












View this property on portals



295 Union Road, North Albury, NSW 2640

724m<sup>2</sup>  11m<sup>2</sup>  16.0 m  3  1  -   
House

 Cameron Tyers  
 0402318920  
 cameron@thewaypi.com

1940 OWNER OCCUPIED

TO BE INVESTIGATED NO TAGS

# Property Summary

## Price Estimate ?

\$511k  
Low

**\$601k**

\$691k  
High

VERYHIGH CONFIDENCE

+\$26k (+4.6%)

Since last sold - \$575,000 - September 2025

## Risks & Planning Overlays ?



### Flooding not available

Floodingnotavailableinthis area. Please check with local council.



### Bushfire not detected

No bushfireknowninthisarea. Please use as a guide only.



### Heritage not detected

No heritageknowninthisarea. Please use as a guide only.



### Biodiversity not detected

No biodiversity knowninthisarea. Please use as a guide only.

## Cam's Analysis

Category	Rating	Key Performance Insight
<b>Capital Growth</b>	★★★★☆	Strong 13.04% annual growth for houses in North Albury; historical value has nearly tripled since 2020 (\$211k to \$575k).
<b>Appreciation &amp; Yield</b>	★★★★☆	Superior 5.27% gross rental yield (Est. \$480-\$500pw); significantly outperforms typical metropolitan cashflow benchmarks.
<b>Market Scarcity</b>	★★★★☆	Healthy market pressure with an average of only 25 days on market; 2.9% stock on market suggests tightening supply.
<b>Safety &amp; Risk Profile</b>	★★★★★	"Clean" 723m <sup>2</sup> block with no detected flood, fire, biodiversity, or heritage risks; includes a brand new Colorbond roof.

# Property Timeline

## Property Timeline

12 Sept  
2025

Price: \$575,000 **SOLD**  
Agency:Elders Real Estate Wodonga Wodonga  
Days on Market:7

21 Feb  
2025

Price:\$460 per week **FOR RENT**  
Agency:Elders Real Estate Wodonga Wodonga  
Days on Market:14

01 July  
2024

Price: \$184,000 **LAND VALUATION**  
Type:Site Value

18 Oct  
2021

Price: \$389,500 **SOLD**  
Agency:Drummond Real Estate Albury  
Days on Market:10  
Original Listing: \$375,000

18 Sept  
2020

Price: \$211,000 **SOLD**  
Agency:Unknown Agency

20 Aug  
2020

Price: \$211,000 **SOLD**  
Agency:Elders Real Estate Wodonga Wodonga  
Days on Market:153  
Original Listing: \$223,000

05 July  
2018

Price:\$220 per week **FOR RENT**  
Agency:Elders Real Estate Albury  
Days on Market:15

26 Apr  
2017

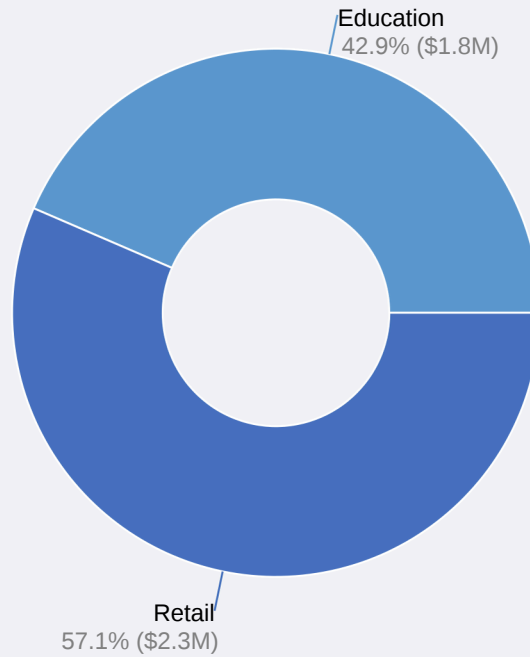
Price: \$184,000 **SOLD**  
Agency:Unknown Agency

## Development Projects

Found 2 projects with 0 new dwellings within 2km valued at \$4.1M



### Project Value by Category



### Project Summary

Category	Percentage	Value	Dwellings/Units
Education	42.9%	\$1.8M	0
Retail	57.1%	\$2.3M	0

## Planning Information

### Property Zoning

This property is zoned *R1 - General Residential*. Understanding zoning regulations is essential for planning any construction or development projects. This information should be used as a guide only, and it is recommended to check with the local council for the latest zoning regulations.

