

# Suburb Intelligence

## Quakers Hill, NSW 2763

Prepared on 05 March 2026



# What's Included in this Report?

## Supply and Demand

Main suburb information to help you understand the current and potential future performance.

## Suburb Performance

Designed to assist you gain confidence in buying a property in this location and how it might impact your wealth creation journey - in terms of growth, cashflow and risk.

## Education Facilities

Relevant detailed information to help you locate the available care, learning, and education facilities within the area.

## Development Applications and Approvals

Analysing what development applications are submitted and approved, and how the upcoming supply of new dwellings may impact this suburb's underlying performance and growth.

## Demographics and Neighbourhood Insights

Suburb market insights to help you understand what type of people live here and why people like to live here.

This Suburb Intelligence report is based on public data and provided as general information only. Information provided is current at time of publication and is not indicative of future performance. Please refer to the Legal Disclaimer at the end of this document.

*"Data is an Ally of your Investment  
Property Decisions"*



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# Suburb Intelligence

## Quakers Hill, NSW 2763

Population  
**27,893**

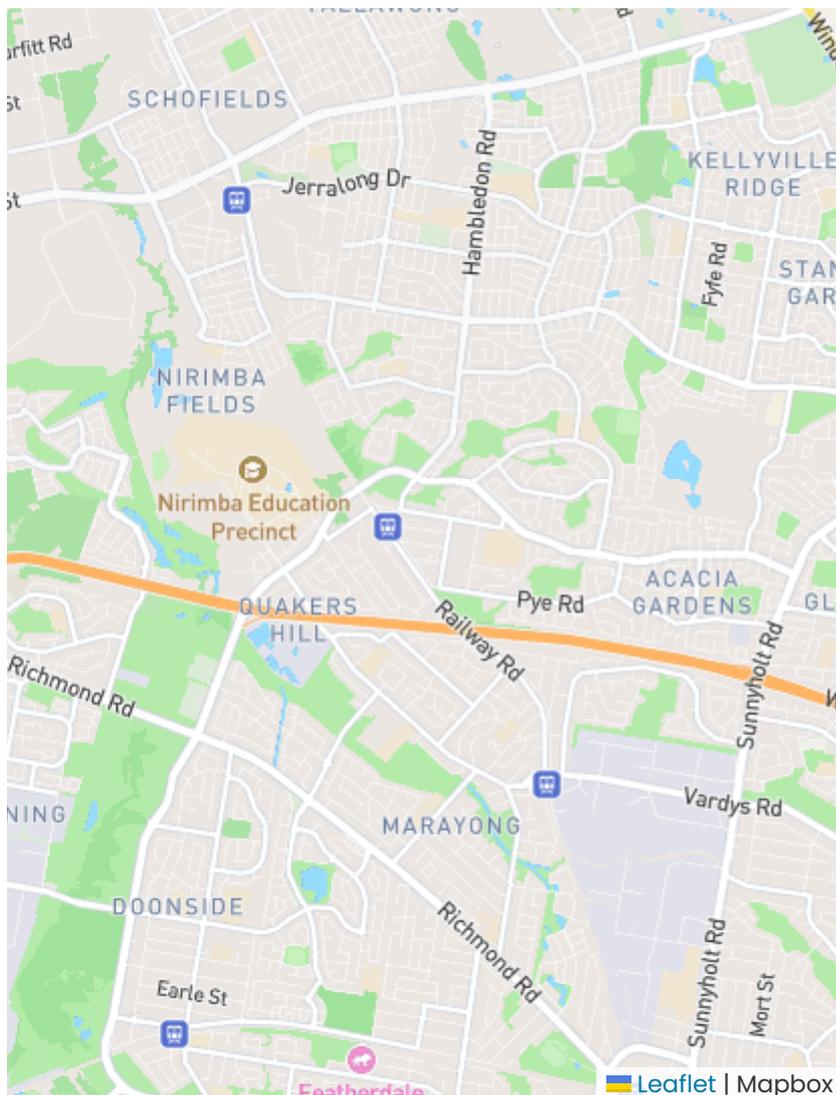
Area Size  
**9.16 km<sup>2</sup>**

Distance from Sydney CBD  
**32 km**

Crime Score  
(high means more crime)  
**10/100**

Median Weekly Household Income  
**\$2,576**

Median Monthly Mortgage Repayments  
**\$2,711**



KEY DEMOGRAPHICS OVER TIME	2001	2006	2011	2016	2021
Population	22,893	25,015	26,166	27,080	27,893
Median Weekly Household Income	No Data	\$1,401	\$1,749	\$1,993	\$2,310
Medial Monthly Mortgage Repayments	No Data	\$1,800	\$2,167	\$2,167	\$2,300
Percentage of Owner Occupier	67%	68%	73%	70%	69%
Percentage of Renter	33%	32%	27%	30%	31%
Total Dwellings	7,504	8,340	8,577	8,757	9,253
Average People per Household	No Data	3.1	3.2	3.2	3.1

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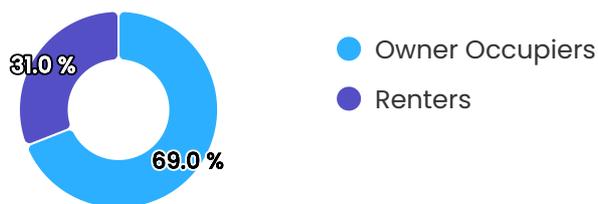
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# Suburb Intelligence

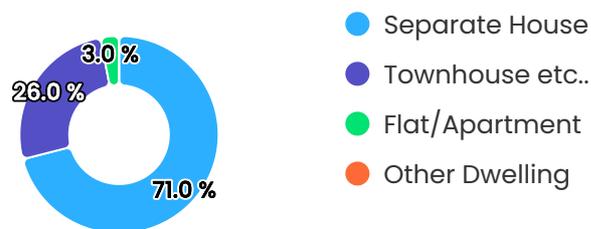
## Quakers Hill, NSW 2763

TOP 3 OCCUPATION †	NUMBER	PERCENTAGE %
Professionals	3,470	26.00%
Clerical and Administrative Workers	2,119	16.00%
Managers	1,601	12.00%
TOP 3 INDUSTRY OF EMPLOYMENT †	NUMBER	PERCENTAGE %
Hospitals (except Psychiatric Hospitals)	558	4.10%
Computer System Design and Related Services	476	3.50%
Supermarket and Grocery Stores	453	3.30%

### Tenure Type



### Dwelling Structure



KEY PROPERTY DATA REPORT *	HOUSES	UNITS
Median Price	\$1,315,000	\$880,000
GROWTH REPORT *		
3 mo. Change	3.14% (\$40,000)	1.39% (\$12,056)
12 mo. Change	9.31% (\$112,000)	3.77% (\$31,967)
3-Yr Change	25.24% (\$265,000)	17.33% (\$130,000)
5-Yr Change	65.41% (\$520,000)	35.80% (\$232,000)
10-Yr Annual Growth (CAGR)	5.63%	3.61%
5-Yr Annual Growth (CAGR)	10.59%	6.31%
Median Rent (per week)	\$685	\$670
Sales Days on Market	31	26
Gross Rental Yield Percent	2.71%	3.96%

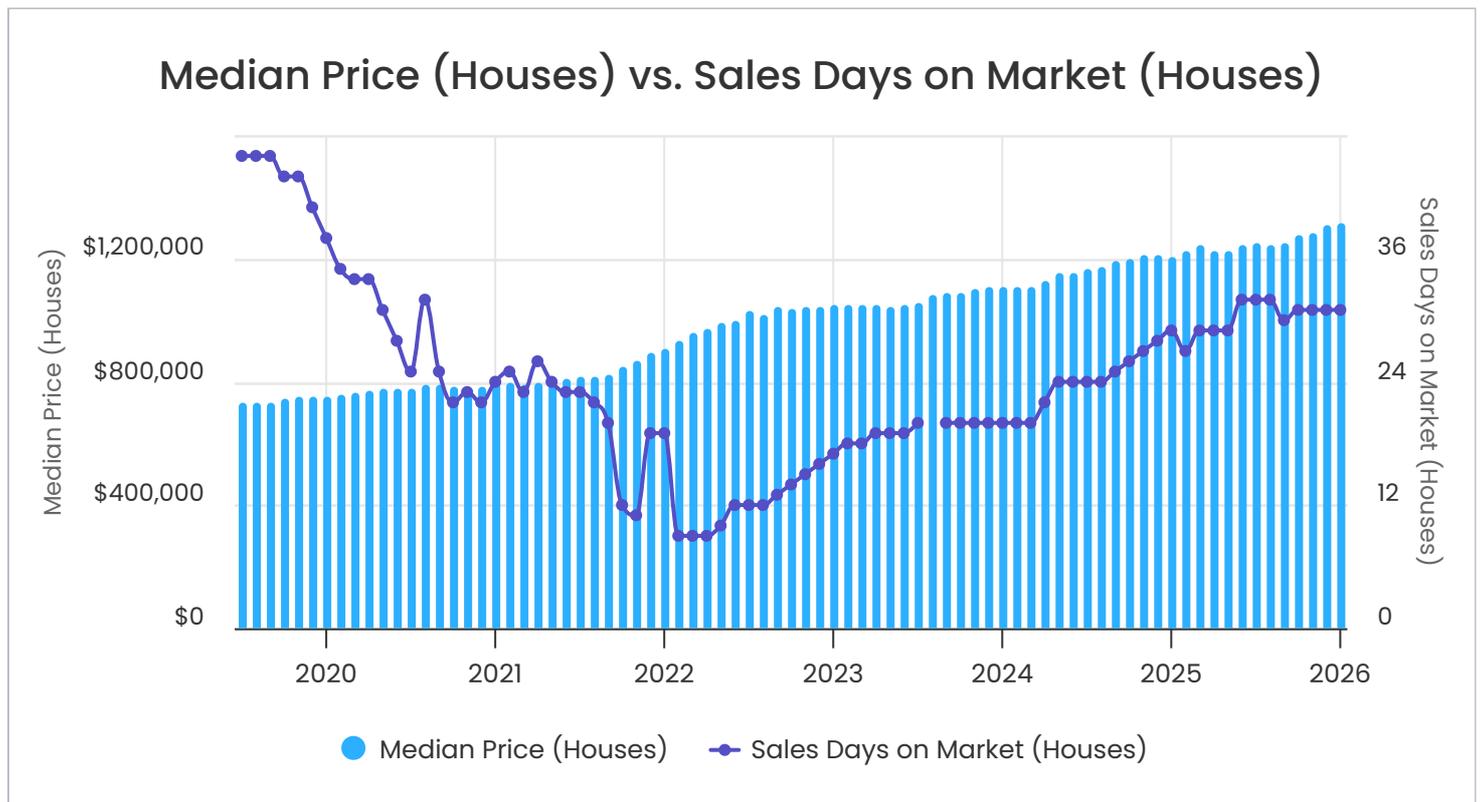
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### DAYS ON MARKET - HOUSES

Sales Days on Market refers to the average number of days a property stays on the market before it is sold. A lower number indicates that properties are highly sought after and quickly snapped up by buyers. A high number could mean low interest from buyers either due to unsuitable pricing or undesirable property offerings. Buyers are turned off by properties that have been sitting in the market for longer than the average, which is 3 months or 90 days. Suburbs in the country regions however, normally have longer Sales Days on Market, as compared to city suburbs.

