



11/2-4 Central Road Miranda NSW 2228

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🏠 Land: 117m²

Unit | Plan: SP61656 | Lot: 11

Stewart Maloney
Century 21 - Sutherland Shire

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TARGET PROPERTY



Property history

Date	Price	Event Type	Days Listed
NOW	\$799,000	Active	34 days
16/10/2000	\$269,000	Sold	



SOLD PROPERTIES



21/17-21 Willock Avenue

Miranda NSW 2228

2 1 1 - Floor: 162m²Price / m² \$4,938

Year built 1997

Distance 0.1km

Property type Unit

\$800,000*

Last sold 22 Jun 2026

27 days on site

Very close, nicely updated, this building has just finished significant strata renovations, and the scaffolding has only just come down.



39/23-29 Willock Avenue

Miranda NSW 2228

2 1 1 Land: 125m² -Price / m² -

Year built -

Distance 0.1km

Property type Unit

\$760,000*

Last sold 13 May 2026

22 days on site

Directly across the road, and it's a nice building.



107/8-12 Willock Avenue

Miranda NSW 2228

2 2 1 - -

Price / m² -

Year built -

Distance 0.1km

Property type Unit

\$895,000*

Last sold 19 May 2026

43 days on site

Great apartment with exceptional views

**2/25-27 Kiora Road**

Miranda NSW 2228

\$896,500.

Last sold 19 Jun 2026

80 days on site

 2 2 1 Land: 6438m² Floor: 179m²
Price / m² \$5,008

Year built -

Distance 0.1km

Property type Unit

Well-presented apartment with nothing to spend

**57f/5-29 Wandella Road**

Miranda NSW 2228

\$705,000.

Last sold 08 May 2026

10 days on site

 2 1 1 Land: 1.1ha Floor: 101m²
Price / m² \$6,980

Year built -

Distance 0.3km

Property type Unit

The strata complex is in its mid-40s and has several special levies coming up, which have significantly impacted price and buyer confidence

**74F/5-29 Wandella Road**

Miranda NSW 2228

\$800,000.

Last sold 21 Apr 2026

69 days on site

2 2 2 Land: 1.1ha -

Price / m² -

Year built -

Distance 0.3km

Property type Unit

The strata complex is in its mid-40s and has several special levies coming up, which have significantly impacted price and buyer confidence. This was originally a three bedroom apartment that had the bedroom removed to make way for a staircase making interal access to the rooftop on title.



