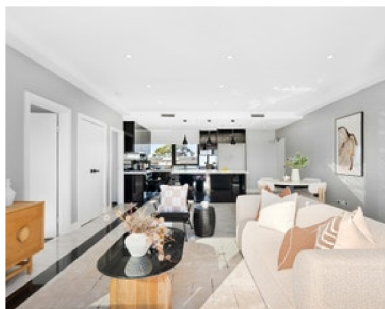




13/32-36 Princes Highway

Sylvania NSW 2224

🚗 2 🚲 2 🚗 2

🏠 Land: 163m²

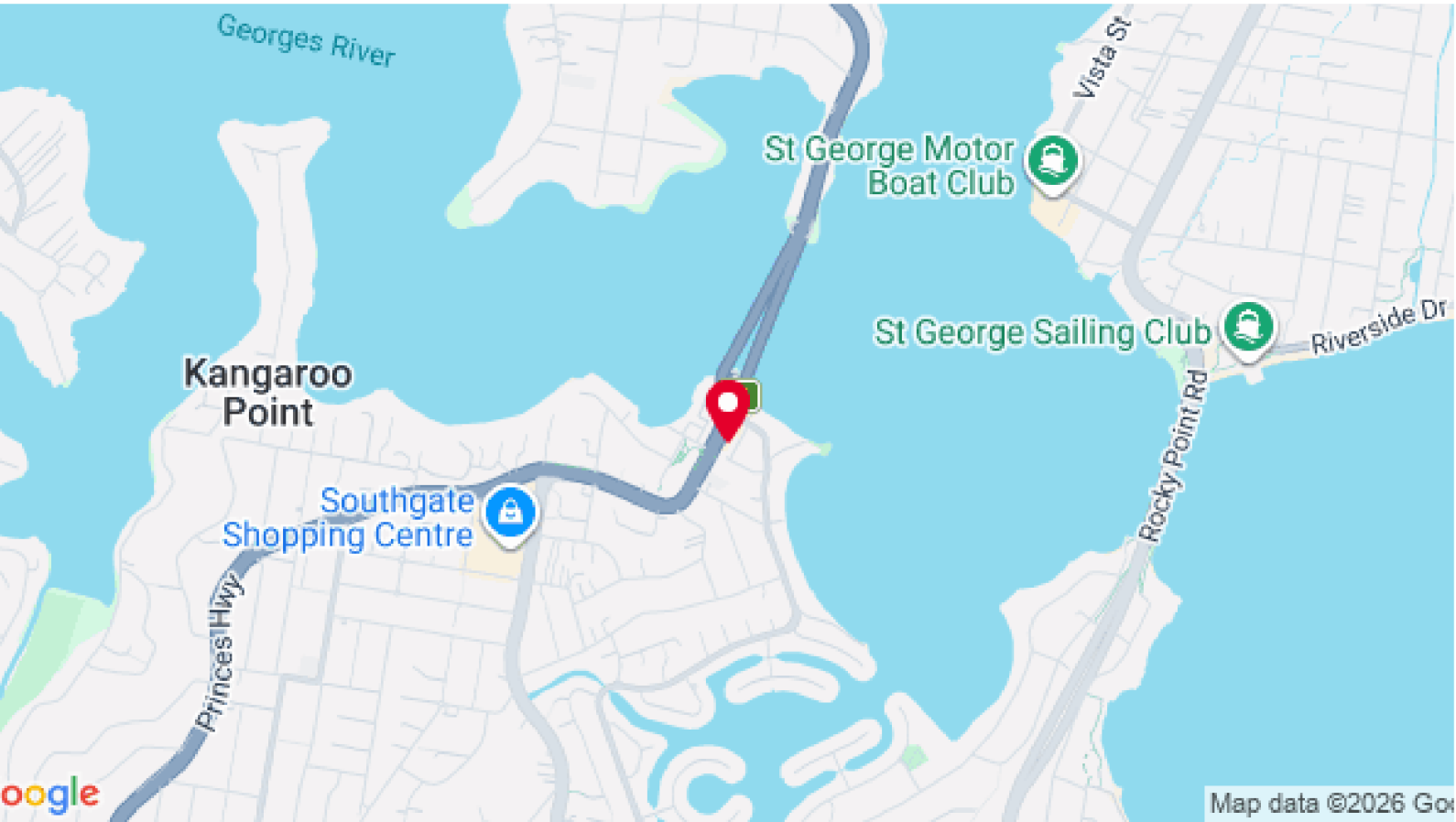
Unit | Plan: SP96262 | Lot: 13

Stewart Maloney
Century 21 - Sutherland Shire

0419 995 713
stewart@c21sutherlandshire.com.au



TARGET PROPERTY



Property history

Date	Price	Event Type	Days Listed
NOW	\$890,000 - \$950000	Active	34 days



SOLD PROPERTIES



11/32-36 Princes Highway

Sylvania NSW 2224

2
 2
 1
 Land: 121m²
 -

Price / m² -

Year built -

Distance 0.0km

Property type Unit

\$890,000*

Last sold 16 Apr 2026

80 days on site

Same complex, Rear Facing, Quieter, nice views



7/15-17 Clare Street

Sylvania NSW 2224

2
 1
 1
 Land: 1099m²
 -

Price / m² -

Year built -

Distance 0.1km

Property type Unit

\$940,000*

Last sold 27 Mar 2026

1 days on site

Not a waterfront, 35 year old building



6/284 Belgrave Esplanade

Sylvania Waters NSW 2224

2
 2
 1
 Land: 1371m²
 Floor: 91m²

Price / m² \$10,714

Year built -

Distance 1.4km

Property type Unit

\$975,000*

Last sold 09 Apr 2026

39 days on site

Busy spot, but centrally located



1/15-17 Clare Street

Sylvania NSW 2224

2
 1
 1
 Land: 96m²
 -

Price / m² -

Year built -

Distance 0.1km

Property type Unit

\$890,000

Last sold 17 Mar 2026

22 days on site

Not a waterfront, 35 year old building



8/19 Clare Street

Sylvania NSW 2224

2
 1
 1
 Land: 1670m²
 -

Price / m² -

Year built -

