



SAMPLE REPORT

•• Castlereagh Street

Riverstone NSW 2765

60 /100

PROPILOT CONVENIENCE SCORE

Fairly convenient

-33.68....., 150.87.....
DP.....
Report E62A4533
Data as of 8 July 2026

619	69	51
DATA POINTS	SOURCES	CHECKS

ADDRESS REPORT

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ADDRESS REPORT

Executive summary

619 data points checked for this address, drawn from 69 authoritative sources

The property sits in a stable, above-average-income pocket of Riverstone with good walkability (60/100) to everyday amenities including a supermarket, library, GP, and public pool all within an 8-minute walk, plus transport access: 9 minutes walk to Riverstone Station (5 train services per hour) and 150m to a bus stop. Locally, 54% of the 125 homes nearby are owner-occupied and 39% rented, suggesting reasonable neighbourhood stability. However, the suburb itself is in the midst of substantial change: population has grown 78% in recent years and 159 active developments are underway within range, with 34 of the nearest being significant or panel-determined. This reshaping may affect schools, congestion, and amenity character over the medium term. The catchment primary school (Riverstone Public School, ICSEA 986) sits below the national median of 1000, while the secondary (Wyndham College, ICSEA 1003) sits marginally above.

The property's land value is assessed at \$936k, which is 22% lower per square metre than the suburb median rate of \$1k/m²; combined with the suburb's median house price of \$1.08M (up 31% since 2021) and indicative gross rental yield of 3.6%, this suggests reasonable entry positioning. The block itself has a gentle 6% slope and receives strong midday and afternoon sun. Crime is unremarkable: property damage is reported at 6.1 per 1,000 residents versus a typical NSW suburb at 5.5 per 1,000.

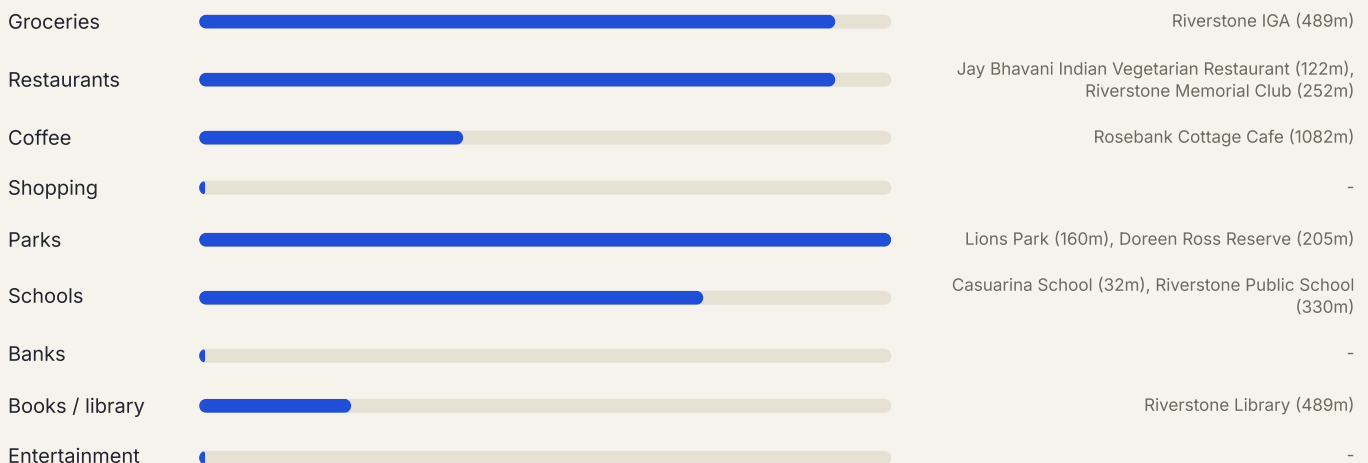
Environmental and hazard checks returned no material concerns: the address is outside designated bushfire-prone areas, flood zones, aircraft noise contours, mine subsidence districts, and compulsory acquisition layers. No contaminated sites are listed within 500m. The land is zoned R2 (Low Density Residential) with a 9m building height limit. A petrol station is 4 minutes walk away, which may signal convenience or noise/air quality depending on your sensitivity; this should be confirmed in person.

What this means for the buyer: if you are seeking a primary school, the catchment school's ICSEA below the national median warrants checking teaching performance and your own fit. The suburb's rapid growth and dense development pipeline are a double-edged sword: good for future amenity and resale liquidity, but also for congestion and character change. The land rate discount and rental yield are modest positives for investor rationale, though yields at 3.6% are relatively tight. The transport and walkability profile is a clear strength for car-light living. Before exchange, verify the bushfire, flood, and contamination findings directly with Blacktown Council and the state fire authority, and assess the petrol station's impact yourself.

01 ADDRESS REPORT

Propilot Convenience Score

60/100 · Fairly convenient



02 ADDRESS REPORT

Location and transport

3 findings · 2 checked, clear

Main road nearby: Garfield Road East

Low concern · Some distance · 141m

Secondary road.

Nearest train station: Riverstone

Good · Walkable · 548m

About a 9 min walk.

Bus stop nearby: Piccadilly St after Woods St

Good · Walkable · 150m

150m to bus stop "Piccadilly St after Woods St".

03 ADDRESS REPORT

Community and schools

11 findings · 6 checked, clear

Neighbourhood SES: Education/Occupation decile 6

Good · Above average

IRSAD decile 7, IEO decile 6.

An ABS socio-economic ranking of the area (1 = most disadvantaged, 10 = most advantaged), a broad proxy for local resources.

Above the state average; typically better-resourced schools and services (decile 7 to 10).**Street tenure mix: 54% owner-occupied · 39% rented**

54% owner-occupied

The Census pocket around this address (125 dwellings, ABS SA1): 54% owner-occupied, 39% rented. A street-level read of neighbourhood stability that suburb averages hide. Census 2021, ABS.

Supermarket: Riverstone IGA

Excellent · Close · 489m

About a 8 min walk.

Park / green space: Lions Park

Excellent · Close · 160m

Park.

Medical / hospital: Oxford Medical Spot

Excellent · Close · 180m

GP / doctors.

Childcare: Riverstone ELC

Below standard (Working Towards NQS) · 100m

Rated 2025.

NEARBY CHILDCARE CENTRES

Riverstone ELC · Below standard (Working Towards NQS)	100m
Riverstone Public School Gulyangarri Preschool · Meeting NQS	100m
Wesley Out of School Hours Care, Riverstone · Meeting NQS	100m
Kids Early Learning Blacktown City Riverstone · Meeting NQS	264m
Young Academics Early Learning Centre Riverstone, Regent St	379m

The nearest childcare centre and its national quality rating.

Meeting NQS: meets the national quality standard.**Working Towards NQS: currently below the national standard in one or more areas.****Library: Riverstone Library**

Excellent · Close · 489m

About a 8 min walk.

Police station: Riverstone Police Station

Excellent · Close · 496m

About a 8 min walk.

Restaurant nearby: Jay Bhavani Indian Vegetarian Restaurant

Excellent · Close · 122m

Sit-down restaurant.

Cafe nearby: Rosebank Cottage Cafe

Mild benefit · Within reach · 1.1km

About a 18 min walk.

04 ADDRESS REPORT

Environment and risk

9 findings · 4 checked, clear

Bushfire designation: No bushfire zone mapped

Outside mapped zone

The state fire authority's current layer doesn't place this address in a designated bushfire-prone area. This isn't a guarantee. Confirm with the authority.

