



PETER

Dunn

REAL ESTATE

SPRING 2025

Photo: 'Clarence House' - 30a William Street, Singleton (Sold)

Singleton - 2330



Welcome to our Spring newsletter. Singleton real estate continues to experience an excellent run, with enquiry and sales occurring across all price points.

Stage 6 of Bridgman Ridge is now over 30% sold, as buyers recognise the value and returns offered in the 2330 postcode compared to areas further east. \$382,000 for a block of land is a real standout. Another successful *Singleton Art Prize* has concluded, with our sponsored *People's Choice* award going to the beautiful work 'Red-Tailed Black Cockatoo' by Renee Sanson.

There is plenty happening around Singleton throughout Spring, below are some dates to remember:

- Broke Village Fair – September 14
- Singleton Show – September 26-28
- Dashville Skyline – October 3-5

2330 LGA Statistics

Median Suburb Prices

Singleton	Singleton Heights
\$620,155	\$675,134
Darlington	Hunterview
\$678,237	\$777,258
Whittingham	Gowrie
\$920,300	\$1,076,551
Wattle Ponds	Sedgefield
\$1,103,741	\$1,456,280

Median days on market

72.5

PDRE Avg. rental price per week

\$519

Quarterly Change

2.6%

Source: Domain, realestate.com, Cotality

Market Update

The Singleton market performed well throughout the Winter with plenty of buyer enquiry from owner occupiers and investors alike. The Upper Hunter remains in the top 10 with regard to regional NSW median value growth, currently sitting at +8.4% over the last 12 months (see table below).

Rank	SA3 Name	SA4 Name	Median Value	Annual change
Regional NSW				
1	Lower Murray	Murray	\$325,095	13.6%
2	Tamworth - Gunnedah	New England and North West	\$514,043	11.3%
3	Albury	Murray	\$589,437	10.8%
4	Orange	Central West	\$659,795	8.6%
5	<u>Upper Hunter</u>	Hunter Valley exc Newcastle	\$524,659	8.4%

Source: Cotality HVI August 25

We continue to see local buyers compete with those from out of the area who are looking for either an investment or home to move into. It has been reported that 41,000 (mostly young) people have left Sydney for the regions over the last 12 months due to the ongoing cost of living crisis, with the Hunter Valley seeing a 14% increase in the number of people moving to the area. (Source: 7News)

In a competitive market, there were a number of strong results achieved throughout Winter, including:

- 26 Dangar Road, Singleton for \$1,222,500
- 5 Riverview Close, Hunterview for \$1,085,000
- 14 Morris Road, Wattle Ponds for \$979,000
- 30a William Street, Singleton for \$940,000
- 31A Howe Street, Singleton for \$695,000

The outlook for housing values remains positive as we head towards the last quarter of the year, supported by an outlook for lower interest rates, improving buyer confidence and short housing supply.



Recently **SOLD** using our **Smart Sale Method**



SOLD - \$1,222,500

26 Dangar Road, Singleton



SOLD - \$979,000

14 Morris Road, Wattle Ponds



SOLD - \$706,000

4 Oldknow Crescent, Singleton Heights



Scan the QR code to request a sales appraisal of your property

Property Management Update

Singleton continues to deliver stronger rental growth compared to the capitals, with regional rental growth supported by higher rates of internal migration (as mentioned in market update). The office's average rent currently sits at \$519 per week, and the vacancy rate low, reflecting the continued demand for rentals. The ongoing major works in the Singleton area, still contributing. Over Winter we leased another 9 properties for an average weekly rent of \$569.



LEASED - \$450 pw

5/2-4 Simpson Terrace, Darlington



LEASED - \$640 pw

145A McMahon Way, Singleton Heights



Scan the QR code to request a rental appraisal of your property



Bridgman Ridge

NEW LAND RELEASE

Stage 6 Bridgman Ridge
42 Lots

Now complete and open for inspection

**Registered
& ready
to build!**

Singleton - 2330

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REAL ESTATE

Why Sell With PDRE: Client Testimonial



"Lorna did an amazing job with the sale of our house and helping us purchase our new home in Hunterview. She was open, honest and informative throughout the entire process. Very responsive to our questions and requests.

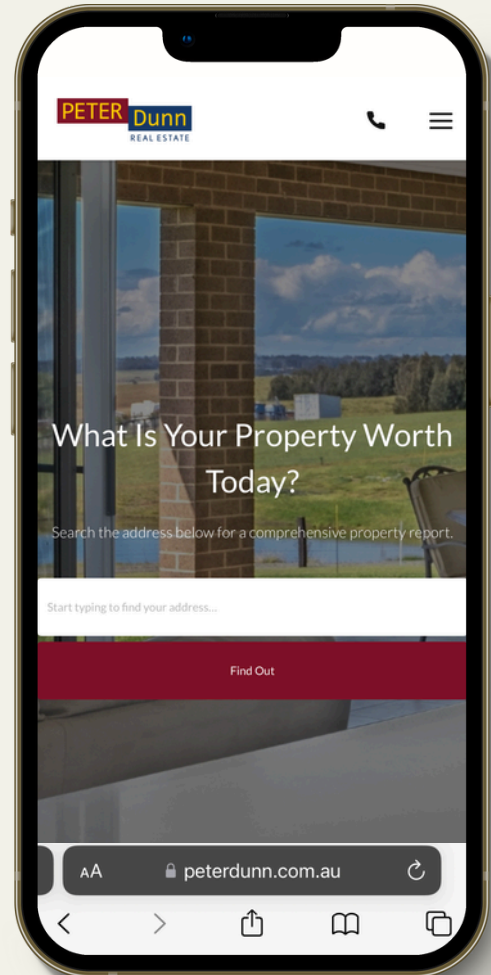
Lorna's hard work and negotiating skills executed the sale of our house with a same day settlement on our new home. We were very impressed at how easy she made the process for us.

I would highly recommend Lorna to anyone looking to buy or sell."

Vendors / Purchasers, Hunterview



Scan the QR code and use our online tool to **find out the value of your home instantly!**



We do real estate, **but smarter**



Left to Right: Jack, Harry, Alicia, Peter, Lorna, Leanne, Emogene, Andrew

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