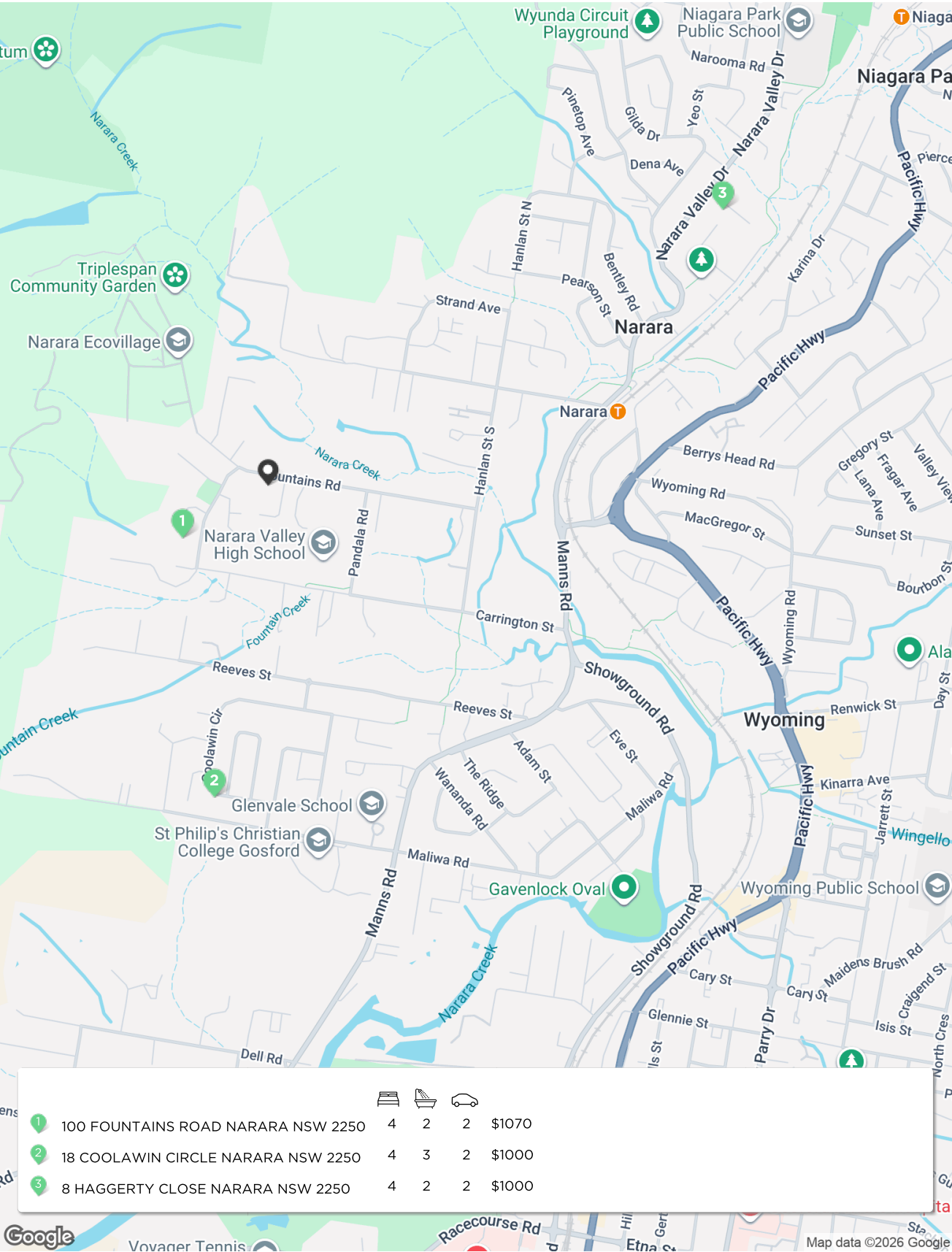


Comps Map: Rentals



Comparable Rentals

1 100 FOUNTAINS ROAD NARARA NSW 2250



 4  2  2  659m²  197m²
 Year Built - DOM 30 days
 Listing Date 18-Mar-26 Distance 0.33km
 Listing Price \$1070/WEEKLY

2 18 COOLAWIN CIRCLE NARARA NSW 2250



 4  3  2  583m²  -
 Year Built - DOM 8 days
 Listing Date 11-Sep-26 Distance 1.04km
 Listing Price \$1000/WEEKLY

