

Suburb Intelligence

Blacktown, NSW 2148

Prepared on 23 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

Blacktown, NSW 2148

Population
50,961

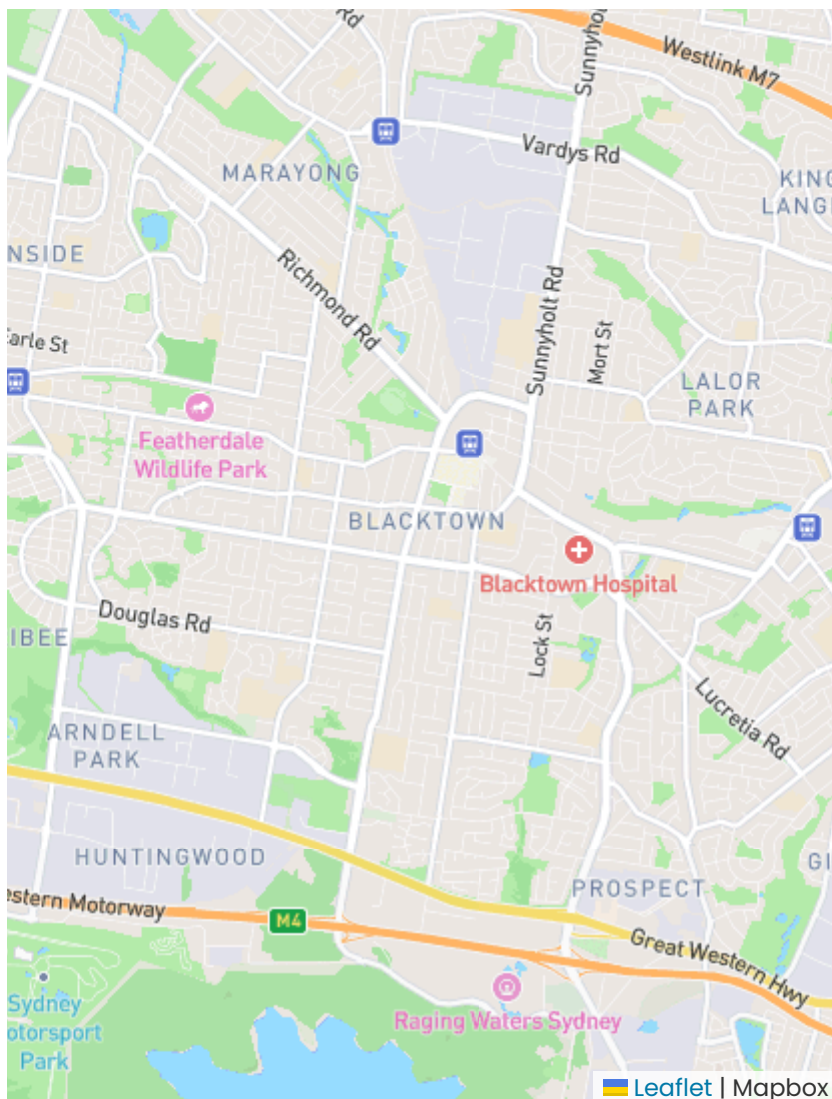
Area Size
16.06 km²

Distance from Sydney CBD
29 km

Crime Score
(high means more crime)
29/100

Median Weekly Household Income
\$1,978

Median Monthly Mortgage Repayments
\$2,469



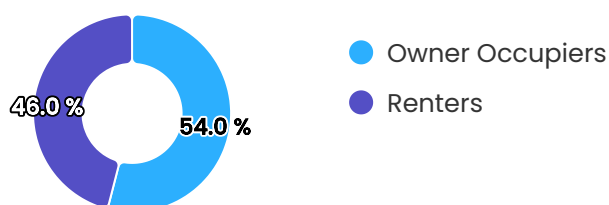
KEY DEMOGRAPHICS OVER TIME	2001	2006	2011	2016	2021
Population	37,413	38,914	43,374	47,176	50,961
Median Weekly Household Income	No Data	\$972	\$1,174	\$1,459	\$1,774
Medial Monthly Mortgage Repayments	No Data	\$1,588	\$1,907	\$1,900	\$2,094
Percentage of Owner Occupier	65%	60%	62%	56%	54%
Percentage of Renter	35%	40%	38%	44%	46%
Total Dwellings	13,688	14,735	15,686	16,444	18,779
Average People per Household	No Data	2.8	2.9	3	2.9

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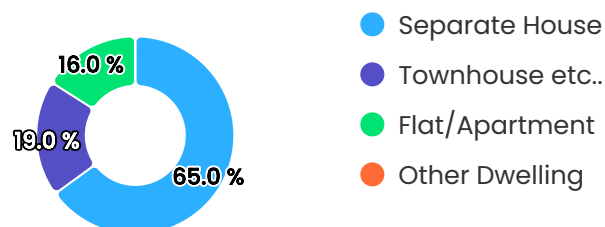
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TOP 3 OCCUPATION †	NUMBER	PERCENTAGE %
Professionals	4,341	20.00%
Machinery Operators and Drivers	3,232	15.00%
Clerical and Administrative Workers	3,139	14.00%
TOP 3 INDUSTRY OF EMPLOYMENT †	NUMBER	PERCENTAGE %
Hospitals (except Psychiatric Hospitals)	1,031	4.70%
Supermarket and Grocery Stores	718	3.30%
Aged Care Residential Services	686	3.10%

Tenure Type



Dwelling Structure



KEY PROPERTY DATA REPORT *	HOUSES	UNITS
Median Price	\$1,140,000	\$533,750
GROWTH REPORT *		
3 mo. Change	2.15% (\$24,000)	1.28% (\$6,750)
12 mo. Change	9.62% (\$100,000)	4.66% (\$23,750)
3-Yr Change	29.55% (\$260,000)	4.66% (\$23,750)
5-Yr Change	54.05% (\$400,000)	3.64% (\$18,750)
10-Yr Annual Growth (CAGR)	5.06%	0.83%
5-Yr Annual Growth (CAGR)	9.03%	0.72%
Median Rent (per week)	\$640	\$580
Sales Days on Market	28	30
Gross Rental Yield Percent	2.92%	5.65%

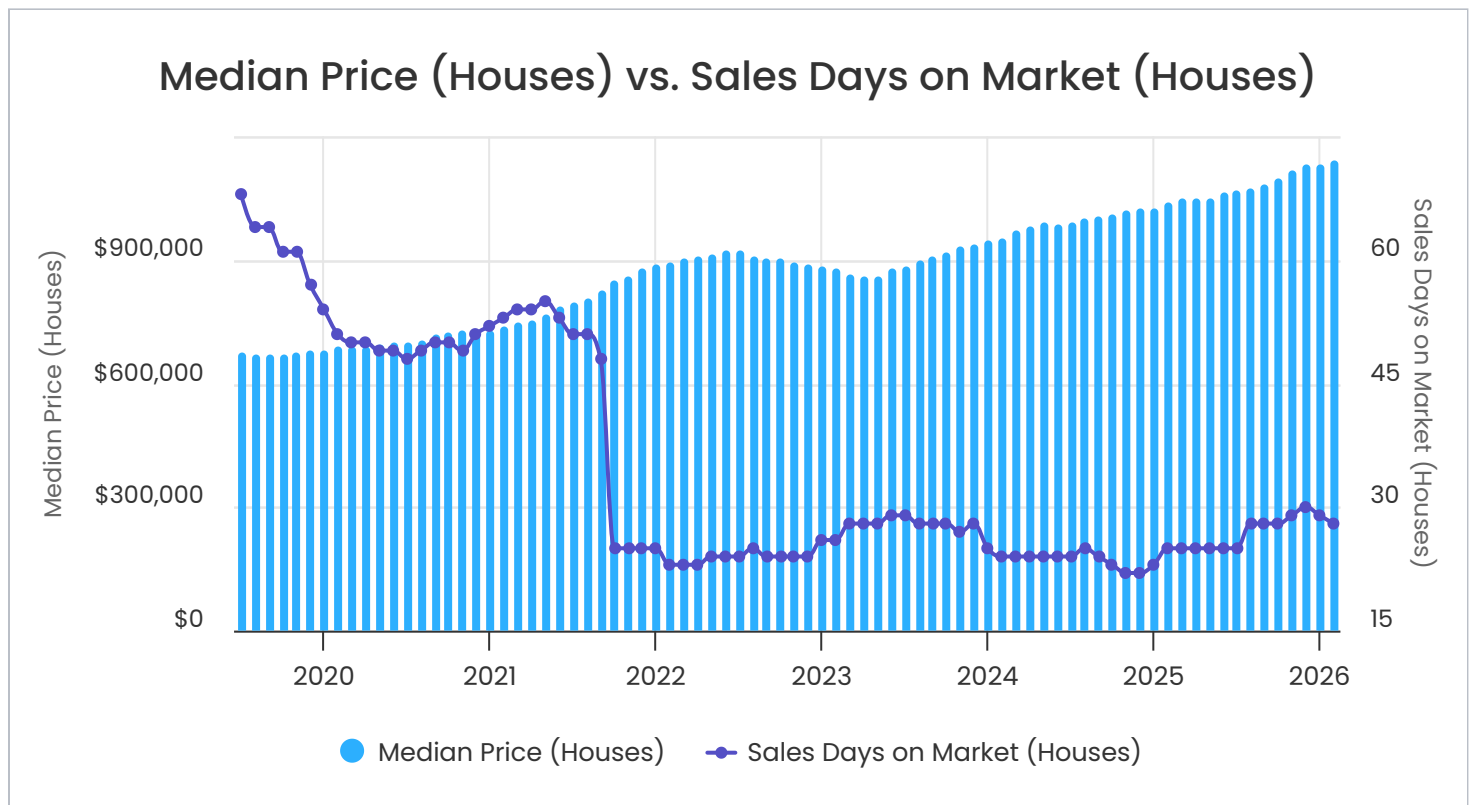
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DAYS ON MARKET - HOUSES

