOUSES	564	470	20%	5%		
APARTMENTS	n/a	465	-	-		
TOTAL SALES 94	Auction 1	Private treaty 93				
TOP THREE SALES						
6a Bungalow Rd	900	Houses				
10 Polonia Av	825	Apartments				
46 Toucan Cr	820	Houses				

PROSPECT					RANK	482
MEDIAN	2015	2014	Change	Trend		
HOUSES	683	558	22.3%	5.9%		
APARTMENTS	n/a	n/a	-	-		
TOTAL SALES 64	Auction 24	Private treaty 40				
TOP THREE SALES						
6 Old Church La	2500	Houses				
16 Edgeware Rd	955	Apartments				
7 Pier St	927	Houses				

QUAKERS HILL					RANK	383
MEDIAN	2015	2014	Change	Trend		
HOUSES	677	560	20.9%	6.3%		
APARTMENTS	591	548	7.8%	5.7%		
TOTAL SALES 401	Auction 30	Private treaty 371				
TOP THREE SALES						
164 Pye Rd	1250	Houses				
44 Muccillo St	1222	Apartments				
16 Primrose St	1165	Houses				

REGENTVILLE					RANK	507
MEDIAN	2015	2014	Change	Trend		
HOUSES	620	505	22.8%	-		
APARTMENTS	n/a	n/a	-	-		
TOTAL SALES 13	Auction 0	Private treaty 13				
TOP THREE SALES						
124 Factory Rd	850	Houses				
52 Loftus St	790	Apartments				
43 Loftus St	685	Houses				

RICHMOND					RANK	454
MEDIAN	2015	2014	Change	Trend		
HOUSES	540	475	13.7%	4.9%		
APARTMENTS	405	330	22.7%	3%		
TOTAL SALES 145	Auction 15	Private treaty 130				
TOP THREE SALES						
26 Copeland St	1100	Houses				
30 Chapel St	910	Apartments				
31 Faithfull St	860	Houses				

RIVERSTONE					RANK	470
MEDIAN	2015	2014	Change	Trend		
HOUSES	710	585	21.4%	7.7%		
APARTMENTS	n/a	n/a	-	-		
TOTAL SALES 180	Auction 5	Private treaty 175				
TOP THREE SALES						
20 Piccadilly St	1935	Houses				
93 Brighton St	1800	Apartments				
45 Bourke St	971	Houses				

ROOTY				
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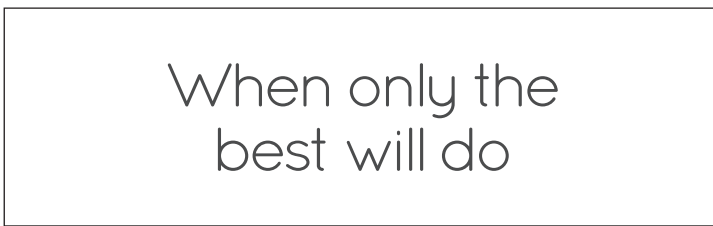
SEVEN HILLS RANK 363

MEDIAN	2015	2014	Change	Trend
HOUSES	705	581	21.3%	7.2%
APARTMENTS	620	650	-4.6%	-

TOTAL SALES 292 Auction 54 Private treaty 238

TOP THREE SALES

Address	Price	Property Type	% Change
17 Second Av	1110	Houses	2%+
34 Hope St	1060	Apartments	
15 Abigail St	963	Houses	2%+



SHALVEY RANK 557

MEDIAN	2015	2014	Change	Trend
HOUSES	447	360	24.2%	6.1%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 43 Auction 1 Private treaty 42

TOP THREE SALES

Address	Price	Property Type	% Change
11 Hennessy Cr	605	Houses	4%+
39 Sedgman Cr	580	Apartments	
3 Sidwell Av	563	Houses	2%+

SILVERWATER RANK 354

MEDIAN	2015	2014	Change	Trend
HOUSES	790	600	>25%	6.1%
APARTMENTS	563	500	12.6%	4.2%

TOTAL SALES 53 Auction 3 Private treaty 50

TOP THREE SALES

Address	Price	Property Type	% Change
264-66 Carnarvon St	900	Houses	2%+
23 Barker Av	900	Apartments	
638-40 Asquith St	845	Houses	2%+

SOUTH GRANVILLE RANK 373

MEDIAN	2015	2014	Change	Trend
HOUSES	751	630	19.1%	7.2%
APARTMENTS	535	n/a	-	-

TOTAL SALES 62 Auction 22 Private treaty 40

TOP THREE SALES

Address	Price	Property Type	% Change
21 Lavinia St	1325	Houses	2%+
8 Lavinia St	1305	Apartments	
20 Bennett Rd	1300	Houses	3%+

SOUTH PENRITH RANK 518

MEDIAN	2015	2014	Change	Trend
HOUSES	589	485	21.3%	6.2%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 230 Auction 6 Private treaty 224

TOP THREE SALES

Address	Price	Property Type	% Change
2 Gloria Pl	962	Houses	2%+
29 Tukara Rd	875	Apartments	
5 Corbin Av	870	Houses	2%+

STHWENTWORTHVILLE RANK 386

MEDIAN	2015	2014	Change	Trend
HOUSES	675	603	11.9%	5.9%
APARTMENTS	578	598	-3.4%	-

TOTAL SALES 101 Auction 23 Private treaty 78

TOP THREE SALES

Address	Price	Property Type	% Change
15 Friend St	1512	Houses	2%+
4 Pindari Cr	1060	Apartments	
82 Richmond St	1005	Houses	2%+

SOUTH WINDSOR RANK 466

MEDIAN	2015	2014	Change	Trend
HOUSES	515	430	19.8%	5.2%
APARTMENTS	392	385	1.7%	-

TOTAL SALES 118 Auction 4 Private treaty 114

TOP THREE SALES

Address	Price	Property Type	% Change
268 Macquarie St	1005	Houses	3%+
266 Macquarie St	790	Apartments	
76 Church St	715	Houses	4%+

ST CLAIR RANK 404

MEDIAN	2015	2014	Change	Trend
HOUSES	619	500	23.9%	6.3%
APARTMENTS	565	494	14.4%	4.3%

TOTAL SALES 280 Auction 7 Private treaty 273

TOP THREE SALES

Address	Price	Property Type	% Change
12 Omeo St	890	Houses	2%+
18 Diamantina Cl	865	Apartments	
9 Tumut Pl	860	Houses	2%+

ST MARYS RANK 473

MEDIAN	2015	2014	Change	Trend
HOUSES	508	412	23.3%	6%
APARTMENTS	350	313	12%	7.6%

TOTAL SALES 359 Auction 4 Private treaty 355

TOP THREE SALES

Address	Price	Property Type	% Change
67 Sydney St	1470	Houses	3%+
143 Brisbane St	1120	Apartments	
33 Sydney St	950	Houses	4%+

STANHOPE GARDENS RANK 401

MEDIAN	2015	2014	Change	Trend
HOUSES	845	715	18.2%	6.2%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 125 Auction 20 Private treaty 105

TOP THREE SALES

Address	Price	Property Type	% Change
13 Jonah St	1370	Houses	2%+
3 Islington Rd	1310	Apartments	
9 Bowdon St	1250	Houses	2%+

SYDNEY OLYMPIC PARK RANK 189

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	n/a	-	-
APARTMENTS	690	659	4.8%	-

TOTAL SALES 63 Auction 0 Private treaty 63

TOP THREE SALES

Address	Price	Property Type	% Change
1807/7 Australia Av	1220	Houses	2%+
1502/1 Australia Av	1180	Apartments	
502/1 Australia Av	953	Houses	2%+

TOONGABBIE RANK 381

MEDIAN	2015	2014	Change	Trend
HOUSES	755	624	21%	7.1%
APARTMENTS	499	413	20.7%	6.1%

TOTAL SALES 261 Auction 27 Private treaty 234

TOP THREE SALES

Address	Price	Property Type	% Change
61 Metella Rd	1600	Houses	2%+
40 Reynolds St	1350	Apartments	
68 Cornelia Rd	1300	Houses	3%+

TREGEAR RANK 559

MEDIAN	2015	2014	Change	Trend
HOUSES	436	350	24.6%	7.3%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 65 Auction 1 Private treaty 64

TOP THREE SALES

Address	Price	Property Type	% Change
9 Rymill Rd	580	Houses	4%+
40 Vincennes Av	570	Apartments	
116 Wilkes Cr	520	Houses	2%+

VINEYARD RANK 564

MEDIAN	2015	2014	Change	Trend
HOUSES	310	250	24%	-
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 19 Auction 1 Private treaty 18

TOP THREE SALES

Address	Price	Property Type	% Change
1 O'Connell St	970	Houses	4%+
22 Putland Pl	855	Apartments	
10 Putland Pl	850	Houses	2%+

WALLACIA RANK -

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	n/a	-	-
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 9 Auction 0 Private treaty 9

TOP THREE SALES

Address	Price	Property Type	% Change
260 Bents Basin Rd	1350	Houses	2%+
3 Montelmar Pl	1100	Apartments	
6 Murroobah Rd	770	Houses	2%+

WENTWORTH POINT RANK 200

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	n/a	-	-
APARTMENTS	669	585	14.3%	3.1%

TOTAL SALES 260 Auction 14 Private treaty 246

TOP THREE SALES

Address	Price	Property Type	% Change
101/1 Amalfi Dr	1900	Houses	2%+
545/46 Bellagio-Baywater D	1570	Apartments	
616/16 Marine Pde	1250	Houses	2%+

WENTWORTHVILLE RANK 335

MEDIAN	2015	2014	Change	Trend
HOUSES	904	708	>25%	8.5%
APARTMENTS	535	420	>25%	7.6%

TOTAL SALES 205 Auction 62 Private treaty 143

TOP THREE SALES

Address	Price	Property Type	% Change
27a Garfield St	2225	Houses	2%+
3 Perry St	1640	Apartments	
34 Garfield St	1615	Houses	3%+

WERRINGTON RANK 474

MEDIAN	2015	2014	Change	Trend
HOUSES	487	404	20.7%	5.4%
APARTMENTS	355	298	19.1%	6.5%

TOTAL SALES 143 Auction 1 Private treaty 142

TOP THREE SALES

Address	Price	Property Type	% Change
88 Reid St	1370	Houses	3%+
20 Gibson Av	995	Apartments	
74 Reid St	900	Houses	4%+

WERRINGTON COUNTY RANK 523

MEDIAN	2015	2014	Change	Trend
HOUSES	577	459	>25%	5.6%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 69 Auction 3 Private treaty 66

TOP THREE SALES

Address	Price	Property Type	% Change
52 John Oxley Av	716	Houses	3%+
7 Berry Pl	703	Apartments	
1 Lockyer Av	694	Houses	2%+

WERRINGTON DOWNS RANK 538

MEDIAN	2015	2014	Change	Trend
HOUSES	547	450	21.6%	5%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 57 Auction 4 Private treaty 53

TOP THREE SALES

Address	Price	Property Type	% Change
33 Valleyview Cr	695	Houses	3%+
9 Summerrcrop Pl	647	Apartments	
18 Greenbank Dr	635	Houses	2%+

WESTMEAD RANK 331

MEDIAN	2015	2014	Change	Trend
HOUSES	920	783	17.6%	6.7%
APARTMENTS	555	476	16.6%	5.3%

TOTAL SALES 314 Auction 49 Private treaty 265

TOP THREE SALES

Address	Price	Property Type	% Change
19 Booth St	1665	Houses	2%+
28 Pye St	1625	Apartments	
20 Good St	1600	Houses	3%+

WHALAN RANK 554

MEDIAN	2015	2014	Change	Trend
HOUSES	470	370	>25%	7.4%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 61 Auction 4 Private treaty 57

TOP THREE SALES

Address	Price	Property Type	% Change
37 Karangi Rd	676	Houses	4%+
17 Merauke St	571	Apartments	
242 Woodstock Av	546	Houses	2%+

WILBERFORCE RANK 483

MEDIAN	2015	2014	Change	Trend
HOUSES	682	620	10%	5%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 31 Auction 3 Private treaty 28

TOP THREE SALES

Address	Price	Property Type	% Change
9 Church Rd	1225	Houses	2%+
9 King St	930	Apartments	
67 Moles Rd	835	Houses	2%+

WILLMOT RANK 561

MEDIAN	2015	2014	Change	Trend
HOUSES	430	342	>25%	7.4%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 43 Auction 2 Private treaty 41

TOP THREE SALES

Address	Price	Property Type	% Change
3 Roebuck Cr	495	Houses	4%+
56 Discovery Av	490	Apartments	
31 Reliance Cr	481	Houses	2%+

WINDSOR RANK 478

MEDIAN	2015	2014	Change	Trend
HOUSES	693	564	22.9%	5.8%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 37 Auction 5 Private treaty 32

TOP THREE SALES

Address	Price	Property Type	% Change
9 Tollgate Cr	1500	Houses	2%+
21 James Ruse Cl	980	Apartments	
7 Claremont Cr	950	Houses	2%+

WINDSOR DOWNS RANK 174

MEDIAN	2015	2014	Change	Trend
HOUSES	1450	1198	21.1%	-
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 10 Auction 1 Private treaty 9

TOP THREE SALES

Address	Price	Property Type	% Change
1 Morstone Pl	1660	Houses	2%+
24 Nutwood La	1550	Apartments	
1 Sanctuary Dr	1400	Houses	2%+

WOODCROFT RANK 385

MEDIAN	2015	2014	Change	Trend
HOUSES	690	633	9.1%	5%
APARTMENTS	566	452	>25%	-

TOTAL SALES 76 Auction 5 Private treaty 71

TOP THREE SALES

Address	Price	Property Type	% Change
54 Wyangala Cct	900	Houses	2%+
60 Wyangala Cct	895	Apartments	
9 Pitapunga Cl	895	Houses	2%+

YARRAMUNDI RANK -

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	n/a	-	-
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 9 Auction 1 Private treaty 8

TOP THREE SALES

Address	Price	Property Type	% Change
249 Mahons Creek Rd	1900	Houses	2%+

South-west

houses
3%

apartments
2%

Domain Group 2016 prediction

Canterbury-Bankstown

houses
3%

apartments
2%

Domain Group 2016 prediction



This property at 27 Fenwick Street, Yagoona, sold through Ray White Bankstown for an auction record price of \$1,905,000 in 2015.