3 8 HAGGERTY CLOSE NARARA NSW 2250

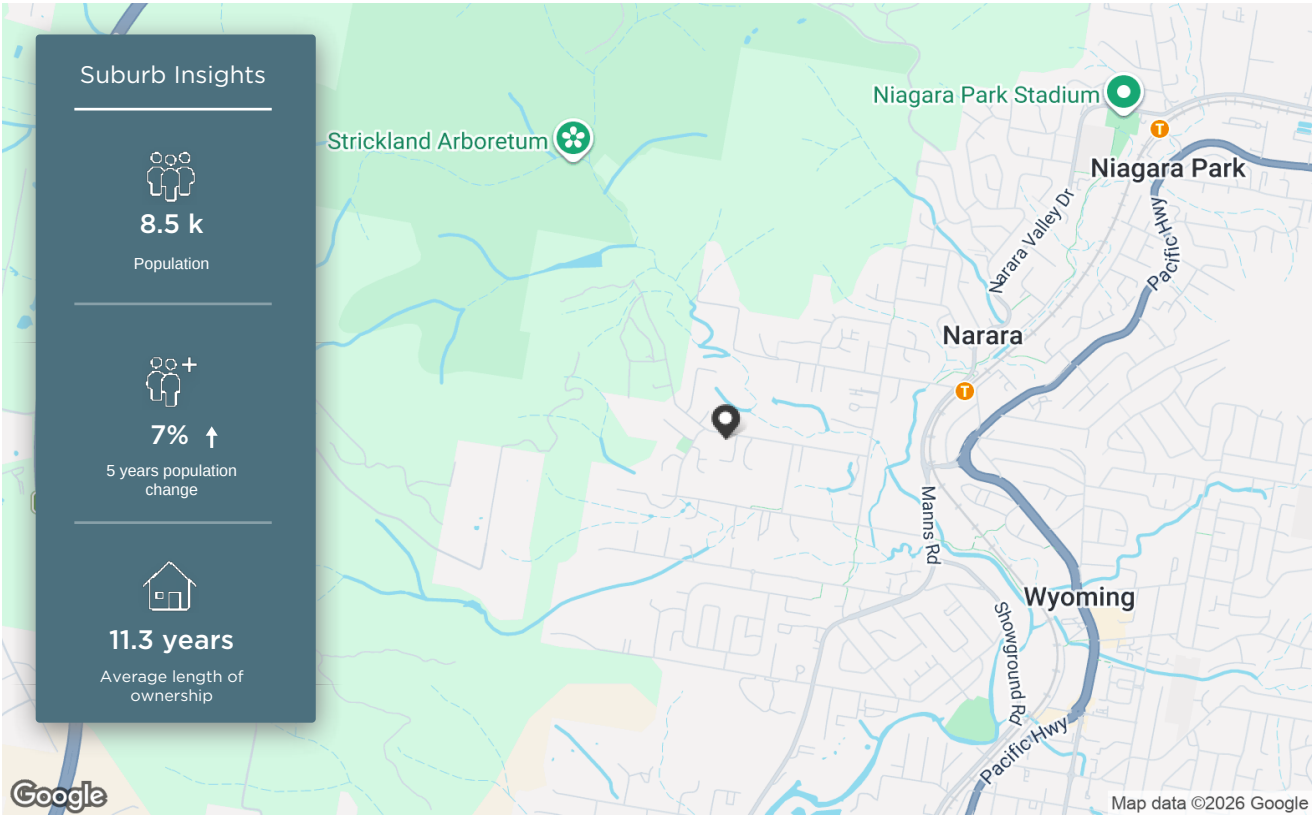


 4  2  2  651m²  105m²
 Year Built - DOM 9 days
 Listing Date 15-May-26 Distance 1.73km
 Listing Price \$1000/WEEKLY

