



DOWLING
PROPERTY

Suburb Profile

Medowie, NSW

Demographics

As of the 2021 Census, Medowie had a population of 10,879, with a balanced gender distribution of 49.9% male and 50.1% female residents.



Source: [Australian Bureau of Statistics](#)

The median age is 37, indicating a community with a substantial proportion of young families. There are 3,154 families residing in Medowie, with an average of 1.9 children per family, highlighting a significant presence of children who may require childcare services.

Key Demographic Insights:

- Median Age: 37 years, reflecting a mix of mature families and young parents raising children.
- Children Population: A significant portion of the community is aged 0-14 years, reinforcing a strong demand for childcare services.
- Birth Rates: Medowie has a consistently stable birth rate, suggesting ongoing demand for early childhood education facilities.
- RAAF Personnel & Families: The proximity to RAAF Base Williamstown contributes to a transient but stable demand for childcare, as many personnel have young children and require early education services during their postings.

Location

The strategic location of 791 Medowie Road offers accessibility and convenience to working parents and local families:

- RAAF Base Williamstown: Approximately 6 kilometers (a 5-minute drive) from the property, making it convenient for Defence personnel requiring childcare services.
- Newcastle Airport: Located about 10 kilometers (approximately a 10-minute drive) south of Medowie, providing accessibility for families who travel frequently or work in aviation-related industries.
- Newcastle CBD: Approximately a 34-kilometer (35-minute drive) from Newcastle's central business district, offering access to employment centers for parents needing reliable childcare options.
- Residential Areas: Medowie encompasses several established and new residential developments within a 5-kilometer radius, ensuring a steady demand for childcare services from young families.

Recent and Future Developments

Residential Developments

- Tall Trees Estate: Situated north of the town center, this development comprises 50 lots designed for Torrens title residences.
- Tallowood: Located south of the town center at 717 to 733 Medowie Road, Tallowood is a lifestyle village targeting individuals over 50, offering 238 residential units.
- The Bower Estate: This substantial development includes over 400 residential lots at 63 to 69 Boundary Road, contributing significantly to Medowie's housing supply.
- The Gardens: A new boutique community in the heart of Medowie, The Gardens offers residential land for sale, providing future residents with convenient access to local shopping centers and community facilities.

Commercial Developments

- 36A Ferodale Road: This property has received Development Application (DA) approval for a registered club, presenting a strategic commercial opportunity in Medowie.
- 8 Waropara Road: Currently available for sale, this development site offers potential for various commercial uses, contributing to the economic growth of Medowie.

Infrastructure and Community Projects

- Medowie New High School: A significant infrastructure project with an estimated budget between \$50 million and \$100 million, the Medowie New High School is currently under construction, with quotes closing on February 21, 2025.
- Medowie Place Plan: The Port Stephens Council has developed the Medowie Place Plan to create a more vibrant town center. This plan includes an action agenda aimed at fostering community connection and enhancing local amenities.

State Initiatives Impacting Development

- NSW Housing Delivery Authority: The New South Wales government is establishing a Housing Delivery Authority to expedite major residential projects by bypassing local council approvals. This initiative aims to fast-track housing construction in areas like Medowie, potentially impacting future residential developments.

Local Amenities

Medowie offers a variety of local amenities that can support and enhance the operations of a childcare center. Here's an overview of facilities and services beneficial for such an establishment:

Healthcare Services

- **Medowie Family Clinic:** This clinic provides comprehensive medical care, including general practitioner services, exercise physiology, podiatry, pathology, and audiology. Its proximity ensures that children have access to necessary health services.
- **Medowie Child and Family Health Nursing:** Located on Ferodale Road, this service offers health and development checks, immunizations, and support for parents and carers of children aged 0-5 years.

Educational Institutions

- **Medowie Public School:** One of the government primary schools in the area, providing foundational education to local children.
- **Wirreanda Public School:** Another government primary school serving the Medowie community.
- **Medowie Christian School:** A Christian-based educational institution offering primary education.
- **Catherine McAuley Catholic College:** A co-educational Catholic high school that opened in 2021, providing secondary education to the region.

Recreational Facilities

- **Medowie Sports and Community Club:** This club offers various sporting facilities, promoting physical activities for children and families.
- **Pacific Dunes Golf Course:** A championship golf course ranked number five in Australia, providing recreational opportunities for the community.
- **Medowie Macadamia Farm & Café:** A local attraction offering fresh produce and a café, serving as a family-friendly destination.

Community Services

- **Port Stephens Family and Neighbourhood Services:** This organization has been providing support to families and children in the Port Stephens area for over 35 years, offering various programs and services.
- **Medowie Community Centre:** A hub for local events and activities, fostering community engagement and support.

Shopping and Retail

- **Local Shops and Cafés:** Medowie offers a range of local shops, cafés, and parks, providing a relaxed and welcoming atmosphere for residents and visitors alike.

Housing Statistics



Residential Properties:

- Median Sale Price: The median sale price for houses in Medowie is approximately \$832,500, reflecting a slight annual decrease of 2.06%.
- Sales Volume: Over the past 12 months, 209 houses have been sold in Medowie.
- Units: There were 7 unit sales in the same period.
- Time on Market: On average, houses in Medowie spend about 41 days on the market before being sold.