GROWTH REPORT (HOUSES)	MEDIAN PRICE *	DAYS ON MARKET *
Current Month	\$1,315,000	31
3 mo. Change	3.14% (\$40,000)	0.00% (0)
12 mo. Change	9.31% (\$112,000)	6.90% (2)
3-Yr Change	25.24% (\$265,000)	82.35% (14)
5-Yr Change	65.41% (\$520,000)	29.17% (7)



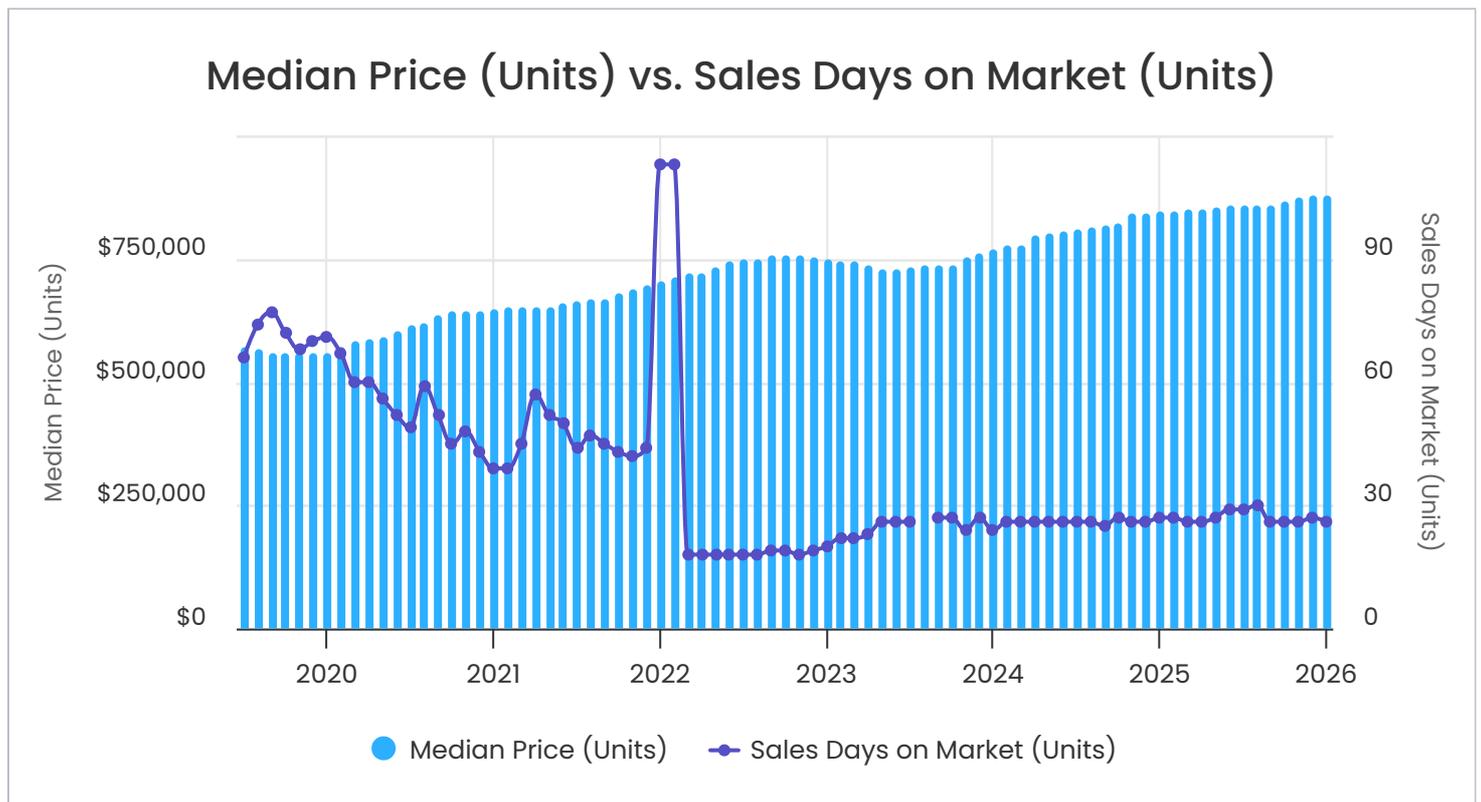
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## DAYS ON MARKET - UNITS

GROWTH REPORT (UNITS)	MEDIAN PRICE *	DAYS ON MARKET *
Current Month	<b>\$880,000</b>	<b>26</b>
3 mo. Change	<b>1.39% (\$12,056)</b>	<b>0.00% (0)</b>
12 mo. Change	<b>3.77% (\$31,967)</b>	<b>-3.70% (-1)</b>
3-Yr Change	<b>17.33% (\$130,000)</b>	<b>30.00% (6)</b>
5-Yr Change	<b>35.80% (\$232,000)</b>	<b>-33.33% (-13)</b>



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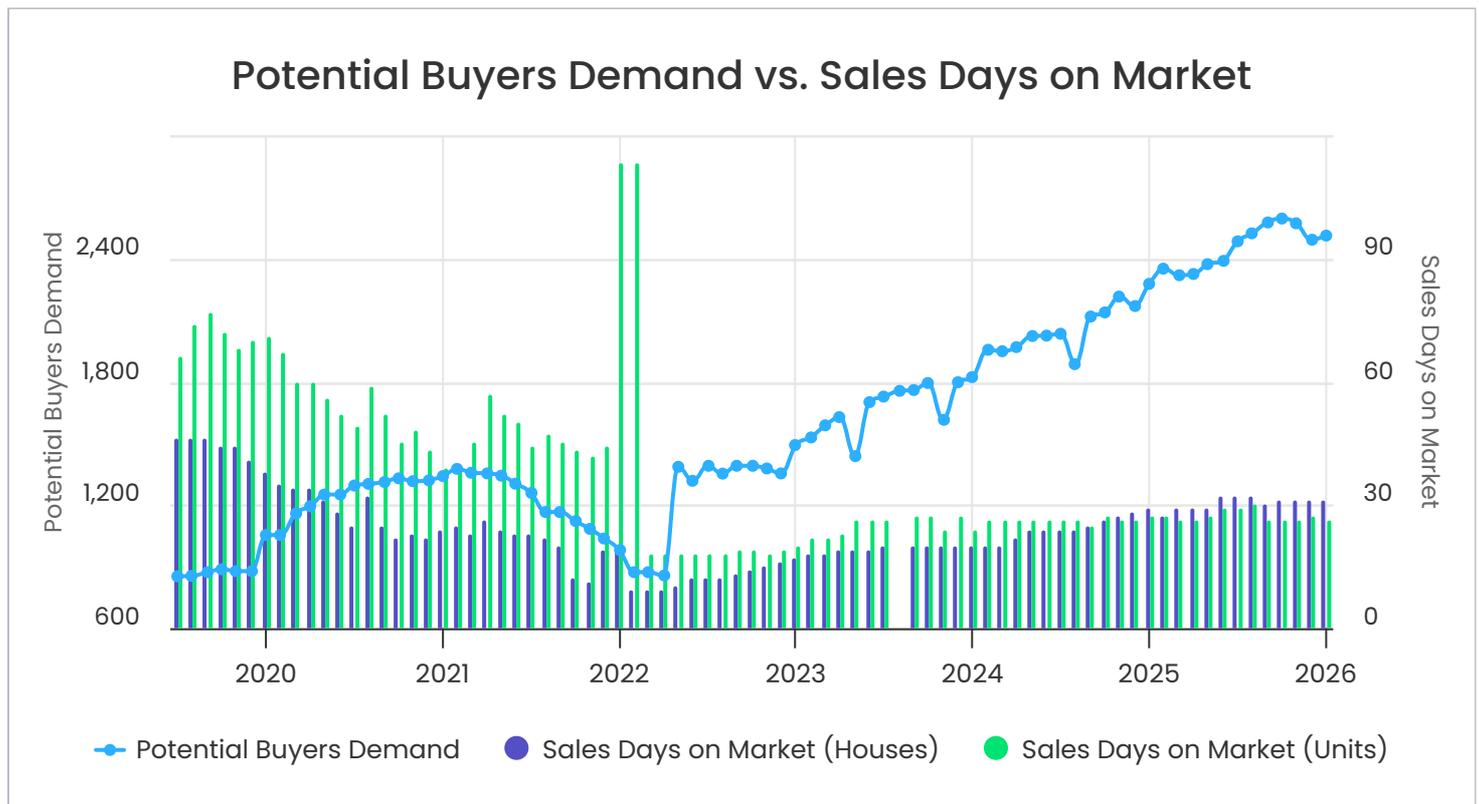


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### POTENTIAL BUYERS DEMAND

The level of potential buyers demand between the aggregated visits per listed property versus the average number of property listed that was viewed at least once per month. It points out the demand from potential buyers of properties for sale. Prices go up when demand exceeds supply. A high potential buyers demand is one indicator of price growth. The higher it is the more pressure there is likely to be on prices to go up.