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

Narara

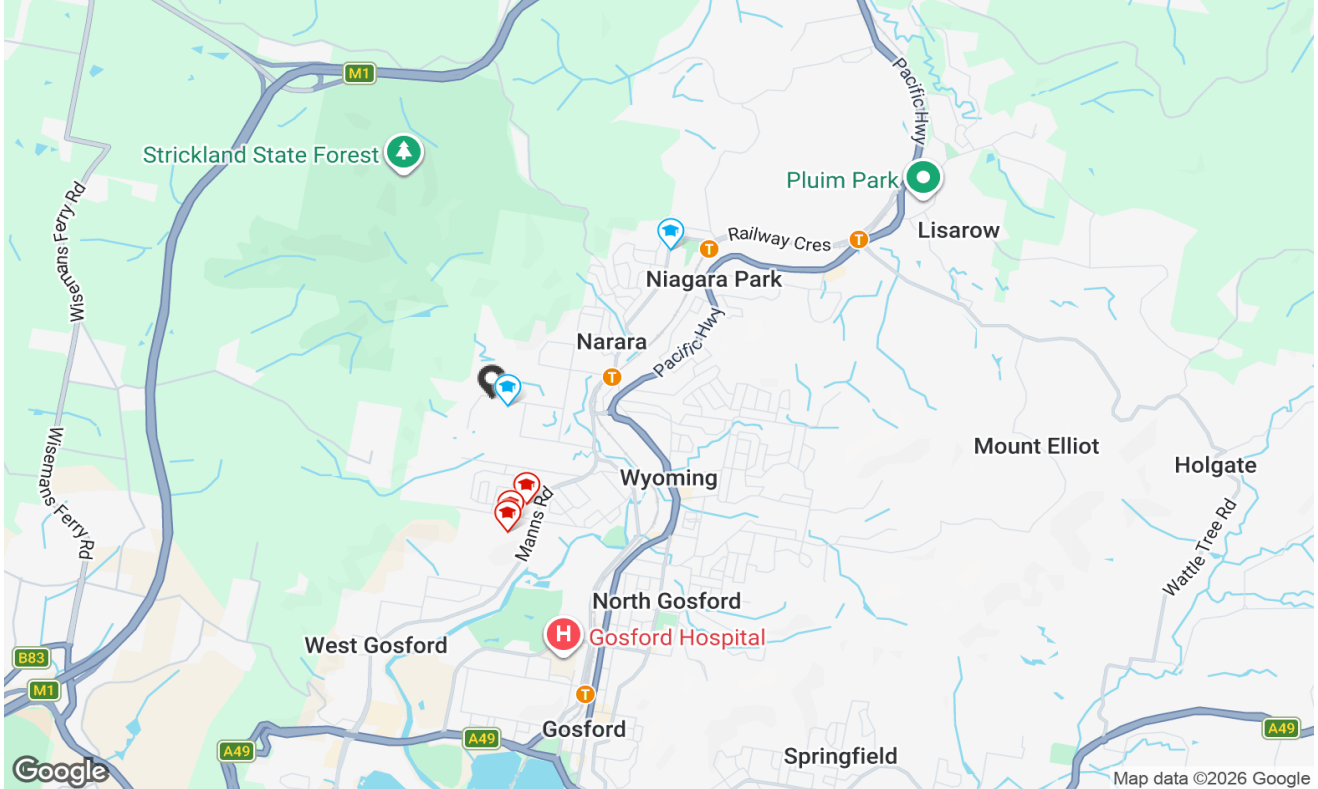
Demographic



The size of Narara is approximately 8.3 square kilometres. There are 27 parks, covering nearly 15.1% of the total area. The population of Narara in 2016 was 7934 people. By 2021 the population was 8471 showing a population growth of 6.8% in the area during that time. The predominant age group in Narara is 30-39 years. Households in Narara are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Narara work in a professional occupation. In 2021, 78.20% of the homes in Narara were owner-occupied compared with 77.90% in 2016.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Other	0.8	Not Stated	1.1	52-78K	13.7	90-99	0.2
Single Parents	18.0	Purchaser	46.9	78-130K	24.5	100+	0.0
Childless Couples	34.9	Renting	20.1	15.6-33.8K	9.4	60-69	11.5
Couples with Children	46.4	Owns Outright	31.3	0-15.6K	3.5	10-19	13.4
		Other	0.4	182K+	14.8	70-79	7.4
				33.8-52K	11.1	80-89	2.1
				130-182K	17.2	0-9	13.6
						20-29	11.0
						50-59	13.1
						40-49	13.7

Local Schools



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Narara Valley High School 55 Fountains Road Narara NSW 2250	0.19km	Secondary	Mixed	Government	7-12
	Glenvale School 109 Manns Road Narara NSW 2250	1.11km	Special	Mixed	Government	-
	St Philip's Christian College - Gosford 2-30 Narara Creek Road Narara NSW 2250	1.25km	Combined	Mixed	Non-Government	0-12
	St Philip's Christian College DALE - Gosford 2-30 Narara Creek Road Narara NSW 2250	1.34km	Special	Mixed	Non-Government	-
	Niagara Park Public School 205 Narara Valley Drive Niagara Park NSW 2250	2.28km	Primary	Mixed	Government	0-6



