

A photograph of a modern backyard. In the foreground, a hammock with a grey body and orange headrest is strung over a paved area, with a yellow towel draped over it. Next to it is a wooden stool made of a tree stump, topped with a straw hat. In the background, a swimming pool is enclosed by a glass fence. The pool is surrounded by a concrete deck and a wooden wall. Large trees and lush greenery surround the pool area. The scene is brightly lit, suggesting a sunny day.

**RayWhite.**

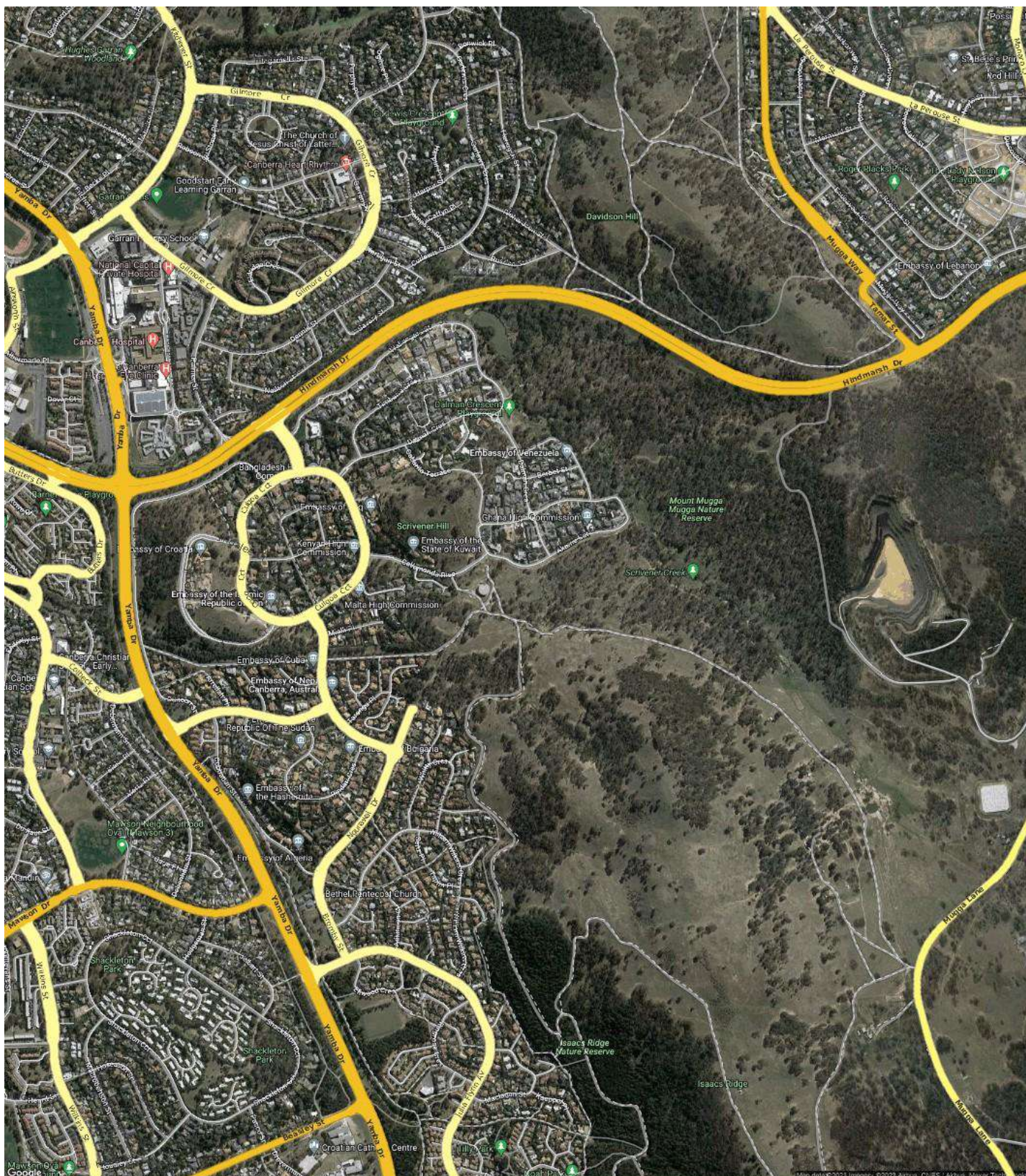
# Suburb flyover report

O'MALLEY (HOUSE)