<b>Potential Buyers Demand</b> <b>High Online Demand</b>		<b>Avg. Potential Buyers by Suburb</b> <b>2,512</b>	
<b>3 mo. Change</b> <b>-3.20% (-83)</b>	<b>12 mo. Change</b> <b>10.32% (235)</b>	<b>3-Yr Change</b> <b>68.36% (1,020)</b>	<b>5-Yr Change</b> <b>87.32% (1,171)</b>



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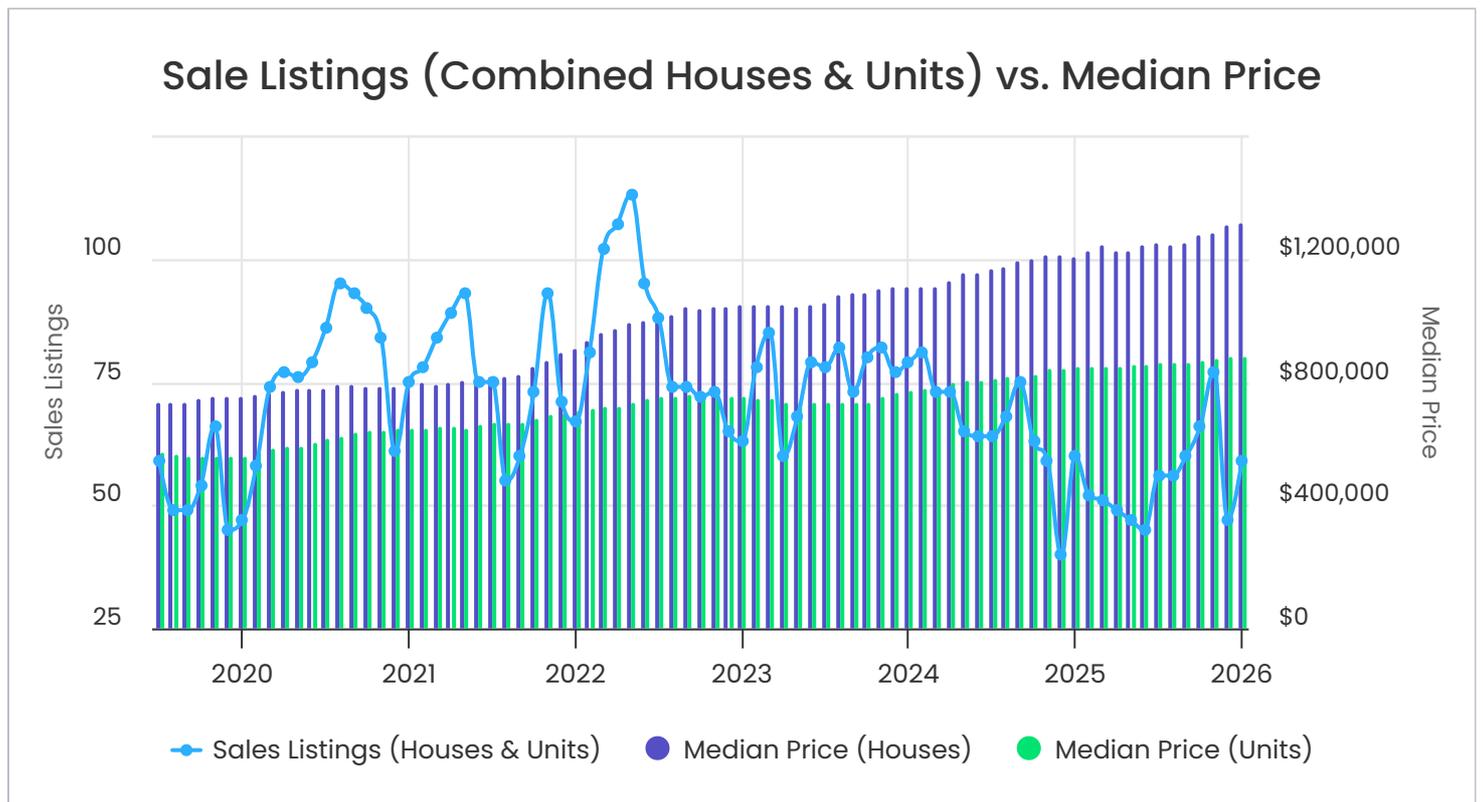


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### SALE LISTINGS

The number of properties, houses and apartment units, in a suburb currently listed for sale per month refers to the sale listings. Sale listings indicate the level of supply of stock on the market.

<b>Sale Listings *</b> <b>59</b>	<b>Median Price (Houses) *</b> <b>\$1,315,000</b>	<b>Median Price (Units) *</b> <b>\$880,000</b>	
<b>3 mo. Change</b> <b>-10.61% (-7)</b>	<b>12 mo. Change</b> <b>-1.67% (-1)</b>	<b>3-Yr Change</b> <b>-6.35% (-4)</b>	<b>5-Yr Change</b> <b>-21.33% (-16)</b>



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## VACANCY RATE

Vacancy rate is the rate of vacant rental property to all available properties in an area, such as houses or apartment buildings. It is calculated as a % of dwellings in a rental property that is unoccupied at a particular time period. Areas with low vacancy rate will ensure a better yield for investors. This is a very useful statistic to help property investors assess the extent of rental demand in a suburb. SuburbsFinder considers a vacancy rate of 3% as healthy because it represents a market balanced between tenants and owners. Areas with vacancy rates of less than 2% mean high rental demand, while vacancy rates above 4% mean that there is more housing rental supply than rental demand.

Vacancy Rate  
**1.85%**

No. of Vacancies  
**60**

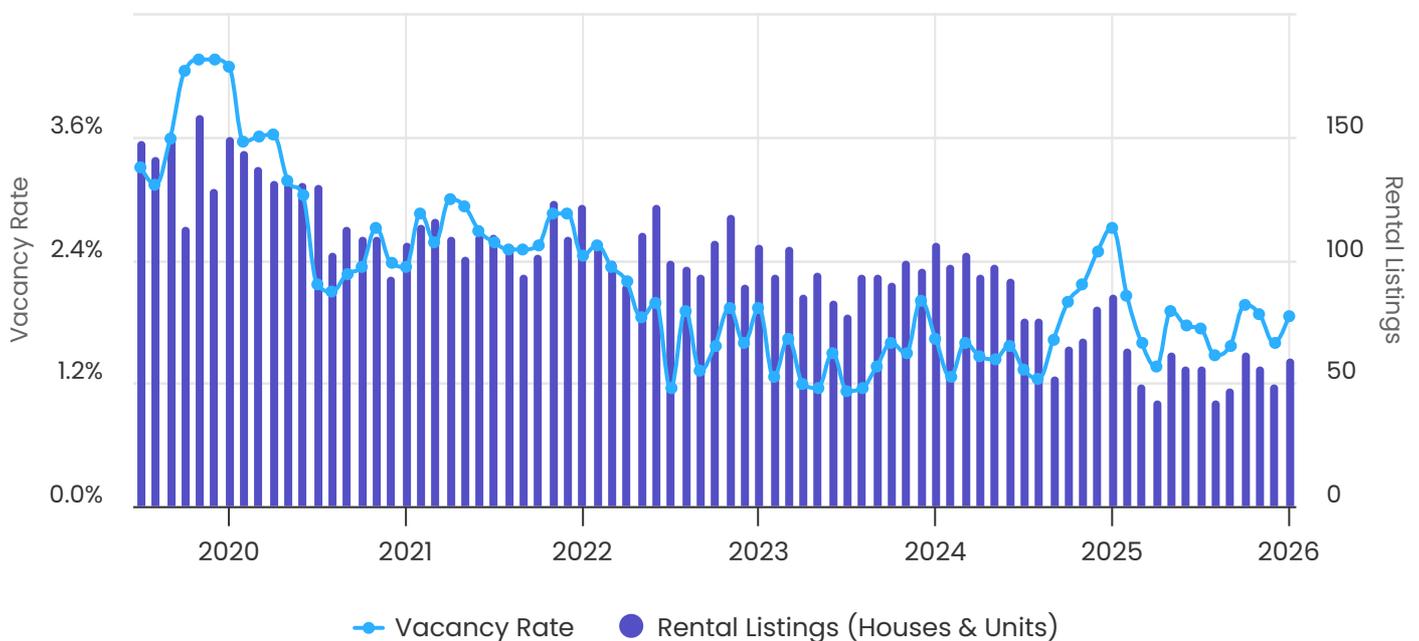
3 mo. Change  
**-3.23% (-2)**

12 mo. Change  
**-30.23% (-26)**

3-Yr Change  
**-43.40% (-46)**

5-Yr Change  
**-43.93% (-47)**

### Vacancy Rate vs. Rental Listings



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### STOCK ON MARKET PERCENTAGE (SOM%)

The SOM% is the percentage of Total For Sale Listings. For example, if there are 1,000 properties in a suburb and 10 of them are currently listed for sale, then the SOM% is 1%.

SOM% reflects relative supply conditions in a property market. By comparing SOM% for suburbs, you would be able to identify areas with low and high supply.

Be mindful of locations with supply reporting SOM% above 2%.