MARKET INSIGHTS - SALES

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

Miranda market snapshot in the last 12 months

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

Median sale price

\$840k

↑ Up 2.2% from this time last year

Sold volume

126

↑ Up 12.2% from this time last year

Price growth

2.2%

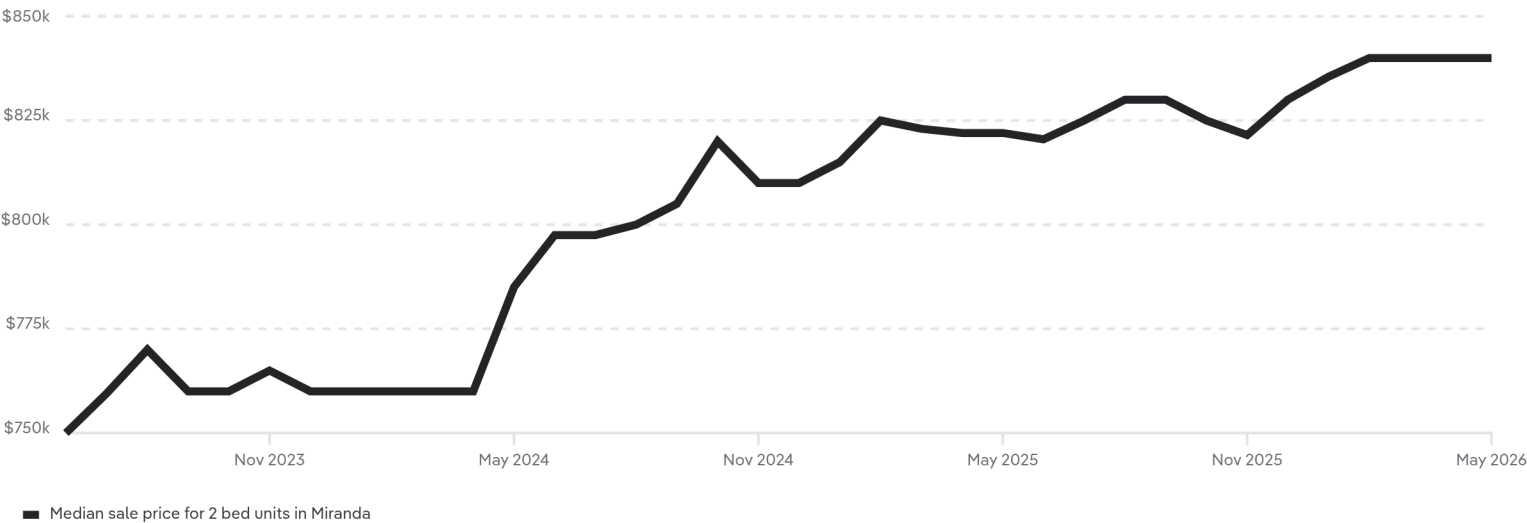
Median days on market

23 days

↓ Down 20.7% from this time last year

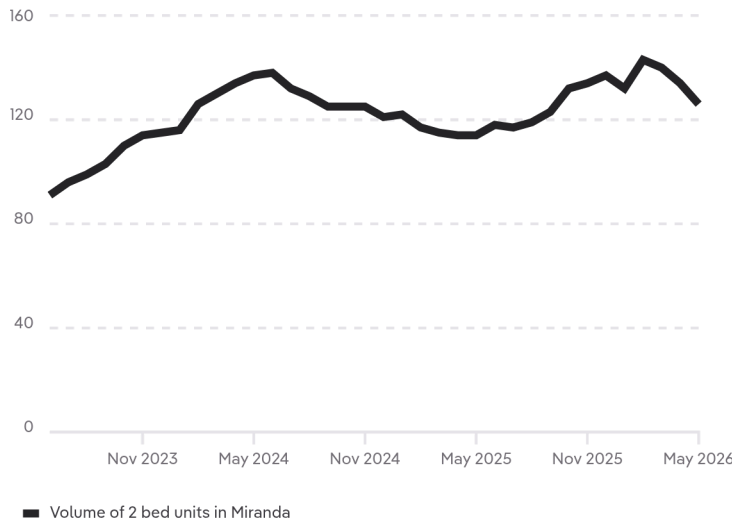
Median sale price - 3 year trend

Showing the median sale price of 2 bed units in Miranda



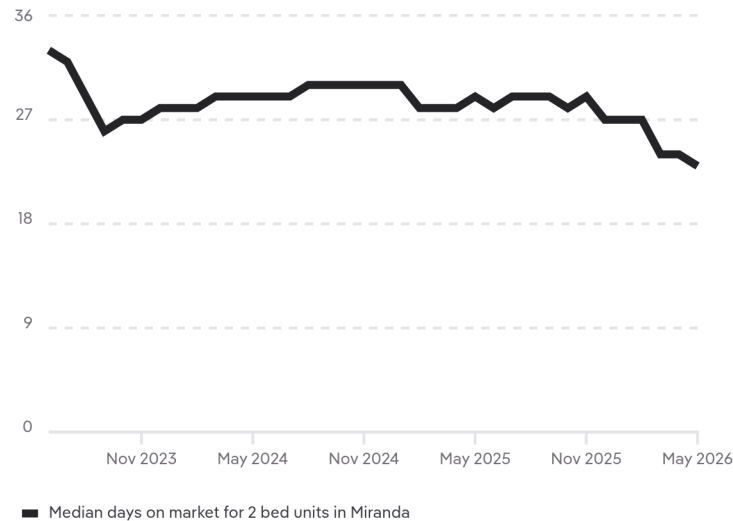
