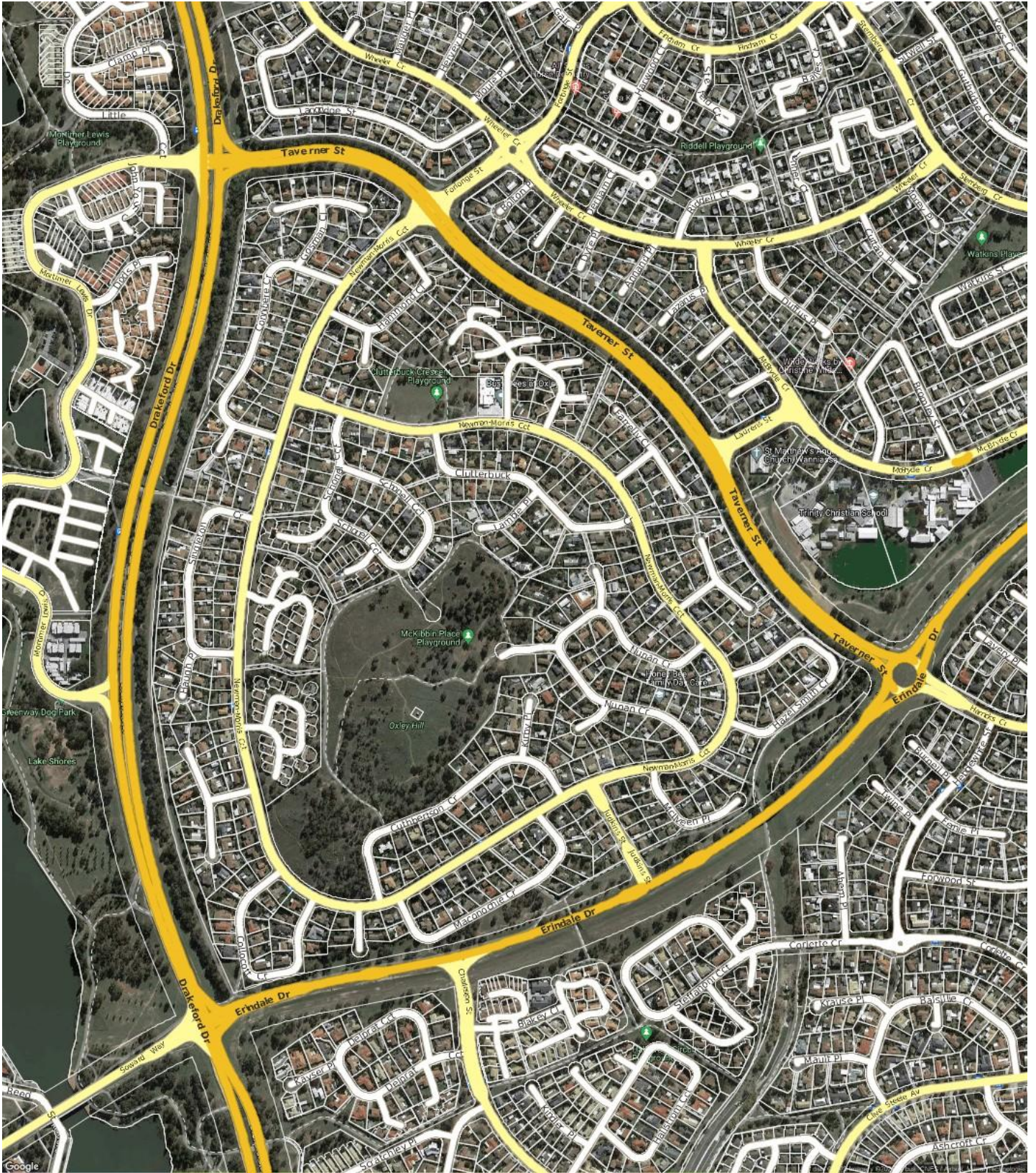


SUBURB FLYOVER REPORT

OXLEY (HOUSE)