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	\$1,140,000	28
3 mo. Change	2.15% (\$24,000)	-3.45% (-1)
12 mo. Change	9.62% (\$100,000)	12.00% (3)
3-Yr Change	29.55% (\$260,000)	7.69% (2)
5-Yr Change	54.05% (\$400,000)	-47.17% (-25)



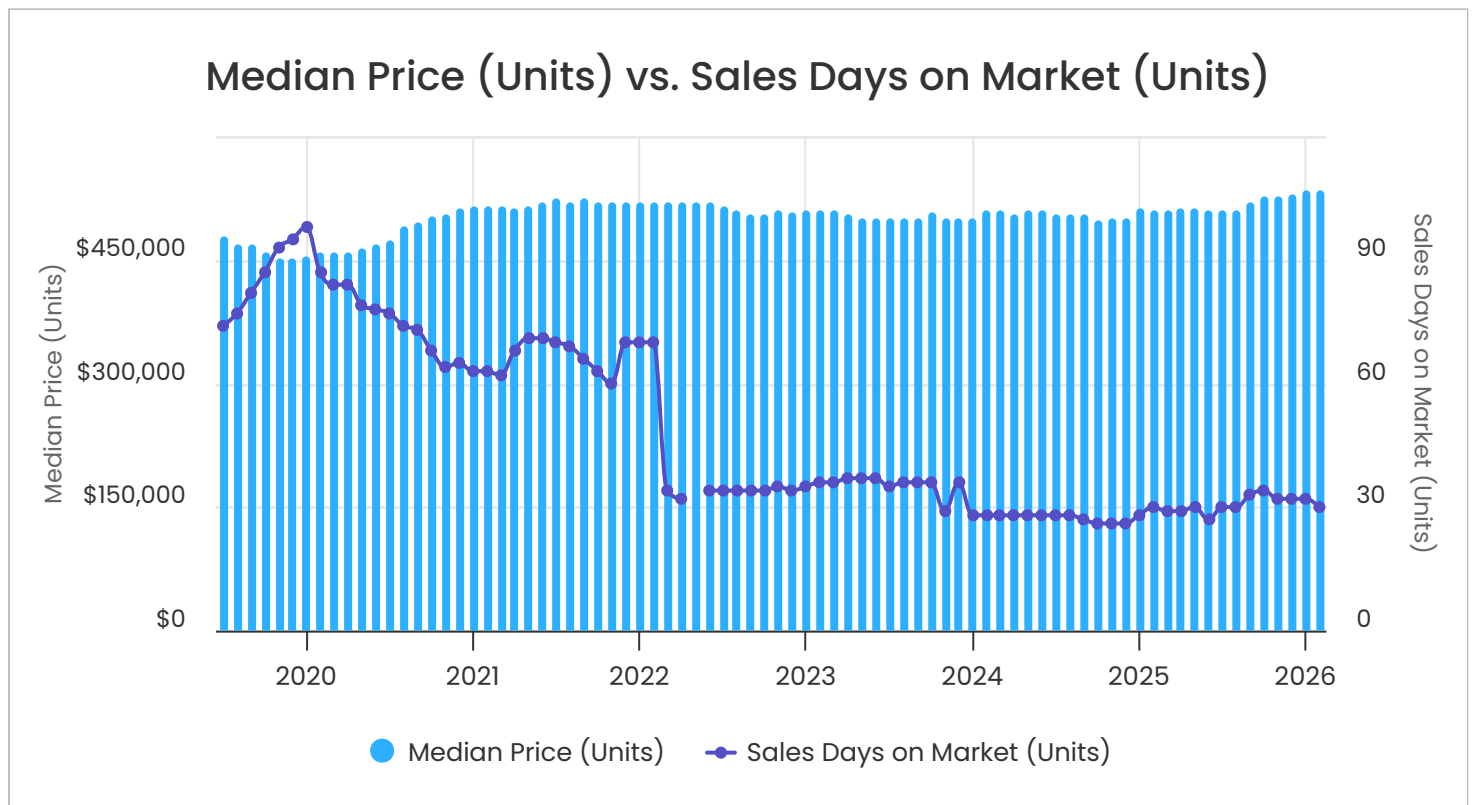
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DAYS ON MARKET - UNITS

GROWTH REPORT (UNITS)	MEDIAN PRICE *	DAYS ON MARKET *
Current Month	\$533,750	30
3 mo. Change	1.28% (\$6,750)	-6.25% (-2)
12 mo. Change	4.66% (\$23,750)	0.00% (0)
3-Yr Change	4.66% (\$23,750)	-16.67% (-6)
5-Yr Change	3.64% (\$18,750)	-52.38% (-33)



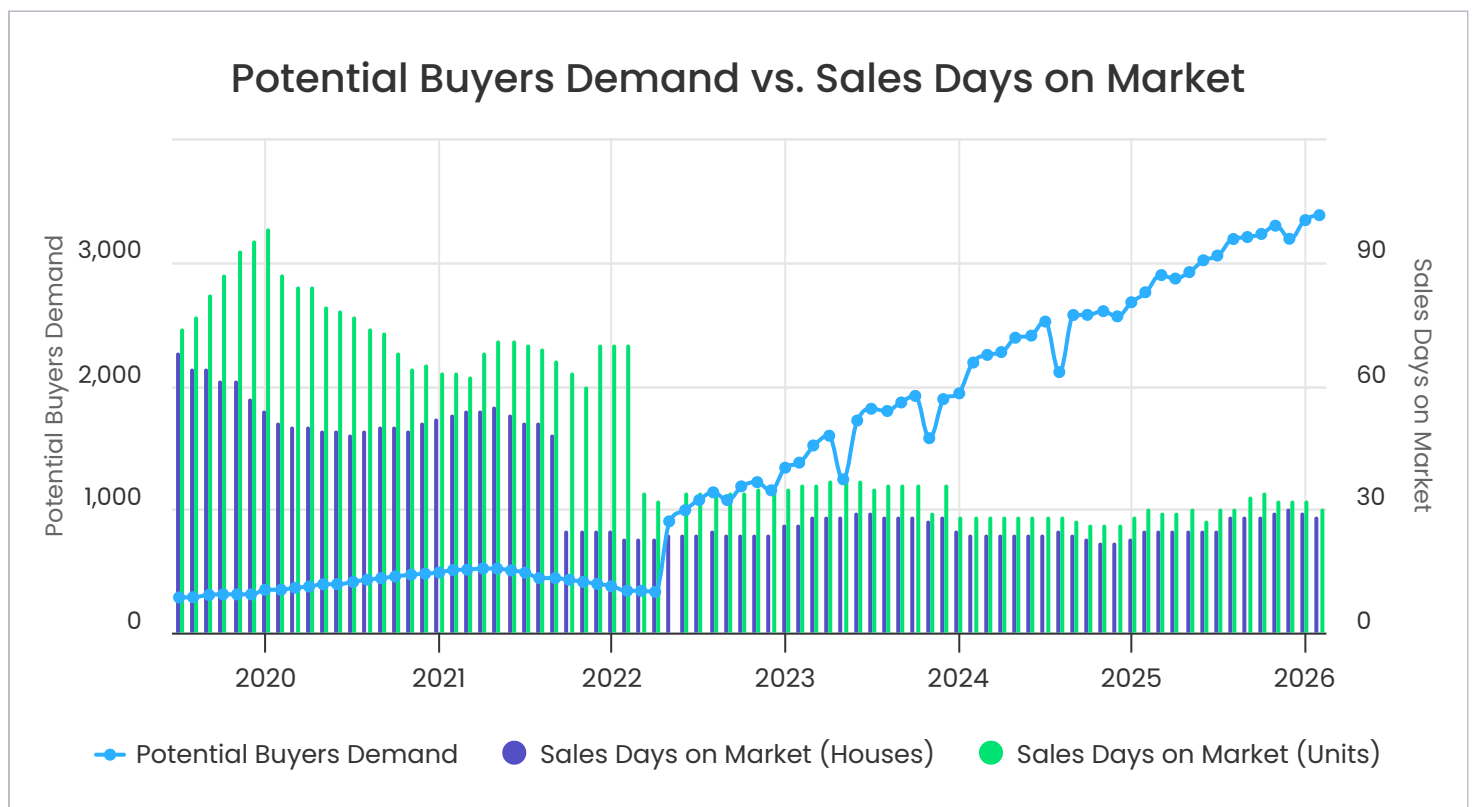
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POTENTIAL BUYERS DEMAND

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.

