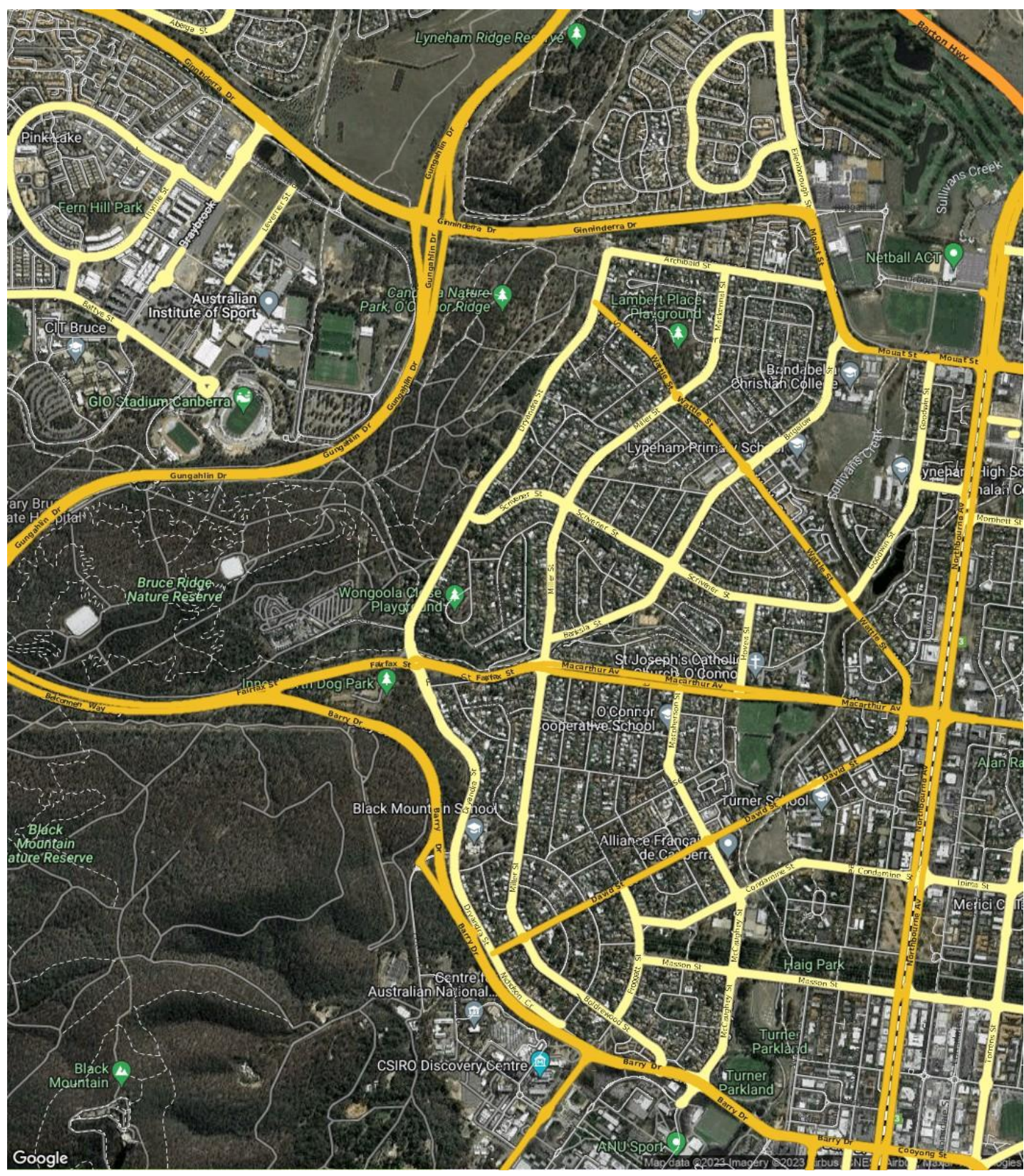


SUBURB FLYOVER REPORT

O'CONNOR (HOUSE)

Prepared by [Independent Property Group](#)