Distance 0.2km

Property type Unit

\$1,025,000*

Last sold 20 Mar 2026

44 days on site

Waterfront, very old building, very small inside



15/19 Clare Street

Sylvania NSW 2224

2
 1
 1
 Land: 1670m²
 -

Price / m² -

Year built -

Distance 0.2km

Property type Unit

\$1,050,000*

Last sold 23 Jan 2026

days on site

Waterfront, very old building, very small inside



14/32-36 Princes Highway

Sylvania NSW 2224

2
 2
 2
 Land: 1053m²
 -

Price / m² -

Year built -

Distance 0.0km

Property type Unit

\$880,000

Last sold 31 Oct 2025

351 days on site

Same complex, almost symmetrical layout, but original kitchen, odd kitchen layout, no deck, only west facing



38/1 Koorooma Pl

Sylvania NSW 2224

2 1 2 Land: 154m² -

Price / m² -

Year built -

Distance 0.1km

Property type Unit

\$1,030,000

Last sold 26 Nov 2025

days on site

Great location



3/15-17 Clare Street

Sylvania NSW 2224

2 1 1 Land: 1099m² Floor: 91m²

Price / m² \$9,758

Year built -

Distance 0.1km

Property type Unit

\$888,000

Last sold 18 Nov 2025

23 days on site

Not a waterfront, 35 year old building



13/266 Princes Highway

Sylvania NSW 2224

2 2 2 Land: 1849m² Floor: 180m²

Price / m² \$5,138

Year built -

Distance 1.8km

Property type Unit

\$925,000*

Last sold 11 Dec 2025

25 days on site

Busy spot, younger complex



MARKET INSIGHTS - SALES

Understanding the current market relating to your property. Sourced by PropTrack and realestate.com.au.