PREPARED BY: RAY WHITE CANBERRA, RAY WHITE CORPORATE DEFAULT



# O'MALLEY - Suburb Map



Prepared on 02/11/2023 by Ray White Canberra , 03 9725 7444 at Ray White Corporate Default. © Property Data Solutions Pty Ltd 2023 (pricefinder.com.au)

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# O'MALLEY - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	5	\$ 1,043,000	0.0 %	\$ 565,000	\$ 1,440,000
2006	10	\$ 1,205,000	15.5 %	\$ 643,000	\$ 1,615,000
2007	13	\$ 1,200,000	-0.4 %	\$ 575,000	\$ 1,530,000
2008	4	\$ 1,045,000	-12.9 %	\$ 720,000	\$ 1,940,000
2009	8	\$ 1,187,500	13.6 %	\$ 660,000	\$ 4,000,000
2010	7	\$ 1,500,000	26.3 %	\$ 1,150,000	\$ 2,300,000
2011	9	\$ 1,175,000	-21.7 %	\$ 92,500	\$ 2,500,000
2012	8	\$ 1,335,000	13.6 %	\$ 1,026,000	\$ 1,900,000
2013	2	\$ 1,425,000	6.7 %	\$ 1,400,000	\$ 1,450,000
2014	9	\$ 1,233,000	-13.5 %	\$ 825,000	\$ 2,200,000
2015	12	\$ 1,857,400	50.6 %	\$ 971,000	\$ 2,800,000
2016	7	\$ 1,800,000	-3.1 %	\$ 1,030,000	\$ 3,250,000
2017	4	\$ 1,525,000	-15.3 %	\$ 1,387,500	\$ 1,900,000
2018	8	\$ 1,787,500	17.2 %	\$ 1,070,000	\$ 2,610,000
2019	10	\$ 1,787,500	0.0 %	\$ 1,250,000	\$ 4,800,000
2020	13	\$ 1,841,000	3.0 %	\$ 420,000	\$ 3,500,000
2021	11	\$ 2,900,000	57.5 %	\$ 1,831,000	\$ 5,500,000
2022	8	\$ 3,250,000	12.1 %	\$ 2,360,000	\$ 3,600,000
2023	3	\$ 2,050,000	-36.9 %	\$ 1,980,000	\$ 2,400,000

## Median Sale Price

# \$2.4m

Based on 5 recorded House sales within the last 12 months (Oct '22 - Sep '23)

