

MAROUBRA PROPERTY REPORT

SUMMER 2024

Courtesy of

Ray White Maroubra | South Coogee

RayWhite®



WHAT'S HAPPENING IN OUR MARKET?



Australian median house prices increased by \$75,000 over the past 12 months. In many parts of the country however, the increases were far higher, despite a sharp rise in interest rates during the year.

Although the cost of finance soared, there was no shortage of money to buy in some of our most desirable locations.

Topping the list was not surprisingly Sydney's eastern suburbs. This is not only the most expensive region of Australia but has also seen the strongest increase over the past 20 years. In 2023, Sydney's eastern suburbs median increased by almost \$230,000 to hit \$3.6 million.

Will these trends continue? Although Sydney is by far our least affordable city, particularly relative to incomes, there still seems to be significant amounts of people being able to afford to buy in our beautiful, beachside suburbs.

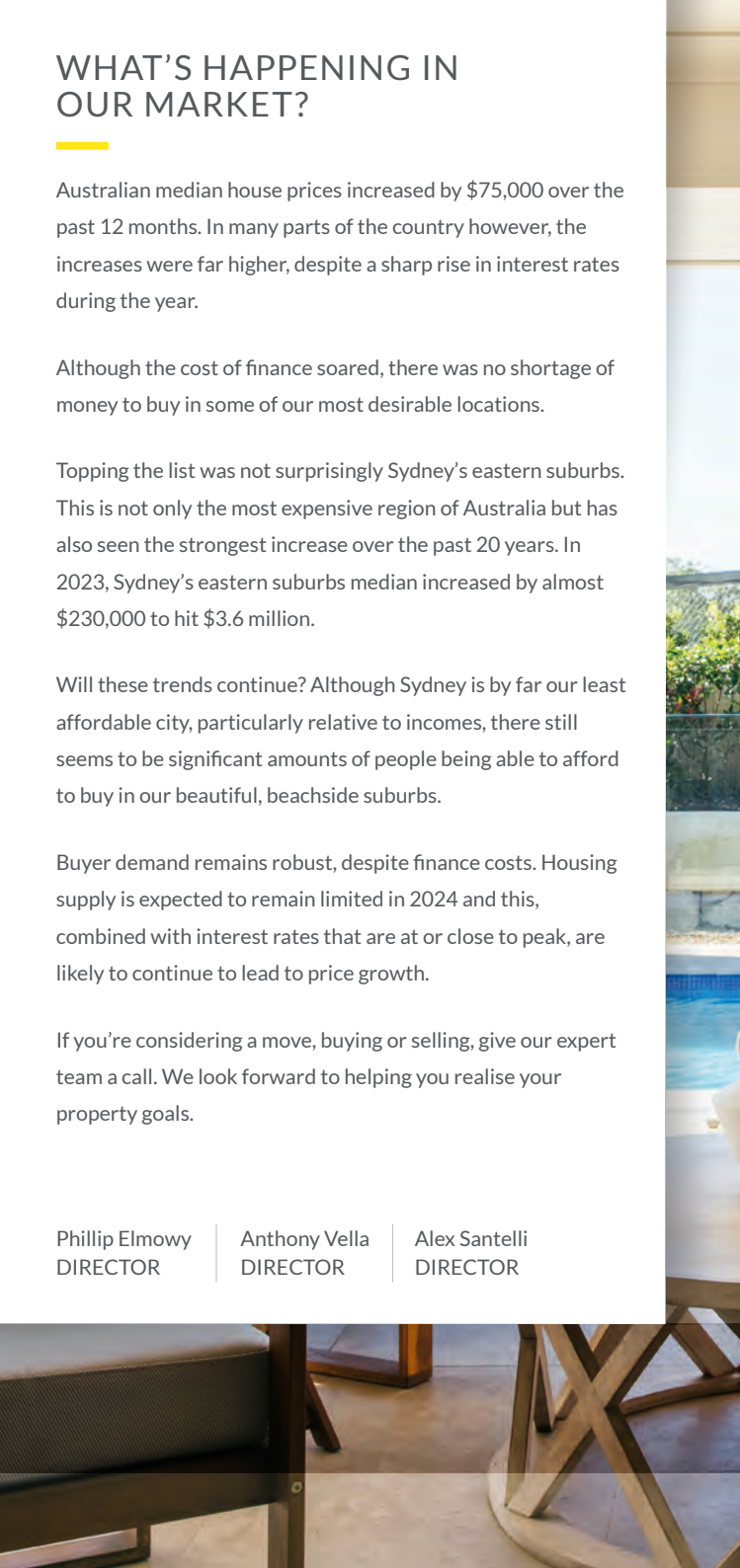
Buyer demand remains robust, despite finance costs. Housing supply is expected to remain limited in 2024 and this, combined with interest rates that are at or close to peak, are likely to continue to lead to price growth.