Sylvania market snapshot in the last 12 months

For 2 bed units in Sylvania. Trend data is calculated based on a rolling twelve month period.

Median sale price

\$890k

↑ Up 23.6% from this time last year

Sold volume

28

↑ Up 47.4% from this time last year

Price growth

23.6%

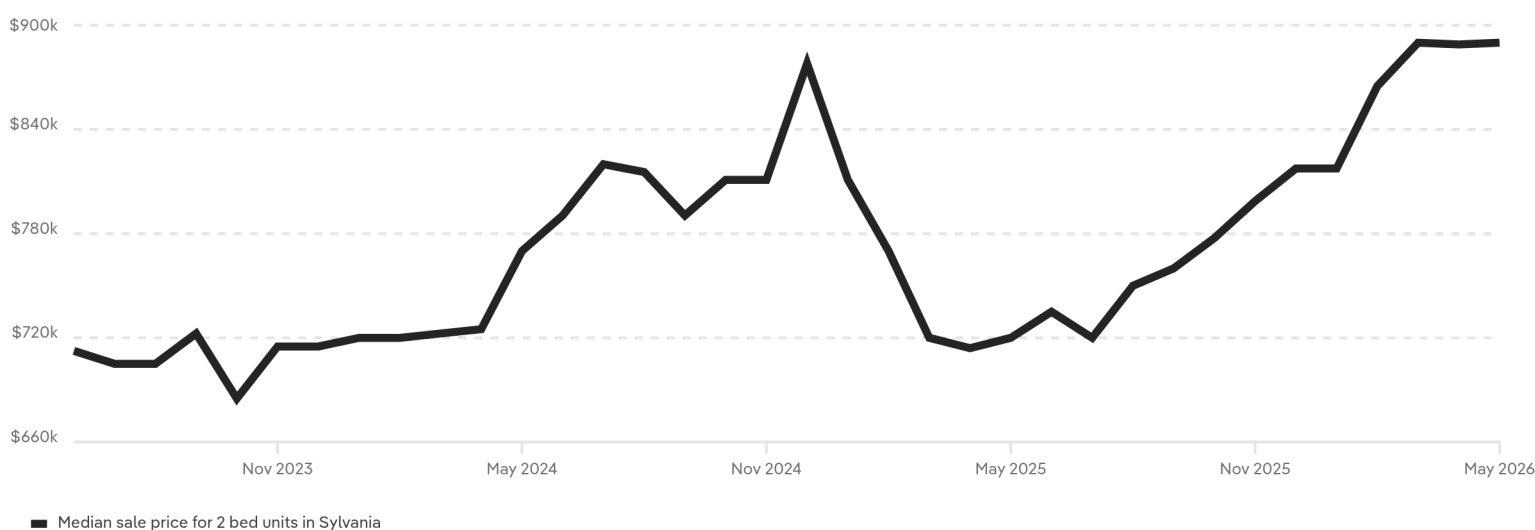
Median days on market

24 days

↑ Up 9.1% from this time last year

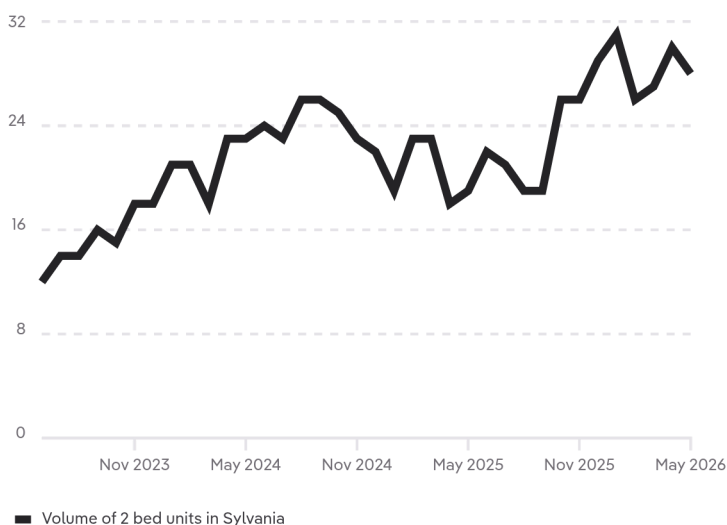
Median sale price - 3 year trend

Showing the median sale price of 2 bed units in Sylvania



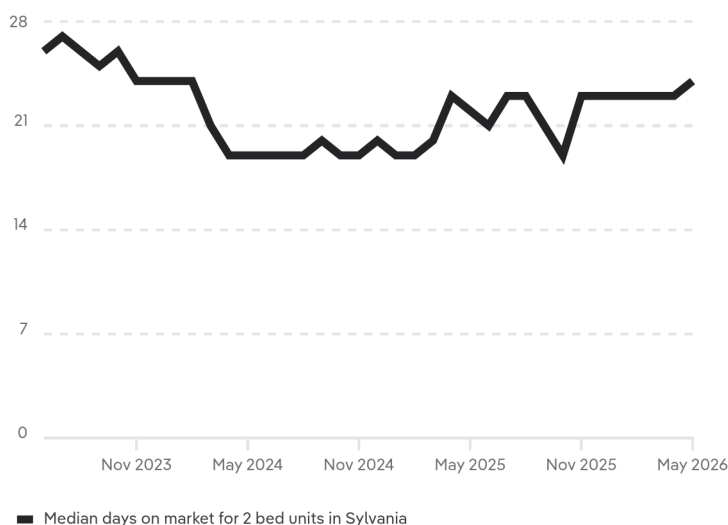
Properties sold - 3 year trend

Showing how many 2 bed units in Sylvania have sold



Median days on market - 3 year trend

Showing how long it takes 2 bed units in Sylvania to sell





Demand for similar properties

Market activity on realestate.com.au for 2 bed units in Sylvania

Potential buyers

343

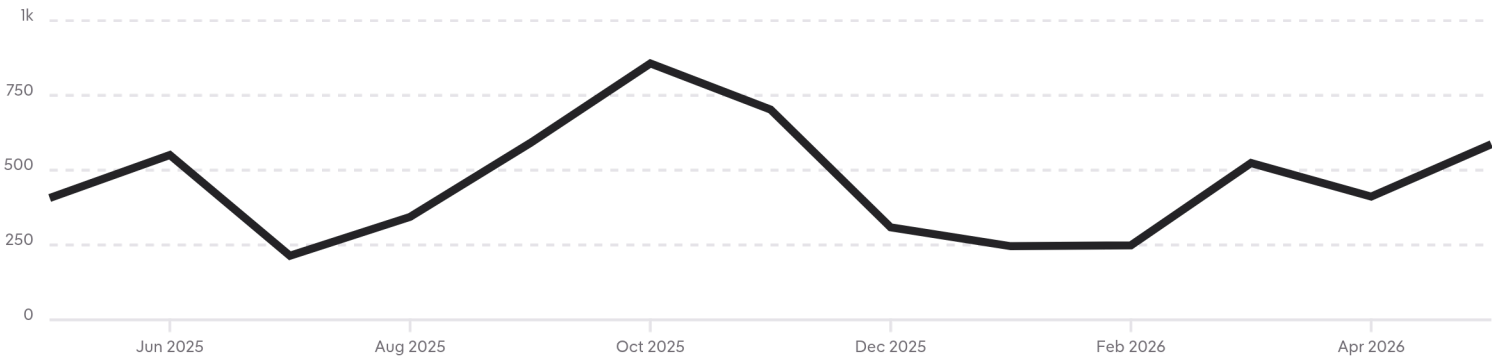
↓ Down 5% from this time last week

Similar for sale

