

McGrath

COMPARATIVE MARKET ANALYSIS

27 HASTINGS STREET, BOTANY, NSW 2019

PREPARED BY PATRICK BYRON, MCGRATH HEAD OFFICE

27 HASTINGS STREET, BOTANY, NSW 2019



Owner Details

Owner Name(s): T & J DEBONO

Owner Address: N/A

Phone(s): 0406 188 827 (STARR)

0404 059 836 (STARR)

Owner Type: Rental

Property Details

4 2 2

Property Type: House - N/A
RPD: 18/13/DP773

Area: 453 m²

Area \$/m²: \$387

Land Use:

Water/Sewerage:

Zoning: Low Density Residential

Property ID: 6376998 / NSW1889639

Council: BAYSIDE COUNCIL

UBD Ref: UBD Ref: 276 B12

Features: Improvements: Secure Parking

Sales History

Sale Amount: Sale Date: Vendor:

\$ 175,000 01/08/1990

Area:

453 m²

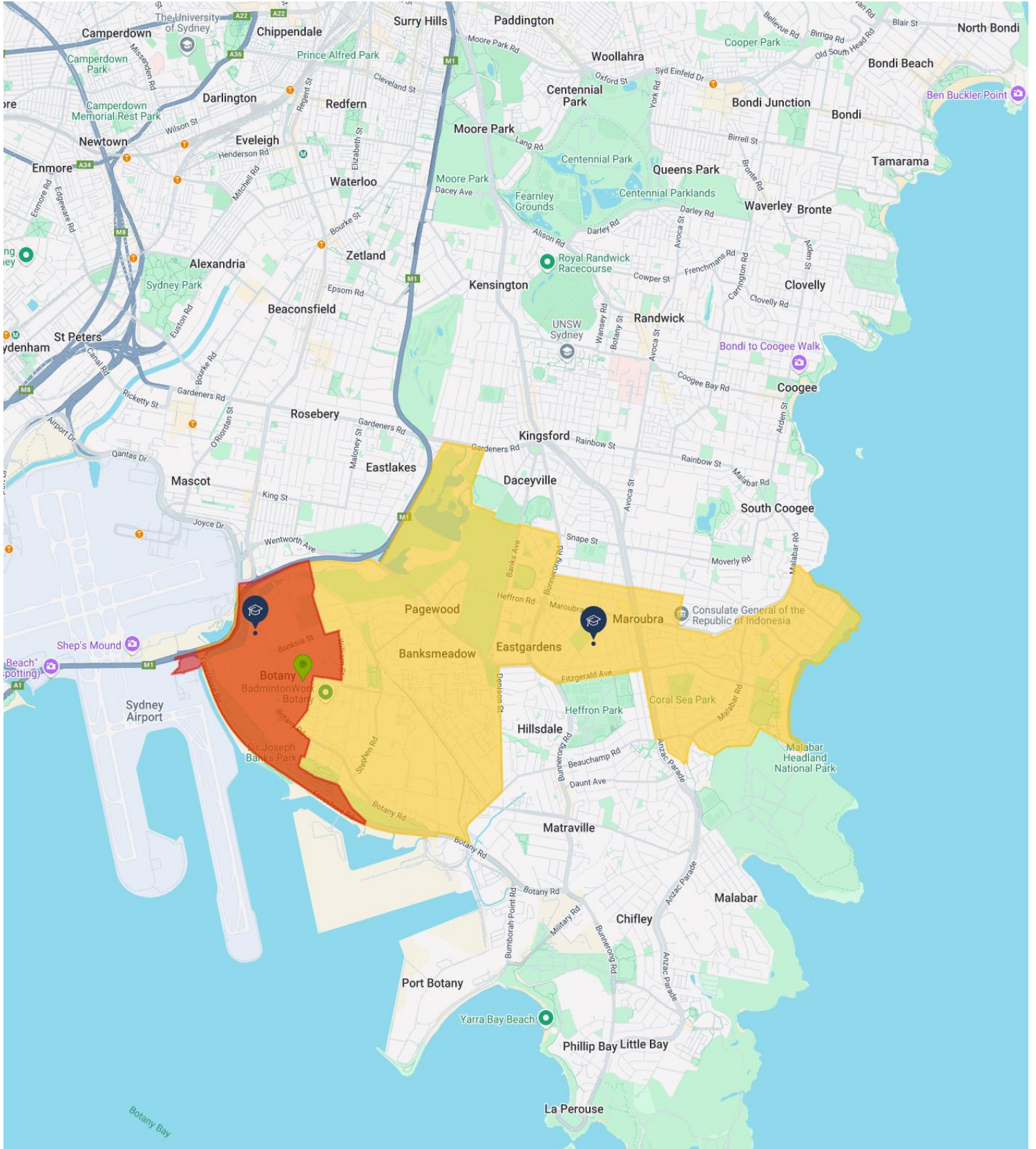
Sale Type:

Normal Sale

Related:

No

School Catchment Areas



Botany Public School

K - 6

Co-ed



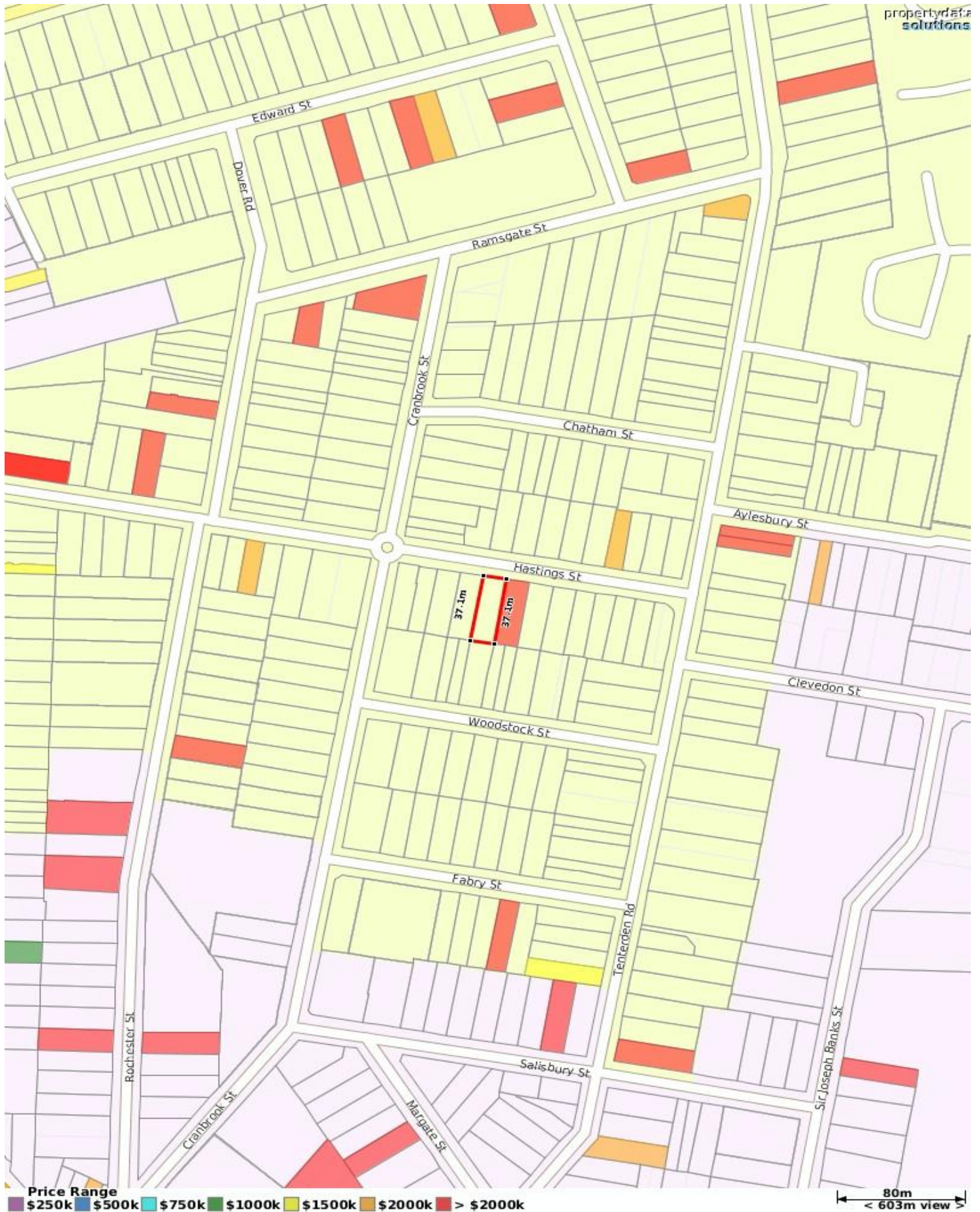
South Sydney High School

7 - 12

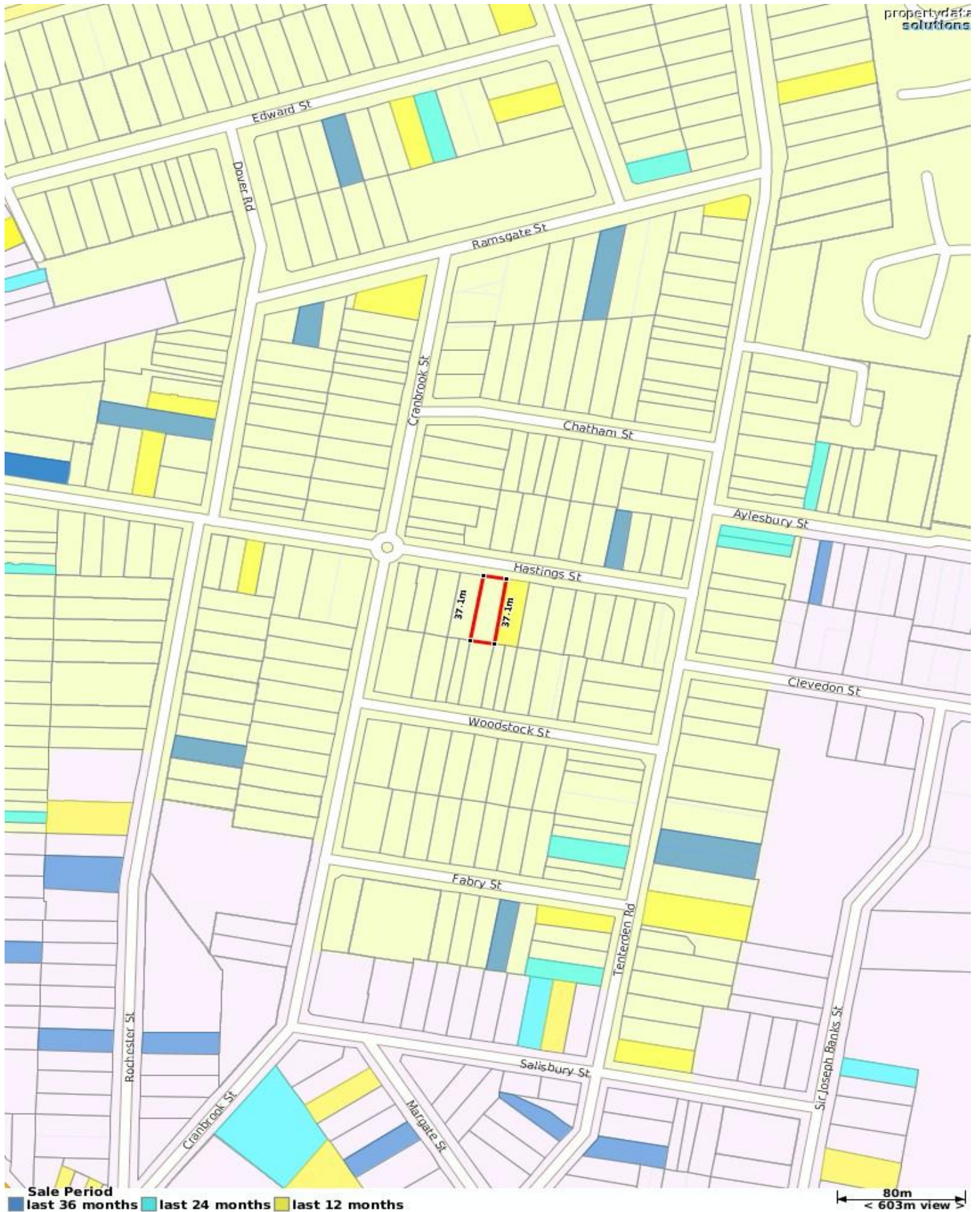
Co-ed



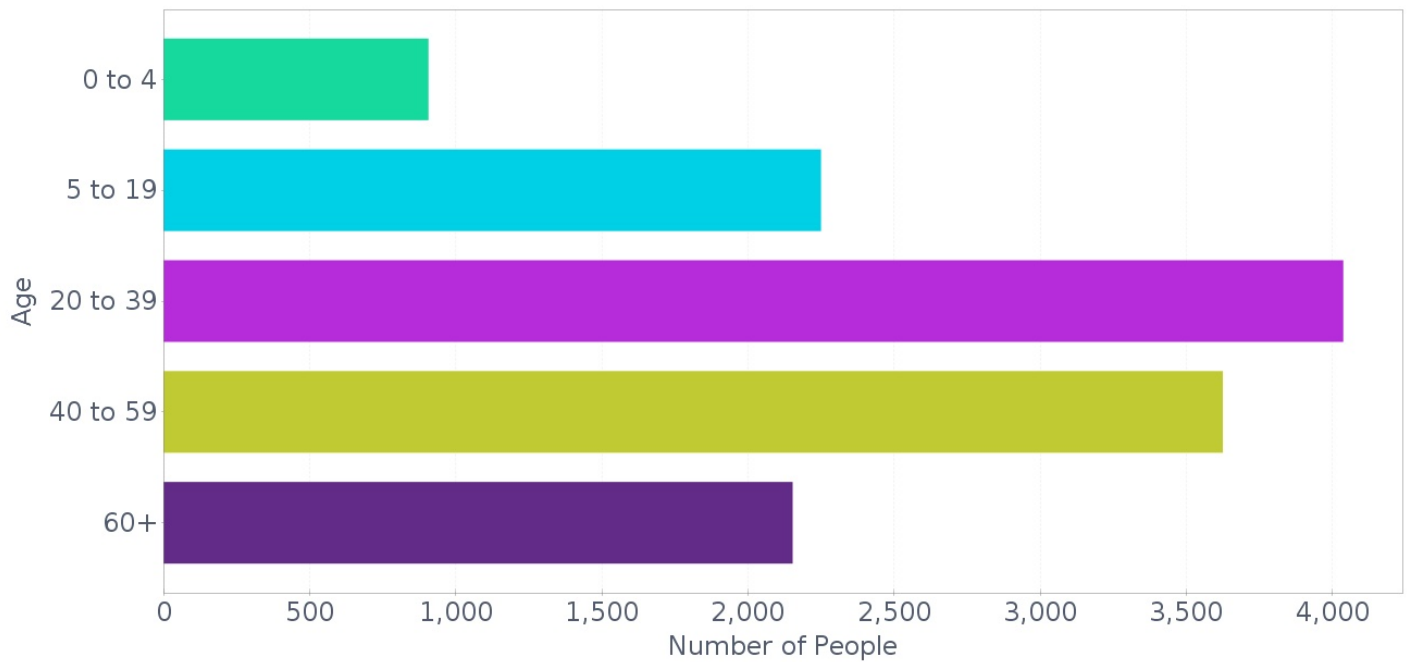
Nearby Sold Properties (Price Range)



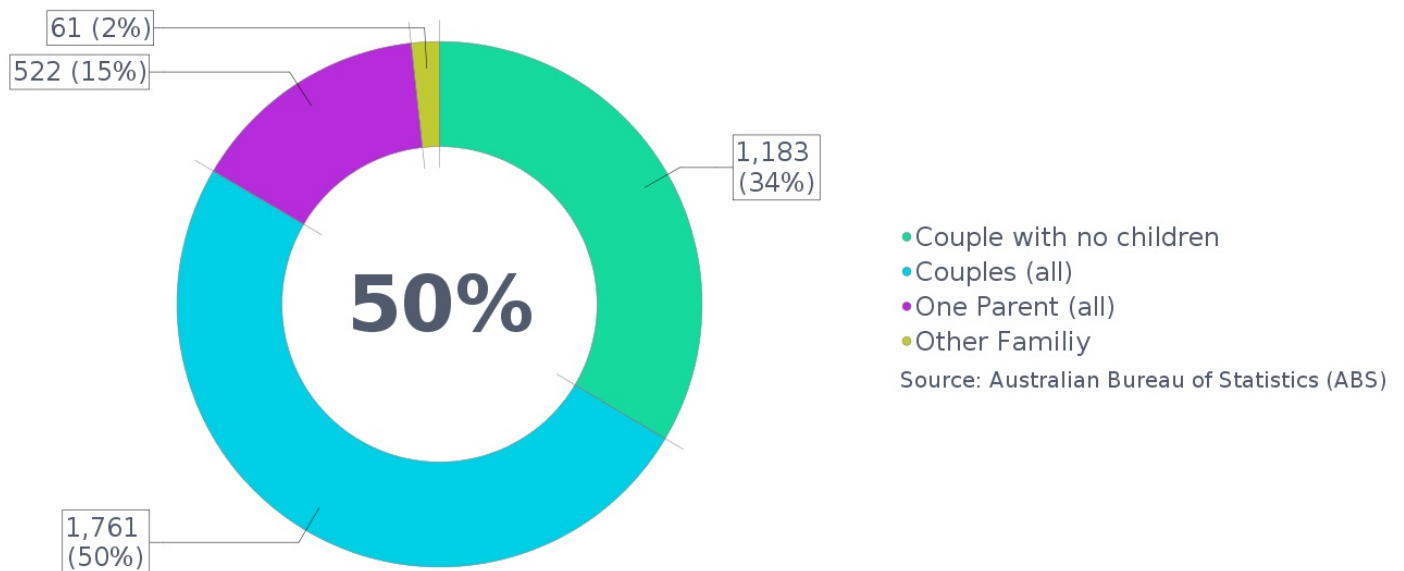
Nearby Sold Properties (Sale Date)