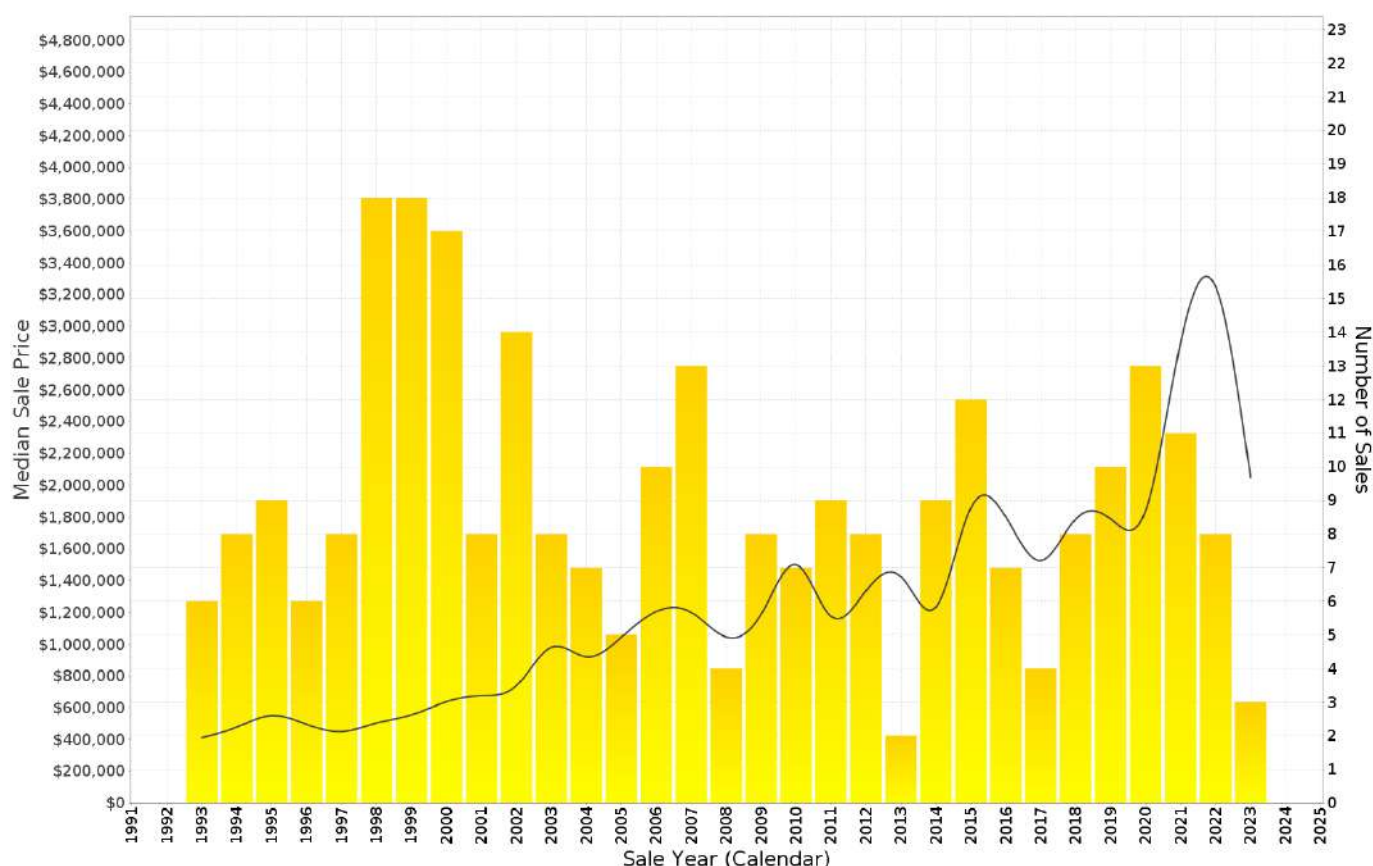
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

# -17.2%

Current Median Price: \$2,400,000  
Previous Median Price: \$2,900,000

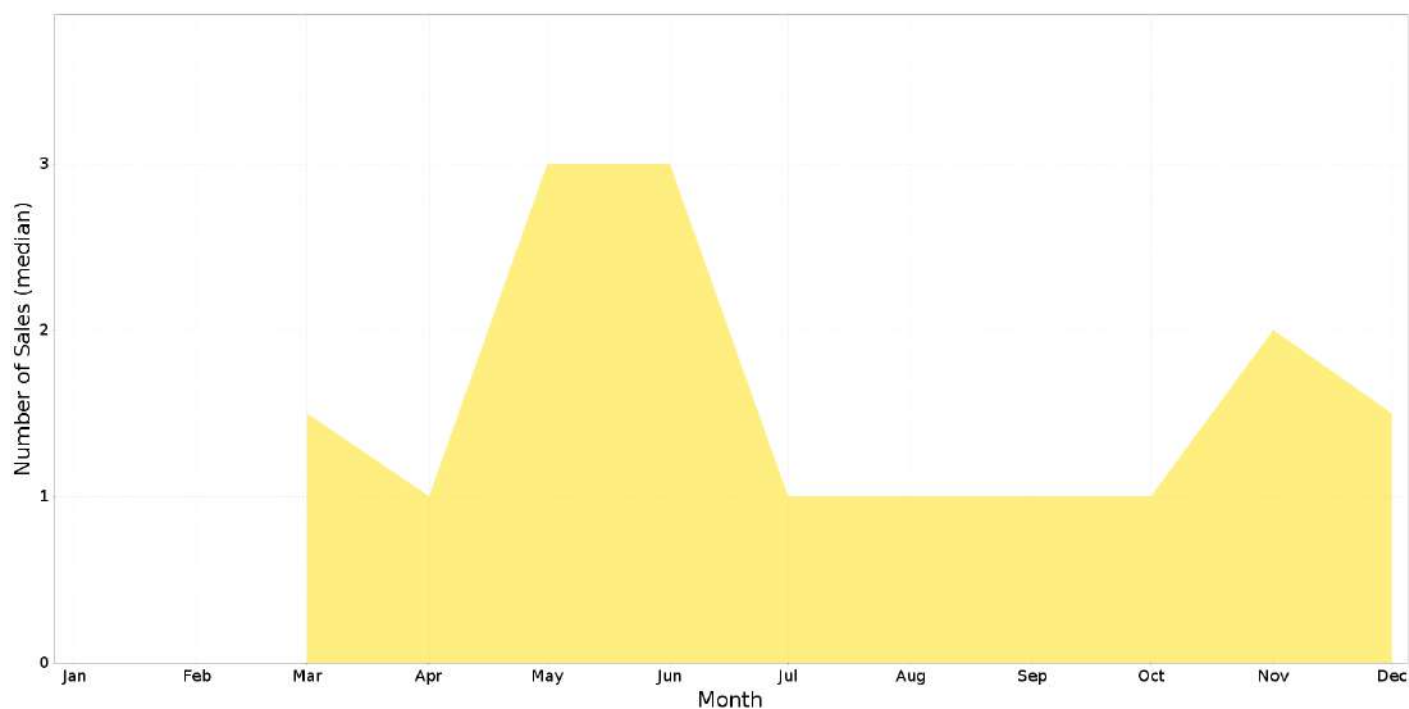
Based on 16 recorded House sales compared over the last two rolling 12 month periods