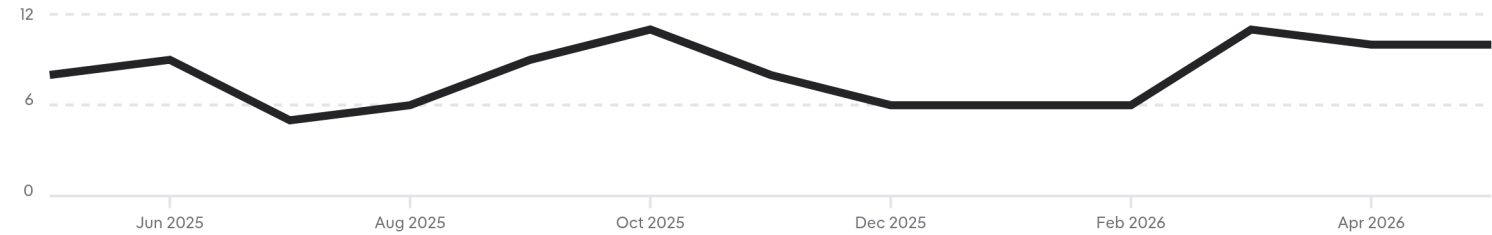
10

Potential buyers

Showing the number of people who are seriously interested in listings for 2 bed units in Sylvania on realestate.com.au



Similar properties for sale



Potential buyers calculation - People demonstrate serious interest on realestate.com.au with sales listings through a combination of high buyer-specific behaviour. Behaviour includes actions like saving a property, sending enquiries, contacting agents or saving inspection times over multiple visits and days. The number of potential buyers is determined by aggregating both MyREA members and anonymous users, and takes into account usage of multiple devices by the same user.



MARKET INSIGHTS - RENTALS

Understanding the current market relating to your property. Sourced by PropTrack and realestate.com.au.

Sylvania market snapshot in the last 12 months

For 2 bed units in Sylvania. Trend data is calculated based on a rolling twelve month period.