Prepared by [Independent Property Group](#)

OXLEY - Suburb Map



OXLEY - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	14	\$ 391,475	0.0 %	\$ 285,000	\$ 510,000
2006	18	\$ 415,000	6.0 %	\$ 240,000	\$ 542,500
2007	21	\$ 440,000	6.0 %	\$ 225,000	\$ 720,000
2008	19	\$ 450,000	2.3 %	\$ 355,000	\$ 590,000
2009	23	\$ 420,000	-6.7 %	\$ 245,000	\$ 772,000
2010	9	\$ 500,000	19.0 %	\$ 430,000	\$ 695,000
2011	12	\$ 530,000	6.0 %	\$ 379,000	\$ 638,000
2012	10	\$ 662,250	25.0 %	\$ 380,000	\$ 875,000
2013	14	\$ 503,500	-24.0 %	\$ 200,000	\$ 877,000
2014	14	\$ 523,500	4.0 %	\$ 220,000	\$ 720,000
2015	21	\$ 530,000	1.2 %	\$ 175,000	\$ 890,000
2016	15	\$ 580,000	9.4 %	\$ 450,000	\$ 956,000
2017	12	\$ 659,250	13.7 %	\$ 506,000	\$ 790,000
2018	13	\$ 640,000	-2.9 %	\$ 100,000	\$ 810,000
2019	12	\$ 608,750	-4.9 %	\$ 480,000	\$ 920,000
2020	19	\$ 635,000	4.3 %	\$ 70,000	\$ 821,000
2021	30	\$ 825,500	30.0 %	\$ 63,750	\$ 1,511,000
2022	26	\$ 900,000	9.0 %	\$ 675,000	\$ 1,395,000
2023	8	\$ 874,166	-2.9 %	\$ 687,500	\$ 1,230,000

Median Sale Price

\$920k

Based on 16 recorded House sales within the last 12 months (Oct '22 - Sep '23)

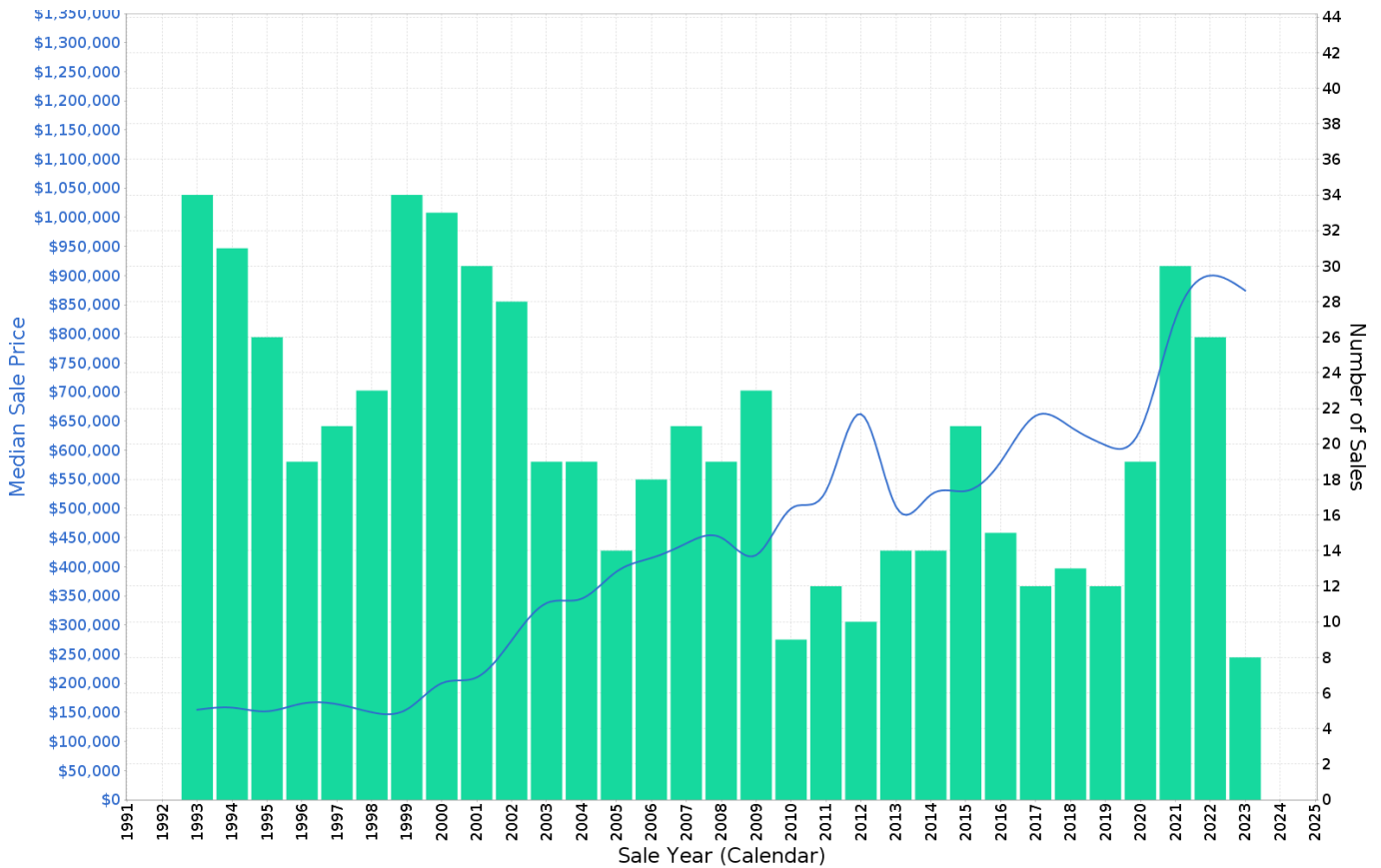
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