Prices surge amid major transformation

Turn your back on the regions of south-west Sydney and Canterbury-Bankstown for any length of time and chances are there will be a new shopping centre, train station or a block of apartments when you return.

There's a whole lot of change taking place in these regions, with south-west Sydney identified by the government as a growth precinct and a plan for the urban renewal of the Sydenham to Bankstown corridor just released.

It's been a year since the South West Rail Link opened, with trains operating beyond Glenfield to new stations at Leppington and Edmonston Park, where median prices enjoyed healthy gains last year.

House prices in Edmonston Park climbed nearly 19 per cent in 2015 to a median of \$831,220, and in Leppington by 13 per cent to a median of \$695,000.

Work will begin this year on the billion-dollar Edmondson Park town centre, South-West Sydney's newest suburb that is expected to add 300,000 residents to the population over the next 30 years.

Frasers Property has been awarded a tender to build 900 homes and 45,000 square

metres of commercial and retail space close to the station.

Offering apartments, villas and terraces starting below \$400,000, the first release should take place later this year.

Century 21 Combined Liverpool director Greg Andison says the existing and pipeline infrastructure is likely to insulate the region from price falls.

"I think Liverpool has been artificially underpriced for a while," Andison says. "We're significantly cheaper than Blacktown and Parramatta so we're well positioned to go forward. I think the increases in prices we've had over the last couple of years weren't sustainable, but there's no reason for it to adjust downwards; it's most likely to plateau."

Rental returns, on the other hand, have dropped significantly, with Andison reporting a \$600,000 house is likely to attract only \$400 a week, a return of 3.5 per cent.

New apartments are faring better in Liverpool, according to director of Harcourts The Property People Campbelltown Garth Makowski.

He reports returns of up to 5 per cent for well-positioned apartments.

Off-the-plan developments are also in demand as the Campbelltown CBD is redeveloped and investors target the region for its affordability.

"Macarthur is the go-ahead city in NSW," Makowski says. "Growth in prices is always driven by population growth and commerce growth and we've certainly got more than our fair share of both of these. Investors weigh this up and know that Macarthur is a great place to invest their money."

He says the outlook for the Macarthur region for existing housing is very positive, with families continuing to upgrade into larger homes.

McGrath Camden's Glen Craigie is backing further price growth in Moorebank following the announcement of the \$44.2 million Marina Development, and in the Liverpool CBD due to the ongoing improvement of the shopping precincts and new high-rise development.

"Within the Macarthur region we expect

major growth in Narellan, due to the impressive expansion of the Narellan Town Centre, and Gregory Hills, because of its notable industrial estate on the doorstep of the growing Oran Park."

Angus Raine, executive chairman of the Raine & Horne Property Group, says suburbs close to Sydney's second airport at Badgerys Creek are likely to do well.

"While we don't expect to see the double-digit returns of the past three years, value increases of between 5 and 8 per cent could be possible," he says.

Ray White Bankstown was selling "a home a day" in 2015 and agent Jennifer Khoury says record sales were achieved in nearly all the agency's core trade areas, including the highest auction price achieved in Yagoona with the sale of 27 Fenwick Street for \$1,905,000. Khoury says family homes for upgraders will be in high demand in 2016.

Kate Farrelly

ABBOTSBURY					RANK	339
MEDIAN	2015	2014	Change	Trend		
HOUSES	989	785	>25%	6%		
APARTMENTS	n/a	n/a	-	-		
TOTAL SALES 41			Auction 30	Private treaty 11		
TOP THREE SALES						
5 Hinder Cl	1630		Houses	2%+		
18 Withers Pl	1560		Apartments	2%+		
2 Hinder Cl	1430		Houses	2%+		

AIRDS					RANK	553
MEDIAN	2015	2014	Change	Trend		
HOUSES	470	n/a	-	-		
APARTMENTS	n/a	n/a	-	-		
TOTAL SALES 27			Auction 0	Private treaty 27		
TOP THREE SALES						
285 Riverside Dr	533		Houses	4%+		
60 Peppin Cr	517		Apartments	2%+		
293 Riverside Dr	501		Houses	2%+		

AMBARVALE					RANK	476
MEDIAN	2015	2014	Change	Trend		
HOUSES	503	407	23.5%	6.2%		
APARTMENTS	311	270	15%	-		
TOTAL SALES 147			Auction 6	Private treaty 141		
TOP THREE SALES						
3 Boz Pl	640		Houses	4%+		
19 Clarissa Pl	636		Apartments	4%+		
14 Lavinia Pl	625		Houses	4%+		

APPIN					RANK	513
MEDIAN	2015	2014	Change	Trend		
HOUSES	600	548	9.5%	2.5%		
APARTMENTS	n/a	n/a	-	-		
TOTAL SALES 58			Auction 5	Private treaty 53		
TOP THREE SALES						
21 Post Mill Rd	937		Houses	3%+		
1 Kennedy Gr	910		Apartments	2%+		
17 Church St	800		Houses	2%+		

ASHBURY					RANK	187
MEDIAN	2015	2014	Change	Trend		
HOUSES	1403	1201	16.8%	8.9%		
APARTMENTS	n/a	n/a	-	-		
TOTAL SALES 30			Auction 23	Private treaty 7		
TOP THREE SALES						
16 Goodlet St	2260		Houses	2%+		
161 Holden St	2131		Apartments	1%+		
260 Holden St	1781		Houses	1%+		

ASHCROFT					RANK	520
MEDIAN	2015	2014	Change	Trend		
HOUSES	580	455	>25%	7.4%		
APARTMENTS	n/a	n/a	-	-		
TOTAL SALES 50			Auction 17	Private treaty 33		
TOP THREE SALES						
180 Elizabeth Dr	881		Houses	3%+		
35 Stanwell Cr	725		Apartments	2%+		
12 Strickland Cr	690		Houses	2%+		

AUSTRAL					RANK	14
MEDIAN	2015	2014	Change	Trend		
HOUSES	2815	1700	>25%	-		
APARTMENTS	n/a	n/a	-	-		
TOTAL SALES 21			Auction 3	Private treaty 18		
TOP THREE SALES						
25 Sixteenth Av	6420		Houses	2%+		
95 Seventeenth Av	3500		Apartments	2%+		
250 Sixth Av	3050		Houses	2%+		

BADGERYS CREEK					RANK	-
MEDIAN	2015	2014	Change	Trend		
HOUSES	n/a	n/a	-	-		
APARTMENTS	n/a	n/a	-	-		
TOTAL SALES 1			Auction 1	Private treaty 0		
TOP THREE SALES						
-	-	-	Houses	2%+		
-	-	-	Apartments	2%+		
-	-	-	Houses	2%+		

BANKSTOWN					RANK	360
MEDIAN	2015	2014	Change	Trend		
HOUSES	839	698	20.1%	7.6%		
APARTMENTS	470	420	11.9%	6%		
TOTAL SALES 516			Auction 126	Private treaty 390		
TOP THREE SALES						
87 Wilkins St	1820		Houses	3%+		
27 Greenwood Av	1805		Apartments	2%+		
2 Columbine Av	1680		Houses	2%+		

BARDIA					RANK	492
MEDIAN	2015	2014	Change	Trend		
HOUSES	670	521	>25%	-		
APARTMENTS	n/a	n/a	-	-		
TOTAL SALES 34			Auction 4	Private treaty 30		
TOP THREE SALES						
44 Fowler St	908		Houses	3%+		
24 Hollyoake Cct	841		Apartments	2%+		
23 Derna St	785		Houses	2%+		

BASS HILL					RANK	333
MEDIAN	2015	2014	Change	Trend		
HOUSES	780	650	20%	7.2%		
APARTMENTS	645	550	17.3%	-		
TOTAL SALES 138			Auction 69	Private treaty 69		
TOP THREE SALES						
70 Australia St	1429		Houses	3%+		
27 Yvonne Cr	1350		Apartments	2%+		
25 Strickland St	1325		Houses	2%+		

BELFIELD					RANK	275
MEDIAN	2015	2014	Change	Trend		
HOUSES	1081	884	22.4%	8%		
APARTMENTS	650	615	5.7%	-		
TOTAL SALES 89			Auction 53	Private treaty 36		
TOP THREE SALES						
25-27 Blanche St	2505		Houses	2%+		
20 Birdwood Av	2360		Apartments	2%+		
133 Ninth Av	1780		Houses	2%+		

BELMORE					RANK	327
MEDIAN	2015	2014	Change	Trend		
HOUSES	1020	826	23.5%	8.1%		
APARTMENTS	480	415	15.7%	8.2%		
TOTAL SALES 176			Auction 63	Private treaty 113		
TOP THREE SALES						
2 Benda St	2100		Houses	2%+		
4 Ring St	1707		Apartments	2%+		
22 Wilson Av	1620		Houses	2%+		

BIRRONG					RANK	411
MEDIAN	2015	2014	Change	Trend		
HOUSES	828	655	>25%	8.5%		
APARTMENTS	n/a	n/a	-	-		
TOTAL SALES 34			Auction 20	Private treaty 14		
TOP THREE SALES						
87 Cooper Rd	1866		Houses	3%+		
5 Royal Av	1140		Apartments	1%+		
22 Wentworth St	1040		Houses	1%+		

BLAIR ATHOL					RANK	512
MEDIAN	2015	2014	Change	Trend		
HOUSES	600	550	9.1%	5.1%		
APARTMENTS	n/a	n/a	-	-		
TOTAL SALES 47			Auction 1	Private treaty 46		
TOP THREE SALES						
62 Maryfields Dr	950		Houses	3%+		
13 St Clare Pl	800		Apartments	2%+		
44 Maryfields Dr	800		Houses	2%+		

BLAIRMOUNT					RANK	-
MEDIAN	2015	2014	Change	Trend		
HOUSES	n/a	455	-	-		
APARTMENTS	n/a	n/a	-	-		
TOTAL SALES 7			Auction 1	Private treaty 6		
TOP THREE SALES						
2 Jaf Pl	660		Houses	2%+		
8 Shetland Rd	630		Apartments	2%+		
44 Appaloosa Cct	580		Houses	2%+		

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BONNYRIGG RANK **485**

MEDIAN	2015	2014	Change	Trend
HOUSES	680	554	22.9%	6.3%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 64 Auction 27 Private treaty 37

TOP THREE SALES

227-229 North Liverpool Rd	1700	Houses	2%+
31 Diamond Cr	878	Apartments	2%+
64 Edensor Rd	850	Houses	2%+

BONNYRIGG HEIGHTS RANK **465**

MEDIAN	2015	2014	Change	Trend
HOUSES	716	655	9.3%	6.1%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 51 Auction 15 Private treaty 36

TOP THREE SALES

14 Bringelly Pl	1230	Houses	2%+
10 Garland Cr	1215	Apartments	2%+
34 Narellan Cr	1060	Houses	2%+

BOSSLEY PARK RANK **430**

MEDIAN	2015	2014	Change	Trend
HOUSES	770	605	>25%	6.8%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 105 Auction 61 Private treaty 44

TOP THREE SALES

4 Saltbush Pl	1261	Houses	2%+
7 Hurkett Pl	1200	Apartments	2%+
141 Mimosa Rd	1160	Houses	2%+

BOW BOWING RANK **540**

MEDIAN	2015	2014	Change	Trend
HOUSES	540	485	11.3%	5.3%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 29 Auction 0 Private treaty 29

TOP THREE SALES

10 Kinchega Pl	737	Houses	4%+
5 Central Park Dr	690	Apartments	2%+
34 Kalbarri Cr	660	Houses	2%+

BRADBURY RANK **471**

MEDIAN	2015	2014	Change	Trend
HOUSES	518	415	24.7%	6%
APARTMENTS	295	229	>25%	-

TOTAL SALES 251 Auction 10 Private treaty 241

TOP THREE SALES

1 Caley Rd	670	Houses	4%+
1 Bimbadeen Av	667	Apartments	4%+
6 Guise Rd	650	Houses	4%+

BRINGELLY RANK **-**

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	n/a	-	-
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 3 Auction 0 Private treaty 3

TOP THREE SALES

76 Medway Rd	1500	Houses	2%+
62-66 Medway Rd	1470	Apartments	2%+
28 Findley Rd	1150	Houses	2%+

BROWNLOW HILL RANK **-**

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	n/a	-	-
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 1 Auction 1 Private treaty 0

TOP THREE SALES

2 Crana Rd	850	Houses	2%+
-	-	Apartments	2%+
-	-	Houses	2%+

BUSBY RANK **535**

MEDIAN	2015	2014	Change	Trend
HOUSES	560	430	>25%	6.8%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 46 Auction 9 Private treaty 37

TOP THREE SALES

31 Tunbridge St	727	Houses	3%+
32 Kaluga St	610	Apartments	2%+
9 Aberdeen Rd	601	Houses	2%+

CABRAMATTA RANK **392**

MEDIAN	2015	2014	Change	Trend
HOUSES	780	530	>25%	9.3%
APARTMENTS	406	337	20.5%	8.2%

TOTAL SALES 249 Auction 69 Private treaty 180

TOP THREE SALES

14 Bridge St	1950	Houses	2%+
8 Curtin St	1635	Apartments	4%+
64 St Johns Rd	1620	Houses	4%+

CABRAMATTA WEST RANK **417**

MEDIAN	2015	2014	Change	Trend
HOUSES	815	653	24.8%	8.2%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 45 Auction 26 Private treaty 19

