



**RayWhite.**



**Comparative  
market  
analysis**

812/19 MEREDITH STREET, BANKSTOWN, NSW 2200

PREPARED BY LEO SUN, RAY WHITE (ARNCLIFFE), PHONE: +61 450 929 520



Shane  
812/19 Meredith Street  
Bankstown, NSW, 2200

Dear Shane

RE: Property Appraisal

Thank you for your invitation to appraise your property and provide you with an appraisal as to what your property may be worth in today's market.

We have based this appraisal on current market conditions as well as our extensive knowledge of the property market in the local area.

Should you have any questions relating to the information contained with this document please feel free to contact me on the details below.

Thank you again for the opportunity to access your property and for considering the services of our office. I look forward to working with you soon.

Kind Regards

Leo Sun  
Ray White (Arncliffe)  
Phone: +61 450 929 520  
Office Phone: 02 9090 2032  
Email:leo.sun@raywhite.com

# 812/19 MEREDITH STREET, BANKSTOWN, NSW 2200



## Owner Details

Owner Name(s): DANG  
 Owner Address: 812/19 MEREDITH ST, BANKSTOWN, NSW, 2200  
 Phone(s):

Owner Type: Owner Occupied

## Property Details

Property Type: Unit - N/A  
 RPD: 175/SP99763

Land Use: RESIDENCE  
 Zoning  
 Council: CANTERBURY-BANKSTOWN COUNCIL  
 Features:

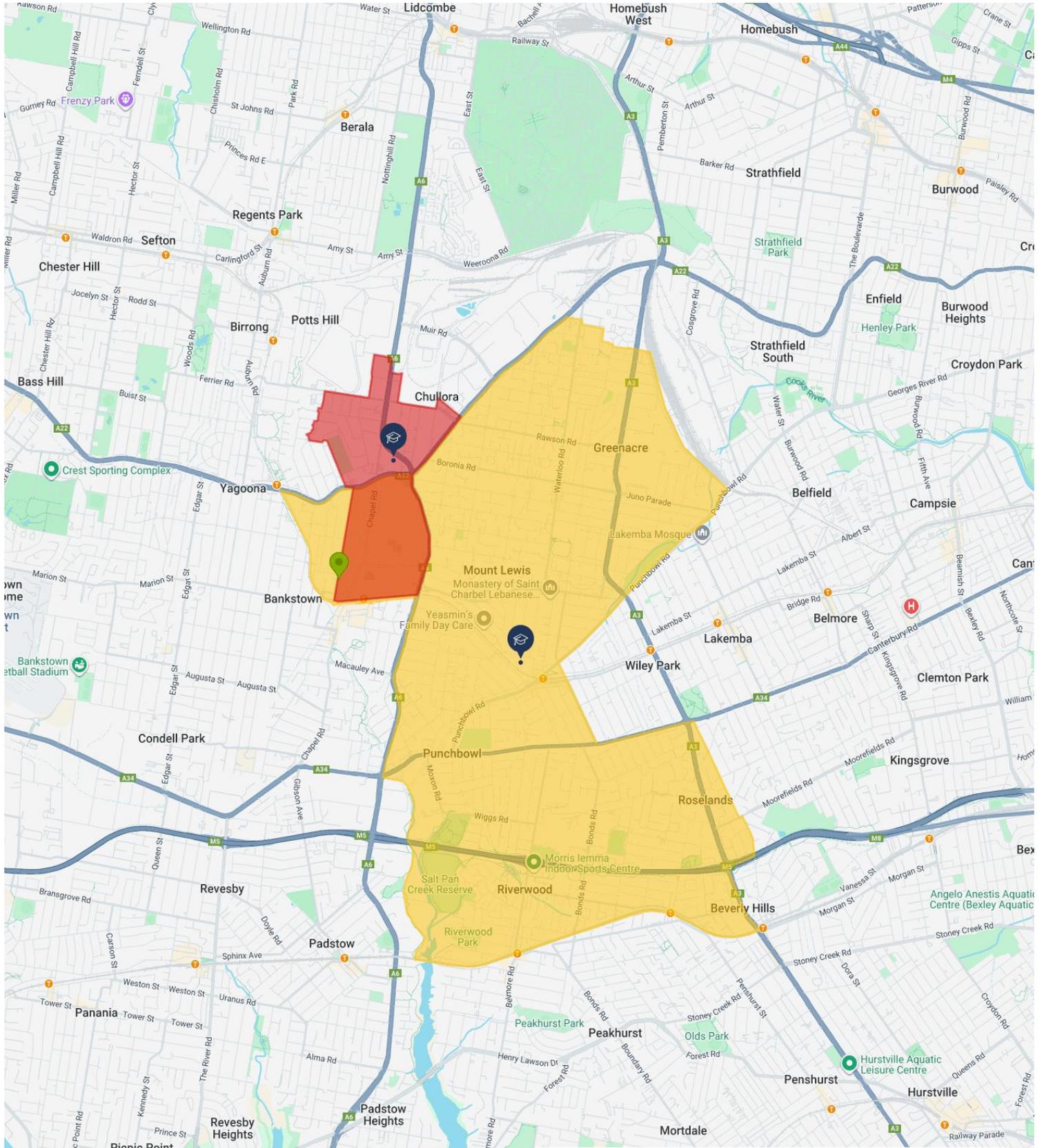
2 2 1

Area: 600 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$1,230  
 Water/Sewerage:  
 Property ID: 76096070423 /  
 UBD Ref: UBD Ref: 251 P16

## Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 736,950	12/08/2024	KITCHENER 048 SERVICE PTY LTD	111 m <sup>2</sup>	Normal Sale	No