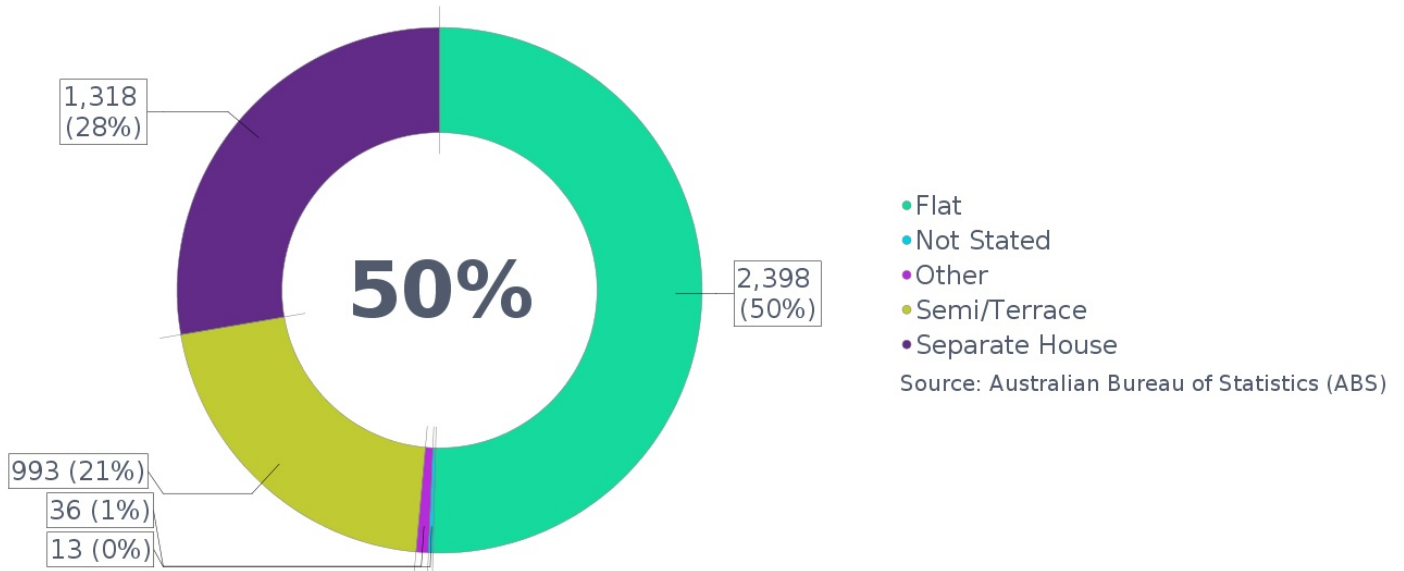
Age of Population (2021)



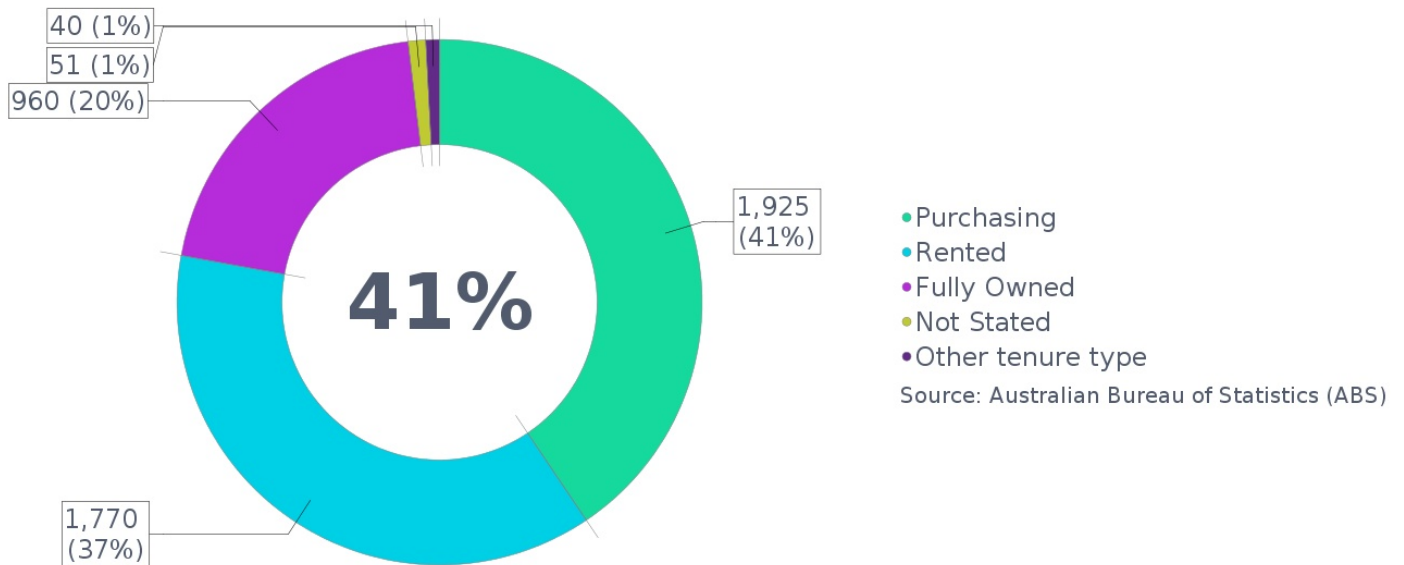
Family Composition (2021)



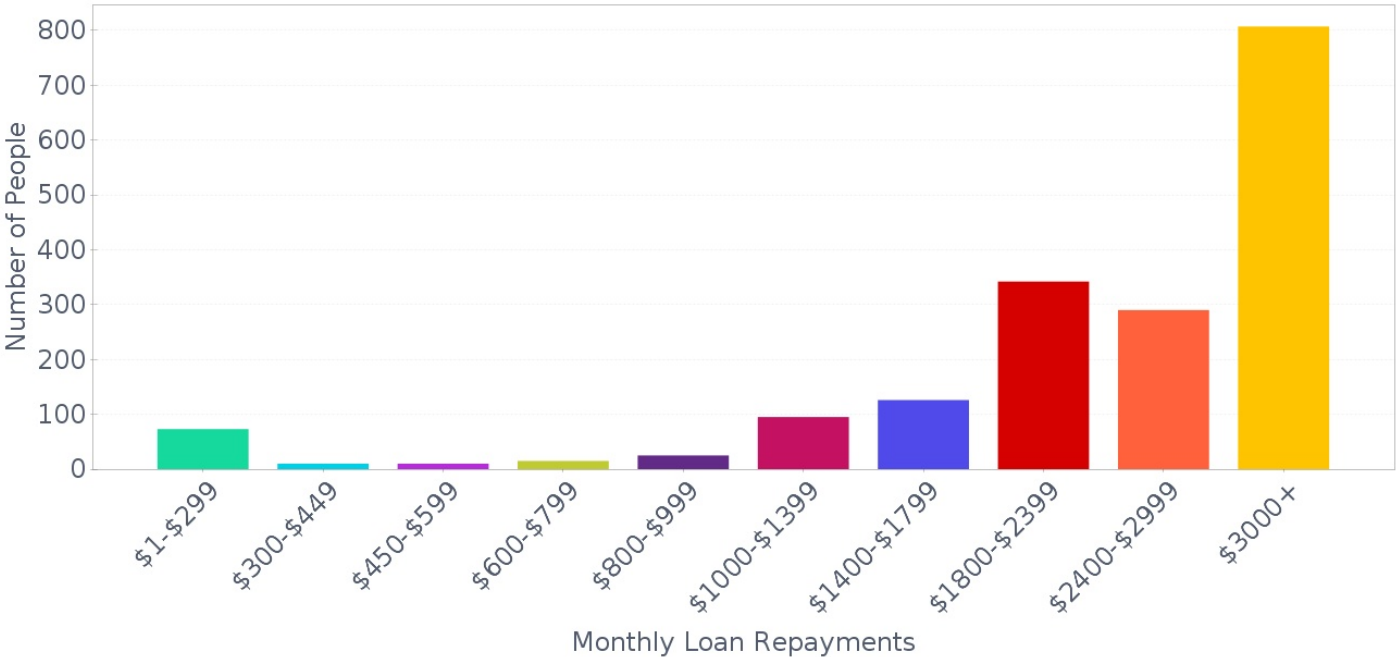
Dwelling Structure (2021)



