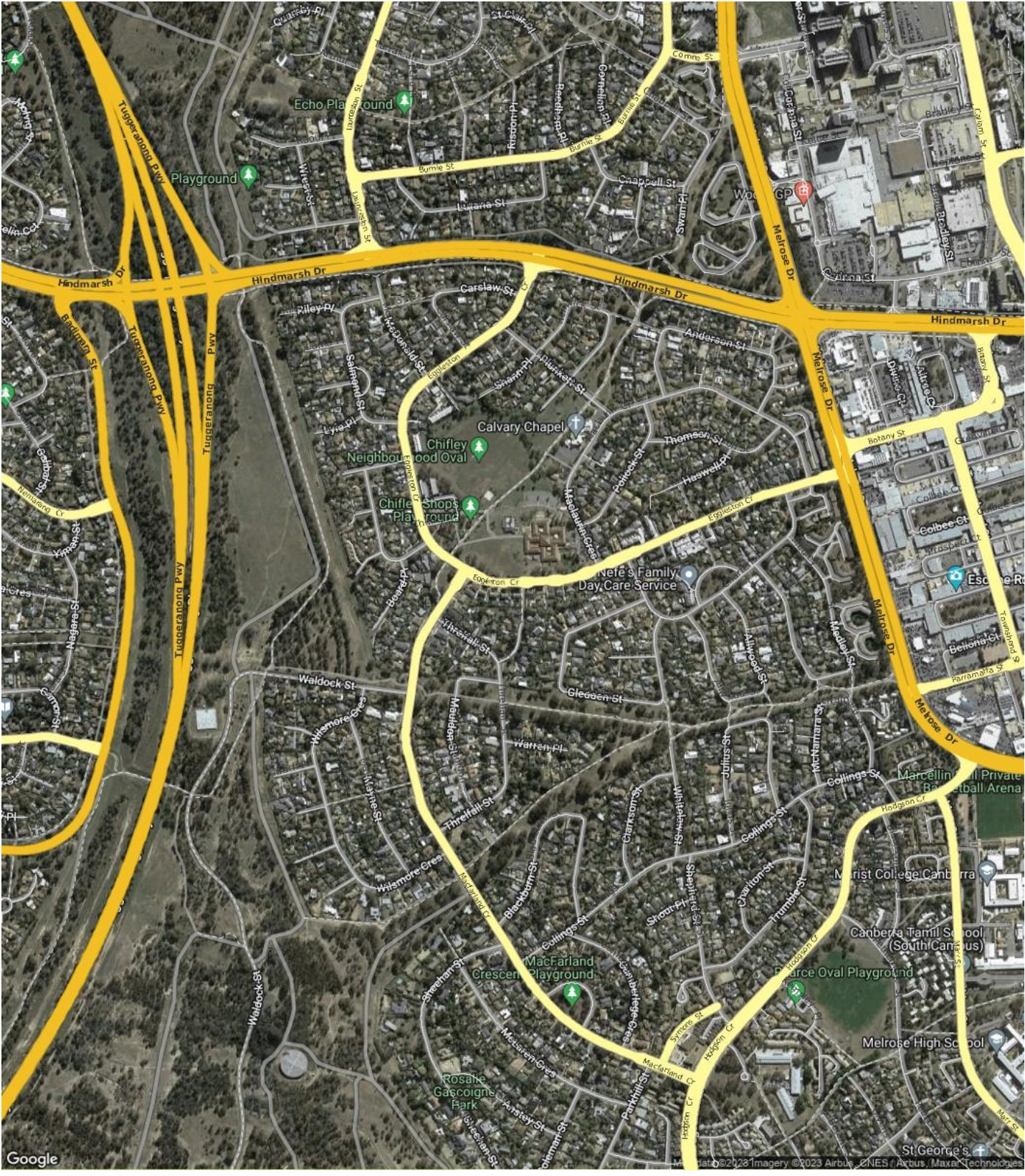


SUBURB FLYOVER REPORT

CHIFLEY (HOUSE)

Prepared by [Independent Property Group](#)