Properties sold - 3 year trend

Showing how many 2 bed units in Miranda have sold



Median days on market - 3 year trend

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





Demand for similar properties

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

Potential buyers

531

↓ Down 15.3% from this time last week

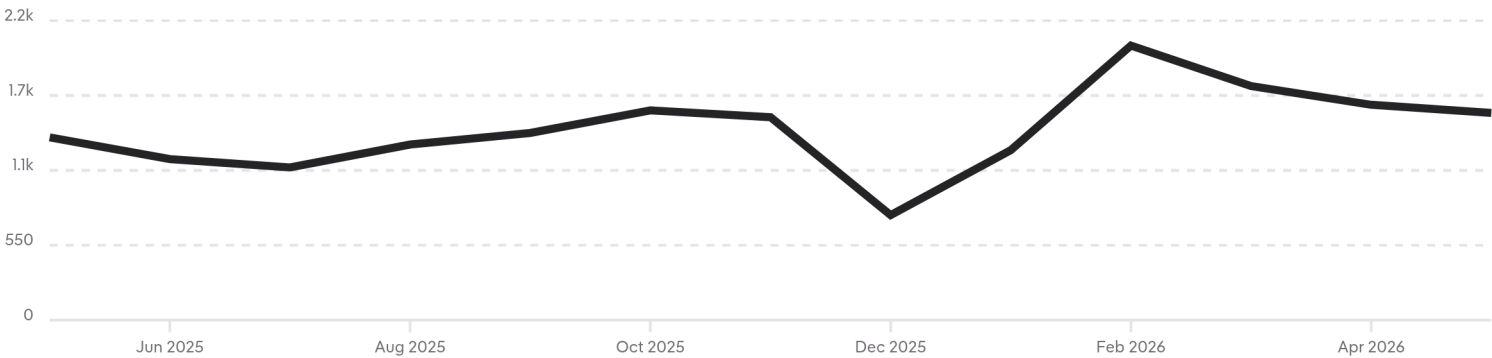
Similar for sale

27

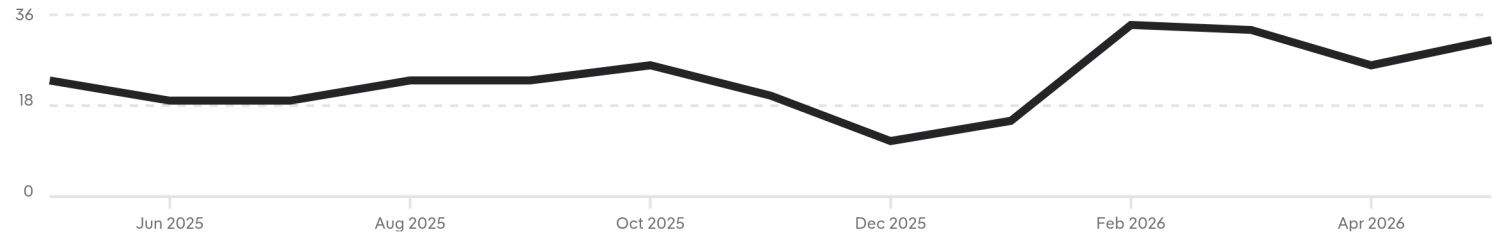
↑ Up 8% from this time last week

Potential buyers

Showing the number of people who are seriously interested in listings for 2 bed units in Miranda 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.

