



Marrickville Timberyards

Sydney YIMBY

December 2025

Marrickville rents are up 50% in 4 years

Median rental price snapshot for units

Median rental price ⓘ

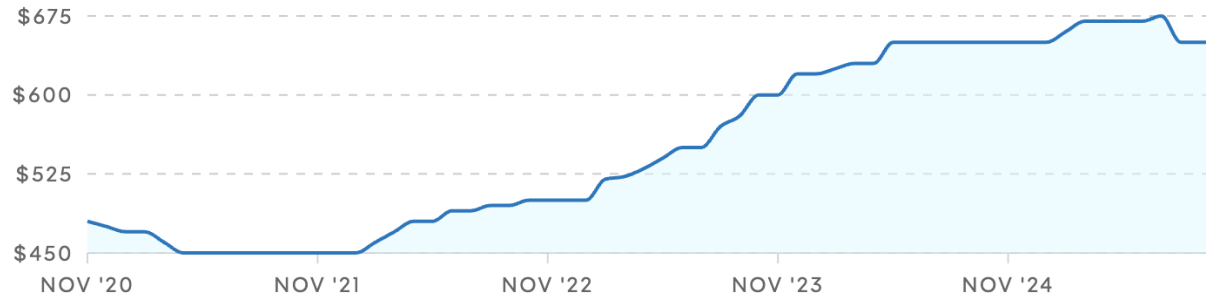
\$650 per week

November 2024 - October 2025

Past 12 month growth ⓘ

0.0%

5 year median rental price trend



Why is the rent going up?



Inner West Council has a 1.43% vacancy rate.

When vacancy rates are low there are more people at every inspection and rent goes up because nobody wants to lose. If you don't find a place you are out of here.

Why don't we have vacant units?



Because we haven't built many!

Area	Dwelling Growth (2001-2021)
Marrickville	21.8%
Greater Sydney	34.2%

Successive proposals for more housing have been defeated



- **Sydenham-Bankstown strategy (2015):** 35,000 homes. Scrapped in 2018
- **Carrington Rd precinct:** 2600 homes. Scrapped with Sydenham-Bankstown.
- **Inner West Council 2022 upzoning:** 1000s of homes. Scrapped two weeks after being initially floated.

We're not building enough because of these failures, brought about by people like those who will come in today and say the buildings are just too tall, complaining about parking, etc.

Ask yourselves: If we listened to this complaint every time it came up, would Sydney be building 77,000 new homes a year (Housing Accord Target).

Local schools



In catchment for two schools, both well under enrolment caps.

Area	Student population (2024)	Capacity (per Education Dept)
Marrickville Public School	213	578
Marrickville High School	711	1100

Other amenities



- 700m to Sydenham Metro station
- 700m to Marrickville Rd shops
- Opposite Wicks Park, 700m from Henson Park
- Close to Factory Theatre, Vic on the Park, etc

This is a really good location!

This is space for 1700 new neighbours



- This will add significantly to the local rental market at a time when it is bursting at the seams.
- If this is rejected then rents will go up however much they need to go to push those 1700 people out of the area.

SAY YES