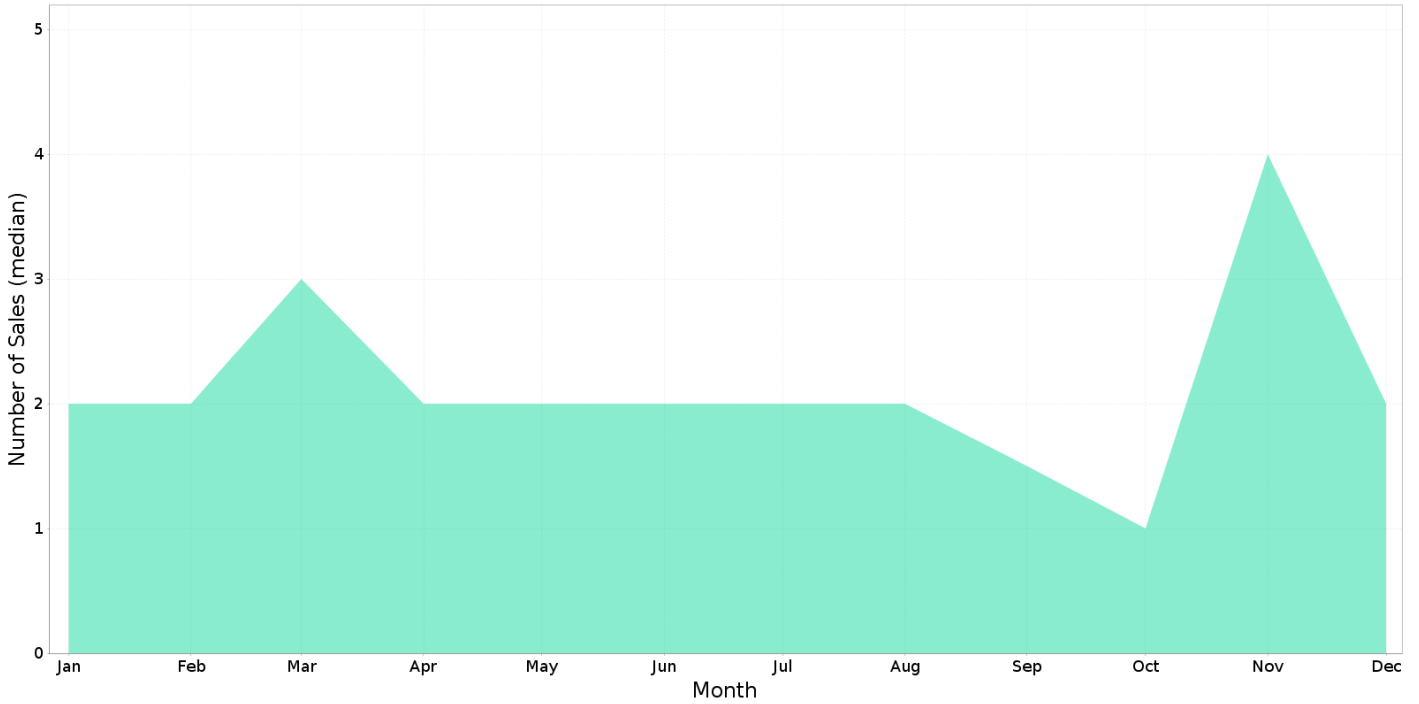
+2.8%

Current Median Price: \$920,000
Previous Median Price: \$895,000