# School Catchment Areas



**Bankstown North Public School**

**K - 6**

**Co-ed**



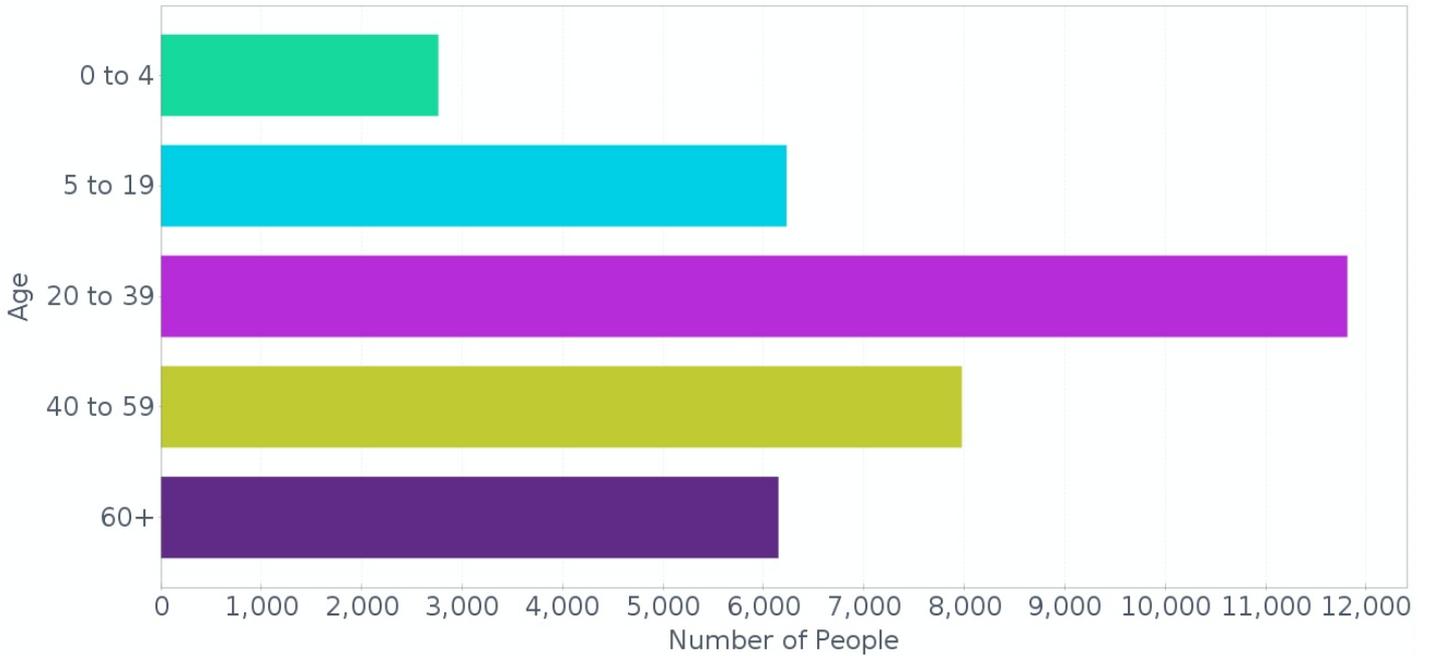
**Punchbowl Boys High School**

**7 - 12**