#### Zoning:

Zone: R1

Description: General Residential

#### Minimum Lot Details: ⓘ

Minimum Rear Lot Size:N/A

Minimum Frontage:N/A

Minimum Lot Size:450m<sup>2</sup>

Average Lot Size:N/A

Minimum Multi Lot Size:N/A

#### Building & Height Restrictions: ⓘ

Max Building Storeys:N/A

Max Building Height:N/A

Building Floor Space Ratio:N/A

#### References:

[Albury LEP 2010 Map Amendment No 2](#)

<https://legislation.nsw.gov.au/view/html/inforce/current/epi-2010-433>

[2010-433 Clause 4.1 - LSZ](#)

<https://legislation.nsw.gov.au/view/html/inforce/current/epi-2010-433#sec.4.1>

Please note Disclaimers for planning info on the last page of the report.

## Planning Information

### Property Risks

Property Risks & Overlays derived from third party sources. This information should be used as a guide only, and it is recommended to check with the local council for the latest risk assessments and planning guidelines.

#### Property Risks:



##### Flooding not available

Floodingnotavailableinthis area. Please check with local council.



##### Bushfire not detected

Nobushfireknowninthisarea. Please use as a guide only.

Source: State

Updated: 05/12/2025



##### Heritage not detected

Noheritageknowninthisarea. Please use as a guide only.

Source: State

Updated: 05/02/2025



##### Biodiversity not detected

Nobiodiversityknowninthisarea. Please use as a guide only.

Source: State


Updated: 05/02/2025

#### Open Space & Outdoor Living:

Open Space:N/A

Outdoor Living:N/A

*Please note Disclaimers for planning info on the last page of the report.*

Suburb Median 

\$455k

Low

**\$520k**

\$590k

High

HIGH CONFIDENCE

\*Suburb Median price based on 109 sales results over the previous 12 months.

## Suburb Statistics

Population: 6,232

Dwellings: 2,365

Owner Occupier:65%

IQR % Median:26%

DOM: 26

ICSEA School Score:11.5

IRSAD (Australia):7

Building Approvals:1.6%

Suburb \$ Median:\$520k

Suburb % Growth:10.6%

Rental Yield:4.7%

Vacancy Rate:2.2%

Market Absorption:49%

% Stock on Market:0.7%

% Discounting:0%

Median Income:\$1,159

## Suburb Summary

North Albury, NSW 2640 is a suburb with a population of 6,232 residents. The suburb has a diverse mix of age groups, with a significant number of residents aged 5 to 19 and 45 to 64 years. The median household income is \$1,159 per week. The top occupations include Technicians and Tradesworkers, Community and Personal Service Workers, and Professionals. Residents mostly commute by motor vehicle, while there is a growing trend of working from home. Government schools in the area have an average ICSEA percentile of 11.5.

For house investors, North Albury presents a healthy market with strong demand and growth potential. The market has a high absorption rate and relatively low vacancy rates, indicating a favourable environment for property investment. With moderate to high rental yields, the suburb could be enticing for investors seeking rental income. The suburb also shows a consistent median growth rate over the years, making it attractive for long-term investment. As for units, the suburb has low vacancy rates and solid rental yields, indicating a potential opportunity for unit investors.

North Albury, NSW 2640 offers a vibrant community, diverse demographics, and strong investment potential for both house and unit investors. With a growing population and good market fundamentals, the suburb presents opportunities for both rental yields and capital growth. The convenient commute options and increasing trend of working from home add to the suburb's appeal for residents and investors alike.

### Sale Price Insights

Sale Price Insights provide key data on how prices have changed over time, allowing investors to assess potential capital growth. This analysis can highlight trends like steady appreciation, rapid increases, or stability in property values. Please use these insights as a guide and verify with local real estate sources.