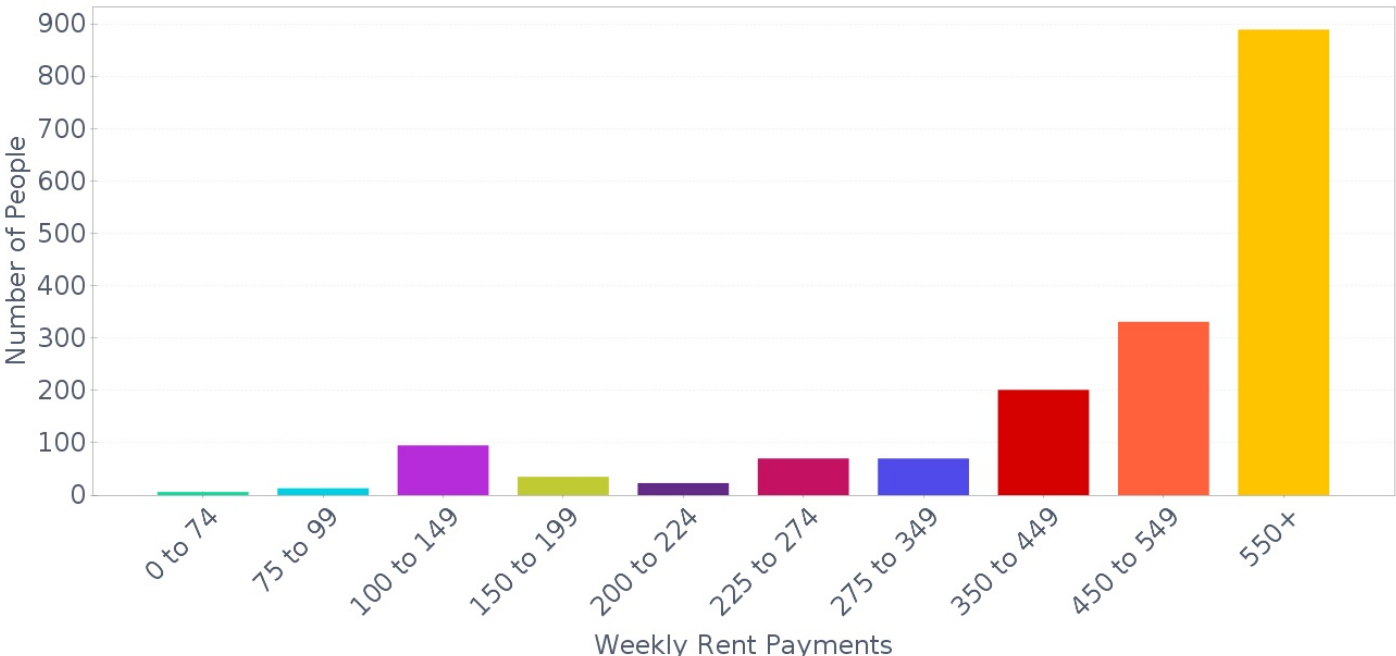
Home Ownership (2021)



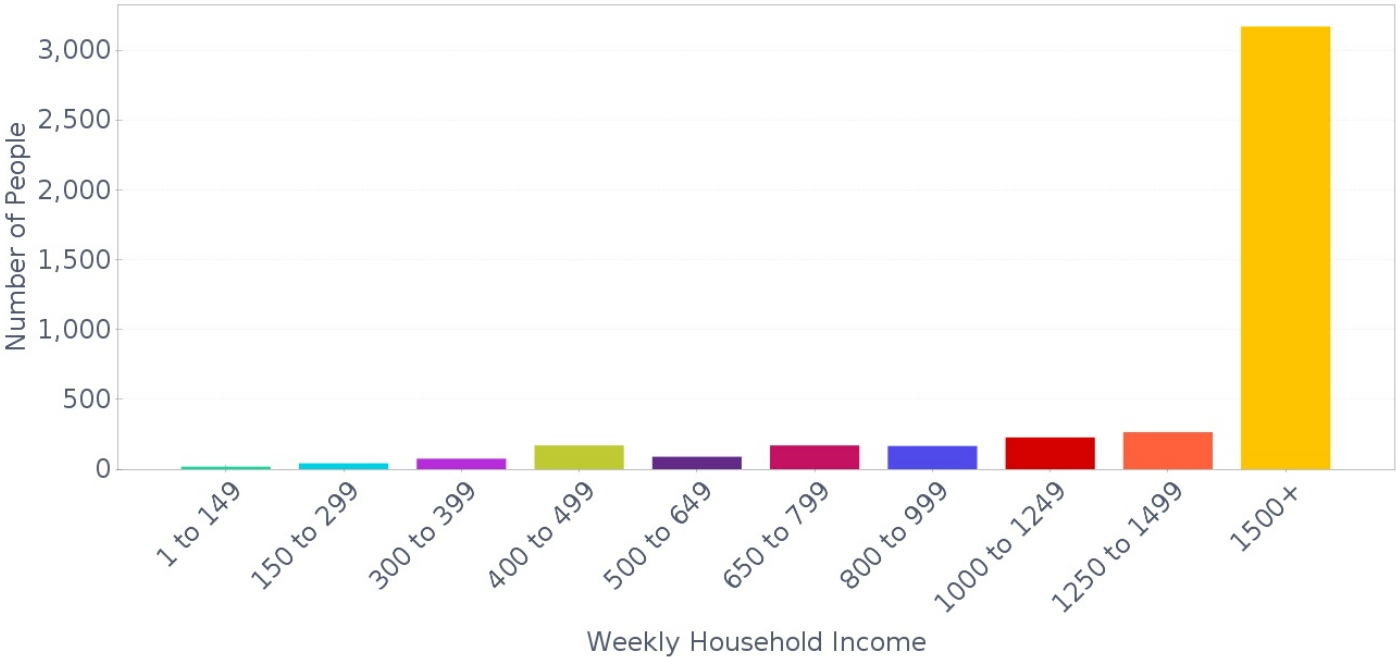
Home Loan Repayments - Monthly (2021)



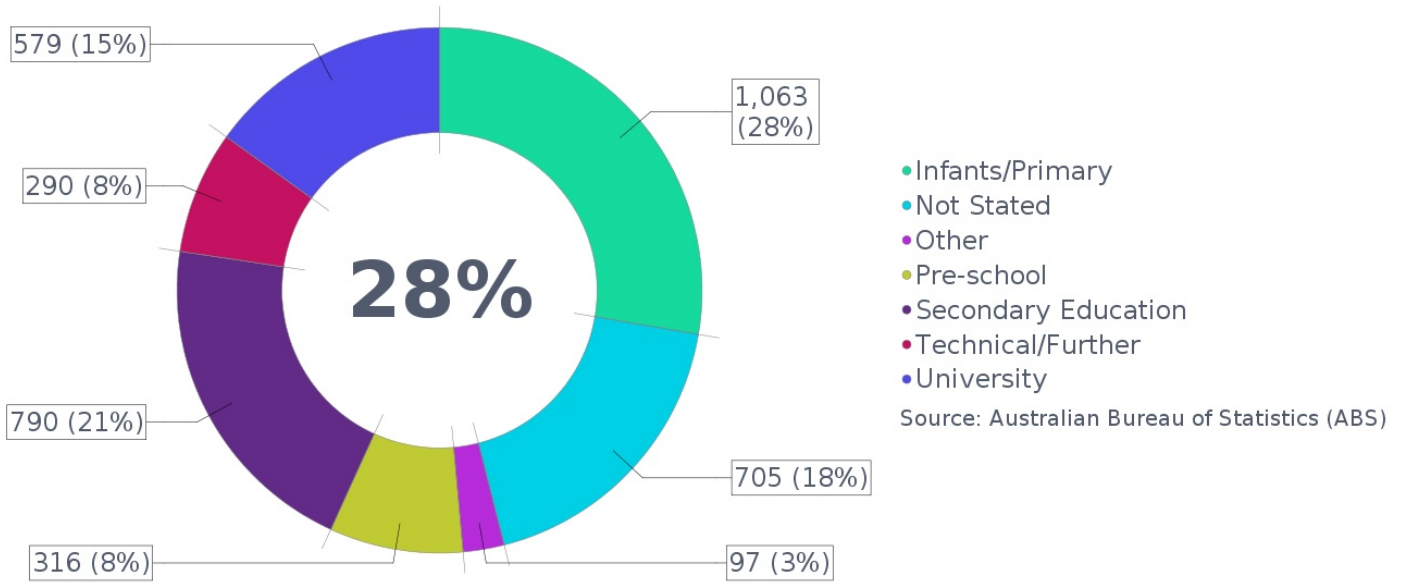
Rent Payments - Weekly (2021)