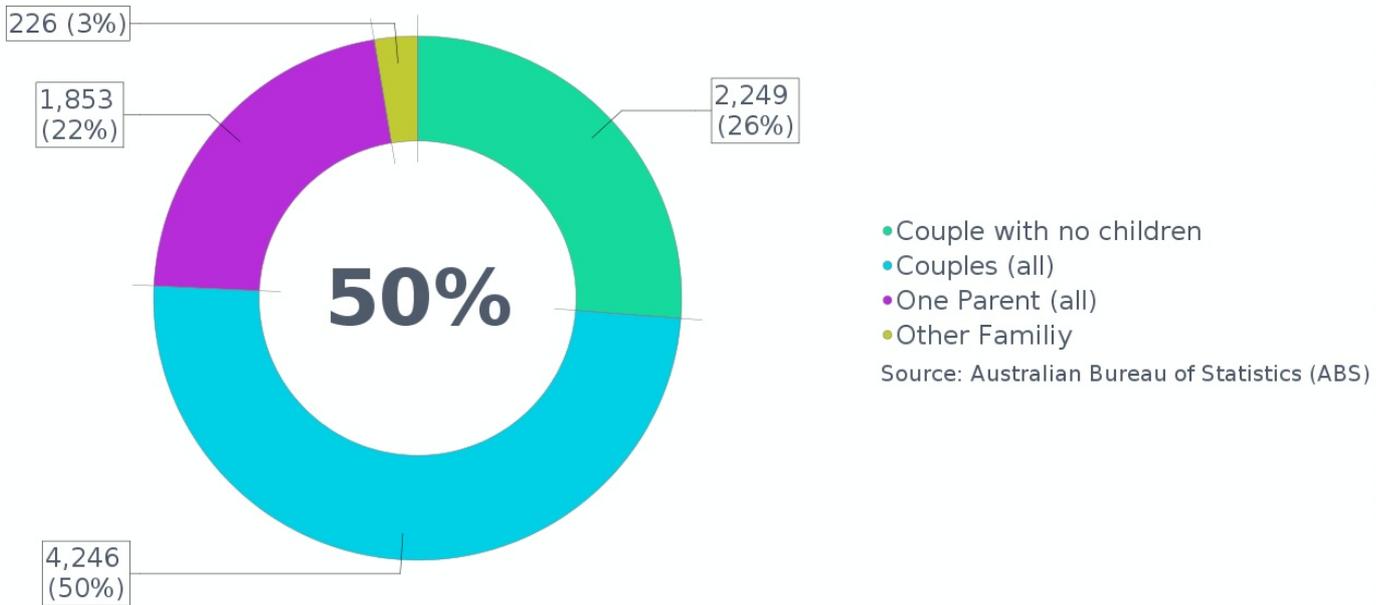
**Boys**



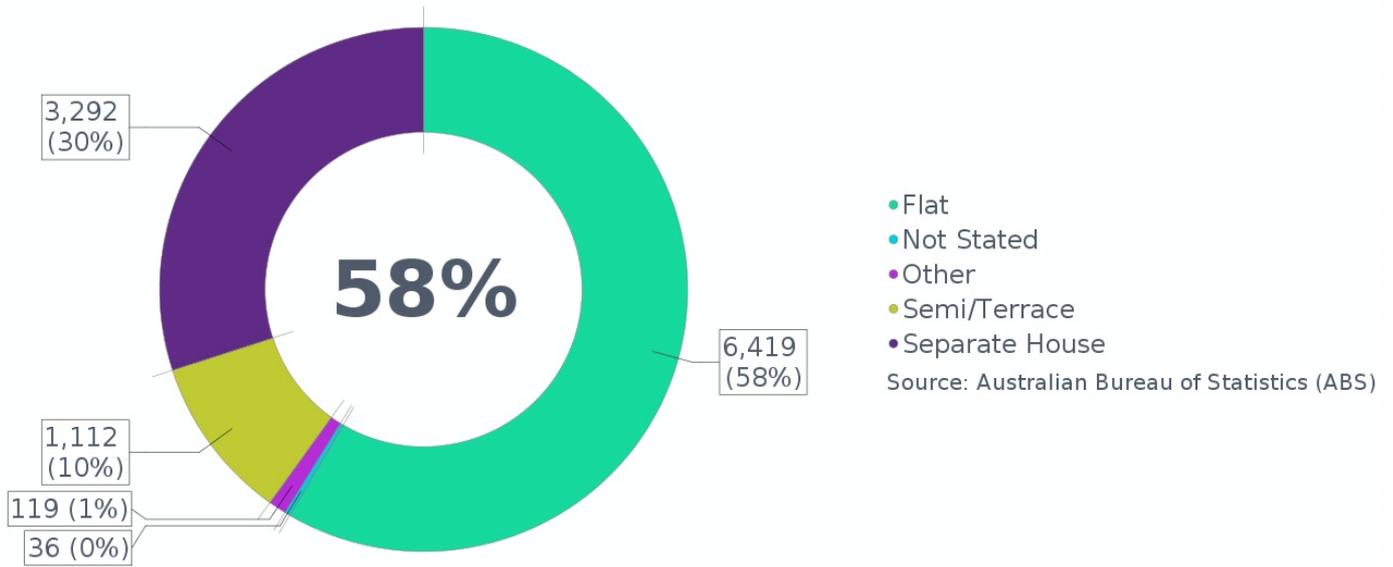
## Age of Population (2021)



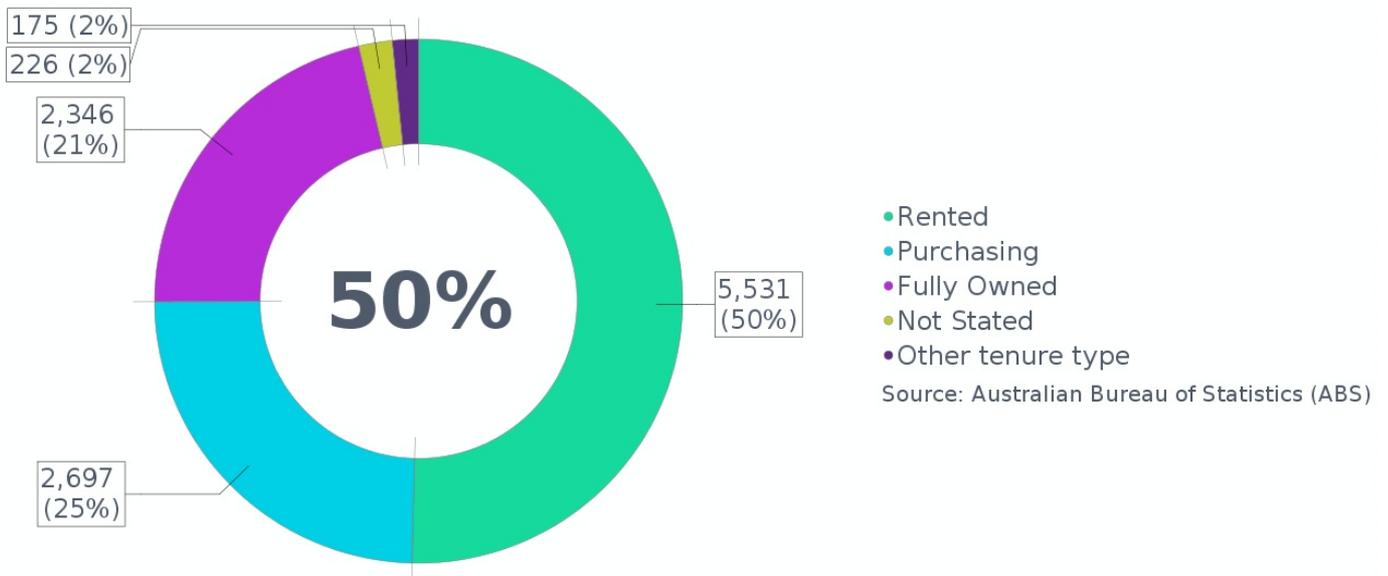
## Family Composition (2021)