Stock on Market Percentage (SOM%)

**0.64%**

Total For Sale Listings

**59**

For Sale Listing

3 mo. Change

**-10.61% (-7)**

For Sale Listing

12 mo. Change

**-1.67% (-1)**

For Sale Listing

3-Yr Change

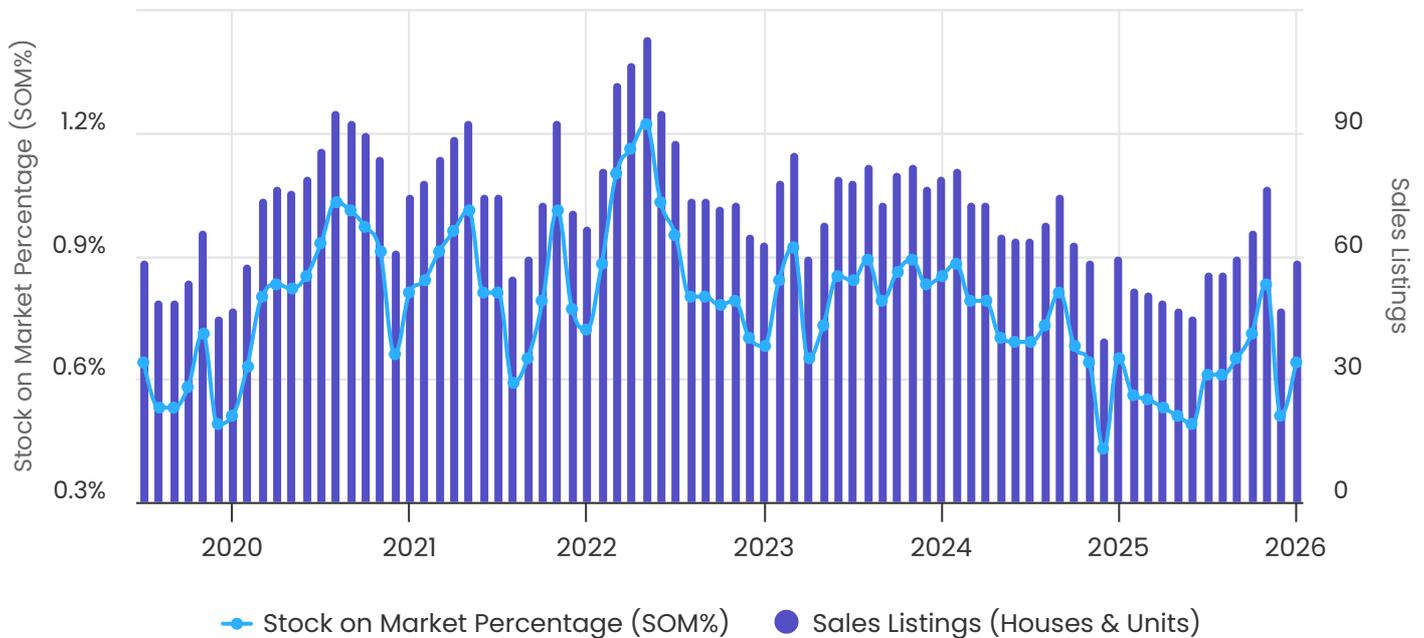
**-6.35% (-4)**

For Sale Listing

5-Yr Change

**-21.33% (-16)**

### SOM% vs. Sale Listings (Combined Houses & Units)



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## MARKET ACTIVITY SNAPSHOT - HOUSES

### ON THE MARKET



**Just Listed**

12 Denton Grove  
QUAKERS HILL, NSW 2763  
🏠 4 🏠 2 🚗 2



**Auction Guide \$750,000**

4 / 10 Stanbury Place  
QUAKERS HILL, NSW 2763  
🏠 2 🏠 1 🚗 1



**New to Market**

14B Chateau Terrace  
QUAKERS HILL, NSW 2763  
🏠 3 🏠 2 🚗 1



**HOUSE WITH GRANNY FLAT**

11-11A Mallee Street  
QUAKERS HILL, NSW 2763  
🏠 5 🏠 3 🚗 2

### RECENTLY SOLD



**\$1,605,000**

4 Lipari Place  
ACACIA GARDENS, NSW 2763  
🏠 4 🏠 2 🚗 2



**\$1,025,000**

25 Somersby Circuit  
ACACIA GARDENS, NSW 2763  
🏠 3 🏠 2 🚗 1



**\$1,150,000**

4 / 40 Wilson Road  
ACACIA GARDENS, NSW 2763  
🏠 4 🏠 2 🚗 2



**\$1,490,000**

64 Sciarra Crescent  
ACACIA GARDENS, NSW 2763  
🏠 4 🏠 2 🚗 2

### FOR RENT



**\$540 per week**

97A Lovegrove Drive  
QUAKERS HILL, NSW 2763  
🏠 2 🏠 1 🚗



**\$650 per week**

1 / 67 Cowper Circle  
QUAKERS HILL, NSW 2763  
🏠 2 🏠 3 🚗 1



**\$950 per week**

14 Scotney Place  
QUAKERS HILL, NSW 2763  
🏠 4 🏠 2 🚗 2



**\$695 per week**

2 / 66 Lalor Road  
QUAKERS HILL, NSW 2763  
🏠 4 🏠 2 🚗 1

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## MARKET ACTIVITY SNAPSHOT - UNITS ON THE MARKET

No listing found

## RECENTLY SOLD



**\$651,000**

102 / 25 Railway Road  
QUAKERS HILL, NSW 2763

🏠 2 🛏 2 🚗 1



**\$721,000**

G18 / 25 Railway Road  
QUAKERS HILL, NSW 2763

🏠 3 🛏 2 🚗 2



**\$665,000**

501 / 25 Railway Road  
QUAKERS HILL, NSW 2763

🏠 3 🛏 2 🚗 2



**\$640,000**

413 / 25 Railway Road  
QUAKERS HILL, NSW 2763

🏠 2 🛏 2 🚗 1

## FOR RENT



**\$550 per week**

107a Railway Road  
QUAKERS HILL, NSW 2763

🏠 2 🛏 1 🚗



**Deposit Taken**

103 / 25 Railway Road  
QUAKERS HILL, NSW 2763

🏠 2 🛏 2 🚗 1



**DEPOSIT TAKEN !**

1 Tulip Place  
QUAKERS HILL, NSW 2763

🏠 2 🛏 2 🚗



**Deposit Taken by Troy 040...**

301 / 25 Railway Road  
QUAKERS HILL, NSW 2763

🏠 1 🛏 1 🚗 1

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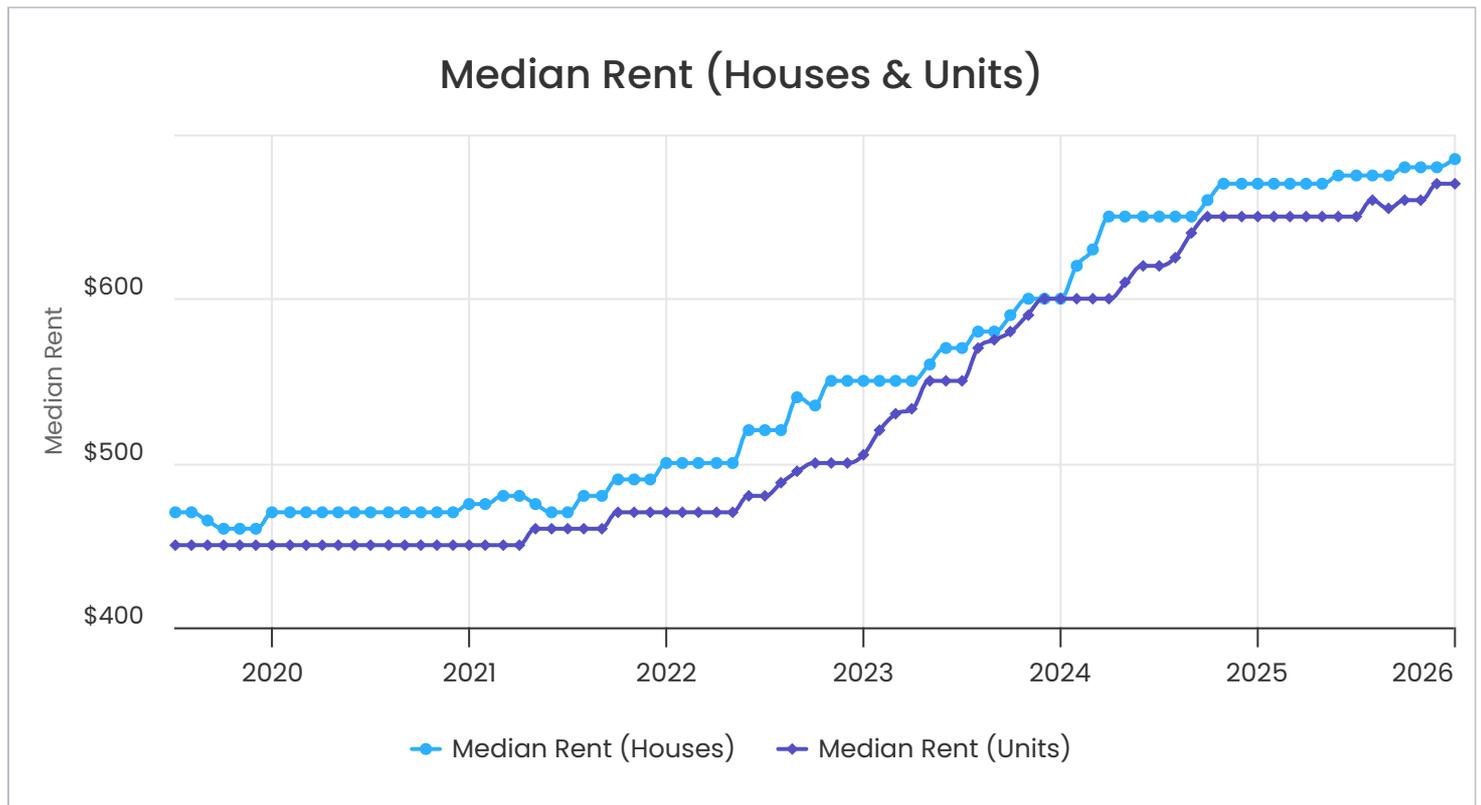


*"The house you looked at today and wanted to think about until tomorrow may be the same house someone looked at yesterday and will buy today"*

## MEDIAN RENT

Median rent is the weekly asking rent for listed rental properties over the last month. It is the best way to compare rental income in different suburbs.

