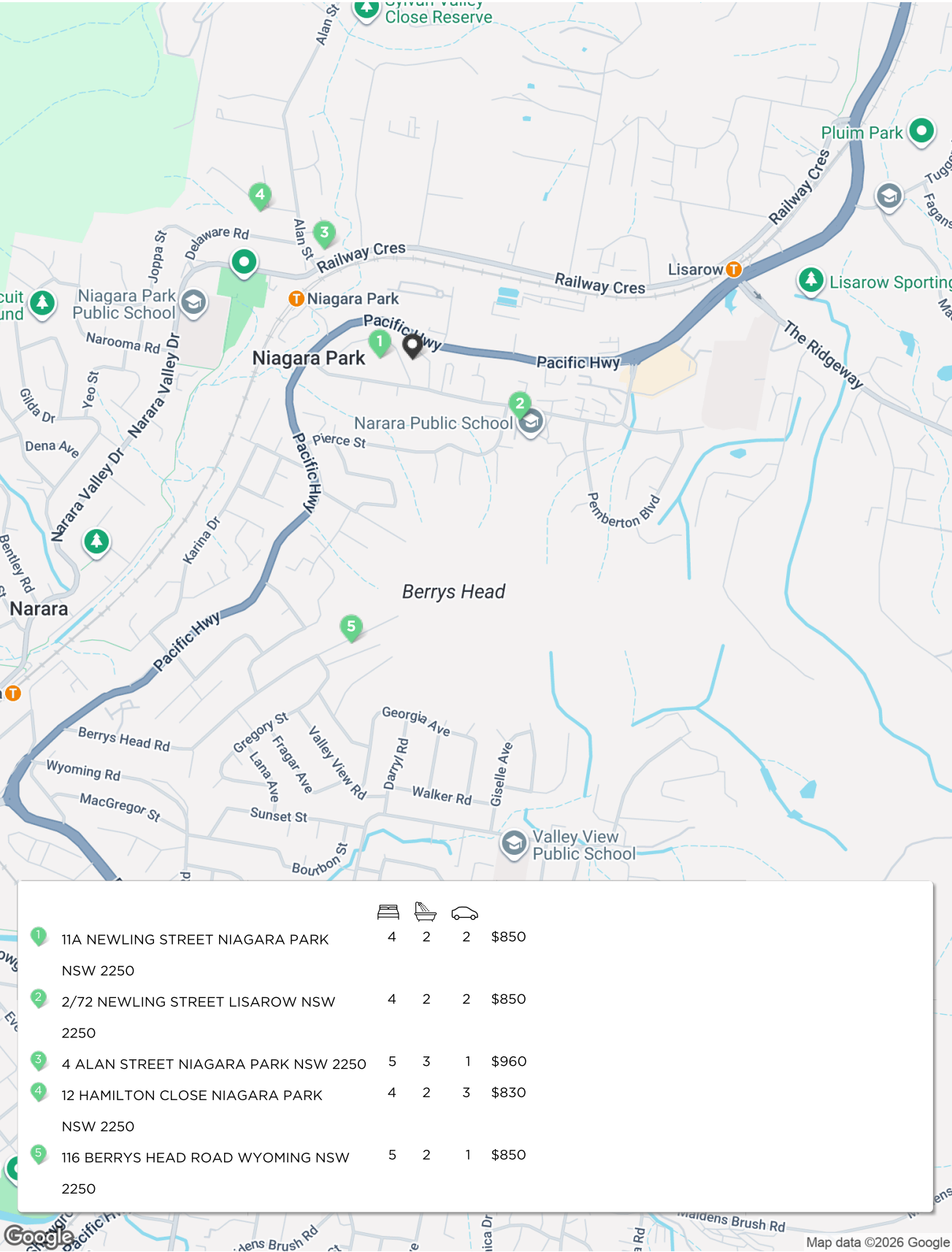


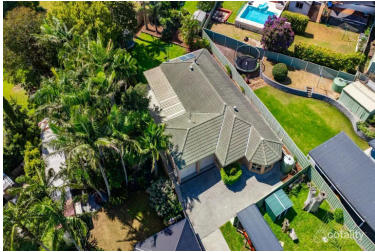
Comps Map: Rentals



* This data point was edited by the author of this CMA and has not been verified by Cotality

