

INFORMATION MEMORANDUM

1-11/9-11 STATION ROAD

Auburn

AUBURN TOWERS

9-11



RayWhite

RAY WHITE DOUBLE BAY

Ray White Double Bay is pleased to present

1-11/9-11 Station Road, Auburn

Set on 929sqm, this entire block of 11 x 2-bedroom apartments presents an outstanding investment or future redevelopment opportunity (STCA). Each apartment features internal laundries, built-in wardrobes and private balconies, with a total of 10 car spaces. Perfectly positioned just moments from Auburn Train Station, shops, cafés and local amenities. Currently returning \$312,000pa with scope to increase.

- Entire block of 11 x 2-bedroom apartments
- All with internal laundries, balconies and built-in wardrobes
- 10 car spaces on title
- Land area 929sqm (approx.)
- Walking distance to Auburn Station, shops and amenities
- Excellent investment or future redevelopment opportunity (STCA)

INSPECTION TIMES

2.30pm - 3.00pm
Tuesday and Thursday

AUCTION DETAILS

6.00pm, Thursday 11th December
Ray White Double Bay Office
357 New South Head Road, Double Bay



Melanie Lahoud

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Breanna Skewes

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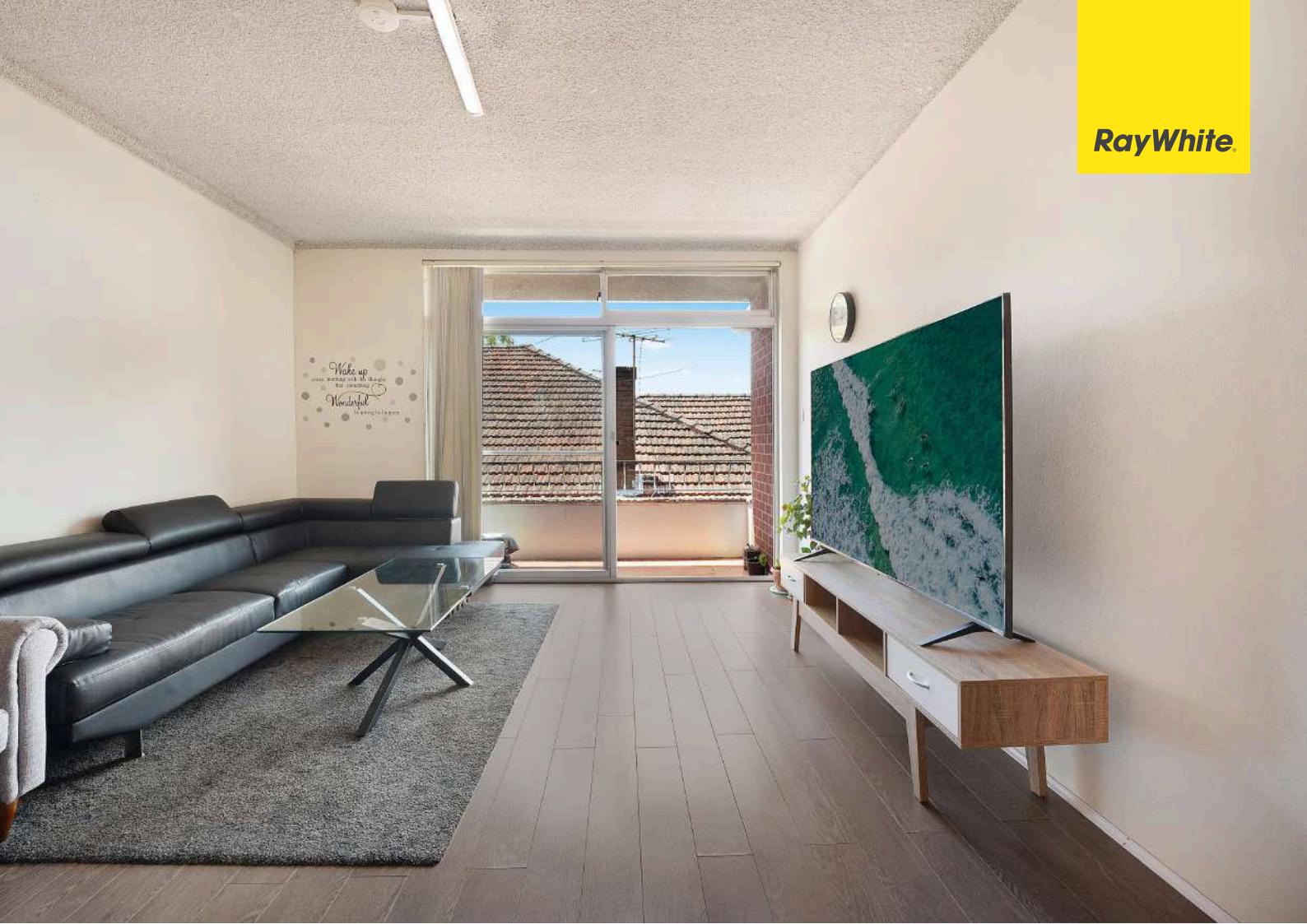