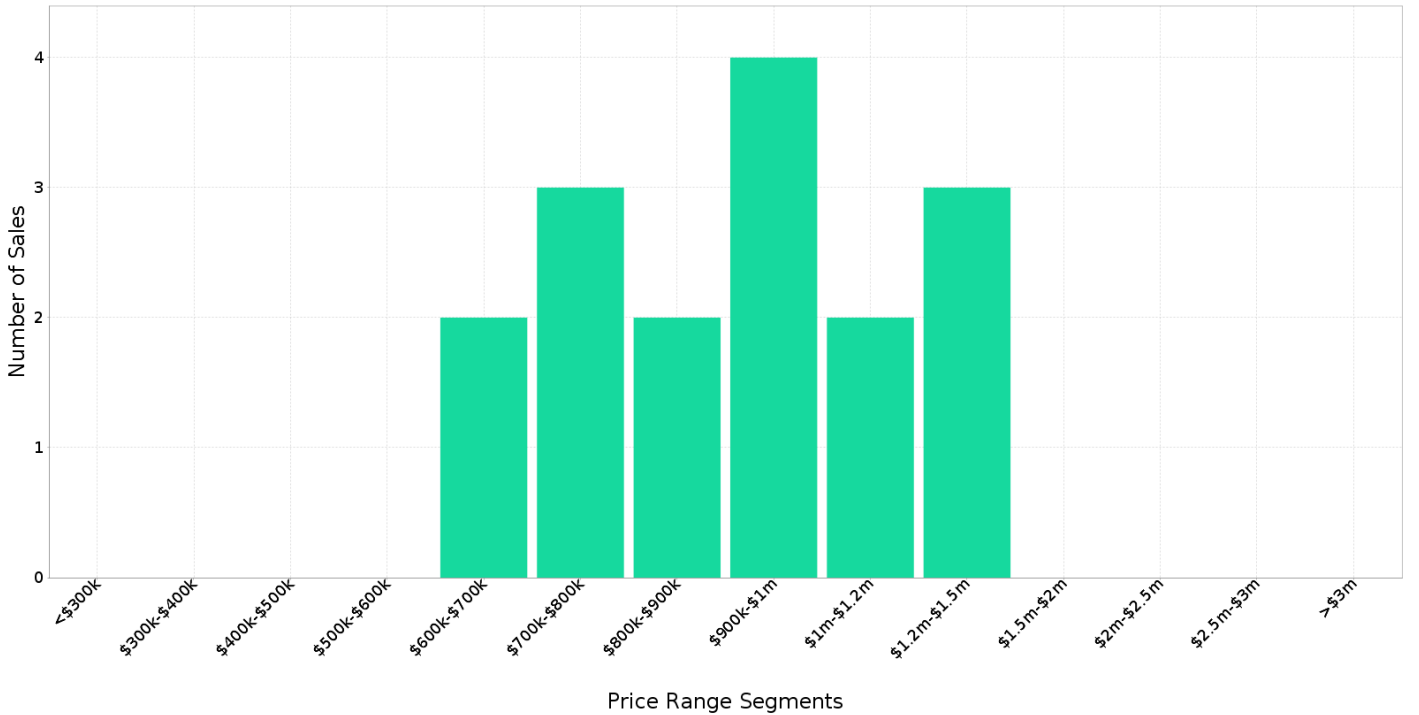
Based on 39 recorded House sales compared over the last two rolling 12 month periods