CHIFLEY - Suburb Map



CHIFLEY - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	35	\$ 385,000	0.0 %	\$ 300,000	\$ 790,000
2006	28	\$ 391,500	1.7 %	\$ 265,000	\$ 530,000
2007	39	\$ 469,000	19.8 %	\$ 340,000	\$ 875,000
2008	30	\$ 499,500	6.5 %	\$ 61,000	\$ 875,000
2009	31	\$ 520,000	4.1 %	\$ 230,000	\$ 820,000
2010	17	\$ 575,000	10.6 %	\$ 170,000	\$ 840,000
2011	18	\$ 550,000	-4.3 %	\$ 415,000	\$ 791,000
2012	20	\$ 601,000	9.3 %	\$ 470,000	\$ 785,000
2013	21	\$ 585,000	-2.7 %	\$ 245,000	\$ 880,000
2014	37	\$ 575,000	-1.7 %	\$ 100,000	\$ 1,100,000
2015	28	\$ 679,000	18.1 %	\$ 500,000	\$ 1,120,000
2016	35	\$ 720,000	6.0 %	\$ 82,000	\$ 1,495,000
2017	32	\$ 805,000	11.8 %	\$ 570,000	\$ 1,210,000
2018	36	\$ 787,500	-2.2 %	\$ 370,000	\$ 1,085,000
2019	32	\$ 832,750	5.7 %	\$ 100,000	\$ 1,385,000
2020	42	\$ 855,000	2.7 %	\$ 500,000	\$ 1,840,000
2021	42	\$ 1,165,500	36.3 %	\$ 500,000	\$ 2,250,000
2022	31	\$ 1,200,000	3.0 %	\$ 950,000	\$ 2,290,000
2023	8	\$ 1,069,000	-10.9 %	\$ 800,000	\$ 1,935,000

Median Sale Price

\$1.12m

Based on 15 recorded House sales within the last 12 months (Oct '22 - Sep '23)

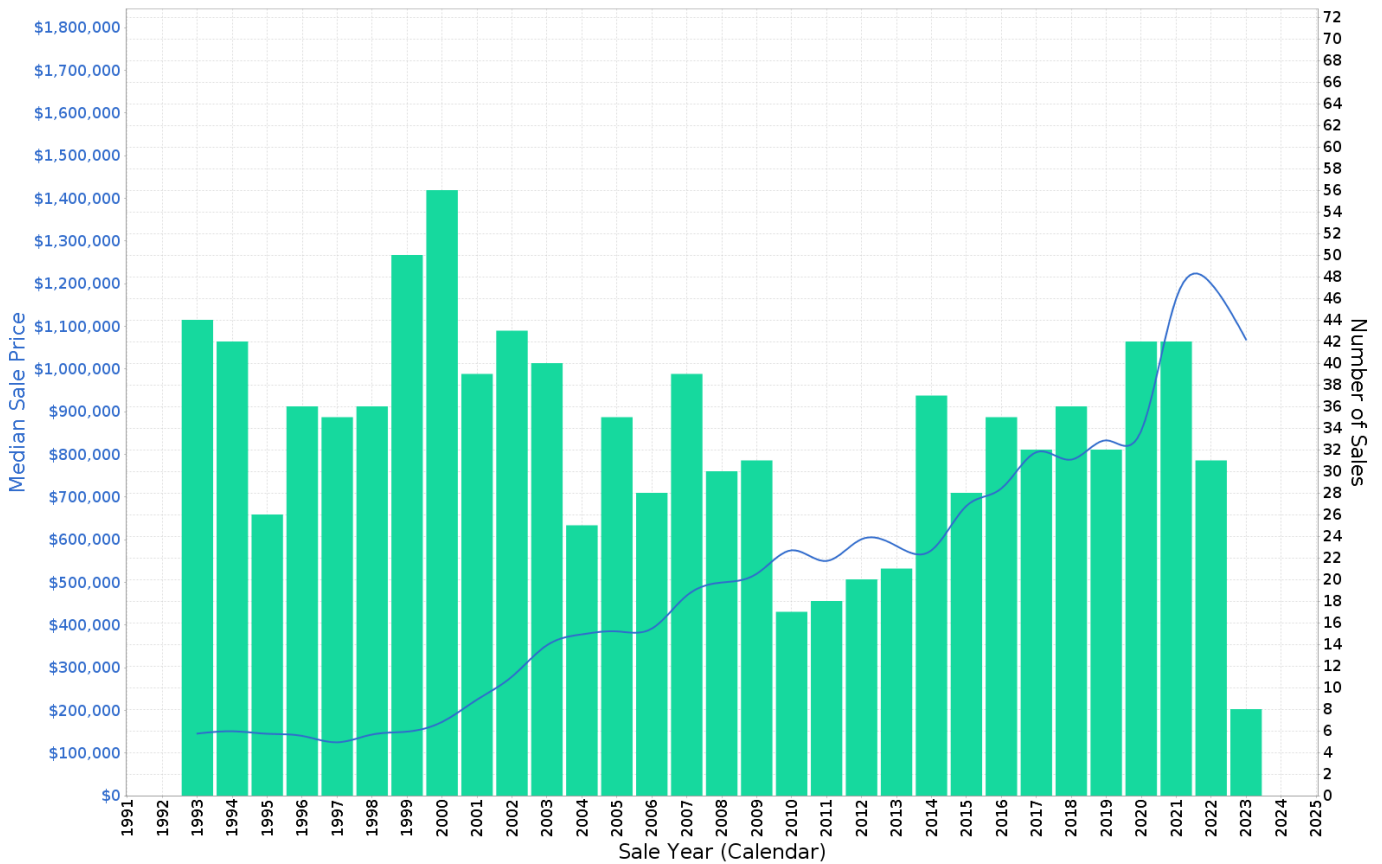
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

