

**Hi Oliver, here's what
you need to know
about**

**452 Wilson St,
Darlington 2008 NSW**

Created for Oliver on Friday, April 04, 2025

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**It's all in
here**

Property profile

Key property features, price estimate and sales history

Similar nearby properties

Prices and features of similar neighbouring properties that have recently been sold or advertised

Market profile for postcode 2008

Darlington's local price trends, auction clearance rates, market turnover and average time on market

Suburb overview

Government census data about the local people, transport and social ammentities



Estimated price range



Property Type House

Attributes 4 2 1

Land Size Approximately 185 m²

Local Govt. Sydney

Distance to... Sydney CBD 3.1km
Redfern Stn 449m
Train line within 200m

Key features Bath • Garden • Gas • Large Kitchen • Modern Kitchen • Open Plan Kitchen • Parking • Wardrobe

What's in close proximity (approx. 500m) Museum (91m) • Tennis Sport Facility (150m) • Boundary Lane Childrens Centre (359m) • Darlington Public School (403m) • Conservatorium High School (496m) • Vice Chancellors Oval (519m)

Price history

Final Sale Price History

DATE	PRICE	COMPOUND GROWTH	TYPE OF SALE	SELLING AGENT
4-Aug-2008	\$1,300,000	16.18%	Private Treaty	Coleman Rimes Real Estate
22-Oct-1998	\$283,000	-	Private Treaty	

Market profile for 2008

Reported Sales

Number of Houses Sold (last 12 months)	51
High End Price	\$3,470,000
Entry Level Price	\$1,381,000
Median Sold Price	\$1,810,000

Advertised for Sale/Auction

Number of Houses Listed (last 12 months)	48
Median Listing Price	\$1,675,000

Local Market Activity

Number of Houses Sold (last 12 months)	51
Total Number of Local Houses	1615
Portion Sold (% turnover)	3.2%
Number Auctioned (last 12 months)	39
Number Sold at Auction	31
Auction Clearance Rate	79%
Average Time to Sell (days)	71

Market trends

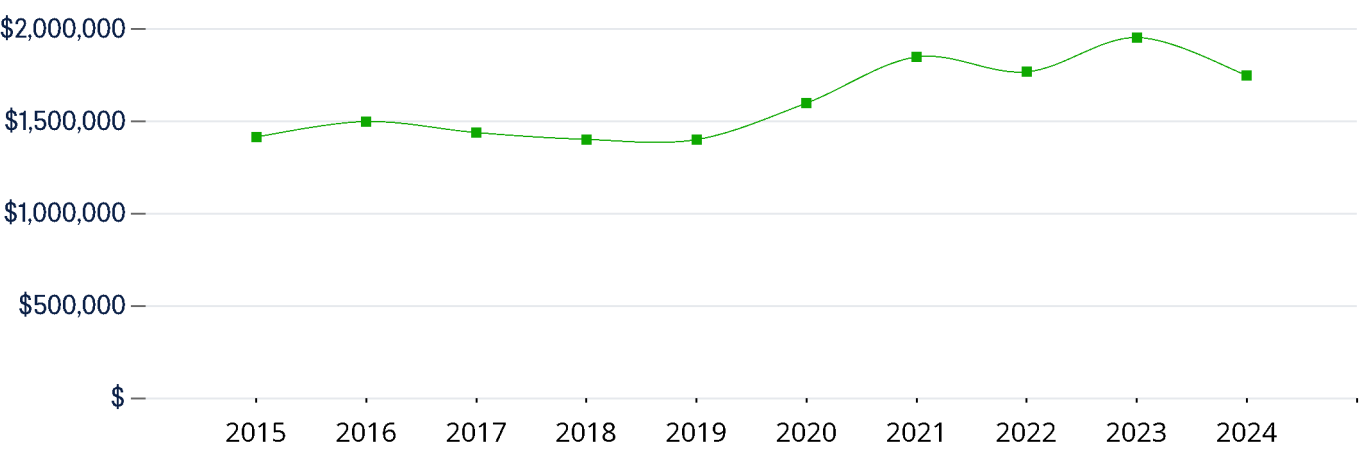
Recent House Median Price Movement

AREA NAME	MEDIAN PRICE 2023	MEDIAN PRICE 2024	% CHANGE
Darlington	\$1,955,000	\$1,750,000	-10.5%
2008	\$2,000,000	\$1,810,000	-9.5%