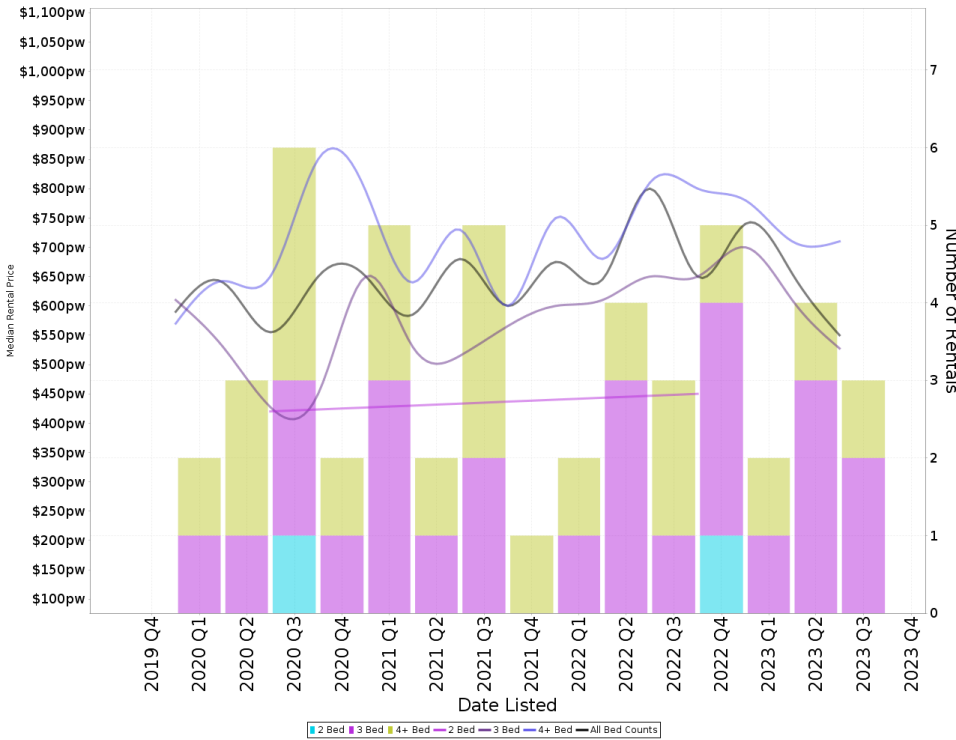
OXLEY - Peak Selling Periods (3 years)