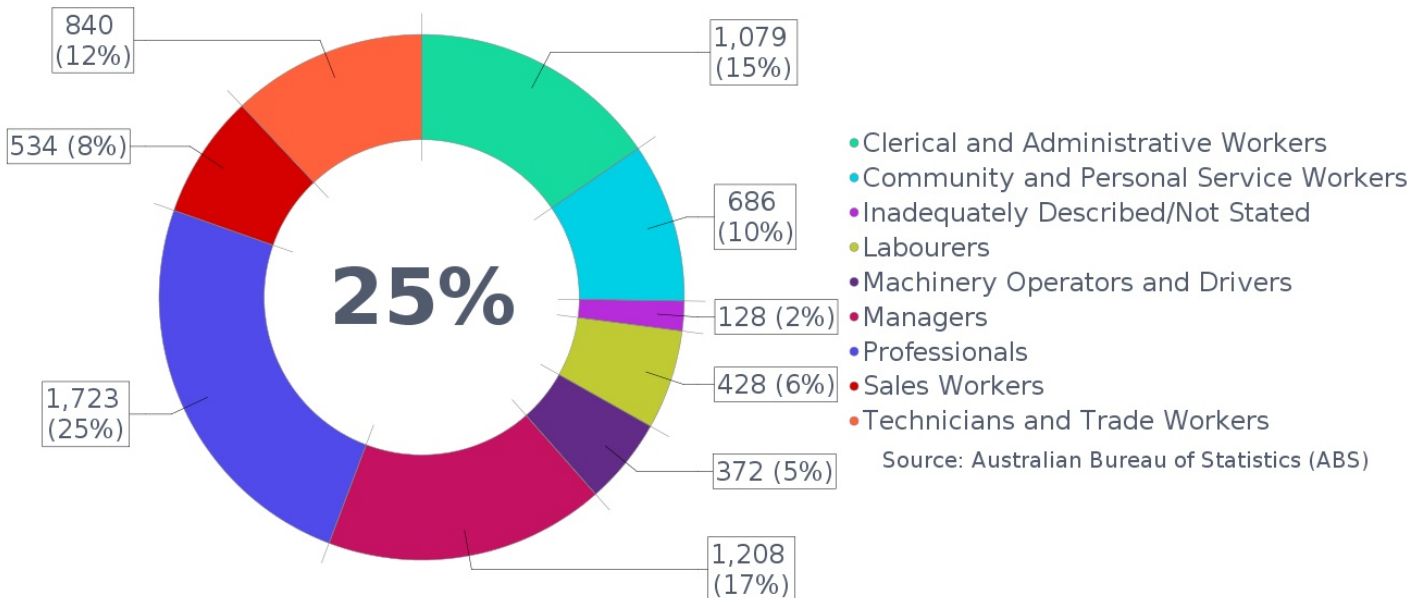
Household Income - Weekly (2021)



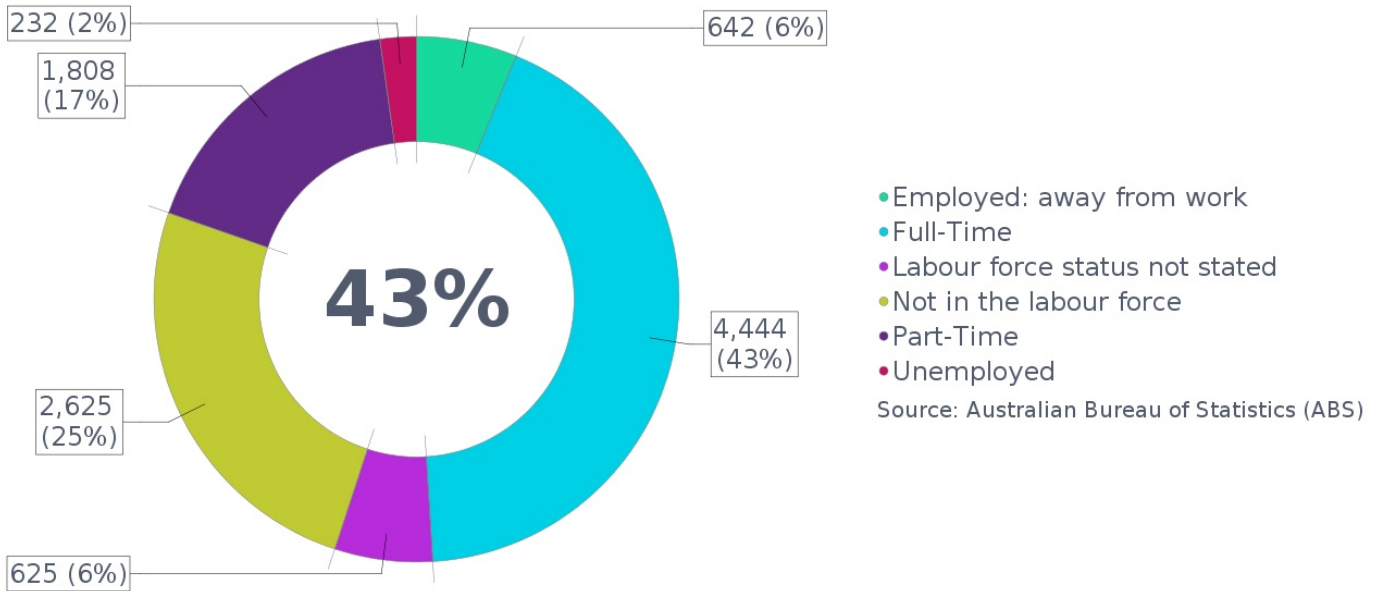
Non-School Qualification: Level of Education (2021)



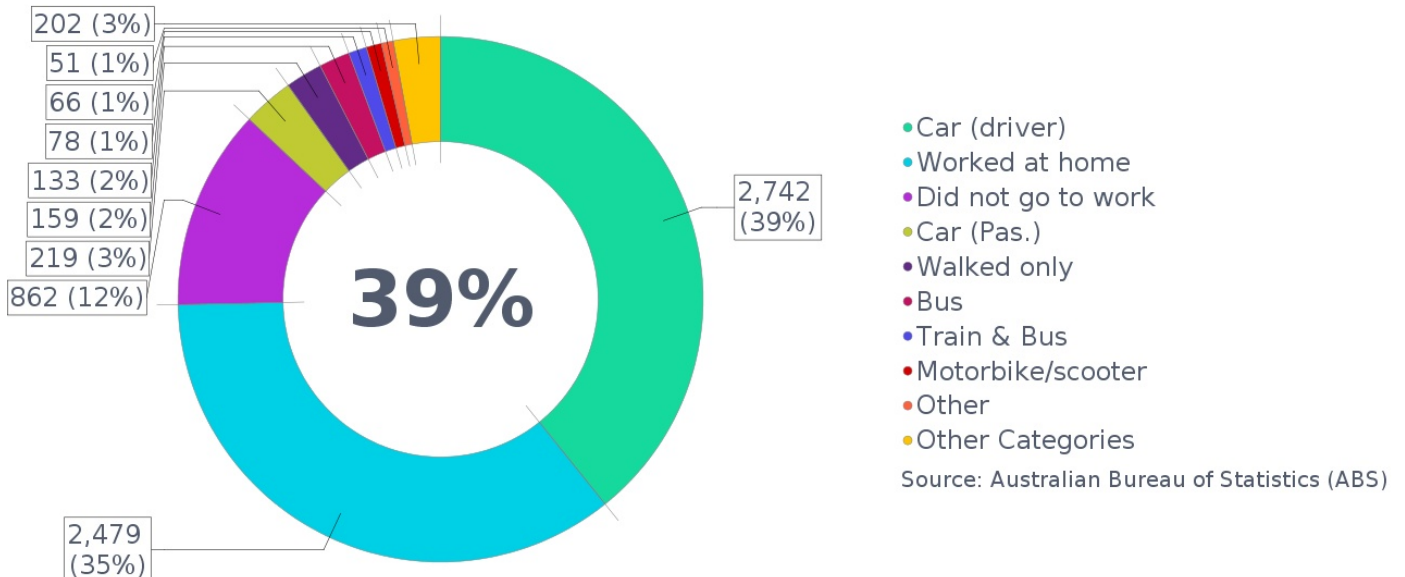
Occupation (2021)