Miranda market snapshot in the last 12 months

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

Median rental price

\$720 pw

↑ Up 8.3% from this time last year

Leased volume

288

↓ Down 3.4% from this time last year

Price growth

8.3%

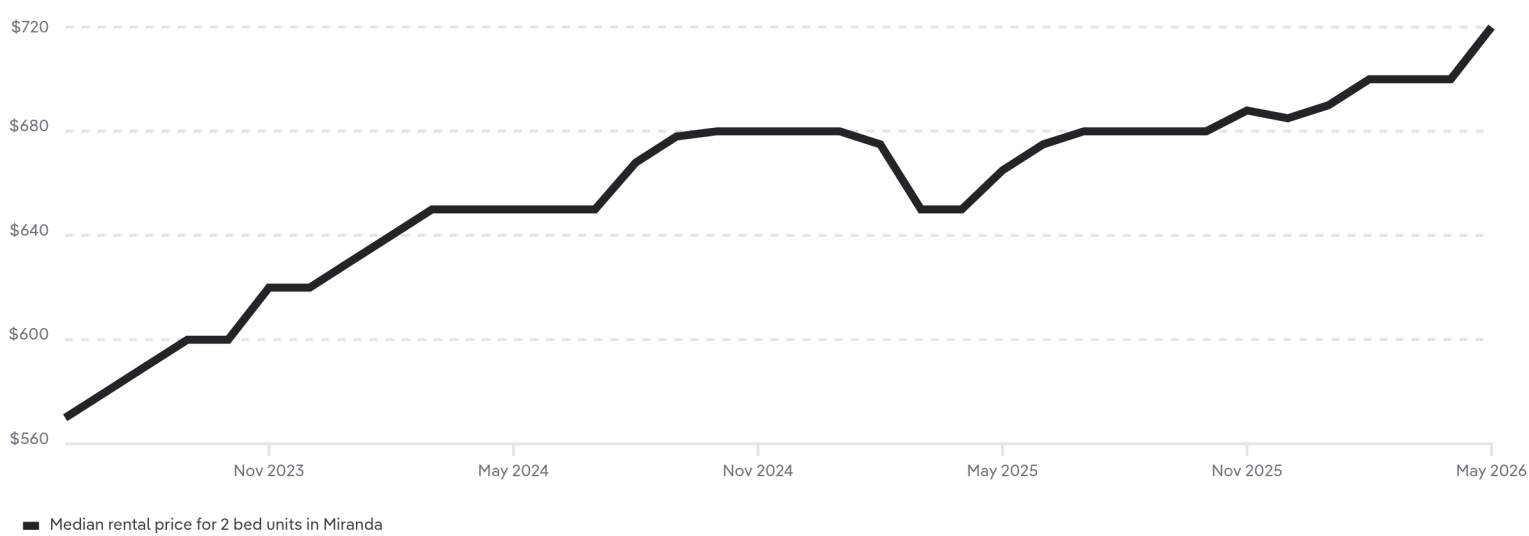
Median days on market

15 days

↑ Up 7.1% from this time last year

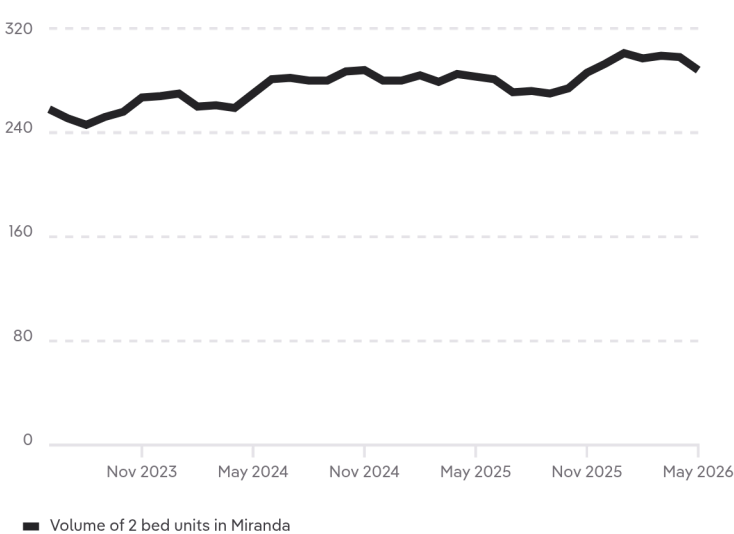
Median rental price - 3 year trend

Showing the median rental price of 2 bed units in Miranda



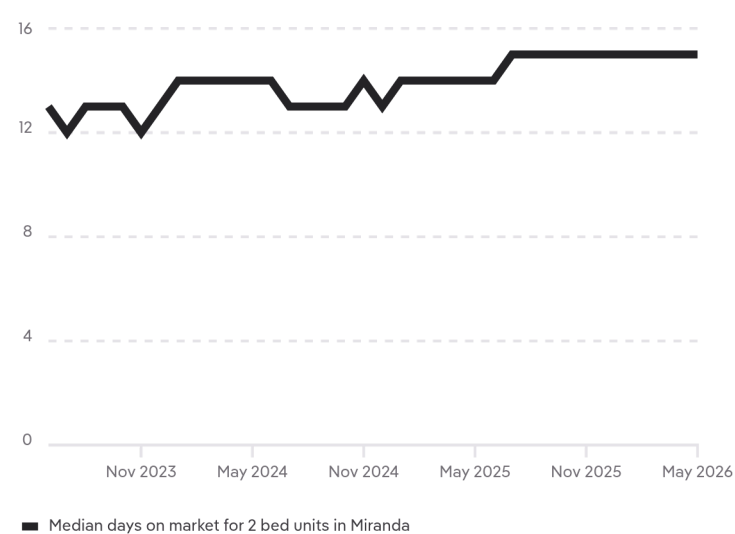
Properties leased - 3 year trend

Showing how many 2 bed units in Miranda have leased



Median days on market - 3 year trend

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





Demand for similar properties

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

Potential renters

219