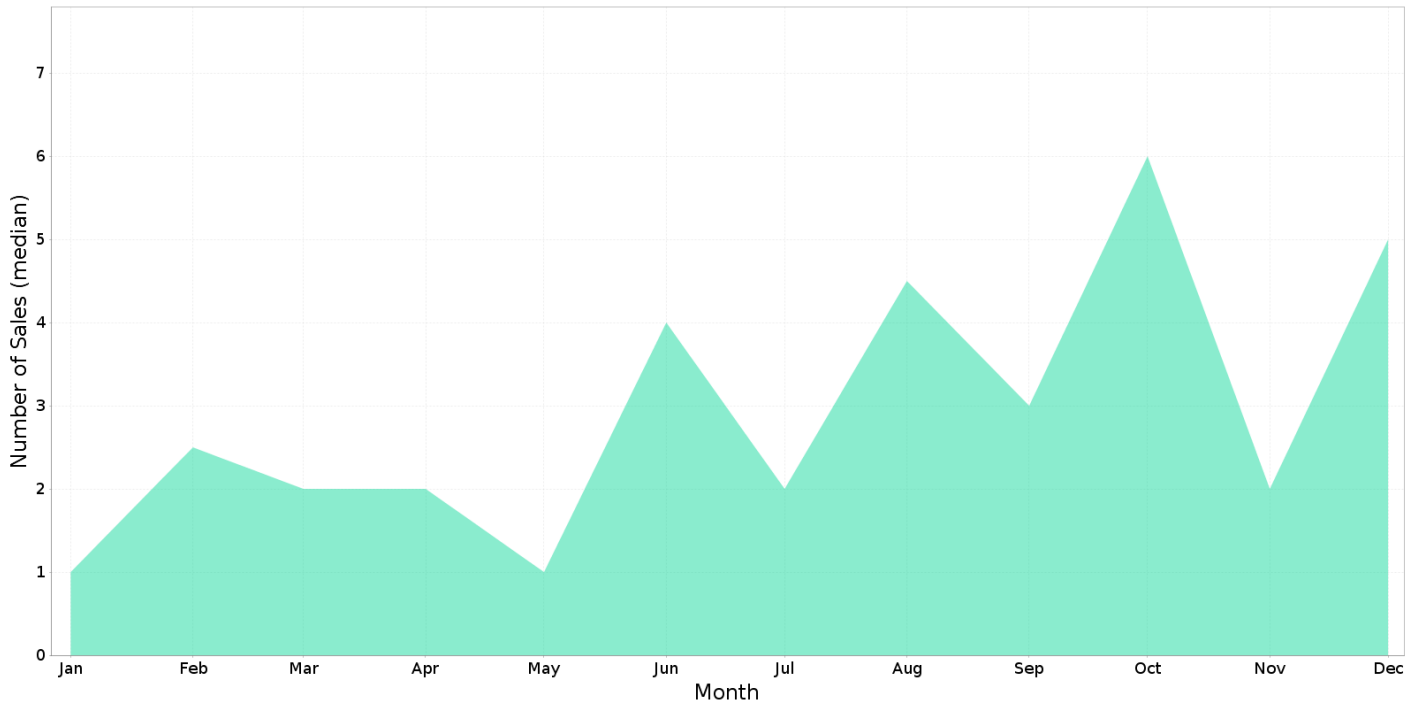
-10.5%

Current Median Price: \$1,120,000
Previous Median Price: \$1,252,000

