



# Bahrs Scrub Suburb Summary

*A changing market, emerging opportunities, and  
what it means for you*



As we move further into autumn, the Bahrs Scrub property market is showing some clear shifts—bringing both opportunities and signals worth paying attention to.

Whether you're thinking of making a move soon or simply keeping tabs on your local market, here's a quick snapshot to keep you informed and ahead of the curve.



## April Snapshot

April has brought a noticeable lift in activity across Bahrs Scrub, with several key trends emerging:

- New listings have surged, up 50% over the past 30 days —giving buyers more choice
- Homes are taking slightly longer to sell, with average days on market now at 55.4 days (+5.02%)
- Vendor discounting has tightened significantly (-0.96%), suggesting sellers are holding firmer on price
- Sales activity has increased, with 7 recently advised sales (+61.11%)
- Withdrawn listings have also risen (+56.25%), which may indicate some pricing recalibration in the market
- Rental listings are up 23.26%, offering more options for tenants and investors alike

### ***What this means:***

We're seeing a more balanced market emerge—more supply, steady buyer interest, and sellers becoming more strategic with pricing.





## Focus on first impressions this season:

With more properties hitting the market, presentation matters more than ever. Simple touches like fresh mulch, a tidy lawn, and decluttered interiors can make a meaningful difference in attracting buyers and achieving a stronger result.

## Lifestyle & Community Note



Autumn is one of the best times to enjoy Bahrs Scrub—cooler days, community events, and a great chance to reset your property goals before the mid-year rush.

If you've been considering a move, upgrade, or investment, this season offers a window to plan strategically while the market finds its rhythm.



## Want Even More Suburb-Specific Insights?

If you're curious about where your property sits in today's market—or want insights on another suburb—feel free to reach out or access the latest data below.

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## Here to help!

If you're thinking about selling, investing, or simply planning ahead, feel free to reach out. We're here to support you with accurate, localised property guidelines whenever you need it.

Regards,



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