If you're considering a move, buying or selling, give our expert team a call. We look forward to helping you realise your property goals.

Phillip Elmowy
DIRECTOR

Anthony Vella
DIRECTOR

Alex Santelli
DIRECTOR



RECENT RESIDENTIAL SALES



SOLD
37 Tunstall Avenue, Kingsford
House



SOLD
207 Gale Road, Maroubra
Semi



SOLD
15 Hinkler Street, Maroubra
House



SOLD
11 Monash Gardens, Pagewood
House



SOLD
20/1094 Anzac Parade, Maroubra
Apartment



SOLD
3/101-103 Wentworth Street, Randwick
Apartment



SOLD
2F/16 Bligh Place, Randwick
Apartment

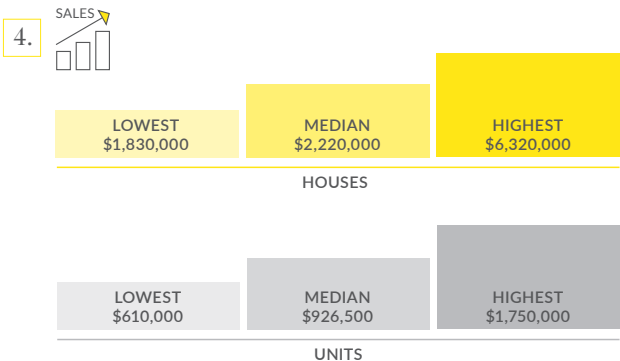
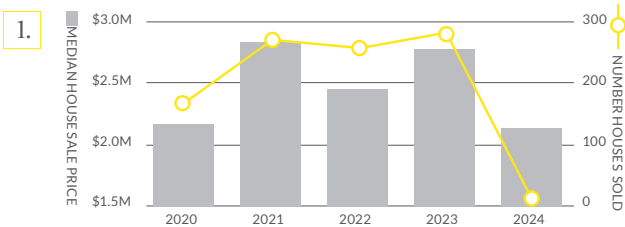


SOLD
6/15 Jauncey Place, Hillsdale
Apartment

FAST FACTS

MAROUBRA

Compared to five years ago, the median sales price for houses in Maroubra has increased 37.7% which equates to a compound annual growth rate of 6.6%.



RECENT COMMERCIAL ACTIVITY



SOLD
37 Houston Road, Kingsford
Land/Development



SOLD
20/36 O'Riordan Street, Alexandria
Industrial/Warehouse



SOLD
2/849 South Dowling Street, Waterloo
Offices



SOLD
207/414-416 Gardeners Road, Rosebery
Offices



LEASED
219 Maroubra Road, Maroubra
Retail



LEASED
655 Botany Road, Rosebery
Retail



LEASED
178B Marine Parade, Maroubra
Retail



LEASED
9/250 Pitt Street, Sydney
Offices

YOUR RAY WHITE TEAM

DIRECTORS

Premier Business Leader 2020/2021 & 2021/2022



Phillip Elmoway
02 8347 6060
0425 285 444



Anthony Vella
02 8347 6085
0412 232 904



Alex Santelli
02 9101 8008
0403 104 146

RESIDENTIAL & COMMERCIAL TEAM

No.1 NSW/ACT Property Management Business of the Year 2019/2020 & 2020/2021
No.3 NSW/ACT Property Management Business Development of the Year 2019/2020
No.9 Blue Office Settled Commission 2019/2020

Amber Halil

New Business Development

Helena Apostolatos

Property Manager

Koxan Oey

Leasing Consultant

Amy Vella

Commercial Sales & Leasing

James Papachristou

Property Manager

Matt Skene

Property Manager

Amelia Curran

Reception / Administration

Jason Malouf

Licensed Real Estate Agent

Michael Guirguis

Property Manager

Dean Cassidy

Property Manager

Joan Gannon

Property Management
Administration

Mona Piankerd

Property Management
Support

Dennis Theodorou

Property Manager

Joanne McNamara

Receptionist

Natasha Arifin

Marketing Manager

Dianah Farhat

Sales Accounts

John Skufiris

Licensed Real Estate Agent

Orazio Palazzolo

Property Manager

Domenic Severino

Commercial Leasing
Executive

Karrisa Lisha

Property Manager

Sienna Elmoway

Executive Marketing
& Media

Eden Elmoway

Licensed Real Estate Agent

Katrina Vassiliadis

Receptionist

Sophie Sutinen

Sales Coordinator

Faye Miao

Financial Controller

Kaye Lui

Property Management
Accounts

Tina Dimarchos

Commercial Administrator

RAY WHITE MAROUBRA SOUTH COOGEE

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