Employment (2021)

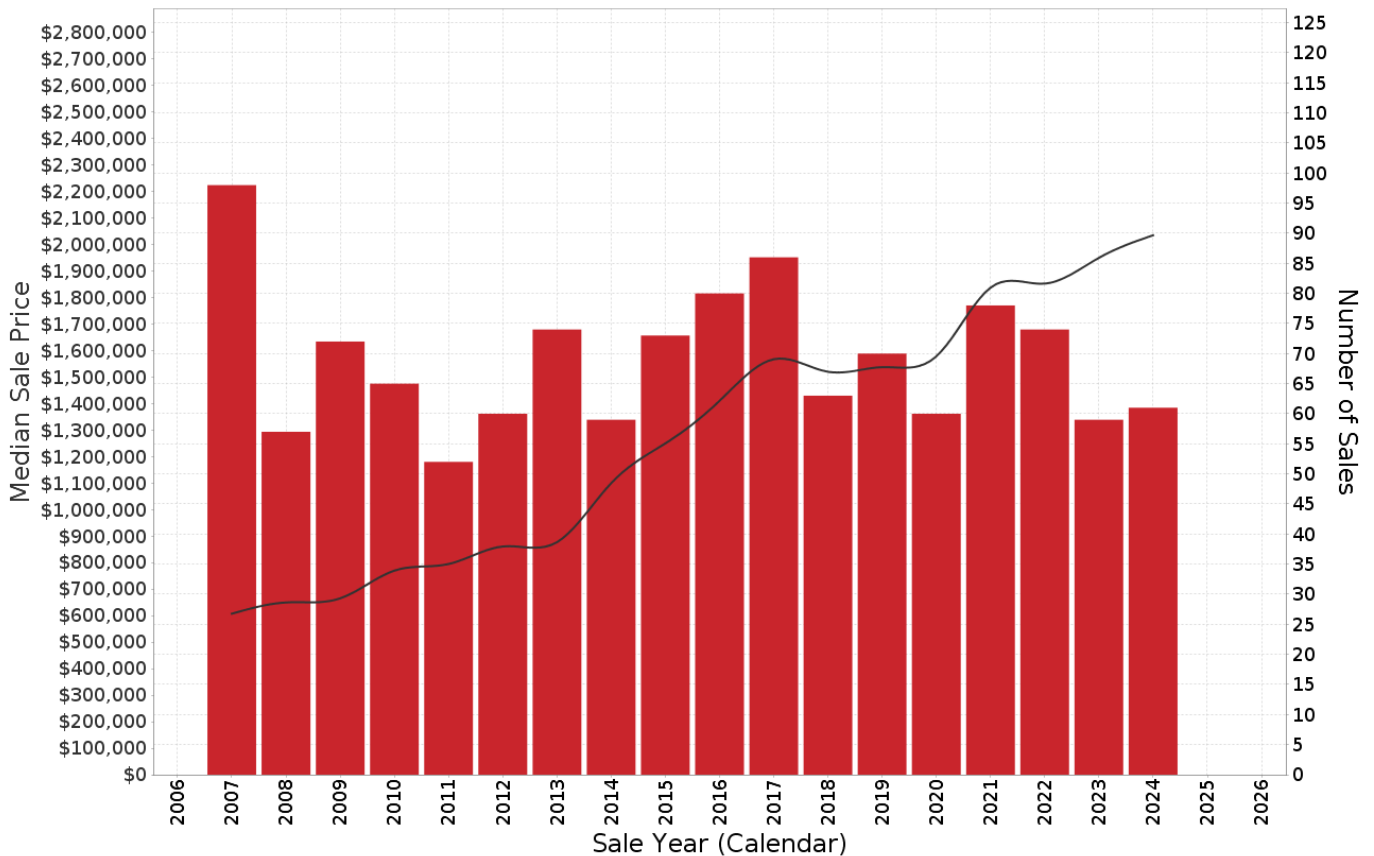


Method of Travel to Work (2021)

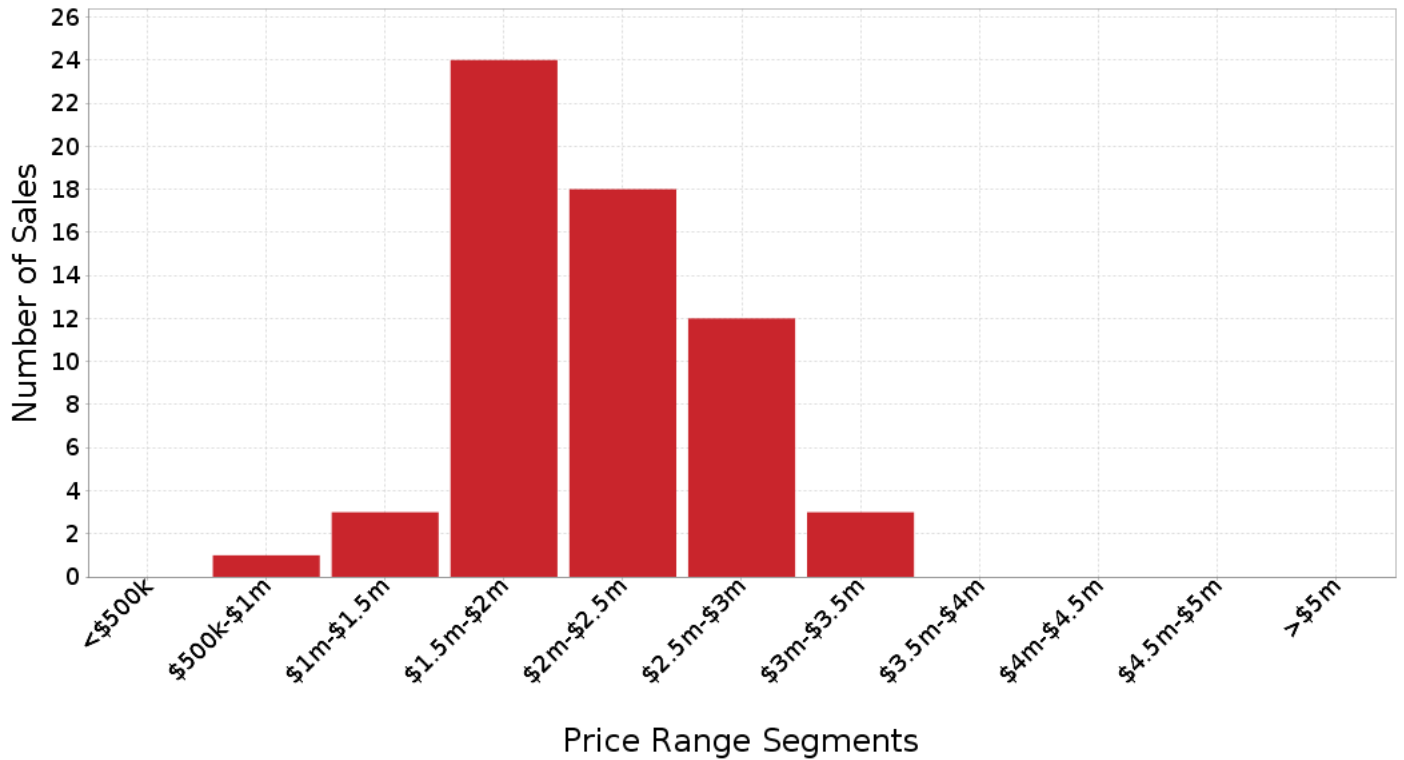


Sales & Growth Chart (House)

