



32 Sylvan Ridge Drive

Illawong NSW 2234

🚗 4 🚲 3 🚘 2

🏠 Land: 760m²

House | Plan: 262496 | Lot: 36

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TARGET PROPERTY



Measurements are estimates only. Data provided under licence from © Geoscape Australia 2022.

Property history

Date	Price	Event Type	Days Listed
NOW	FOR SALE CONTACT AGENT	Active	
22/02/2022	\$1,800,000	Sold	41 days
11/07/2011	\$0	Sold	
24/09/2004	\$760,000	Sold	



SOLD PROPERTIES



29 Mariner Road

Illawong NSW 2234

4 3 4 Land: 640m² -Price / m² \$3,046

Year built -

Distance 0.1km

Property type House

\$1,950,000

Last sold 20 Feb 2026

38 days on site

Very similar home, pool, updated bathroom and kitchens, recently painted throughout.



62 Sylvan Ridge Drive

Illawong NSW 2234

4 3 2 Land: 848m² -Price / m² \$2,653

Year built -

Distance 0.3km

Property type House

\$2,250,000.

Last sold 20 Mar 2026

22 days on site

Very much in a league of its own, this home is one of a kind, has a grotto pool, architecturally designed, and an open plan



6 Shand Close

Illawong NSW 2234

4 3 3 Land: 672m² -Price / m² \$3,209

Year built -

Distance 0.8km

Property type House

\$2,157,000.

Last sold 18 Mar 2026

8 days on site

Mostly updated tri-level home, has a pool, very well presented



11 Blaxland Drive

Illawong NSW 2234

4 2 2 Land: 1155m² -

Price / m² \$1,619

Year built -

Distance 0.9km

Property type House

\$1,870,000.

Last sold 24 Apr 2026

23 days on site

No pool, similar age, mostly original except for a kitchen update



5 Redman Avenue

Illawong NSW 2234

4 2 2 Land: 735m² -

Price / m² \$2,625

Year built -

Distance 1.6km

Property type House

\$1,930,000.

Last sold 28 May 2026

44 days on site

Similar age, no pool, mostly original, similar driveway slope



14 Bramwell Place

Illawong NSW 2234

4 2 2 Land: 1077m² -

Price / m² \$1,578

Year built -

Distance 1.8km

Property type House

\$1,700,000.

Last sold 27 Apr 2026

15 days on site

Somewhat original



MARKET INSIGHTS - SALES

Understanding the current market relating to your property. Sourced by PropTrack and realestate.com.au.

Illawong market snapshot in the last 12 months

For 4 bed houses in Illawong. Trend data is calculated based on a rolling twelve month period.