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Executive Summary

ADDRESS	1-11/9-11 Station Road, Auburn
LOT/SECTION/ PLAN NUMBER	22/13/DP995
SITE AREA	929.03 sqm
PROPERTY DIMENSIONS	15.24 X 60.96
MUNICIPALITY	Cumberland City Council
LEP	Cumberland Local Environmental Plan 2021
ZONING	E1: Local Centre
FLOOR SPACE RATIO	3.6:1
HEIGHT LIMIT	25m
OUTGOINGS	<ul style="list-style-type: none">• Water Fixed Charge Rates: \$2,347.62 pq• Council Rates: \$2,421 pq• Land Value for Land Tax: \$2,730,000
CURRENT RETURN	<ul style="list-style-type: none">• Current Rental Income - \$312,000 pa



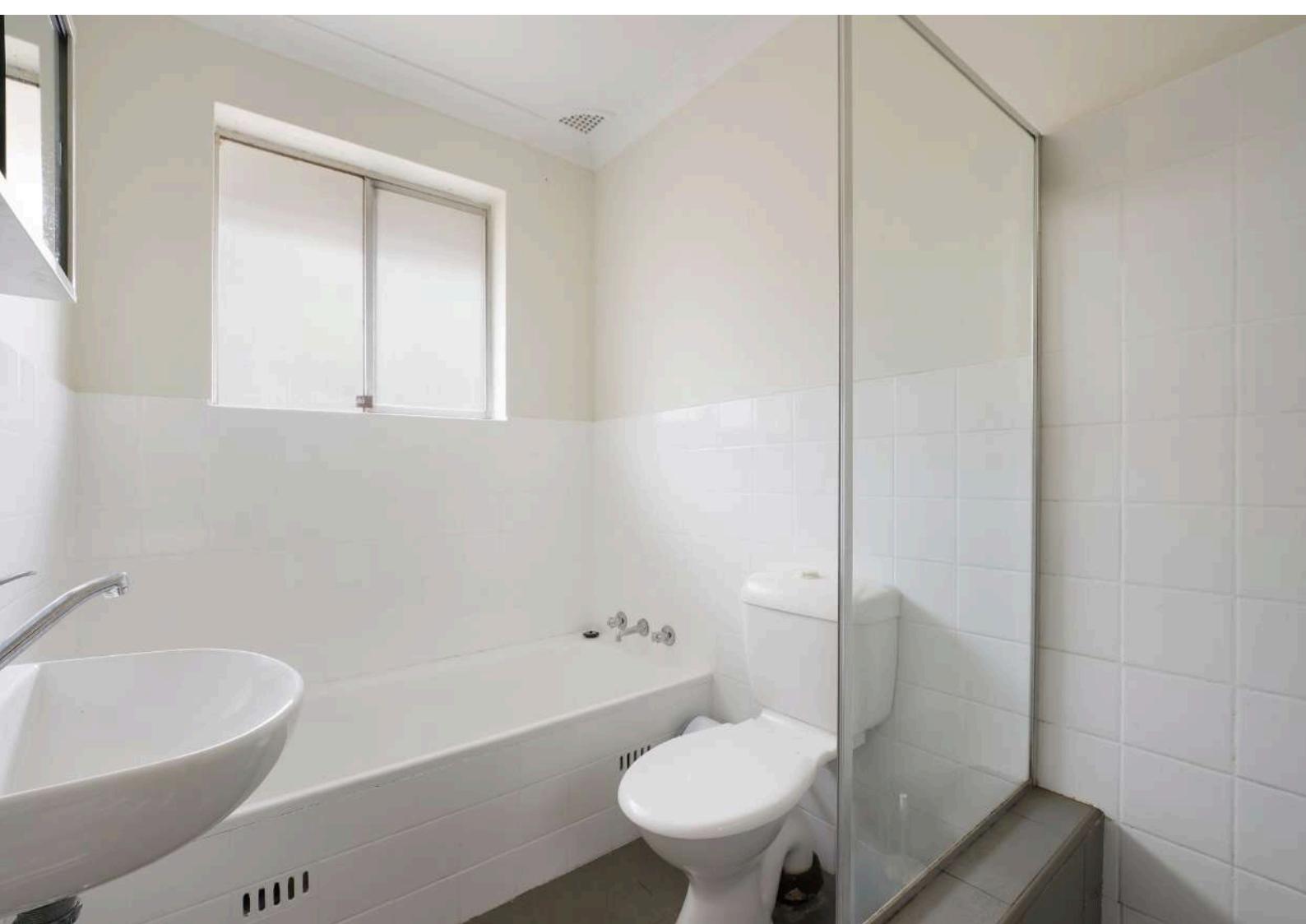
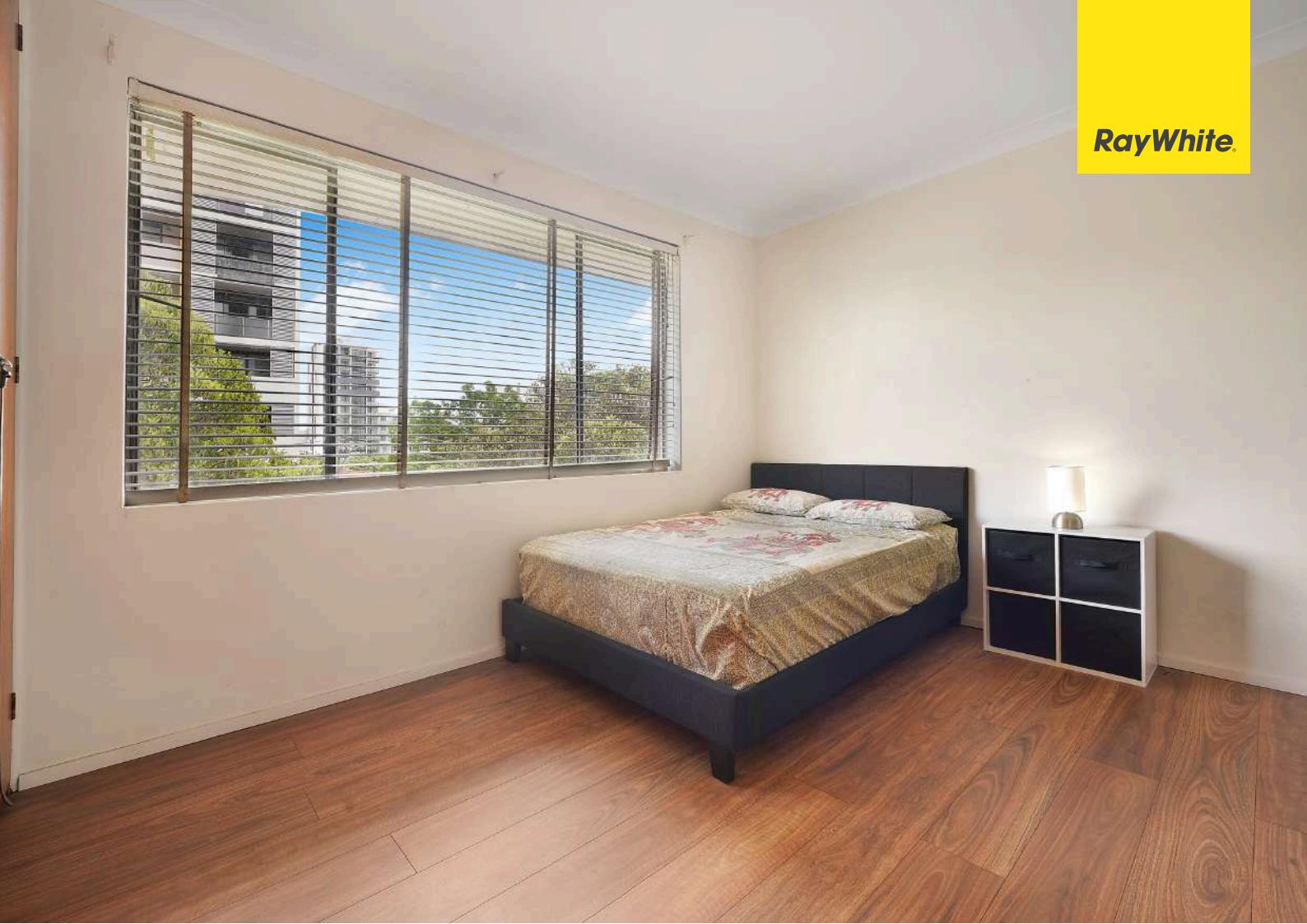
Financial Summary