Whether the address is in a mapped bushfire-prone area, which triggers stricter building standards (BAL) and affects insurance.

Aircraft noise contour: Not in a mapped noise contour

Contours checked

Checked this state's planning aircraft-noise layer: this address is not inside any mapped noise contour or environs overlay.

Flood study area: Blacktown: outside mapped flood zone

Outside flood zone

Blacktown council's flood mapping has this address outside the flood zone. This isn't a guarantee against flooding. Confirm with the council.

Whether the address sits in a mapped flood planning area, which can restrict building and must be disclosed.

Neighbourhood slope: Moderate block

Moderate · 10%

Moderate slope, around 10% gradient.

Steepness of the surrounding land, which affects drainage, build cost and bushfire behaviour.

Moderate: can add to driveway, drainage and build costs.

Block slope: Gentle block

Mild benefit · Gentle · 6%

Gentle slope, around 6% gradient.

Steepness of the block itself, which affects driveway, drainage and build cost.

Gentle: generally easy to build on.

Industrial zone: nearest about 684m

none nearby

Checked the surrounding area; none within the immediate impact range.

Cemetery: none within about 1.5km

none nearby

Checked the surrounding area; none within the immediate impact range.

High-voltage power line: none within about 1.2km

none nearby

Checked the surrounding area; none within the immediate impact range.

Petrol station: Riverstone Petroleum

Moderate · Nearby · 223m

About a 4 min walk.

Crime / safety: Mostly property damage

Typical

Recorded crime here is in line with a typical NSW suburb (per 1,000 residents, 2025; based on 2021 Census population). Most-reported category: property damage, 6.1 per 1,000 (53 incidents) vs a typical NSW suburb of 5.5 per 1,000.

RECORDED CRIME BY CATEGORY (RIVERSTONE, 2025)	INCIDENTS	RATE / 1,000	STATE MEDIAN
Assault	52	6.0	3.4
Break-ins (dwelling)	15	1.7	2.4
Vehicle theft	20	2.3	2.4
Malicious damage	53	6.1	5.5

Recorded crime for the area shown above versus the state median, by category. Note the geography: suburb-level in NSW; local government area (spanning several suburbs) in VIC/QLD.

Block orientation: North-west facing

North-west

Strong midday and afternoon sun on the front of the block. (bearing 330°)

The compass direction the front of the block faces, which affects natural light and warmth.

North-facing front: the most sought-after aspect in Australia, with good winter sun.

Contamination register: No listed contaminated sites within 500m

EPA-clear within 500m

NSW contaminated-sites register has no listed sites within 500m of this address. These registers list only notified or actively-managed sites; historic or unnotified contamination (old service stations, dry cleaners, landfills) may not appear. Verify with the regulator.

Whether any sites on the government contaminated-land register sit on or near the address.

A listed contaminated site is within 500m; usually minor, but worth noting.

05 ADDRESS REPORT

Planning and legal

4 findings · 0 checked, clear

Land zone: Low Density Residential

R2

Zoned R2, Low Density Residential.

The legal land-use zone, which controls what can be built on and around this property.

This zone protects the look and feel of quiet, mostly single-house suburban streets, so detached homes and dual occupancies dominate while taller apartment blocks and most commercial uses are not allowed. It is the most stable, predictable residential setting for a buyer, though some secondary dwellings or granny flats may still be permitted, so confirm any plans with the local council.

Land reservation acquisition: Not reserved for acquisition

Checked

Checked the NSW planning land reservation acquisition layer: this address is not inside any area reserved for compulsory acquisition.

Mine subsidence district: Not in a subsidence district

Checked

Checked the NSW mine subsidence districts: this address is not inside any declared district.

Building height limit: 9m maximum

9m max

Building height limit: 9m maximum.

The maximum building height the planning scheme allows here.

06 ADDRESS REPORT

Lifestyle

1 findings · 5 checked, clear

Public swimming pool: Public pool

Excellent · Close · 175m

Public swimming pool 175m away.

VALUE & MARKET

07 ADDRESS REPORT

Recent sales on this street (CASTLEREAGH ST)

Source: NSW Valuer General Property Sales Information.

This street's sales pattern reflects the specific houses here rather than desirability; do not read it as a warning or advantage.

Street median \$1.03M vs suburb median \$1.03M. 0% vs suburb median.

Street-vs-suburb comparison is like-for-like: unit (strata) sales are excluded from BOTH medians (houses against houses, last 3 years of sales). This basis differs from the market section's calendar-year all-dwellings median, so the two suburb figures can legitimately differ. Where a street's recent sales are mostly units, no comparison is shown.

Sample report · No. ..	2026-05-21	1012 m2	\$1,460,000
Sample report · No. ..	2026-04-20	759 m2	\$435,000
Sample report · No. ..	2025-12-17	473 m2	\$1,280,000
Sample report · No. ..	2025-12-14	828 m2	\$1,320,000
Sample report · No. ..	2025-12-12	575 m2	\$1,365,000
Sample report · No. ..	2025-09-04	670 m2	\$1,010,000
Sample report · No. ..	2025-05-06	402 m2	\$950,000
Sample report · No. ..	2024-10-30	577 m2	\$760,000
Sample report · No. ..	2024-06-03	446 m2	\$780,000
Sample report · No. ..	2024-04-14	719 m2	\$1,281,000

Street numbers are hidden in this free sample. A purchased report shows every address in full.

08 ADDRESS REPORT

Local market trends

Median residential (all dwelling types) sale prices for Riverstone, from NSW Valuer General Property Sales Information.

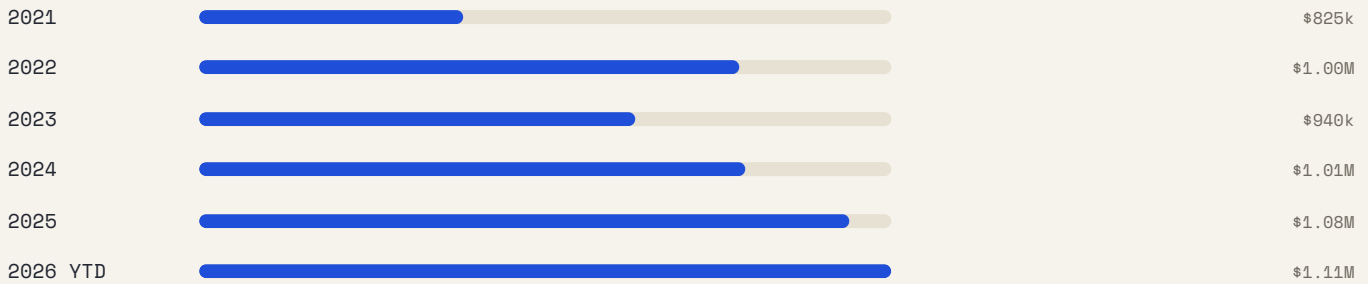
Riverstone's median house price has grown strongly at +31% since 2021, reaching \$1.08M, so you're entering a market that has appreciated significantly but may now face different momentum.

\$1.08M

+31%

\$3,080

MEDIAN SALE PRICE (2025)2021 2025PER M²



YEAR	SALES	MEDIAN	TYPICAL RANGE (25TH TO 75TH)
2021	556	\$825k	\$700k to \$950k
2022	365	\$1.00M	\$890k to \$1.16M
2023	336	\$940k	\$840k to \$1.09M
2024	315	\$1.01M	\$829k to \$1.19M
2025	373	\$1.08M	\$925k to \$1.27M
2026	196	\$1.11M	\$930k to \$1.28M

Source: NSW Valuer General Property Sales Information.

