



Property Market: Keeping You Updated

Rented:

4/72 Morts Rd, Mortdale
5/114 Penshurst Rd, Narwee
110A Centaur St, Revesby
204/57-59 Trafalgar St, Peakhurst
9/15-17 Pearce Ave, Peakhurst

For Rent:

103/57-59 Trafalgar St, Peakhurst
G03/57-59 Trafalgar St, Peakhurst

Featured Property



3 bed / 3 bath / 2 car

Open: Saturdays 1:30-2:00pm or By Appointment
Contact: Olive Li

26 Kensington Street, Punchbowl 2196

Auction 2pm Saturday 22/11 On-site

- Modern full-brick duplex located on a quiet street, ideal for families looking for low maintenance and indoor/outdoor living
- Large combined living/dining area opens to an under covered alfresco for outdoor living
- Open plan kitchen with stone bench tops, gas cooking, ducted rangehood and dishwasher
- 3 large bedrooms all with built-ins
- Ducted air-con and low-maintenance tiled floor throughout
- Lock-up garage with internal access plus off-street parking

Sydney Home-Buyer Property Hotspots

Brokers have reported a surge in hopeful home-buyers in Sydney seeking pre-approval for loans - what suburbs have seen this trend recently? The influx of home-buyers is expected to raise house prices while supply remains low.

Pre-approvals in many areas have doubled in the last three months to October, Hurstville had the highest rise in pre-approvals for loans, increasing 220% in the last year alone. Other popular suburbs include Manly, Newcastle West, Dubbo, Dee Why, Lavender Bay, and North Sydney.

In the CBD and Greater Sydney, certain properties without renovations have sold for significantly higher prices. A house in Panania recently sold for \$1.94m - \$375,000 higher than the price from February. A house on Lion St, Randwick, sold for \$1.2m more than the 2023 price with no



First weekend of spring: Sydney auctions smash expectations | Picture: Julian Andrews



renovation, and a two-bedroom unit on Market St sold after a \$100,000 renovation for \$650,000 more than November 2024.

The recent expansion of the federal government's First Home Guarantee Scheme aimed at helping first-home buyers has triggered the market to act before prices increase, contributing to buyer urgency. The scheme allows first-home buyers to make deposits of only 2-5% without paying lenders' mortgage insurance for homes up to \$1.5m. The higher demand has driven houses to be sold and bought for more, and buyers are required to compromise faster and bid more, while the housing supply couldn't match buyer demand.

Recent home seekers have also spoken about their difficulty in hunting for new houses, with some registering for over a dozen auctions before being accepted.

These registrations have a hefty cost in conveyancers' fees, building, and pest inspection reports - buyers should not underestimate the demand in the housing market.

Understanding Tenancy Laws

On 19 May 2025, changes in the Residential Tenancies Amendment Act 2024 came into effect in New South Wales, aiming to improve renters' conditions for eviction notices. Termination notices before this time fall under old eviction laws.

Landlords should now be aware that 'no-grounds' evictions are unlawful, and rent increases are capped at once yearly. 'Reasonable grounds' for eviction under new laws include: significant renovations/demolition, change in use, owner or relevant family member moving in, selling property. Previous reasons such as breach by tenant, employee/caretaker agreement ended, or extraordinary grounds including hardship, death, 'uninhabitability' and others.

Under normal circumstances, the landlord must give at least 90 days notice for a fixed-term agreement of over 6 months, or at least 60 days notice for less than 6 months. In case of employee/caretaker agreements or actual sale of property, this period is at least 30 days. Termination

notices are only valid if they are properly delivered, include the address and date of vacant possession, and state a clear, genuine reason for termination with evidence. For more information, visit: <https://www.nsw.gov.au/departments-and-agencies/fair-trading/news/changes-to-rental-laws>