TOP THREE SALES

58 Lime St	1361	Houses	2%+
58a Lord St	1295	Apartments	2%+
106 Lord St	1280	Houses	2%+

CAMDEN RANK **423**

MEDIAN	2015	2014	Change	Trend
HOUSES	620	478	>25%	5.7%
APARTMENTS	445	361	23.2%	1.7%

TOTAL SALES 82 Auction 16 Private treaty 66

TOP THREE SALES

35 Menangle Rd	1300	Houses	3%+
1 Murrandah Av	1220	Apartments	4%+
33 Pindari Av	1000	Houses	4%+

CAMDEN PARK RANK **419**

MEDIAN	2015	2014	Change	Trend
HOUSES	811	779	4.2%	3.2%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 46 Auction 2 Private treaty 44

TOP THREE SALES

25 Tullet St	1225	Houses	2%+
23 Bridgewater Bvd	1023	Apartments	2%+
15 Bridgewater Bvd	1010	Houses	2%+

CAMDEN SOUTH RANK **529**

MEDIAN	2015	2014	Change	Trend
HOUSES	573	480	19.3%	5%
APARTMENTS	n/a	320	-	-

TOTAL SALES 107 Auction 2 Private treaty 105

TOP THREE SALES

13 Araluen Pl	850	Houses	3%+
5 Kylie Pl	840	Apartments	2%+
7 Huthnace Pl	815	Houses	2%+

CAMPBELLTOWN RANK **450**

MEDIAN	2015	2014	Change	Trend
HOUSES	541	418	>25%	6.8%
APARTMENTS	407	385	5.6%	3.8%

TOTAL SALES 332 Auction 20 Private treaty 312

TOP THREE SALES

102-104 Waminda Av	960	Houses	4%+
24 Chamberlain St	878	Apartments	4%+
12 Bairin St	820	Houses	4%+

CAMPSIE RANK **291**

MEDIAN	2015	2014	Change	Trend
HOUSES	1100	918	19.9%	8.3%
APARTMENTS	580	518	12.1%	7.9%

TOTAL SALES 388 Auction 66 Private treaty 322

TOP THREE SALES

10 Beaumont St	2050	Houses	2%+
49 Anglo Rd	2000	Apartments	2%+
21 Claremont St	2000	Houses	2%+

CANLEY HEIGHTS RANK **337**

MEDIAN	2015	2014	Change	Trend
HOUSES	738	600	22.9%	7.7%
APARTMENTS	661	578	14.4%	-

TOTAL SALES 121 Auction 49 Private treaty 72

TOP THREE SALES

197 Canley Vale Rd	1700	Houses	2%+
88 Cambridge St	1405	Apartments	3%+
4 Paul Cr	1400	Houses	3%+

CANLEY VALE RANK **402**

MEDIAN	2015	2014	Change	Trend
HOUSES	750	610	23%	8.1%
APARTMENTS	374	330	13.3%	5.1%

TOTAL SALES 93 Auction 17 Private treaty 76

TOP THREE SALES

50 Avenel St	1480	Houses	2%+
71 Cardwell St	1200	Apartments	4%+
1 Munro St	1190	Houses	4%+

CANTERBURY RANK **245**

MEDIAN	2015	2014	Change	Trend
HOUSES	1210	900	>25%	8.6%
APARTMENTS	665	604	10.2%	7.8%

TOTAL SALES 122 Auction 47 Private treaty 75

TOP THREE SALES

66 Wonga St	2320	Houses	2%+
17 Howard St	1860	Apartments	1%+
79 King St	1620	Houses	1%+

CARNES HILL RANK **434**

MEDIAN	2015	2014	Change	Trend
HOUSES	760	595	>25%	-
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 24 Auction 4 Private treaty 20

TOP THREE SALES

98 Pioneer Dr	1115	Houses	2%+
20 Daquino Pl	865	Apartments	2%+
119 Pioneer Dr	845	Houses	2%+

CARRAMAR RANK **462**

MEDIAN	2015	2014	Change	Trend
HOUSES	540	494	9.4%	7.6%
APARTMENTS	314	285	10%	8.7%

TOTAL SALES 62 Auction 14 Private treaty 48

TOP THREE SALES

65 Waterside Cr	1025	Houses	4%+
8 Laurel St	970	Apartments	4%+
26 Laurel St	803	Houses	4%+

CARTWRIGHT RANK **525**

MEDIAN	2015	2014	Change	Trend
HOUSES	575	420	>25%	7.6%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 26 Auction 7 Private treaty 19

TOP THREE SALES

67 Willan Dr	780	Houses	3%+
18 Woolnough Pl	750	Apartments	2%+
6 Isa Pl	730	Houses	2%+

CASULA RANK **403**

MEDIAN	2015	2014	Change	Trend
HOUSES	697	547	>25%	5.6%
APARTMENTS	461	460	0.2%	4.1%

TOTAL SALES 249 Auction 83 Private treaty 166

TOP THREE SALES

38-44 Bottlebrush Av	1900	Houses	2%+
87 Box Rd	1840	Apartments	3%+
30-32 Reserve Rd	1700	Houses	3%+

CATHERINE FIELD RANK **457**

MEDIAN	2015	2014	Change	Trend
HOUSES	730	n/a	-	-
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 14 Auction 1 Private treaty 13

TOP THREE SALES

707 Camden Valley Wy	5969	Houses	2%+
701 Camden Valley Wy	5481	Apartments	2%+
306 Deepfields Rd	2600	Houses	2%+

CAWDOR RANK **-**

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	n/a	-	-
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 1 Auction 1 Private treaty 0

TOP THREE SALES

145 Biffins La	2900	Houses	2%+
-	-	Apartments	2%+
-	-	Houses	2%+

CECIL HILLS RANK **394**

MEDIAN	2015	2014	Change	Trend
HOUSES	875	708	23.7%	6.3%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 81 Auction 26 Private treaty 55

TOP THREE SALES

7 Anjou Cct	1650	Houses	2%+
41 Feodore Dr	1500	Apartments	2%+
35 Clementina Cct	1460	Houses	2%+

CECIL PARK RANK **-**

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	n/a	-	-
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 6 Auction 5 Private treaty 1

TOP THREE SALES

63-65 Brolen Wy	2860	Houses	2%+
144-156 Duff Rd	1677	Apartments	2%+
47-51 Elaine Pl	1600	Houses	2%+

CHESTER HILL RANK **391**

MEDIAN	2015	2014	Change	Trend
HOUSES	770	635	21.3%	7.3%
APARTMENTS	440	380	15.8%	4.9%

TOTAL SALES 170 Auction 79 Private treaty 91

TOP THREE SALES

157 Priam St	1315	Houses	3%+
95 Virgil Av	1200	Apartments	2%+
14 Mercy Av	1090	Houses	2%+

CHIPPING NORTON RANK **345**

MEDIAN	2015	2014	Change	Trend
HOUSES	878	744	17.9%	6.1%
APARTMENTS	500	395	>25%	6%

TOTAL SALES 148 Auction 23 Private treaty 125

TOP THREE SALES

49 Nottingham Cr	1410	Houses	2%+
15 Wolverton Av	1340	Apartments	3%+
55 Charlton Av	1320	Houses	3%+

COBBITTY RANK **480**

MEDIAN	2015	2014	Change	Trend
HOUSES	687	625	10%	-
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 64 Auction 5 Private treaty 59

TOP THREE SALES

269 Cobbitty Rd	5450	Houses	2%+
170 Coates Park Rd	2275	Apartments	2%+
294 Cobbitty Rd	1500	Houses	2%+

CONDELL PARK RANK **308**

MEDIAN	2015	2014	Change	Trend
HOUSES	775	686	13%	6.2%
APARTMENTS	720	655	9.9%	6.6%

TOTAL SALES 224 Auction 76 Private treaty 148

TOP THREE SALES

11 Jellicoe St	1900	Houses	3%+
106 Taylor St	1505	Apartments	1%+
38 Railway Pde	1453	Houses	1%+

CURRANS HILL RANK **526**

MEDIAN	2015	2014	Change	Trend
HOUSES	575	461	24.7%	4.8%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 122 Auction 2 Private treaty 120

TOP THREE SALES

26 Chapman Cct	755	Houses	3%+
1 Munday Pl	745	Apartments	2%+
Lot 606 Newmarket St	719	Houses	2%+

DENHAM COURT RANK **431**

MEDIAN	2015	2014	Change	Trend
HOUSES	770	670	14.9%	-
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 37 Auction 5 Private treaty 32

TOP THREE SALES

49 Cubitt Dr	2200	Houses	2%+
3 Culverston Av	2000	Apartments	2%+
15 Cubitt Dr	1820	Houses	2%+

BONNYRIGG RANK 485

MEDIAN	2015	2014	Change	Trend
HOUSES	680	554	22.9%	6.3%
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 64	Auction 27	Private treaty 37		
TOP THREE SALES				
227-229 North Liverpool Rd	1700	Houses	2%+	
31 Diamond Cr	878	Apartments		
64 Edensor Rd	850	Houses	2%+	

BONNYRIGG HEIGHTS RANK 465

MEDIAN	2015	2014	Change	Trend
HOUSES	716	655	9.3%	6.1%
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 51	Auction 15	Private treaty 36		
TOP THREE SALES				
14 Bringelly Pl	1230	Houses	2%+	
10 Garland Cr	1215	Apartments		
34 Narellan Cr	1060	Houses	2%+	

BOSSLEY PARK RANK 430

MEDIAN	2015	2014	Change	Trend
HOUSES	770	605	>25%	6.8%
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 105	Auction 61	Private treaty 44		
TOP THREE SALES				
4 Saltbush Pl	1261	Houses	2%+	
7 Hurkett Pl	1200	Apartments		
141 Mimosa Rd	1160	Houses	2%+	

BOW BOWING RANK 540

MEDIAN	2015	2014	Change	Trend
HOUSES	540	485	11.3%	5.3%
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 29	Auction 0	Private treaty 29		
TOP THREE SALES				
10 Kinchega Pl	737	Houses	4%+	
5 Central Park Dr	690	Apartments		
34 Kalbarri Cr	660	Houses	2%+	

BRADBURY RANK 471

MEDIAN	2015	2014	Change	Trend
HOUSES	518	415	24.7%	6%
APARTMENTS	295	229	>25%	-
TOTAL SALES 251	Auction 10	Private treaty 241		
TOP THREE SALES				
1 Caley Rd	670	Houses	4%+	
1 Bimbadeen Av	667	Apartments		
6 Guise Rd	650	Houses	4%+	

BRINGELLY RANK -

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	n/a	-	-
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 3	Auction 0	Private treaty 3		
TOP THREE SALES				
76 Medway Rd	1500	Houses	2%+	
62-66 Medway Rd	1470	Apartments		
28 Findley Rd	1150	Houses	2%+	

BROWNLOW HILL RANK -

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	n/a	-	-
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 1	Auction 1	Private treaty 0		
TOP THREE SALES				
2 Crana Rd	850	Houses	2%+	
-	-	Apartments		
-	-	Houses	2%+	

BUSBY RANK 535

MEDIAN	2015	2014	Change	Trend
HOUSES	560	430	>25%	6.8%
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 46	Auction 9	Private treaty 37		
TOP THREE SALES				
31 Tunbridge St	727	Houses	3%+	
32 Kaluga St	610	Apartments		
9 Aberdeen Rd	601	Houses	2%+	

CABRAMATTA RANK 392

MEDIAN	2015	2014	Change	Trend
HOUSES	780	530	>25%	9.3%
APARTMENTS	406	337	20.5%	8.2%
TOTAL SALES 249	Auction 69	Private treaty 180		
TOP THREE SALES				
14 Bridge St	1950	Houses	2%+	
8 Curtin St	1635	Apartments		
64 St Johns Rd	1620	Houses	4%+	

CABRAMATTA WEST RANK 417

MEDIAN	2015	2014	Change	Trend
HOUSES	815	653	24.8%	8.2%
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 45	Auction 26	Private treaty 19		
TOP THREE SALES				
58 Lime St	1361	Houses	2%+	
58a Lord St	1295	Apartments		
106 Lord St	1280	Houses	2%+	

CAMDEN RANK 423

MEDIAN	2015	2014	Change	Trend
HOUSES	620	478	>25%	5.7%
APARTMENTS	445	361	23.2%	1.7%
TOTAL SALES 82	Auction 16	Private treaty 66		
TOP THREE SALES				
35 Menangle Rd	1300	Houses	3%+	
1 Murrindah Av	1220	Apartments		
33 Pindari Av	1000	Houses	4%+	

CAMDEN PARK RANK 419

MEDIAN	2015	2014	Change	Trend
HOUSES	811	779	4.2%	3.2%
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 46	Auction 2	Private treaty 44		
TOP THREE SALES				
25 Tullet St	1225	Houses	2%+	
23 Bridgewater Bvd	1023	Apartments		
15 Bridgewater Bvd	1010	Houses	2%+	

CAMDEN SOUTH RANK 529

MEDIAN	2015	2014	Change	Trend
HOUSES	573	480	19.3%	5%
APARTMENTS	n/a	320	-	-
TOTAL SALES 107	Auction 2	Private treaty 105		
TOP THREE SALES				
13 Araluen Pl	850	Houses	3%+	
5 Kylie Pl	840	Apartments		
7 Huthnance Pl	815	Houses	2%+	

CAMPBELLTOWN RANK 450

MEDIAN	2015	2014	Change	Trend
HOUSES	541	418	>25%	6.8%
APARTMENTS	407	385	5.6%	3.8%
TOTAL SALES 332	Auction 20	Private treaty 312		
TOP THREE SALES				
102-104 Waminda Av	960	Houses	4%+	
24 Chamberlain St	878	Apartments		
12 Bairin St	820	Houses	4%+	