Median sale price

\$1.9m

↑ Up 2.7% from this time last year

Sold volume

41

↑ Up 32.3% from this time last year

Price growth

2.7%

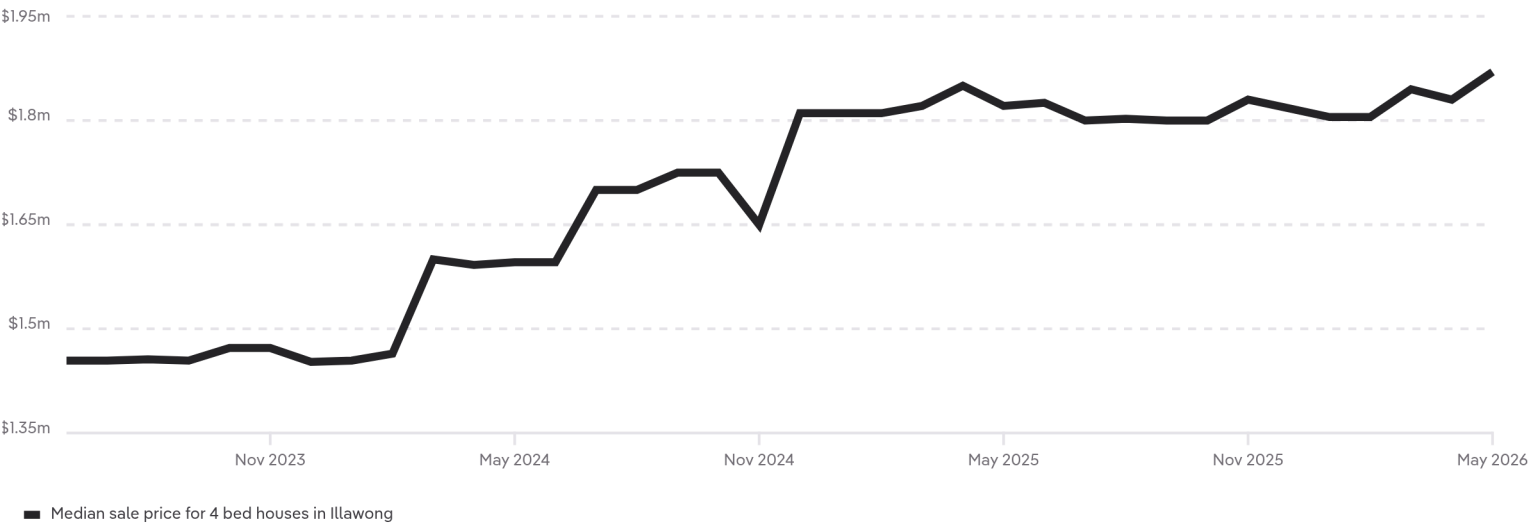
Median days on market

25 days

↓ Down 16.7% from this time last year

Median sale price - 3 year trend

Showing the median sale price of 4 bed houses in Illawong



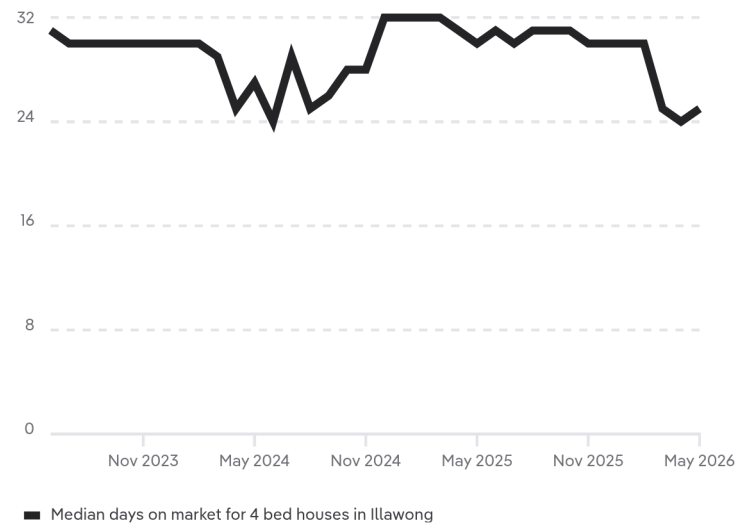
Properties sold - 3 year trend

Showing how many 4 bed houses in Illawong have sold



Median days on market - 3 year trend

Showing how long it takes 4 bed houses in Illawong to sell





Demand for similar properties

Market activity on realestate.com.au for 4 bed houses in Illawong

Potential buyers

243

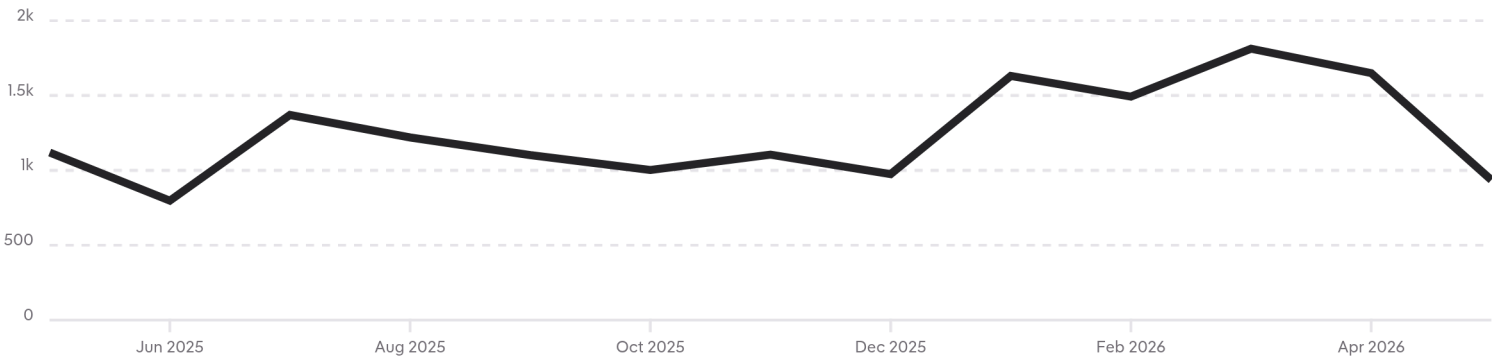
↓ Down 17.3% from this time last week

Similar for sale

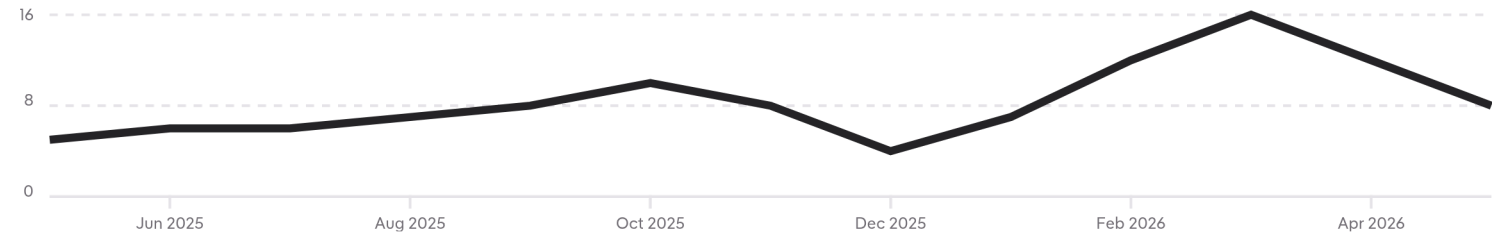
6

Potential buyers

Showing the number of people who are seriously interested in listings for 4 bed houses in Illawong on realestate.com.au



Similar properties for sale



Potential buyers calculation - People demonstrate serious interest on realestate.com.au with sales listings through a combination of high buyer-specific behaviour. Behaviour includes actions like saving a property, sending enquiries, contacting agents or saving inspection times over multiple visits and days. The number of potential buyers is determined by aggregating both MyREA members and anonymous users, and takes into account usage of multiple devices by the same user.



MARKET INSIGHTS - RENTALS

Understanding the current market relating to your property. Sourced by PropTrack and realestate.com.au.

Illawong market snapshot in the last 12 months

For 4 bed houses in Illawong. Trend data is calculated based on a rolling twelve month period.

