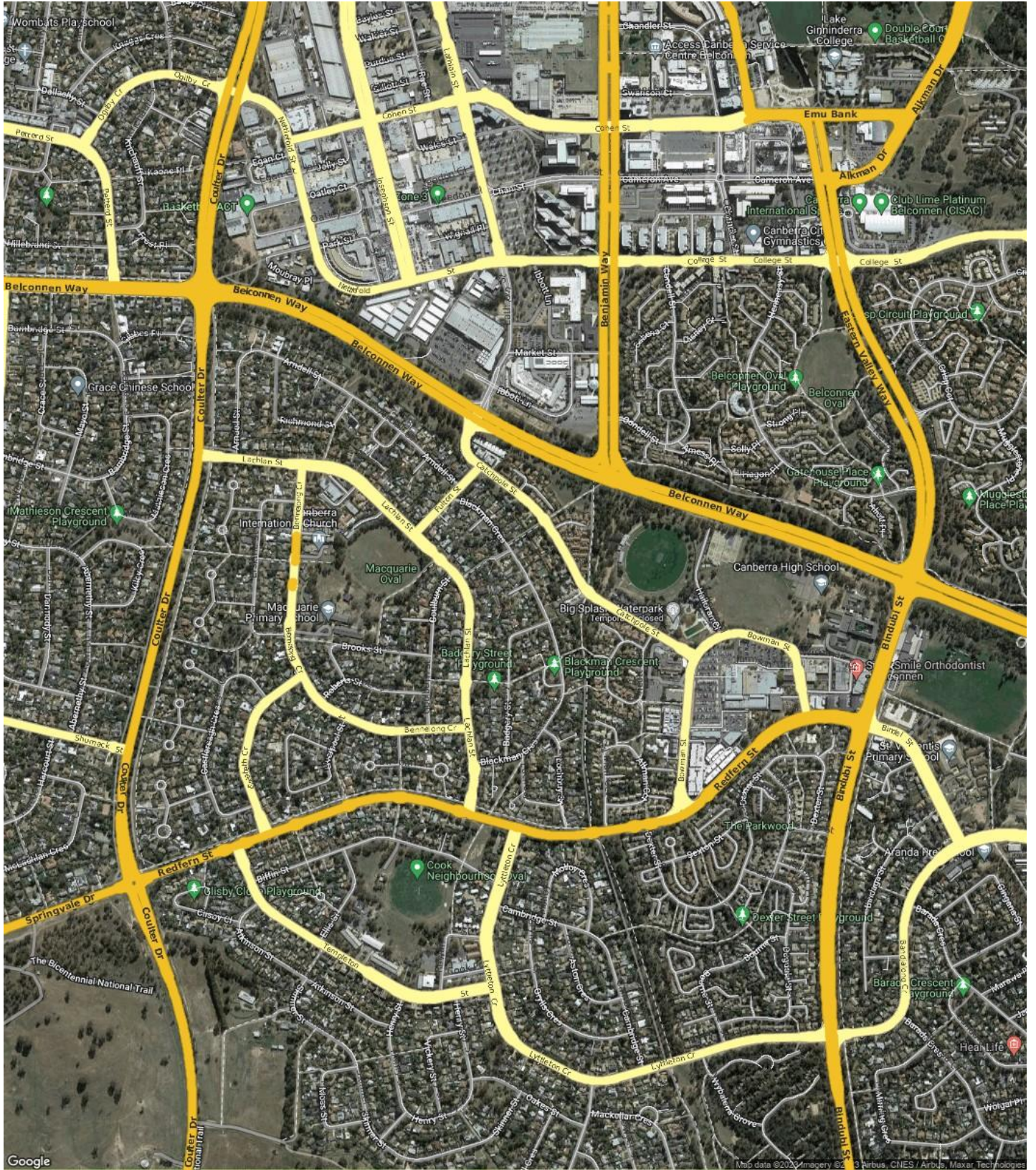


SUBURB FLYOVER REPORT

MACQUARIE (HOUSE)

Prepared by [Independent Property Group](#)