MEDIAN RENT CHANGE *	HOUSES	UNITS
Current Month	<b>\$685</b>	<b>\$670</b>
3 mo. Change	<b>0.74% (\$5)</b>	<b>1.52% (\$10)</b>
12 mo. Change	<b>2.24% (\$15)</b>	<b>3.08% (\$20)</b>
3-Yr Change	<b>24.55% (\$135)</b>	<b>32.67% (\$165)</b>
5-Yr Change	<b>44.21% (\$210)</b>	<b>48.89% (\$220)</b>



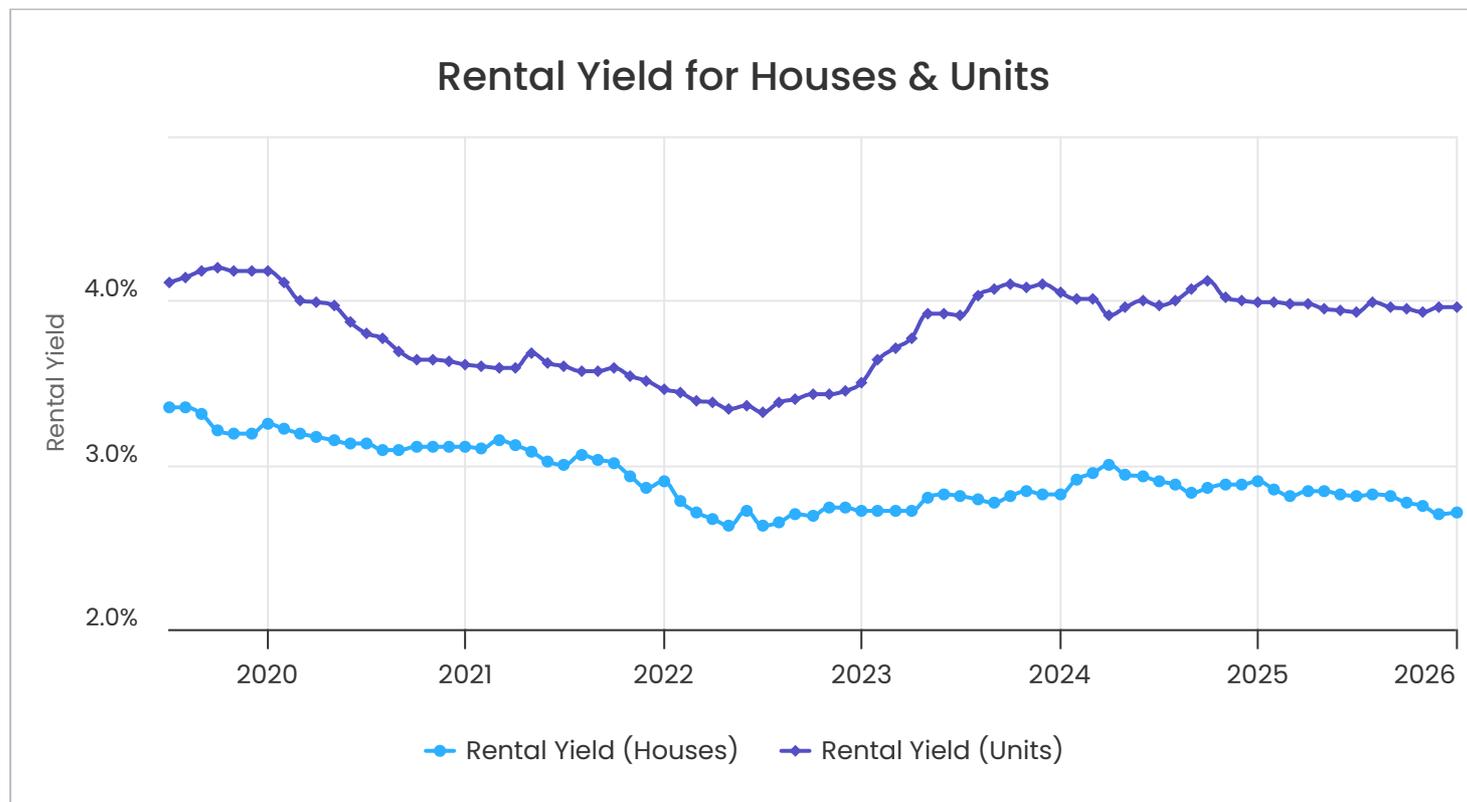
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### RENTAL YIELD

Rental yield is the estimated gross rental return, calculated by multiplying weekly rent by 52 weeks then dividing it by median price. Beware that the rental yield goes up when the median price falls, so an increasing rental yield is not always good. You will have rising yield in the back for rising prices. SuburbsFinder considers a rental yield of around 6% allows for both strong cash flow and growth.

ESTIMATED RENTAL YIELD CHANGE *	HOUSES	UNITS
Current Month	<b>2.71%</b>	<b>3.96%</b>
3 mo. Change	<b>-2.17% (-0.06%)</b>	<b>0.25% (0.01%)</b>
12 mo. Change	<b>-6.55% (-0.19%)</b>	<b>-0.75% (-0.03%)</b>
3-Yr Change	<b>-0.37% (-0.01%)</b>	<b>13.14% (0.46%)</b>
5-Yr Change	<b>-12.86% (-0.40%)</b>	<b>9.70% (0.35%)</b>



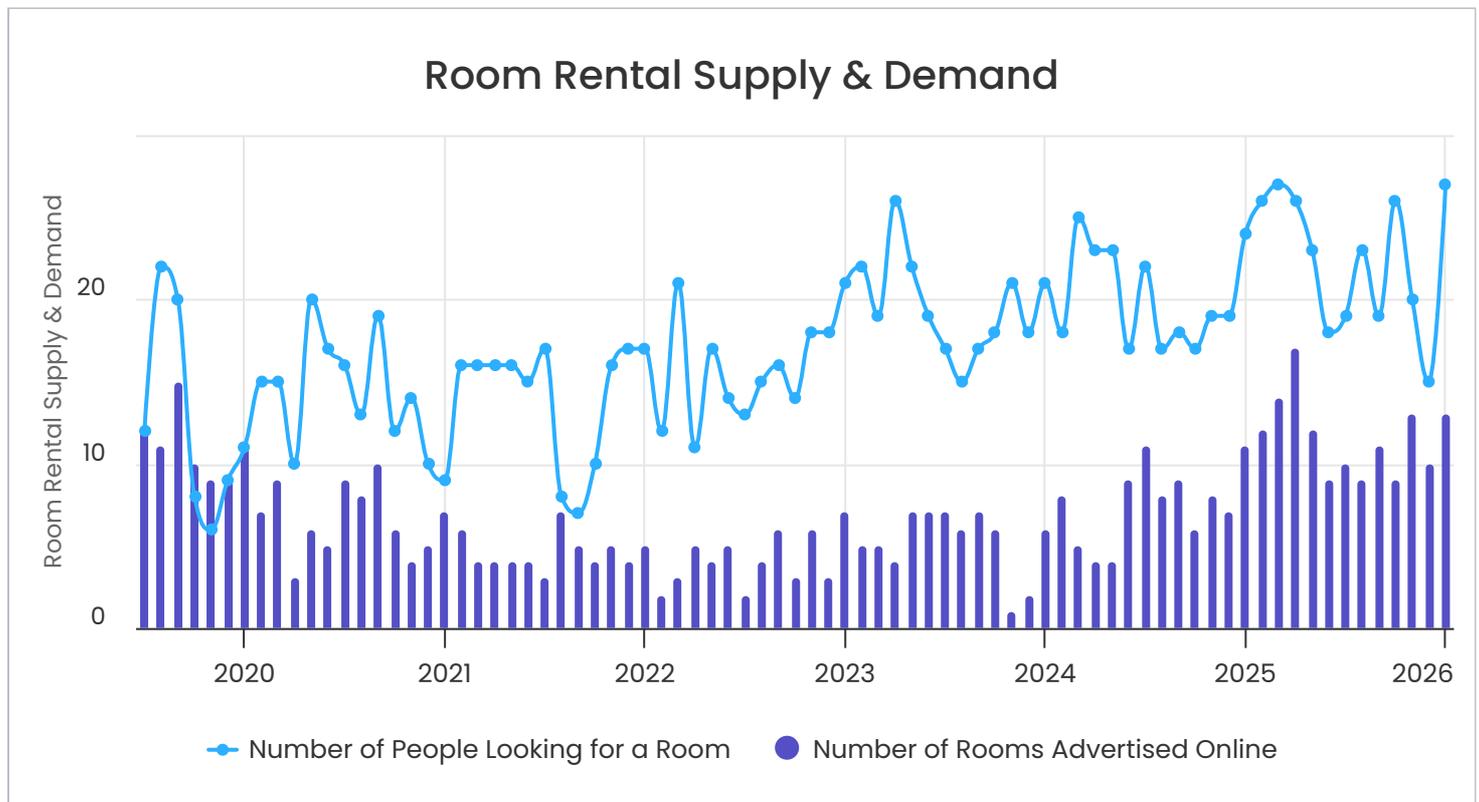
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### ROOM RENTAL SUPPLY & DEMAND

Renting out the rooms of your investment property individually can be a profitable strategy to increase rental yield, but you need to be aware of the risks and associated costs involved. There are different types of share accommodation situations so make sure you understand which laws apply to your agreement. Every state has its own legal categories of agreement covering share accommodation. Knowing this is essential for understanding the relevant rights and obligations that apply to your property.