Median rental price

\$1.2k pw

↑ Up 4.3% from this time last year

Leased volume

20

↑ Up 42.9% from this time last year

Price growth

4.3%

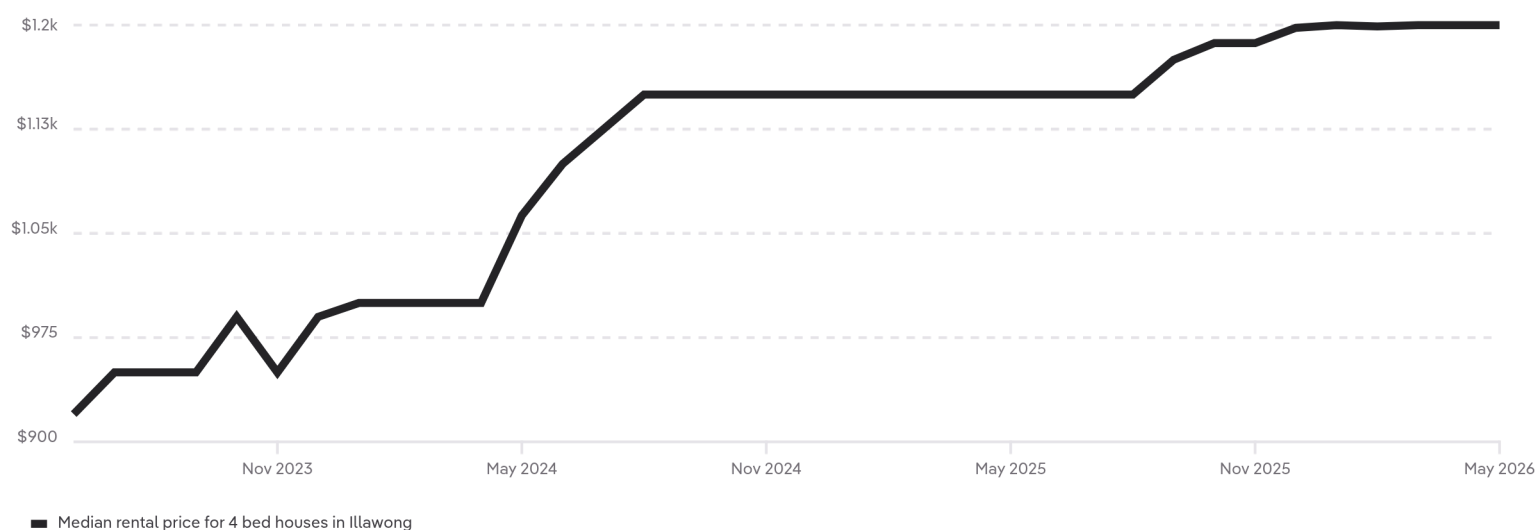
Median days on market

19 days

↓ Down 29.6% from this time last year

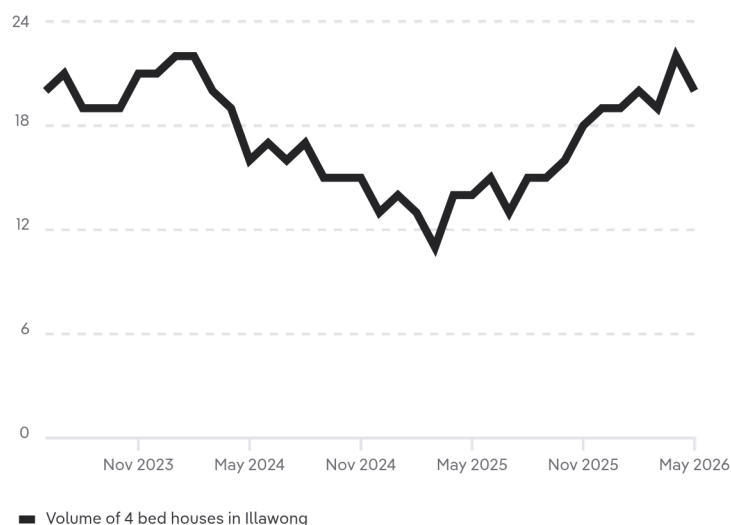
Median rental price - 3 year trend

Showing the median rental price of 4 bed houses in Illawong



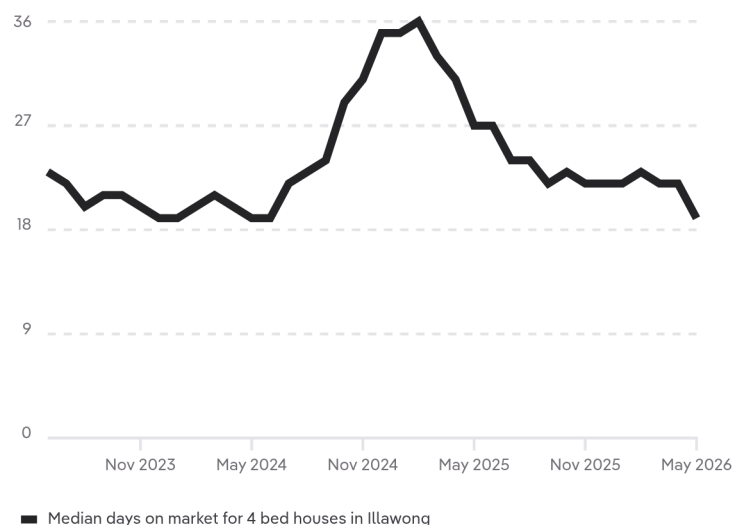
Properties leased - 3 year trend

Showing how many 4 bed houses in Illawong have leased



Median days on market - 3 year trend

Showing how long it takes 4 bed houses in Illawong to lease





Demand for similar properties

Market activity on realestate.com.au for 4 bed houses in Illawong

Potential renters

92

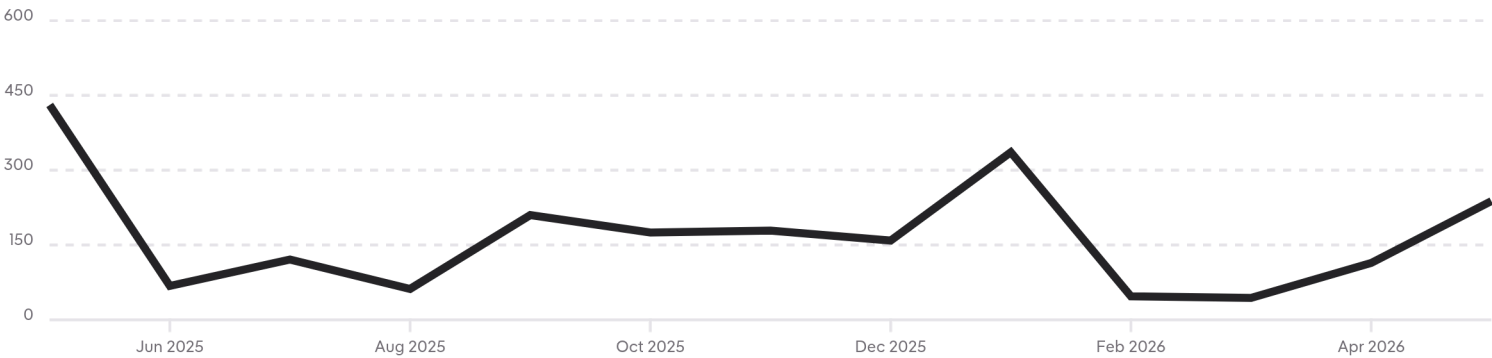
↑ Up 33.3% from this time last week

Similar for rent

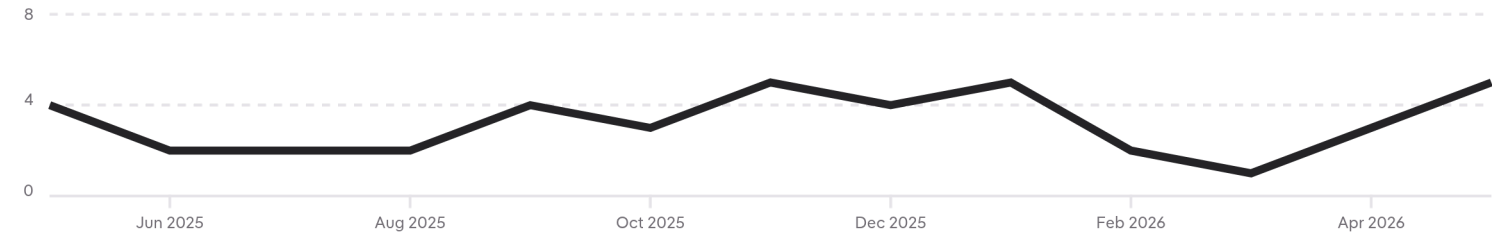
2

Potential renters

Showing the number of people who are seriously interested in listings for 4 bed houses in Illawong on realestate.com.au



Similar properties for rent



Potential renters calculation - People who have demonstrated serious interest on realestate.com.au with rental listings through a combination of high rent-specific behaviour. Behaviour includes actions like saving a property, sending enquiries, contacting agents or saving inspection times over multiple visits and days. The number of potential renters is determined by aggregating both MyREA members and anonymous users, and takes into account usage of multiple devices by the same user.



APPRAISAL PRICE

32 Sylvan Ridge Drive

Illawong NSW 2234

 4 3 2 760m² | House**\$1,950,000 - \$2,145,000**

MY SALE ESTIMATE

\$1,350 - \$1,450

MY RENTAL ESTIMATE



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*Agent supplied: This price is currently unconfirmed and will be updated once verified against our other data sources.