↓ Down 1.4% from this time last week

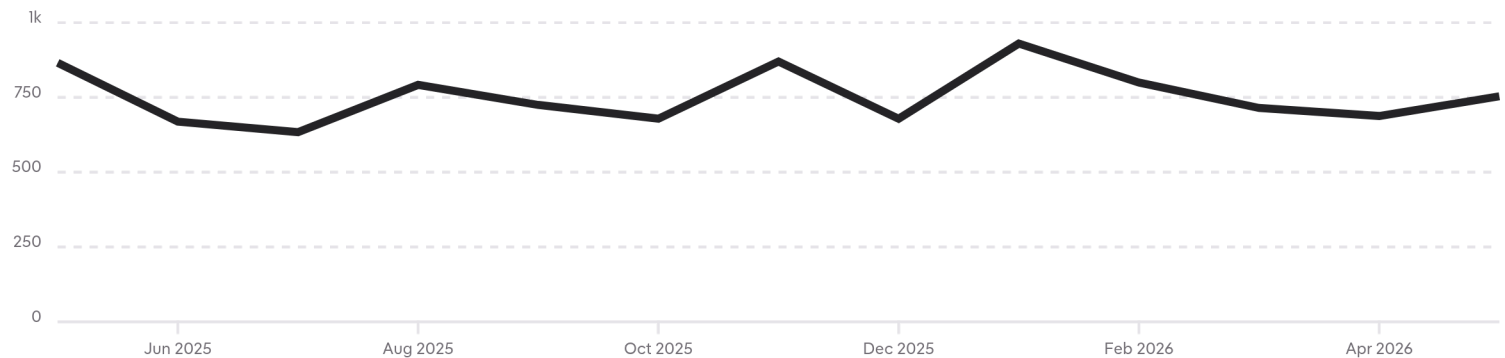
Similar for rent

15

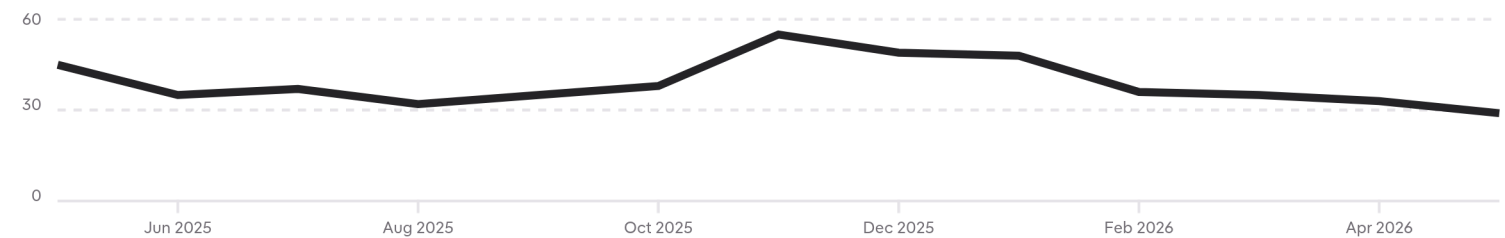
↓ Down 16.7% from this time last week

Potential renters

Showing the number of people who are seriously interested in listings for 2 bed units in Miranda 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

11/2-4 Central Road

Miranda NSW 2228

 2 2 1 117m² | Unit**\$750,000 - \$799,000**

MY SALE ESTIMATE

\$650 - \$700

MY RENTAL ESTIMATE

Please note that this complex has a special levy decision in the upcoming July 2026 AGM. This vendor has pre-agreed to pay their proportion of this special levy if it's struck of \$4,200 as a rebate in the contract for sale. Thus embracing the situation.



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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.