APARTMENT	BEDROOMS	BATHROOMS	LEASE EXPIRIES	CURRENT RENTS	MARKET RENTS
1	2	1	expired	\$500 pw	\$590 pw
2	2	1	expired	\$550 pw	\$590 pw
3	2	1	09/03/2026	\$550 pw	\$590 pw
4	2	1	11/07/2026	\$580 pw	\$590 pw
5	2	1	expired	\$500 pw	\$590 pw
6	2	1	expired	\$550 pw	\$590 pw

Financial Summary

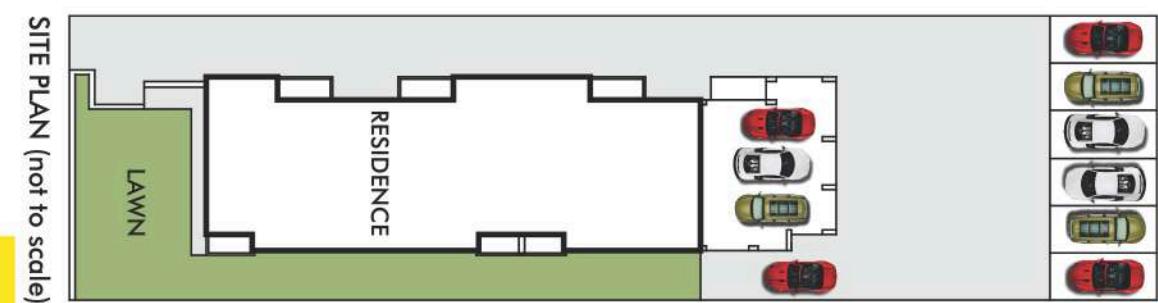
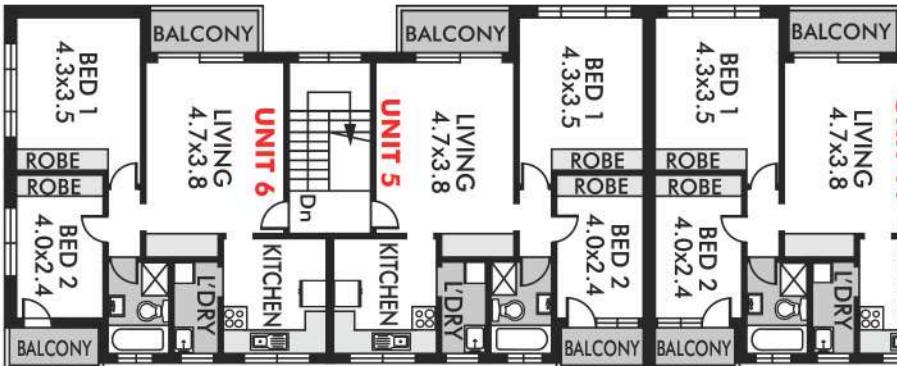
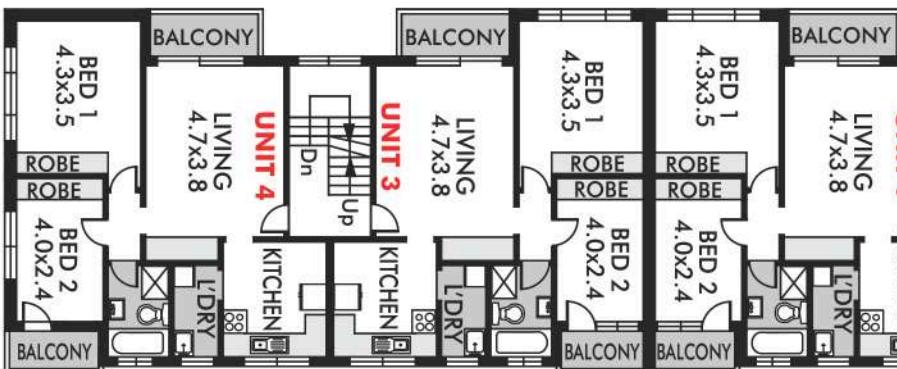
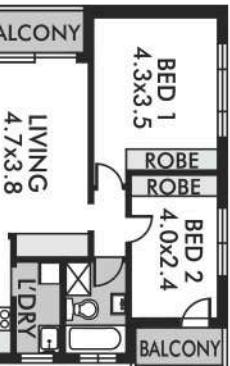
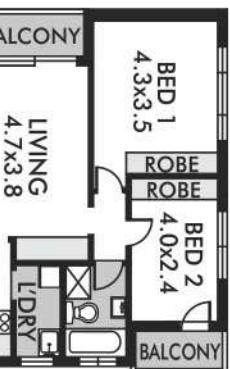
APARTMENT	BEDROOMS	BATHROOMS	LEASE EXPIRIES	CURRENT RENTS	MARKET RENTS
7	2	1	expired	\$550 pw	\$590 pw
8	2	1	expired	\$560 pw	\$590 pw
9	2	1	expired	\$580 pw	\$590 pw
10	2	1	expired	\$500 pw	\$590 pw
11	2	1	05/12/2025	\$580 pw	\$590 pw
TOTAL PER WEEK				\$6,000	\$6,490
TOTAL PER ANNUM				\$312,000	\$337,480

