

My Home Finder

Real Estate Research

9 March 2018

0412 36 1076



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PO Box 702,
Stanhope Gardens
NSW 2768



The Ponds | Median Price

House \$1,057,000
Land \$760,500

The House price is 3% higher than last year.

Municipality: Blacktown
houses/units: 2980 / 85
Sales: 299 / 2
(turnover 9.82%)

Highest price
last 12 months \$96,500,000

Days on Market
75 days in Feb 2018

Surrounding Suburbs

| | |
|------------------|-------------|
| Parklea | \$850,100 |
| Quakers Hill | \$805,200 |
| Rouse Hill | \$1,157,000 |
| Stanhope Gardens | \$947,800 |

Featured Local Agents

Andrew Patman | 0416 931 928
Andrew McDermott | 0410 598 397
Gary Thind | 0422 331 030
Raza Khan | 0424 813 318
Rafi Younes | 0431 444 595
Ruma Mundi | 0411 030 202
Chris Duke | 0420 385 355
Allen Fernandez | 0433 398 862
Harvinder Bedi | 0412 127 549
Marguerite Jensen | 0420 512 801
Aron Tomkins | 02 9672 6000

Where is The Ponds?

The Ponds is a Suburb of Sydney located ~40km from Sydney CBD in the Blacktown Local Government Area. According to data from the 2011 census, the Australian Bureau of Statistics ranked The Ponds as the most advantaged suburb of Sydney by the use of twenty-five variables, including income, internet access, number of bedrooms and resident qualifications.[4] With more than 71 per cent of the population aged over 15 years married, census data shows that The Ponds has the highest percentage of married people per suburb in Australia

Wikipedia: https://en.wikipedia.org/wiki/The_Ponds,_New_South_Wales

The Ponds | New Listings

36 Centennial Drive, Successful Properties | 02 9580 8469
46 Lapstone St, Gary Thind | 0422 331 030
83 Riverbank Dr, Ruma Mundi | 0411 030 202
247 The Ponds Blvd, Chris Duke | 0420385355
20 Lapstone St, Chris Duke | 0420385355
39 Fairfax St, Andrew Patman | 0416 931 928
13 Levy Crescent: Andrew McDermott | 0410 598 397
70 Greenview Parade: Gary Thind | 0422 331 030
39 Adelong Parade: Raza Khan | 0424 813 318
48 Barrington Road: Rafi Younes | 0431 444 595
16 Faulconbridge St: Ruma Mundi | 0411 030 202
9 Spring St: Chris Duke | 0420385355
44 Megalong St: Gary Thind | 0422 331 030
28 Bindo St: Allen Fernandez | 0433 398 862
Lot 1163 Farifax (Fairfax) Street, Allam Property ... | 02 47 322 422
Lot 16 Ferndell St: Allam Property Group | 02 47 322 422

The Ponds | Under Contract

9 Spring St: Chris Duke | 0420385355
3 Glenbrook St: Chris Duke | 0420385355
80 Ridgeline St: Chris Duke | 0420385355
14 Dunphy St: Chris Duke | 0420385355
214 Ridgeline Dr : Dave Bains | 0425 548 881
Lot 1156 Monet Place: Alam Property Group | 02 9629 6382
7 Musk St: Anita Stepniewski | 0425 870 927
Lot 1161 Fairfax St: Alam Property Group | 02 9629 6382