Potential Buyers Demand High Online Demand		Avg. Potential Buyers by Suburb 3,379	
3 mo. Change 2.58% (85)	12 mo. Change 22.65% (624)	3-Yr Change 145.57% (2,003)	5-Yr Change 566.47% (2,872)



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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.

Sale Listings *

194

Median Price (Houses) *

\$1,140,000

Median Price (Units) *

\$533,750

3 mo. Change

7.18% (13)

12 mo. Change

12.14% (21)

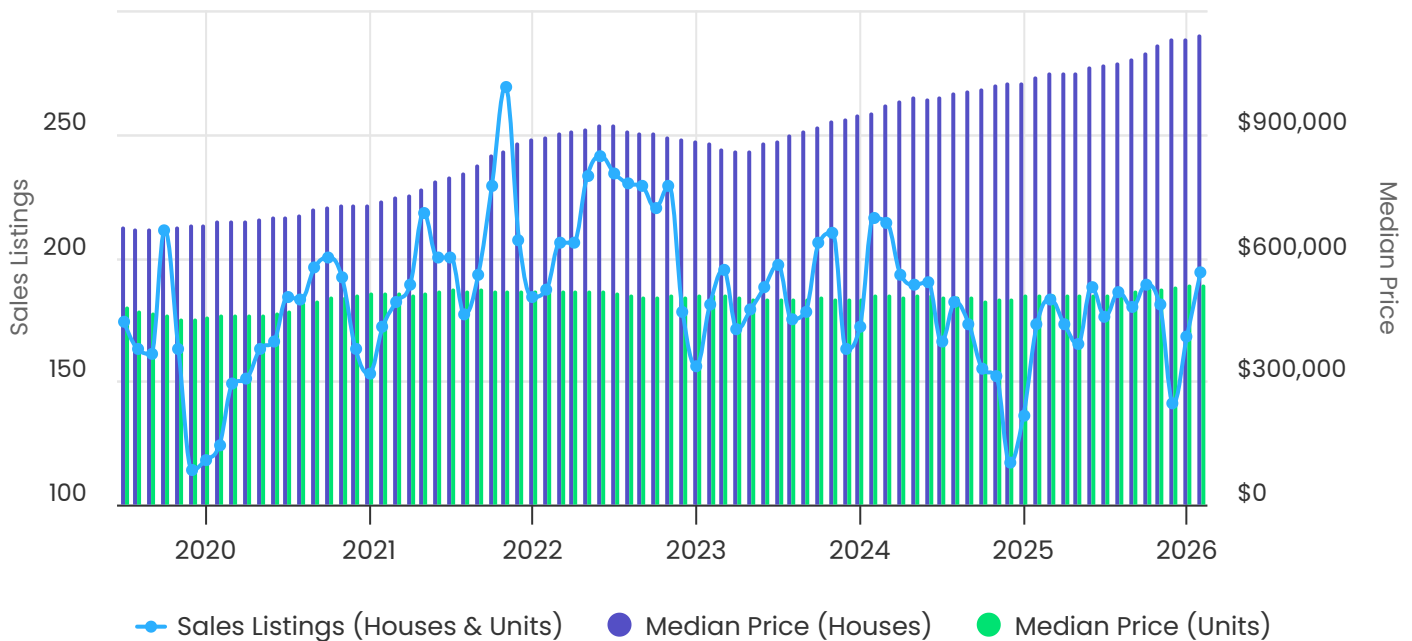
3-Yr Change

7.18% (13)

5-Yr Change

12.79% (22)

Sale Listings (Combined Houses & Units) vs. Median Price



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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

1.47%

No. of Vacancies

123

3 mo. Change

-17.45% (-26)

12 mo. Change

-24.07% (-39)

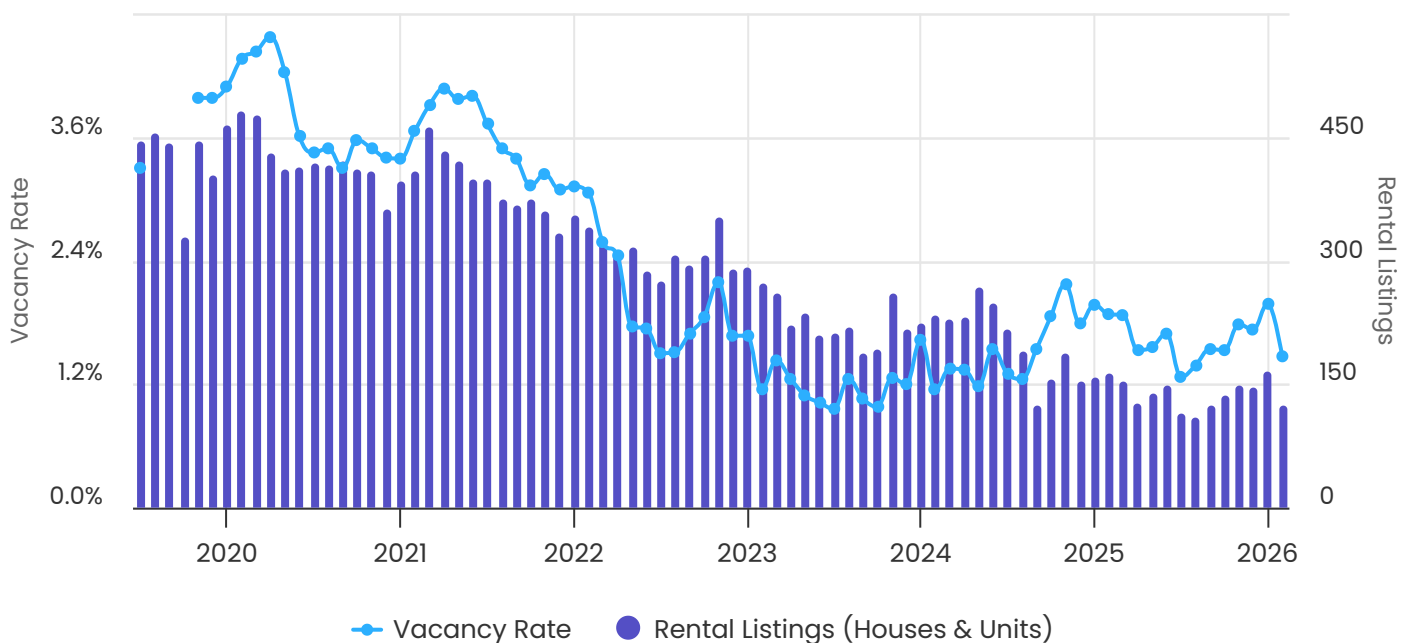
3-Yr Change

-54.61% (-148)

5-Yr Change

-69.78% (-284)

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%)

1.03%

Total For Sale Listings

194

For Sale Listing
3 mo. Change

7.18% (13)

For Sale Listing
12 mo. Change

12.14% (21)

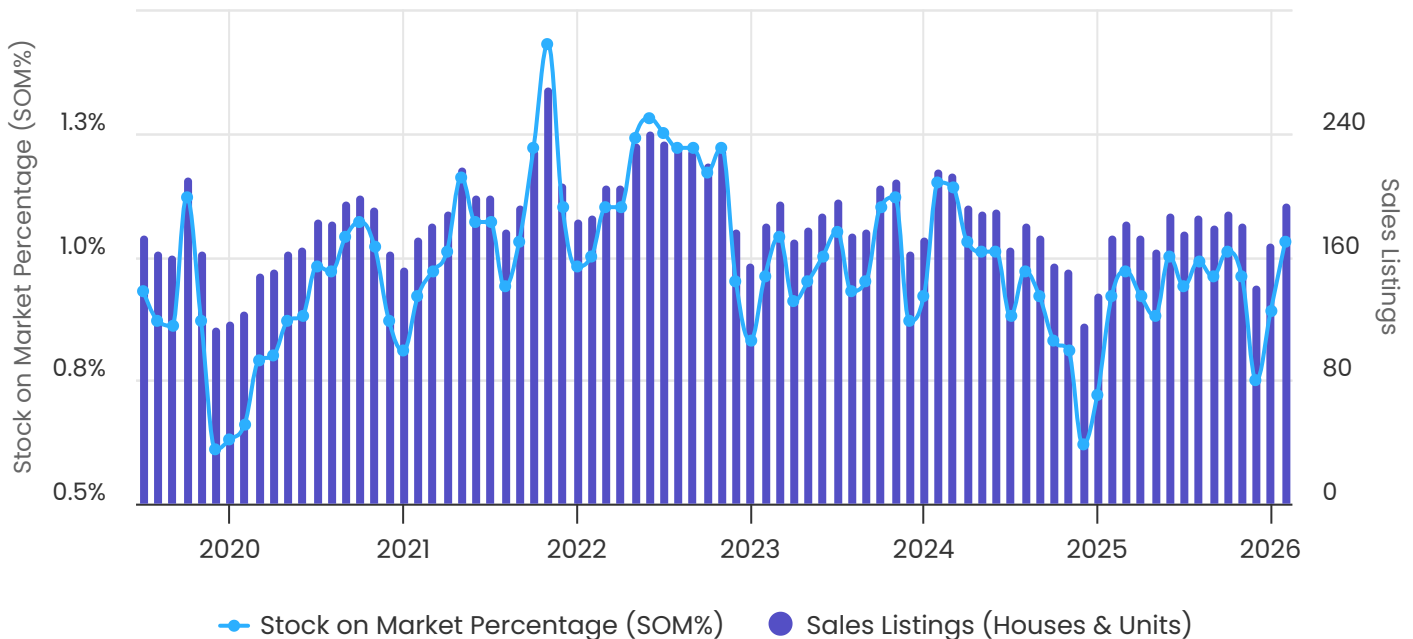
For Sale Listing
3-Yr Change

7.18% (13)

