

MAROUBRA PROPERTY REPORT

WINTER 2024

Courtesy of

Ray White Maroubra | South Coogee

RayWhite[®]



WHAT'S HAPPENING IN OUR MARKET?



Australian houses and units continued to see upward price momentum over the last months, growing by 0.7 per cent and 0.3 per cent respectively. The ongoing lack of stock, with listings remaining tight, has resulted in increased competition keeping values elevated in both metropolitan and regional markets across the country.

Despite inflation results not falling as strongly as anticipated, expectations surrounding interest rates continue to suggest downward movement later this year. Continued price momentum is likely to remain a feature of the Australian housing market for much of this year. House prices have recorded 10.3 per cent annual growth to the current median of \$870,243 while units have grown over the year by 7.9 per cent to a median of \$647,406 nationally.

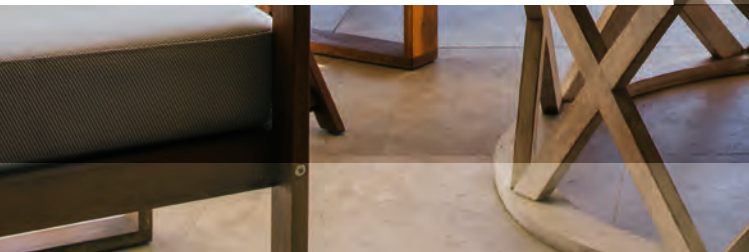
Listing numbers saw sizable decreases in both March and April. Sentiment surrounding purchasing has improved as inflation results saw further decreases, likely to fuel interest rate reductions. Listing levels for May sit slightly below that of 2023 results with owners opting to “wait and see”, particularly given the ongoing change in values.

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
16 Little Street, Maroubra
House



SOLD
10/2 Fenton Avenue, Maroubra
Apartment



SOLD
20B Beach Street, Coogee
House



SOLD
19 Partanna Avenue, Matraville
House



SOLD
217/741-747 Botany Road, Rosebery
Apartment



SOLD
156A Ferguson Street, Maroubra
House



SOLD
14 Hannan Street, Maroubra
House

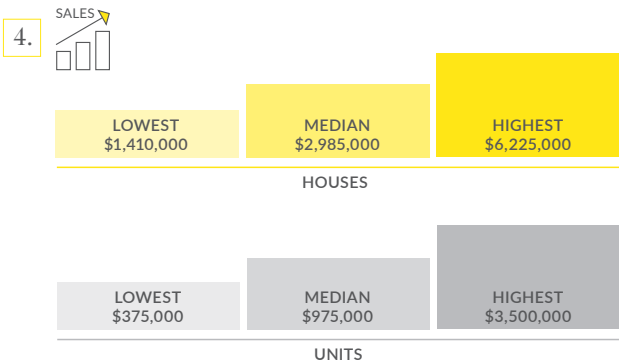
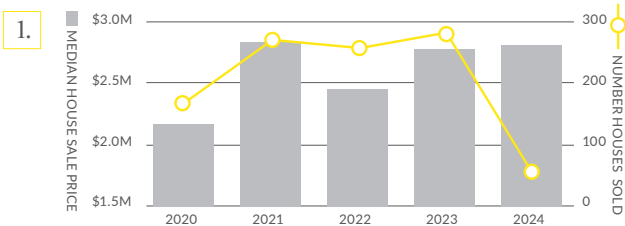


SOLD
603/767 Anzac Parade, Maroubra
Apartment

FAST FACTS

MAROUBRA

Compared to five years ago, the median sales price for houses in Maroubra has increased 50% which equates to a compound annual growth rate of 8.9%.



RECENT COMMERCIAL ACTIVITY



SOLD
691 Botany Road, Rosebery
Retail



SOLD
313/350 George Street, Sydney
Office



SOLD
5D/66 High Street, Randwick
Office



SOLD
11/420-426 Pitt Street, Haymarket
Office



LEASED
Shop 2/620-624 Botany Road, Alexandria
Showrooms/Bulky Goods



LEASED
135 Malabar Road, South Coogee
Retail



LEASED
5/635 Gardeners Road, Mascot
Office



LEASED
Shop 3/928-930 Anzac Parade, Maroubra
Retail

YOUR RAY WHITE TEAM

DIRECTORS

Premier Business Leader 2020/2021 & 2021/2022



Phillip Elmow
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 Elmow
Executive Marketing
& Media

Eden Elmow
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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