GROWTH REPORT	No. of People Looking for a Room to Rent	No. of Advertised Rooms Online
Current Month	<b>27</b>	<b>13</b>
3 mo. Change	<b>3.85% (1)</b>	<b>44.44% (4)</b>
12 mo. Change	<b>12.50% (3)</b>	<b>18.18% (2)</b>
3-Yr Change	<b>28.57% (6)</b>	<b>85.71% (6)</b>
5-Yr Change	<b>200.00% (18)</b>	<b>85.71% (6)</b>



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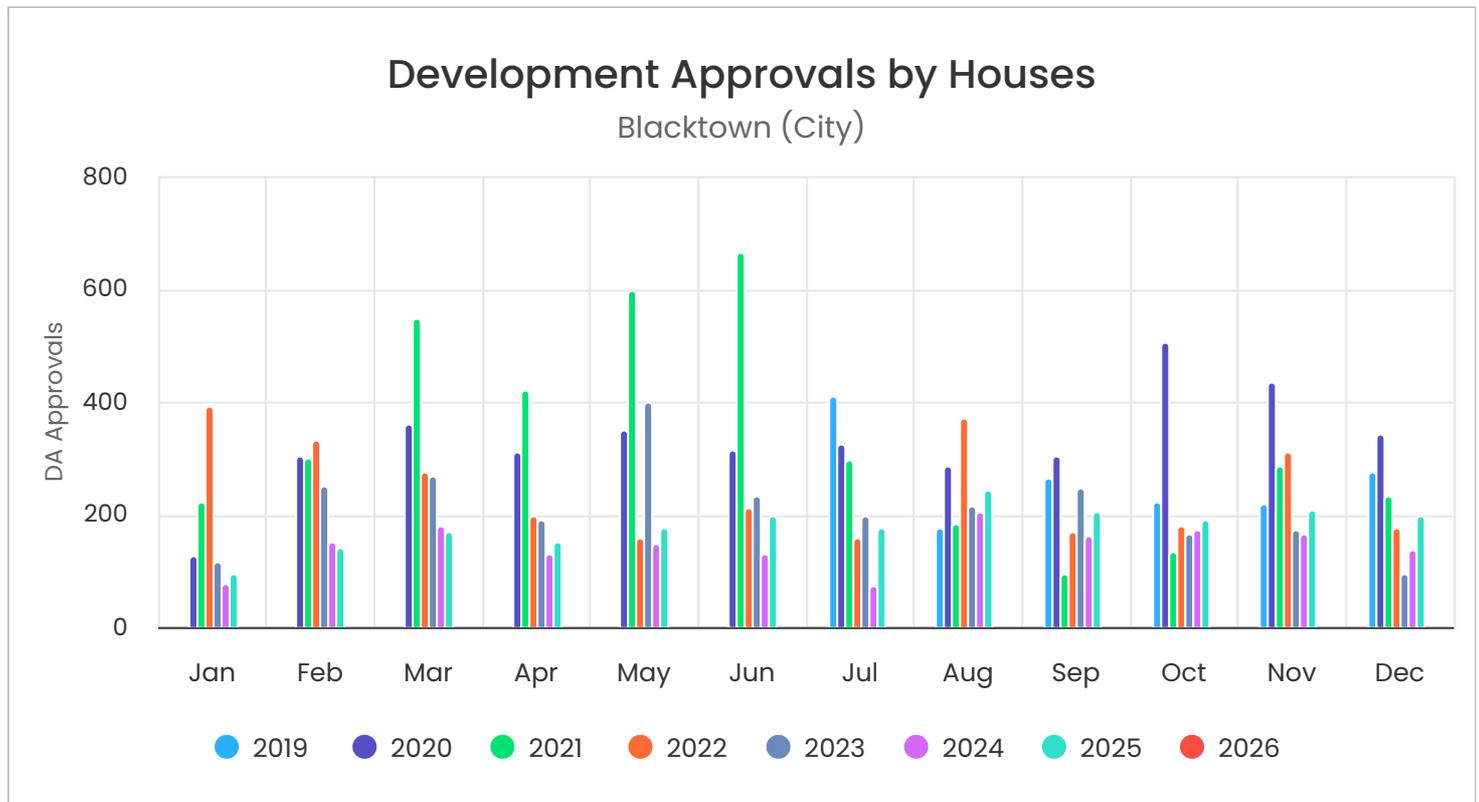
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### DEVELOPMENT APPLICATION (DA) APPROVALS - HOUSES

Development Application approvals are a lead indicator for future property supply. These have a direct impact on the relationship between supply and demand. A significant rise in development approvals may mean that a lot more supply is hitting the market in the near future that may result to a much softer market.

YEAR	DA APPROVAL FOR HOUSES	CHANGE VS PREVIOUS YEAR
2019	1,556	No Data
2020	3,955	2,399
2021	3,974	19
2022	2,923	-1,051
2023	2,539	-384
2024	1,715	-824
2025	2,143	428
2026	No Data	-2,143



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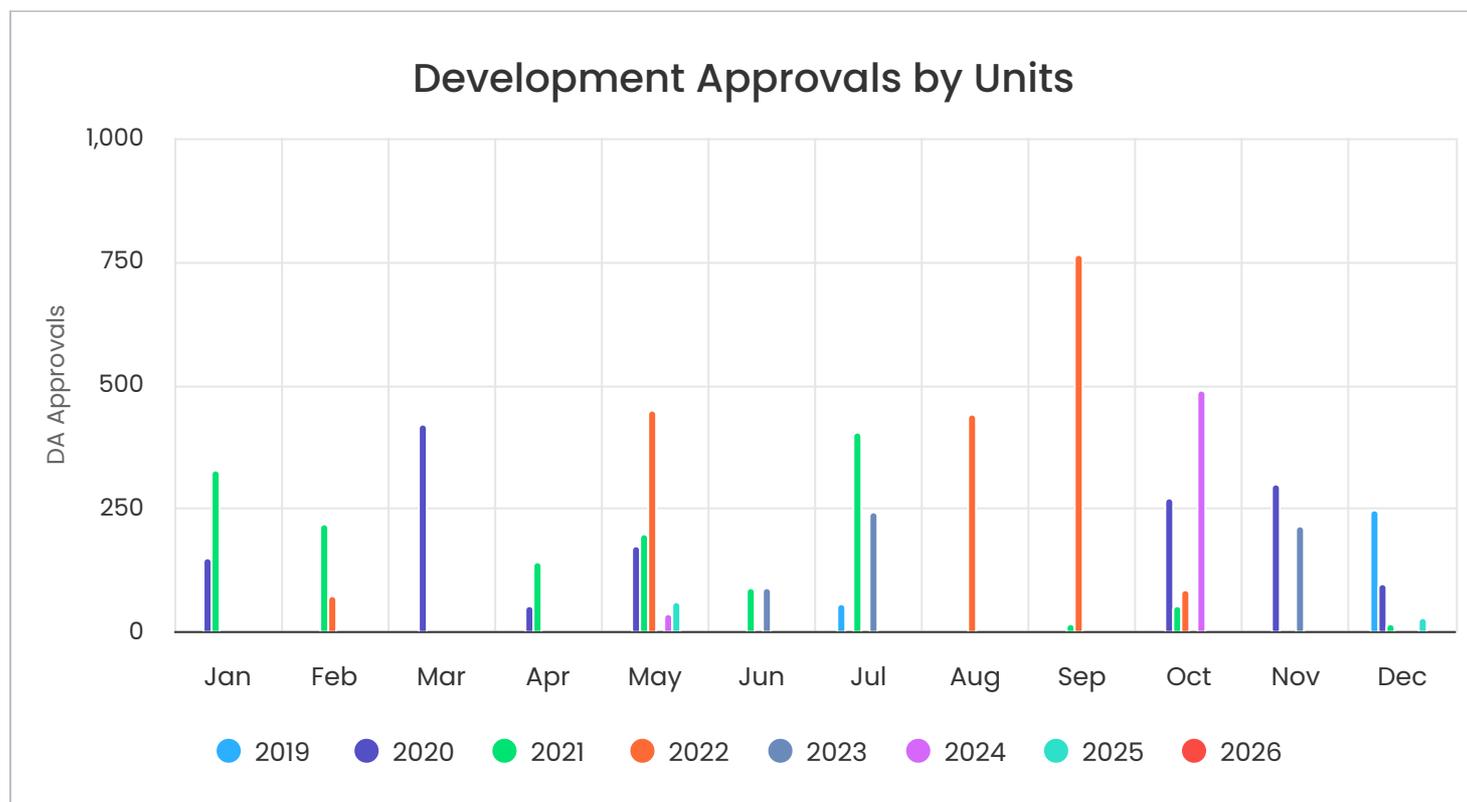


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## DEVELOPMENT APPLICATION (DA) APPROVALS - UNITS

Development Application approvals are a lead indicator for future property supply. These have a direct impact on the relationship between supply and demand. A significant rise in development approvals may mean that a lot more supply is hitting the market in the near future that may result to a much softer market.

YEAR	DA APPROVAL FOR UNITS	CHANGE VS PREVIOUS YEAR
2019	297	No Data
2020	1,450	1,153
2021	1,449	-1
2022	1,806	357
2023	540	-1,266
2024	523	-17
2025	85	-438
2026	No Data	-85



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## MOST RECENT DEVELOPMENT APPLICATIONS

DESCRIPTION	ADDRESS	DATE RECEIVED
Dwelling - 2 Storeys	43A Calandra Avenue Quakers Hill NSW 2763	31/10/2025
Demolition of existing buildings, construction of a two storey dual occupancy building and...	16 Peel Street Quakers Hill NSW 2763	31/10/2025
Construction of an attached Two Storey Dual Occupancy with associated Garages	19 Kim Place Quakers Hill NSW 2763	30/10/2025
Swimming Pool	15 Dahlia Street Quakers Hill NSW 2763	29/10/2025
Demolition of existing dwelling and ancillary structures, construction of a two-storey...	1 Bara Place Quakers Hill NSW 2763	27/10/2025
Private Contractor 24/10/25 - payment taken over the counter - #D006129585 (woolk)	63B Barnier Drive Quakers Hill NSW 2763	24/10/2025
Glass enclosure and deck	36 Douglas Road Quakers Hill NSW 2763	23/10/2025
Propose interior alterations and additions	24 Primrose Street Quakers Hill NSW 2763	22/10/2025
Demolition of a existing structure and construction of a two-storey dwelling.	6 Dahlia Street Quakers Hill NSW 2763	22/10/2025
Secondary dwelling	43 Tichborne Drive Quakers Hill NSW 2763	22/10/2025

Displaying 10 of 186

**IMPORTANT DISCLAIMER:** The locations of infrastructure projects, schools, childcare centres, boarding houses, hospitals, and other features shown on this map are approximate only and should not be considered exact. Where the report shows "No Major Projects Found" or "No Data" or omits specific features, this reflects and refers strictly in the data available in SuburbsFinder database at the time of generation and is not a guarantee that no such developments exist or are planned. Users are strongly encouraged to conduct their own due diligence and verify details through official sources, such as local councils, government planning portals, and education or health authorities.

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## MAJOR PROJECTS in Blacktown (City)

Upcoming infrastructure and commercial projects often lead to increased jobs, improved access, and rising demand. These changes drive early capital growth and rental demand.

