

PREPARED 29 AUGUST 2026

8B Palmerston Road, Waitara NSW 2077

A three bedroom, two bathroom Torrens title duplex on its own 413m2 block, with ~103m2 of single level living, a single garage plus driveway parking, solar and a Tesla battery, two hundred metres from Waitara Public School and walking distance to both Waitara station and Westfield Hornsby.

WHAT TO AIM FOR

You can look to aim for prices between the following:

\$1.52M	would be a bargain price
\$1.56M	would be a good price
\$1.6M	would be a fair price
\$1.64M	would be a bit over average

A good price to pay is around the \$1,560,000 mark, still fair up to \$1,600,000. I would walk past \$1,700,000.

TYPE Duplex	BEDROOMS 3	BATHROOMS 2	CAR SPACES 1
CONDITION Presented well and clearly updated inside - a renovated white kitchen with a wall oven, dishwasher and stainless rangehood, polished timber floors through the living areas and a split system to the living room. The outside is untouched 1996 - original salmon brick, tiled hip roof, a diamond-mesh security screen, an old roof antenna and tired driveway paving. Outdoor space is a small paved courtyard rather than a yard.			
LAND 413m2	INTERNAL 103m2	LAST SOLD \$748K (06 Nov 2013)	

Property details as confirmed with you — reply if anything has changed.

The comparable sales

Recent genuinely comparable sales, checked by a property analyst — same complex or street where possible, adjusted for condition and position.

1/11 Currawong Avenue, Normanhurst NSW 2076

Best Comparison

\$1,620,000 March 2026

3 bed · 2 bath · 1 car · 120m2 internal

Quite similar, and the single best guide to what this one is worth.

The only genuine like-for-like anywhere nearby - three bedrooms, two bathrooms, one garage, also half a duplex, and built in 1995 against this one in 1996. It went under the hammer, so that is a contested price rather than a negotiated one. It is larger internally at 120m2, and it is strata titled with no land of its own where this one owns its 413m2 outright. Normanhurst is the next suburb across and also has its own station, so the two locations are close to even.

25A Balmoral Street, Waitara NSW 2077

\$1,860,000 August 2026

4 bed · 2 bath · 2 car · 150m2 internal · 443m2 land

Much better. It is the reason to stop bidding, not a reason to pay more.

Same suburb, 450 metres away, and it sold seventeen days ago, so it is the freshest read on this exact pocket. It is a freestanding four bedroom house of 150m2 on 443m2 with two car spaces and no shared wall. Better on every measure that costs money.

Market snapshot

Days on market	4 days
Asking	Auction
Agent guide	~\$1.50M
Sydney home values	-4.2% qtr · -4.1% yr

Worth weighing up

- Adjusted back to this property for size, land, parking, title and the shared wall, those two land at \$1,556,000 and \$1,512,000, so the middle of the evidence is about \$1,534,000. I have set the number a little above that, because the renovated kitchen, the solar and the battery are real money that is not counted in either comparison - I could not verify what condition those two were in inside, so I made no condition adjustment at all rather than invent one.
- Two things to know about the numbers being quoted at you. The figure sitting behind the listing is \$1,500,000, and that is a price guide, not a target. On an auction campaign the guide is set low to draw a crowd, so treat it as the floor of the conversation rather than the ceiling. The automated estimates say \$1.66m and \$1.70m, and that is closer to where the sellers' hopes will sit. I have deliberately landed under both. Waitara house values are down about 10.7% over the past twelve months, both models are built on sales that have already happened, and both are anchored to a suburb median of \$2.12M that is built on full houses on roughly 700m2 blocks. This is not that.
- It also helps you that there is almost nothing to compare it against. Waitara has not had a three bedroom duplex, semi or townhouse sell since September 2023, so there is no local run of results for an agent to point at.
- The ceiling is set by 25A Balmoral Street. It sold seventeen days ago for \$1,860,000 and gives you an extra bedroom, 47m2 more house, a second car space and no shared wall. Stretching to \$1,700,000 here would leave only \$160,000 between the two, and that gap does not come close to covering the difference.
- This is a price guide only - it is not a formal valuation and it is not financial or credit advice.
- It is on the market four days with an auction set for 20 September, so the seller is under no time pressure yet and an auction means no cooling-off period.
- The \$1,500,000 attached to the listing is a price guide, not the target - expect the campaign to chase well above it.
- Walk the floor plan before you bid. On paper it is three bedrooms and two bathrooms, but it is a

small footprint, and no bathroom photo appears in any set I could reach.

- It is tenanted. Check when the lease ends before assuming you get the keys at settlement.
- Both automated estimates were struck in mid-August and neither model has been inside this dwelling. Use them as a sense check, never as the number.