For Sale Listing
5-Yr Change

12.79% (22)

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



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MARKET ACTIVITY SNAPSHOT - HOUSES

ON THE MARKET



Open Plan Light Filled.
15A / 177A Reservoir Road
BLACKTOWN, NSW 2148
🏠 3 🏠 2 🚗 1



Auction Unless Sold Prior
48 & 48A Wellesley Crescent
KINGS PARK, NSW 2148
🏠 6 🏠 3 🚗 2



Auction: Saturday 18th April...
27 Anne Street
BLACKTOWN, NSW 2148
🏠 3 🏠 1 🚗 2



Contact Agent
18 Kastelan Street
BLACKTOWN, NSW 2148
🏠 3 🏠 2 🚗 4

RECENTLY SOLD



\$870,000
3 / 201 Bungarribee Road
BLACKTOWN, NSW 2148
🏠 3 🏠 2 🚗 2



\$1,345,000
42 Ironbark Crescent
BLACKTOWN, NSW 2148
🏠 4 🏠 2 🚗 3



\$1,185,000
7 Love Street
BLACKTOWN, NSW 2148
🏠 3 🏠 1 🚗 1



\$1,250,000
22 Western Crescent
BLACKTOWN, NSW 2148
🏠 4 🏠 1 🚗 1

FOR RENT



\$830 per week
24 Pembroke Street
BLACKTOWN, NSW 2148
🏠 4 🏠 2 🚗 2



\$540 per week
75c Eggleton Street
BLACKTOWN, NSW 2148
🏠 2 🏠 1 🚗



\$640 per week
41 Lyton Street
BLACKTOWN, NSW 2148
🏠 2 🏠 1 🚗 2



\$635 per week
48 Dora Street
BLACKTOWN, NSW 2148
🏠 3 🏠 1 🚗 1

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MARKET ACTIVITY SNAPSHOT - UNITS

ON THE MARKET



Just Listed

22 / 28 Peter Street
BLACKTOWN, NSW 2148
🏠 3 🏠 2 🚗 2



****JUST LISTED | Nearly New...**

512/10 CARINYA STREET
BLACKTOWN, NSW 2148
🏠 1 🏠 1 🚗 1



Guide Price \$620,000

201 / 9-11 Swinson Road
BLACKTOWN, NSW 2148
🏠 2 🏠 2 🚗 1



Contact Agent

107 / 31 Carinya st
BLACKTOWN, NSW 2148
🏠 2 🏠 2 🚗 1

RECENTLY SOLD



\$445,000

23 / 5 Griffiths Street
BLACKTOWN, NSW 2148
🏠 2 🏠 1 🚗 1



\$455,000

28 / 11-13 Fourth Avenue
BLACKTOWN, NSW 2148
🏠 2 🏠 2 🚗 1



\$450,000

49 / 130 Main Street
BLACKTOWN, NSW 2148
🏠 2 🏠 2 🚗 1



\$473,000

36 / 8-18 Wallace Street
BLACKTOWN, NSW 2148
🏠 2 🏠 2 🚗 1

FOR RENT



\$550 per week

42 / 8-10 Fourth Avenue
BLACKTOWN, NSW 2148
🏠 2 🏠 1 🚗 1



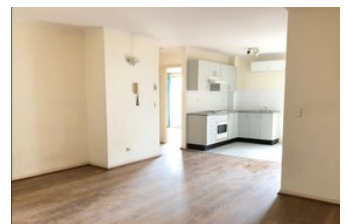
\$660 per week

402 / 1-5 Balmoral Street
BLACKTOWN, NSW 2148
🏠 2 🏠 2 🚗 1



\$680 per week

44 / 28 Peter Street
BLACKTOWN, NSW 2148
🏠 2 🏠 2 🚗 1



\$500 per week

28 / 25-27 Fourth Avenue
BLACKTOWN, NSW 2148
🏠 2 🏠 1 🚗 1

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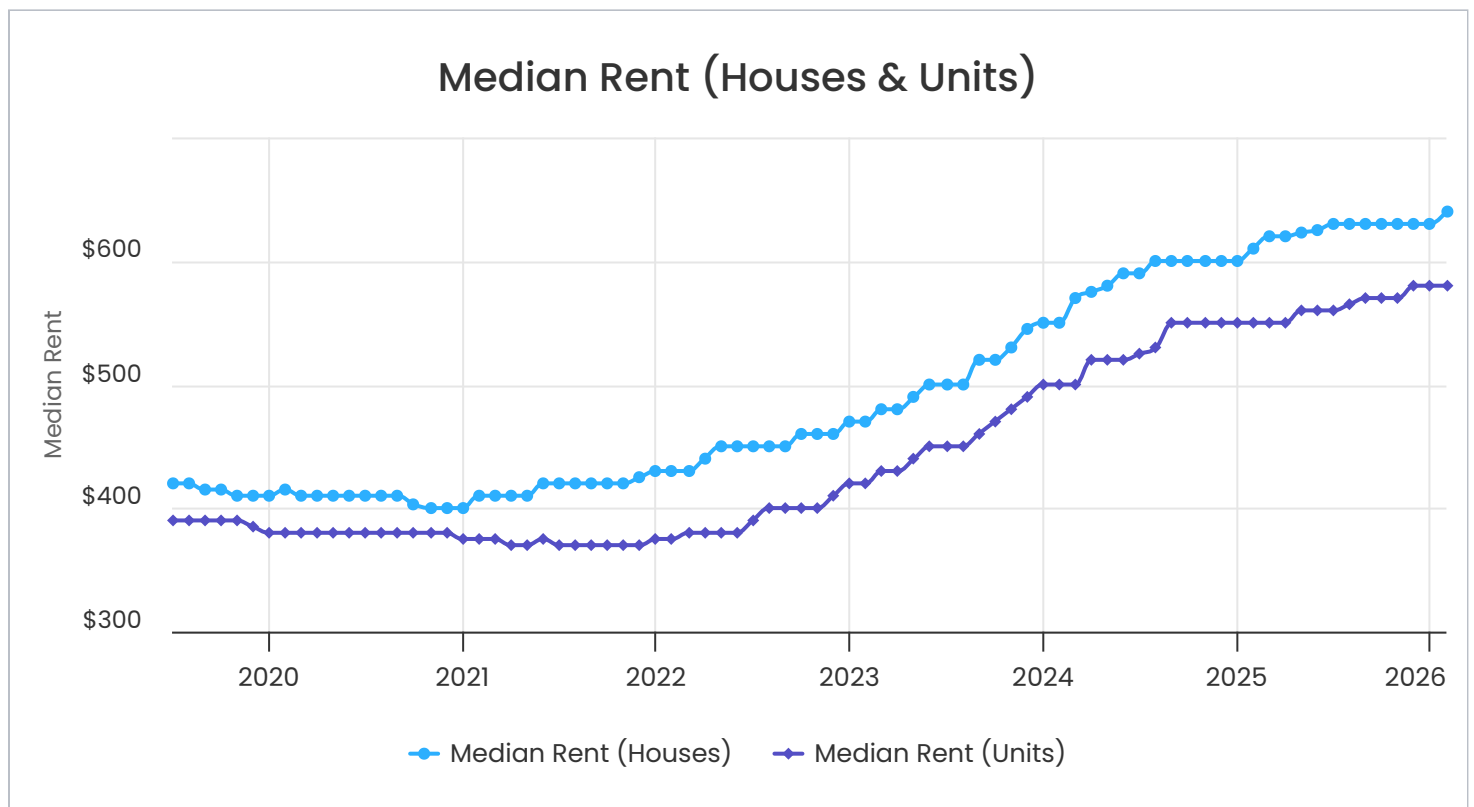