O'CONNOR - Suburb Map



O'CONNOR - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	75	\$ 460,000	0.0 %	\$ 100,000	\$ 1,175,000
2006	83	\$ 488,000	6.1 %	\$ 173,334	\$ 1,250,000
2007	94	\$ 571,250	17.1 %	\$ 135,000	\$ 1,400,000
2008	76	\$ 600,000	5.0 %	\$ 365,000	\$ 1,325,000
2009	77	\$ 645,000	7.5 %	\$ 265,000	\$ 1,310,000
2010	66	\$ 765,000	18.6 %	\$ 281,250	\$ 1,850,000
2011	54	\$ 770,000	0.7 %	\$ 343,750	\$ 1,330,000
2012	57	\$ 720,000	-6.5 %	\$ 100,000	\$ 1,500,000
2013	56	\$ 750,000	4.2 %	\$ 306,000	\$ 1,295,000
2014	68	\$ 741,000	-1.2 %	\$ 12,700	\$ 1,370,000
2015	65	\$ 885,000	19.4 %	\$ 299,250	\$ 2,200,000
2016	49	\$ 945,000	6.8 %	\$ 200,000	\$ 1,950,000
2017	65	\$ 1,100,000	16.4 %	\$ 220,000	\$ 2,440,000
2018	63	\$ 1,150,000	4.5 %	\$ 438,057	\$ 2,000,000
2019	53	\$ 975,000	-15.2 %	\$ 225,000	\$ 2,000,000
2020	55	\$ 1,200,000	23.1 %	\$ 450,000	\$ 2,100,000
2021	61	\$ 1,600,000	33.3 %	\$ 700,000	\$ 3,200,000
2022	62	\$ 1,600,000	0.0 %	\$ 375,000	\$ 4,050,000
2023	24	\$ 1,458,500	-8.8 %	\$ 745,404	\$ 4,115,000

Median Sale Price

\$1.4m

Based on 43 recorded House sales within the last 12 months (Oct '22 - Sep '23)

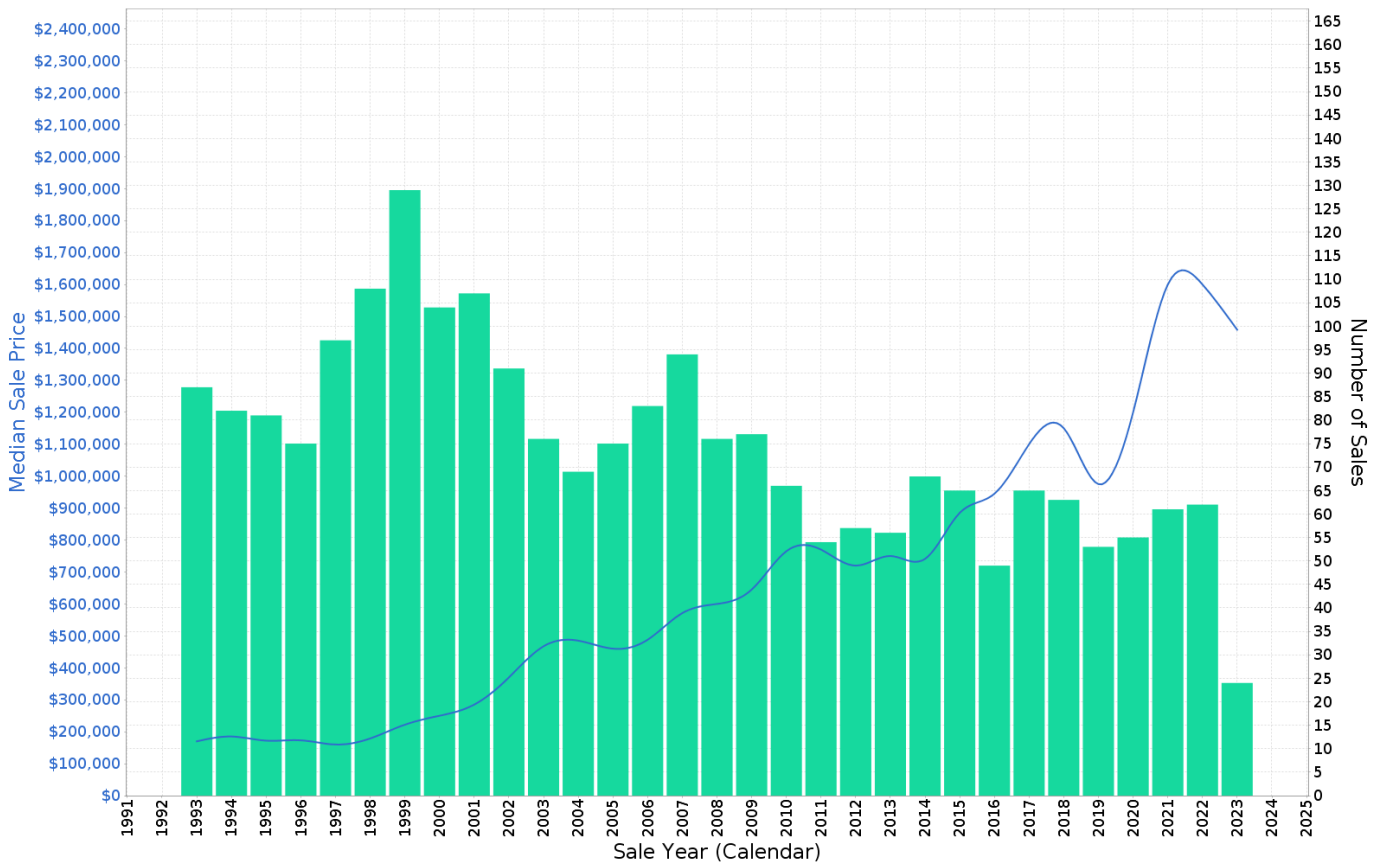
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