Median House Price Trends in Darlington

YEAR	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
\$ MEDIAN(000)	\$1,417	\$1,500	\$1,440	\$1,403	\$1,402	\$1,600	\$1,850	\$1,769	\$1,955	\$1,750
% CHANGE FROM PREVIOUS YEAR	43.4%	5.9%	-4%	-2.6%	-0.1%	14.1%	15.6%	-4.4%	10.5%	-10.5%

Median House Price Trends



Similar nearby properties recently sold

**\$1,811,000**202 Abercrombie Street,
Redfern

4 2 - 89

Sold Date

18-Mar-25

Sale Result

Auction - Sold Prior

Selling Agent

duCHATEAU Property

**\$1,450,000**

165 Regent Street, Redfern

4 1 - 89

Sold Date

15-Feb-25

Sale Result

Auction - Sold

**\$2,510,000**223 Abercrombie Street,
Darlington

4 3 1 126

Sold Date

09-Feb-25

Sale Result

Auction - Sold Prior

Selling Agent

Belle Property Bondi Junction

**\$2,310,000**

14 Glebe Point Road, Glebe

4 2 2 165

Sold Date

23-Nov-24

Sale Result

Private Treaty - Sold

Selling Agent

Ray White Erskineville | Alexandria | Gle

**\$2,420,000**

60 Watkin Street, Newtown

4 2 - 234

Sold Date

22-Nov-24

Sale Result

Private Treaty - Sold

Selling Agent

Ray White Erskineville | Alexandria | Gle

Similar nearby properties on the market



\$2,497,000 - \$2,746,000

[11 Bucknell Street, Newtown](#)

4 2 2 164

Type of sale

Auction - For Sale

Selling Agent

Kellys Property



Auction

[18 Clara Street, Erskineville](#)

4 2 - 101



Contact Agent

[57 Vine Street, Darlington](#)

4 3 1 137

Type of sale

Private Treaty - For Sale

Selling Agent

Ray White (IW Group)

Similar nearby properties for rent



\$1350 per week

[279 Abercrombie Street, Darlington](#)

4 2 2 137

Date

22-Aug-22

Type of Ad

Rental

Agent

Spot Property



\$1,570

[31A Eveleigh Street, Redfern](#)

4 2 - 93

Date

05-Feb-25

Type of Ad

Rental

Agent

Ray White - Dulwich Hill



Deposit Taken Fully Furnished W ...

[188 Cleveland Street, Chippendale](#)

4 3 - 91

Date

27-Jun-22

Type of Ad

Rental

Agent

KAIRUILAI-SYDNEY



\$1,680

[53 Georgina Street, Newtown](#)

4 2 1 253

Type of Ad

Rental

Agent

Donna Hartley Property Manager - MAROUBRA



\$700 pw

[31 Copeland Street, Alexandria](#)