Median rental price

\$650 pw

↑ Up 6.6% from this time last year

Leased volume

49

↓ Down 7% from this time last year

Price growth

6.6%

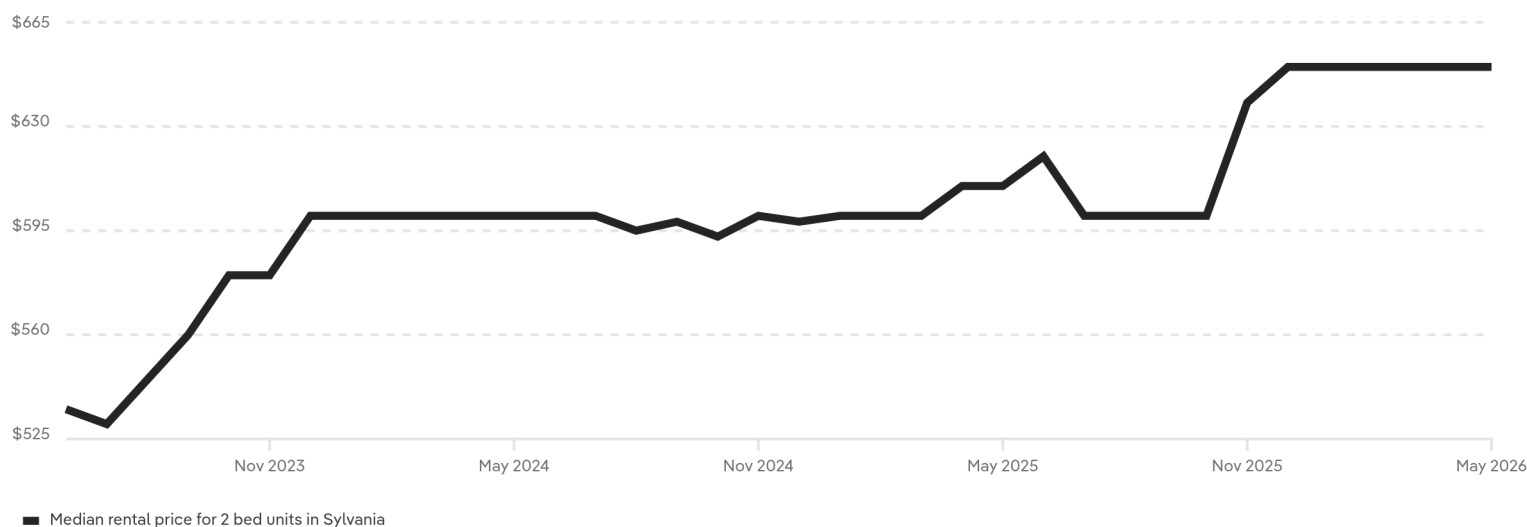
Median days on market

16 days

↑ Up 6.7% from this time last year

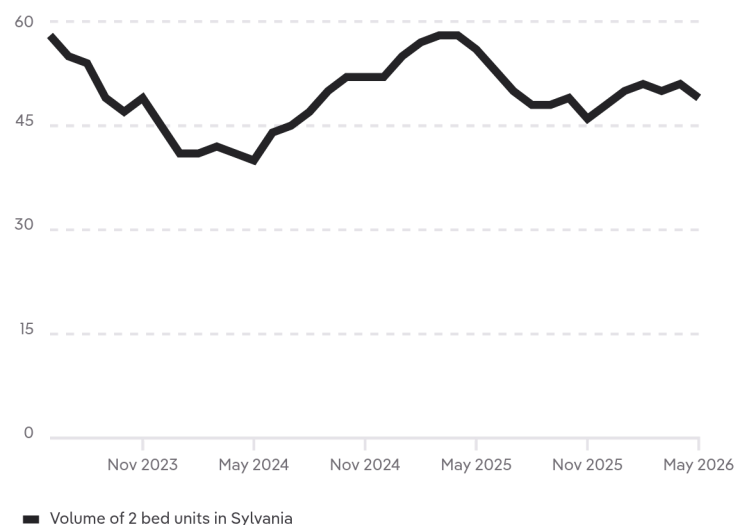
Median rental price - 3 year trend

Showing the median rental price of 2 bed units in Sylvania



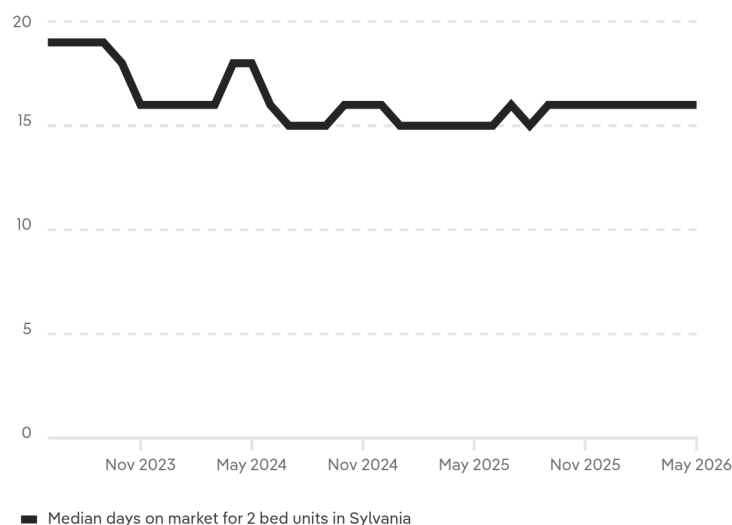
Properties leased - 3 year trend

Showing how many 2 bed units in Sylvania have leased



Median days on market - 3 year trend

Showing how long it takes 2 bed units in Sylvania to lease





Demand for similar properties