## Dwelling Structure (2021)



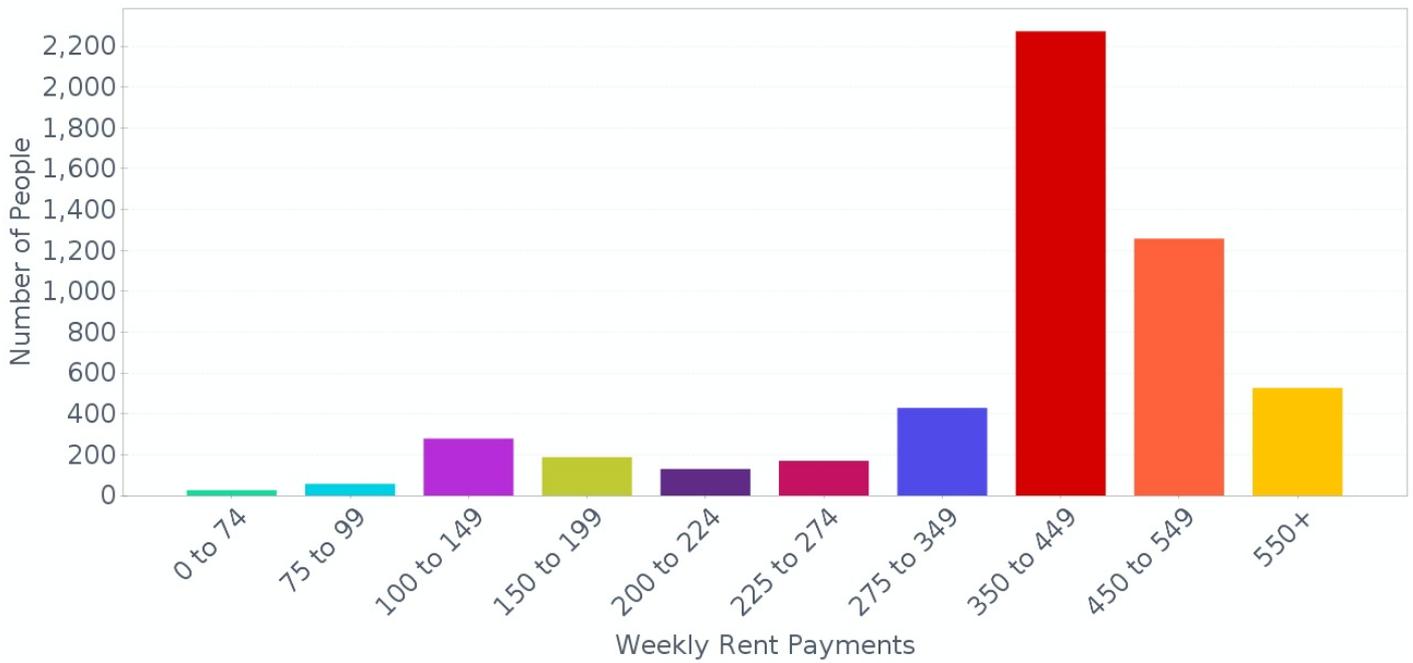
## Home Ownership (2021)



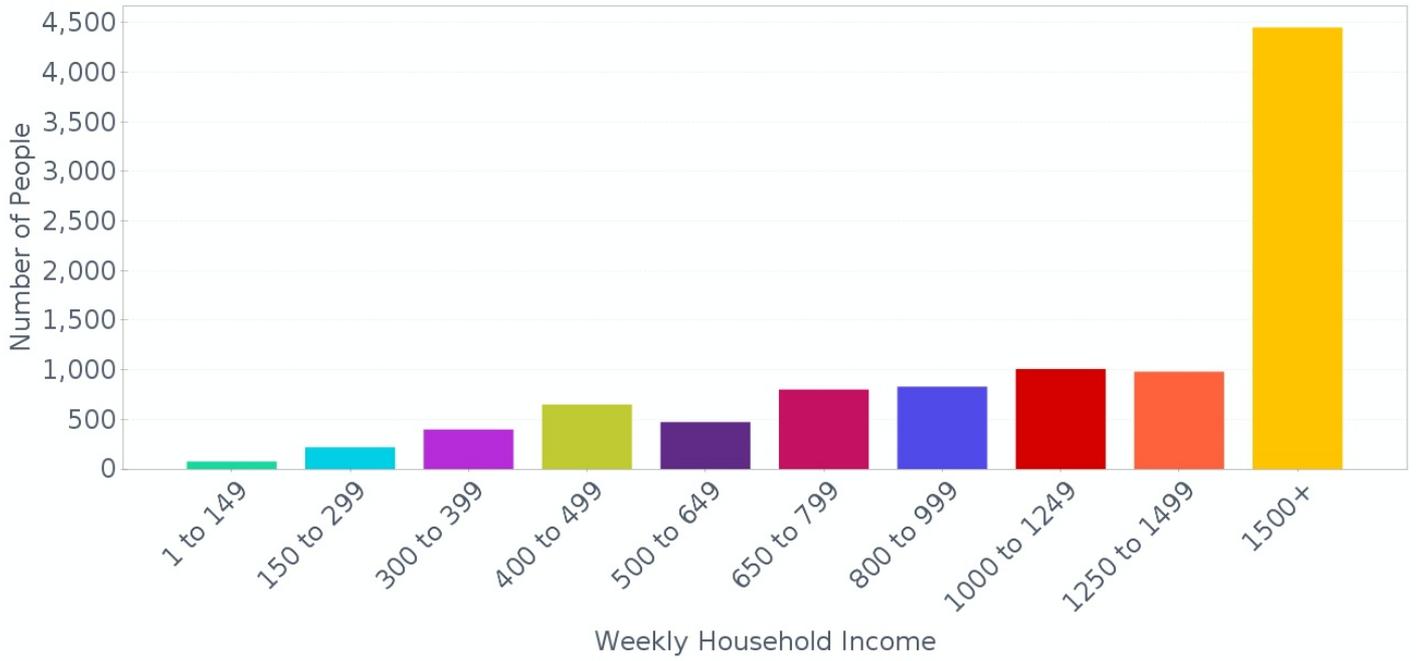
## Home Loan Repayments - Monthly (2021)