"The house you looked at today and wanted to think about until tomorrow may be the same house someone looked at yesterday and will buy today"

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	\$640	\$580
3 mo. Change	1.59% (\$10)	1.75% (\$10)
12 mo. Change	4.92% (\$30)	5.45% (\$30)
3-Yr Change	36.17% (\$170)	38.10% (\$160)
5-Yr Change	56.10% (\$230)	54.67% (\$205)



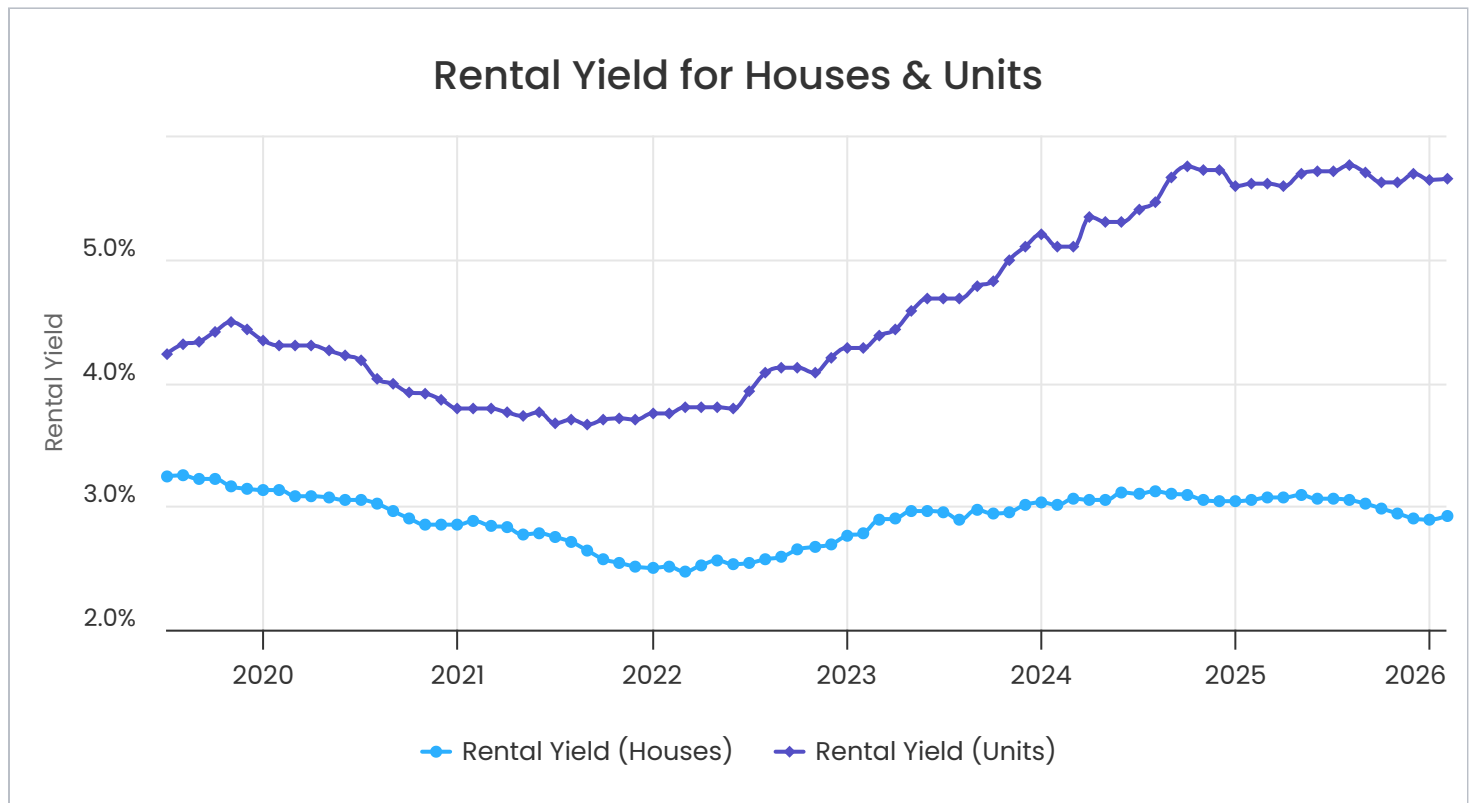
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RENTAL YIELD

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	2.92%	5.65%
3 mo. Change	-0.68% (-0.02%)	0.53% (0.03%)
12 mo. Change	-4.26% (-0.13%)	0.71% (0.04%)
3-Yr Change	5.04% (0.14%)	32.01% (1.37%)
5-Yr Change	1.39% (0.04%)	49.08% (1.86%)



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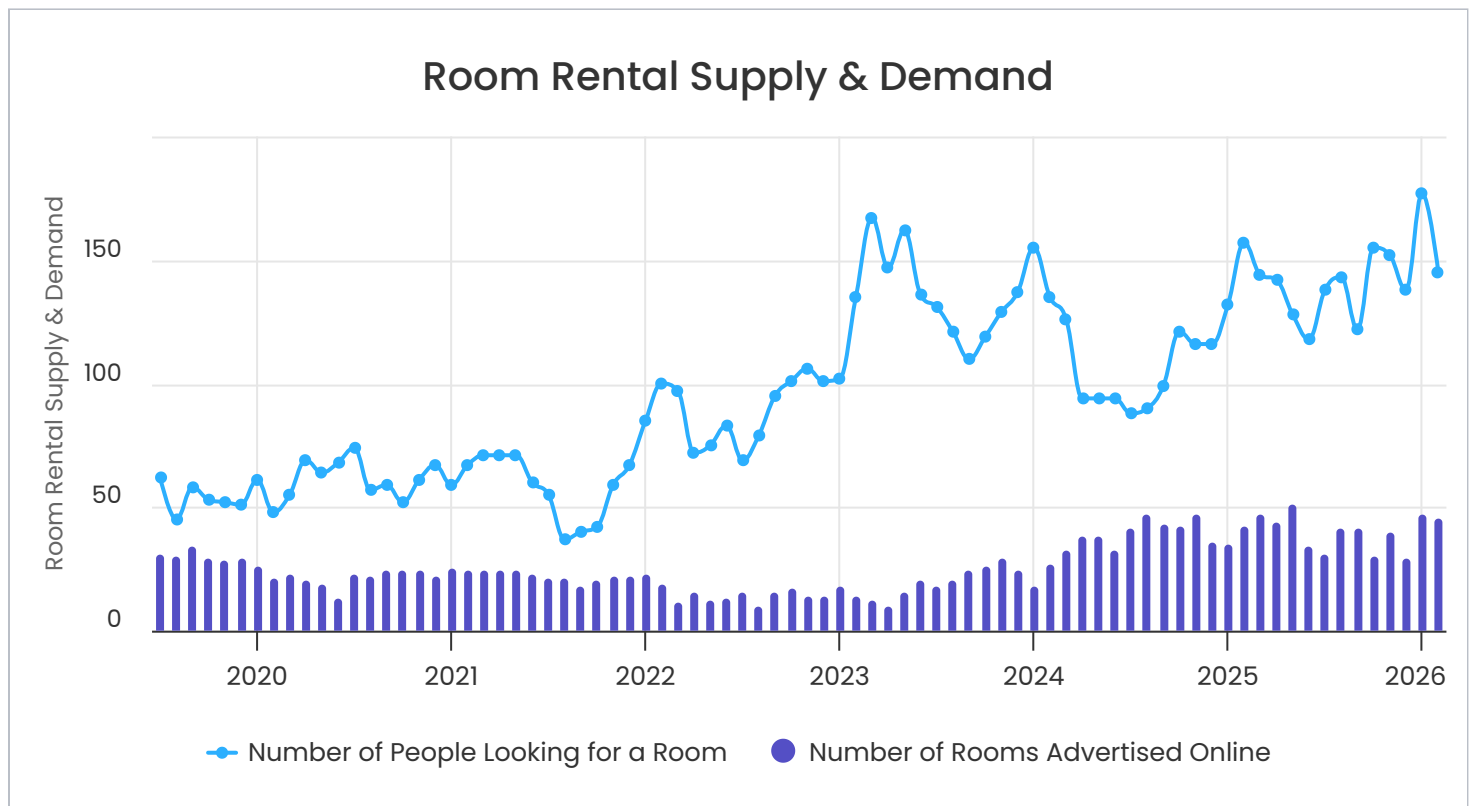


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ROOM RENTAL SUPPLY & DEMAND

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	145	45
3 mo. Change	-4.61% (-7)	12.50% (5)
12 mo. Change	-7.64% (-12)	7.14% (3)
3-Yr Change	7.41% (10)	221.43% (31)
5-Yr Change	116.42% (78)	87.50% (21)