CAMPSIE RANK 291

MEDIAN	2015	2014	Change	Trend
HOUSES	1100	918	19.9%	8.3%
APARTMENTS	580	518	12.1%	7.9%
TOTAL SALES 388	Auction 66	Private treaty 322		
TOP THREE SALES				
10 Beaumont St	2050	Houses	2%+	
49 Anglo Rd	2000	Apartments		
21 Claremont St	2000	Houses	2%+	

CANLEY HEIGHTS RANK 337

MEDIAN	2015	2014	Change	Trend
HOUSES	738	600	22.9%	7.7%
APARTMENTS	661	578	14.4%	-
TOTAL SALES 121	Auction 49	Private treaty 72		
TOP THREE SALES				
197 Canley Vale Rd	1700	Houses	2%+	
88 Cambridge St	1405	Apartments		
4 Paul Cr	1400	Houses	3%+	

CANLEY VALE RANK 402

MEDIAN	2015	2014	Change	Trend
HOUSES	750	610	23%	8.1%
APARTMENTS	374	330	13.3%	5.1%
TOTAL SALES 93	Auction 17	Private treaty 76		
TOP THREE SALES				
50 Avenel St	1480	Houses	2%+	
71 Cardwell St	1200	Apartments		
1 Munro St	1190	Houses	4%+	

CANTERBURY RANK 245

MEDIAN	2015	2014	Change	Trend
HOUSES	1210	900	>25%	8.6%
APARTMENTS	665	604	10.2%	7.8%
TOTAL SALES 122	Auction 47	Private treaty 75		
TOP THREE SALES				
66 Wonga St	2320	Houses	2%+	
17 Howard St	1860	Apartments		
79 King St	1620	Houses	1%+	

CARNES HILL RANK 434

MEDIAN	2015	2014	Change	Trend
HOUSES	760	595	>25%	-
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 24	Auction 4	Private treaty 20		
TOP THREE SALES				
98 Pioneer Dr	1115	Houses	2%+	
20 Daquino Pl	865	Apartments		
119 Pioneer Dr	845	Houses	2%+	

CARRAMAR RANK 462

MEDIAN	2015	2014	Change	Trend
HOUSES	540	494	9.4%	7.6%
APARTMENTS	314	285	10%	8.7%
TOTAL SALES 62	Auction 14	Private treaty 48		
TOP THREE SALES				
65 Waterside Cr	1025	Houses	4%+	
8 Laurel St	970	Apartments		
26 Laurel St	803	Houses	4%+	

CARTWRIGHT RANK 525

MEDIAN	2015	2014	Change	Trend
HOUSES	575	420	>25%	7.6%
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 26	Auction 7	Private treaty 19		
TOP THREE SALES				
67 Willan Dr	780	Houses	3%+	
18 Woolnough Pl	750	Apartments		
6 Isa Pl	730	Houses	2%+	

CASULA RANK 403

MEDIAN	2015	2014	Change	Trend
HOUSES	697	547	>25%	5.6%
APARTMENTS	461	460	0.2%	4.1%
TOTAL SALES 249	Auction 83	Private treaty 166		
TOP THREE SALES				
38-44 Bottlebrush Av	1900	Houses	2%+	
87 Box Rd	1840	Apartments		
30-32 Reserve Rd	1700	Houses	3%+	

CATHERINE FIELD RANK 457

MEDIAN	2015	2014	Change	Trend
HOUSES	730	n/a	-	-
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 14	Auction 1	Private treaty 13		
TOP THREE SALES				
707 Camden Valley Wy	5969	Houses	2%+	
701 Camden Valley Wy	5481	Apartments		
306 Deepfields Rd	2600	Houses	2%+	

CAWDOR RANK -

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	n/a	-	-
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 1	Auction 1	Private treaty 0		
TOP THREE SALES				
145 Biffins La	2900	Houses	2%+	
-	-	Apartments		
-	-	Houses	2%+	

CECIL HILLS RANK 394

MEDIAN	2015	2014	Change	Trend
HOUSES	875	708	23.7%	6.3%
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 81	Auction 26	Private treaty 55		
TOP THREE SALES				
7 Anjou Cct	1650	Houses	2%+	
41 Feodore Dr	1500	Apartments		
35 Clementina Cct	1460	Houses	2%+	

CECIL PARK RANK -

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	n/a	-	-
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 6	Auction 5	Private treaty 1		
TOP THREE SALES				
63-65 Brolen Wy	2860	Houses	2%+	
144-156 Duff Rd	1677	Apartments		
47-51 Elaine Pl	1600	Houses	2%+	

CHESTER HILL RANK 391

MEDIAN	2015	2014	Change	Trend
HOUSES	770	635	21.3%	7.3%
APARTMENTS	440	380	15.8%	4.9%
TOTAL SALES 170	Auction 79	Private treaty 91		
TOP THREE SALES				
157 Priam St	1315	Houses	3%+	
95 Virgil Av	1200	Apartments		
14 Mercy Av	1090	Houses	2%+	

CHIPPING NORTON RANK 345

MEDIAN	2015	2014	Change	Trend
HOUSES	878	744	17.9%	6.1%
APARTMENTS	500	395	>25%	6%
TOTAL SALES 148	Auction 23	Private treaty 125		
TOP THREE SALES				
49 Nottingham Cr	1410	Houses	2%+	
15 Wolverton Av	1340	Apartments		
55 Charlton Av	1320	Houses	3%+	

COBBITTY RANK 480

MEDIAN	2015	2014	Change	Trend
HOUSES	687	625	10%	-
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 64	Auction 5	Private treaty 59		

GLEN ALPINE RANK 436

MEDIAN	2015	2014	Change	Trend
HOUSES	760	650	16.9%	3.5%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 85 Auction 5 Private treaty 80

TOP THREE SALES

51 Heritage Wy	1720	Houses 2%+
17-19 Somercotes Cl	1400	Apartments
5 St Aubins Pl	1280	Houses 2%+

GLENFIELD RANK 398

MEDIAN	2015	2014	Change	Trend
HOUSES	629	535	17.6%	6.7%
APARTMENTS	591	458	>25%	10.6%

TOTAL SALES 151 Auction 13 Private treaty 138

TOP THREE SALES

124 Railway Pde	1223	Houses 3%+
244 Harrow Rd	950	Apartments
12 Isabella Cr	889	Houses 3%+

GLENMORE RANK -

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	n/a	-	-
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 1 Auction 0 Private treaty 1

TOP THREE SALES

-	-	Houses 2%+
-	-	Apartments
-	-	Houses 2%+

GRASMERE RANK 276

MEDIAN	2015	2014	Change	Trend
HOUSES	1216	996	22%	-
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 24 Auction 5 Private treaty 19

TOP THREE SALES

2 Yewens Cct	1580	Houses 2%+
13 Domenics Pl	1550	Apartments
8 Benwerrin Cr	1500	Houses 2%+

GREENACRE RANK 320

MEDIAN	2015	2014	Change	Trend
HOUSES	860	710	21.1%	7.4%
APARTMENTS	645	470	>25%	7.4%

TOTAL SALES 290 Auction 125 Private treaty 165

TOP THREE SALES

2 Hillcrest Av	1830	Houses 3%+
30 Riga Av	1700	Apartments
41 Maiden St	1520	Houses 2%+

GREEN VALLEY RANK 399

MEDIAN	2015	2014	Change	Trend
HOUSES	670	572	17.2%	6%
APARTMENTS	560	n/a	-	-

TOTAL SALES 129 Auction 36 Private treaty 93

TOP THREE SALES

7 Triller St	1500	Houses 2%+
32 Stradbroke Av	1470	Apartments
30 San Cristobal Dr	1067	Houses 3%+

GREENFIELD PARK RANK 452

MEDIAN	2015	2014	Change	Trend
HOUSES	736	608	21.1%	6.6%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 41 Auction 22 Private treaty 19

TOP THREE SALES

289 Mimosa Rd	1040	Houses 2%+
7 Errica St	851	Apartments
262 Mimosa Rd	850	Houses 2%+

GREGORY HILLS RANK 500

MEDIAN	2015	2014	Change	Trend
HOUSES	650	591	10.1%	-
APARTMENTS	n/a	461	-	-

TOTAL SALES 112 Auction 1 Private treaty 111

TOP THREE SALES

-	-	Houses 3%+
-	-	Apartments
-	-	Houses 2%+

HAMMONDVILLE RANK 499

MEDIAN	2015	2014	Change	Trend
HOUSES	661	558	18.4%	5.7%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 56 Auction 6 Private treaty 50

TOP THREE SALES

8 Kent St	905	Houses 3%+
7 Cantello Av	900	Apartments
99 Walder Rd	805	Houses 2%+

HARRINGTON PARK RANK 426

MEDIAN	2015	2014	Change	Trend
HOUSES	780	650	20%	4.6%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 240 Auction 3 Private treaty 237

TOP THREE SALES

64 Woodgrove Av	1400	Houses 2%+
4 Homestead Ct	1320	Apartments
20 Wayman Av	1275	Houses 2%+

HECKENBERG RANK 530

MEDIAN	2015	2014	Change	Trend
HOUSES	570	468	21.9%	7.2%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 29 Auction 5 Private treaty 24

TOP THREE SALES

6 Kiandra Pl	707	Houses 3%+
20 St Johns Rd	630	Apartments
119 Sadleir Av	585	Houses 2%+

HINCHINBROOK RANK 498

MEDIAN	2015	2014	Change	Trend
HOUSES	661	562	17.6%	5.3%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 144 Auction 35 Private treaty 109

TOP THREE SALES

50 Flinders Cr	1215	Houses 3%+
40 Government Rd	965	Apartments
14 Groote Av	960	Houses 2%+

HOLSWORTHY RANK 486

MEDIAN	2015	2014	Change	Trend
HOUSES	680	569	19.5%	6%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 82 Auction 15 Private treaty 67

TOP THREE SALES

63 Brallos Av	1070	Houses 2%+
18 Miri Cr	999	Apartments
7 Huon Cr	998	Houses 2%+

HORNINGSEA PARK RANK 475

MEDIAN	2015	2014	Change	Trend
HOUSES	695	558	24.6%	4.9%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 61 Auction 13 Private treaty 48

TOP THREE SALES

3 Seamans Pl	931	Houses 2%+
17 Wellumba St	898	Apartments
12 Kearns Pl	880	Houses 2%+

HORSLEY PARK RANK -

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	n/a	-	-
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 1 Auction 1 Private treaty 0

TOP THREE SALES

99-107 Abbotsbury Dr	3205	Houses 2%+
-	-	Apartments
-	-	Houses 2%+

HOXTON PARK RANK 489

MEDIAN	2015	2014	Change	Trend
HOUSES	670	538	24.5%	6%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 52 Auction 12 Private treaty 40

TOP THREE SALES

13 MacKsville St	950	Houses 2%+
27 Coonabarabran Cr	830	Apartments
4 MacKsville St	805	Houses 2%+

HURLSTONE PARK RANK 234

MEDIAN	2015	2014	Change	Trend
HOUSES	1275	1120	13.8%	8.6%
APARTMENTS	656	524	>25%	-

TOTAL SALES 57 Auction 35 Private treaty 22

TOP THREE SALES

10 Griffiths St	2100	Houses 2%+
82 Floss St	1960	Apartments
23 Hopetoun St	1850	Houses 1%+

INGLEBURN RANK 438

MEDIAN	2015	2014	Change	Trend
HOUSES	565	455	24.2%	6.2%
APARTMENTS	451	410	10.1%	6.8%

TOTAL SALES 347 Auction 13 Private treaty 334

TOP THREE SALES

8 Opel Pl	980	Houses 3%+
98 Oxford Rd	910	Apartments
90 Cumberland Rd	900	Houses 4%+

KEARNS RANK 517

MEDIAN	2015	2014	Change	Trend
HOUSES	590	500	18%	5.8%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 51 Auction 2 Private treaty 49

TOP THREE SALES

15 Canadian Pl	772	Houses 3%+
7 Yangtze Pl	735	Apartments
3 Niger Pl	715	Houses 2%+

KEMPS CREEK RANK -

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	n/a	-	-
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 2 Auction 2 Private treaty 0

TOP THREE SALES

430 Devonshire Rd	1850	Houses 2%+
-	-	Apartments
-	-	Houses 2%+

KENTLYN RANK -

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	n/a	-	-
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 2 Auction 0 Private treaty 2

TOP THREE SALES

197 Georges River Rd	1400	Houses 2%+
195 Georges River Rd	1275	Apartments
-	-	Houses 2%+

KIRKHAM RANK 146

MEDIAN	2015	2014	Change	Trend
HOUSES	1525	n/a	-	-
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 11 Auction 3 Private treaty 8

TOP THREE SALES

3 The Glade	1940	Houses 2%+
7 The Glade	1710	Apartments
56 The Lanes	1620	Houses 2%+

LAKEMBA RANK 352

MEDIAN	2015	2014	Change	Trend
HOUSES	930	727	>25%	8.6%
APARTMENTS	397	350	13.3%	7%

TOTAL SALES 233 Auction 37 Private treaty 196

TOP THREE SALES

15 Quigg St N	1860	Houses 2%+
236 Lakemba St	1700	Apartments
130-132 Moreton St	1650	Houses 2%+

LANSVALE RANK 458

MEDIAN	2015	2014	Change	Trend
HOUSES	725	600	20.8%	7.6%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 25 Auction 7 Private treaty 18

TOP THREE SALES

3 The Plateau	1151	Houses 2%+
22 Georges River Rd	1000	Apartments
23 Knight St	930	Houses 2%+

LEPPINGTON RANK 477

MEDIAN	2015	2014	Change	Trend
HOUSES	695	615	13%	-
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 81 Auction 6 Private treaty 75

