



**RayWhite.**

# Castle Hill

Market Report | Winter 2024

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Ray White Castle Hill



# RAY WHITE CASTLE HILL - KNOWS HAPPINESS



# Winter 2024

Dear Valued Clients,

As we step into Winter, the Hills District real estate market continues to show resilience and promise. The Ray White Castle Hill auction clearance rate for June stands at an impressive 90.4%, a testament to our market-leading expertise in auctions. This remarkable achievement highlights our proven skills and experience in this domain, setting us apart from other agencies.

With interest rates remaining on hold, this stability provides a favourable environment for both buyers and sellers. At Ray White Castle Hill, we are closely monitoring these trends to provide you with the most accurate and up-to-date market insights.

Beyond our commitment to real estate, we take pride in our active role within the community. Our partnerships with Ronald McDonald House Charities, Cancer Council and a number of other important local organisations and clubs, are a testament to our dedication to making a positive impact. As the colder weather sets in, we anticipate a shift in market dynamics and are here to guide you through any opportunities and challenges this season may bring.

Thank you for your continued trust in Ray White Castle Hill. We look forward to assisting you with all your real estate needs this Winter.

Warm regards,



**Philip Kelly**  
Director



**David Dowling**  
Director



RECENT SALES

# Castle Hill



5 Broadoak Place, Castle Hill

5 Beds / 3 Baths / 2 Cars

\$3,057,100



19 Ulundri Drive, Castle Hill

5 Beds / 3 Baths / 5 Cars

\$3,150,000



10A Tower Court, Castle Hill

3 Beds / 2 Baths / 2 Cars

\$1,600,000



6 Jarrah Place, Castle Hill

6 Beds / 3 Baths / 2 Cars

\$2,860,000



96-96a Parsonage Road, Castle Hill

6 Beds / 3 Baths / 2 Cars

\$2,500,000



10 Verletta Avenue, Castle Hill

4 Beds / 2 Baths / 2 Cars

\$2,260,000

RECENT SALES

# Castle Hill



G17/16 Middleton Avenue, Castle Hill  
2 Beds / 2 Baths / 1 Car \$980,150



38/8-14 Mercer Street, Castle Hill  
2 Beds / 2 Baths / 2 Cars \$980,000



13/23-35 Crane Road, Castle Hill  
3 Beds / 2 Baths / 2 Cars \$1,270,000



77/2-4 Purser Avenue, Castle Hill  
3 Beds / 2 Baths / 2 Cars \$1,300,000



501/12-14 Pennant Street, Castle Hill  
2 Beds / 2 Baths / 2 Cars \$949,500



5/57-63 Cecil Avenue, Castle Hill  
2 Beds / 2 Baths / 2 Cars \$880,000

Market Snapshot | Castle Hill

Total Sales by Quarter

	2024/23	2023/22	2022/21
Mar - May	226	150	176
Jun - Aug	247	174	147
Sep - Nov	190	169	254
Dec - Feb	220	102	166