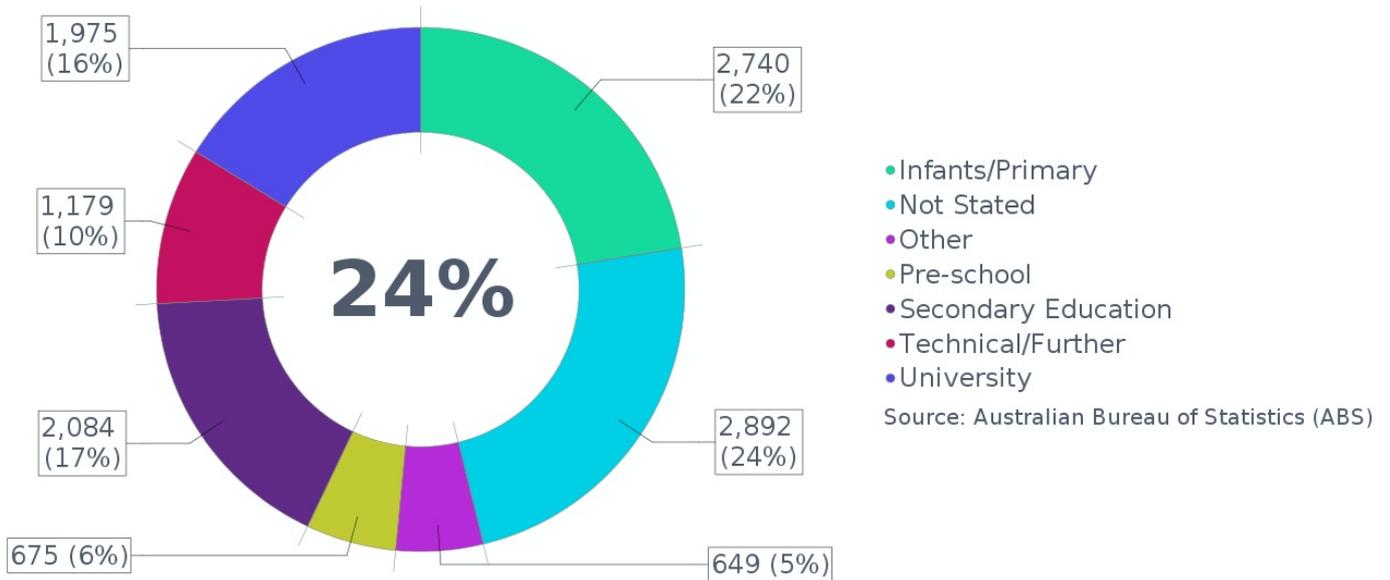
## Rent Payments - Weekly (2021)



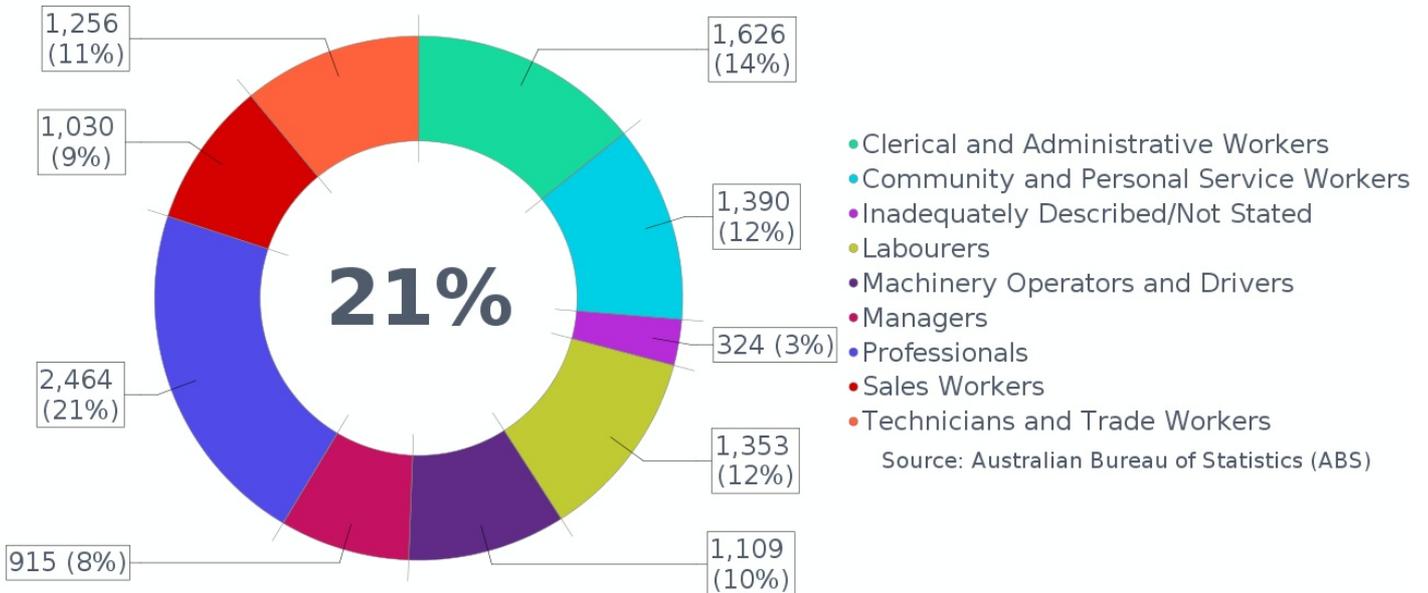
## Household Income - Weekly (2021)