Comparable Rentals

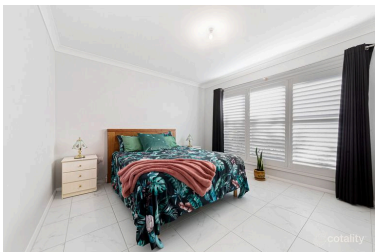
1 11A NEWLING STREET NIAGARA PARK NSW 2250



4 2 2 622m²
 Year Built -
 Listing Date 25-Aug-26
 Listing Price \$850/WEEKLY

115m²
 DOM 23 days
 Distance 0.11km

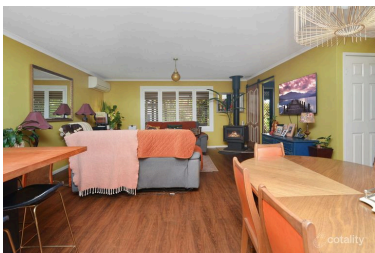
2 2/72 NEWLING STREET LISAROW NSW 2250



4 2 2 762m²
 Year Built 2019
 Listing Date 22-May-26
 Listing Price \$850/WEEKLY

191m²
 DOM 26 days
 Distance 0.4km

3 4 ALAN STREET NIAGARA PARK NSW 2250



5 3 1 645m²
 Year Built 1980
 Listing Date 03-Jul-26
 Listing Price \$960/WEEKLY

188m²
 DOM 6 days
 Distance 0.46km

4 12 HAMILTON CLOSE NIAGARA PARK NSW 2250



4 2 3 1,163m²
 Year Built 1985
 Listing Date 28-Jul-26
 Listing Price \$830/WEEKLY

189m²
 DOM 17 days
 Distance 0.69km

5 116 BERRYS HEAD ROAD WYOMING NSW 2250



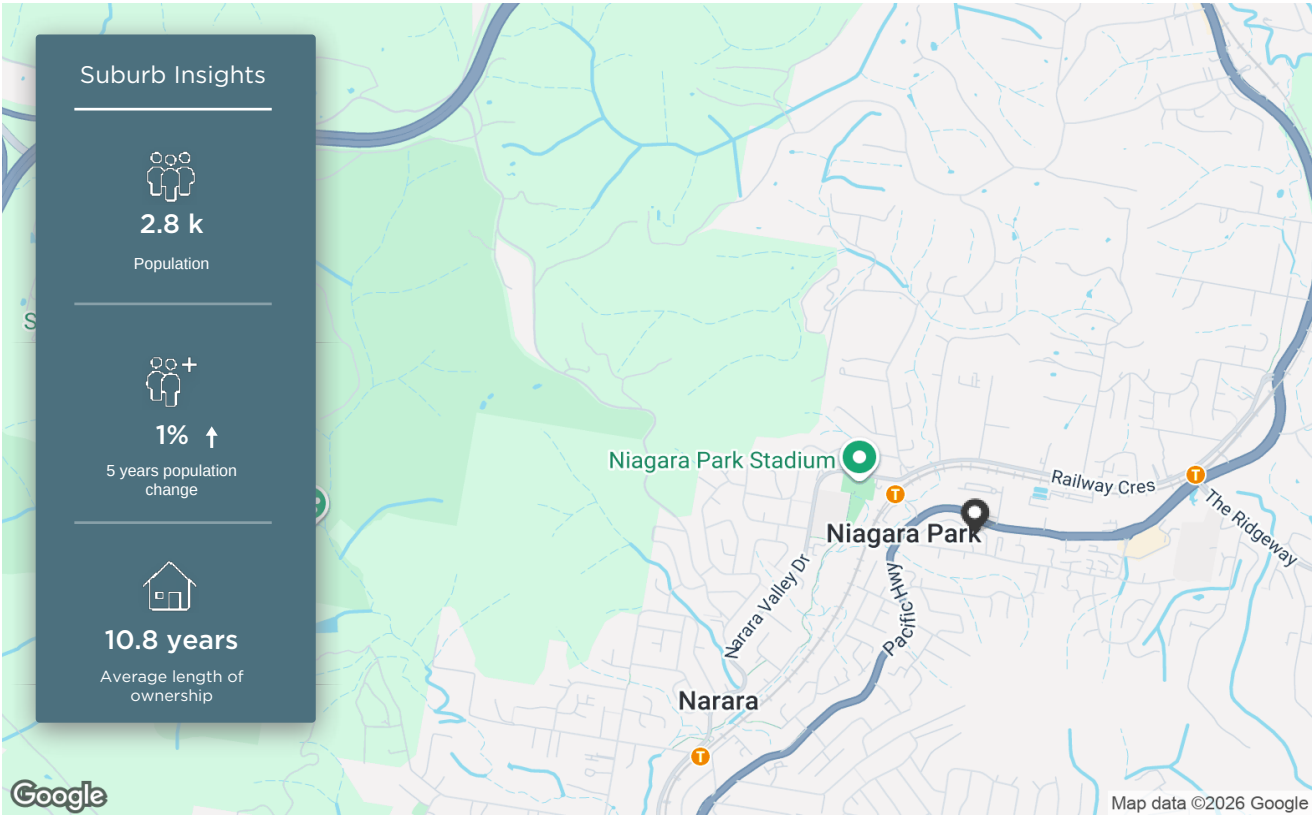
5 2 1 478m²
 Year Built 1975
 Listing Date 28-Aug-26
 Listing Price \$850/WEEKLY

