

2019

SPRING
ACREAGE
MARKET SALES REPORT

TUGGERAH OFFICE

P 02 4353 8712

F 02 4311 2622

E tyson@thepropertymarket.com.au

Suite 6 Zenith Building

6 Reliance Dr, Tuggerah, NSW, 2259



TYSON NICHOLSON

PRINCIPAL/DIRECTOR

0418 251 312 | tyson@thepropertymarket.com.au

CENTRAL COAST AND LAKE MACQUARIE

TOTAL SPRING ACREAGE SALES

\$90,856,500

MEDIAN ACREAGE SALE PRICE

\$1,260,000

The expected softening of the market in 2019 saw fewer acreage sales across Lake Macquarie and the Central Coast than last year, but prices remaining strong. The settling of the dust from the federal election and Royal Commission added to low interest rates, relaxed lending criteria and economic policy designed to encourage property purchasing is bringing more people into the market. With first home buyers increasing in both confidence and numbers, this is giving our mid-range owners the opportunity to move into their dream lifestyle properties.

We anticipate this will mean a strong start to the acreage market in the new year and expect buyer enthusiasm to continue well into 2020. When combined with realistic vendors, this will result in a fair bit of upward momentum within the area.

“
**SMART,
PROFESSIONAL,
FRIENDLY AND
SUPPORTIVE.
A DREAM
RESULT.**

Charles Styles
**1761 WISEMANS FERRY RD
CENTRAL MANGROVE
SOLD \$866,000**

”



[thepropertymarket.com.au](https://www.thepropertymarket.com.au)

the
propertymarket

POSTCODE 2250

ADDRESS	SUBURB	DETAIL	LAND SIZE M ²	PRICE	DATE
145 Oak Road	Matcham	6 / 3 / 10	10,650	\$1,480,000	1-Sep-19
297 Oak Road	Matcham	4 / 2 / 2	15,190	Not Disclosed	6-Sep-19
1/240 Matcham Road	Matcham	5 / 3 / 10	10,000	\$1,750,000	12-Sep-19
2002 Peats Ridge Road	Calga	3 / 1 / 0	48,562	\$1,225,000	27-Sep-19
18 Erina Valley Road	Erina	Land	9,096	\$1,230,000	27-Sep-19
922 George Downes Drive	Kulnura	4 / 2 / 2	94,036	\$1,300,000	27-Sep-19
50 Nardoo Road	Peats Ridge	3 / 1 / 8	28,970	\$1,250,000	22-Oct-19
12 Murina Close	Holgate	6 / 4 / 4	6,007	\$2,200,000	22-Oct-19
142 Bell Road	Mangrove Mountain	1 / 1 / 4	404,700	\$1,625,000	23-Oct-19
245 Oak Road	Matcham	7 / 3 / 4	19,130	\$2,800,000	23-Oct-19
44 Hunts Road	Kulnura	4 / 1 / 2	5,887	\$890,000	25-Oct-19
14 Kawana Avenue	Niagara Park	4 / 2 / 0	19,020	\$800,000	30-Oct-19
327 The Ridgeway	Lisarow	5 / 2 / 2	29,660	\$1,070,000	30-Oct-19
114 Coachwood Road	Matcham	6 / 5 / 4	13,050	\$3,600,000	1-Nov-19
79 Carrington Street	Narara	4 / 1 / 4	8,144	Not Disclosed	6-Nov-19

POSTCODE 2251

ADDRESS	SUBURB	DETAIL	LAND SIZE M ²	PRICE	DATE
562 Empire Bay Drive	Bensville	5 / 3 / 3	10,000	\$1,162,500	13-Sep-19
713 The Scenic Road	Macmasters Beach	4 / 2 / 1	10,030	\$1,180,000	16-Sep-19
25 Picketts Valley Road	Picketts Valley	Land	10,370	\$750,000	21-Sep-19
243 Avoca Drive	Kincumber	6 / 6 / 3	10,000	\$1,860,000	27-Sep-19
709 The Scenic Road	Macmasters Beach	6 / 2 / 4	25,820	Not Disclosed	18-Nov-19
8 Country View Close	Picketts Valley	3 / 2 / 6	12,940	\$1,525,000	23-Nov-19