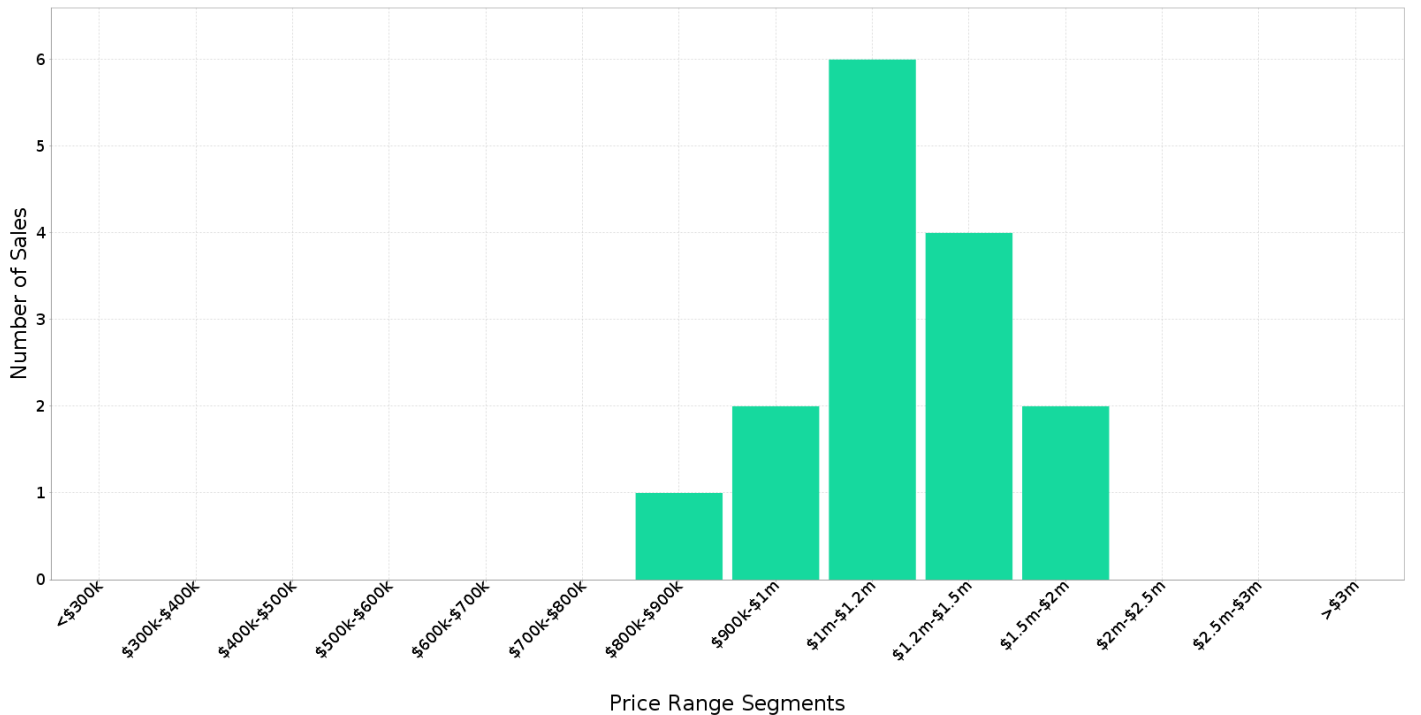
Based on 54 recorded House sales compared over the last two rolling 12 month periods