Buy near major future developments—not after they're complete. Use project pipelines to get ahead of the market and secure growth potential before it's widely recognised.

There are 17 Major Projects in Blacktown (City)

### COMMERCIAL DEVELOPMENT

PROJECT	VALUE	STATUS	START/END	IMPACT
51 Huntingwood Drive Data Centre	\$501 million - \$750 million	Approved	TBD - TBD	Jobs: 1200 during construction; 251...
Eastern Creek Data Centre Expansion	\$251m - \$500m	Approved	TBD - TBD	Jobs: 150 during construction; 100...

Displaying 2 of 9

### INFRASTRUCTURE - TRANSPORT

PROJECT	VALUE	STATUS	START/END	IMPACT
Denmark Link Road		Completed	Late 2022 - Late 2023	Reducing the congestion and...

### INFRASTRUCTURE - EDUCATION

PROJECT	VALUE	STATUS	START/END	IMPACT
Marsden Park High School and Melonba...	\$101 million - \$250 million	Underway	Late 2024 - TBD	Jobs: during construction 440;...
Schofields Public School Upgrade	Up to \$30m	Investment Decision	TBD - TBD	Upgrade replaces temporary...

Displaying 2 of 3

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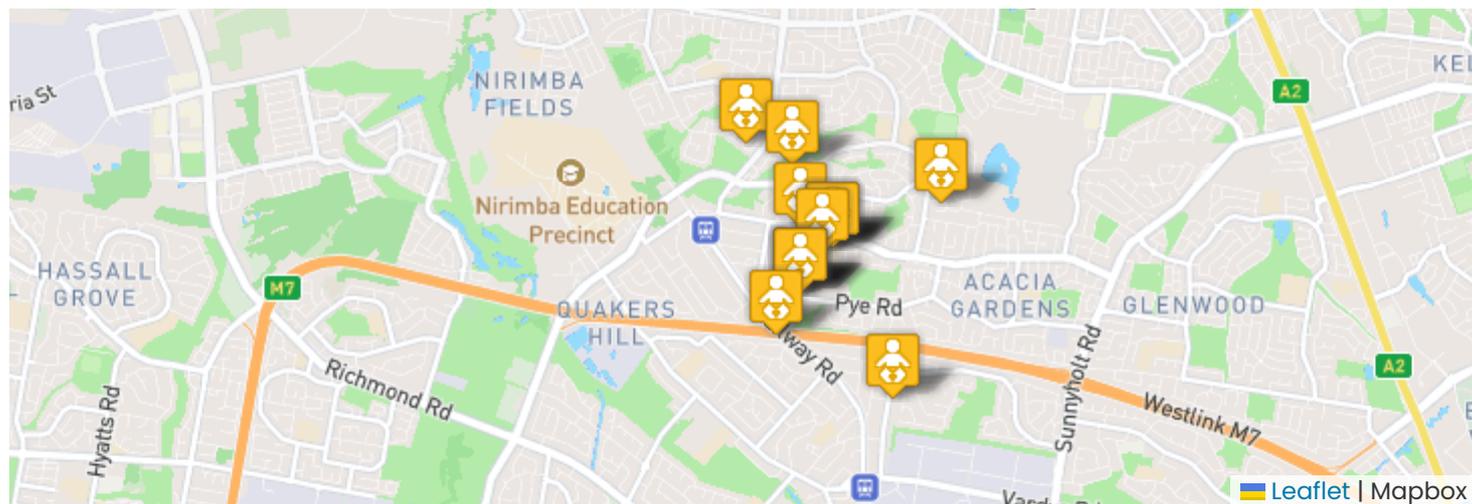
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### CHILD CARE CENTRES

Early childhood care plays an important role in children's development and provides a valuable support to families with young children. It is therefore to understand the locations of these services and to ensure their accessibility.

There are 21 Child Centres in Quakers Hill, NSW 2763



PROPRIETOR/OPERATOR	ADDRESS
Catholic Out of School Hours Care Mary Immaculate...	125 Barnier Drive, Quakers Hill, NSW 2763
Cuddlez Preschool and Montessori Academy	52 Lalor Rd, Quakers Hill, NSW 2763
Goodstart Early Learning Quakers Hill	8-10 Bali Drive, Quakers Hill, NSW 2763
Jelly Fish Child Care Centre	1-3 Maslin Crescent, Quakers Hill, NSW 2763
Jigsaw OOSH Hambledon Pty Ltd	35 Bali Dr, Quakers Hill, NSW 2763
Kids World Kindy Child Care Centre - Quakers Hill	226 Farnham Road, Quakers Hill, NSW 2763
Kids' Early Learning Blacktown City Quakers Hill	7 Lalor Road, Quakers Hill, NSW 2763
Kids' Early Learning Blacktown City Quakers Hill North	Cnr Goddard Crescent and Farnham Road, Quakers Hill,...

Displaying 8 of 21

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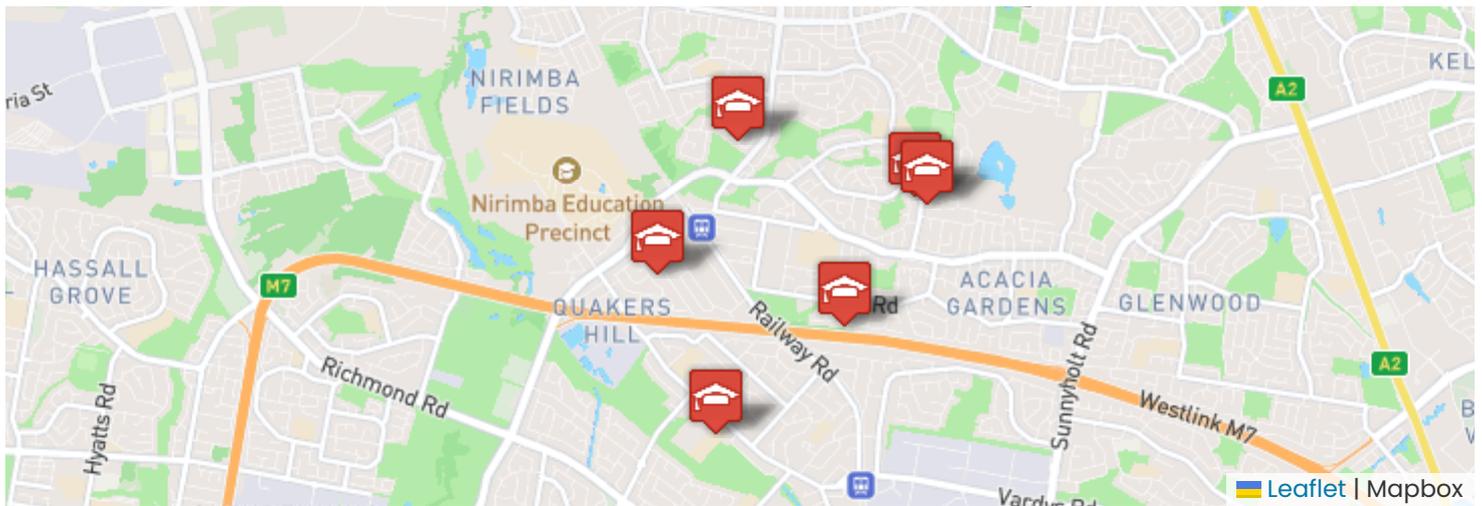
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## SCHOOLS

School catchment areas and school zones tend to be monitored more closely, making it a safer neighbourhood to live in. A property close to a school will also mean tenants will live amongst a community and can be a vibrant place to live.

Typically, rental tenants will stay in the property longer if they have children attending the school, reducing your risk of period of vacancy.

There are 6 Schools in Quakers Hill, NSW 2763



SCHOOL NAME	TYPE	SECTOR
Barnier Public School	Primary	Government
Hambledon Public School	Primary	Government
Mary Immaculate Primary School	Primary	Non-Government
Quakers Hill High School	Secondary	Government
Quakers Hill Public School	Primary	Government
Wyndham College	Secondary	Government

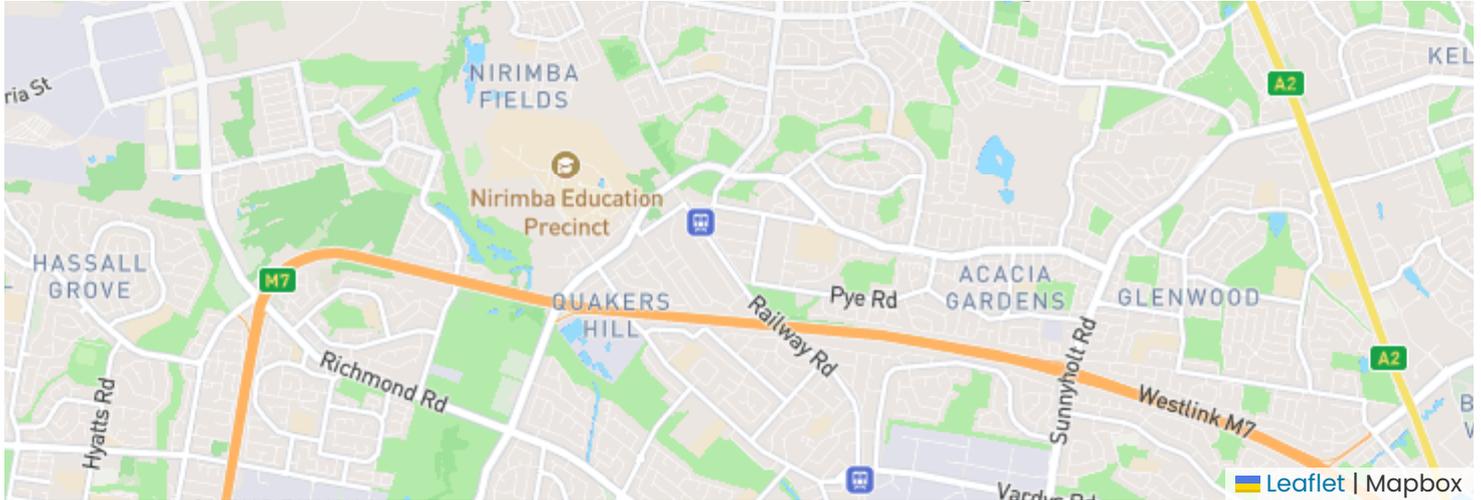
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## BOARDING/ROOMING HOUSES

There are 0 Boarding/Rooming Houses in Quakers Hill, NSW 2763



No data is currently available in the SuburbsFinder database. Please check the council website.