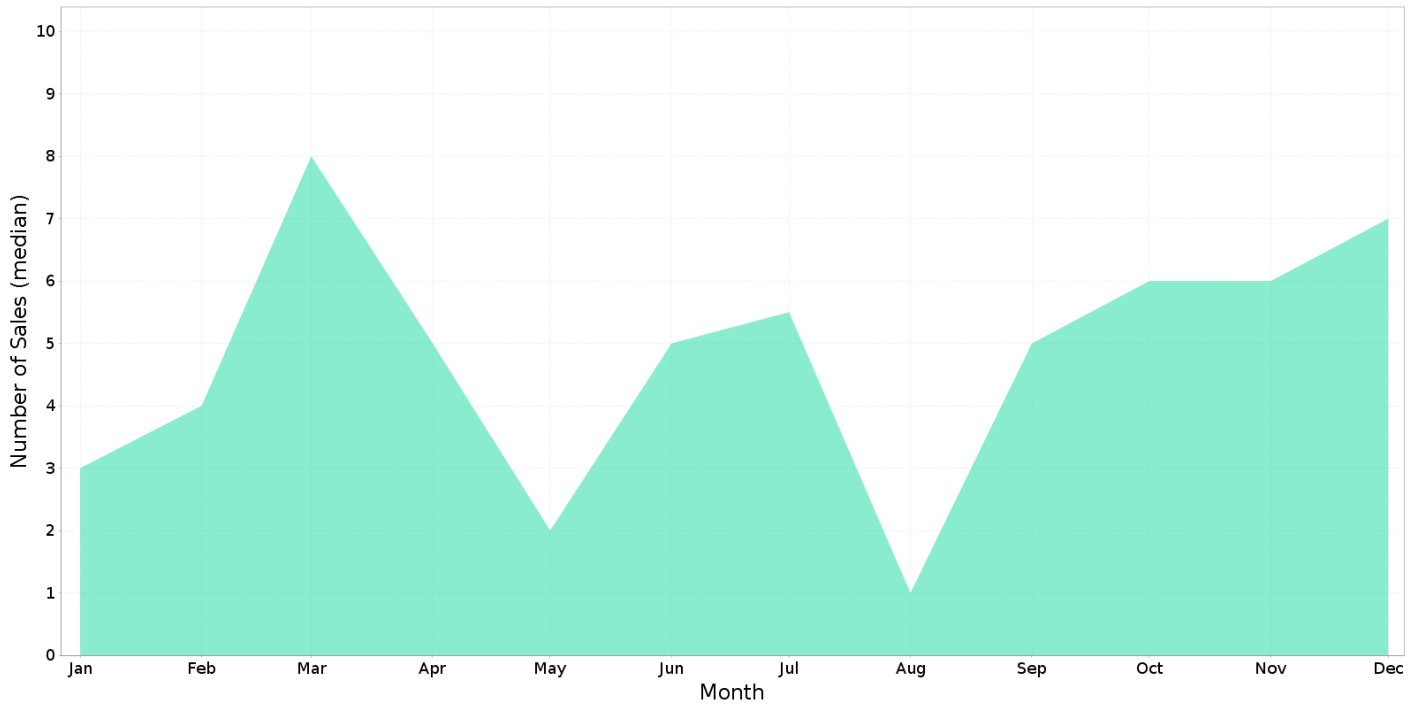
-17.6%

Current Median Price: \$1,400,000
Previous Median Price: \$1,700,000

