



**RayWhite.**

# Bella Vista

Market Report | Autumn 2024

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Ray White Castle Hill





# RAY WHITE CASTLE HILL - KNOWS HAPPINESS





## Autumn - 2024

Dear Valued Clients,

I'm thrilled to present our Autumn Market Review Document, providing invaluable insights into the ever-evolving real estate landscape of the vibrant Hills District. Over the past 12 months, we've witnessed a consistent rise in median price growth for house sales, with Kellyville experiencing an impressive increase of 13.4%, Castle Hill up by 8.8%, and surrounding suburbs following suit with similarly robust numbers.

Despite recent fluctuations, our local market has displayed remarkable resilience, characterised by steady activity and promising opportunities for both buyers and sellers. The recent decision to maintain interest rates at a stable level has further bolstered confidence and stability in the market. Coupled with our unwavering commitment to providing expert guidance and support, we're well-equipped to navigate any market changes effectively on your behalf.

At Ray White Castle Hill, our dedication extends beyond real estate transactions. We're deeply rooted in our community and proud to partner with esteemed organisations such as Ronald McDonald House Charities and Cancer Council, actively contributing to initiatives that make a meaningful impact in the lives of those in need. As we embrace the autumn season, we stand ready to adapt to evolving market dynamics, ensuring that we continue to deliver exceptional service and results for you, our valued clients.

Thank you for entrusting us with your real estate needs. We look forward to assisting you in achieving your goals in the upcoming months.

Our Castle Hill office is open Monday to Saturday from 9:00am to 5:00pm and we can be reached on 02 9680 2255.



**Philip Kelly**  
Director



**David Dowling**  
Director



RECENT SALES

# Bella Vista



25 Whiteman Avenue, Bella Vista

5 Beds / 3 Baths / 3 Cars

\$2,710,000



117 Chapel Lane, Bella Vista

5 Beds / 3 Baths / 2 Cars

\$2,300,000



20 Charlemont Terrace, Bella Vista

5 Beds / 3 Baths / 3 Cars

\$3,730,000



7 Gardenview Court, Bella Vista

5 Beds / 3 Baths / 2 Cars

\$3,830,000



9 Mount Bank Rise, Bella Vista

4 Beds / 3 Baths / 3 Cars

\$4,100,000



9 Sandstock Way, Bella Vista

4 Beds / 3 Baths / 3 Cars

\$3,025,710

## RECENT SALES

# Bella Vista

No.	Address	Property type	Features	Sale Price	Sale Date
1	25 Whiteman Avenue, Bella Vista	House	5 Beds / 3 Baths / 3 Cars	\$2,710,000	26 Feb 2024
2	117 Chapel Lane, Bella Vista	House	5 Beds / 3 Baths / 2 Cars	\$2,300,000	23 Feb 2024
3	20 Charlemont Terrace, Bella Vista	House	5 Beds / 3 Baths / 3 Cars	\$3,730,000	12 Feb 2024
4	7 Gardenview Court, Bella Vista	House	5 Beds / 3 Baths / 2 Cars	\$3,830,000	31 Jan 2024
5	G04/105 Bella Vista Drive, Bella Vista	Townhouse	4 Beds / 3 Baths / 2 Cars	\$1,700,000	12 Jan 2024
6	11 Arabella Place, Bella Vista	House	5 Beds / 3 Baths / 2 Cars	\$2,550,000	20 Dec 2023
7	9 Sandstock Way, Bella Vista	House	4 Beds / 3 Baths / 3 Cars	\$3,025,710	18 Dec 2023
8	61/28 Norbrik Drive, Bella Vista	Retirement Living	3 Beds / 2 Baths / 2 Cars	\$1,750,000	18 Dec 2023
9	15 Westwood Way, Bella Vista	House	5 Beds / 2 Baths / 2 Cars	\$2,325,000	15 Dec 2023
10	9 Mount Bank Rise, Bella Vista	House	4 Beds / 3 Baths / 3 Cars	\$4,100,000	30 Nov 2023





## Market Snapshot - Bella Vista

### Total Sales by Quarter

	2024/23	2023/22	2022/21
Mar - May	—	38	37
Jun - Aug	36	33	30
Sep - Nov	34	30	41
Dec - Feb	18	16	25