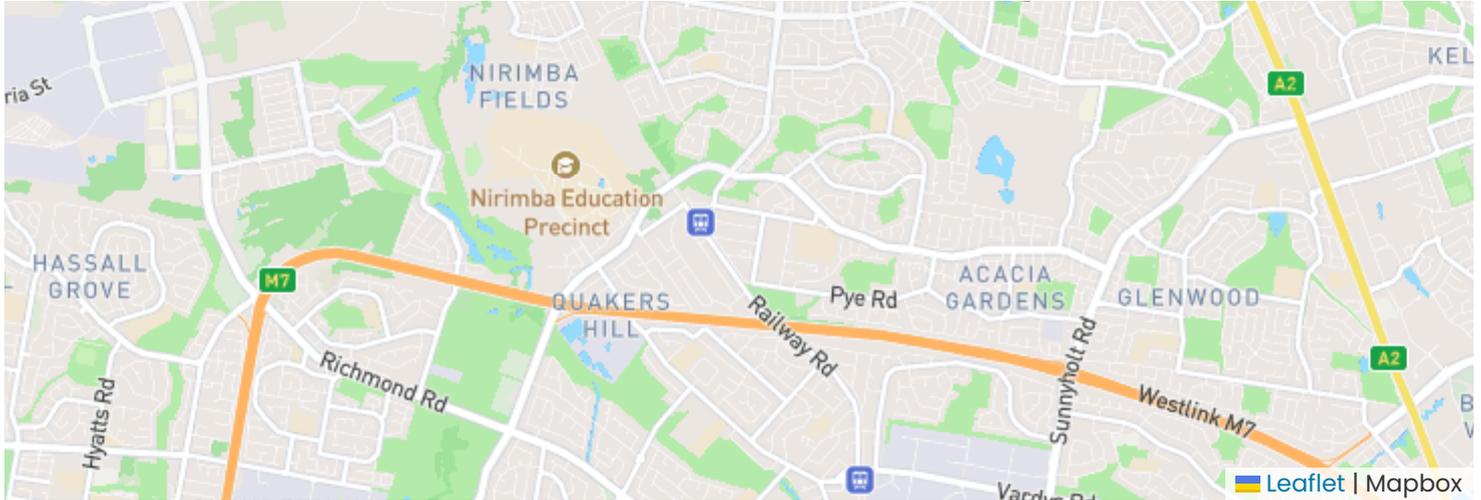
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## HOSPITALS

There are 0 Hospitals in Quakers Hill, NSW 2763



No data is currently available in the SuburbsFinder database. Please check the council website.

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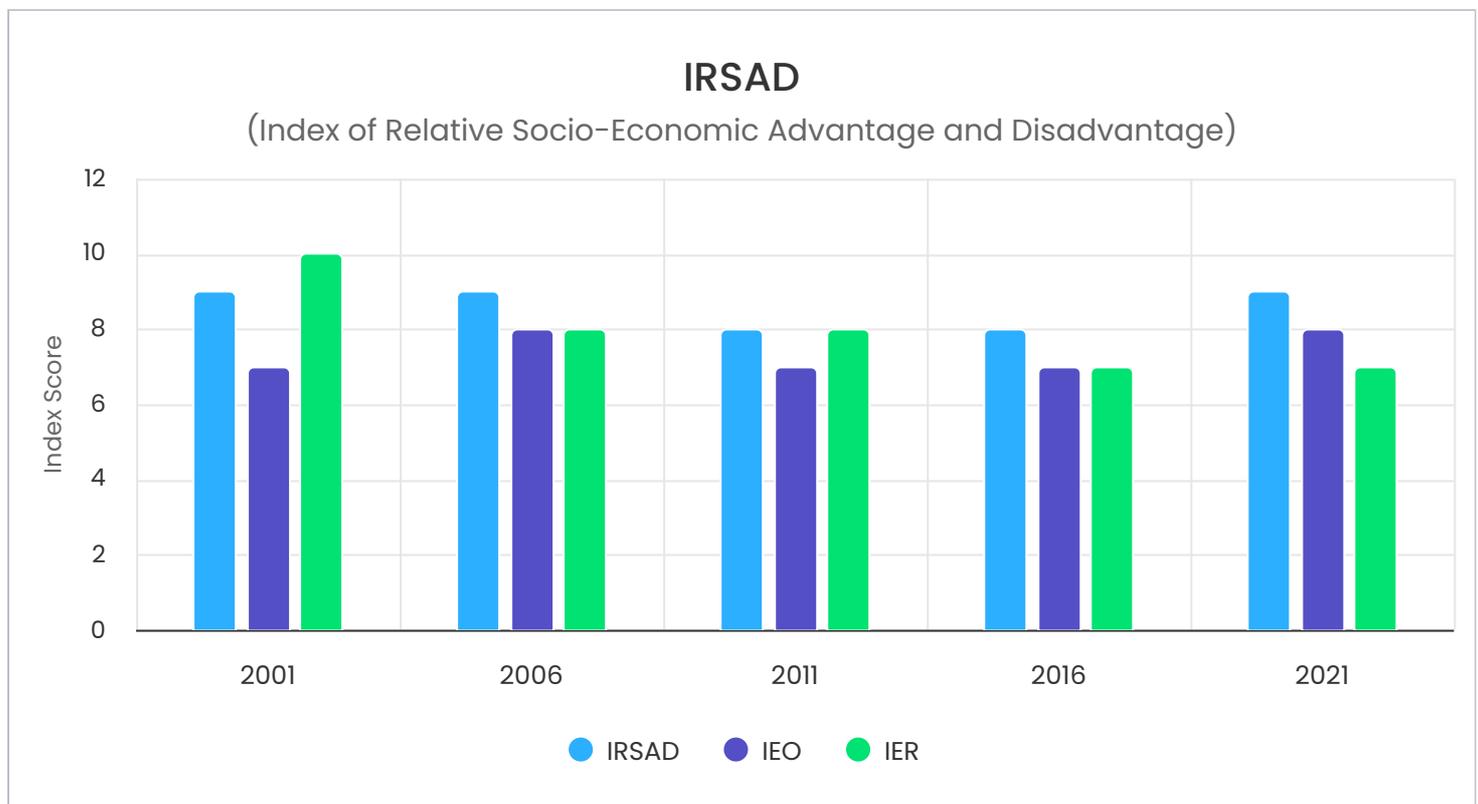
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## SEIFA (Socio-Economic Indexes for Areas)

**IRSAD (Index of Relative Socio-Economic Advantage and Disadvantage)** scores reflect the relative socio-economic advantage or disadvantage of an area. Higher or rising scores typically indicate improving demographics, gentrification, and growing interest from higher-income households. The IRSAD score is measured on a decile scale from 1 to 10—a **score above 5 suggests the area is above average**, while scores of 1–4 point to potential disadvantage.

These trends are useful for identifying areas undergoing transformation, where early investment can capture both price growth and improving rental conditions.

Focus on areas with SEIFA scores consistently above 5 and trending upward across multiple Census periods. These are often early-stage gentrification pockets, where tenant quality is improving and capital growth potential is building.



**IEO (Index of Education and Occupation)** classifies the workforce into groups of occupations, skill levels and employment status. A low IEO score indicates relatively lower education and occupation levels of people in the area.

**IER (Index of Economic Resources)** - A low score indicates a relative lack of access to economic resources. For example, an area may have a lower score if there are: many households with low incomes, or many households paying low rent, AND few households with high income, or few people who own their home.

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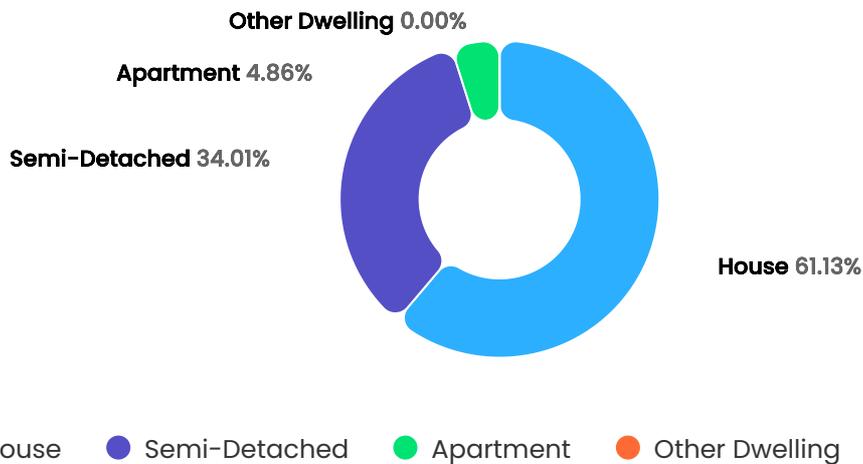
## PUBLIC & COMMUNITY HOUSING

Social Housing provides affordable rental accommodation for low-income individuals and families through government and non-profit organizations. It includes public and community housing, offering secure, subsidized rents based on income. Designed to reduce homelessness and housing insecurity, social housing supports vulnerable groups such as low-income earners, people with disabilities, and the elderly.

The level of public housing can influence area reputation, tenant quality, and capital growth. Dwelling types reflect demographic preferences—detached homes suggest family appeal, while higher-density dwellings cater to singles or investors.

<b>Total</b> <b>247</b> 2021	<b>Concentration Percentage</b> <b>2.67%</b> 2021	<b>Concentration Level</b> <b>Negligible amount of public &amp; community housing</b> 2021
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### Public & Community Housing



DWELLING TYPE	NUMBER OF DWELLINGS	PERCENTAGE
House	151	61.13%
Semi-Detached	84	34.01%
Apartment	12	4.86%
Other Dwelling	0	0.00%
Not Stated	0	0.00%

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