Market activity on realestate.com.au for 2 bed units in Sylvania

Potential renters

103

↑ Up 128.9% from this time last week

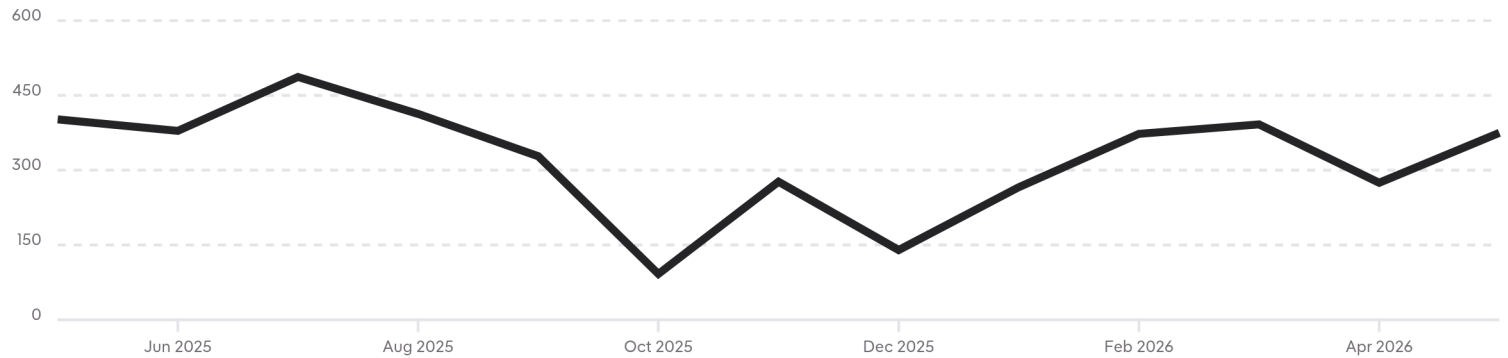
Similar for rent

5

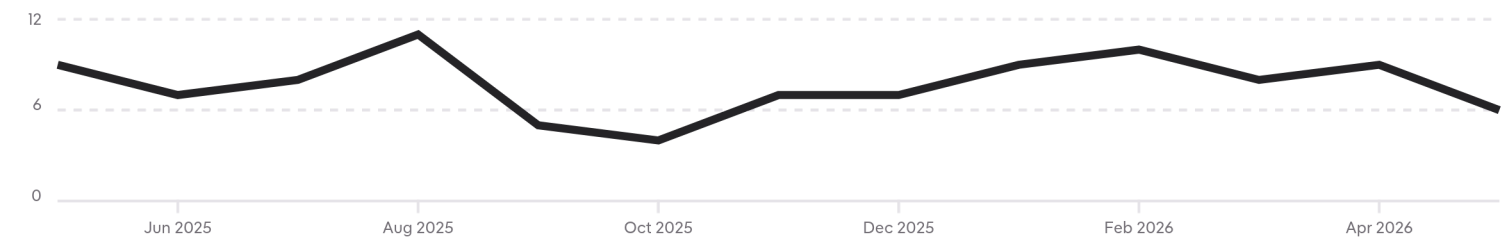
↑ Up 66.7% from this time last week

Potential renters

Showing the number of people who are seriously interested in listings for 2 bed units in Sylvania on realestate.com.au



Similar properties for rent



Potential renters calculation - People who have demonstrated serious interest on realestate.com.au with rental listings through a combination of high rent-specific behaviour. Behaviour includes actions like saving a property, sending enquiries, contacting agents or saving inspection times over multiple visits and days. The number of potential renters is determined by aggregating both MyREA members and anonymous users, and takes into account usage of multiple devices by the same user.



APPRAISAL PRICE

13/32-36 Princes Highway

Sylvania NSW 2224

 2 2 2 163m² | Unit**\$890,000 - \$950,000**

MY SALE ESTIMATE

\$870 - \$950

MY RENTAL ESTIMATE



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New South Wales Data

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*Agent supplied: This price is currently unconfirmed and will be updated once verified against our other data sources.