MACQUARIE - Suburb Map



MACQUARIE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	23	\$ 368,000	0.0 %	\$ 290,000	\$ 530,000
2006	28	\$ 387,500	5.3 %	\$ 280,000	\$ 531,000
2007	42	\$ 432,500	11.6 %	\$ 180,000	\$ 672,000
2008	26	\$ 444,250	2.7 %	\$ 299,000	\$ 850,000
2009	27	\$ 492,500	10.9 %	\$ 4,450	\$ 687,500
2010	13	\$ 566,000	14.9 %	\$ 475,000	\$ 770,000
2011	23	\$ 520,000	-8.1 %	\$ 300,000	\$ 4,150,000
2012	21	\$ 532,500	2.4 %	\$ 440,000	\$ 805,000
2013	25	\$ 555,200	4.3 %	\$ 237,540	\$ 891,000
2014	15	\$ 572,000	3.0 %	\$ 186,667	\$ 791,000
2015	29	\$ 632,000	10.5 %	\$ 242,500	\$ 987,000
2016	18	\$ 660,000	4.4 %	\$ 242,500	\$ 897,000
2017	22	\$ 736,500	11.6 %	\$ 572,500	\$ 1,375,000
2018	23	\$ 706,000	-4.1 %	\$ 408,750	\$ 900,000
2019	23	\$ 725,000	2.7 %	\$ 445,000	\$ 940,000
2020	25	\$ 760,000	4.8 %	\$ 430,000	\$ 1,100,000
2021	39	\$ 1,075,000	41.4 %	\$ 770,000	\$ 2,400,000
2022	25	\$ 1,095,000	1.9 %	\$ 620,000	\$ 2,860,000
2023	7	\$ 1,200,000	9.6 %	\$ 811,000	\$ 1,435,000

Median Sale Price

\$1.16m

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

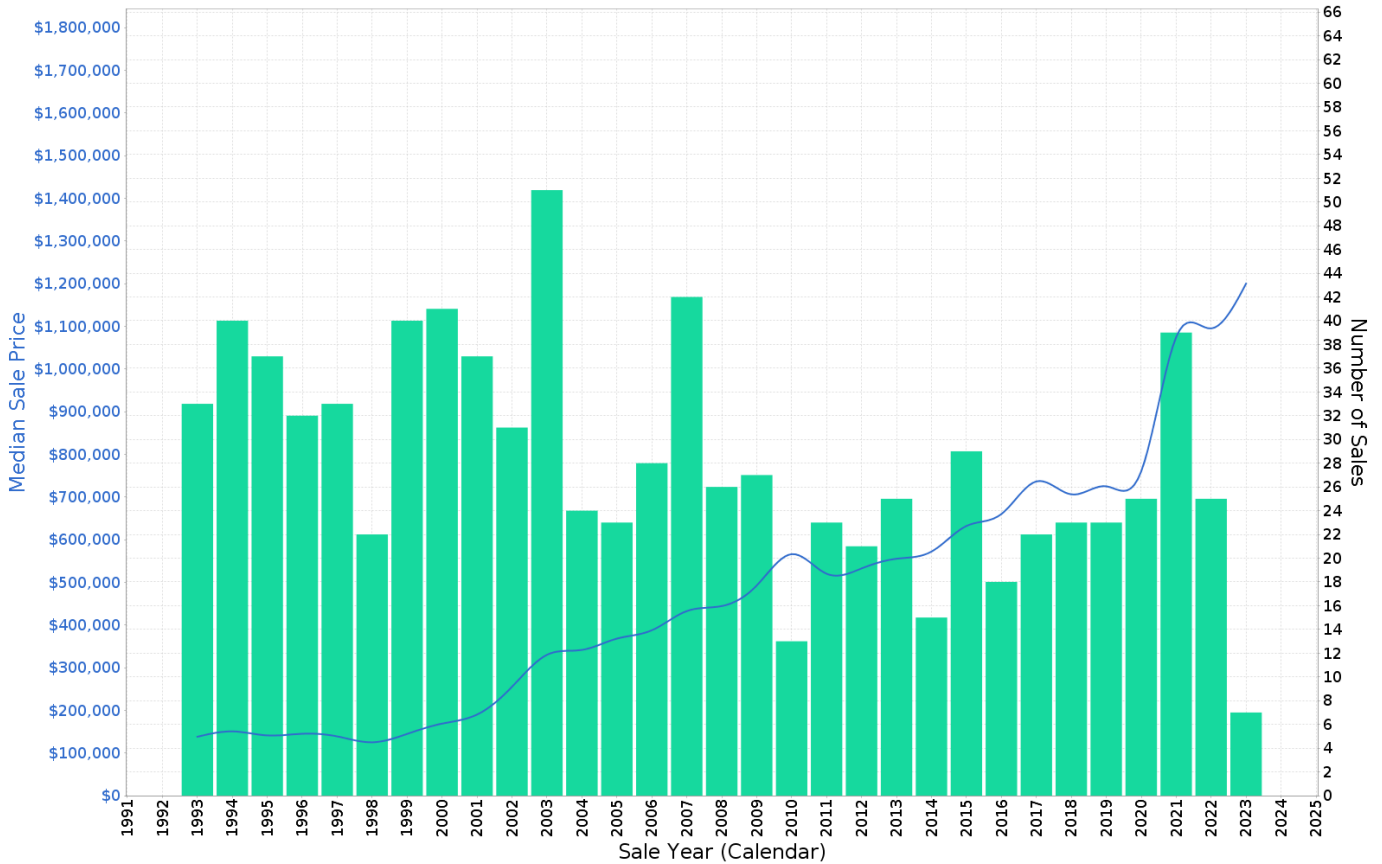
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