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The Ponds | For Sale

- [1] 36 Centennial Dr
- [2] 46 Lapstone Street
- [3] 83 Riverbank Drive
- [4] 52 Barrington Street
- [5] 247 The Ponds Boulevard
- [6] 25 Vivian Street
- [7] 33 Ivory Street
- [8] 12 Turon Crescent
- [9] 39 Fairfax Street
- [10] 13 Levy Crescent
- [11] 3 Ulmara Avenue
- [12] 70 Greenview Parade
- [13] 39 Adelong Parade
- [14] 8 Govetts Street
- [15] 26 Copper Street
- [16] 48 Barrington Road
- [17] 16 Faulconbridge Street
- [18] 38 Greenview Parade
- [19] 107 Mosaic Avenue
- [20] 202 The Ponds Boulevard
- [21] 26 Lilypad Avenue
- [22] 9 Spring Street
- [23] 20 Lapstone Street
- [24] 18 Lagoon Street
- [25] 24 Wakely Avenue
- [26] 44 Megalong Street
- [27] 28 Bindo Street
- [28] 42 Everglades Street
- [29] 35 Barrington Street
- [30] 6 Blackheath Street
- [31] 58 Brookfield Street
- [32] 71 Viceroy Avenue
- [33] 74 Hastings Street
- [34] 1/150 Riverbank Drive
- [35] 3 Glenbrook Street
- [36] 30 Bindo Street
- [37] 80 Ridgeline Drive
- [38] 174 Ridgeline Drive
- [39] 26 Dragonfly Street
- [40] 214 Ridgeline Dr
- [41] 52 Petal Parkway
- [42] 26 Abermain Avenue
- [43] Lot 1163 Fairfax (Fairfax) St

Number of Properties on the market

82

- [44] Lot 16 Ferndell St
- [45] 7 Wyndham Glade
- [46] Lot 1 Tomah Crescent
- [47] 14 Dunphy Street
- [48] 29 Fisherman Street
- [49] 41 Levy Crescent
- [50] Lot 1155 Monet Place
- [51] 4 Soho Street
- [52] 22 Dunphy Street
- [53] Lot 4 Tomah Crescent
- [54] 26 Beauchamp Drive
- [55] Lot 48/106-110 Hambledon Road
- [56] Lot 1 Tomah Crescent
- [57] Lot 1161 Fairfax Street
- [58] 221 Govetts st
- [59] (LOT30)/4 Brookfield Crescent
- [60] 86 Hambledon Road
- [61] Lot 8/106-110 Hambledon Road
- [62] 4/18 Tomah Crescent
- [63] 35 Pokolbin Avenue
- [64] Lot 1165 Fairfax Street
- [65] Lot 1168 Fairfax Street
- [66] Lot 4, Lodore Street
- [67] Lot 1158 Fairfax Street
- [68] Lot 1157 Fairfax Street
- [69] Lot 1156 Monet Place
- [70] Lot 34 Greenview Parade
- [71] Lot 1109 Fairfax Street
- [72] Lot 31A Greenview Parade
- [73] Lot 1106 Fairfax Street
- [74] 1 Borg Street
- [75] 64 Centennial Drive
- [76] Lot 1107 Fairfax Street
- [77] Lot 1178 Ferndell Street
- [78] Lot 23 Greenview Parade
- [79] 7 Musk Street
- [80] Lot 1104 Fairfax Street
- [81] 2 Borg Street
- [82] 35 Vivian Street

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Listing Changes to 6 March 2018

6 Blackheath Street, The Ponds. Change From (Just Listed) to (\$980,000 - \$1,020,000)
26 Lilypad Ave, The Ponds. Change From(\$1,700,000) to (N/A)
52 Barrington St, The Ponds. Change From(Just Listed) to (\$1,189,000)
33 Ivory St, The Ponds. Change From(Just Listed) to (\$1,050,000 - \$1,100,000)
12 Turon Cres, The Ponds. Change From(Just Listed) to (\$930,000 to \$960,000)
1/150 Riverbank Dr, The Ponds. Change From(N/A) to (\$830,000 - \$865,000)
174 Ridgeline Dr, The Ponds. Change From(N/A) to (\$1,000,000 - \$1,060,000)
8 Govetts St, The Ponds. Change From(N/A) to (\$850,000 to \$919,000)
107 Mosaic Ave, The Ponds. Change From (N/A) to (\$959,000)
18 Lagoon St, The Ponds. Change From (\$1,025,000) to (\$995,000)
35 Barrington St, The Ponds. Change From (\$960,000-\$1,000,000) to (Auction:\$940,000)
58 Brookfield St, The Ponds. Change From (N/A) to (\$600,000-\$650,000)
74 Hastings St, The Ponds. Change From(\$1,290,000-\$1,350,000) to (\$1,280k - \$1,320,000)
26 Dragonfly St, The Ponds. Change From (N/A) to (\$995,000 - \$1,085,000)
Lot 1168 Fairfax St, The Ponds. Change From (\$1,239,000) to (N/A)
Lot 1178 Ferndell St, The Ponds. Change From (\$1,339,000) to (N/A)