Median House Sale Price

**\$2,422,500**

▲ 4.2% change vs. last year

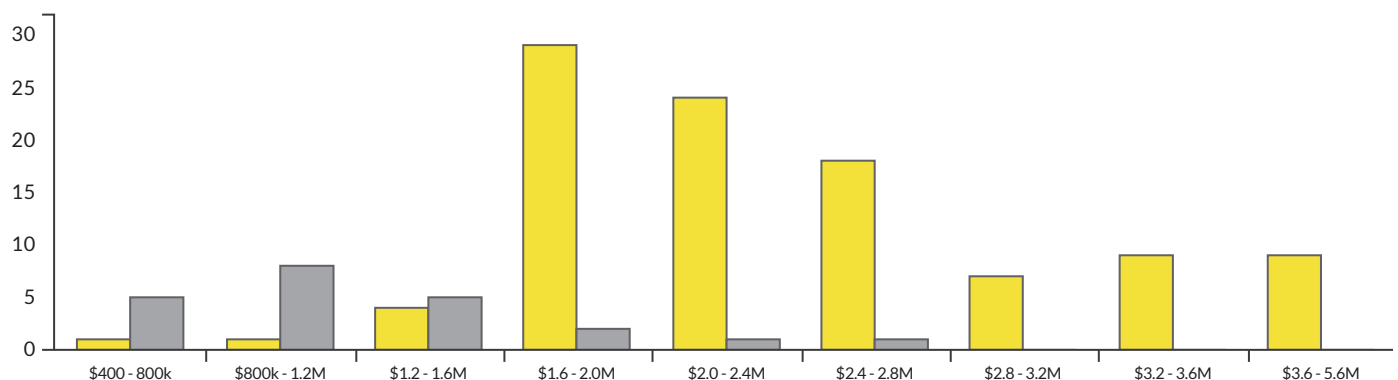
Median Unit Sale Price

**\$1,172,500**

▲ 24.7% change vs. last year

### Sales By Price Range (Dec 2022 – Nov 2023)

■ Houses ■ Units







# RAY WHITE CASTLE HILL - KNOWS HAPPINESS







# Fun Family

# OUTINGS

TO DO IN AUTUMN

## VIVID SYDNEY

Between 24 May - 15 June 2024, Sydney will once again host their award winning festival. See the program of Light, Music, Ideas and Food, brought together by this year's artistic direction, "Vivid Sydney, Humanity".



## BLUE MOUNTAINS

The Blue Mountains, approximately 40 mins west of Sydney, boasts multiple tourist attractions and nature reserves. Take a walk and see the Three Sisters, ride the railway at Scenic World, or even book a tour through the must see Jenolan Caves.



## SYDNEY ROYAL EASTER SHOW

Hosted between 22 March - 02 April 2024 at Sydney Showground at Sydney Olympic Park. Attend the Royal Dog Show, hop on a ride or grab lunch from one of the many food trucks available. Tickets are available to purchase online.







# Welcome AUTUMN

2024

## HAWKESBURY SHOW

Hosted across the 19th, 20th and 21st of April this year, the Hawkesbury Show boasts many attractions/rides, show bags, animal petting zoos and food stalls to entertain all during this season. If the Royal Easter Show is too crowded for you, this is a great alternative.



## SYDNEY ZOO

This brand-new zoo located in Eastern Creek is the only combined zoo and aquarium in NSW! With tickets available to purchase online, you can see the 4000+ animals the zoo provides a home to. Every half hour, there are a huge range of free keeper talks and feeds to see.

## MACQUARIE CENTRE ICE SKATING

Test your skills at the ice skating rink in Macquarie Centre for some family fun. After, grab a bite to eat from the wide variety of dine in and take away restaurants in the huge shopping centre above.





## WHO ARE WE

# Local experts, working for you.



**Philip Kelly**  
Director



**Kieron Stedman**  
New Developments / Project Mkg



**Brendan Jackson**  
New Developments / Project Mkg



**Paul Conti**  
Sales Executive



**Peter Iann**  
Sales Executive



**Daniel Llamas**  
Sales Executive



**Joel Simpson**  
Sales Executive



**Kael Sharp**  
Sales Executive



**Matthew Langdon**  
Sales Executive



**Saby Arora**  
Sales Executive



**Craig Robinson**  
Sales Executive



**Shafeel Haq**  
Sales Executive



**Angela McKinnon**  
Sales



**Yong Park**  
Korean Sales Consultant



## WHO ARE WE

# Local experts, working for you.



**Odette Roach**  
Business Manager



**Elaine Keenan**  
Sales Systems Manager



**Elisa Khamo**  
Business Support Manager



**Lisa Jia**  
PA to Kael Sharp



**Selena Aleman**  
Business Support Manager to  
Kael Sharp



**Jennifer Walkom**  
Property Management  
Department Head



**Ken Zeng**  
Property Management  
Team Leader



**Jessica Prior**  
Property Management  
Property Officer



**Charley Russell-Jones**  
Property Management  
Leasing Officer



**Ana Bujak**  
Sales Assistant



**Ellen Woodward**  
Sales Assistant



**Angela Xu**  
Sales Assistant



**Jack Khamu**  
Sales Assistant



**Sophie Tindale**  
Sales Assistant



**Stephanie Trojko**  
Sales Support Administrator



**Chelsea Knowles**  
Sales Support Administrator



**Anna Baker**  
Administration



The RayWhite logo consists of the word "RayWhite" in a bold, italicized, black sans-serif font, centered on a solid yellow rectangular background.

**RayWhite**

## Ray White Castle Hill

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