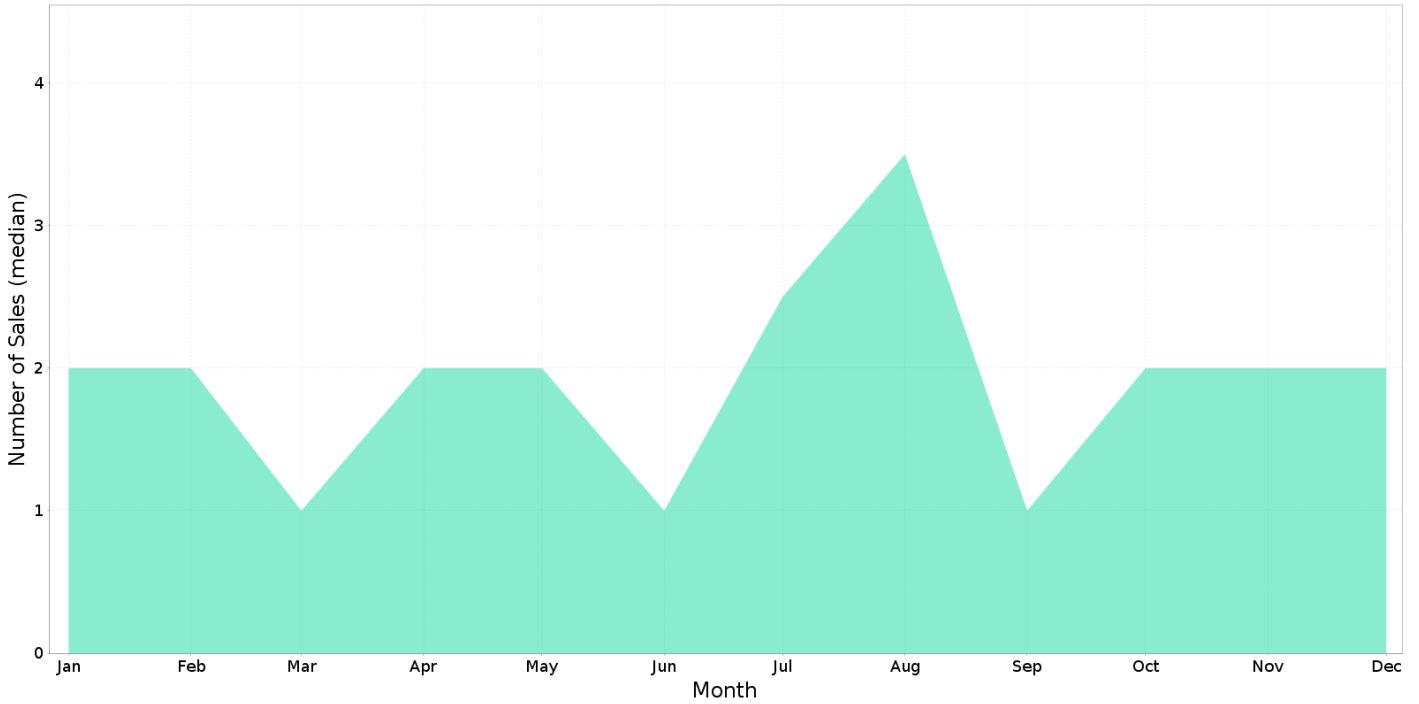
+5.2%

Current Median Price: \$1,162,500
Previous Median Price: \$1,105,000