*Information provided by RP Data

POSTCODE 2257

ADDRESS	SUBURB	DETAIL	LAND SIZE M ²	PRICE	DATE
17 Pomona Road	Empire Bay	4 / 3 / 6	10,000	\$1,250,000	4-Oct-19
180-182 Empire Bay Drive	Empire Bay	Land	5,976	\$500,000	24-Oct-19

POSTCODE 2258

ADDRESS	SUBURB	DETAIL	LAND SIZE M ²	PRICE	DATE
32 Cherry Lane	Fountaindale	4 / 2 / 1	20,980	Not Disclosed	13-Sep-19
202 Ourimbah Creek Road	Ourimbah	Land	14,070	\$1,025,000	20-Sep-19
14 Old Farm Place	Ourimbah	3 / 1 / 2	15,660	\$950,000	26-Sep-19
79 Pleasant Valley Road	Fountaindale	6 / 3 / 5	7,036	\$1,380,000	30-Sep-19
36 Howes Road	Ourimbah	11 / 5 / 13	50,000	\$1,700,000	1-Oct-19
50 Footts Road	Ourimbah	Land	10,000	\$250,000	10-Oct-19
156 Ourimbah Creek Road	Ourimbah	4 / 4 / 3	16,060	\$1,695,000	2-Nov-19
76 Glen Road	Ourimbah	5 / 3 / 2	10,020	\$600,000	6-Nov-19
70 Palmdale Road	Palmdale	3 / 2 / 2	28,750	\$1,220,000	30-Nov-19

*Information provided by RP Data

POSTCODE 2259

ADDRESS	SUBURB	DETAIL	LAND SIZE M ²	PRICE	DATE
555 Bushells Ridge Road	Bushells Ridge	2 / 2 / 4	87,300	\$1,025,000	6-Sep-19
670 Yarramalong Road	Wyong Creek	3 / 2 / 2	64,700	\$1,325,000	13-Sep-19
849 Jilliby Road	Dooralong	5 / 3 / 2	80,120	\$1,380,000	14-Sep-19
25-31 Railway Road	Warnervale	Land	14,970	\$1,600,000	25-Sep-19
1507 Mandalong Road	Dooralong	Land	84,000	\$950,000	27-Sep-19
1 Robinvale Lane	Yarramalong	4 / 2 / 3	13,890	\$1,230,000	10-Oct-19
22 Holloway Drive	Jilliby	4 / 2 / 2	10,010	\$1,150,000	16-Oct-19
22 Treelands Drive	Jilliby	4 / 3 / 2	5,000	\$775,000	21-Oct-19
46 Bunning Creek Road	Yarramalong	Land	974,600	\$423,000	31-Oct-19
27 Treelands Drive	Jilliby	3 / 2 / 2	5,814	\$900,000	31-Oct-19
28 Burlington Avenue	Jilliby	5 / 2 / 4	11,540	\$1,310,000	5-Nov-19
73 Forest Road	Wye	4 / 2 / 2	10,100	\$1,050,000	8-Nov-19
48 The Valley Way	Mardi	4 / 3 / 6	15,650	Not Disclosed	8-Nov-19
58 Burlington Avenue	Jilliby	4 / 2 / 6	10,117	\$1,300,000	19-Nov-19
1175 Dooralong Road	Dooralong	4 / 3 / 6	39,510	\$1,300,000	30-Nov-19



*Information provided by RP Data



DOORALONG
849 JILLIBY ROAD
\$1,380,000

the 
propertymarket



WYEE
73 FOREST ROAD
\$1,050,000

the 
propertymarket

POSTCODE 2260

ADDRESS	SUBURB	DETAIL	LAND SIZE M ²	PRICE	DATE
22 Brush Road	Wamberal	3 / 2 / 1	9,800	\$1,310,000	30-Sep-19
80 Brush Road	Wamberal	4 / 3 / 13	10,100	\$1,550,000	19-Oct-19
475 Tumbi Road	Wamberal	4 / 3 / 4	7,100	\$1,470,000	2-Nov-19