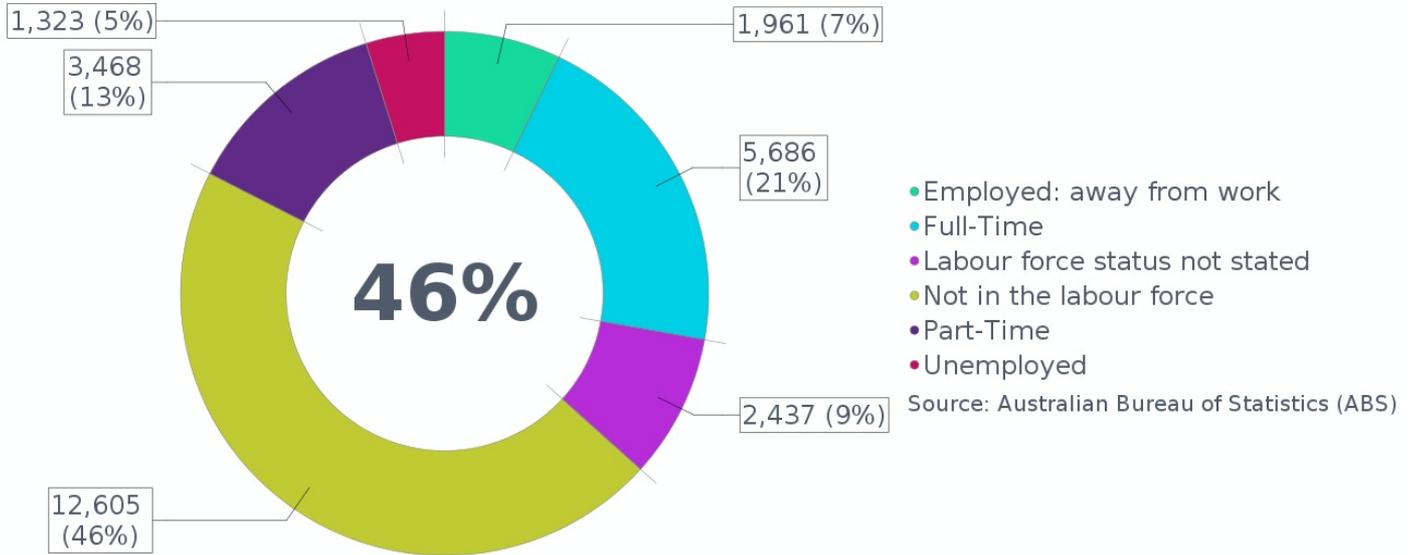
## Non-School Qualification: Level of Education (2021)



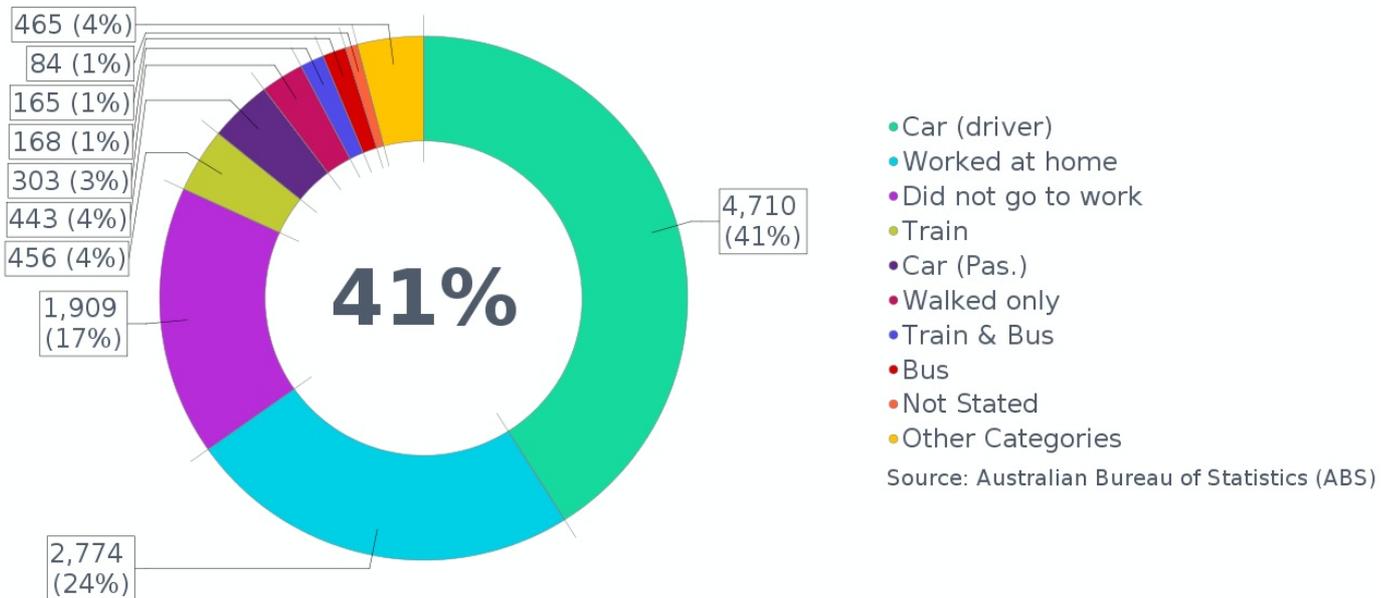
## Occupation (2021)