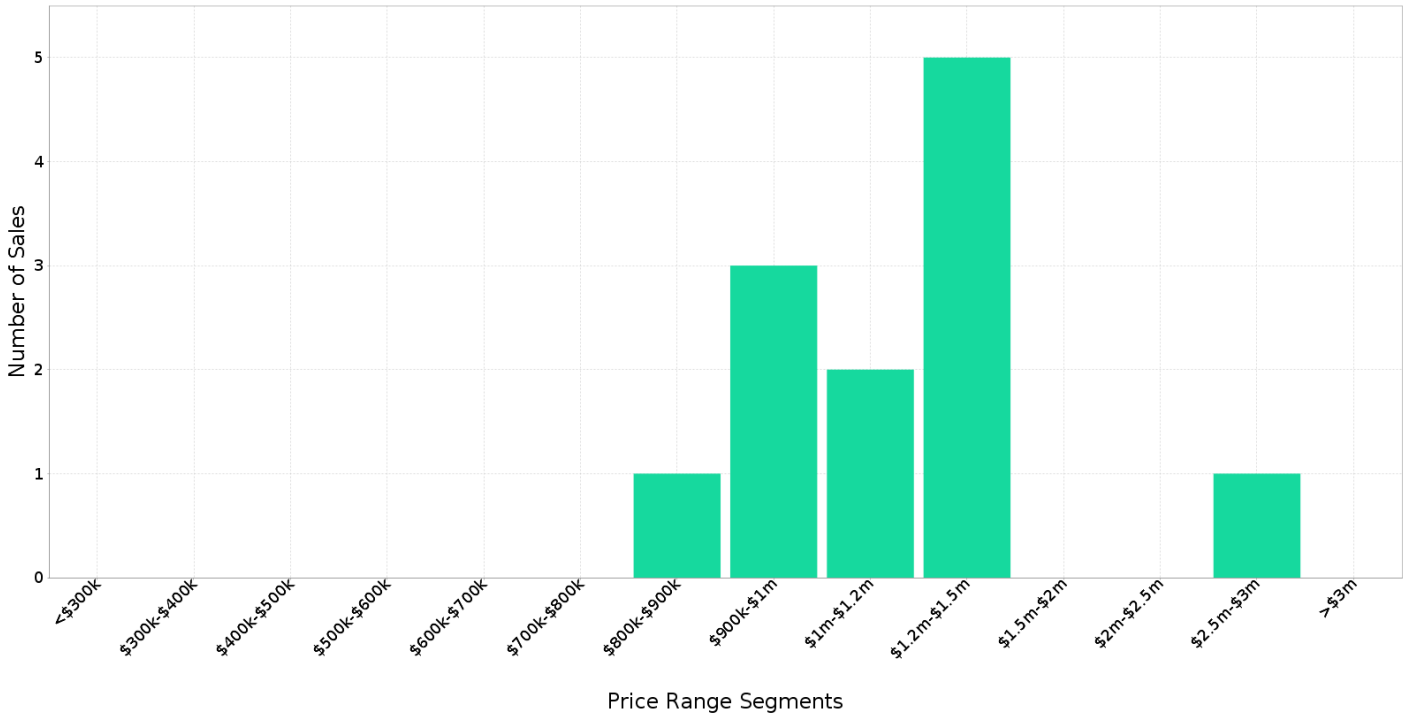
Based on 49 recorded House sales compared over the last two rolling 12 month periods