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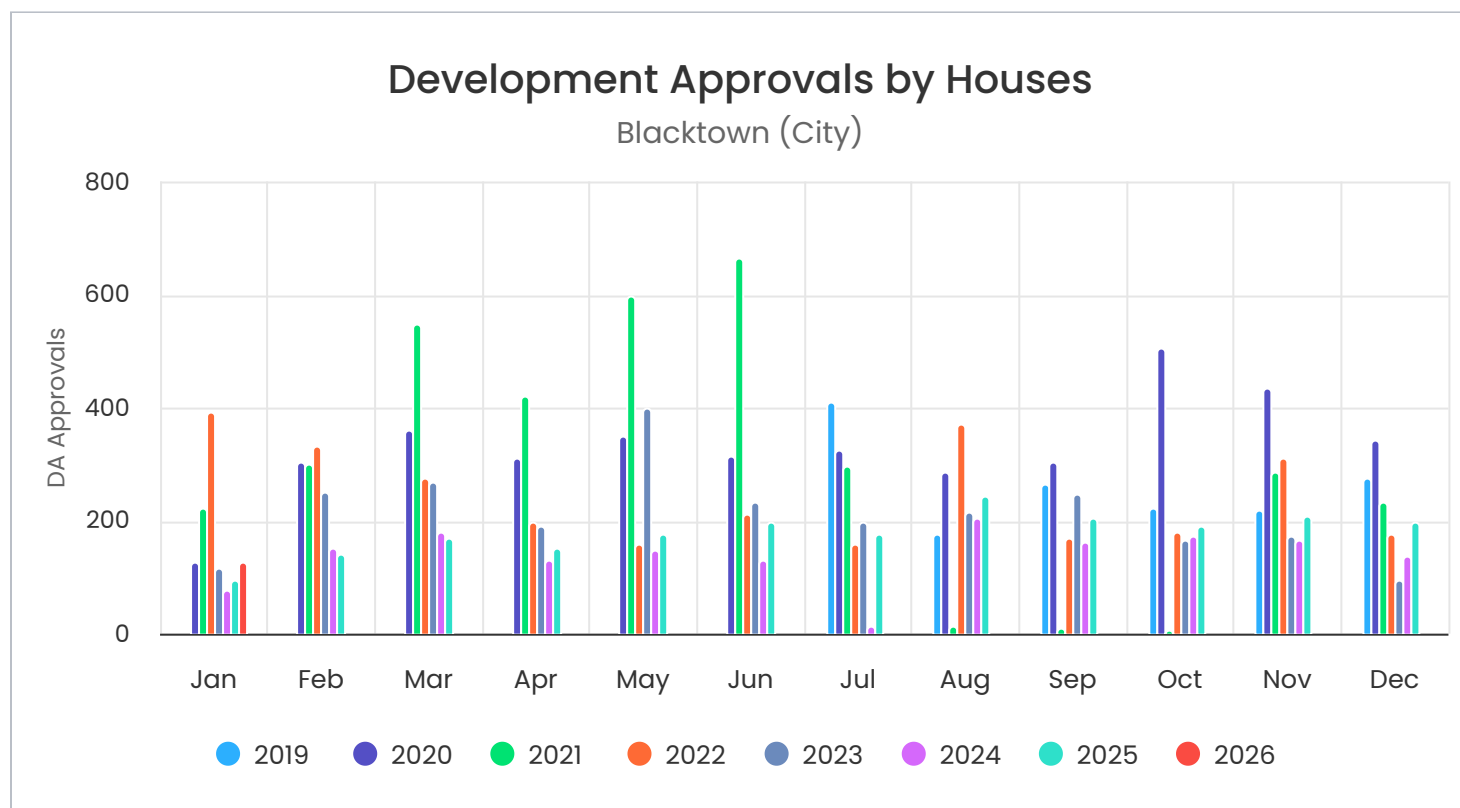


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DEVELOPMENT APPLICATION (DA) APPROVALS - HOUSES

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	3,590	-365
2022	2,923	-667
2023	2,539	-384
2024	1,653	-886
2025	2,143	490
2026	124	-2,019



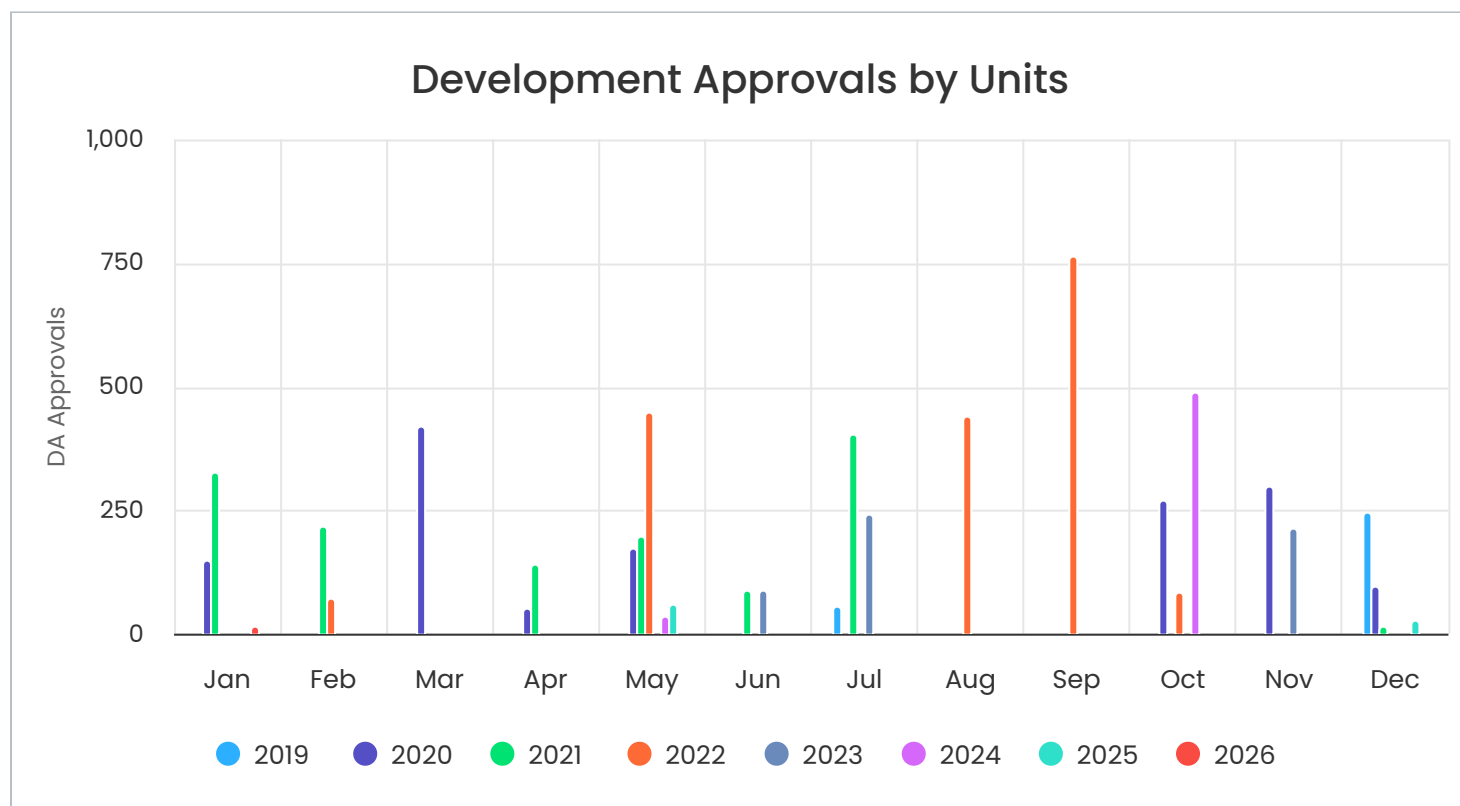
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DEVELOPMENT APPLICATION (DA) APPROVALS - UNITS

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	1,384	-66
2022	1,806	422
2023	540	-1,266
2024	523	-17
2025	85	-438
2026	14	-71



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MOST RECENT DEVELOPMENT APPLICATIONS

DESCRIPTION	ADDRESS	DATE RECEIVED
Creation of new vehicular crossings as part of attached dual occupancy.	30 Philip Street Blacktown NSW 2148	07/03/2026
Residential Vehicular Crossing & Roof Water Outlet	1 Peter Street Blacktown NSW 2148	06/03/2026
Two storey dual occupancy - attached	76 Allawah Street Blacktown NSW 2148	05/03/2026
Single Storey Dwelling	5 Douglas Road Blacktown NSW 2148	05/03/2026
Proposed attached dual occupancy	123 Newton Road Blacktown NSW 2148	05/03/2026
Demolition of existing balcony & construction of a secondary dwelling	2 Tallawong Avenue Blacktown NSW 2148	04/03/2026
Construction of a dwelling - 2 storeys.	40 Pendant Avenue Blacktown NSW 2148	04/03/2026
Alterations and Additions to an existing dwelling Amendment A: Change of roof...	1 Allen Road Blacktown NSW 2148	04/03/2026
Proposed construction of a secondary dwelling	5 Ida Place Blacktown NSW 2148	03/03/2026
Demolition of the existing shed and garage, and construction of a new single-storey...	74 Duckmallois Avenue Blacktown NSW 2148	03/03/2026