09 ADDRESS REPORT

Land value in this area

Unimproved land value of 1666 house-sized residential blocks (150-5000 m², whole strata parent sites excluded) in RIVERSTONE, assessed by the NSW Valuer General as at 1 July 2025.

Your land value of \$936k is higher than Riverstone's median of \$792k, and your per-square-metre rate is 22% below the area median rate, suggesting your block is larger than typical for the price you are paying per square metre.

\$792k **\$1,186 per m²**

MEDIAN LAND VALUE LAND RATE (HOUSE BLOCKS)

Typical range: \$711k to \$837k

This property's land value: \$936,000

1012 m² block, \$925 per m²

22% below the area land rate

Land value is the Valuer General's estimate of the land alone, with the building ignored. It is the base for council rates and land tax, not a sale price or the market value of the home. The per-square-metre rate covers house-sized blocks and reflects location; a property's total land value also reflects how big its block is.

Source: NSW Valuer General (via NSW Spatial Services).

10 ADDRESS REPORT

Rental market

Median weekly rent for NEW tenancies (bond lodgements, typically a little above the whole rental stock; the right basis if you would re-let after buying) in postcode 2765, from NSW Fair Trading rental bond data.

A 3.6% gross rental yield is modest, meaning you would recover only a small portion of the property's value each year through rent if that were your goal.

3.6%

INDICATIVE GROSS RENTAL YIELD

A 3-bedroom house renting at \$755/week against the suburb median sale price of \$1.08M.

DWELLING	BEDS	MEDIAN WEEKLY RENT	GROSS YIELD	BONDS
Unit / apartment	1	\$580/wk	-	5
Unit / apartment	2	\$550/wk	-	8
House	1	\$465/wk	2.2%	9
House	2	\$560/wk	2.7%	14
House	3	\$755/wk	3.6%	30
House	4	\$850/wk	4.1%	83
House	5	\$950/wk	4.6%	51
Townhouse	3	\$755/wk	-	12
Townhouse	4	\$780/wk	-	7

Gross yield is shown for houses only, because the suburb sale median we have is house/residential-wide, not per-dwelling-type. Pairing a unit's rent with that median would understate its yield, so unit rows are left blank. Yields are before costs (council rates, strata, management, insurance, vacancy) and rent and sale figures come from different datasets, so treat them as indicative only.

Source: NSW Fair Trading rental bond data, lodgements for 2026-05.

11 ADDRESS REPORT

What it costs to buy here

Illustrative estimates based on the suburb median of \$1.08M. General information only, not financial advice or a loan offer.

\$261,767

ESTIMATED UPFRONT CASH, 20% DEPOSIT SCENARIO

Made up of: \$216k deposit + \$42,787 stamp duty + about \$3k in other upfront costs (standard rate)

First home buyer? You may pay no duty up to \$800,000, with a reduced rate up to \$1,000,000.

MONTHLY REPAYMENTS AT A 20% DEPOSIT

Principal and interest over 30 years

UPFRONT CASH NEEDED

Monthly at 6.0%

INTEREST RATE	MONTHLY REPAYMENT	DEPOSIT	CASH NEEDED	/MO
5.5% p.a.	\$4,906	10% deposit (\$108k)	\$154k	\$5,828
6.0% p.a.	\$5,180	20% deposit (\$216k)	\$262k	\$5,180
7.0% p.a.	\$5,748			

As a rough guide, a gross household income near \$207k would keep the repayment around 30% of income.

Other upfront costs are an estimate: conveyancing about \$2,000, building and pest inspection about \$600, plus the state transfer registration fee (calculated on the price; in Victoria and Queensland it scales with value and can exceed \$2,000). Provider fees vary.

A deposit under 20% usually also means lenders mortgage insurance (LMI), which can run to tens of thousands. Settlement adjustments (council rates, water) and moving costs are also not included.

Assumes a 30-year principal-and-interest loan. Rates shown are illustrative, not a quote. Your actual rate and borrowing capacity depend on your lender and circumstances.

IF YOU RENT IT OUT: HOLDING COSTS

Annual ownership costs beyond the mortgage. Council rates, water, insurance and any strata levies apply to every owner; land tax applies to investors only.

NSW land tax: this parcel's Valuer General land value of \$936k sits below the \$1.07M threshold, so a single-holding investor would currently pay none. Your own home is exempt either way. Foreign owners also pay surcharge land tax of 5% of the land value every year: about \$46,800 here, with no threshold.

Land tax is assessed on the owner's aggregate NSW holdings using a 3-year average of land values; the figure above assumes this is the only holding and uses the latest value. Not tax advice.

FOREIGN BUYER NOTES

Only relevant if a buyer is not an Australian citizen or permanent resident. General information, not legal or migration advice.

Until 30 June 2029, foreign persons (including temporary residents on student or work visas) generally cannot buy an established dwelling (narrow exceptions exist, such as large-scale redevelopment). New dwellings and vacant land remain open with FIRB approval and an application fee.

NSW adds surcharge purchaser duty of 9% for foreign buyers: about \$97,200 at \$1.08M, on top of standard transfer duty. The FIRB application fee for a new dwelling at this price is about \$31,300 (2026-27 schedule, indexed each July), payable per application on top of the surcharges above. Several states also charge an annual surcharge or absentee-owner land tax; rates change yearly.

Australian citizens and permanent residents are unaffected, and some joint purchases with a citizen spouse are exempt. Verify your position with FIRB (firb.gov.au) and the state revenue office before signing.

THE AREA & LIFESTYLE

12 ADDRESS REPORT

Suburb profile

A snapshot of Riverstone, NSW to help you understand the area.

Riverstone's population has grown 78% recently at a density of 1355/km², sits 38km from Sydney CBD, ranks in the 7th decile for socioeconomic advantage, and is 94% houses, painting a picture of an expanding outer suburban area.

This suburb's residents sit around the middle for Australia (SEIFA decile 7 of 10, where 10 is highest). SEIFA is the ABS index of income, education and occupation for the whole suburb, not the school catchment.

8,627 RESIDENTS	1,355 PEOPLE / KM ²	+78% POPULATION GROWTH (2016-21 ACTUAL)
+120.3% POPULATION GROWTH (PROJECTED TO 2041)	38 km TO SYDNEY CBD	30% AGED 15-34
3.4% UNEMPLOYMENT (2026 Q1, 4-QTR SMOOTHED, AREA)	\$75k MEDIAN TAXABLE INCOME (INDIVIDUALS, 2023-24, POSTCODE)	480 DWELLINGS APPROVED, LATEST 12 REPORTED MONTHS (AREA)
17% TREE CANOPY		

TOP ANCESTRIES

Australian 30% · English 26% · Indian 7%

COMMON OCCUPATIONS

Professionals 22% · Clerical & administrative 15% · Technicians & trades 15%

LAND-USE MIX

Residential 62% · Rural / farming 18% · Industrial 10%

Source: ABS Census 2021 + SEIFA 2021; current unemployment from DEWR SALM (SA2-level model estimate), median income from ATO tax statistics (postcode), approvals from ABS Building Approvals. 'Area' means the ABS SA2 region (roughly 10-20k people, a different boundary to the suburb); the two unemployment figures use different methods (2021 Census actuals vs a current model estimate) and can differ. CBD distance is straight-line.

13 ADDRESS REPORT

Who lives here

Resident and household profile for Riverstone, from ABS Census 2021 (General Community Profile).

The suburb's median household income is 17% above NSW, and median age is 32, suggesting a stable, relatively affluent community, though 35% rented indicates substantial transience.