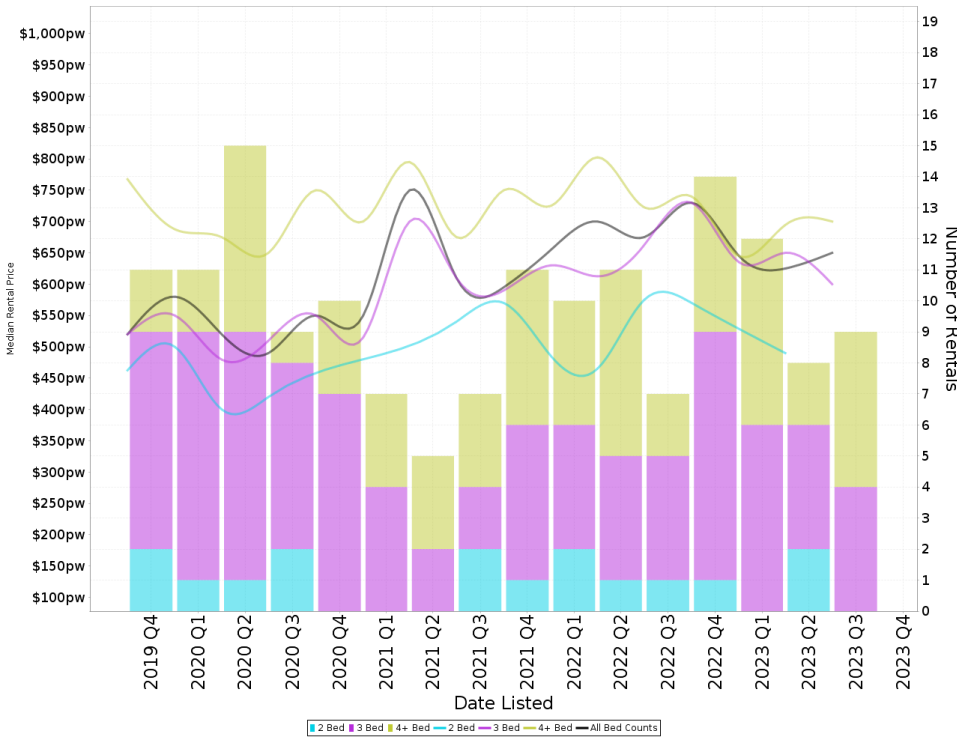
MACQUARIE - Peak Selling Periods (3 years)