TOP THREE SALES

283 Bringelly Rd	6700	Houses 2%+
45 Cowpasture Rd	5480	Apartments
35 Cowpasture Rd	5200	Houses 2%+

LEUMEAH RANK 468

MEDIAN	2015	2014	Change	Trend
HOUSES	528	421	>25%	5.9%
APARTMENTS	320	307	4.2%	6.8%

TOTAL SALES 220 Auction 10 Private treaty 210

TOP THREE SALES

16 Ayres Cr	715	Houses 4%+
3 Arunta Cr	715	Apartments
4 Hughes St	702	Houses 4%+

LIVERPOOL RANK 414

MEDIAN	2015	2014	Change	Trend
HOUSES	700	580	20.7%	6.9%
APARTMENTS	391	345	13.4%	5%

TOTAL SALES 628 Auction 127 Private treaty 501

TOP THREE SALES

33 Marsden Rd	1200	Houses 2%+
31 Pearce St	1125	Apartments
23 Lehmann Av	1100	Houses 4%+

LURNEA RANK 511

MEDIAN	2015	2014	Change	Trend
HOUSES	605	485	24.7%	6.9%
APARTMENTS	n/a	360	-	-

TOTAL SALES 163 Auction 31 Private treaty 132

TOP THREE SALES

21-23 Wonga Rd	1410	Houses 3%+
128 Hill Rd	885	Apartments
6 Chrysanthemum Av	860	Houses 2%+

MACQUARIE FIELDS RANK 451

MEDIAN	2015	2014	Change	Trend
HOUSES	510	420	21.4%	6.6%
APARTMENTS	460	389	18.3%	7.8%

TOTAL SALES 211 Auction 2 Private treaty 209

TOP THREE SALES

8 First Av	963	Houses 4%+
18 Astelia St	900	Apartments
8 Saywell Rd	860	Houses 3%+

MACQUARIE LINKS RANK 362

MEDIAN	2015	2014	Change	Trend
HOUSES	920	795	15.8%	4.2%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 35 Auction 0 Private treaty 35

TOP THREE SALES

59 Macquarie Links Dr	1610	Houses 2%+
13 Macquarie Links Dr	1255	Apartments
9 Elizabeth Henrietta Cct	1130	Houses 2%+

MENANGLE RANK -

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	n/a	-	-
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 6 Auction 0 Private treaty 6

TOP THREE SALES

14 Riversford Cl	850	Houses 2%+
2 Riversford Cl	720	Apartments
141 Menangle Rd	700	Houses 2%+

MIDDLETON GRANGE RANK 439

MEDIAN	2015	2014	Change	Trend
HOUSES	751	602	24.7%	-
APARTMENTS	n/a	476	-	-

TOTAL SALES 109 Auction 27 Private treaty 82

TOP THREE SALES

95 Southern Cross Av	1255	Houses 2%+
18 McMaster Av	1250	Apartments
3 McMaster Av	1170	Houses 2%+

GLEN ALPINE RANK 436

MEDIAN	2015	2014	Change	Trend
HOUSES	760	650	16.9%	3.5%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 85 Auction 5 Private treaty 80

TOP THREE SALES

51 Heritage Wy	1720	Houses 2%+
17-19 Somercotes Cl	1400	Apartments
5 St Aubins Pl	1280	Houses 2%+

GLENFIELD RANK 398

MEDIAN	2015	2014	Change	Trend
HOUSES	629	535	17.6%	6.7%
APARTMENTS	591	458	>25%	10.6%

TOTAL SALES 151 Auction 13 Private treaty 138

TOP THREE SALES

124 Railway Pde	1223	Houses 3%+
244 Harrow Rd	950	Apartments
12 Isabella Cr	889	Houses 3%+

GLENMORE RANK -

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	n/a	-	-
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 1 Auction 0 Private treaty 1

TOP THREE SALES

-	-	Houses 2%+
-	-	Apartments
-	-	Houses 2%+

GRASMERE RANK 276

MEDIAN	2015	2014	Change	Trend
HOUSES	1216	996	22%	-
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 24 Auction 5 Private treaty 19

TOP THREE SALES

2 Yewens Cct	1580	Houses 2%+
13 Domenics Pl	1550	Apartments
8 Benwerrin Cr	1500	Houses 2%+

GREENACRE RANK 320

MEDIAN	2015	2014	Change	Trend
HOUSES	860	710	21.1%	7.4%
APARTMENTS	645	470	>25%	7.4%

TOTAL SALES 290 Auction 125 Private treaty 165

TOP THREE SALES

2 Hillcrest Av	1830	Houses 3%+
30 Riga Av	1700	Apartments
41 Maiden St	1520	Houses 2%+

GREEN VALLEY RANK 399

MEDIAN	2015	2014	Change	Trend
HOUSES	670	572	17.2%	6%
APARTMENTS	560	n/a	-	-

TOTAL SALES 129 Auction 36 Private treaty 93

TOP THREE SALES

7 Triller St	1500	Houses 2%+
32 Stradbroke Av	1470	Apartments
30 San Cristobal Dr	1067	Houses 3%+

GREENFIELD PARK RANK 452

MEDIAN	2015	2014	Change	Trend
HOUSES	736	608	21.1%	6.6%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 41 Auction 22 Private treaty 19

TOP THREE SALES

289 Mimosa Rd	1040	Houses 2%+
7 Errica St	851	Apartments
262 Mimosa Rd	850	Houses 2%+

GREGORY HILLS RANK 500

MEDIAN	2015	2014	Change	Trend
HOUSES	650	591	10.1%	-
APARTMENTS	n/a	461	-	-

TOTAL SALES 112 Auction 1 Private treaty 111

TOP THREE SALES

-	-	Houses 3%+
-	-	Apartments
-	-	Houses 2%+

HAMMONDVILLE RANK 499

MEDIAN	2015	2014	Change	Trend
HOUSES	661	558	18.4%	5.7%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 56 Auction 6 Private treaty 50

TOP THREE SALES

8 Kent St	905	Houses 3%+
7 Cantello Av	900	Apartments
99 Walder Rd	805	Houses 2%+

HARRINGTON PARK RANK 426

MEDIAN	2015	2014	Change	Trend
HOUSES	780	650	20%	4.6%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 240 Auction 3 Private treaty 237

TOP THREE SALES

64 Woodgrove Av	1400	Houses 2%+
4 Homestead Ct	1320	Apartments
20 Wayman Av	1275	Houses 2%+

HECKENBERG RANK 530

MEDIAN	2015	2014	Change	Trend
HOUSES	570	468	21.9%	7.2%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 29 Auction 5 Private treaty 24

TOP THREE SALES

6 Kiandra Pl	707	Houses 3%+
20 St Johns Rd	630	Apartments
119 Sadleir Av	585	Houses 2%+

HINCHINBROOK RANK 498

MEDIAN	2015	2014	Change	Trend
HOUSES	661	562	17.6%	5.3%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 144 Auction 35 Private treaty 109

TOP THREE SALES

50 Flinders Cr	1215	Houses 3%+
40 Government Rd	965	Apartments
14 Groote Av	960	Houses 2%+

HOLSWORTHY RANK 486

MEDIAN	2015	2014	Change	Trend
HOUSES	680	569	19.5%	6%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 82 Auction 15 Private treaty 67

TOP THREE SALES

63 Brallos Av	1070	Houses 2%+
18 Miri Cr	999	Apartments
7 Huon Cr	998	Houses 2%+

HORNINGSEA PARK RANK 475

MEDIAN	2015	2014	Change	Trend
HOUSES	695	558	24.6%	4.9%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 61 Auction 13 Private treaty 48

TOP THREE SALES

3 Seamans Pl	931	Houses 2%+
17 Wellumba St	898	Apartments
12 Kearns Pl	880	Houses 2%+

HORSLEY PARK RANK -

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	n/a	-	-
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 1 Auction 1 Private treaty 0

TOP THREE SALES

99-107 Abbotsbury Dr	3205	Houses 2%+
-	-	Apartments
-	-	Houses 2%+

HOXTON PARK RANK 489

MEDIAN	2015	2014	Change	Trend
HOUSES	670	538	24.5%	6%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 52 Auction 12 Private treaty 40

TOP THREE SALES

13 MacKsville St	950	Houses 2%+
27 Coonabarabran Cr	830	Apartments
4 MacKsville St	805	Houses 2%+

HURLSTONE PARK RANK 234

MEDIAN	2015	2014	Change	Trend
HOUSES	1275	1120	13.8%	8.6%
APARTMENTS	656	524	>25%	-

TOTAL SALES 57 Auction 35 Private treaty 22

TOP THREE SALES

10 Griffiths St	2100	Houses 2%+
82 Floss St	1960	Apartments
23 Hopetoun St	1850	Houses 1%+

INGLEBURN RANK 438

MEDIAN	2015	2014	Change	Trend
HOUSES	565	455	24.2%	6.2%
APARTMENTS	451	410	10.1%	6.8%

TOTAL SALES 347 Auction 13 Private treaty 334

TOP THREE SALES

8 Opel Pl	980	Houses 3%+
98 Oxford Rd	910	Apartments
90 Cumberland Rd	900	Houses 4%+

KEARNS RANK 517

MEDIAN	2015	2014	Change	Trend
HOUSES	590	500	18%	5.8%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 51 Auction 2 Private treaty 49

TOP THREE SALES

15 Canadian Pl	772	Houses 3%+
7 Yangtze Pl	735	Apartments
3 Niger Pl	715	Houses 2%+

KEMPS CREEK RANK -

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	n/a	-	-
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 2 Auction 2 Private treaty 0

TOP THREE SALES

430 Devonshire Rd	1850	Houses 2%+
-	-	Apartments
-	-	Houses 2%+

KENTLYN RANK -

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	n/a	-	-
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 2 Auction 0 Private treaty 2

TOP THREE SALES

197 Georges River Rd	1400	Houses 2%+
195 Georges River Rd	1275	Apartments
-	-	Houses 2%+

KIRKHAM RANK 146

MEDIAN	2015	2014	Change	Trend
HOUSES	1525	n/a	-	-
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 11 Auction 3 Private treaty 8

TOP THREE SALES

3 The Glade	1940	Houses 2%+
7 The Glade	1710	Apartments
56 The Lanes	1620	Houses 2%+

LAKEMBA RANK 352

MEDIAN	2015	2014	Change	Trend
HOUSES	930	727	>25%	8.6%
APARTMENTS	397	350	13.3%	7%

TOTAL SALES 233 Auction 37 Private treaty 196

TOP THREE SALES

15 Quigg St N	1860	Houses 2%+
236 Lakemba St	1700	Apartments
130-132 Moreton St	1650	Houses 2%+

LANSVALE RANK 458

MEDIAN	2015	2014	Change	Trend
HOUSES	725	600	20.8%	7.6%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 25 Auction 7 Private treaty 18

TOP THREE SALES

3 The Plateau	1151	Houses 2%+
22 Georges River Rd	1000	Apartments
23 Knight St	930	Houses 2%+

LEPPINGTON RANK 477

MEDIAN	2015	2014	Change	Trend
HOUSES	695	615	13%	-
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 81 Auction 6 Private treaty 75

TOP THREE SALES

283 Bringelly Rd	6700	Houses 2%+
45 Cowpasture Rd	5480	Apartments
35 Cowpasture Rd	5200	Houses 2%+

LEUMEAH RANK 468

MEDIAN	2015	2014	Change	Trend
HOUSES	528	421	>25%	5.9%
APARTMENTS	320	307	4.2%	6.8%

TOTAL SALES 220 Auction 10 Private treaty 210

TOP THREE SALES

16 Ayres Cr	715	Houses 4%+
3 Arunta Cr	715	Apartments
4 Hughes St	702	Houses 4%+

LIVERPOOL RANK 414

MEDIAN	2015	2014	Change	Trend
HOUSES	700	580	20.7%	6.9%
APARTMENTS	391	345	13.4%	5%

TOTAL SALES 628 Auction 127 Private treaty 501

TOP THREE SALES

33 Marsden Rd	1200	Houses 2%+
31 Pearce St	1125	Apartments
23 Lehmann Av	1100	Houses 4%+

LURNEA RANK 511

MEDIAN	2015	2014	Change	Trend
HOUSES	605	485	24.7%	6.9%
APARTMENTS	n/a	360	-	-

TOTAL SALES 163 Auction 31 Private treaty 132

TOP THREE SALES

21-23 Wonga Rd	1410	Houses 3%+
128 Hill Rd	885	Apartments
6 Chrysanthemum Av	860	Houses 2%+

MACQUARIE FIELDS RANK 451

MEDIAN	2015	2014	Change	Trend
HOUSES	510	420	21.4%	6.6%
APARTMENTS	460	389	18.3%	7.8%

TOTAL SALES 211 Auction 2 Private treaty 209

TOP THREE SALES

8 First Av	963	Houses 4%+
18 Astelia St	900	Apartments
8 Saywell Rd	860	Houses 3%+

MACQUARIE LINKS RANK 362

MEDIAN	2015	2014	Change	Trend
HOUSES	920	795	15.8%	4.2%
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 35 Auction 0 Private treaty 35

TOP THREE SALES

59 Macquarie Links Dr	1610	Houses 2%+
13 Macquarie Links Dr	1255	Apartments
9 Elizabeth Henrietta Cct	1130	Houses 2%+

MENANGLE RANK -

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	n/a	-	-
APARTMENTS	n/a	n/a	-	-