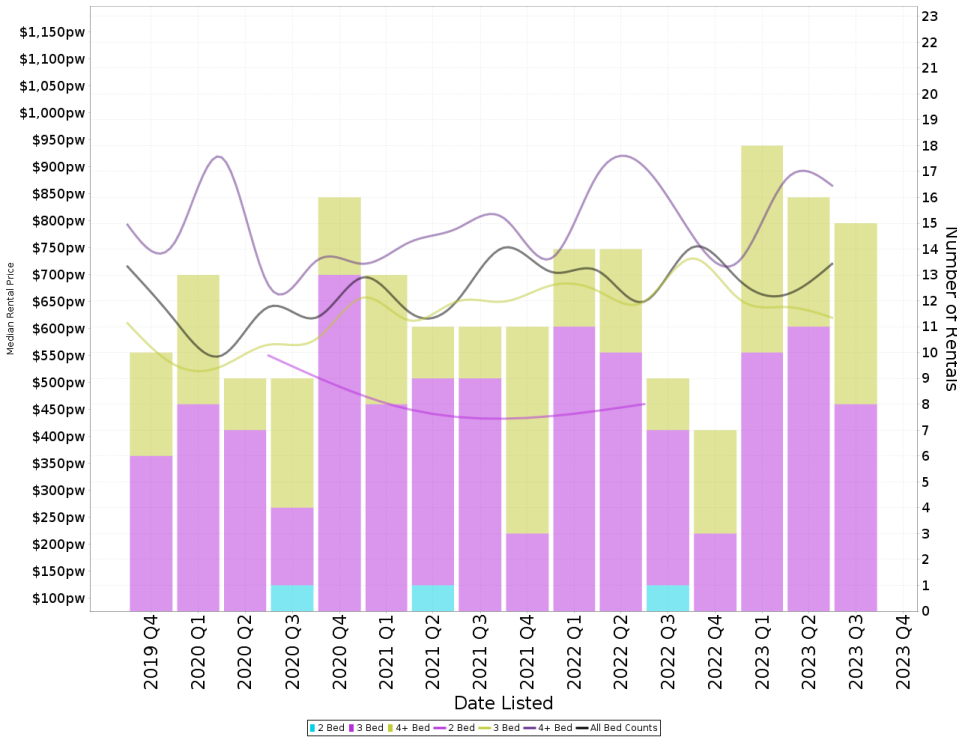
CHIFLEY - Peak Selling Periods (3 years)



CHIFLEY - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-10.5%

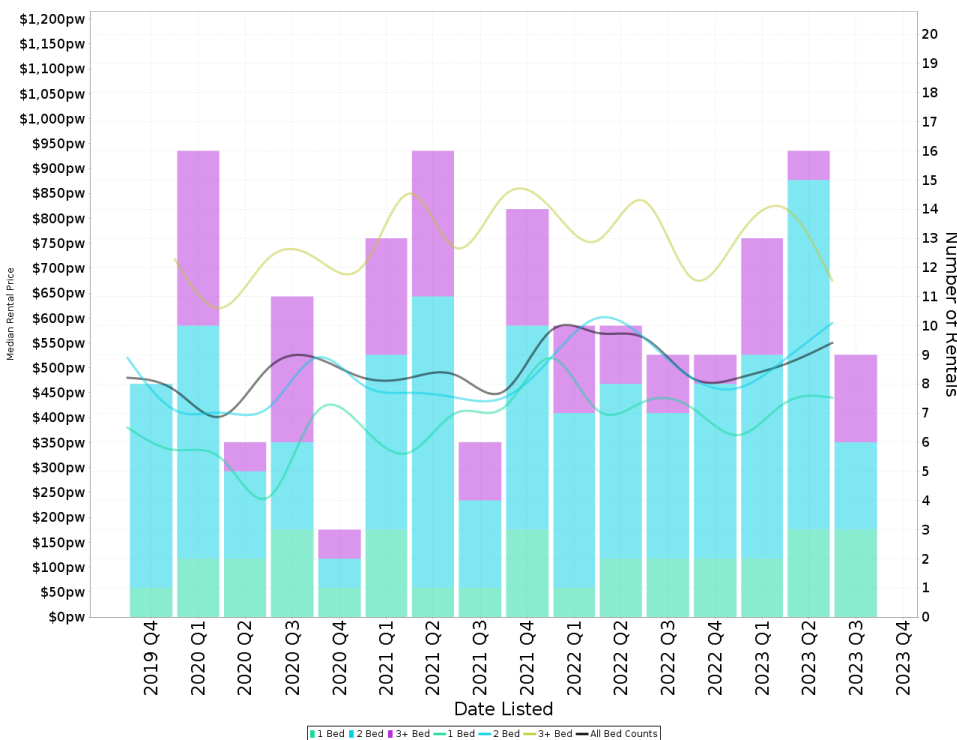
Current Median Price: \$1,120,000
Previous Median Price: \$1,252,000
Based on 54 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.2%