197m²
 DOM 11 days
 Distance 0.95km

DOM = Days on market * This data point was edited by the author of this CMA and has not been verified by Cotality

Niagara Park

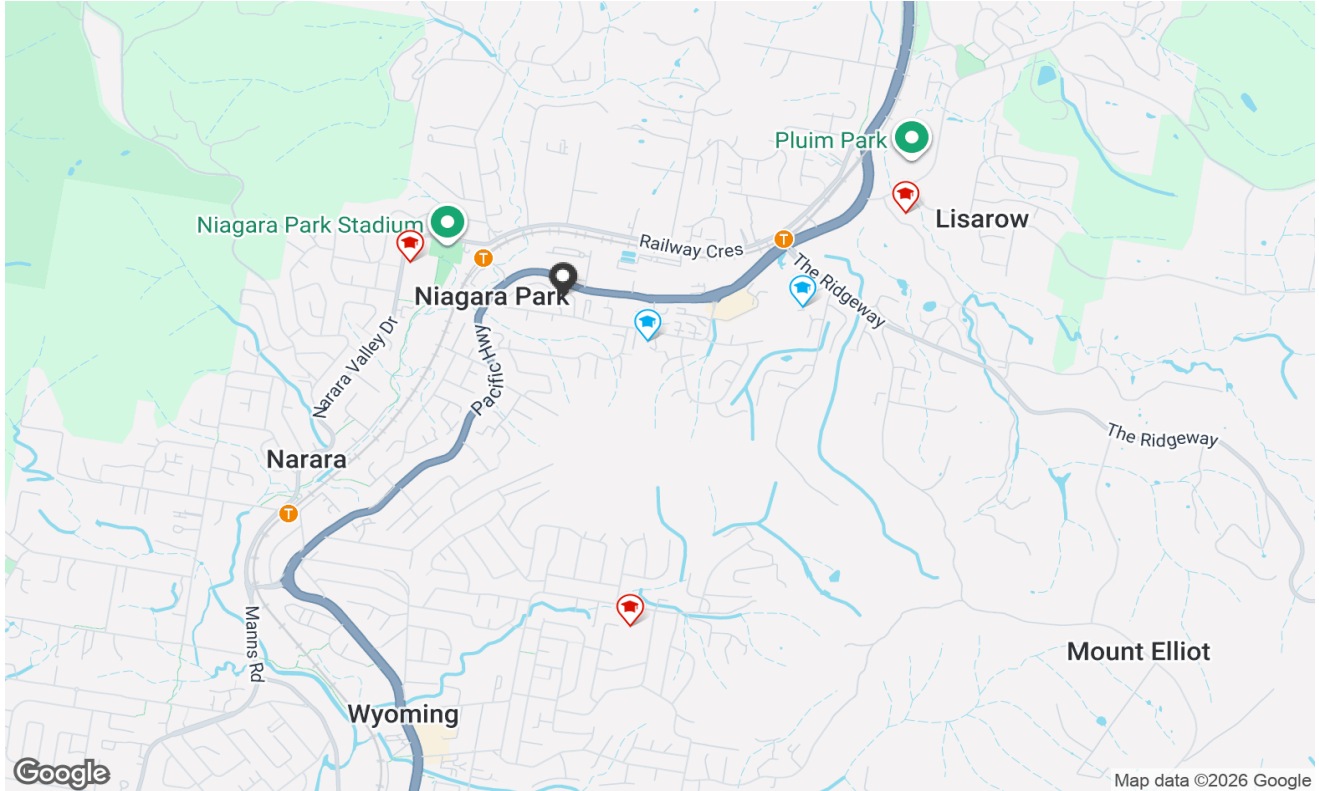
Demographic



The size of Niagara Park is approximately 3.8 square kilometres. There are 9 parks, covering nearly 5.2% of the total area. The population of Niagara Park in 2016 was 2743 people. By 2021 the population was 2779 showing a population growth of 1.3% in the area during that time. The predominant age group in Niagara Park is 10-19 years. Households in Niagara Park are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Niagara Park work in a professional occupation. In 2021, 73.80% of the homes in Niagara Park were owner-occupied compared with 72.40% in 2016.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Other	1.3	Renting	25.0	0-15.6K	4.2	90-99	0.3
Childless Couples	31.8	Other	0.3	182K+	13.1	30-39	14.2