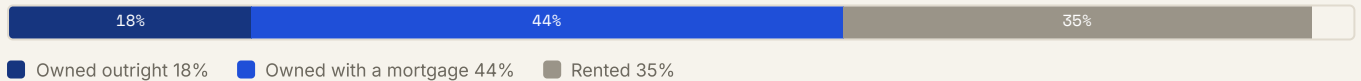
32 years **\$2k/week** **\$450/week**
MEDIAN AGE MEDIAN HOUSEHOLD INCOME MEDIAN RENT (2021 CENSUS)

\$3k/month **49%**
MEDIAN MORTGAGE REPAYMENT (2021 CENSUS, EXISTING LOANS) FAMILIES WITH KIDS UNDER 15

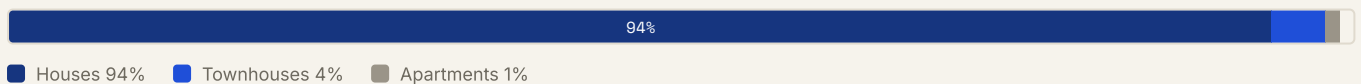
26% **5.3%** **61%**
BACHELOR DEGREE OR HIGHER (PERSONS 15+) UNEMPLOYMENT RATE (CENSUS, AUG 2021) HOUSEHOLDS WITH 2+ CARS

21%
MOVED HERE WITHIN THE PAST YEAR
 17% above the NSW median

HOW HOMES HERE ARE HELD



DWELLING MIX



LANGUAGES SPOKEN AT HOME

66% **2%** **26%**
ENGLISH ONLY CHINESE LANGUAGES OTHER NON-ENGLISH LANGUAGES

Of all residents, Mandarin speakers are 1% and Cantonese 1%.

A further 3% of residents speak another language and rate their English as poor (a subset of the non-English shares). The remaining 6% did not state a language on their census form.

Source: ABS Census 2021 (General Community Profile). Suburb-level (SAL); figures are for the whole suburb, not this property. The unemployment figure here is the August 2021 Census count (taken during lockdowns, so generally elevated); the one in the suburb snapshot is DEWR's current-quarter modelled estimate (SA2 level, 4-quarter smoothed). Different date, geography and method - the two legitimately coexist and differ.

14 ADDRESS REPORT

Schools

The public schools you're zoned for, plus other schools nearby.

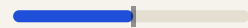
The catchment primary school (ICSEA 986) sits slightly below the national median, while the secondary (ICSEA 1003) sits at national median; if selective education matters to you, the nearest selective high school is 10.2km away.

Schools you're zoned for

PRIMARY **Riverstone Public School** [View on My School](#)

ICSEA 986 Around median 

SECONDARY **Wyndham College** [View on My School](#)

ICSEA 1003 Around median 

These government schools serve this address's catchment. Living in-catchment generally guarantees a place, unlike the schools listed below. About 922m inside the catchment edge.

Selective and opportunity-class schools (NSW)

SELECTIVE HIGH SCHOOLS WITHIN REACH

Blacktown Girls High School
Partially selective · ICSEA 1046 10.2 km

Blacktown Boys High School
Partially selective · ICSEA 1053 10.2 km

Richmond High School
Partially selective · ICSEA 987 14.0 km

OPPORTUNITY-CLASS (OC) PRIMARY SCHOOLS WITHIN REACH

Ironbark Ridge Public School
ICSEA 1156 6.3 km

Quakers Hill Public School
ICSEA 1097 6.8 km

Blacktown West Public School
ICSEA 992 10.5 km

Other schools nearby

SCHOOL	SECTOR	LEVEL	DISTANCE
Casuarina School ICSEA 912	Government	Special	108 m
St John's Primary School	Independent	Primary	617 m
Norwest Christian College	Independent		736 m
South Creek School ICSEA 982	Government	Special	880 m
Riverstone High School ICSEA 979	Government	Secondary	888 m
Schofields Public School ICSEA 1086	Government	Primary	1.8 km

The closest schools of each sector by distance, which is not the same as enrolment eligibility. Government schools enrol by catchment (above); Catholic and independent schools enrol by application.

Understanding ICSEA

ICSEA and academic profiles for these schools are on each school's My School page (ACARA's terms do not permit republishing them inside this report).



School locations and sectors are community-mapped (OpenStreetMap) and may be incomplete or out of date. Confirm enrolment zones and current details with the school.

Source: OpenStreetMap contributors (ODbL); NSW Department of Education.

15 ADDRESS REPORT

Public transport nearby

Weekday service frequency at the closest stops, from Transport for NSW.

Riverstone Station offers about 5 train services per hour (both directions combined) and about 15 bus services per hour, providing moderate public transport options but not frequent service.

5

SERVICES PER HOUR, WEEKDAY AVERAGE

Closest: Riverstone Station, 542 m walk. **Morning peak to Central: about 56 min by rail from Riverstone Station.**

MODE	STOP	DISTANCE	FREQUENCY
Train	Riverstone Station	542 m	≈5/hr
Bus	Riverstone Station 27 stops within 800m	542 m	≈15/hr

Frequency is the average scheduled services per hour across the service day, counting both directions, from the published timetable. Actual frequency varies by time of day; distances are straight-line.

Source: Transport for NSW GTFS timetable.

16 ADDRESS REPORT

Walking and cycling

Active-travel infrastructure on the ground near this address, from OpenStreetMap contributors (ODbL).

The nearest cycleway is 526m away and footpaths are moderate, so this location is walkable for some trips but not particularly cycle-friendly from your door.

526 m

133 m

NEAREST CYCLEWAY

NEAREST FOOTPATH

Cycling

10 cycleway segments within 1km

Footpaths

Moderate coverage (47 segments within 500m)

Straight-line distances to community-mapped (OpenStreetMap) paths; coverage is better in cities than the regions. This is the active-travel network, distinct from the everyday-amenity Convenience Score.

Source: OpenStreetMap contributors (ODbL).

17 ADDRESS REPORT

Places of worship nearby

The closest places of worship to this address, from OpenStreetMap contributors (ODbL).

One place of worship (Christian) is within 1.5km at 665m away, which is unremarkable.

Riverstone Community Church	Christian	665 m
Community-mapped (OpenStreetMap); churches are well covered, temples and mosques are mapped in the cities and patchier in the regions. Distances are straight-line. Source: OpenStreetMap contributors (ODbL).		

WHAT'S CHANGING NEARBY

18 ADDRESS REPORT

Development nearby

159 developments affect this area: community and public buildings, larger developments, and blocks being split. Each shows its current stage (proposed, approved, under construction or completed), grouped by type and listed nearest first; each type uses its own range. Separately, without any type filter, about 1000m around the address holds 577 registered applications (a different basis from the count above: that one filters by type with per-type ranges, this one is every record inside a fixed radius). Most of them are private homes, secondary dwellings and minor works.

159 active developments are underway or approved within range (including 22 larger projects and 34 panel-determined ones), with stages from approved to under construction, indicating substantial growth pressure and change ahead.