4 1 1 107

Date

13-May-15

Type of Ad

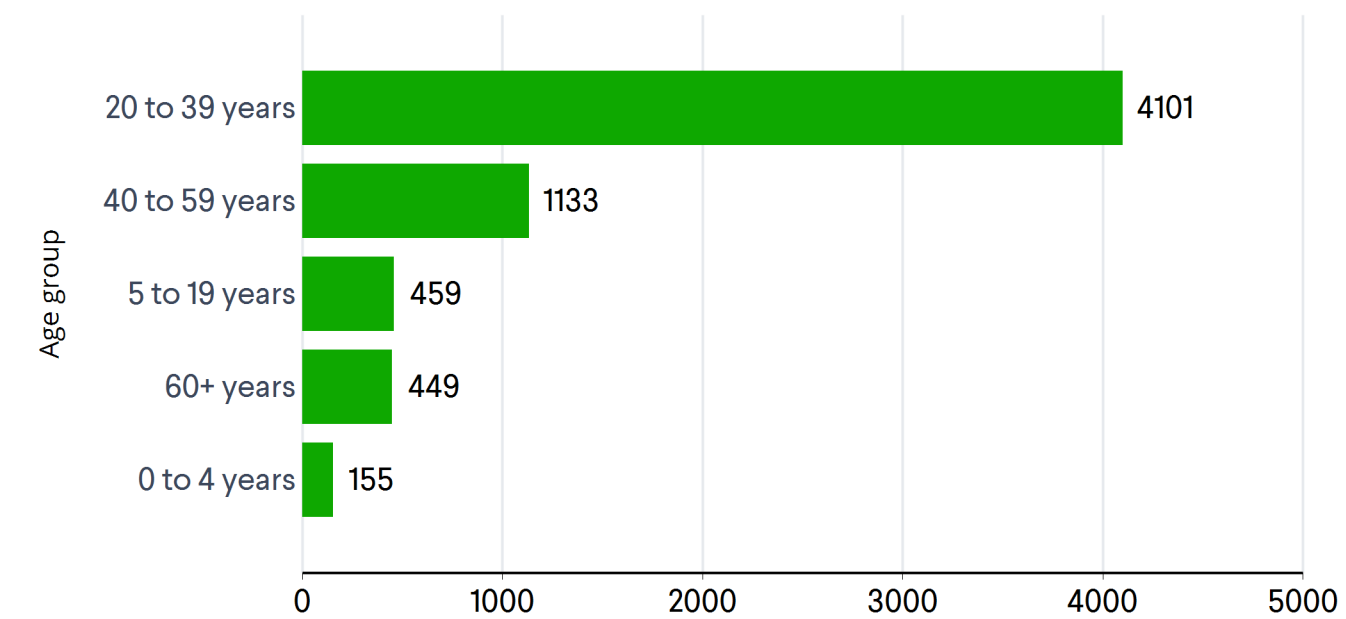
Rental

Agent

Urbane Property

Demographics: Darlington 2008

Age of population



Nature of occupancy

OCCUPANCY	POSTCODE 2008	SYDNEY
Rented	1,665 (65.6%)	479,188 (31.6%)
Purchasing	535 (21.1%)	526,747 (34.8%)
Fully Owned	278 (10.9%)	460,024 (30.4%)
Not Stated	55 (2.2%)	36,838 (2.4%)
Other tenure type	7 (0.3%)	11,776 (0.8%)

© Australian Bureau of Statistics

About the property profile report

How is the estimated price range calculated in a property profile report?

The Domain Property Profile Report combines a various property data points to provide a consolidated and informative snapshot of the property market.

Included as part of this is the Estimated Price Range which is calculated using Domain Insight's proprietary Automated Valuation Model (AVM). The model evaluates a wide array of data points across the property itself as well as each local area to determine the property estimate. Examples of what the data incorporates include recent local sales, market trends as well as property information such as location, number of bedrooms, bathrooms and car spaces.

The Estimated Price Range is provided only as an initial guide. We recommend supplementing this estimate with further research whilst taking into account special or unique features about the property and existing market conditions. It may also be worth considering recent sales in the area, inspecting similar properties on the market, as well as obtaining advice from property professionals and/or a licensed valuer prior to making any decisions.

Contact us

If you have any questions about Domain Insight Services please contact us Monday to Friday between 8:30 am to 5:30 pm (AEST).

Phone 1800 817 616

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Pyrmont, NSW 2009

About the property profile report

Disclaimer

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