Displaying 10 of 1699

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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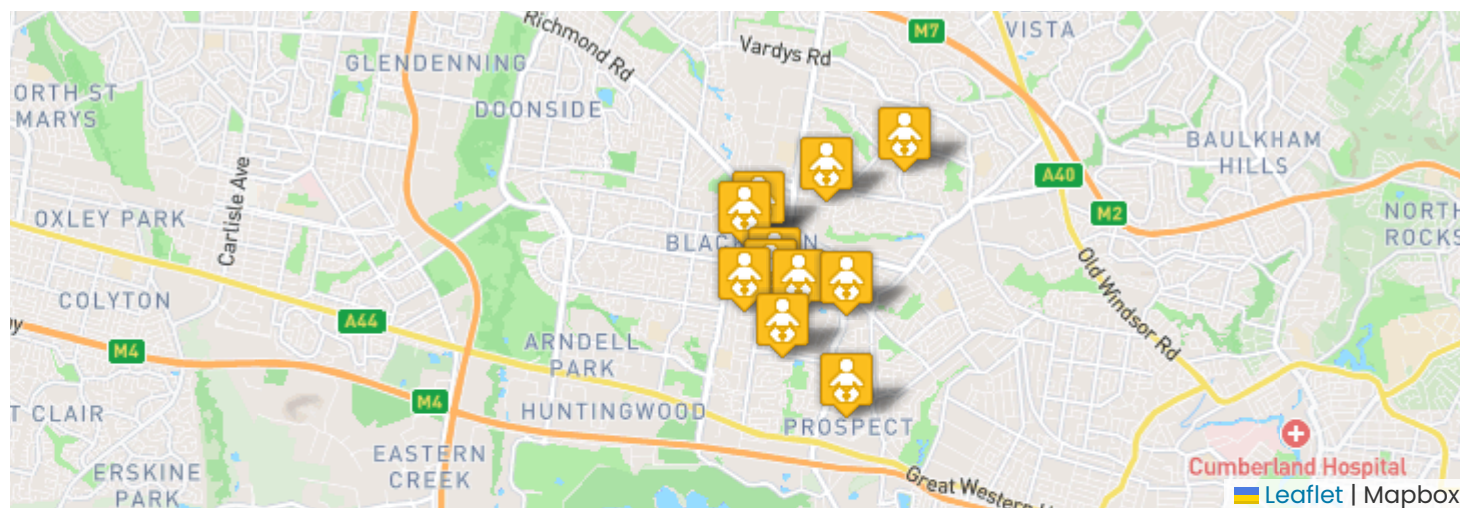
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CHILD CARE CENTRES

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 37 Child Centres in Blacktown, NSW 2148



PROPRIETOR/OPERATOR	ADDRESS
Alpha Street Preschool	Alpha Street, Blacktown, NSW 2148
Aurora Early Learning Centre	186 Flushcombe Road, Blacktown, NSW 2148
BN OOSH	1 Bessemer Street, Blacktown, NSW 2148
Balmoral Street PreSchool and Occasional Care	24-26 Balmoral Street, Blacktown, NSW 2148
Blacktown Anglican Child Care Centre	27 Richmond Road, Blacktown, NSW 2148
Blacktown Road Childrens Centre	221 Blacktown Road, Blacktown, NSW 2148
Blacktown South Children's Activities Centre Inc	183 Flushcombe Road, Blacktown, NSW 2148
Blitza Kidz Early Learning Centre	35A Balmoral Street, Blacktown, NSW 2148

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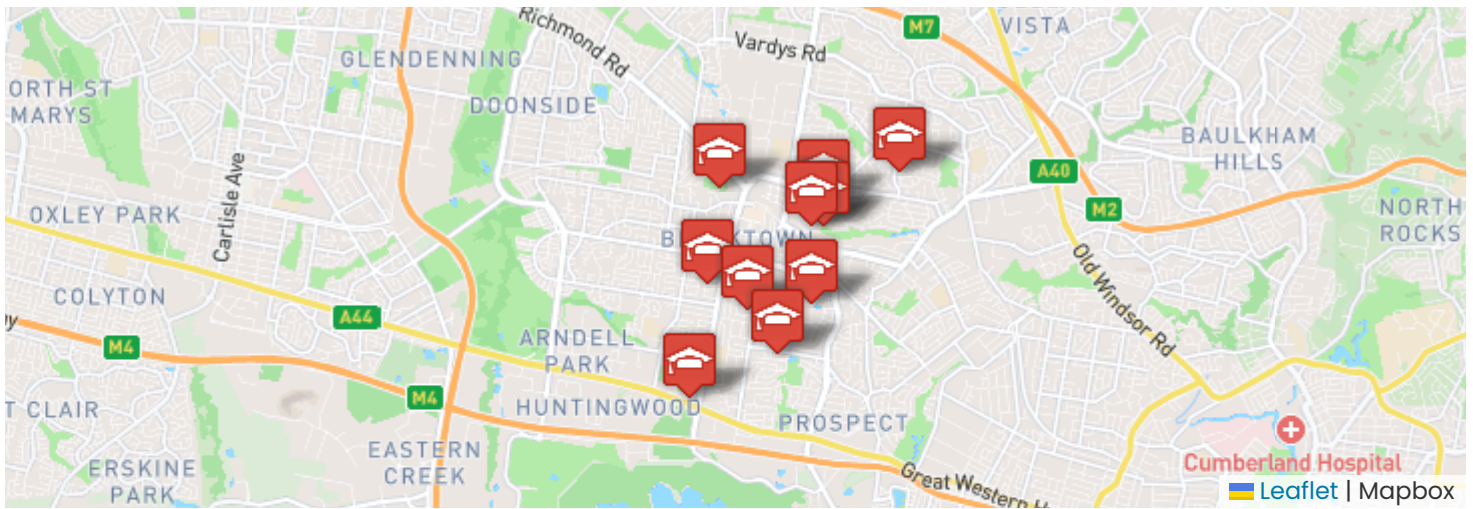
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SCHOOLS

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 19 Schools in Blacktown, NSW 2148



SCHOOL NAME	TYPE	SECTOR
Aspect Western Sydney School, Blacktown		Non-Government
Blacktown Boys High School	Secondary	Government
Blacktown Girls High School	Secondary	Government
Blacktown North Public School	Primary	Government
Blacktown South Public School	Primary	Government
Blacktown West Public School	Primary	Government
Coreen School		Government
Evans High School	Secondary	Government

Displaying 8 of 19

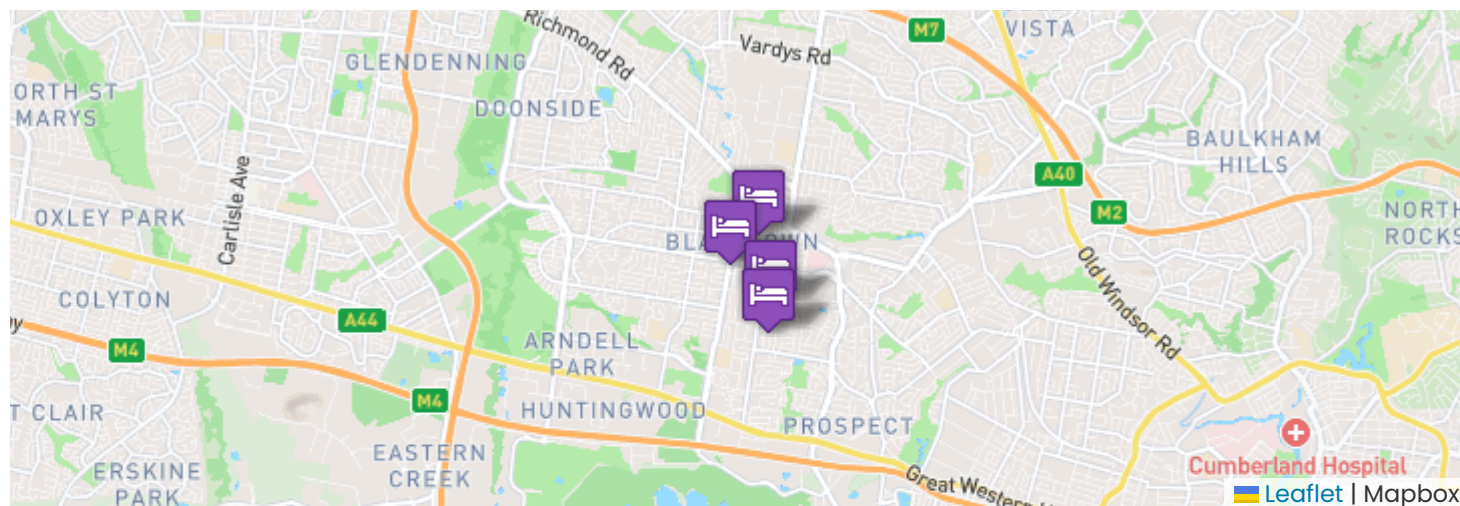
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BOARDING/ROOMING HOUSES