COMMUNITY & PUBLIC · WITHIN 2KM (48)

Demolition, Erection of a new structure, Earthworks, retaining walls and structural support, Pathways and paving, Building identification sign, Business identification sign, Centre-based child care, Hours of operation and trading 49 CASTLEREAGH STREET RIVERSTONE 2765 est. \$2.40M · approved 2026-02-11	Approved 52m away
Alterations or additions to an existing building or structure, Medical centre, Health Infrastructure 11 OXFORD STREET RIVERSTONE 2765 est. \$80k · completed 2026-02-02	Completed 195m away
Demolition, Centre based childcare, Garages, carports and car parking spaces 11 HUNTER STREET RIVERSTONE 2765 1 storey · est. \$627k · certified 2026-05-29	Under construction 258m away
Demolition, Centre based childcare 98 ELIZABETH STREET RIVERSTONE 2765 1 storey · est. \$1.85M · certified 2025-10-03	Under construction 362m away

Alterations or additions to an existing building or structure, Medical centre, Change of use of land or a building or the classification of a building under the Building Code of Australia

Proposed

373m away

139 GARFIELD ROAD EAST RIVERSTONE 2765

est. \$469k · lodged 2026-06-10 [Planning panel](#)**Demolition, Centre based childcare**

Approved

376m away

85 REGENT STREET RIVERSTONE 2765

1 dwelling · 2 storeys · est. \$3.39M · approved 2022-04-07

Advertising and signage, Alterations or additions to an existing building or structure, Change of use of land or a building or the classification of a building under the Building Code of Australia, Recreation/Tourist Premise, Recreation facility (indoor), Hours of operation and trading

Proposed

430m away

7 GARFIELD ROAD EAST RIVERSTONE 2765

est. \$143k · lodged 2026-05-13 [Planning panel](#)**Erection of a new structure, Early Education and Care Facility, Centre-based child care**

Approved

444m away

37 HUNTER STREET RIVERSTONE 2765

est. \$2.29M · approved 2025-10-15 · 2 projects at this address [Planning panel](#)**Pools / decks / fencing, Demolition, Stormwater management systems, Centre based childcare, Garages, carports and car parking spaces, Change of use**

Under construction

486m away

114 ELIZABETH STREET RIVERSTONE 2765

est. \$1.90M · certified 2025-11-26 [Planning panel](#)**Demolition, Erection of a new structure, Early Education and Care Facility, Centre-based child care**

Approved

536m away

28 MCCULLOCH STREET RIVERSTONE 2765

est. \$2.92M · approved 2026-02-06 · 2 projects at this address

Centre based childcare

Completed

608m away

50 GLADSTONE PARADE RIVERSTONE 2765

1 dwelling · 2 storeys · est. \$1.77M · completed 2025-11-06 [Planning panel](#)**Demolition, Erection of a new structure, Centre-based child care**

Approved

641m away

55 PICCADILLY STREET RIVERSTONE 2765

est. \$2.09M · approved 2025-01-23 [Planning panel](#)

Centre based childcare

Approved

654m away

122 REGENT STREET RIVERSTONE 2765

1 dwelling · est. \$825k · approved 2022-10-07 · 2 projects at this address [Planning panel](#)**Demolition, Erection of a new structure, Centre-based child care**

Proposed

656m away

15 JAMES STREET RIVERSTONE 2765

est. \$978k · lodged 2026-06-09 [Planning panel](#)**Dwelling, Secondary dwelling, Subdivision of land, Health services facilities**

Proposed

662m away

56 MCCULLOCH STREET RIVERSTONE 2765

2 dwellings · 2 storeys · est. \$501k · lodged 2021-08-26

Educational establishment, Temporary building, structure or use, School, Infrastructure

Proposed

694m away

33 MCCULLOCH STREET RIVERSTONE 2765

est. \$194k · lodged 2024-02-01

Erection of a new structure, Medical centre

Proposed

718m away

1 HAMILTON STREET GRANTHAM FARM 2765

est. \$653k · lodged 2025-11-03 [Planning panel](#)**Erection of a new structure, Medical centre**

Proposed

730m away

2-3 HAMILTON STREET GRANTHAM FARM 2765

est. \$2.23M · lodged 2026-02-02 [Planning panel](#)**Alterations or additions to an existing building or structure, Centre-based child care**

Proposed

745m away

70 RAILWAY TERRACE RIVERSTONE 2765

est. \$1.08M · lodged 2026-05-05 [Planning panel](#)**Demolition, Centre based childcare**

Completed

804m away

4 GLADSTONE PARADE RIVERSTONE 2765

1 storey · completed 2023-03-01

Erection of a new structure, Centre-based child care

Approved

852m away

16-20 LINCOLN AVENUE RIVERSTONE 2765

est. \$1.97M · approved 2026-06-15 [Planning panel](#)

Alterations and additions to residential development, Centre based childcare

Approved

860m away

10 JACK STREET RIVERSTONE 2765

1 dwelling · 1 storey · est. \$350k · approved 2024-08-30

Centre based childcare

Proposed

879m away

CAMPBELL STREET GRANTHAM FARM 2765

1 dwelling · 1 storey · est. \$1.31M · lodged 2021-07-27 [Planning panel](#)

Residential care facility, Erection of a new structure, Group home, Group home (permanent)

Completed

891m away

7-13 PERERA STREET RIVERSTONE 2765

1 dwelling · est. \$791k · completed 2025-07-25

Demolition, Alterations or additions to an existing building or structure, Early Education and Care Facility

Proposed

956m away

68 HAMILTON STREET RIVERSTONE 2765

est. \$2.79M · lodged 2026-04-23 [Planning panel](#)

Demolition, Erection of a new structure, Centre-based child care

Proposed

1.0km away

50 CROWN STREET RIVERSTONE 2765

est. \$2.68M · lodged 2025-04-04 [Planning panel](#)

Educational establishment

Approved

1.1km away

149 RIVERSTONE ROAD RIVERSTONE 2765

approved 2023-10-16

Demolition, Centre based childcare

Approved

1.1km away

86 CROWN STREET RIVERSTONE 2765

2 storeys · est. \$2.87M · approved 2024-10-21 [Planning panel](#)

Demolition, Centre based childcare

Approved

1.2km away

15 SYDNEY STREET RIVERSTONE 2765

1 dwelling · 1 storey · est. \$2.34M · approved 2022-03-02

Place of public worship, Alterations or additions to an existing building or structure

Proposed

1.2km away

158 RIVERSTONE ROAD RIVERSTONE 2765

lodged 2026-03-19 [Planning panel](#)

Demolition, Centre based childcare

Completed

1.3km away

60 HOBART STREET RIVERSTONE 2765

1 dwelling · est. \$2.56M · completed 2025-12-12 · [Planning panel](#)**Alterations or additions to an existing building or structure, School**

Completed

1.4km away

129 Regent Street, Riverstone NSW 2765

est. \$2.44M · completed 2025-03-23 · 3 projects at this address

Demolition, Subdivision, Erection of a new structure, Centre-based child care

Proposed

1.4km away

178 RIVERSTONE ROAD RIVERSTONE 2765

est. \$3.33M · lodged 2025-10-09 · [Planning panel](#)**Centre based childcare**

Proposed

1.4km away

18 KENSINGTON PARK ROAD SCHOFIELDS 2762

1 storey · est. \$1.99M · lodged 2020-11-13 · [Planning panel](#)**Demolition, Erection of a new structure, Early Education and Care Facility, Centre-based child care**

Approved

1.5km away

51 WESTMINSTER STREET SCHOFIELDS 2762

est. \$1.65M · approved 2025-04-10

Demolition, Centre based childcare

Completed

1.6km away

54 WESTMINSTER STREET SCHOFIELDS 2762

1 dwelling · 2 storeys · est. \$5.87M · completed 2024-08-01 · [Planning panel](#)**Subdivision of land, Health services facilities, Centre based childcare**

Under construction

1.6km away

143 KENSINGTON PARK ROAD RIVERSTONE 2765

est. \$35k · certified 2025-07-21 · [Planning panel](#)**Centre based childcare**