Couples with Children	46.9	Purchaser	45.1	33.8-52K	11.5	100+	0.0
Single Parents	20.1	Owns Outright	28.7	130-182K	17.5	60-69	10.7
		Not Stated	1.1	78-130K	24.3	80-89	2.3
				52-78K	13.9	70-79	6.9
				15.6-33.8K	10.5	10-19	15.1
						0-9	12.8
						20-29	11.4
						50-59	13.4

Local Schools



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Narara Public School 90 Newling Street Lisarow NSW 2250	0.47km	Primary	Mixed	Government	0-6
	Niagara Park Public School 205 Narara Valley Drive Niagara Park NSW 2250	0.74km	Primary	Mixed	Government	0-6
	Lisarow High School 4 The Ridgeway Lisarow NSW 2250	1.15km	Secondary	Mixed	Government	7-12
	Valley View Public School 52 Chamberlain Road Wyoming NSW 2250	1.68km	Primary	Mixed	Government	0-6
	Lisarow Public School 17-27 Macdonalds Road Lisarow NSW 2250	1.69km	Primary	Mixed	Government	0-6



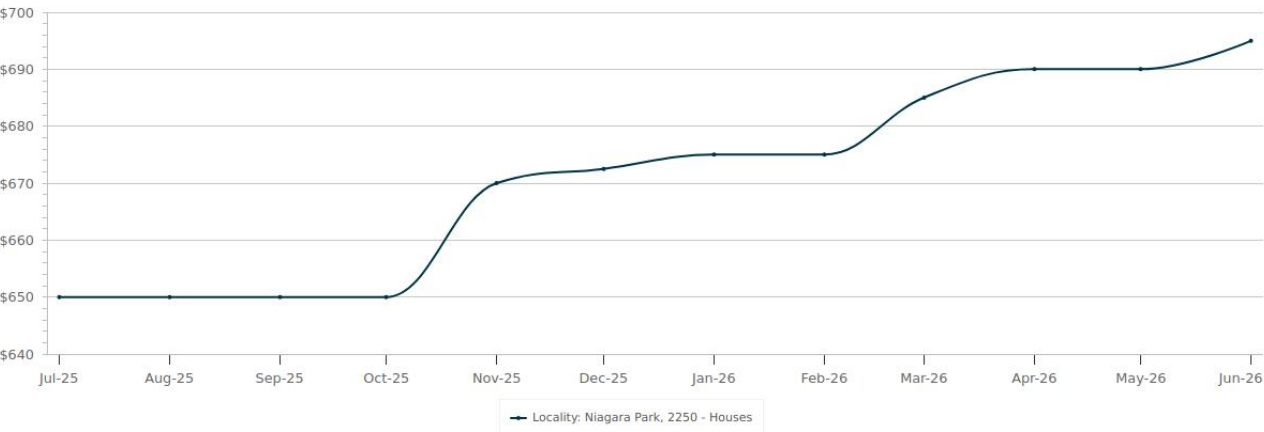
Property is within school catchment area