OXLEY - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+2.8%

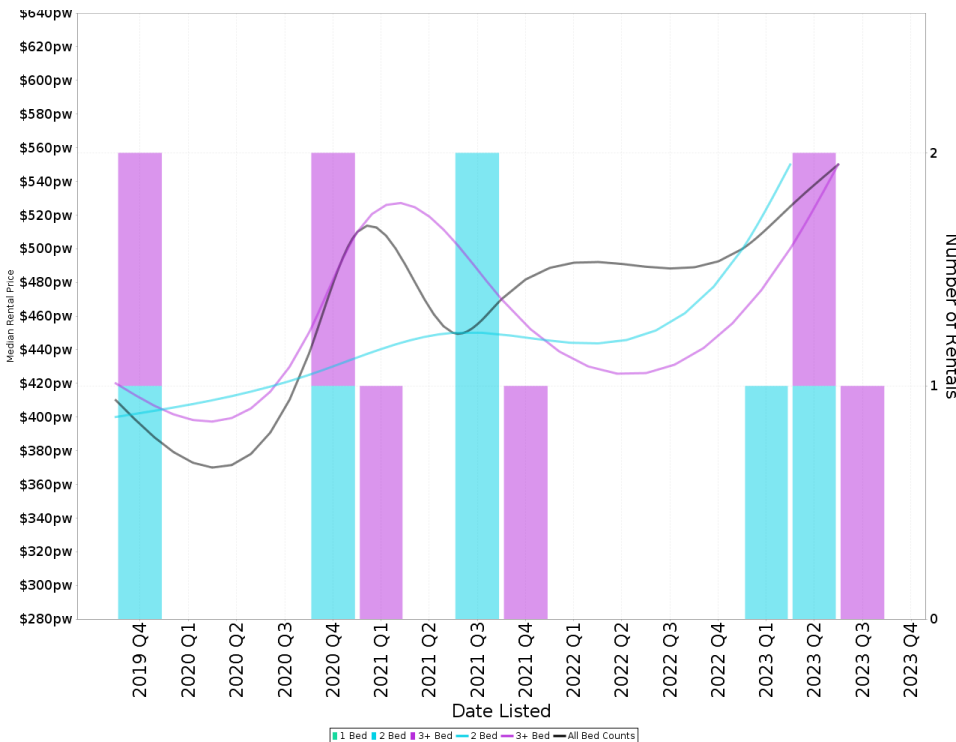
Current Median Price: \$920,000
Previous Median Price: \$895,000
Based on 39 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.8%

Current Median Price: \$920,000
Current Median Rent: \$665
Based on 14 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-1.2%

Current Median Price: \$665,000
Previous Median Price: \$673,000
Based on 9 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.1%

Current Median Price: \$665,000
Current Median Rent: \$525
Based on 4 registered Unit rentals compared over the last 12 months.

OXLEY - Recently Sold Properties

Median Sale Price

\$920k

Based on 16 recorded House sales within the last 12 months (Oct '22 - Sep '23)

Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+2.8%

Current Median Price: \$920,000
Previous Median Price: \$895,000

Based on 39 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

16

Based on recorded House sales within the 12 months (Oct '22 - Sep '23)

Based on a rolling 12 month period and may differ from calendar year statistics

6 MCILVEEN PL



\$739,000

711 m² 3 1 1

Sold Aug 2023
81 Days

6 SCHONELL CCT



\$800,000

821 m² 3 1 2

Sold Jun 2023
N/A

16 CUTHBERTSON CRES




\$965,000

826 m² 4 2 2

Sold Jun 2023
62 Days

8 KIRBY PL



\$1,031,000

991 m² 4 2 4

Sold May 2023
82 Days

2 FARRELLY CL




\$746,000

924 m² 3 1 2

Sold Apr 2023
22 Days

94 NEWMAN-MORRIS CCT



\$948,333

763 m² - - -

Sold Apr 2023
N/A

35.4m, 23.5m, 30.2m, 24.0m, 763.4 m²

OXLEY - Properties For Rent

Median Rental Price

\$665 /w

Based on 14 recorded House rentals within the last 12 months (Oct '22 - Sep '23)

Based on a rolling 12 month period and may differ from calendar year statistics

Rental Yield

+3.8%

Current Median Price: \$920,000
Current Median Rent: \$665

Based on 16 recorded House sales and 14 House rentals compared over the last 12 months

Number of Rentals


14

Based on recorded House rentals within the last 12 months (Oct '22 - Sep '23)

Based on a rolling 12 month period and may differ from calendar year statistics

17 Gosman Close

\$550 per week



718 m² **3** **1** **1**

Aug 2023 42 Days

9 Connibere Crescent

\$610 per week



774 m² **3** **2** **2**

Jun 2023 106 Days

9 CONNIBERE STREET

\$610 per week



3 **2** **2**

May 2023 131 Days