TOTAL SALES 6 Auction 0 Private treaty 6

TOP THREE SALES

14 Riversford Cl	850	Houses 2%+
2 Riversford Cl	720	Apartments
141 Menangle Rd	700	Houses 2%+

MIDDLETON GRANGE RANK 439

MEDIAN	2015	2014	Change	Trend
HOUSES	751	602	24.7%	-
APARTMENTS	n/a	476	-	-

TOTAL SALES 109 Auction 27 Private treaty 82

TOP THREE SALES

95 Southern Cross Av	1255	Houses 2%+
18 McMaster Av	1250	Apartments
3 McMaster Av	1170	Houses 2%+

South-west & Canterbury-Bankstown

Style you can afford



ROSELANDS RANK 346

MEDIAN	2015	2014	Change	Trend
HOUSES	903	786	14.9%	6.9%
APARTMENTS	458	395	15.9%	5.8%
TOTAL SALES 169	Auction 50	Private treaty 119		
TOP THREE SALES				
116-118 Karne St N	2990		Houses 2%+	
9 Rogers St	2325		Apartments	
22 Ewen St	1800		2%+	

ROSEMEADOW RANK 464

MEDIAN	2015	2014	Change	Trend
HOUSES	500	395	>25%	5.5%
APARTMENTS	425	343	24.1%	6.7%
TOTAL SALES 141	Auction 6	Private treaty 135		
TOP THREE SALES				
17 Marian Dr	789		Houses 4%+	
13 Greco Pl	730		Apartments	
29 Soliano St	670		4%+	

ROSSMORE RANK -

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	n/a	-	-
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 1	Auction 0	Private treaty 1		
TOP THREE SALES				
660-670 Bringelly Rd	2500		Houses 2%+	
-	-		Apartments	
-	-		2%+	

RUSE RANK 539

MEDIAN	2015	2014	Change	Trend
HOUSES	543	435	24.8%	5.8%
APARTMENTS	n/a	233	-	-
TOTAL SALES 125	Auction 3	Private treaty 122		
TOP THREE SALES				
70 Leichhardt St	645		Houses 4%+	
12 Barrington St	640		Apartments	
60 Bellinger Rd	625		2%+	

SADLEIR RANK 528

MEDIAN	2015	2014	Change	Trend
HOUSES	575	445	>25%	6%
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 25	Auction 7	Private treaty 18		
TOP THREE SALES				
43 Festival St	695		Houses 3%+	
34 Sadleir Av	637		Apartments	
16 Festival St	636		2%+	

SANDY POINT RANK -

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	n/a	-	-
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 7	Auction 0	Private treaty 7		
TOP THREE SALES				
71A St George Cr	1000		Houses 2%+	
95 St George Cr	860		Apartments	
7 Bingara Dr	790		2%+	

SEFTON RANK 375

MEDIAN	2015	2014	Change	Trend
HOUSES	830	650	>25%	7.8%
APARTMENTS	422	400	5.6%	3.9%
TOTAL SALES 68	Auction 36	Private treaty 32		
TOP THREE SALES				
76 Batt St	1380		Houses 3%+	
23 Torrington Av	1211		Apartments	
49 Proctor Pde	1110		2%+	

SILVERDALE RANK 496

MEDIAN	2015	2014	Change	Trend
HOUSES	665	665	0%	5.5%
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 56	Auction 0	Private treaty 56		
TOP THREE SALES				
20 Barrington Rd	1725		Houses 3%+	
67 Ridgehaven Rd	1022		Apartments	
31 Green Hills Dr	1000		2%+	

SMITHFIELD RANK 501

MEDIAN	2015	2014	Change	Trend
HOUSES	650	551	18%	7%
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 155	Auction 64	Private treaty 91		
TOP THREE SALES				
857 The Horsley Dr	995		Houses 3%+	
149 Brennan St	985		Apartments	
54 Chifley St	970		2%+	

SPRING FARM RANK 505

MEDIAN	2015	2014	Change	Trend
HOUSES	620	530	17%	-
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 137	Auction 4	Private treaty 133		
TOP THREE SALES				
1 Tanner Cl	900		Houses 3%+	
11 Minorca Cct	790		Apartments	
21 Langshan St	750		2%+	

ST ANDREWS RANK 545

MEDIAN	2015	2014	Change	Trend
HOUSES	530	438	21%	5.3%
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 89	Auction 1	Private treaty 88		
TOP THREE SALES				
18 Ryan Cl	888		Houses 4%+	
9 Galloway Cr	718		Apartments	
6 Earn Pl	712		2%+	

ST HELENS PARK RANK 549

MEDIAN	2015	2014	Change	Trend
HOUSES	515	419	22.8%	6%
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 156	Auction 6	Private treaty 150		
TOP THREE SALES				
25 Baynton Pl	770		Houses 4%+	
12 Fullerton Cct	707		Apartments	
17 Fullerton Cct	701		2%+	

ST JOHNS PARK RANK 446

MEDIAN	2015	2014	Change	Trend
HOUSES	744	647	14.9%	6.8%
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 43	Auction 13	Private treaty 30		
TOP THREE SALES				
1 Flemington St	1168		Houses 2%+	
137 Humphries Rd	1075		Apartments	
4 Elwood Pl	1066		2%+	

THE OAKS RANK 534

MEDIAN	2015	2014	Change	Trend
HOUSES	562	440	>25%	5.7%
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 36	Auction 1	Private treaty 35		
TOP THREE SALES				
3 Browns Rd	882		Houses 3%+	
4 Burraborang St	755		Apartments	
4 Blackbutt Pl	680		2%+	

VILLAWOOD RANK 461

MEDIAN	2015	2014	Change	Trend
HOUSES	723	560	>25%	8.5%
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 52	Auction 15	Private treaty 37		
TOP THREE SALES				
118 Alcomie St	1588		Houses 2%+	
50 Goonaroo St	955		Apartments	
22 Denison St	900		2%+	

VOYAGER POINT RANK 488

MEDIAN	2015	2014	Change	Trend
HOUSES	680	760	-10.5%	-0.4%
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 51	Auction 3	Private treaty 48		
TOP THREE SALES				
11 Costata Ct	1190		Houses 2%+	
3 Goodenia Ct	930		Apartments	
6 Geebung Ct	920		2%+	

WAKELEY RANK 493

MEDIAN	2015	2014	Change	Trend
HOUSES	668	598	11.7%	5.8%
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 44	Auction 17	Private treaty 27		
TOP THREE SALES				
69 Innisfail Rd	1073		Houses 3%+	
10 Box Rd	1005		Apartments	
3 Pessotto Pl	920		2%+	

WARRAGAMBA RANK 562

MEDIAN	2015	2014	Change	Trend
HOUSES	390	346	12.7%	4.7%
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 23	Auction 0	Private treaty 23		
TOP THREE SALES				
67 Nineteenth St	580		Houses 4%+	
33 Twelfth St	500		Apartments	
18 Ninth St	435		2%+	

WARWICK FARM RANK 433

MEDIAN	2015	2014	Change	Trend
HOUSES	609	534	14.1%	4.9%
APARTMENTS	371	395	-6.2%	7.8%
TOTAL SALES 146	Auction 10	Private treaty 136		
TOP THREE SALES				
28 Williamson Cr	615		Houses 3%+	
12 Freeman St	585		Apartments	
671 Bigge St	535		4%+	

WATTLE GROVE RANK 455

MEDIAN	2015	2014	Change	Trend
HOUSES	730	620	17.7%	5.9%
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 117	Auction 21	Private treaty 96		
TOP THREE SALES				
36 Beltana Ct	1365		Houses 2%+	
19 Baileyana Ct	1216		Apartments	
26 Elata Ct	1010		2%+	

WEDDERBURN RANK -

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	n/a	-	-
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 2	Auction 0	Private treaty 2		
TOP THREE SALES				
103 Pheasants Rd	1387		Houses 2%+	
105 Aberfoyle Rd	1230		Apartments	
-	-		2%+	

WEROMBI RANK -

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	n/a	-	-
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 1	Auction 0	Private treaty 1		
TOP THREE SALES				
805 Silverdale Rd	1501		Houses 2%+	
-	-		Apartments	
-	-		2%+	

WEST HOXTON RANK 442

MEDIAN	2015	2014	Change	Trend
HOUSES	748	638	17.2%	4.8%
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 135	Auction 27	Private treaty 108		
TOP THREE SALES				
11 Mathew Pl	1280		Houses 2%+	
6 Rainham Cct	1238		Apartments	
55 Harraden Dr	1152		2%+	

WETHERILL PARK RANK 447

MEDIAN	2015	2014	Change	Trend
HOUSES	742	580	>25%	6.9%
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 72	Auction 40	Private treaty 32		
TOP THREE SALES				
34 MacAulay St	1510		Houses 2%+	
54 Cobbett St	1100		Apartments	
8 Housman St	1050		2%+	

WILEY PARK RANK 372

MEDIAN	2015	2014	Change	Trend
HOUSES	845	730	15.7%	8.2%
APARTMENTS	405	366	10.7%	7.3%
TOTAL SALES 143	Auction 24	Private treaty 119		
TOP THREE SALES				
612 Punchbowl Rd	1215		Houses 3%+	
5 Shadforth St	1100		Apartments	
4 Rawson St	1057		2%+	

WOODBINE RANK 531

MEDIAN	2015	2014	Change	Trend
HOUSES	570	458	24.6%	5.9%
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 54	Auction 1	Private treaty 53		
TOP THREE SALES				
87 Queenscliff Dr	793		Houses 3%+	
38 North Steyne Rd	750		Apartments	
11 Warriewood St	707		2%+	

WOODPARK RANK 463

MEDIAN	2015	2014	Change	Trend
HOUSES	720	558	>25%	7.3%
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 28	Auction 13	Private treaty 15		
TOP THREE SALES				
108 Betts Rd	1450		Houses 2%+	
69 Warren Rd	800		Apartments	
42 Vale St	785		2%+	

YAGOONA RANK 369

MEDIAN	2015	2014	Change	Trend
HOUSES	780	650	20.0%	7.2%
APARTMENTS	510	438	16.6%	6%
TOTAL SALES 260	Auction 123	Private treaty 137		
TOP THREE SALES				
27 Fenwick St	1905		Houses 3%+	
29 Colechin St	1275		Apartments	
1a Mulla Rd	1220		2%+	

South

houses
3%

apartments
3%

Domain Group 2016 prediction

Waterfront value lures buyers south

The urgency has faded from the market in the Sutherland and St George shires, but local agents are still predicting modest price growth for the year ahead.

A remarkably strong market in 2015 saw dozens of suburbs join the million-dollar median house price club. Suburbs where prices rose more than 25 per cent included Gymea Bay, Kogarah, Sylvania Waters, Taren Point and Allawah.

Black Diamondz director Monika Tu says the southern suburbs have become very popular with prestige buyers.

“Our buyers have \$4 million to \$8 million to spend and they want waterfront,” she says. “There’s not many on the market in the east or north, and in the south they can buy 2000-square-metre to 3000-square-metre properties in Burraneer, Blakehurst, Sylvania Waters, Kangaroo Point and Taren Point.”

McGrath Revesby agent Matthew King is also fielding more inquiries at the top end of the market and last year claimed a district record of \$7.8 million in Sandringham and a suburb record of \$4,225,000 in Oatley.

For the year ahead King is predicting growth somewhere between 2 per cent

and 5 per cent for the St George area.

“The fundamentals versus other parts of Sydney means you buy a great lifestyle near the CBD at a lower price to the east and inner west and while that happens we will always see good growth in our area,” he says.

DJW Property Sylvania Waters also topped a suburb record with the sale of a deep waterfront at 14 Castlereagh Crescent for \$4.93 million. Agent Dave Watkins says similar properties are in demand here and in Kangaroo Point.

“They’re still quite affordable compared to the eastern suburbs and lower north shore.”

At the other end of the price spectrum, investors are expected to return to the market this year after fleeing in the fourth quarter of 2015.

“Most of our mum and dad investors have got good equity in their homes and the word on the street is that they seem to be able to get around the APRA regulations of 80 per cent loan-to-value ratio,” says principal of Newton Real Estate David Newton.

Newton says property values in the shire should “hold firm” this year in light of fence-sitting from would-be vendors.



DJW Property Sylvania Waters scored a suburb record last year with the sale of 14 Castlereagh Crescent, Sylvania Waters, featuring a deep waterfront, for \$4.93 million.

“Quite a few potential sellers are adopting a wait-and-see attitude which is causing stock levels to fall,” he says.

“As the number of properties available reduces, we’re going to see upward pressure on prices.”

Newton says rental yields have fallen in recent months and that they may fall further still when new developments of 600 apartments in Woolooware Bay and 750 apartments in Kirrawee are delivered to the market.

The first three stages of the \$750 million Woolooware Bay development have sold out, with stage one due for completion late this year. Despite growth of nearly 18 per cent for houses and 11 per cent for units, Engadine remains one of South Sydney’s more affordable suburbs with a median house price of \$860,000.

Domain Group chief economist Dr Andrew Wilson says Engadine will be a suburb to watch this year as it offers good value for money.

Highland Property agent Larissa Reed has welcomed buyers back to the market after a quiet fourth quarter last year. “Already this year I’m seeing better buyer numbers at my open houses,” Reed says. “This is mainly because many sellers are still being cautious and waiting to see how the market behaves before putting their property up for sale.”

Reed says Gymea Bay remains a popular area for family buyers because of the great schools and the development of the Gymea shopping village, while prices in Bundeena and Maianbar have risen as locals decide the lifestyle is worthy of the extra 20-minute commute time through the national park.