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9-11 Station Road
Aldershot



This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective purchasers must rely on their own enquiries.

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Location

1-11/9-11 STATION ROAD, AUBURN

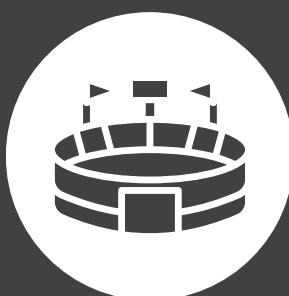
Auburn is a vibrant and culturally diverse suburb located about 19 kilometres west of the Sydney CBD. Known for its rich multicultural community, Auburn is a place where global cultures meet — with influences from Turkish, Lebanese, Chinese, and Korean communities shaping the area's unique identity. This diversity is reflected in its bustling streets, international eateries, specialty grocery stores, and community events that celebrate cultural harmony and inclusivity.

The suburb is well-connected, with Auburn Station providing direct train access to the city and surrounding suburbs, making it a convenient choice for commuters. Auburn's shopping precinct along Auburn Road and Parramatta Road offers a mix of traditional markets, modern retail stores, and dining options that cater to every taste. Families and professionals alike appreciate the suburb's accessibility, as well as its proximity to major employment hubs like Parramatta and Sydney Olympic Park.

Auburn also boasts a strong sense of community and several green spaces that bring residents together. Auburn Botanic Gardens is a local gem, famous for its Japanese garden, cherry blossoms, and tranquil walking paths. With local schools, places of worship, and recreational facilities adding to its appeal, Auburn is a suburb that perfectly blends cultural richness, convenience, and community spirit — making it one of Western Sydney's most dynamic and welcoming neighbourhoods.



600m to Auburn
Central Shops



10 minute drive to
Sydney Olympic Park



4 minute walk to
Auburn Train Station

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Market Statistics



90.5%

OCCUPIED PRIVATE
DEWLINGS



31

MEDIAN
AGE



1.75%

TOTAL
VACANCY**



39,333

POPULATION



38%

EMPLOYED
FULL-TIME



1 in 3

AGED 25 TO 34
YEARS



28%

BORN IN
AUSTRALIA



18.3%

HOUSEHOLDS
EARN > \$3,000
GROSS PER WEEK



11.4%

UNEMPLOYMENT
RATE



50.1%

COUPLE FAMILIES
WITH CHILDREN



\$1,533

MEDIAN
HOUSEHOLD
WEEKLY INCOME

Sydney's Apartment Block Specialists

176 APARTMENT BLOCKS SOLD TO DATE

If you're looking at selling or buying a block of apartments, we are the team to speak to.

RayWhite



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PROUDLY SOLD



1-24/24 Wisbeach Street, Balmain
\$13,500,000



1-15/54 Kensington Road Summer Hill
\$11,050,000



1-16/96 Burns Bay Road, Lane Cove
\$11,000,000



1-9/20 Liverpool Street, Rose Bay
\$9,175,000



1-4/126 Percival Road, Stanmore
\$7,050,000



1-10/49 Orpington Street, Ashfield
\$7,050,000



1-6/12 Pitt Street Randwick
\$6,900,000



1-10/484 Bunnerong Road, Matraville
\$6,750,000



1-6/18 Church Street, Randwick
\$6,000,000



1-4/56 Edward Street, North Sydney
\$5,000,000



1-4/10 Wrights Road, Drummoyne
\$4,950,000



252 River Avenue, Carramar
\$2,765,000

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