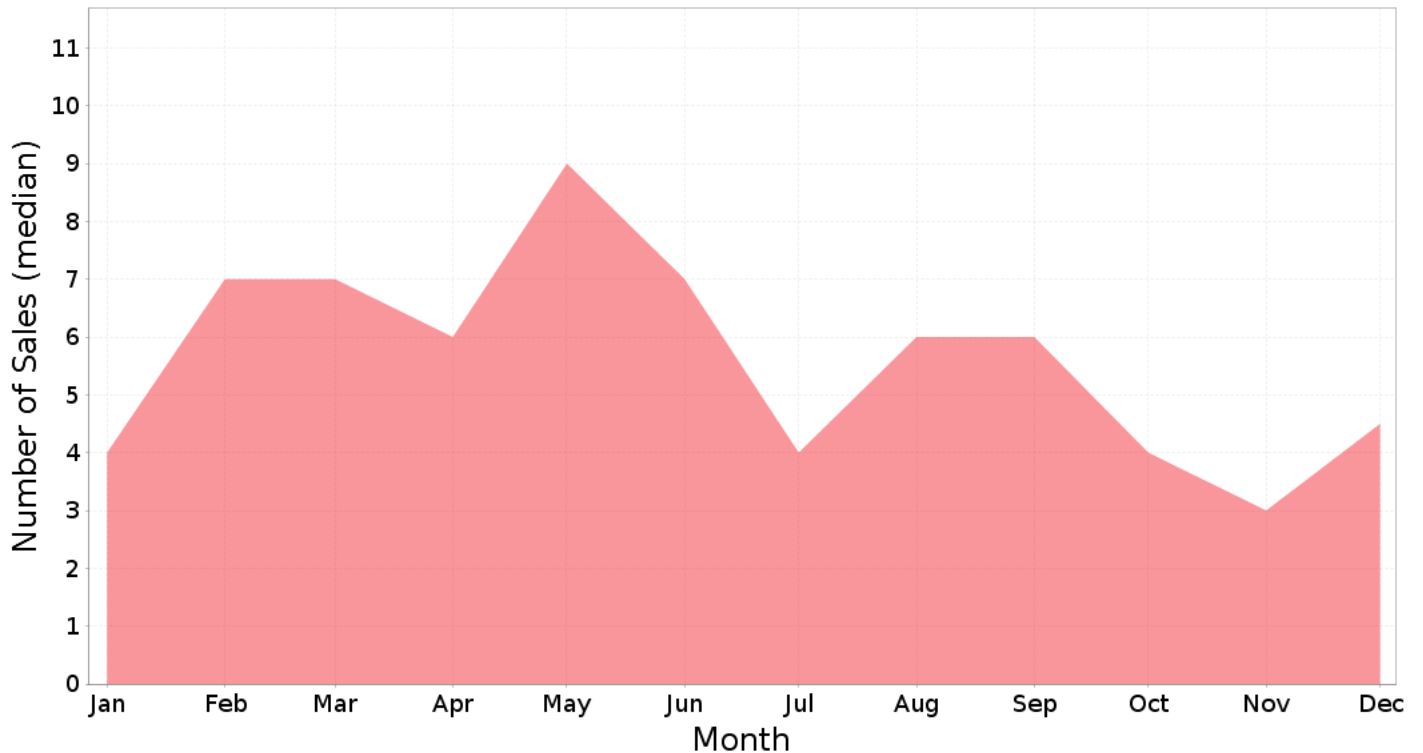
Year	No. of Sales	Average	Median	Growth	Low	High
2007	98	\$ 642,712	\$ 607,500		\$ 60,000	\$ 1,995,000
2008	57	\$ 631,607	\$ 650,000	7.0 %	\$ 6,500	\$ 1,150,000
2009	72	\$ 651,729	\$ 665,500	2.4 %	\$ 22,000	\$ 1,705,000
2010	65	\$ 771,142	\$ 770,000	15.7 %	\$ 38,250	\$ 1,525,000
2011	52	\$ 765,192	\$ 795,000	3.2 %	\$ 100,000	\$ 1,370,000
2012	60	\$ 854,167	\$ 861,000	8.3 %	\$ 220,000	\$ 1,575,000
2013	74	\$ 936,562	\$ 877,500	1.9 %	\$ 120,000	\$ 4,500,000
2014	59	\$ 1,059,831	\$ 1,100,000	25.4 %	\$ 236,000	\$ 1,825,000
2015	73	\$ 1,295,884	\$ 1,250,000	13.6 %	\$ 271,000	\$ 4,000,000
2016	80	\$ 1,457,060	\$ 1,410,500	12.8 %	\$ 245,000	\$ 4,580,000
2017	86	\$ 1,530,057	\$ 1,567,500	11.1 %	\$ 110,000	\$ 2,950,000
2018	63	\$ 1,506,429	\$ 1,520,000	-3.0 %	\$ 600,000	\$ 2,430,000
2019	70	\$ 1,534,497	\$ 1,537,500	1.2 %	\$ 10,000	\$ 6,303,000
2020	60	\$ 1,565,096	\$ 1,578,500	2.7 %	\$ 412,500	\$ 2,500,000
2021	78	\$ 1,932,172	\$ 1,837,500	16.4 %	\$ 400,000	\$ 4,750,000
2022	74	\$ 1,873,992	\$ 1,852,500	0.8 %	\$ 800,000	\$ 3,150,000
2023	59	\$ 1,936,466	\$ 1,950,000	5.3 %	\$ 800,000	\$ 2,820,000
2024	61	\$ 2,130,008	\$ 2,035,000	4.4 %	\$ 750,000	\$ 3,410,000
2025	0					