### Suburb Growth ?

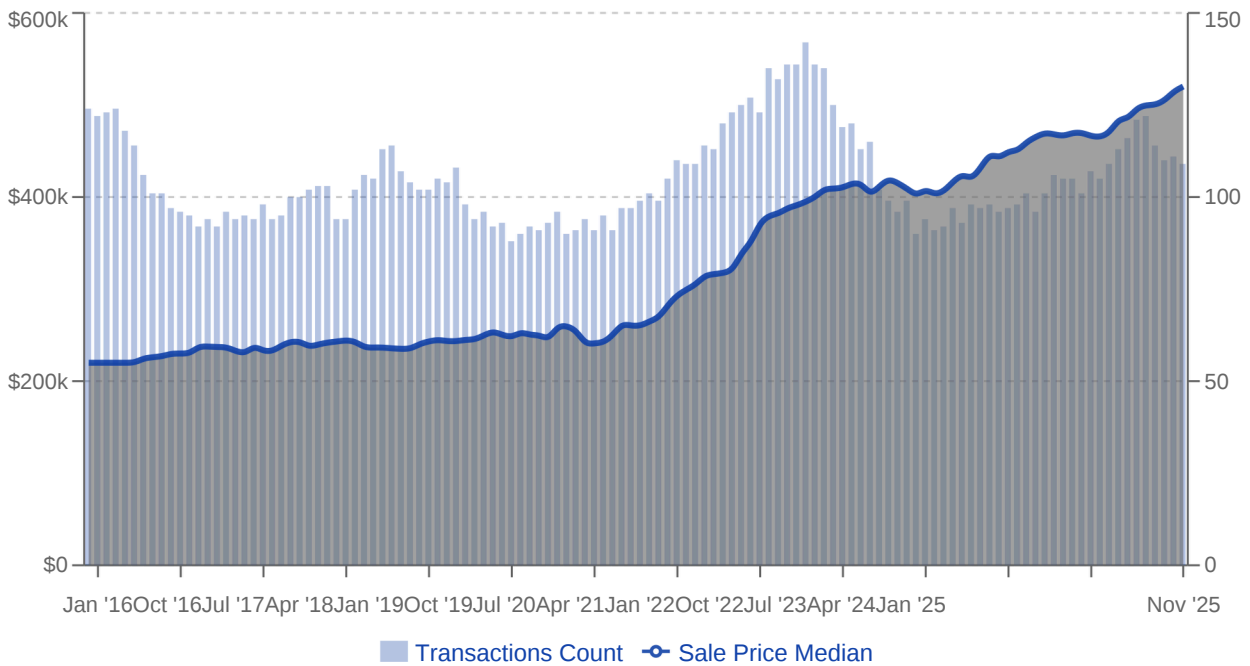


\*Compound Annual Growth Rate (CAGR) calculated per annum for 10 years.

### Sale Price Median

North Albury, NSW 2640 - Houses

Sale Price Median  
**\$520,000**

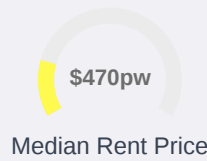


The median price for a suburb is the midpoint value of all home sale prices in the area, calculated by ordering all sale prices and selecting the middle value. It provides a typical market value for homes in the suburb.

### Rental Insights

Rental Insights provides key data on the rental market and compares different property yield strategies, such as renting room by room versus long-term rentals, and to analyse the impact of adding bedrooms or developing the property. Please use these insights as a guide and verify with local real estate sources.