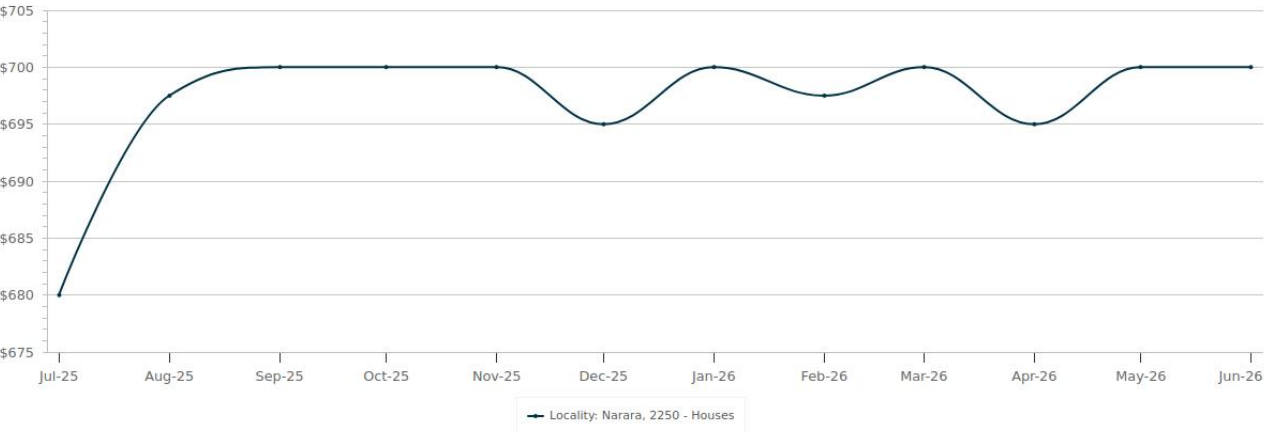
Property is within school catchment area



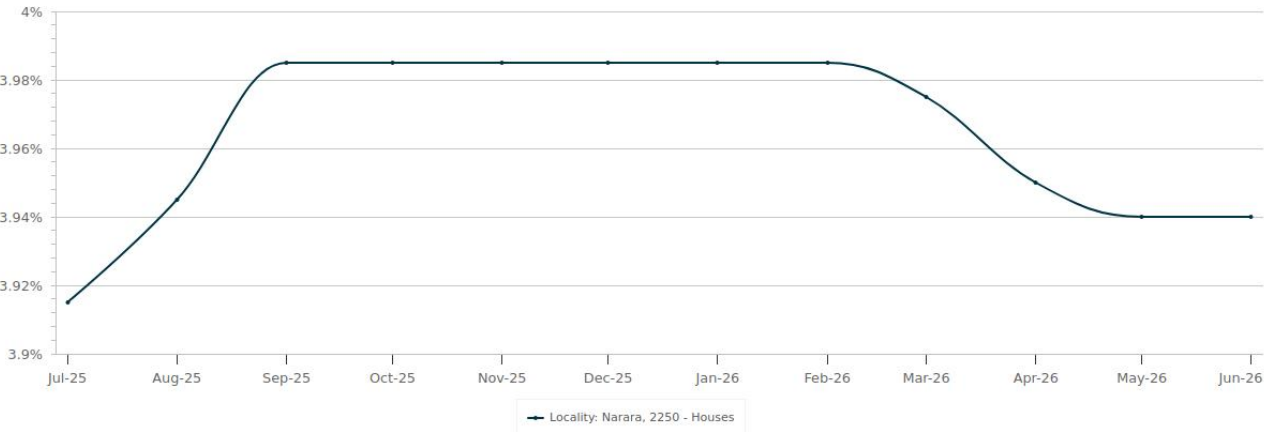
Property is outside school catchment area

