



RayWhite®

MAROUBRA PROPERTY REPORT

SPRING 2023

Courtesy of Ray White Maroubra | South Coogee

WHAT'S HAPPENING IN OUR MARKET?



Year-on-year, we are now recording the strongest growth since July 2022. Australian house prices increased by 6.6% while units increased by 4.3% over the past 12 months.

While there was speculation that house price growth would slow once more properties became available for sale, this doesn't seem to be the case. Buyer demand remains robust, despite finance costs and the relative difficulties in getting a home loan compared to 18 months ago.

Nearly all major cities saw listings decline in September. On a year-on-year basis, however, the trend is far more positive. Sydney is leading the charge with total listings up almost 26%.

At this point, it does look like the supply/demand imbalance between people wanting to buy and the number of properties for sale will ensure that price growth continues. Ray White listing authorities (the point at which a vendor signs to a Ray White agent but the property is not yet advertised) pulled back in Sydney and Melbourne in September relative to August. If this trend continues, and starts to be observed in other states, it's likely that this will be a contributor to continued price growth, alongside ongoing strong population growth and low housing supply.

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
238 Boyce Road, Maroubra
House



SOLD
73 Hinkler Street, Maroubra
Semi



SOLD
112 Marine Parade, Maroubra
House



SOLD
40 Dransfield Avenue, Mascot
House



SOLD
2/33 Henry Street, Randwick
Apartment



SOLD
285 Fitzgerald Avenue, Maroubra
Semi



SOLD
2/7 Flack Avenue, Hillsdale
Apartment

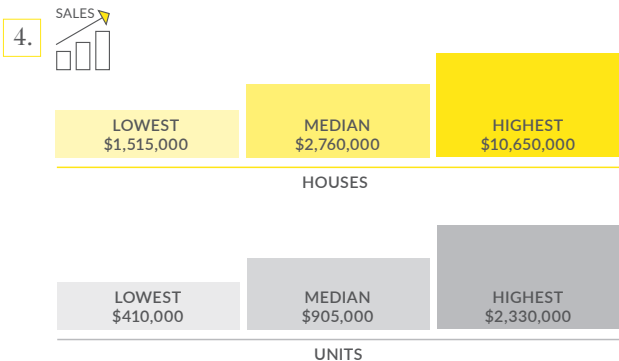
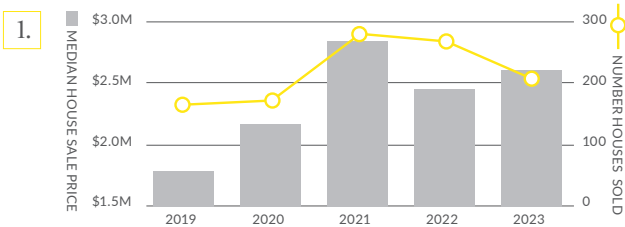


SOLD
142/26 Jasmine Street, Botany
Apartment

FAST FACTS

MAROUBRA

Compared to five years ago, the median sales price for houses in Maroubra has increased 33.3% which equates to a compound annual growth rate of 5.9%



RECENT COMMERCIAL ACTIVITY



SOLD
199-203A Malabar Road, South Coogee
Retail



SOLD
Suite 2.08/90 Bourke Road, Alexandria
Offices



SOLD
114 King Street, Newtown
Retail



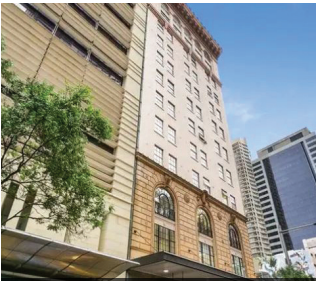
SOLD
1/51 Bourke Road, Alexandria
Showroom



LEASED
Shop 1, 2/928-930 Anzac Pde, Maroubra
Retail



LEASED
Ground 642-644 Bourke St, Surry Hills
Retail



LEASED
10/250 Pitt Street, Sydney
Offices



LEASED
251 Coward Street, Mascot
Industrial/Warehouse

YOUR RAY WHITE TEAM

DIRECTORS

Premier Business Leader 2020/2021 & 2021/2022



Phillip Elmowy
02 8347 6060
0425 285 444



Anthony Vella
02 8347 6085
0412 232 904



Alex Santelli
02 9101 8008
0403 104 146

RESIDENTIAL 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

James Papachristou

Property Manager

Koxan Oey

Leasing Consultant

Amy Vella

Licensed Real Estate Agent

Jason Malouf

Licensed Real Estate Agent

Matt Skene

Property Manager

Dean Cassidy

Property Manager

Jeremy Elmowy

Licensed Real Estate Agent

Michael Guirguis

Property Manager

Dennis Theodorou

Property Manager

Joan Gannon

Property Management
Administration

Mona Piankerd

Property Management
Support

Dianah Farhat

Sales Accounts

Joanne McNamara

Receptionist

Natasha Arifin

Marketing Manager

Eden Elmowy

Licensed Real Estate Agent

Karrisa Lisha

Property Manager

Orazio Palazzolo

Property Manager

Faye Miao

Financial Controller

Katrina Vassiliadis

Receptionist

Sienna Elmowy

Reception/Administration

Helena Apostolatos

Property Manager

Kaye Lui

Property Management
Accounts

Sophie Sutinen

Sales Coordinator

COMMERCIAL TEAM

Domenic Severino

Leasing Executive

John Skufiris

Licensed Real Estate Agent

Tina Dimarchos

Commercial Administrator

Eddie Petro

Special Projects &
Capital Markets

Mary Dudley

Commercial Administrator

RAY WHITE MAROUBRA SOUTH COOGEE

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