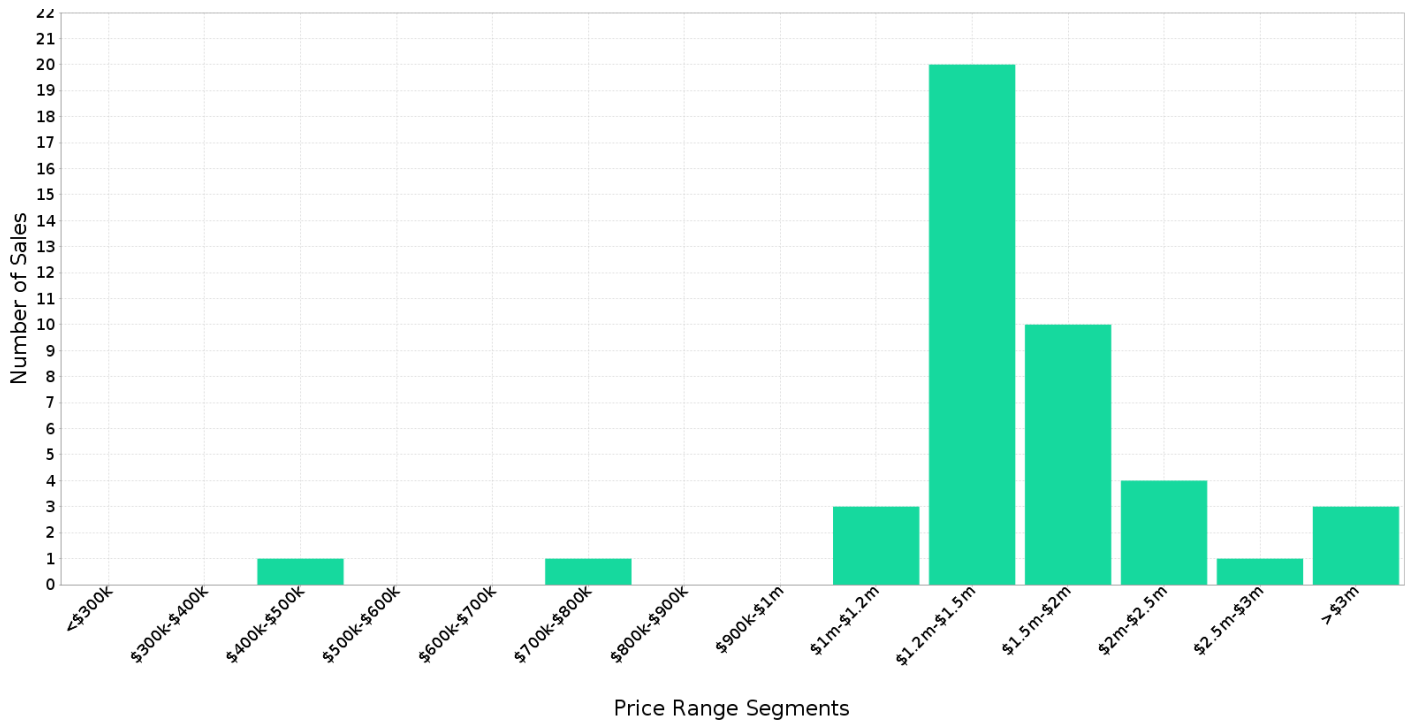
Based on 102 recorded House sales compared over the last two rolling 12 month periods



