

April 1 - June 30, 2024



Street
Record!

East Gosford

QUARTERLY REPORT



Number of homes
sold April - June
Quarter 2024



Did you know One Agency Neil & Helena Mani also specialise in property management?

If you are not 100% satisfied with your current property management situation, it is easy to make the switch.

Simply call Monique today on 0432 477 909, and she will manage the handover with no disruption to your tenants.

We look forward to providing you with peace of mind and making sure you are free from worry, by looking after your valuable investment.



57 Bay View Avenue
EAST GOSFORD
SOLD FOR \$1,150,000 POST AUCTION



Highest Sale Price

House

\$3,000,000

Villa/Townhouse/Unit

\$1,350,000

Median Sale Price

House

\$1,274,000

Villa / Townhouse / Unit

\$828,000

Median Rent

House

\$620pw

Villa / Townhouse / Unit

\$500pw



305/63 Masons Pde

POINT FREDERICK

\$1,145 p/w



Source: Core Logic



***Information about this report.** We (the agent/cy) have endeavoured to show all sales reported by all agents & individuals as listed on publicly available sources for the mentioned period. We believe this information to be accurate, whilst all care has been taken, no representation has been made and no responsibility is accepted for the accuracy of the whole or any part of this document. Individuals are directed to rely on their own enquiries. Please disregard this publication if your property is exclusively listed with another agent. Properties displayed are only those which have been publicly listed and sold by multiple agents/cies in the area. We advise you seek independent advice on your area statistics if you are thinking of buying or selling.

EAST GOSFORD RECENT SALES

ADDRESS				PRICE
32 Caroline St	4	3	4	\$3,000,000
8 Caroline St	4	2	1	\$1,700,000
3 Russell St	3	2	1	\$1,375,000
8/5 George St	3	2	2	\$1,350,000
1/27 Webb St	3	2	2	\$1,200,000
57 Bay View Ave	5	3	2	\$1,150,000
5/1a Adelaide St	3	2	2	\$1,100,000
5 Diana St	4	2	2	\$1,100,000
17 Russell Drysdale St	6	3	2	\$1,091,000
3/24 Webb St	3	2	2	\$980,000
27 White St	3	1	1	\$957,000
86 Bay View Ave	4	2	2	\$934,000
10 Bay View Ave	3	1	1	\$920,000
54 Waratah St	3	2	3	\$905,000
58 Wells St	3	1	1	\$880,000
3/52-54 Wells St	3	2	2	\$850,000
6/76 Wells St	4	2	1	\$845,000
12/64-66 Althorp St	3	1	1	\$810,000
1/68 Althorp St	3	2	2	\$810,000
11/53-55 Caroline St	3	1	1	\$770,000
9/25 Waratah St	3	2	1	\$720,000
2/76 Wells St	3	2	1	\$715,000
13/64-66 Althorp St	3	1	1	\$710,000
2/39 Brougham St	2	1	1	\$670,000
2/28-30 Russell St	2	1	1	\$585,000
5/9-13 Wells St	2	1	1	\$570,000
5/39-43 Melbourne St	2	2	1	\$560,000
3/6 Melbourne St	3	3	3	Undisclosed
3/32 Brougham St	3	1	1	Undisclosed
2/33 Melbourne St	3	2	1	Undisclosed
8 Sierra Cres	3	2	3	Undisclosed

SOLD BY NEIL & HELENA MANI



5 Diana Street  4  2  2
EAST GOSFORD
SOLD - \$1,100,000 - Sold Under The Hammer



1/68 Althorp Street  3  2  2
EAST GOSFORD
SOLD - \$810,000



2/76 Wells Street  3  2  1
EAST GOSFORD
SOLD - \$715,000

5 Diana Street >>
VENDOR TESTIMONIAL



Neil & Helena Mani

Area Specialists

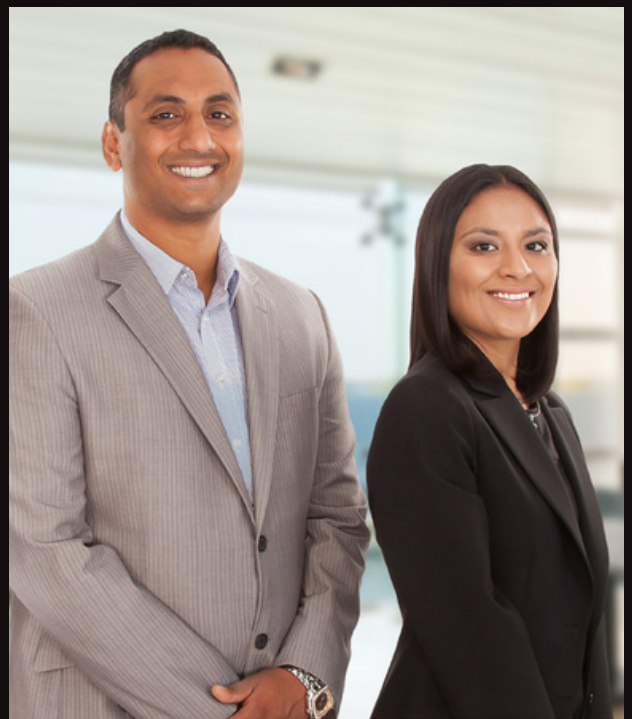
East Gosford Quarterly Wrap

As we usher in the new financial year, the real estate landscape in our region is brimming with activity and opportunities. Whether you're considering selling, investing, or simply curious about the market trends, we're pleased to offer our insights and expertise into the East Gosford real estate market.

The Reserve Bank has kept interest rate rises modest this year, holding the cash rate target at 4.35% since November, which is increasing buyer confidence. Strong buyer activity in East Gosford has been reflected in steady price increases and sellers have seen a comfortable 12.7% rise in house prices in the last 12 months.

Since the beginning of the year, more homes are selling in East Gosford and across NSW, reflecting robust demand and healthy market conditions. The rental yield is also very strong, with both strata properties and freestanding houses seeing strong rental returns and very low vacancy rates.

Front cover is 5 Diana Street, East Gosford sold by Neil and Helena Mani



Do you know what your home is worth?

Whether it's out of curiosity, future planning, understanding your equity or because you are considering selling, we are always happy to come to you and offer a complimentary market appraisal. There are so many factors that can influence housing prices, but as your local experts, we are always available for a chat, with confidentiality, empathy and honesty.

Here's to a prosperous and fulfilling new financial year.

Find Out What Your
Property Is Worth
Instantly >>

