

SUBURB REPORT

Parramatta, NSW — Suburb Research Report

Trust-gated public data: key metrics, investment score, market activity, settled sales, area profile, schools and due-diligence checklist. Research support only.

Parramatta, NSW 2150

Data Confidence: High — Backed by 30+ recent transactions; the price is an all-property-types median and plausible for the area.

METRIC	VALUE	NOTES
Median sale price (all property types)	\$640,000	2026 public data
Median Unit Price	—	2026
Weekly Rent (median)	\$685	NSW Fair Trading rental bond lodgements 2026
Gross Yield (indicative)	5.6%	Median rent ÷ price × 100
Renter Proportion	88.0%	of suburb residents
Vacancy Rate	1.3%	Lower = tighter rental market
Population	30,211	Suburb residents
Median Household Income	\$108,784/yr	ABS Census
Schools in suburb	7	4 primary · 3 secondary

WHERE IT SITS IN NSW

Among the 1,272 NSW suburbs with 10+ recorded recent transactions, this suburb's median sale price sits at the 15th percentile (higher = more expensive). Its indicative gross yield sits at the 95th percentile. Percentiles compare transaction-backed suburbs only; thin or suspect data is excluded from the peer set.

Investment Score



Scored only on transaction-backed public data (see Sources & Methodology). A low data-confidence factor means the score itself should be treated cautiously.

MARKET ACTIVITY — 12 MONTHS TO 2026-06-11

SETTLED SALES	MEDIAN PRICE	TYPICAL RANGE (10TH–90TH PCT)
394	\$635,500	\$428,000 – \$985,000

Computed from individual NSW Valuer-General settled residential transactions in the 12 months to the most recent settlement on record; multi-parcel transfers counted once.

RECENT SETTLED SALES

ADDRESS	SOLD	PRICE	TYPE	LAND
78 Great Western Hwy, Parramatta NSW 2150	2026-06-11	\$490,000	Residence	—
180 George St, Parramatta NSW 2150	2026-06-11	\$786,500	Residence	85 m²
4 Peace Lane, Parramatta NSW 2150	2026-06-11	\$570,000	Residence	96 m²
42 Macarthur St, Parramatta NSW 2150	2026-06-11	\$683,000	Residence	—
3 Sorrell St, Parramatta NSW 2150	2026-06-10	\$750,000	Residence	—
1 Valentine Ave, Parramatta NSW 2150	2026-06-10	\$247,000	Residence	—
22 Great Western Hwy, Parramatta NSW 2150	2026-06-10	\$318,000	Residence	—
12 Phillip St, Parramatta NSW 2150	2026-06-10	\$985,000	Residence	96 m²
125 Arthur St, Parramatta NSW 2150	2026-06-09	\$685,000	Residence	90 m²
69 Marsden St, Parramatta NSW 2150	2026-06-09	\$602,000	Residence	—
330 Church St, Parramatta NSW 2150	2026-06-09	\$560,000	Residence	77 m²
3 Valentine Ave, Parramatta NSW 2150	2026-06-09	\$330,000	Residence	—

Source: NSW Valuer-General. Individual settled residential transactions, most recent first; multi-parcel transfers shown once.

Area Profile

INDICATOR	VALUE	SOURCE
Population	30,211	ABS Census 2021
Median age	32	ABS Census 2021
Owner-occupied	12.0%	of dwellings, ABS Census 2021
Renting	88.0%	of dwellings, ABS Census 2021
Median household income	\$108,784/yr	ABS Census 2021
Median taxable income	\$59,277/yr	ATO, 2023 tax year
Reported crime rate	318 per 1,000 residents	very high vs state · 2024 state police data
Rental vacancy	1.3%	monthly market series, 2026-05

Schools

SCHOOL	LEVEL	SECTOR
Bayanami Public School	Primary	Government
Parramatta East Public School	Primary	Government
Parramatta Public School	Primary	Government
Parramatta West Public School	Primary	Government
Arthur Phillip High School	Secondary	Government
Macarthur Girls High School	Secondary	Government
Parramatta High School	Secondary	Government
Secondary College of Languages	Other	Government

Source: state education department registers. Catchments and enrolment policies change — confirm directly with each school.

Risk & Signal Notes

Low vacancy 1.3% — tight rental market
High renter demand 88% of residents rent
⚠ Elevated reported crime 318 incidents per 1,000 residents (2024 state police data)

Sources & Methodology

Sale prices, medians & market activity	NSW Valuer-General bulk property sales (settled transactions), updated to 2026-06-11
Weekly rent	NSW Fair Trading rental bond lodgements 2026
Vacancy rate	Monthly market vacancy series (2026-05)
Demographics & income	ABS Census 2021; ATO taxable income (2023 tax year)
Reported crime	State police recorded-incident data (2024)
Schools	State education department registers

Confidence ratings reflect transaction backing, not data volume: **High** = 30+ recorded transactions behind the headline median; **Medium** = 10–29; **Low** = fewer than 10 (estimate). Where a figure fails our plausibility checks it is withheld rather than shown. Medians are all-property-types unless stated otherwise. Price-history charts appear only when the series is single-vintage and consistent; we suppress mixed-source series rather than draw a misleading trend.

Due Diligence Checklist — Parramatta

- ☐ Verify current asking rents via listing sites (Domain, REA)
 - ☐ Review recent comparable sales in the suburb
 - ☐ Check local vacancy rates via rental property managers
 - ☐ Confirm council rates and strata/body corporate fees
 - ☐ Obtain building and pest inspection reports
 - ☐ Review flood, fire and insurance zone maps
 - ☐ Check local planning overlays and zoning
 - ☐ Verify employment drivers and distance from services
 - ☐ Obtain independent legal and financial advice
 - ☐ Run full cashflow model with your actual borrowing rate
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