The Ponds | Recent Sold

27 Levy Crescent: \$1,110,000 | Chris Duke | 0420385355
18 Blackheath St: Harvinder Bedi | 0412127549
37 Fisherman St: \$1,280,000 | Marguerite Jensen | 0420512801
354 Stanhope Pkway: \$750,000 | Ruma Mundi | 0411 030 202
Lot 1153 Monet Pl: \$990,340 | Allam Property Group | 02 9629 6382
27 Berambing St: \$1,000,000 | Anthony Orley | 0414 347 637
Lot 1118 Ferndell Street | Alam Property Group | 02 9629 6382

The Ponds | Recent Withdrawn

8 Lilypad Ave:
43 Tomah Cres: Chris Duke | 0420385355
15 Marsh St: Chris Duke | 0420385355

Make Notes

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The Ponds | Recent Changed Listings

Listing Changes to 23 February 2018

New Listings

1/150 Riverbank Drive, The Ponds – Chris Duke | 0420385355
30 Bindo Street, The Ponds – Matthew Lucas | 0416 010 085
6 Blackheath Street, The Ponds, – Ruma Mundi | 0411 030 202
4 Empress Street, The Ponds, – Chris Duke | 0420 385 355
174 Ridgeline Drive, The Ponds, – Chris Duke | 0420 385 355
52 Barrington Street, The Ponds, – Rod Nolan | 0416 120 224
221 Govetts st, The Ponds, – Jeremy Yuen | 0412406039
(LOT30)/4 Brookfield Crescent, The Ponds, – Leo Li | 0451 990 998
86 Hambledon Road, The Ponds, – Subodh Kode | 0450 548 466

Price Change

3 Glenbrook Street, – From N/A to (\$1,150,000 to \$1,219,000)
35 Barrington Street – From (\$960,000-\$1,040,000) to (\$960,000-\$1,000,000)
4 Soho Street – From (\$1,035,000-\$1,100,000) to (\$1,050,000 – \$1,090,000)
26 Beauchamp Drive – From N/A to (\$1,050,000 to \$1,100,000)
26 Lilypad Ave – From(Just Listed) to (\$1,700,000)
24 Wakely Ave – From(\$1,160,000) to (\$1,139,000)
4 Soho St – From(\$1,035,000-\$1,100,000) to (\$1,050,000 – \$1,090,000)
26 Dragonfly St – From(\$1,090,000-\$1,110,000) to (N/A)
Lot 1165 Fairfax St – From(\$1,169,000) to (N/A)
Lot 1158 Fairfax St – From(\$1,199,000) to (N/A)
Lot 1157 Fairfax St – From(\$1,099,000) to (N/A)
Lot 1106 Fairfax St – From(\$1,139,000) to (N/A)

Under Contract

37 Fisherman St – Marguerite Jensen | 0420512801

Sold

\$1,300,000| 13 Bullaburra Street – Shad McMillan | 0414 887 488
Sold \$1,010,000 | 7 Drift Street – Ruma Mundi | 0411 030 202
Sold \$895,000 | 15 Everglades St – Danny Acosta | 0451073230
Sold \$1,034,000 | 23 Faintail Lane – Antonio Jimenez | 02 9852 0999
Sold \$983,660 | Lot 1154 Monet Pl – Allam Property Group
Sold \$995,000 | 21 Musk St – Darren Starr | 0488 717 177
Sold \$950,000 | 28 Paddle St – Brad Norrie | 0423 136 051
Sold \$1,075,000 | 19 Ridgeline Drive – Theresa Scholtz | 0450522811
Sold \$1,120,000 | 2 Ulmara Ave – Rod Nolan | 0416 120 224
Sold \$815,000 | 5/35 Ulmara Ave – Philip Nicholas | 0409 993 997
Sold \$1,030,000 | 86 Waterfall Blvd – Danny Acosta | 0451073230
Withdrawn | 135 Ridgeline Drive - Gary Thind | 0422 331 030