Kate Farrelly

ALFORDS POINT		RANK		283	
MEDIAN	2015	2014	Change	Trend	
HOUSES	1201	973	23.5%	5.9%	
APARTMENTS	n/a	n/a	-	-	
TOTAL SALES 22	Auction 13	Private treaty 9			
TOP THREE SALES					
43 Lomandra Pl	1685		2%+	Houses	
14 Blackwattle Pl	1505		2%+	Apartments	
11 Tamarind Pl	1500		2%+	Houses	

ALLAWAH		RANK		243	
MEDIAN	2015	2014	Change	Trend	
HOUSES	1225	915	>25%	10.1%	
APARTMENTS	660	580	13.8%	7.2%	
TOTAL SALES 103	Auction 44	Private treaty 59			
TOP THREE SALES					
125 Woolds Av	1880		2%+	Houses	
90 Bellevue Pde	1695		3%+	Apartments	
134 Bellevue Pde	1420		3%+	Houses	

ARNCLIFFE		RANK		259	
MEDIAN	2015	2014	Change	Trend	
HOUSES	1093	960	13.8%	8.1%	
APARTMENTS	670	610	9.8%	8.9%	
TOTAL SALES 182	Auction 53	Private treaty 129			
TOP THREE SALES					
16 Atkinson St	2500		3%+	Houses	
9 Waratah St	2200		3%+	Apartments	
1 Esdaile Pl	1800		3%+	Houses	

BANGOR		RANK		356	
MEDIAN	2015	2014	Change	Trend	
HOUSES	939	800	17.3%	5.4%	
APARTMENTS	n/a	n/a	-	-	
TOTAL SALES 66	Auction 27	Private treaty 39			
TOP THREE SALES					
33 Dilkara Cct	1472		4%+	Houses	
15 Torumba Cl	1385		2%+	Apartments	
6 Pyree St	1325		2%+	Houses	

BANKSIA		RANK		272	
MEDIAN	2015	2014	Change	Trend	
HOUSES	1220	877	>25%	9.4%	
APARTMENTS	n/a	n/a	-	-	
TOTAL SALES 32	Auction 17	Private treaty 15			
TOP THREE SALES					
54 Wollie Creek Rd	1530		2%+	Houses	
2 Wollie Creek Rd	1510		2%+	Apartments	
36 Judd St	1400		2%+	Houses	

BARDEN RIDGE		RANK		316	
MEDIAN	2015	2014	Change	Trend	
HOUSES	1085	920	17.9%	6.9%	
APARTMENTS	n/a	n/a	-	-	
TOTAL SALES 43	Auction 21	Private treaty 22			
TOP THREE SALES					
18 Doyle St	1800		3%+	Houses	
6 Foster St	1620		2%+	Apartments	
59 Thomas Mitchell Dr	1410		2%+	Houses	

BARDWELL PARK		RANK		244	
MEDIAN	2015	2014	Change	Trend	
HOUSES	1300	1003	>25%	8.3%	
APARTMENTS	n/a	n/a	-	-	
TOTAL SALES 26	Auction 21	Private treaty 5			
TOP THREE SALES					
99 Slade Rd	2395		2%+	Houses	
97 Slade Rd	1775		2%+	Apartments	
90 Bardwell Rd	1650		2%+	Houses	

BARDWELL VALLEY		RANK		310	
MEDIAN	2015	2014	Change	Trend	
HOUSES	1100	943	16.7%	7.5%	
APARTMENTS	n/a	n/a	-	-	
TOTAL SALES 32	Auction 25	Private treaty 7			
TOP THREE SALES					
55 Dowling St	1980		3%+	Houses	
17 Lansdowne St	1610		2%+	Apartments	
65 Lorraine Av	1450		2%+	Houses	

BEVERLEY PARK		RANK		250	
MEDIAN	2015	2014	Change	Trend	
HOUSES	1285	1090	17.9%	6.5%	
APARTMENTS	n/a	n/a	-	-	
TOTAL SALES 28	Auction 18	Private treaty 10			
TOP THREE SALES					
94 Harslett Cr	1800		2%+	Houses	
18 Sybil St	1662		2%+	Apartments	
19 Carroll St	1638		2%+	Houses	

BEVERLY HILLS		RANK		282	
MEDIAN	2015	2014	Change	Trend	
HOUSES	1100	917	20%	8.2%	
APARTMENTS	625	580	7.8%	5.9%	
TOTAL SALES 150	Auction 71	Private treaty 79			
TOP THREE SALES					
85 Morgan St	2372		3%+	Houses	
15 Mountview Av	2000		3%+	Apartments	
99 Tallawalla St	1900		3%+	Houses	

BEXLEY		RANK		323	
MEDIAN	2015	2014	Change	Trend	
HOUSES	965	860	12.2%	6.8%	
APARTMENTS	560	515	8.7%	6.3%	
TOTAL SALES 291	Auction 164	Private treaty 127			
TOP THREE SALES					
580 Forest Rd	2770		4%+	Houses	
45 Wolseley St	2350		3%+	Apartments	
170 Queen Victoria St	2250		3%+	Houses	

BEXLEY NORTH		RANK		281	
MEDIAN	2015	2014	Change	Trend	
HOUSES	1210	913	>25%	7.9%	
APARTMENTS	n/a	n/a	-	-	
TOTAL SALES 41	Auction 19	Private treaty 22			
TOP THREE SALES					
15 Heath St	1855		2%+	Houses	
36 Ellerslie Rd	1600		2%+	Apartments	
8 Irwin Cr	1586		2%+	Houses	

BLAKEHURST		RANK		157	
MEDIAN	2015	2014	Change	Trend	
HOUSES	1475	1184	24.6%	7%	
APARTMENTS	n/a	1170	-	-	
TOTAL SALES 73	Auction 41	Private treaty 32			
TOP THREE SALES					
424 Princes Hwy	4800		2%+	Houses	
177-179 Stuart St	4400		2%+	Apartments	
27 Church St	3500		2%+	Houses	

BONNET BAY		RANK		340	
MEDIAN	2015	2014	Change	Trend	
HOUSES	985	890	10.7%	4.2%	
APARTMENTS	n/a	n/a	-	-	
TOTAL SALES 18	Auction 9	Private treaty 9			
TOP THREE SALES					
9 Arthur Pl	1780		3%+	Houses	
2 Johnson Cl	1375		2%+	Apartments	
26 Buchanan Av	1351		2%+	Houses	

BRIGHTON-LE-SANDS		RANK		226	
MEDIAN	2015	2014	Change	Trend	
HOUSES	1265	1100	15%	6.4%	
APARTMENTS	675	603	12%	6.2%	
TOTAL SALES 140	Auction 70	Private treaty 70			
TOP THREE SALES					
35 Bruce St	3100		2%+	Houses	
2 Teralba Rd	2800		4%+	Apartments	
2 Kurnell St	2446		4%+	Houses	

BUNDEENA		RANK		368	
MEDIAN	2015	2014	Change	Trend	
HOUSES	905	723	>25%	3.7%	
APARTMENTS	n/a	n/a	-	-	
TOTAL SALES 38	Auction 2	Private treaty 36			
TOP THREE SALES					
11 Horderns La	2950		4%+	Houses	
55 Neil St	2125		2%+	Apartments	
27 Crammond Av	1200		2%+	Houses	

BURRANEER RANK 63

MEDIAN	2015	2014	Change	Trend
HOUSES	2000	1518	>25%	4.7%
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 51	Auction 21	Private treaty 30		
TOP THREE SALES				
399a Woollooware Rd	5760	Houses	2%+	
32 Matthew Flinders Pl	5300	Apartments	2%+	
1 Binaville Av	4600	Houses	2%+	

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CARINGBAH RANK 318

MEDIAN	2015	2014	Change	Trend
HOUSES	943	820	14.9%	5.7%
APARTMENTS	575	510	12.7%	5%
TOTAL SALES 354	Auction 88	Private treaty 266		
TOP THREE SALES				
69 Caringbah Rd	1805	Houses	4%+	
2 Irrubel Rd	1790	Apartments	3%+	
46 Yathong Rd	1700	Houses	3%+	

CARINGBAH SOUTH RANK 117

MEDIAN	2015	2014	Change	Trend
HOUSES	1310	1180	11%	5.7%
APARTMENTS	1150	962	19.5%	5.9%
TOTAL SALES 224	Auction 101	Private treaty 123		
TOP THREE SALES				
221 Burraneer Bay Rd	2530	Houses	2%+	
17 Waring Av	2360	Apartments	3%+	
215(a) Gannons Rd	2280	Houses	3%+	

CARLTON RANK 264

MEDIAN	2015	2014	Change	Trend
HOUSES	1200	1025	17.1%	8.5%
APARTMENTS	636	570	11.6%	7.2%
TOTAL SALES 143	Auction 82	Private treaty 61		
TOP THREE SALES				
72a Cronulla St	2610	Houses	2%+	
1 McPherson St	2350	Apartments	3%+	
11 Hill St	2080	Houses	3%+	

CARSS PARK RANK 133

MEDIAN	2015	2014	Change	Trend
HOUSES	1570	1350	16.3%	5.7%
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 20	Auction 9	Private treaty 11		
TOP THREE SALES				
85 Carwar Av	2460	Houses	2%+	
14 Gnarbo Av	2167	Apartments	2%+	
21 Benwerrin Av	1830	Houses	2%+	

COMO RANK 298

MEDIAN	2015	2014	Change	Trend
HOUSES	1155	929	24.3%	7.8%
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 49	Auction 28	Private treaty 21		
TOP THREE SALES				
64 Mulyan St	2053	Houses	2%+	
31 Girraween Av	1800	Apartments	2%+	
99A Woronora Cr	1800	Houses	2%+	

CONNELLS POINT RANK 164

MEDIAN	2015	2014	Change	Trend
HOUSES	1463	991	>25%	5%
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 44	Auction 27	Private treaty 17		
TOP THREE SALES				
26 Bowden Cr	3750	Houses	2%+	
229 Queens Rd	2600	Apartments	2%+	
86 Morshead Dr	2468	Houses	2%+	

CRONULLA RANK 136

MEDIAN	2015	2014	Change	Trend
HOUSES	1700	1400	21.4%	6.6%
APARTMENTS	710	610	16.4%	5.9%
TOTAL SALES 515	Auction 189	Private treaty 326		
TOP THREE SALES				
14 Grosvenor Cr	5600	Houses	2%+	
7 Darook Park Rd	4250	Apartments	4%+	
16 Dodson Av	3900	Houses	4%+	

DOLANS BAY RANK 131

MEDIAN	2015	2014	Change	Trend
HOUSES	1600	1260	>25%	5.6%
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 21	Auction 8	Private treaty 13		
TOP THREE SALES				
70 Parthenia St	2430	Houses	2%+	
3734 Port Hacking Rd	2200	Apartments	2%+	
46A Parthenia St	1950	Houses	2%+	

DOLLS POINT RANK 173

MEDIAN	2015	2014	Change	Trend
HOUSES	1658	n/a	-	-
APARTMENTS	649	572	13.5%	6.5%
TOTAL SALES 36	Auction 17	Private treaty 19		
TOP THREE SALES				
5 Carruthers Dr	3665	Houses	2%+	
9 Carruthers Dr	2420	Apartments	3%+	
15 Norman Av	2200	Houses	3%+	

ENGADINE RANK 342

MEDIAN	2015	2014	Change	Trend
HOUSES	860	730	17.8%	5.8%
APARTMENTS	559	503	11.1%	5.9%
TOTAL SALES 188	Auction 43	Private treaty 145		
TOP THREE SALES				
2 Valley View Cr	1350	Houses	4%+	
29 Caldarra Av	1340	Apartments	3%+	
2 Albion Pl	1215	Houses	3%+	

GRAYS POINT RANK 322

MEDIAN	2015	2014	Change	Trend
HOUSES	1052	961	9.4%	3.4%
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 29	Auction 13	Private treaty 16		
TOP THREE SALES				
50 Kingfisher Cr	2050	Houses	3%+	
6 Mansion Point Rd	2044	Apartments	2%+	
165 Peninsular Rd	1960	Houses	2%+	

GREENHILLS BEACH RANK -

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	1850	-	-
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 5	Auction 0	Private treaty 5		
TOP THREE SALES				
20 Shipstern St	1850	Houses	2%+	
21 Torquay St	1825	Apartments	2%+	
16 Shipstern St	1715	Houses	2%+	

GYMEA RANK 287

MEDIAN	2015	2014	Change	Trend
HOUSES	970	780	24.4%	6.8%
APARTMENTS	651	565	15.1%	5.8%
TOTAL SALES 158	Auction 72	Private treaty 86		
TOP THREE SALES				
15 Bathurst St	1500	Houses	4%+	
127 Manchester Rd	1491	Apartments	3%+	
91 Chapman St	1475	Houses	3%+	

GYMEA BAY RANK 277

MEDIAN	2015	2014	Change	Trend
HOUSES	1215	958	>25%	6.3%
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 90	Auction 48	Private treaty 42		
TOP THREE SALES				
74 Alkaringa Rd	2448	Houses	2%+	
14 Marina Cr	2365	Apartments	2%+	
103a Bunarba Rd	2275	Houses	2%+	

HEATHCOTE RANK 413

MEDIAN	2015	2014	Change	Trend
HOUSES	820	720	13.9%	5.6%
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 65	Auction 16	Private treaty 49		
TOP THREE SALES				
1 Strickland St	1900	Houses	4%+	
26 Rosebery St	1585	Apartments	2%+	
55 Dillwynia Gr	1530	Houses	2%+	

HURSTVILLE RANK 211

MEDIAN	2015	2014	Change	Trend
HOUSES	1300	1203	8.1%	8.8%
APARTMENTS	700	606	15.4%	7.3%
TOTAL SALES 457	Auction 132	Private treaty 325		
TOP THREE SALES				
13 Taunton Rd	2589	Houses	2%+	
42a Bassett St	2500	Apartments	3%+	
6 Joan St	2450	Houses	3%+	

HURSTVILLE GROVE RANK 170

MEDIAN	2015	2014	Change	Trend
HOUSES	1450	1183	22.6%	7%
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 33	Auction 20	Private treaty 13		
TOP THREE SALES				
7 West Cr	2680	Houses	2%+	
57 Seymour St	2500	Apartments	2%+	
15 East Cr	2280	Houses	2%+	