POSTCODE 2261

ADDRESS	SUBURB	DETAIL	LAND SIZE M ²	PRICE	DATE
33 Palm Valley Road	Tumbi Umbi	4 / 2 / 2	8,494	\$1,110,000	5-Sep-19
7 Hansens Road	Tumbi Umbi	5 / 3 / 9	10,800	\$1,685,000	21-Sep-19
19 Palm Valley Road	Tumbi Umbi	6 / 4 / 4	5,353	\$1,600,000	2-Oct-19
13 Hicks Lane	Tumbi Umbi	4 / 2 / 2	10,000	Not Disclosed	11-Nov-19

POSTCODE 2264

ADDRESS	SUBURB	DETAIL	LAND SIZE M ²	PRICE	DATE
79 Main Road	Morisset	5 / 3 / 3	10,000	\$965,000	2-Sep-19
52 Hillcrest Road	Mirrabooka	5 / 2 / 2	9,131	\$930,000	13-Sep-19
17A Payten Street	Eraring	4 / 3 / 3	5,420	\$2,600,000	24-Sep-19
52 Border Street	Eraring	5 / 3 / 2	12,070	\$1,510,000	29-Nov-19

*Information provided by RP Data

POSTCODE 2265

ADDRESS	SUBURB	DETAIL	LAND SIZE M ²	PRICE	DATE
37 Kings Road	Cooranbong	5 / 3 / 3	7,366	\$940,000	11-Sep-19
4 Searle Close	Cooranbong	4 / 2 / 5	10,500	\$875,000	4-Nov-19
1096 Freemans Drive	Cooranbong	9 / 8 / 10	92,070	\$1,900,000	20-Nov-19
70 Matthews Valley Road	Cooranbong	3 / 2 / 1	10,160	\$720,000	22-Nov-19
116 Alton Road	Cooranbong	5 / 3 / 9	8,410	Not Disclosed	29-Nov-19

POSTCODE 2280

ADDRESS	SUBURB	DETAIL	LAND SIZE M ²	PRICE	DATE
10 Eagles Nest Close	Belmont North	4 / 3 / 6	10,898	Not Disclosed	20-Nov-19

POSTCODE 2281

ADDRESS	SUBURB	DETAIL	LAND SIZE M ²	PRICE	DATE
4 Cams Wharf Road	Cams Wharf	5 / 3 / 2	7,993	\$1,301,000	22-Oct-19

POSTCODE 2265

ADDRESS	SUBURB	DETAIL	LAND SIZE M ²	PRICE	DATE
20 Burton Road	Eleebana	2 / 1 / 2	8,094	\$1,325,000	19-Sep-19
32 Cherry Road	Eleebana	3 / 2 / 3	7,588	\$1,230,000	2-Oct-19

*Information provided by RP Data

POSTCODE 2285

ADDRESS	SUBURB	DETAIL	LAND SIZE M ²	PRICE	DATE
6 Park Street	Cardiff	4 / 3 / 4	5,204	\$990,000	9-Nov-19

POSTCODE 2289

ADDRESS	SUBURB	DETAIL	LAND SIZE M ²	PRICE	DATE
74 Wimbledon Grove	Garden Suburb	Land	11,000	\$990,000	24-Oct-19

POSTCODE 2290

ADDRESS	SUBURB	DETAIL	LAND SIZE M ²	PRICE	DATE
21 Burwood Road	Whitebridge	5 / 5 / 4	10,000	Not Disclosed	25-Nov-19
74 Wilsons Road	Mount Hutton	3 / 1 / 1	16,431	\$2,180,000	28-Nov-19

POSTCODE 2775

ADDRESS	SUBURB	DETAIL	LAND SIZE M ²	PRICE	DATE
4200 Wisemans Ferry Road	Spencer	Land	67,090	\$150,000	4-Oct-19

*Information provided by RP Data



TYSON NICHOLSON

PRINCIPAL/DIRECTOR

0418 251 312 | tyson@thepropertymarket.com.au

TUGGERAH OFFICE

P 02 4353 8712

F 02 4311 2622

E info@thepropertymarket.com.au

Suite 6 Zenith Building

6 Reliance Dr, Tuggerah, NSW, 2259

GWANDALAN OFFICE

P 02 4976 1777

F 02 4972 5303

E info@thepropertymarket.com.au

63 Gamban Rd,

Gwandalan, NSW, 2259

  thepropertymarket.com.au