Current Median Price: \$1,120,000
Current Median Rent: \$700
Based on 56 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+16.7%

Current Median Price: \$785,000
Previous Median Price: \$672,500
Based on 73 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.3%

Current Median Price: \$785,000
Current Median Rent: \$500
Based on 47 registered Unit rentals compared over the last 12 months.

CHIFLEY - Recently Sold Properties

Median Sale Price

\$1.12m

Based on 15 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

-10.5%

Current Median Price: \$1,120,000
Previous Median Price: \$1,252,000

Based on 54 recorded House sales compared over the last two rolling 12 month periods


Sold Properties

15


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

11 BOARD PL




\$1,050,000




721 m² 3 1 1

3 SALMOND ST



\$995,000



881 m² 3 1 1

84 EGGLESTON CRES



\$1,103,800




957 m² 3 1 1

4 POLLOCK ST



\$1,050,000



803 m² 3 2 2

14 GLEDDEN ST




\$1,580,000



882 m² 4 4 2

4 POLLOCK ST




\$1,050,000




3 1 2

19 SALMOND ST



\$1,935,000



826 m² 3 2 2

3 COGHLAN ST



\$1,540,000



4 2 2

32 MEDLEY ST



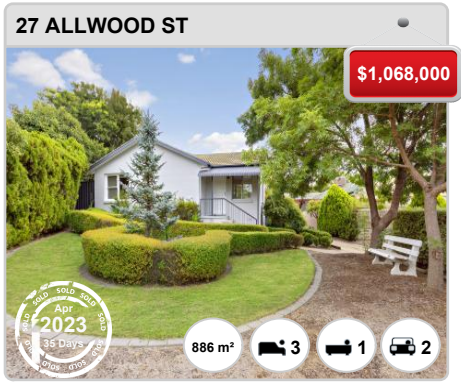
\$1,070,000



777 m² 3 1 1

Independent

PROPERTY GROUP



CHIFLEY - Properties For Rent

Median Rental Price

\$700 /w

Based on 56 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

+3.2%

Current Median Price: \$1,120,000
Current Median Rent: \$700

Based on 15 recorded House sales and 56 House rentals compared over the last 12 months

Number of Rentals

56

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

5 Anderson Street

\$620 per week

Oct 2023
1 Day

810 m² 3 1 2

16A MACFARLAND CRESCENT

\$865 per week

Sep 2023
6 Days

408 m² 4 2 2

6 Allwood Street

\$820 per week

Sep 2023
7 Days

832 m² 3 2 1

3 JULL PLACE

\$850/week

Aug 2023
35 Days

951 m² 5 1 1

127 EGGLESTON CRESCENT

\$630

Aug 2023
36 Days

814 m² 3 1 1

80 EGGLESTON CRESCENT

\$760 per week

Aug 2023
42 Days

1,210 m² 3 2 2

40 MACFARLAND CRESCENT

\$580 per week

Aug 2023
56 Days

789 m² 3 1 1

32 CHARTERIS CRESCENT

\$1050 per week

Jul 2023
71 Days

768 m² 4 2 2

15 Allwood Street

\$640 per week

2023
31 Days

733 m² 3 1 2