Completed

1.6km away

9 CLARKE STREET ROUSE HILL 2155

completed 2024-05-13

Demolition, Signage, Centre based childcare

Completed

1.6km away

49 ST ALBANS ROAD SCHOFIELDS 2762

1 dwelling · 2 storeys · est. \$3.43M · completed 2024-11-25

Subdivision of land, Centre based childcare

Approved

1.6km away

9 Clarke street Riverstone

1 dwelling · 1 storey · est. \$1.31M · approved 2020-12-22

Erection of a new structure, Medical centre

Approved

1.6km away

85 ST ALBANS ROAD TALLAWONG 2762

1 dwelling · 1 storey · est. \$130k · approved 2024-05-01

Alterations or additions to an existing building or structure, Change of use of land or a building or the classification of a building under the Building Code of Australia, Recreation area

Completed

1.7km away

10 EDWARD STREET RIVERSTONE 2765

est. \$110k · completed 2026-01-13

Centre based childcare

Approved

1.7km away

3-5 Junction Road, Tallawong

1 dwelling · est. \$2.08M · approved 2022-01-21

Change of use of land or a building or the classification of a building under the Building Code of Australia, Early Education and Care Facility, Centre-based child care

Completed

1.8km away

178 CROWN STREET GRANTHAM FARM 2765

completed 2025-11-13

Centre based childcare

Approved

1.8km away

45 CROWN STREET RIVERSTONE 2765

1 dwelling · 2 storeys · est. \$24k · approved 2020-11-25

Erection of a new structure, School

Approved

1.8km away

60 ST ALBANS ROAD SCHOFIELDS 2762

est. \$17.24M · approved 2025-05-26 · 2 projects at this address

Alterations and additions to commercial development, Place of public worship, Change of use

Under construction

1.8km away

54 MELBOURNE ROAD RIVERSTONE 2765

1 dwelling · 2 storeys · est. \$520k · certified 2024-09-17

Place of public worship, Alterations or additions to an existing building or structure, Erection of a new structure, Change of use of land or a building or the classification of a building under the Building Code of Australia

161 Garfield Road West Marsden Park/1/DP1274448

est. \$500k · lodged 2025-05-08 [Planning panel](#)

Proposed

2.0km away

MAJOR DEVELOPMENTS · WITHIN 1.5KM (22)

Advertising and signage, Erection of a new structure, Temporary building, structure or use, Mobile food and drink outlet, Outdoor dining - general, Take away food and drink, Hours of operation and trading

60 GARFIELD ROAD EAST RIVERSTONE 2765

est. \$110k · lodged 2026-03-18 [Planning panel](#)

Proposed

240m away

Alterations or additions to an existing building or structure, Registered club

23 MARKET STREET RIVERSTONE 2765

est. \$1.79M · completed 2025-03-18 [Planning panel](#)

Completed

269m away

Business premises, Commercial development, Change of use of land or a building or the classification of a building under the Building Code of Australia, Shop

52 GARFIELD ROAD EAST RIVERSTONE 2765

approved 2024-07-05

Approved

293m away

Demolition, Advertising and signage, Specialised Retail Premises

8 PITT STREET RIVERSTONE 2765

est. \$682k · certified 2025-07-09 [Planning panel](#)

Under construction

351m away

Alterations or additions to an existing building or structure, Take away food and drink

15 MARKET STREET RIVERSTONE 2765

est. \$92k · completed 2026-01-16

Completed

392m away

Alterations or additions to an existing building or structure, Retail Premise, Shop

19 GARFIELD ROAD EAST RIVERSTONE 2765

1 storey · est. \$18k · approved 2024-11-20

Approved

393m away

Change of use of land or a building or the classification of a building under the Building Code of Australia, Food and drink premise

4 RIVERSTONE PARADE RIVERSTONE 2765

1 storey · est. \$60k · completed 2024-12-24

Completed

473m away

Restaurant or cafe, Commercial development, Alterations or additions to an existing building or structure, Food and drink premise

Proposed

488m away

2 GARFIELD ROAD EAST RIVERSTONE 2765

est. \$191k

Restaurant or cafe, Alterations or additions to an existing building or structure

Completed

578m away

44 RIVERSTONE PARADE RIVERSTONE 2765

est. \$360k · completed 2026-02-12

Shed, Rural industry, Hours of operation and trading

Proposed

635m away

Lots 7-12 Carlton Street, Riverstone

est. \$449k · lodged 2026-06-09 [Planning panel](#)

+12 more in range

SUBDIVISIONS & DUAL OCCUPANCIES · WITHIN 1KM (49)

Demolition, Dwelling house, Subdivision

Approved

117m away

82 GARFIELD ROAD EAST RIVERSTONE 2765

est. \$70k · approved 2026-01-30 [Planning panel](#)**Demolition, Subdivision, Erection of a new structure, Dual occupancy (detached)**

Under construction

211m away

107 PICCADILLY STREET RIVERSTONE 2765

1 dwelling · 2 storeys · est. \$809k · certified 2025-10-02 [Planning panel](#)**Dual occupancy, Subdivision, Erection of a new structure, Dual occupancy (detached)**

Under construction

259m away

5 HUNTER STREET RIVERSTONE 2765

2 dwellings · 2 storeys · est. \$1.25M · certified 2026-03-26 [Planning panel](#)**Dual occupancy, Erection of a new structure, Dual occupancy (detached), Residential Accommodation**

Approved

324m away

22 ELIZABETH STREET RIVERSTONE 2765

1 storey · est. \$130k · approved 2026-03-13

Dual occupancy, Erection of a new structure

Proposed

342m away

19 CASTLEREAGH STREET RIVERSTONE 2765

2 dwellings · 1 storey · est. \$655k · lodged 2026-06-17 [Planning panel](#)

Subdivision of land 16 Clarke Street Riverstone approved 2023-03-17	Approved 356m away
Dual occupancy 78 ROBINSON STREET RIVERSTONE 2765 1 dwelling · 1 storey · est. \$282k · completed 2024-03-28	Completed 433m away
Dual occupancy, Erection of a new structure 7 ELIZABETH STREET RIVERSTONE 2765 2 dwellings · 2 storeys · est. \$1.65M · lodged 2026-01-27 Planning panel	Proposed 457m away
+41 more in range SECONDARY DWELLINGS (GRANNY FLATS) · WITHIN 1KM (40)	
Secondary dwelling, Erection of a new structure, Residential Accommodation 63 CASTLEREAGH STREET RIVERSTONE 2765 1 dwelling · 1 storey · est. \$90k · completed 2024-10-02	Completed 63m away
Secondary dwelling 55 ELIZABETH STREET RIVERSTONE 2765 1 dwelling · 1 storey · est. \$140k · approved 2022-07-11	Approved 136m away
Secondary dwelling 4 WOODS STREET RIVERSTONE 2765 1 dwelling · 1 storey · est. \$152k · completed 2023-02-07	Completed 214m away
Secondary dwelling 38 OXFORD STREET RIVERSTONE 2765 est. \$160k · lodged 2026-06-15	Proposed 216m away
Secondary dwelling, Erection of a new structure 21 WOODS STREET RIVERSTONE 2765 1 dwelling · 1 storey · est. \$152k · approved 2025-12-02	Approved 320m away

Secondary dwelling, Erection of a new structure 12 CASTLEREAGH STREET RIVERSTONE 2765 1 dwelling · 1 storey · est. \$172k · approved 2026-02-04	Approved 382m away
Secondary dwelling 89 REGENT STREET RIVERSTONE 2765 1 dwelling · 1 storey · est. \$135k · completed 2025-12-08	Completed 383m away
Secondary dwelling, Demolition 35 OLIVER STREET RIVERSTONE 2765 1 dwelling · 1 storey · est. \$138k · completed 2023-07-17	Completed 408m away

+32 more in range

Built from NSW development applications, complying development certificates, and construction and occupation certificates (since 2023), merged by site into one development at its furthest stage: proposed, approved, under construction or completed. Individual homes, minor works and withdrawn or refused applications are not listed. Complying developments have no separate construction certificate, so they move straight from approved to completed. Stage is matched by location; distances are straight-line.