MACQUARIE - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+5.2%

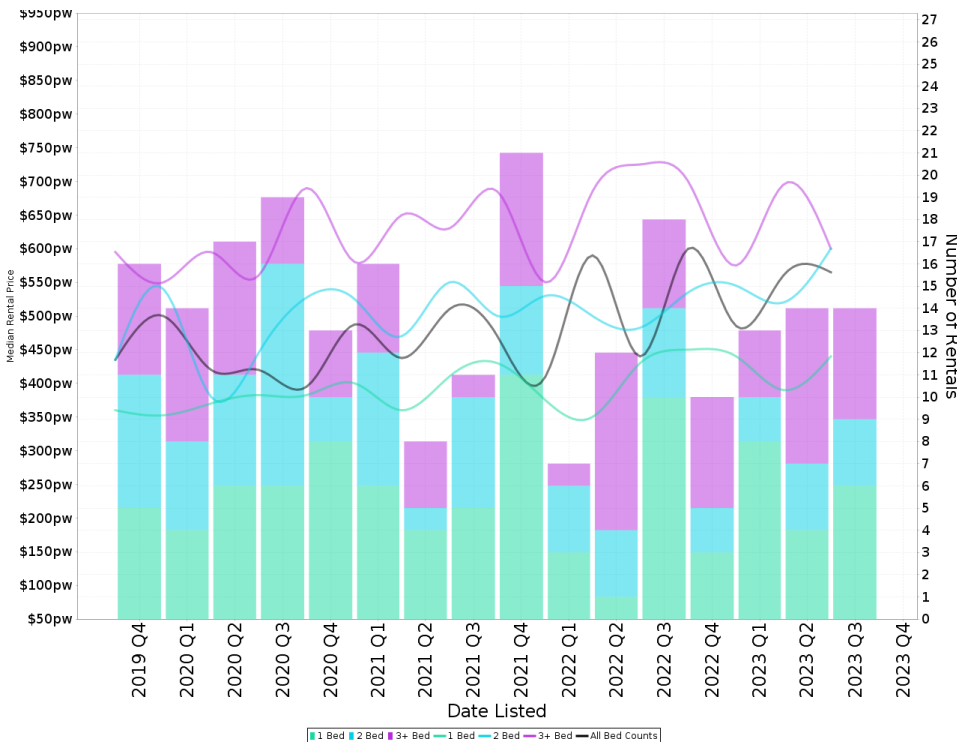
Current Median Price: \$1,162,500
Previous Median Price: \$1,105,000
Based on 49 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.9%

Current Median Price: \$1,162,500
Current Median Rent: \$650
Based on 43 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+5.3%

Current Median Price: \$595,000
Previous Median Price: \$565,000
Based on 85 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.6%

Current Median Price: \$595,000
Current Median Rent: \$525
Based on 51 registered Unit rentals compared over the last 12 months.

MACQUARIE - Recently Sold Properties

Median Sale Price

\$1.16m

Based on 12 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

+5.2%

Current Median Price: \$1,162,500
Previous Median Price: \$1,105,000

Based on 49 recorded House sales compared over the last two rolling 12 month periods


Sold Properties

12

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

39 BLACKMAN CRES



\$1,167,000

Sold Sep 2023
22 Days

1,051 m² 3 2 2

22 GOULBURN ST



\$1,430,000

Sold Sep 2023
15 Days

748 m² 4 3 2

25 ELIZABETH CRES




\$998,000

Sold Aug 2023
22 Days

824 m² 4 2 1

40 ALLMAN CCT



\$670,000

Sold Aug 2023
37 Days

312 m² 2 1 1

23 ELIZABETH CRES




\$840,000

Sold Jul 2023
21 Days

835 m² 3 2 2

38 ARNDELL ST



\$1,385,000

Sold Jul 2023
22 Days

922 m² 4 2 1

21 CASTLEREAGH CRES




\$1,365,000

Sold Jun 2023
21 Days

984 m² 4 2 1

3 WYLDE PL




\$1,200,000

Sold May 2023
22 Days

996 m² 4 2 2

5 DRUITT PL



\$1,435,000

Sold Apr 2023
22 Days

799 m² 5 3 2

MACQUARIE - Properties For Rent

Median Rental Price

\$650 /w

Based on 43 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

+2.9%

Current Median Price: \$1,162,500
Current Median Rent: \$650

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

Number of Rentals

43

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

49 Arndell Street

\$780

Oct 2023
13 Days

4 2 1

B/86- Arndell Street

\$680 per week

Sep 2023
13 Days

3 2 2

16/2 HENSHALL WAY

\$600

Aug 2023
14 Days

9,785 m² 3 2 2

23 Elizabeth Crescent

\$540 per week

Sep 2023
15 Days

835 m² 3 1 2

80A ARNDELL STREET

\$630 pw

Sep 2023
25 Days

3 1 -

62A Blackman Crescent

\$650 per week

Aug 2023
33 Days

464 m² 3 1 1

14 DRUITT PLACE

\$650 per week

Aug 2023
10 Days

1,248 m² 4 1 2

21 Arndell Street

\$600

Aug 2023
50 Days

698 m² 3 1 2

62 Lachlan Street

\$750

791 m² 3 1 1