Recent Market Trends

Median Asking Rent - 12 Months



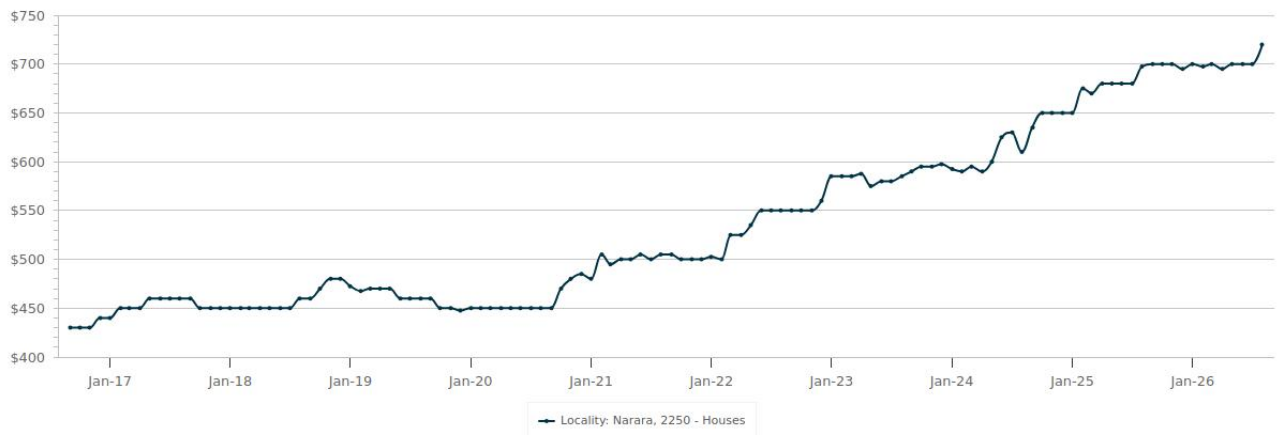
Gross Rental Yield - 12 Months



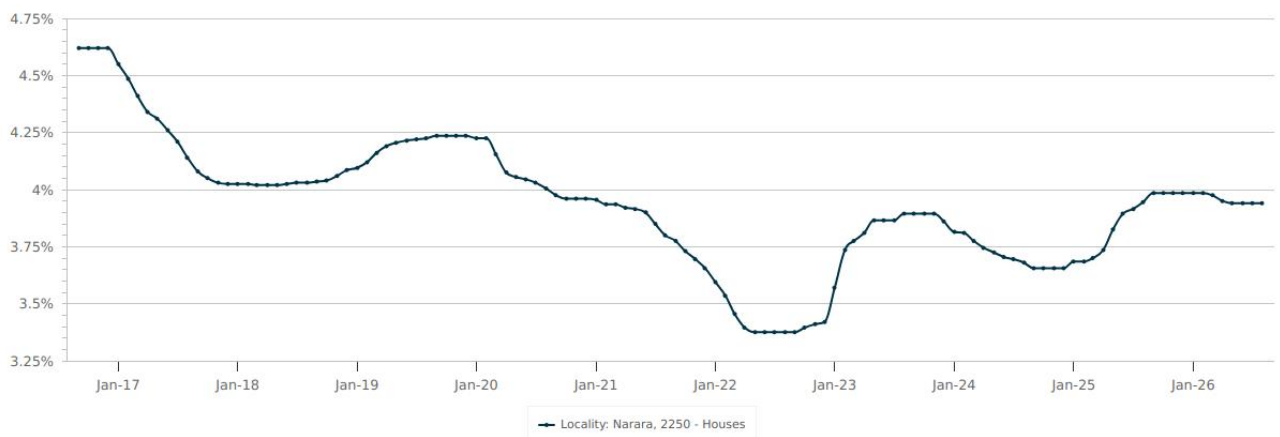
Period	Asking Rent	Change	Gross Rental Yield	Rental Observations
Jun 2026	\$700	0.0%	3.9%	101
May 2026	\$700	0.7% ▲	3.9%	98
Apr 2026	\$695	-0.7% ▼	4%	103
Mar 2026	\$700	0.4% ▲	4%	108
Feb 2026	\$697	-0.4% ▼	4%	104
Jan 2026	\$700	0.7% ▲	4%	110
Dec 2025	\$695	-0.7% ▼	4%	108
Nov 2025	\$700	0.0%	4%	114
Oct 2025	\$700	0.0%	4%	117
Sep 2025	\$700	0.4% ▲	4%	117
Aug 2025	\$697	2.6% ▲	3.9%	112
Jul 2025	\$680	0.0%	3.9%	112

Long Term Market Trends

Median Asking Rent - 10 Years



Gross Rental Yield - 10 Years



PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
2026	\$720	3.2% ▲	3.9%	99
2025	\$697	14.3% ▲	3.9%	112
2024	\$610	4.3% ▲	3.7%	82
2023	\$585	6.4% ▲	3.9%	107
2022	\$550	8.9% ▲	3.4%	84
2021	\$505	12.2% ▲	3.8%	95
2020	\$450	-2.2% ▼	4%	103
2019	\$460	0.0%	4.2%	118
2018	\$460	0.0%	4%	133
2017	\$460	7.0% ▲	4.1%	134

Summary

65 FOUNTAINS ROAD NARARA NSW 2250



Appraisal price range

\$1,100- \$1,200

Notes from your agent



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