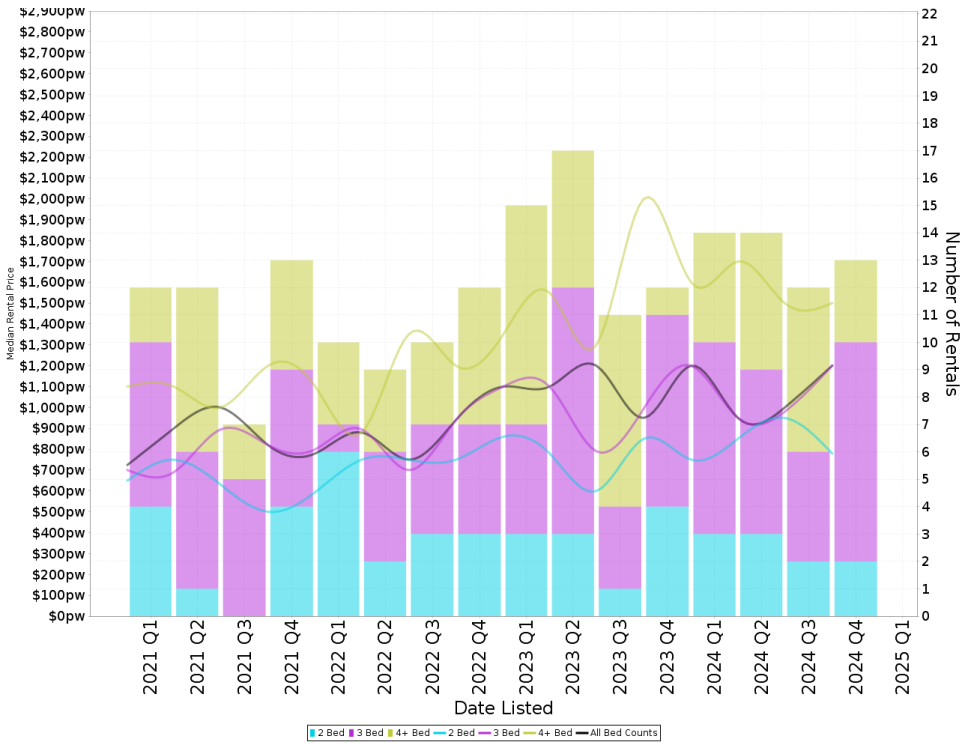
Price Segmentation



Peak Selling Periods



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+4.4%

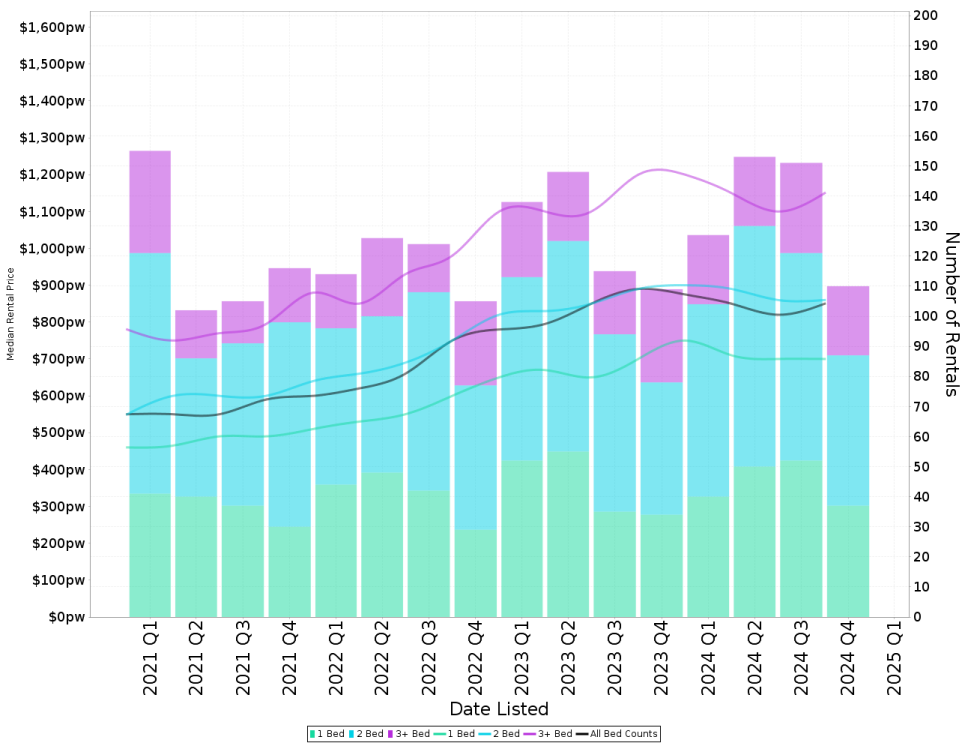
Current Median Price: \$2,035,000
Previous Median Price: \$1,950,000
 Based on 120 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.1%

Current Median Price: \$2,035,000
Current Median Rent: \$1,200
 Based on 53 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+1.1%

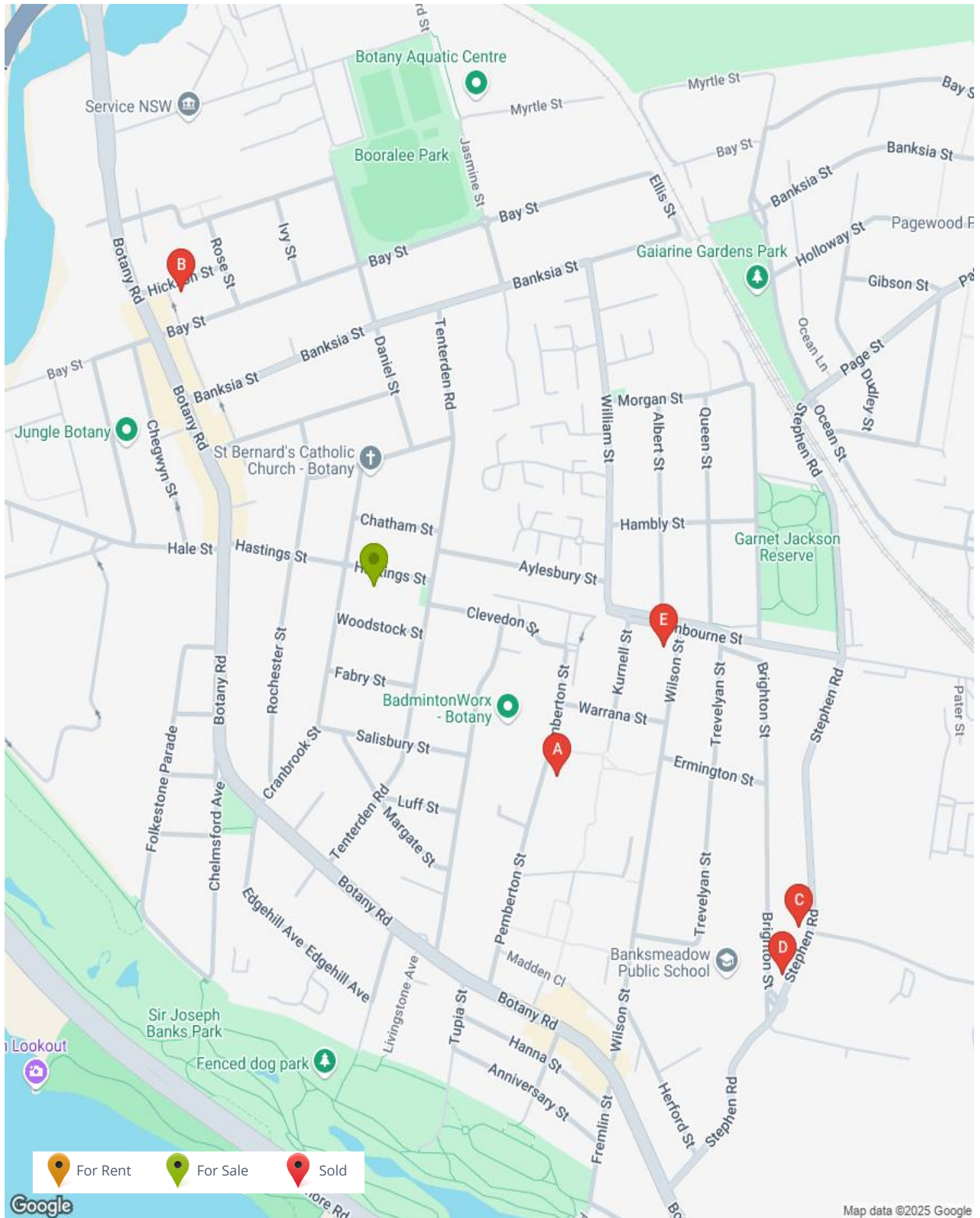
Current Median Price: \$880,000
Previous Median Price: \$870,000
 Based on 420 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.0%

Current Median Price: \$880,000
Current Median Rent: \$850
 Based on 541 registered Unit rentals compared over the last 12 months.

Comparable Properties Map



Nearby Comparable Sold Properties

There are 5 sold properties selected within the radius of 1000.0m from the focus property. The lowest sale price is \$1,720,000 and the highest sale price is \$1,860,000 with a median sale price of \$1,840,000. Days listed ranges from 14 to 88 days with the average currently at 44 days for these selected properties.

52A PEMBERTON ST, BOTANY, NSW 2019

UBD Ref: Sydney - 276 C14
Distance from Property: 459m  4  3  2



Property Type: House
Area: 193 m²
Area \$/m²: \$9,632
RPD: 209/1231102

Features:

Sale Price: **\$1,860,000 (Normal Sale)**
Sale Date: 27/08/2024 Days to Sell: **88 Days**
Last Price: Contact Agent Chg %:
First Price: Contact Agent (Under Chg %:



5 HICKSON ST, BOTANY, NSW 2019

UBD Ref: Sydney - 275 Q11
Distance from Property: 602m  4  1  4



Property Type: House
Area: 316 m²
Area \$/m²: \$5,455
RPD: A/342813

Features:

Sale Price: **\$1,725,000 (Normal Sale)**
Sale Date: 16/08/2024 Days to Sell: **29 Days**
Last Price: Forthcoming Auction - Chg %:
First Price: Forth Coming Auction - Chg %:



68 STEPHEN RD, BOTANY, NSW 2019

UBD Ref: Sydney - 276 E15
Distance from Property: 957m  3  1  3



Property Type: House
Area: 398 m²
Area \$/m²: \$4,644
RPD: 4/21496

Features:

Sale Price: **\$1,850,000 (Normal Sale)**
Sale Date: 23/08/2024 Days to Sell:
Last Price: Chg %:
First Price: Chg %:



68A STEPHEN RD, BOTANY, NSW 2019

UBD Ref: Sydney - 276 E15
Distance from Property: 985m  6  2  1



Property Type: House
Area: 373 m²
Area \$/m²: \$4,932
RPD: 22/537686

Features:

Sale Price: **\$1,840,000 (Normal Sale)**
Sale Date: 04/10/2024 Days to Sell:
Last Price: Chg %:
First Price: Chg %:



103 WILSON ST, BOTANY, NSW 2019

UBD Ref: Sydney - 276 D13
Distance from Property: 536m  2  1  2



Property Type: House
Area: 221 m²
Area \$/m²: \$7,772
RPD: 2/208466

Features:

Sale Price: **\$1,720,000 (Normal Sale)**
Sale Date: 19/09/2024 Days to Sell: **14 Days**
Last Price: AUCTION Chg %:
First Price: AUCTION Chg %:



Prepared on 29/01/2025 by Patrick Byron, 0293863333 at McGrath Head Office. © Property Data Solutions Pty Ltd 2025 (pricfinder.com.au)

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Appraisal Price

This market analysis has been prepared on 29/01/2025 and all information given has been based on a current market analysis for the property listed above. Based on this, we believe this property to be estimated in the following range:

\$1,800,000

Contact your agent for further information:

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Email: PatrickByron@mcgrath.com.au