ILLAWONG RANK 268

MEDIAN	2015	2014	Change	Trend
HOUSES	1120	920	21.7%	5.8%
APARTMENTS	645	680	-5.1%	-
TOTAL SALES 97	Auction 44	Private treaty 53		
TOP THREE SALES				
40 Fowler Rd	2088	Houses	2%+	
8 Bignell St	1950	Apartments	3%+	
21 Cranbrook Pl	1710	Houses	3%+	

JANNALI RANK 341

MEDIAN	2015	2014	Change	Trend
HOUSES	896	761	17.7%	6.1%
APARTMENTS	535	459	16.7%	5.4%
TOTAL SALES 106	Auction 41	Private treaty 65		
TOP THREE SALES				
64 Sutherland Rd	1400	Houses	4%+	
77 Sutherland Rd	1360	Apartments	3%+	
14 Sixth Av	1330	Houses	3%+	

KANGAROO POINT RANK -

MEDIAN	2015	2014	Change	Trend
HOUSES	n/a	1740	-	-
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 4	Auction 1	Private treaty 3		
TOP THREE SALES				
7 St Lukes Wy	3325	Houses	2%+	
4 kangaroo point rd	2070	Apartments	2%+	
-	-	Houses	2%+	

KAREELA RANK 324

MEDIAN	2015	2014	Change	Trend
HOUSES	1051	890	18%	5.8%
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 36	Auction 21	Private treaty 15		
TOP THREE SALES				
11 Solo St	1400	Houses	3%+	
67 Freya St	1360	Apartments	2%+	
59 Ingrid Rd	1280	Houses	2%+	

KINGSGROVE RANK 284

MEDIAN	2015	2014	Change	Trend
HOUSES	1200	1023	17.4%	8.2%
APARTMENTS	n/a	630	-	-
TOTAL SALES 144	Auction 94	Private treaty 50		
TOP THREE SALES				
24 Dunkirk Av	2000	Houses	2%+	
30 St Elmo Pde	1888	Apartments	2%+	
6 Waycott Av	1770	Houses	2%+	

KIRRAWEE RANK 329

MEDIAN	2015	2014	Change	Trend
HOUSES	940	780	20.5%	6.1%
APARTMENTS	548	514	6.5%	5.3%
TOTAL SALES 163	Auction 53	Private treaty 110		
TOP THREE SALES				
407 President Av	1725	Houses	4%+	
17 Corella Rd	1360	Apartments	3%+	
2 Haymet St	1350	Houses	3%+	

KOGARAH RANK 257

MEDIAN	2015	2014	Change	Trend
HOUSES	1255	940	>25%	9.6%
APARTMENTS	616	590	4.3%	6%
TOTAL SALES 245	Auction 101	Private treaty 144		
TOP THREE SALES				
7 Wilson St	1950	Houses	2%+	
56 Austral St	1900	Apartments	3%+	
7 Austral St	1845	Houses	3%+	

KOGARAH BAY RANK 235

MEDIAN	2015	2014	Change	Trend
HOUSES	1308	1200	9%	4.6%
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 28	Auction 20	Private treaty 8		
TOP THREE SALES				
13 Hamer St	2450	Houses	2%+	
14 Carlton Cr	2090	Apartments	2%+	
19 Carlton Cr	1830	Houses	2%+	

KURNELL RANK 379

MEDIAN	2015	2014	Change	Trend
HOUSES	898	850	5.6%	6.3%
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 23	Auction 8	Private treaty 15		
TOP THREE SALES				
90 Prince Charles Pde	1616	Houses	4%+	
109 Bridges St	975	Apartments	2%+	
29 Polo St	945	Houses	2%+	

LILLI PILLI RANK 115

MEDIAN	2015	2014	Change	Trend
HOUSES	1680	1465	14.7%	3.8%
APARTMENTS	n/a	n/a	-	-
TOTAL SALES 20	Auction 10	Private treaty 10		
TOP THREE SALES				
18 Boomerang Av	3180	Houses	2%+	
14 North East Cr				

LUGARNO					RANK	304
MEDIAN	2015	2014	Change	Trend		
HOUSES	1120	1002	11.8%	5.4%		
APARTMENTS	n/a	n/a	-	-		
TOTAL SALES 95	Auction 59		Private treaty 36			
TOP THREE SALES						
9 Booyong Av	2110		Houses			
152a Lugarno Pde	2100		Apartments			
63 Moons Av	2062		Houses			

MAIANBAR					RANK	-
MEDIAN	2015	2014	Change	Trend		
HOUSES	n/a	n/a	-	-		
APARTMENTS	n/a	n/a	-	-		
TOTAL SALES 7	Auction 0		Private treaty 7			
TOP THREE SALES						
15 Pacific Cr	1270		Houses			
82 Pacific Cr	930		Apartments			
56 Pacific Cr	835		Houses			

MENAI					RANK	288
MEDIAN	2015	2014	Change	Trend		
HOUSES	905	815	11%	5.7%		
APARTMENTS	678	566	19.7%	5.4%		
TOTAL SALES 133	Auction 63		Private treaty 70			
TOP THREE SALES						
6 Treborth Pl	1370		Houses			
3 Penmon Cl	1355		Apartments			
10 Harlech Cl	1320		Houses			

MIRANDA					RANK	303
MEDIAN	2015	2014	Change	Trend		
HOUSES	1000	850	17.6%	6.1%		
APARTMENTS	603	545	10.6%	5.6%		
TOTAL SALES 351	Auction 143		Private treaty 208			
TOP THREE SALES						
82 Wyralla Rd	1800		Houses			
74 Wyralla Rd	1727		Apartments			
21 Bimbadeen Av	1725		Houses			

MONTEREY					RANK	270
MEDIAN	2015	2014	Change	Trend		
HOUSES	1115	1063	4.9%	3.4%		
APARTMENTS	645	550	17.3%	7.4%		
TOTAL SALES 74	Auction 33		Private treaty 41			
TOP THREE SALES						
27 Bath St	1985		Houses			
63 Pasadena St	1690		Apartments			
43 Pasadena St	1610		Houses			

MORTDALE					RANK	302
MEDIAN	2015	2014	Change	Trend		
HOUSES	1008	868	16.1%	7%		
APARTMENTS	600	515	16.6%	7.7%		
TOTAL SALES 197	Auction 77		Private treaty 120			
TOP THREE SALES						
39 Dardanelles St	1960		Houses			
1 Kemp St	1620		Apartments			
109 Victoria Av	1521		Houses			

NARWEE					RANK	317
MEDIAN	2015	2014	Change	Trend		
HOUSES	980	840	16.6%	7.4%		
APARTMENTS	562	410	>25%	9.8%		
TOTAL SALES 61	Auction 31		Private treaty 30			
TOP THREE SALES						
47 Graham Rd	2308		Houses			
13 Rita St	1900		Apartments			
74 Mercury St	1700		Houses			

OATLEY					RANK	172
MEDIAN	2015	2014	Change	Trend		
HOUSES	1350	1200	12.5%	7.1%		
APARTMENTS	755	634	19.1%	7.7%		
TOTAL SALES 153	Auction 108		Private treaty 45			
TOP THREE SALES						
34 Russell St	4020		Houses			
9b Kitchener St	2600		Apartments			
100 Rosa St	2515		Houses			

OYSTER BAY					RANK	330
MEDIAN	2015	2014	Change	Trend		
HOUSES	1030	918	12.2%	5.9%		
APARTMENTS	n/a	n/a	-	-		
TOTAL SALES 70	Auction 31		Private treaty 39			
TOP THREE SALES						
7 Farrer Pl	2800		Houses			
101 Georges River Cr	2395		Apartments			
65a Georges River Cr	2110		Houses			

PEAKHURST					RANK	293
MEDIAN	2015	2014	Change	Trend		
HOUSES	950	890	6.7%	6.9%		
APARTMENTS	650	858	-24.2%	2.4%		
TOTAL SALES 227	Auction 83		Private treaty 144			
TOP THREE SALES						
42 Clarendon Rd	1820		Houses			
54 Samuel St	1650		Apartments			
60 Park St	1600		Houses			

PEAKHURST HEIGHTS					RANK	301
MEDIAN	2015	2014	Change	Trend		
HOUSES	1125	951	18.3%	6.4%		
APARTMENTS	n/a	n/a	-	-		
TOTAL SALES 28	Auction 16		Private treaty 12			
TOP THREE SALES						
119 Lorraine St	1625		Houses			
218 Lorraine St	1350		Apartments			
27 Cliff Av	1270		Houses			

PENSHURST					RANK	286
MEDIAN	2015	2014	Change	Trend		
HOUSES	1170	916	>25%	7.7%		
APARTMENTS	570	502	13.7%	7.2%		
TOTAL SALES 238	Auction 87		Private treaty 151			
TOP THREE SALES						
1 Denison St	1950		Houses			
17 George St	1701		Apartments			
7 Denison St	1583		Houses			

PORT HACKING					RANK	-
MEDIAN	2015	2014	Change	Trend		
HOUSES	n/a	1660	-	-		
APARTMENTS	n/a	n/a	-	-		
TOTAL SALES 12	Auction 2		Private treaty 10			
TOP THREE SALES						
20 Shiprock Rd	3850		Houses			
9 Gow Av	1720		Apartments			
16 Bass St	1300		Houses			

RAMSGATE					RANK	242
MEDIAN	2015	2014	Change	Trend		
HOUSES	n/a	955	-	-		
APARTMENTS	645	628	2.8%	-		
TOTAL SALES 21	Auction 7		Private treaty 14			
TOP THREE SALES						
415-17 Tonbridge St	1309		Houses			
138a Ramsgate Rd	1160		Apartments			
175 Ramsgate Rd	991		Houses			

RAMSGATE BEACH					RANK	266
MEDIAN	2015	2014	Change	Trend		
HOUSES	850	786	8.1%	5.4%		
APARTMENTS	780	600	>25%	8.7%		
TOTAL SALES 40	Auction 10		Private treaty 30			
TOP THREE SALES						
206/158-160 Ramsgate Rd	1980		Houses			
13 Hawthorne St	1585		Apartments			
2/246a The Grand Pde	1480		Houses			

RIVERWOOD					RANK	313
MEDIAN	2015	2014	Change	Trend		
HOUSES	929	760	22.2%	7.7%		
APARTMENTS	615	517	19.1%	5.8%		
TOTAL SALES 155	Auction 47		Private treaty 108			
TOP THREE SALES						
59 Cairns St	1590		Houses			
12 Larkhill Av	1485		Apartments			
8a Talbot St	1480		Houses			

ROCKDALE					RANK	260
MEDIAN	2015	2014	Change	Trend		
HOUSES	1222	956	>25%	9.1%		
APARTMENTS	625	554	12.9%	5.8%		
TOTAL SALES 258	Auction 103		Private treaty 155			
TOP THREE SALES						
109 Villiers St	1494		Houses			
97 Frederick St	1460		Apartments			
13 Rawson St	1415		Houses			

SANDRINGHAM					RANK	135
MEDIAN	2015	2014	Change	Trend		
HOUSES	n/a	1405	-	-		
APARTMENTS	754	n/a	-	-		
TOTAL SALES 19	Auction 12		Private treaty 7			
TOP THREE SALES						
22 Primrose Av	7800		Houses			
110-112 Ida St	5500		Apartments			
80a Clareville Av	2600		Houses			

SANS SOUCI					RANK	273
MEDIAN	2015	2014	Change	Trend		
HOUSES	1178	920	>25%	6.2%		
APARTMENTS	625	528	18.5%	5.1%		
TOTAL SALES 192	Auction 98		Private treaty 94			
TOP THREE SALES						
6/676 Rocky Point Rd	5650		Houses			
54 Fontainebleau St	3050		Apartments			
27 Riverside Dr	2700		Houses			

SOUTH HURSTVILLE					RANK	292
MEDIAN	2015	2014	Change	Trend		
HOUSES	1030	873	18.1%	6.8%		
APARTMENTS	626	590	6.1%	5.4%		
TOTAL SALES 84	Auction 38		Private treaty 46			
TOP THREE SALES						
112 West St	2001		Houses			
36 Halstead St	1825		Apartments			
38 Tavistock Rd	1675		Houses			

SUTHERLAND					RANK	347
MEDIAN	2015	2014	Change	Trend		
HOUSES	781	693	12.7%	5.4%		
APARTMENTS	578	523	10.4%	5.9%		
TOTAL SALES 300	Auction 66		Private treaty 234			
TOP THREE SALES						
58 Merton St	1851		Houses			
6 Auburn St	1330		Apartments			
42 Leonay St	1308		Houses			

SYLVANIA					RANK	199
MEDIAN	2015	2014	Change	Trend		
HOUSES	1065	900	18.3%	5.4%		
APARTMENTS	835	550	>25%	5%		
TOTAL SALES 191	Auction 79		Private treaty 112			
TOP THREE SALES						
51 Tara St	3950		Houses			
297 Murrain La	2400		Apartments			
47 Evelyn St	2150		Houses			

SYLVANIA WATERS					RANK	101
MEDIAN	2015	2014	Change	Trend		
HOUSES	2138	1313	>25%	8.6%		
APARTMENTS	715	483	>25%	8.6%		
TOTAL SALES 68	Auction 13		Private treaty 55			
TOP THREE SALES						
14 Castlereagh Cr	4930		Houses			
11 Barcoo Isl	4600		Apartments			
27 Barcoo Isl	4010		Houses			

TAREN POINT					RANK	132
MEDIAN	2015	2014	Change	Trend		
HOUSES	1600	1210	>25%	8%		
APARTMENTS	n/a	n/a	-	-		
TOTAL SALES 22	Auction 13		Private treaty 9			
TOP THREE SALES						
30 Woodlands Rd	2318		Houses			
14 Holt Rd	2100		Apartments			
58a Woodlands Rd	2030		Houses			

TURRELLA					RANK	222
MEDIAN	2015	2014	Change	Trend		
HOUSES						



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