Median House Sale Price

\$2,400,000

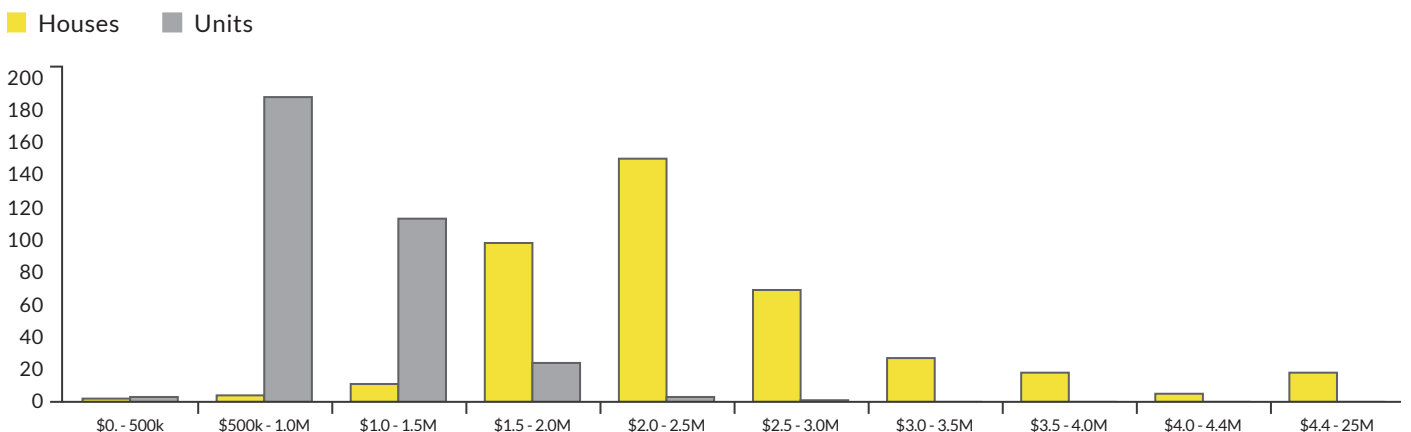
▲ 9.8% change vs. last year

Median Unit Sale Price

\$918,000

▲ 2.9% change vs. last year

Sales By Price Range (Mar 2023 – Feb 2024)





# RAY WHITE CASTLE HILL - KNOWS HAPPINESS



STAYING WARM ON A BUDGET THIS

# WINTER

## Get More Out of Your Heating System

### Turn it Down

Your heater only needs to be set between 18 and 22°C - anything higher isn't necessary!



### Maintain Your Heater

Give your heater a full service. Maintaining your heater helps keep it running at peak efficiency. Clean your filters regularly and service your system professionally.



### Switch it Off

Turn the heater off when you're not in the room and don't leave it on overnight.

### Timing

If you can set a timer on your heater, set it to turn on for 15 minutes on low before you arrive home, rather than blasting it on high when you arrive.

### Add a Fan


You can boost the effectiveness of electric heaters by using the fan function.







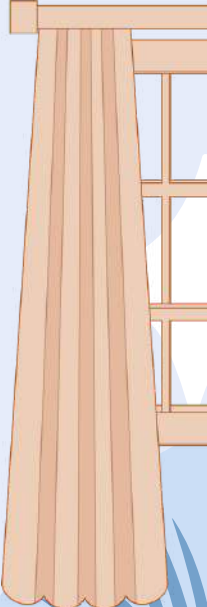
## Rug Up



Use rugs; They are ideal insulators and also give you a soft surface to walk on. The more floor you can cover, the more insulated your room will be. Timber floorboards and floor tiles can be too cold in winter, but are so cool in summer.

## Treat Your Windows

Shutters are great for light control, but they are not the most affordable option. Curtains are more cost-effective. Block-out fabrics are known to retain warmth and prevent air infiltration, which helps keep interior spaces cosy and comfortable.




## Upgrade Insulation

When a home is well insulated, heat is prevented from escaping through the walls, roof, and other surfaces.

Not sure whether your insulation needs updating? Firstly, consider that older homes may not have any insulation at all. Secondly, look at your energy bills. Updating your insulation may be an achievable D.I.Y. job, particularly in the ceiling.

Unless you're doing an extensive renovation, retrofitting wall insulation can be a complex task. If you have access to the ceiling and underfloor, insulating these first is recommended.



## 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 Xu**  
Sales Executive



**Sonal Kabra**  
Sales Executive



**Leah Li**  
Sales Executive

## WHO ARE WE

# Local experts, working for you.



**Odette Roach**  
Business Manager



**Elaine Keenan**  
Sales Systems Manager



**Elisa Khamo**  
Business Support Manager



**Abby Boceski**  
Business Support Admin



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



**Lisa Jia**  
PA to Kael Sharp



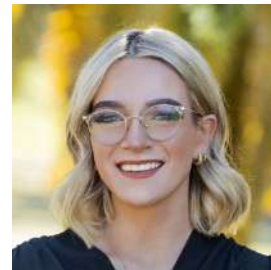
**Jennifer Walkom**  
Property Management  
Department Head



**Jessica Prior**  
Property Management  
Property Officer



**Paul Dowling**  
Performance Manager



**Ana Bujak**  
Sales Assistant



**Ellen Woodward**  
Sales Assistant



**Jack Khamu**  
Sales Assistant



**Jaidyn Brown**  
Sales Assistant



**Mustafa Hidari**  
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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