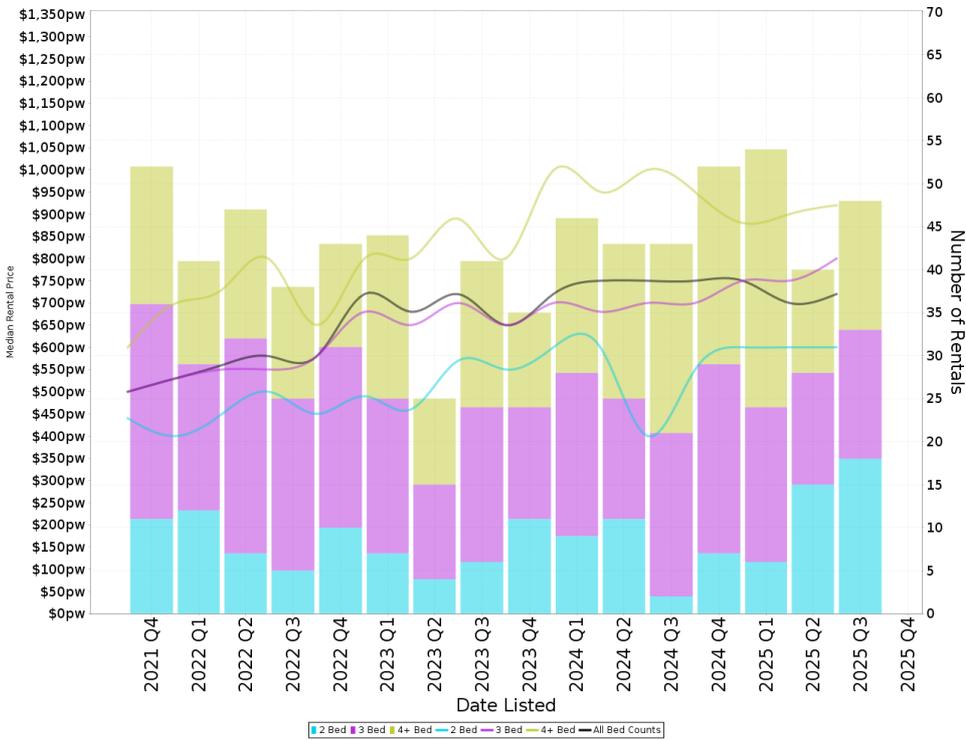
## Employment (2021)



## Method of Travel to Work (2021)



# Median Weekly Rents (Houses)



## Suburb Sale Price Growth

**+14.0%**

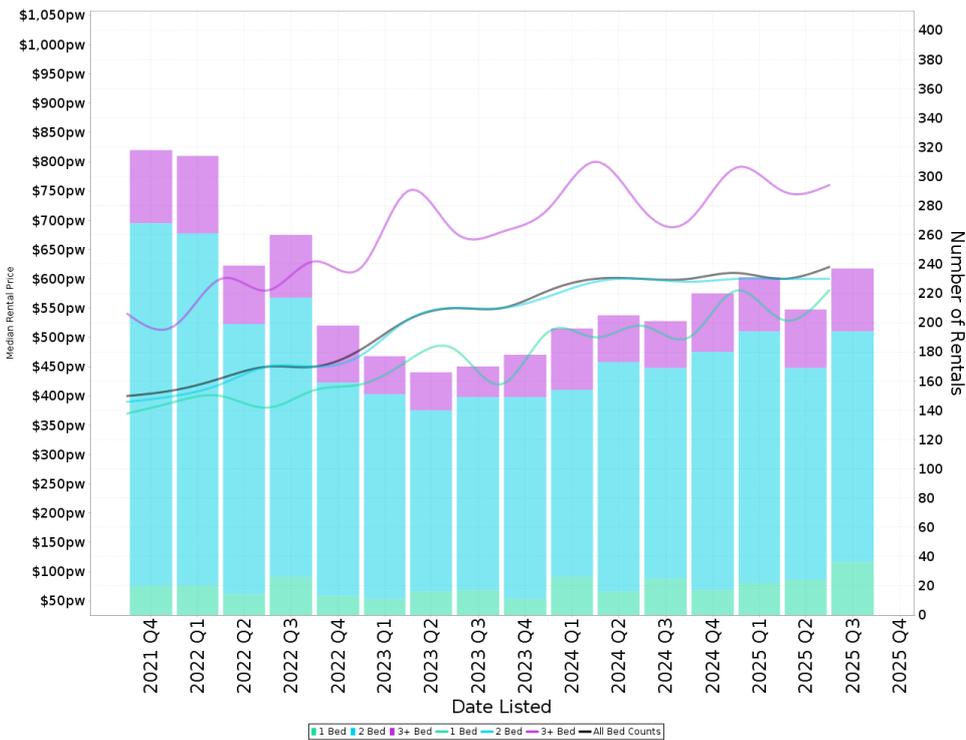
Current Median Price: \$1,550,000  
Previous Median Price: \$1,360,000  
Based on 218 registered House sales compared over the last two rolling 12 month periods.

## Suburb Rental Yield

**+2.5%**

Current Median Price: \$1,550,000  
Current Median Rent: \$750  
Based on 194 registered House rentals compared over the last 12 months.