There are 4 Boarding/Rooming Houses in Blacktown, NSW 2148



NAME	ADDRESS
Luping Zeng	9 Ida Place
M&J Systems Solutions Pty Ltd	31 Richmond Road
Paul Gallagher	165 Bungarribee Road
Botros Family Trust And Danimich Pty Ltd	113 Newton Road

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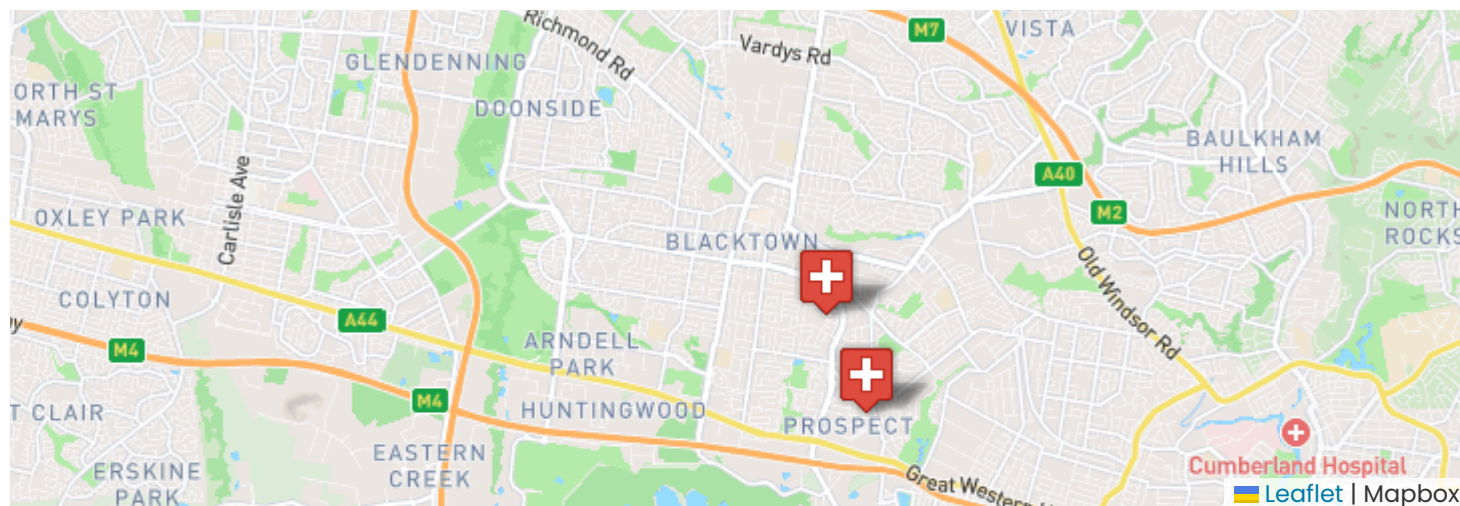
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HOSPITALS

There are 2 Hospitals in Blacktown, NSW 2148



NAME	CATEGORY	ADDRESS
Blacktown Hospital	Public	Blacktown Road
Metwest Surgical	Private	17 Hereward Highway

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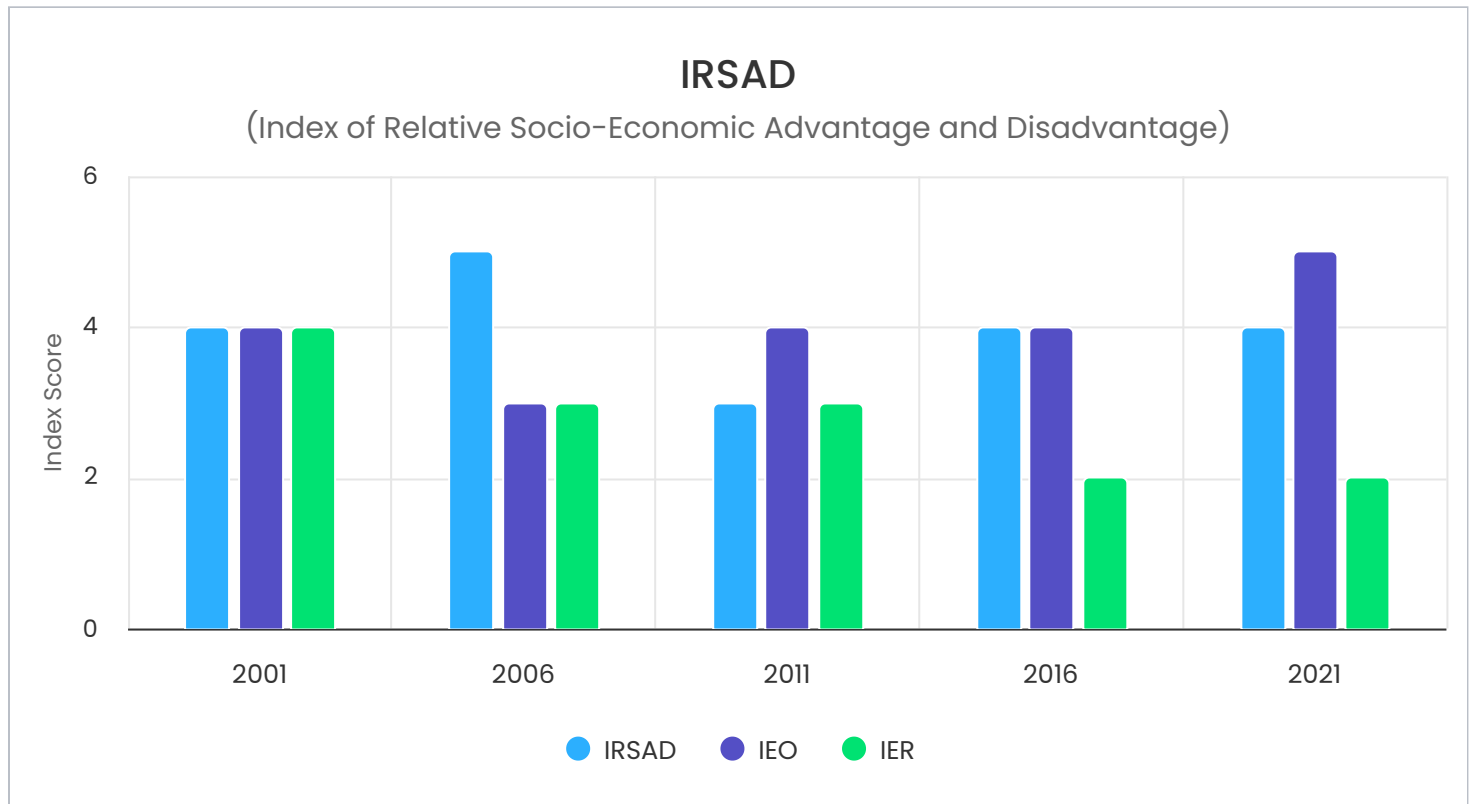
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SEIFA (Socio-Economic Indexes for Areas)

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.

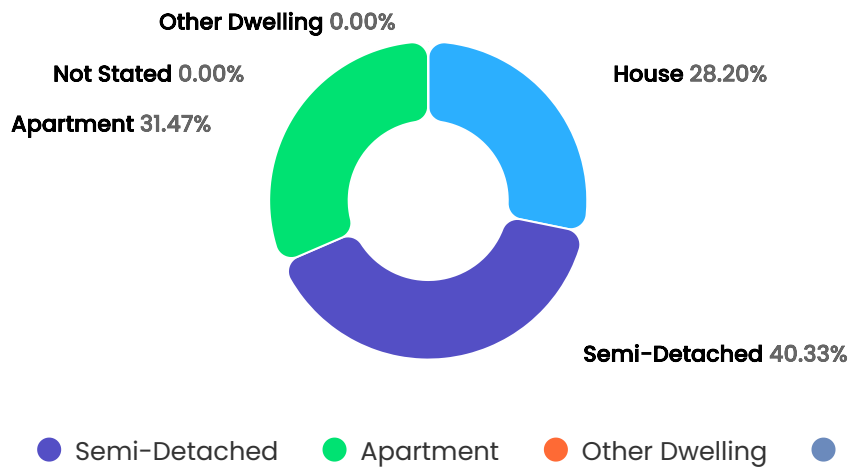
The level of public housing can influence area reputation, tenant quality, and capital growth. Dwelling types reflect demographic preferences—detached homes suggest family appeal, while higher-density dwellings cater to singles or investors.

Total
734
2021

Concentration Percentage
3.91%
2021

Concentration Level
Small proportion of public & community housing
2021

Public & Community Housing



DWELLING TYPE	NUMBER OF DWELLINGS	PERCENTAGE
House	207	28.20%
Semi-Detached	296	40.33%
Apartment	231	31.47%
Other Dwelling	0	0.00%
Not Stated	0	0.00%

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