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The Ponds | Recent Changed Listings

Listing Changes to 18th February 2018:

Sold Property

7 Drift Street, The Ponds, NSW 2769, \$1,010,000
13 Bullaburra Street, The Ponds, NSW 2769, \$1,300,000
Lot 1154 Monet Place, The Ponds, NSW 2769, \$983,660
2 Ulmara Ave, The Ponds, NSW 2769, \$1,120,000
28 Paddle, The Ponds, NSW 2769, \$950,000
19 Ridgeline Drive, The Ponds, NSW 2769, \$1,075,000

NEW Listings

25 Vivian Street, The Ponds, NSW 2769
33 Ivory Street, The Ponds, NSW 2769
12 Turon Crescent, The Ponds, NSW 2769

Price Change

24 Wakely Avenue: From (\$1,150,000-\$1,190,000) to \$1,160,000
71 Viceroy Avenue: From N/A - To - (\$1,219,000 to \$1,289,000)
80 Ridgeline Drive: From N/A - To - (\$1,050,000 to \$1,095,000)
214 Ridgeline Drive From (\$995,000-\$1,060,000) - to - N/A
26 Beauchamp Drive, The Ponds, NSW 2769 From - (\$1,050,000-\$1,100,000) - to - N/A
28 Braeside Crescent, The Ponds, NSW 2769 - From N/A to (\$860,000-\$890,000)
Lot 1156 Monet Place, The Ponds, NSW 2769 From \$959,000 to N/A
Lot 1109 Fairfax Street, The Ponds, NSW 2769 From \$1,169,000 to N/A
Lot 1107 Fairfax Street, The Ponds, NSW 2769 From \$1,149,000 - N/A
Lot 1155 Monet Place, The Ponds, NSW 2769 From \$979,000 - to - N/A
Lot 1104 Fairfax Street, The Ponds, NSW 2769 - From \$1249,000 to N/A

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The Ponds | Recent Changed Listings

Listing Changes to 15th February 2018:

New Listings

8 Govetts Street | Price N/A

80 Ridgeline Drive | Chris Duke | 0420385355 | (Just Listed)

71 Viceroy Avenue | Chris Duke | 0420385355 | (Just Listed)

Price Change:

24 Wakely Avenue | From (\$1,150,000 - \$1,190,000) to (\$1,160,000)

354 Stanhope Parkway | From (\$789,950) to (\$750,000 - \$770,000)

3 Glenbrook Street | From (\$1,150,000 to \$1,219,000) to (N/A)

21 Musk Street | From (\$980,000-\$1,030,000) to (\$1,009,888)

3 Ulmara Avenue | From(\$1,100,000-\$1,150,000) to(\$1,090,000-\$1,140,000)

7 Wyndham Glade | From(\$1,075,000) to (\$1,050,000)

26 Dragonfly Street | From(N/A) to (\$1,090,000 - \$1,110,000)

35 Pokolbin Avenue | From(Just Listed) to (\$1,075,000)

28 Braeside Crescent | From(\$895,000-\$920,000) to (\$860,000-\$890,000)

37 Fisherman Street | From(\$1,280,000 to \$1,320,000) to (\$1,250,000 - \$1,300,000)

43 Tomah Crescent | From(\$1,175,000 - \$1,285,000) to (\$1,175,000 -\$1,239,000)

42 Everglades Street | From (N/A) to (\$1,200,000 - \$1,300,000)

354 Stanhope Parkway. From (\$789,950) to (\$750,000 - \$770,000)

4 Soho Street. From (\$1,090,000 - \$1,125,000) to (\$1,035,000 - \$1,100,000)