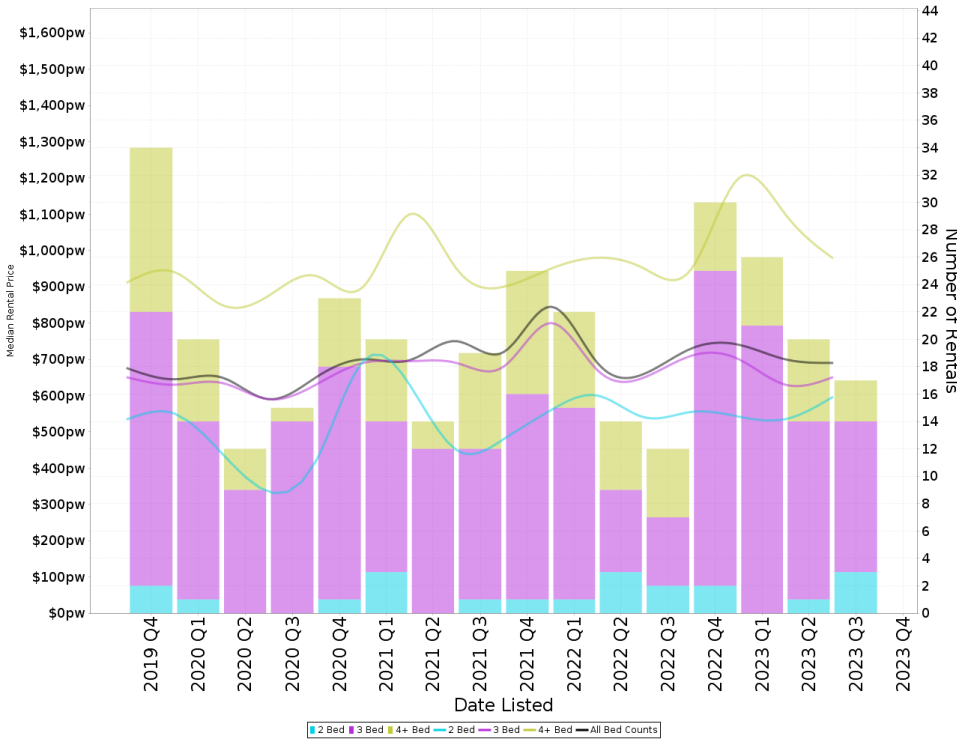
O'CONNOR - Peak Selling Periods (3 years)



O'CONNOR - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-17.6%

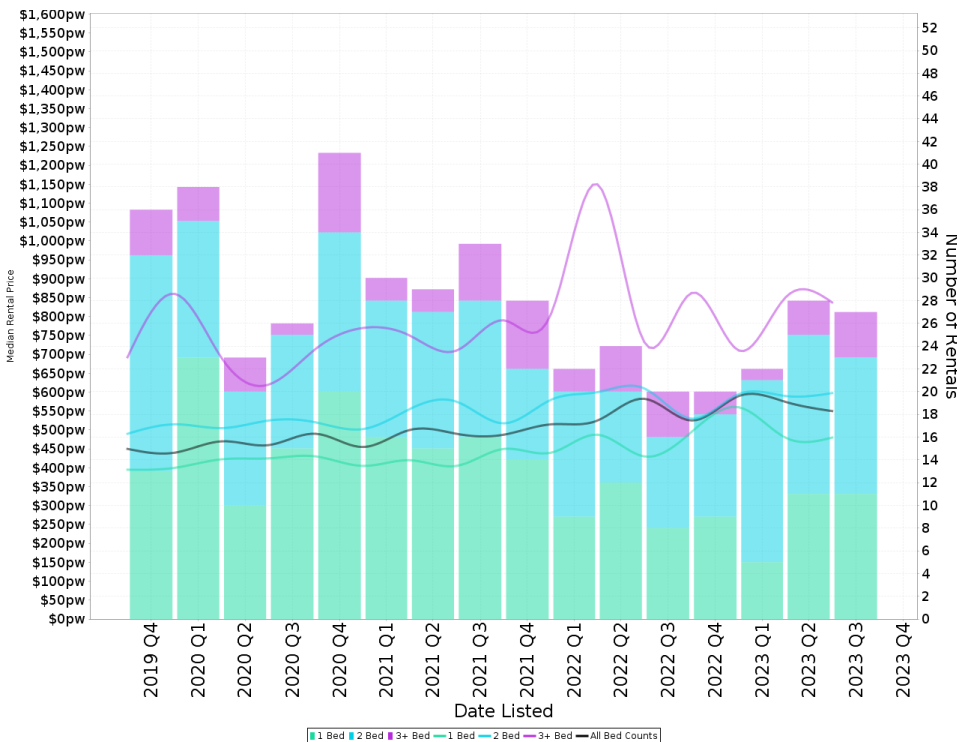
Current Median Price: \$1,400,000
Previous Median Price: \$1,700,000
Based on 102 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.6%

Current Median Price: \$1,400,000
Current Median Rent: \$700
Based on 93 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+9.5%

Current Median Price: \$635,000
Previous Median Price: \$580,000
Based on 105 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.6%

Current Median Price: \$635,000
Current Median Rent: \$560
Based on 97 registered Unit rentals compared over the last 12 months.