Source: NSW Planning Portal (Department of Planning, Housing and Infrastructure).

REPORT DETAILS

19 ADDRESS REPORT

Before you buy: your action checklist

Built from this report's findings: the questions to ask, and who to ask, before you commit. Tick them off as you go.

- ☐ There are active development applications nearby. Search the addresses on the planning portal to see plans and status, and ask the council what stage each is at.
- ☐ The street front faces west. Inspect in the late afternoon in warm weather to feel the summer western sun on the living areas.
- ☐ Order a building and pest inspection before you commit. It is the single highest-value check on any purchase.
- ☐ Have a conveyancer or solicitor review the contract of sale before signing: title, easements, covenants, special conditions, and - if the home has been extended or renovated - the occupation certificate and any owner-builder warranty insurance.

SIGNING AND SETTLEMENT NOTES

NSW private treaty: 5 business days cooling-off (forfeit 0.25% of the price if you withdraw; 10 business days for off-the-plan); commonly waived by a s66W certificate at the seller's request.

There is no cooling-off at auction anywhere in Australia: the sale binds unconditionally on the day, with no finance clause, no inspection condition, and the deposit payable immediately. Watch the extended traps: in VIC, contracts signed within 3 clear business days either side of an auction also have no cooling-off; in QLD, registered bidders who sign within 2 business days after auction have none either. Complete building and pest, finance pre-approval and contract review BEFORE auction day.

In a private sale, ask your conveyancer about making the offer subject to finance and subject to building and pest inspection where local practice allows it.

Statutory settings current at publication and simplified for general guidance; your conveyancer or solicitor confirms how they apply to your contract.

BUYER'S GLOSSARY

Terms your contract and conveyancer will use, in plain words.

Cooling-off period	A short statutory window after exchange in most states (WA and TAS have none) in which the buyer can withdraw for a small forfeit. Never applies at auction.
Exchange / settlement	The deal binds when signed contracts are exchanged or, in some states, once both parties have signed and acceptance is communicated; settlement (usually 4-6 weeks later) is when money and title actually change hands.
Section 10.7 certificate (NSW)	A council-issued planning certificate attached to every NSW contract: zoning, road reservations, hazard flags. Formerly called s149.
Easement	A registered right for someone else to use part of the land (drainage, access, power). Shows on title; can block extensions and pools.
Covenant	A registered restriction on how the land can be used or built on (materials, height, single-dwelling only). Shows on title.
Strata / owners corporation	Ownership structure for units and townhouses: you own the lot, share the building. Check levies, the capital works fund and special levies via a strata report.
LMI (lenders mortgage insurance)	Insurance the LENDER makes you pay when borrowing more than ~80%. Protects the lender, not you; often tens of thousands.
FIRB	The Foreign Investment Review Board: foreign persons need its approval to buy residential property, with fees, surcharges, and a ban on established dwellings to mid-2029.

Torrens title	The standard Australian land register: the government-kept title record is the proof of ownership; your conveyancer's title search reads it.
Auction vs private treaty	Auction sales exchange unconditionally on the day (no cooling-off, no finance clause). Private treaty is a negotiated sale where conditions can be attached.

20 ADDRESS REPORT

Coverage statement: what this report checked

Every check run for this address is listed below. These checks, together with the report's in-depth data sections, hold about 619 data points in total. Checks marked no-data or not-covered couldn't run here: no finding there doesn't mean no risk.

Main road nearby	Returned a finding
Main road traffic volume	No data for this location
Railway nearby	Checked, nothing found
Nearest train station	Returned a finding
Bus stop nearby	Returned a finding
Airport nearby	Checked, nothing found
Walkability	Returned a finding
School catchment	Returned a finding
Neighbourhood SES	Returned a finding
Street tenure mix	Returned a finding
Supermarket	Returned a finding
Park / green space	Returned a finding
Medical / hospital	Returned a finding
Childcare	Returned a finding
Pharmacy	Checked, nothing found
Library	Returned a finding
University / TAFE	Checked, nothing found
Gym / fitness centre	Checked, nothing found
EV charging nearby	Checked, nothing found
Dog park nearby	Checked, nothing found
Police station	Returned a finding
Restaurant nearby	Returned a finding
Cafe nearby	Returned a finding
Bank branch	Checked, nothing found
Shopping centre	Checked, nothing found
Bookstore	Checked, nothing found

Cinema / theatre	Checked, nothing found
Beach	Checked, nothing found
Public swimming pool	Returned a finding
Waterfront (river/lake)	Checked, nothing found
Bushfire designation	Returned a finding
Aircraft noise contour	Returned a finding
Flood study area	Returned a finding
Neighbourhood slope	Returned a finding
Block slope	Returned a finding
Industrial zone · nearest 684m away	Checked, nothing found
Cemetery	Checked, nothing found
High-voltage power line	Checked, nothing found
Petrol station	Returned a finding
Prison / correctional	Checked, nothing found
Crime / safety	Returned a finding
Land zone	Returned a finding
Heritage listed	No data for this location
Land reservation acquisition	Returned a finding
Mine subsidence district	Returned a finding
Building height limit	Returned a finding
Land value (Valuer Gen.)	No data for this location
NBN broadband	No data for this location
Block orientation	Returned a finding
Contamination register	Returned a finding
Design / development overlay	No data for this location

21 ADDRESS REPORT

Data sources and licences

This report draws on 69+ authoritative government, statistical and research datasets across every Australian jurisdiction. Listed by jurisdiction below, each with its open-data licence.

NATIONAL / COMMONWEALTH

Australian Bureau of Statistics: Census 2021, SEIFA 2021, ASGS boundaries, Building Approvals · CC BY 4.0 (<https://www.abs.gov.au>)
Department of Employment and Workplace Relations: Small Area Labour Markets · CC BY 4.0 (<https://www.dewr.gov.au/employment-research/small-area-labour-markets>)
Australian Taxation Office: Taxation Statistics · CC BY 2.5 AU (<https://data.gov.au/data/dataset/taxation-statistics-2023-24>)
ACARA: List of Australian Schools · CC BY 4.0 (<https://www.acara.edu.au>)
ACECQA: National Quality Standard register · Free public access (<https://www.acecqa.gov.au>)
CSIRO: National Acid Sulfate Soils (ASRIS) · CC BY 4.0 (<https://www.asris.csiro.au>)
Geoscience Australia: ELVIS elevation (FSDF) · CC BY 4.0 (<https://elevation.fsdf.org.au>)
NASA: SRTM elevation (via Open-Elevation) · Public domain (<https://www.earthdata.nasa.gov>)
Esri, Maxar, Earthstar Geographics: World Imagery aerial photography · Esri terms (attribution) (<https://www.arcgis.com/home/item.html?id=10df2279f9684e4a9f6a7f08feb2a9>)
The Treasury: Foreign investment (FIRB) Schedule of Fees · Public information (<https://foreigninvestment.gov.au>)
NBN Co: address service check · Free public access (<https://www.nbnco.com.au>)
© OpenStreetMap contributors · ODbL 1.0 (<https://www.openstreetmap.org/copyright>)