# Median Weekly Rents (Units)



## Suburb Sale Price Growth

**+8.4%**

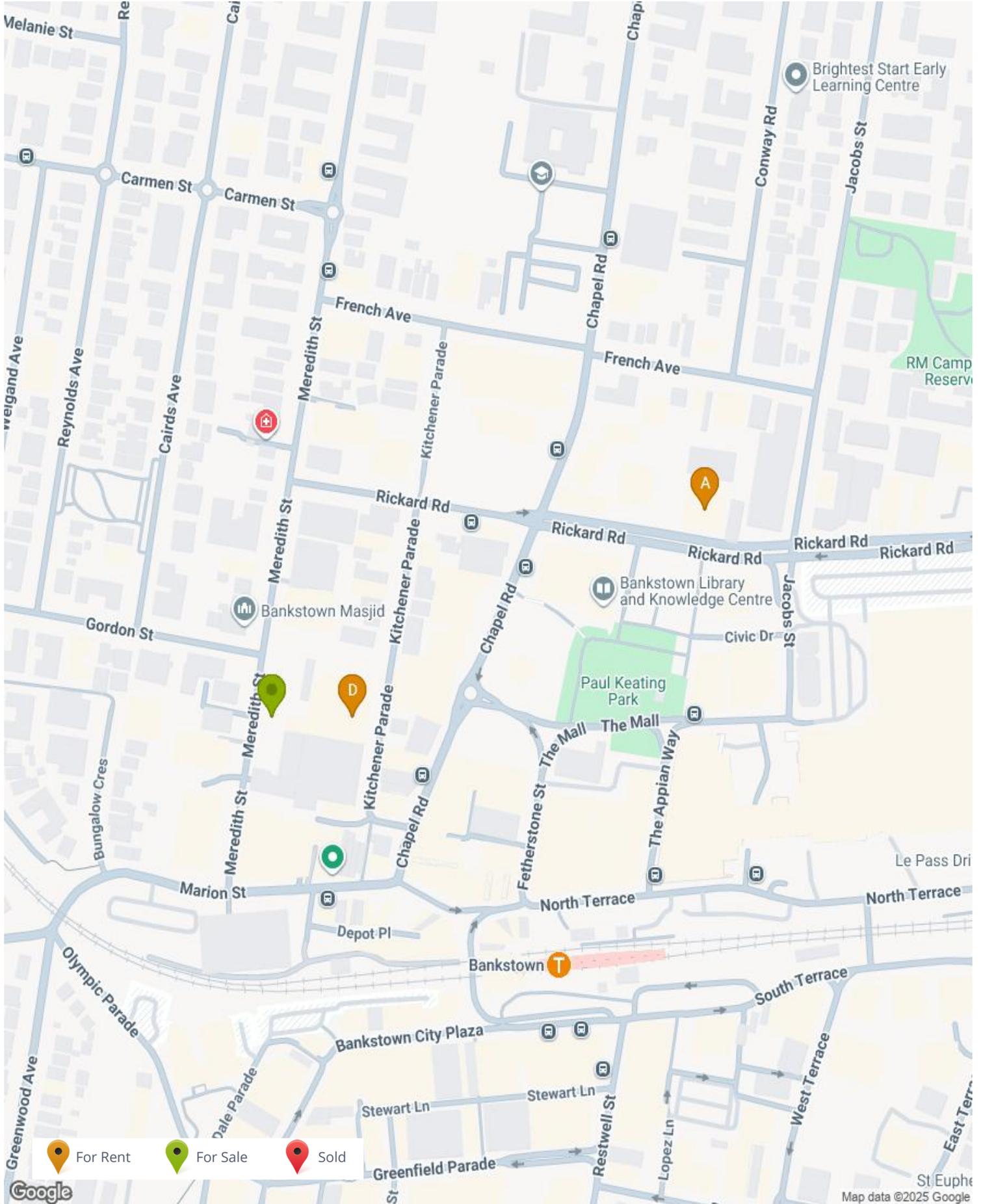
Current Median Price: \$585,000  
Previous Median Price: \$539,750  
Based on 1179 registered Unit sales compared over the last two rolling 12 month periods.

## Suburb Rental Yield

**+5.3%**

Current Median Price: \$585,000  
Current Median Rent: \$600  
Based on 897 registered Unit rentals compared over the last 12 months.

# Comparable Properties Map



## Nearby Comparable Rental Properties

There are 6 rental properties selected within the radius of 500.0m from the focus property. The lowest for rent price is \$700 and the highest for rent price is \$740 with a median rental price of \$710. Days listed ranges from 4 to 28 days with the average currently at 16 days for these selected properties.

### 506/61-63 RICKARD RD, BANKSTOWN 2200

UBD Ref: Sydney - 252 A15

 2  2  1



Property Type: Unit  
Area: 119 m<sup>2</sup> (119 m<sup>2</sup>)  
RPD: 38//SP91053

Features:

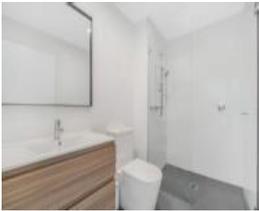
Current Rent Price: **\$700 per week**  
First Rent Price: **\$700 per week**  
Month Listed: **October 2025**  
Days on Market: **4 Days**



### 808/19 MEREDITH ST, BANKSTOWN 2200

UBD Ref: Sydney - 251 P16

 2  1  1



Property Type: Unit  
Area: 600 m<sup>2</sup>  
RPD: 171//SP99763

Features: BUILD YR: 2024, ENSUITE, BUILT IN ROBES, MODERN KITCHEN, AIR CONDITIONED, IMPROVEMENTS: INTERCOM, FLOORBOARDS, SECURE PARKING, DISHWASHER

Current Rent Price: **\$720 per week**  
First Rent Price: **\$720 per week**  
Month Listed: **October 2025**  
Days on Market: **17 Days**



### 106/61 RICKARD RD, BANKSTOWN 2200

UBD Ref: Sydney - 252 A15

 2  2  1



Property Type: Unit  
Area: 121 m<sup>2</sup> (121 m<sup>2</sup>)  
RPD: 7//SP91053

Features: DECK, BUILT IN ROBES, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS: CLOSE TO SHOPS, INTERCOM, SECURE PARKING

Current Rent Price: **\$700 per week**  
First Rent Price: **\$750 per week**  
Month Listed: **October 2025**  
Days on Market: **17 Days**



### 515/38 KITCHENER PDE, BANKSTOWN 2200

UBD Ref: Sydney - 251 Q16

 2  2  1



Property Type: Unit  
Area: 438 m<sup>2</sup>  
RPD: 235//SP99741

Features:

Current Rent Price: **\$740 per week**  
First Rent Price: **\$760 per week**  
Month Listed: **October 2025**  
Days on Market: **22 Days**



### 1206/19 MEREDITH ST, BANKSTOWN 2200

UBD Ref: Sydney - 251 P16

 2  1  1



Property Type: Unit  
Area: 600 m<sup>2</sup>  
RPD: 201//SP99763

Features:

Current Rent Price: **\$700 per week**  
First Rent Price: **\$700 per week**  
Month Listed: **September 2025**  
Days on Market: **28 Days**



**401/36 KITCHENER PDE, BANKSTOWN 2200**

UBD Ref: Sydney - 251 Q16



2



2



1



Property Type: Unit  
Area: 438 m<sup>2</sup>  
RPD: 23//SP99741

Features:

Current Rent Price: **\$725 per week**  
First Rent Price: **\$750 per week**  
Month Listed: **September 2025\* (Rented)**  
Days on Market: **11 Days**