O'CONNOR - Recently Sold Properties

Median Sale Price

\$1.4m

Based on 43 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

-17.6%

Current Median Price: \$1,400,000
Previous Median Price: \$1,700,000

Based on 102 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

43

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

26 DRYANDRA ST

\$1,565,000

Sep 2023
42 Days

774 m² 3 1 1

11 WAY ST

\$1,600,000

Sep 2023
18 Days

3 2 1

28 BLUEBELL ST

\$919,000

Sep 2023
23 Days

6,285 m² 2 2 2

27 NARDOO CRES

\$1,910,000

Sep 2023
22 Days

1,222 m² 3 3 1

9 BANJINE ST

\$1,450,000

Aug 2023
34 Days

658 m² 3 2 2

5 HARDMAN ST

\$1,440,000

Aug 2023
26 Days

732 m² 3 2 1

15 HEMMANT ST

\$1,522,000

Aug 2023
27 Days

779 m² 3 2 1

10 SYME CRES

\$1,560,000

2023
15 Days

889 m² 3 1 2

33 BRIGALOW ST

\$1,300,000

Jun 2023
22 Days

754 m² 3 1 -

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6 WAY ST

\$1,509,500

SOLD Jun 2023
22 Days

780 m² 3 1 1

74 MOORHOUSE ST

\$1,185,000

SOLD Jun 2023
22 Days

3 2 2

7 MACARTHUR AVE

\$1,400,000

SOLD Jun 2023
103 Days

836 m² 5 2 2

5 MOORHOUSE ST

\$2,100,000

SOLD Jun 2023

935 m² 4 2 1

17 DIANELLA ST

\$1,525,000

SOLD Jun 2023

984 m² 4 1 1

8 WONGOOLA CL

\$1,520,000

SOLD May 2023
47 Days

999 m² 5 2 1

1 YARROW PL

\$1,500,000

SOLD May 2023
87 Days

1,070 m² 4 2 2

113 MILLER ST

\$1,290,000

SOLD May 2023
20 Days

758 m² 3 1 1

8 PEDDER ST

\$1,730,000

SOLD May 2023

4 3 2

77 WATTLE ST

\$1,380,000

SOLD May 2023
100 Days

663 m² 3 2 1

11 QUINN ST

\$1,300,000

SOLD May 2023
22 Days

933 m² 4 1 3

15 JARRAH ST

\$1,185,000

SOLD May 2023
167 Days

634 m² 3 1 1

O'CONNOR - Properties For Rent

Median Rental Price

\$700 /w

Based on 93 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

+2.6%

Current Median Price: \$1,400,000
Current Median Rent: \$700

Based on 43 recorded House sales and 93 House rentals compared over the last 12 months

Number of Rentals

93

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

30 Brigalow Street

\$750

762 m² 3 1 1

Oct 2023 2 Days

11/54 Bluebell Street

\$570 per week

2 1 1

Sep 2023 8 Days

14 SWAINSONA STREET

\$700 per week

776 m² 2 1 4

Sep 2023 12 Days

14 Swainsona St

\$700 per week

776 m² 2 1 4

Sep 2023 12 Days

12 Caladenia Street

\$700 per week

754 m² 3 1 2

Sep 2023 22 Days

21 Correa Street

N/A

575 m² 2 1 2

Sep 2023 33 Days

36 Jarrah Street

\$750 per week

602 m² 3 2 1

Aug 2023 50 Days

7 HAKEA CRESCENT

\$700 per week

3 1 2

Aug 2023 62 Days

7 COOLIBAH CRESCENT

\$650 per week

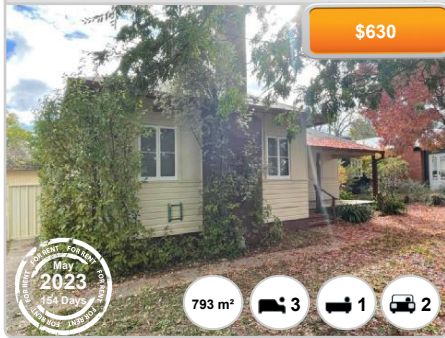
819 m² 3 1 3

2023 65 Days

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9 Finn Street



8A Boobialla Street