### Long Term Rental Statistics

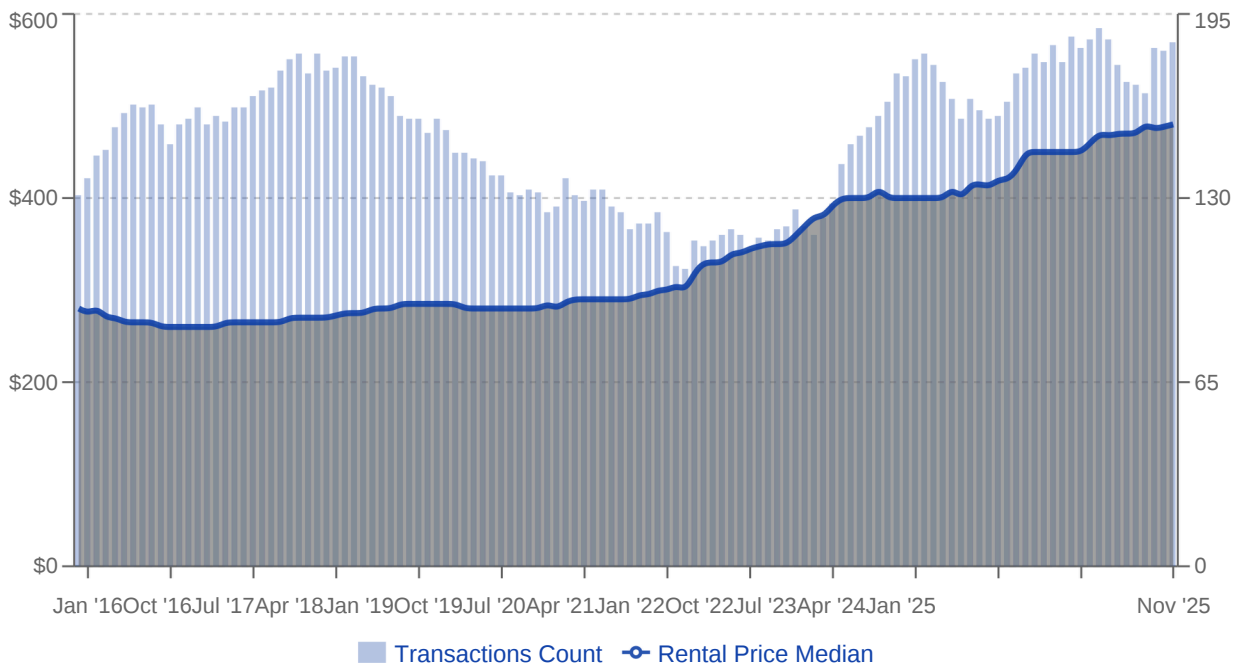


\*Potential yield based on median sale price of a 3 bedroom house of \$521.25k

### Rental Price Median

North Albury, NSW 2640 - Houses

Rental Price Median  
**\$480**



The median rent price for a suburb is the midpoint value of all rental prices in the area, calculated by ordering all rental prices and selecting the middle value. It provides a typical market rent for properties in the suburb.

## Comparable For Sale Properties

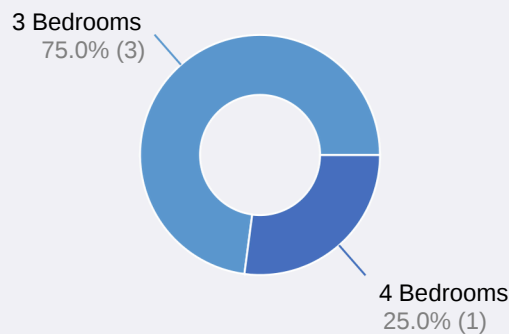
Found 4 properties with a median price of \$537K within 1km. The average days on market for these properties was 47 days. The total sales volume amounted to approximately \$2.3M. Sale prices ranged from a low of \$489k to a high of \$732.5k.

## Price Band Breakdown ?

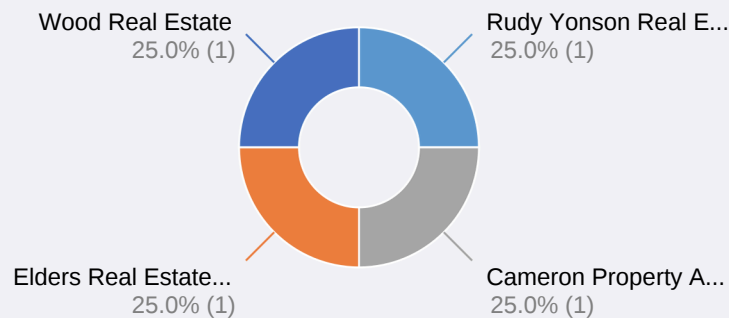
● No Price Available: 0

Price Band	Price Range	#	Area				DOM
● Low	\$489k to \$489k	1	689	3	1	1	138
● Low to Mid	\$489k to \$499k	1	794	3	1	3	17
● Mid to High	\$499k to \$575k	1	1,059	3	1	2	16
● High	\$575k to \$732.5k	1	860	4	2	4	17

## Number of For Sale Properties by Bedroom Count



## Agency Market Share



# Comparable Properties

Property Type: House



\$489,000

FOR SALE

1110 Wingara Street  
North Albury NSW 2640

House

Listed: 06/08/2025

Days on Market:138

Build Year:-

Tenure:19 years

689m<sup>2</sup> 131m<sup>2</sup> 3 1 1

Owner 909m away  
Occupied

Agent Notes:



Guide: \$579,000 - \$600K

FOR SALE

418 LOGAN ROAD  
North Albury NSW 2640

House

Listed: 06/12/2025

Days on Market:16

Build Year:1960

Tenure:15 years

1.1km away

1059m<sup>2</sup> - 3 1 2

Owner  
Occupied

Agent Notes:



\$ 499,000

FOR SALE

1039 Barooga Street  
North Albury NSW 2640

House

Listed: 05/12/2025

Days on Market:17

Build Year:1950

Tenure:10 years

601m away

794m<sup>2</sup> - 3 1 3

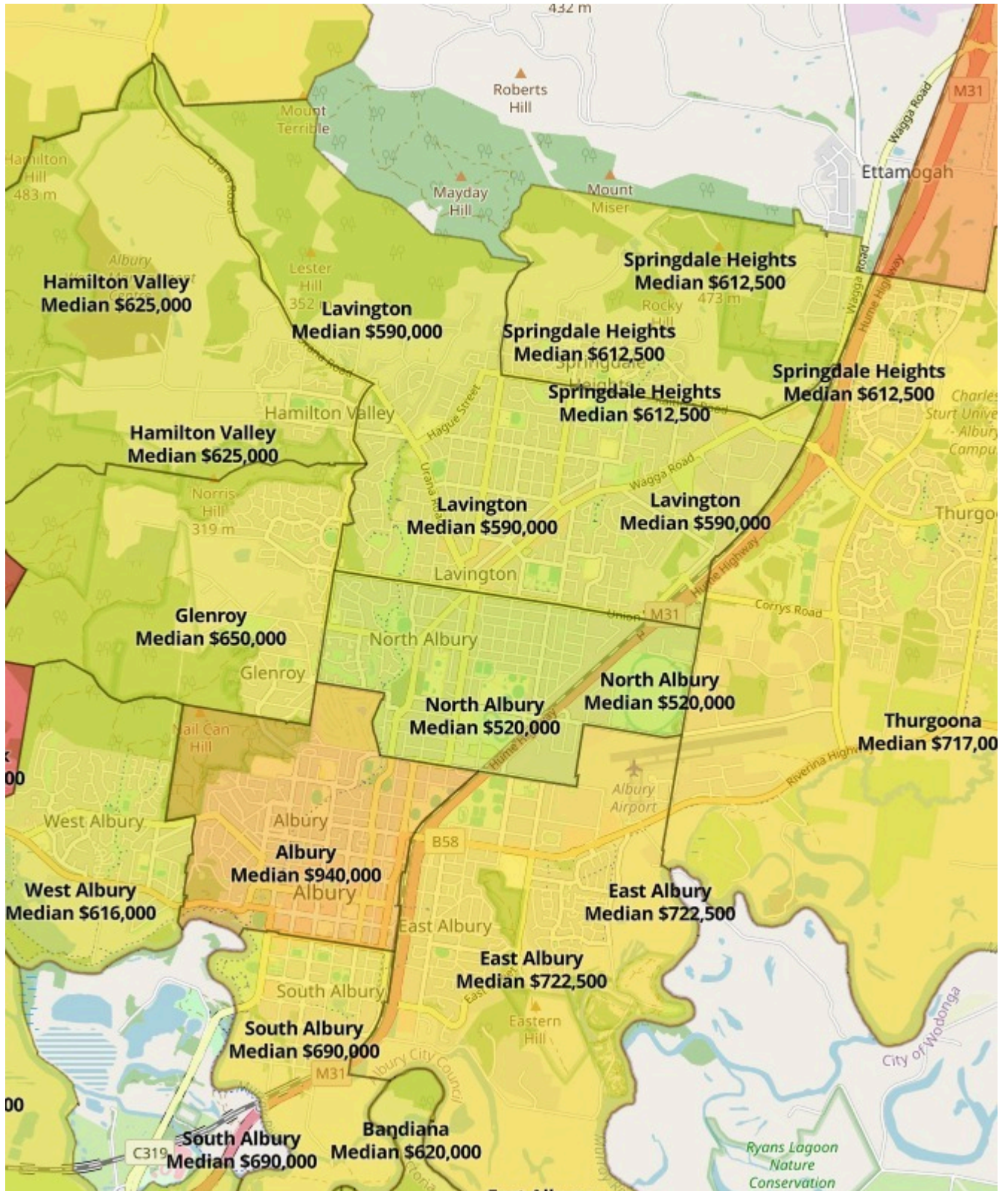
Owner  
Occupied

Agent Notes:

## Heatmaps - Suburb \$ Median

### Suburb \$ Median

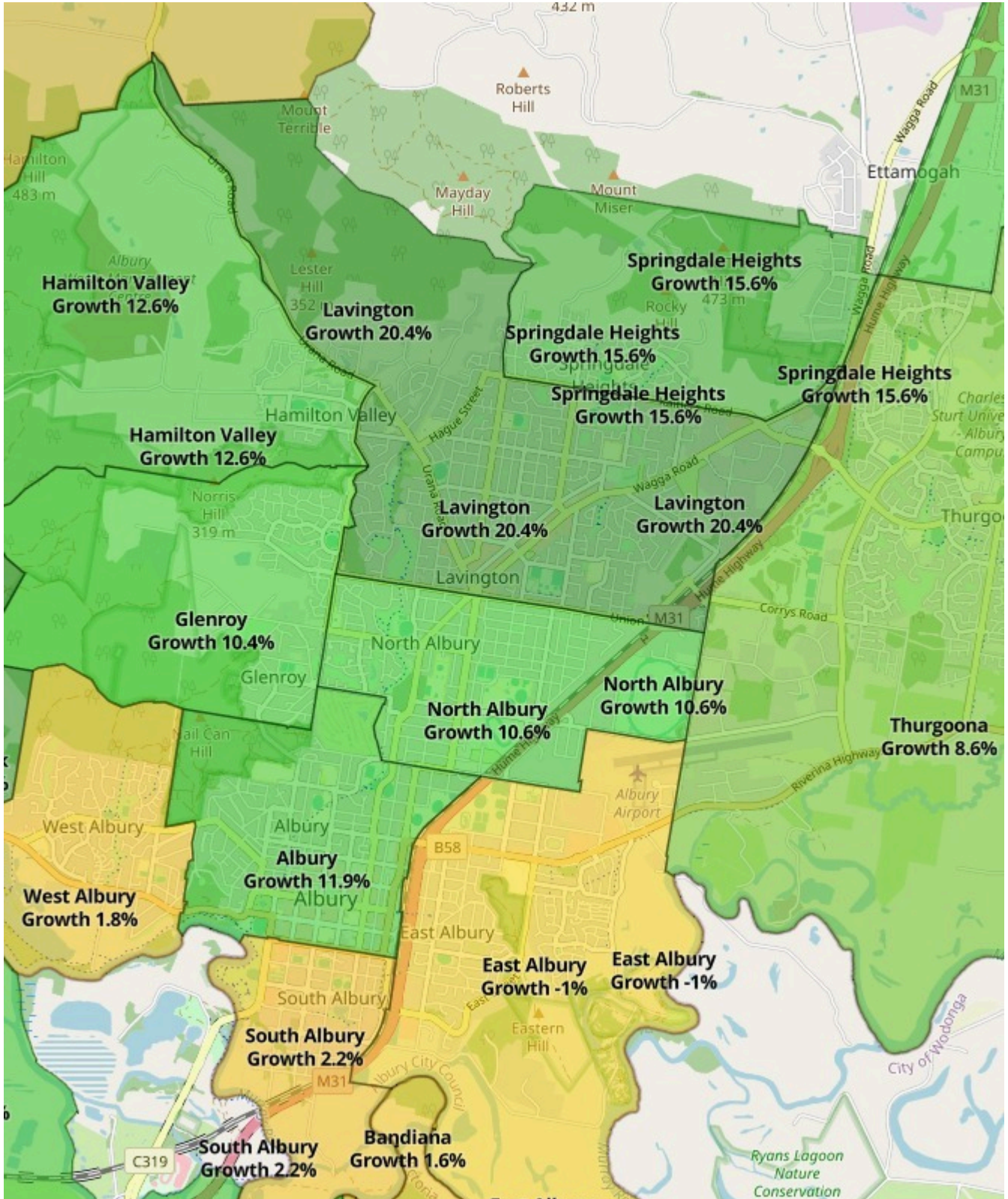
The median price for a suburb is the midpoint value of all home sale prices in the area, calculated by ordering all sale prices and selecting the middle value. It provides a typical market value for homes in the suburb.



## Heatmaps - Suburb % Growth (12M)

### Suburb % Growth (12M)

Suburb growth is the change in median home values in a specific suburb over a 12-month period, with a positive growth rate indicating an increase in home values and a negative rate indicating a decrease.



## Disclaimers

Disclaimer:

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