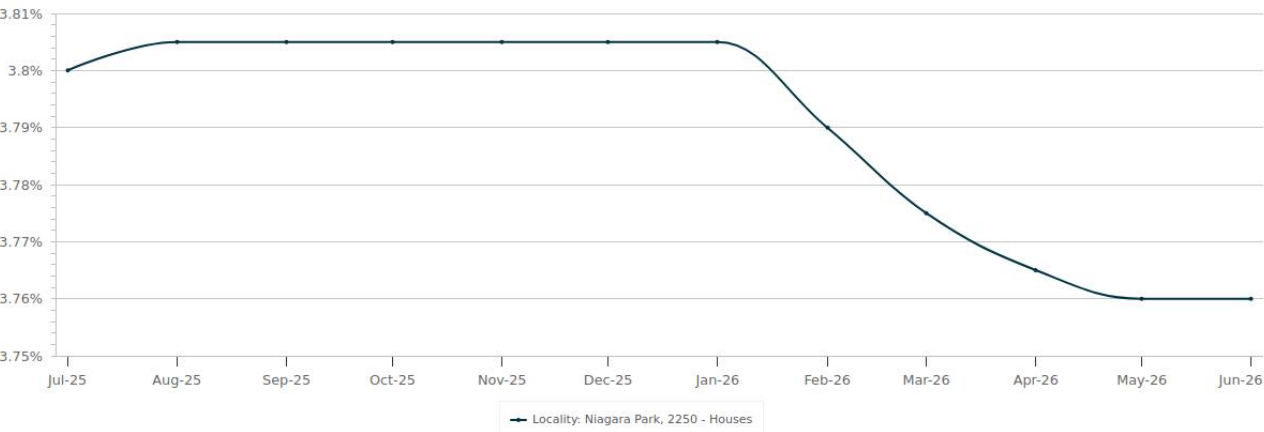
Property is outside school catchment area