Rental Properties:

Median Weekly Rent:

- Houses: The median weekly rent for houses was \$640.
- Units: The median weekly rent for units was \$490.

Gross Rental Yield:

- Houses: The rental yield for houses was approximately 4.17%.
- Units: Units offered a higher rental yield of about 5.23%.

Historical Growth

10-Year Trend: Over the last decade (2014 to 2024), the median sale price for houses in Medowie increased by 90.3%, rising from \$428,250 to \$815,000. This represents a compound annual growth rate (CAGR) of approximately 6.6%.

Schooling

Here is a list of schools in Medowie and surrounding suburbs:

Medowie Public School (2.8 km, 4 min drive)

- High demand for before and after-school care services for working parents.
- Potential partnerships for school-readiness programs to ease the transition from preschool to kindergarten.

Wirreanda Public School (3.2 km, 5 min drive)

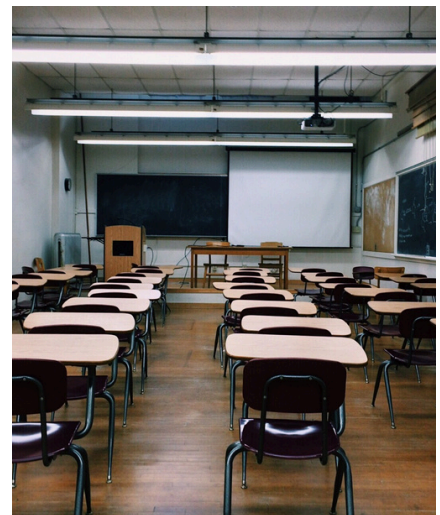
- Families with older children may prefer a childcare center close to both the school and home.
- The location can benefit from school pickup/drop-off services.

Medowie Christian School (4.0 km, 6 min drive)

- Parents may seek daycare options that align with the values of this K-12 institution.

Catherine McAuley Catholic College (New, Medowie)

- New residential developments around this secondary school will attract more young families to the area, ensuring long-term demand for childcare.
- Potential partnerships for school holiday programs or tutoring support.



Public Transport

Bus Services:

Route 136: Stockton to Raymond Terrace via Medowie

- Description: This route connects Stockton to Raymond Terrace, passing through Medowie, providing residents with access to surrounding suburbs and essential services.
- Operator: Hunter Valley Buses

Route 137: Lemon Tree Passage to Raymond Terrace via Medowie

- Description: This service links Lemon Tree Passage to Raymond Terrace, with stops in Medowie, enhancing connectivity for the community.
- Operator: Hunter Valley Buses

Local Bus Stops Near Medowie Road:

- Ferodale Rd before Peppertree Rd Proximity: Approximately a 3-minute walk from central Medowie
- Served by: Route 136

Ride-Sharing Services:

- Uber Availability: Uber operates in Medowie, offering flexible transportation options for parents and staff.

Benefits for the Childcare Center:

- Accessibility: The proximity of bus routes and stops ensures that families and staff without personal vehicles can reach the center conveniently.
- Connectivity: Public transport links Medowie to neighboring suburbs and essential services, supporting the community's mobility needs.
- Flexibility: Ride-sharing services like Uber provide additional transportation options, accommodating varying schedules and emergencies.

Sources

Demographics:

- <https://www.abs.gov.au/census/find-census-data/quickstats/2021/SAL12564?>

Location:

- <https://www.rome2rio.com/s/Medowie/Newcastle-Airport-NTL>
- <https://www.portstephens.nsw.gov.au/development/local-area-planning-strategies/medowie-planning-strategy>

Recent and Future Developments:

- https://medowie.nsw.au/housing-developments.html?utm_source=chatgpt.com
- <https://thegardensmedowie.com.au>
- <https://commercialcollective.com.au/commercial/36a-ferodale-road-medowie-nsw-2318>
- <https://www.knightfrank.com.au/properties/commercial/for-sale/8-waropara-road-medowie-nsw-2318/112875>
- <https://www.portstephens.nsw.gov.au/council/news/2022/medowie-on-the-move-with-new-draft-place-plan>
- <https://www.news.com.au/national/nsw-act/politics/nsw-government-to-introduce-housing-delivery-authority-to-fast-track-development/news-story/3eeb24e6d498599a3733c565fe728601>

Local Amenities:

- <https://medowiefamilyclinic.com/services>
- <https://www.healthdirect.gov.au/australian-health-services/healthcare-service/medowie-2318-nsw/medowie-child-and-family-health-nursing/maternal-child-and-family-health/24ea231e-133c-10b3-1383-6add246317b3>
- https://en.wikipedia.org/wiki/Medowie%2C_New_South_Wales
- <https://mycommunityinfo.com.au/NSW/UCL/Medowie>

Housing Statistics:

- <https://www.yourinvestmentpropertymag.com.au/top-suburbs/nsw/2318-medowie>

Schooling

- <https://education.nsw.gov.au/>

Public Transportation

- <https://transportnsw.info/routes/details/hunter-buses-network/137/46137>