NEW SOUTH WALES

Spatial Services · CC BY 4.0 (<https://www.spatial.nsw.gov.au>)
Department of Planning, Housing and Infrastructure: NSW Planning Portal · CC BY 4.0 (<https://www.planningportal.nsw.gov.au>)
Valuer General · CC BY 4.0 (<https://www.valuergeneral.nsw.gov.au>)
Department of Climate Change, Energy, the Environment and Water: Air Quality Monitoring Network · CC BY 4.0 (<https://www.airquality.nsw.gov.au>)
Environment Protection Authority · CC BY 4.0 (<https://www.epa.nsw.gov.au>)
Department of Education · CC BY 4.0 (<https://data.nsw.gov.au>)
Bureau of Crime Statistics and Research (BOCSAR) · CC BY 4.0 (<https://www.bocsar.nsw.gov.au>)
Subsidence Advisory NSW · CC BY (<https://www.nsw.gov.au/departments-and-agencies/subsidence-advisory>)
Fair Trading: Rental Bond Lodgement · CC BY 4.0 (<https://data.nsw.gov.au>)
Transport for NSW: timetables and traffic volumes · CC BY 4.0 (<https://opendata.transport.nsw.gov.au>)
Revenue NSW: transfer duty, land tax, foreign surcharge · Statutory rates (<https://www.revenue.nsw.gov.au>)
Blacktown City Council: flood mapping · CC BY 4.0 (<https://www.blacktown.nsw.gov.au>)
Maitland City Council: flood mapping · CC BY 4.0 (<https://www.maitland.nsw.gov.au>)

VICTORIA

DEECA: Vicmap · CC BY 4.0 (<https://www.land.vic.gov.au>)
EPA Victoria: AirWatch · CC BY 4.0 (<https://www.epa.vic.gov.au>)
Crime Statistics Agency · CC BY 4.0 (<https://www.crimestatistics.vic.gov.au>)
Department of Families, Fairness and Housing: Rental Report · CC BY 4.0 (<https://www.dffh.vic.gov.au>)
Valuer-General Victoria · CC BY 4.0 (<https://www.land.vic.gov.au/valuations>)
Public Transport Victoria: timetables · CC BY 4.0 (<https://data.vic.gov.au>)
Department of Transport and Planning: traffic, Victoria in Future, Urban Development Program · CC BY 4.0 (<https://www.planning.vic.gov.au>)
State Revenue Office Victoria: duty and land tax · Statutory rates (<https://www.sro.vic.gov.au>)

QUEENSLAND

QSpatial · CC BY 4.0 (<https://qldspatial.information.qld.gov.au>)
Queensland Fire and Emergency Services · CC BY 4.0 (<https://www.data.qld.gov.au>)
Queensland Police Service · CC BY 4.0 (<https://www.data.qld.gov.au>)
Residential Tenancies Authority · CC BY 4.0 (<https://www.rta.qld.gov.au>)
TransLink: timetables · CC BY 4.0 (<https://translink.com.au>)
Department of Transport and Main Roads: traffic · CC BY 4.0 (<https://www.tmr.qld.gov.au>)
Queensland Government Statistician's Office: population projections · CC BY 4.0 (<https://www.qgso.qld.gov.au>)
City of Moreton Bay, Logan City and Sunshine Coast Council: development applications · CC BY (<https://www.data.qld.gov.au>)
Brisbane City Council: FloodWise flood mapping · CC BY 4.0 (<https://www.brisbane.qld.gov.au>)
City of Gold Coast: flood overlay · CC BY 4.0 (<https://www.goldcoast.qld.gov.au>)
Ipswich City Council: flood mapping · CC BY 4.0 (<https://www.ipswich.qld.gov.au>)
Queensland Revenue Office: duty and land tax · Statutory rates (<https://qro.qld.gov.au>)

SOUTH AUSTRALIA

PlanSA · CC BY 4.0 (<https://plan.sa.gov.au>)
Country Fire Service · CC BY 4.0 (<https://data.sa.gov.au>)
South Australia Police · CC BY 4.0 (<https://data.sa.gov.au>)
Land Services SA: sales and rents · CC BY 4.0 (<https://data.sa.gov.au>)
EPA South Australia: air quality · CC BY 4.0 (https://www.epa.sa.gov.au/air_quality)
Department for Infrastructure and Transport: traffic · CC BY 4.0 (<https://data.sa.gov.au>)
Heritage South Australia: State Heritage Register · CC BY 4.0 (<https://data.sa.gov.au>)
RevenueSA: duty and land tax · Statutory rates (<https://www.revenuesa.sa.gov.au>)

WESTERN AUSTRALIA

Landgate: SLIP · Free public access (<https://www.landgate.wa.gov.au>)
 Department of Planning, Lands and Heritage · Free public access (<https://www.wa.gov.au/organisation/departments-and-heritage>)
 Main Roads Western Australia: traffic · CC BY 3.0 AU (<https://www.mainroads.wa.gov.au>)
 Heritage Council of Western Australia: State Register (inHerit) · Free public access (<https://inherit.dplh.wa.gov.au>)
 RevenueWA: duty and land tax · Statutory rates (<https://www.wa.gov.au/organisation/departments-and-finance>)

TASMANIA

theLIST: Land Information System Tasmania · CC BY 3.0 AU (<https://www.thelist.tas.gov.au>)
 State Emergency Service · Free public access (<https://www.ses.tas.gov.au>)
 Heritage Tasmania · Free public access (<https://heritage.tas.gov.au>)
 EPA Tasmania: BLANKET air monitoring network · CC BY-SA 4.0 (<https://epa.tas.gov.au>)
 State Revenue Office Tasmania: duty and land tax · Statutory rates (<https://www.sro.tas.gov.au>)

AUSTRALIAN CAPITAL TERRITORY

ACTmapi · CC BY 4.0 (<https://actmapi.act.gov.au>)
 ACT Policing · CC BY 4.0 (<https://www.data.act.gov.au>)
 ACT Government: air quality monitoring · CC BY 4.0 (<https://www.data.act.gov.au>)
 ACT Revenue Office: duty and land tax · Statutory rates (<https://www.revenue.act.gov.au>)

NORTHERN TERRITORY

Northern Territory Police · CC BY 4.0 (<https://data.nt.gov.au>)
 Territory Revenue Office: duty and land tax · Statutory rates (<https://nt.gov.au/employ/money-and-taxes>)

22 ADDRESS REPORT

Important, please read

This report is an automated compilation of publicly available government and community data for the stated address, generated at the date shown on the cover. It is provided for general information only and is not professional advice, a valuation, a building or pest inspection, a planning certificate, or a substitute for any of those.

Data coverage varies by state and council. A check that returned no data does not mean no risk exists; see the coverage statement in this report. Datasets may contain errors or lag real-world changes; verify any finding that matters to your decision against the linked official source.

Before purchasing you should obtain a contract review by a licensed conveyancer or solicitor, commission professional building and pest inspections, and obtain your state's planning certificate or vendor disclosure (NSW s10.7 certificate, VIC Section 32 statement, QLD Form 2 disclosure).

Dollar figures in the buying-cost, holding-cost and foreign-buyer sections are indicative estimates computed from published statutory scales and stated assumptions (for example a single landholding, the latest land value, current-year fee schedules). They can differ from your actual liability, which depends on your circumstances, entity type, exemptions and future rule changes. Confirm every figure with your conveyancer, accountant or the relevant revenue office before relying on it.

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