Recent Market Trends

Median Asking Rent - 12 Months



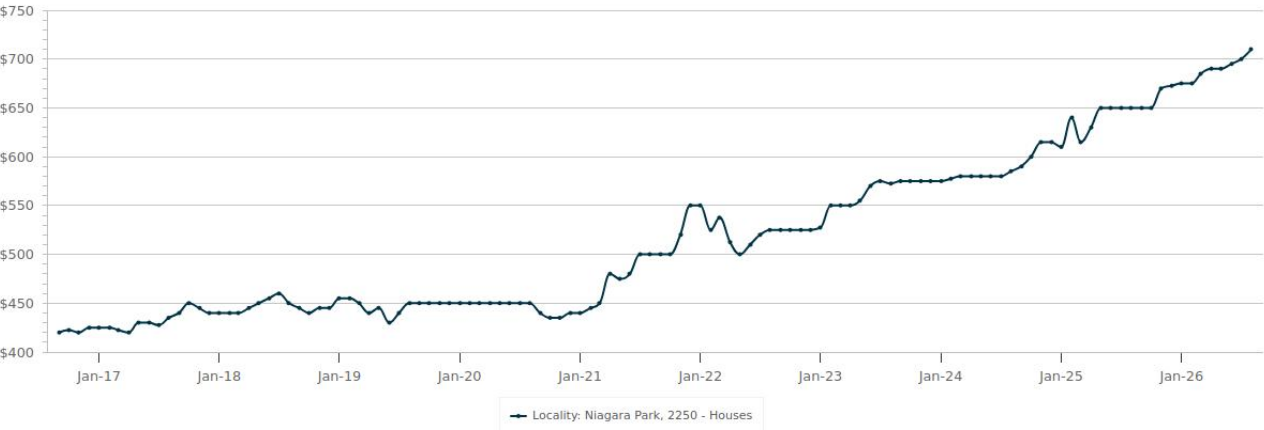
Gross Rental Yield - 12 Months



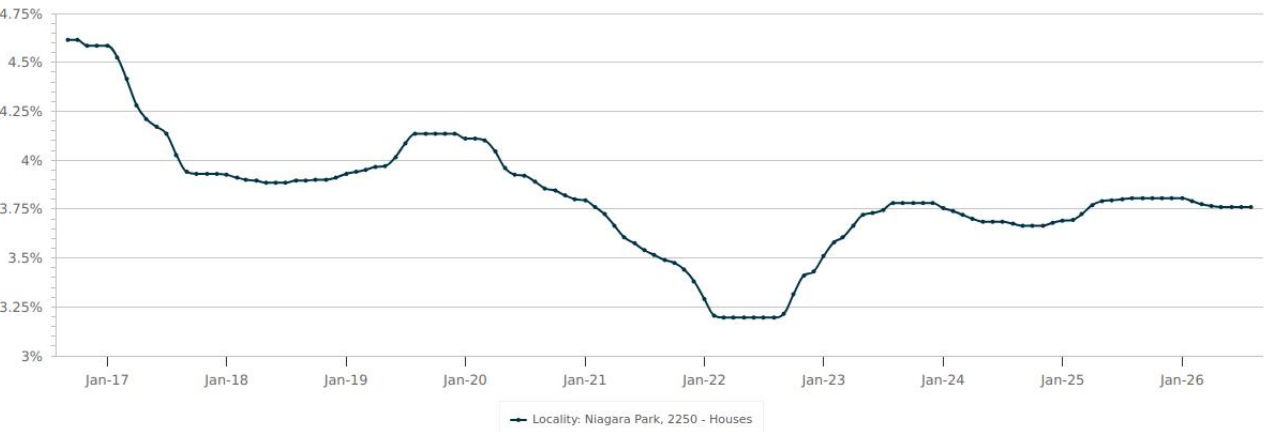
Period	Asking Rent	Change	Gross Rental Yield	Rental Observations
Jun 2026	\$695	0.7% ▲	3.8%	34
May 2026	\$690	0.0%	3.8%	36
Apr 2026	\$690	0.7% ▲	3.8%	36
Mar 2026	\$685	1.5% ▲	3.8%	34
Feb 2026	\$675	0.0%	3.8%	33
Jan 2026	\$675	0.4% ▲	3.8%	33
Dec 2025	\$672	0.4% ▲	3.8%	32
Nov 2025	\$670	3.1% ▲	3.8%	34
Oct 2025	\$650	0.0%	3.8%	30
Sep 2025	\$650	0.0%	3.8%	32
Aug 2025	\$650	0.0%	3.8%	32
Jul 2025	\$650	0.0%	3.8%	32

Long Term Market Trends

Median Asking Rent - 10 Years



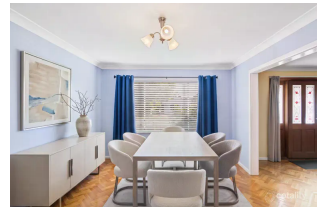
Gross Rental Yield - 10 Years



Period	Asking Rent	Change	Gross Rental Yield	Rental Observations
2026	\$710	9.2% ▲	3.8%	36
2025	\$650	11.1% ▲	3.8%	32
2024	\$585	2.2% ▲	3.7%	31
2023	\$572	9.0% ▲	3.8%	37
2022	\$525	5.0% ▲	3.2%	29
2021	\$500	11.1% ▲	3.5%	32
2020	\$450	0.0%	3.9%	39
2019	\$450	0.0%	4.1%	43
2018	\$450	3.4% ▲	3.9%	43
2017	\$435	2.4% ▲	4%	42

Summary

35 CRISTINA AVENUE NIAGARA PARK NSW 2250



Appraisal price range
\$800-\$850

Notes from your agent



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