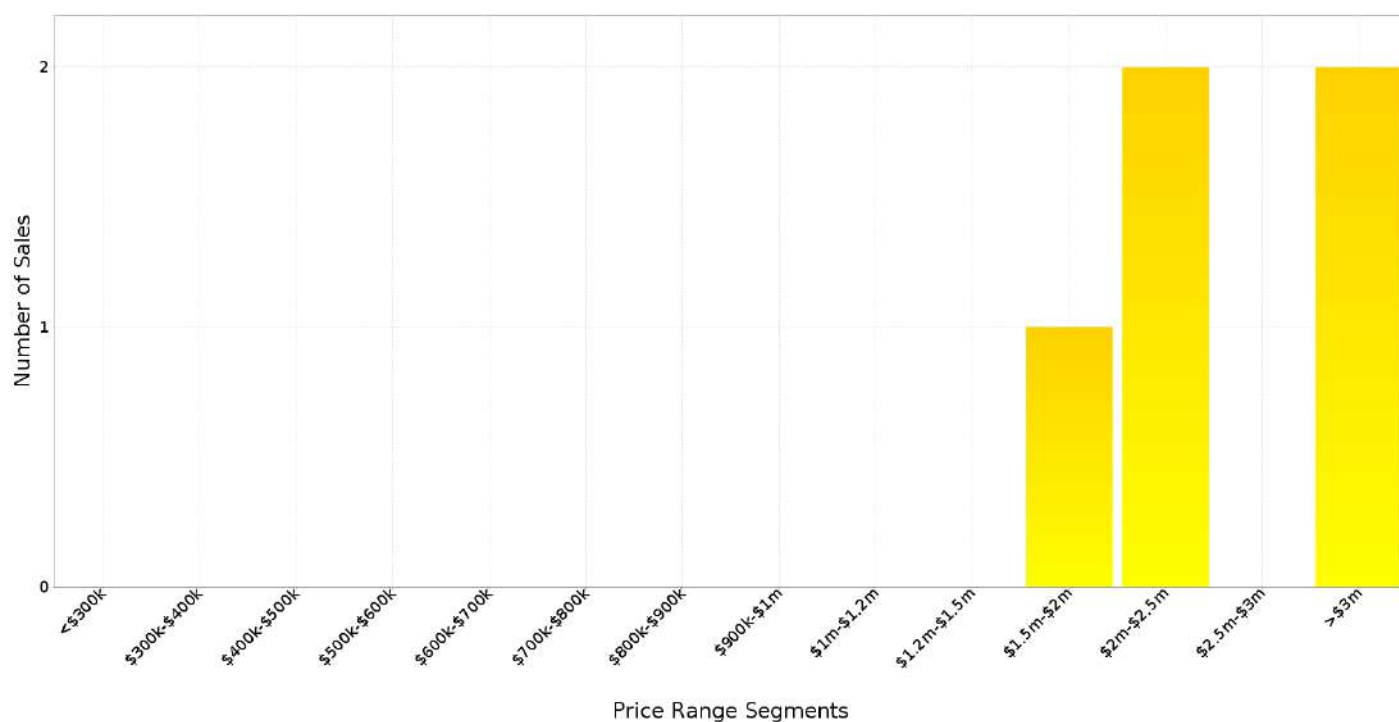
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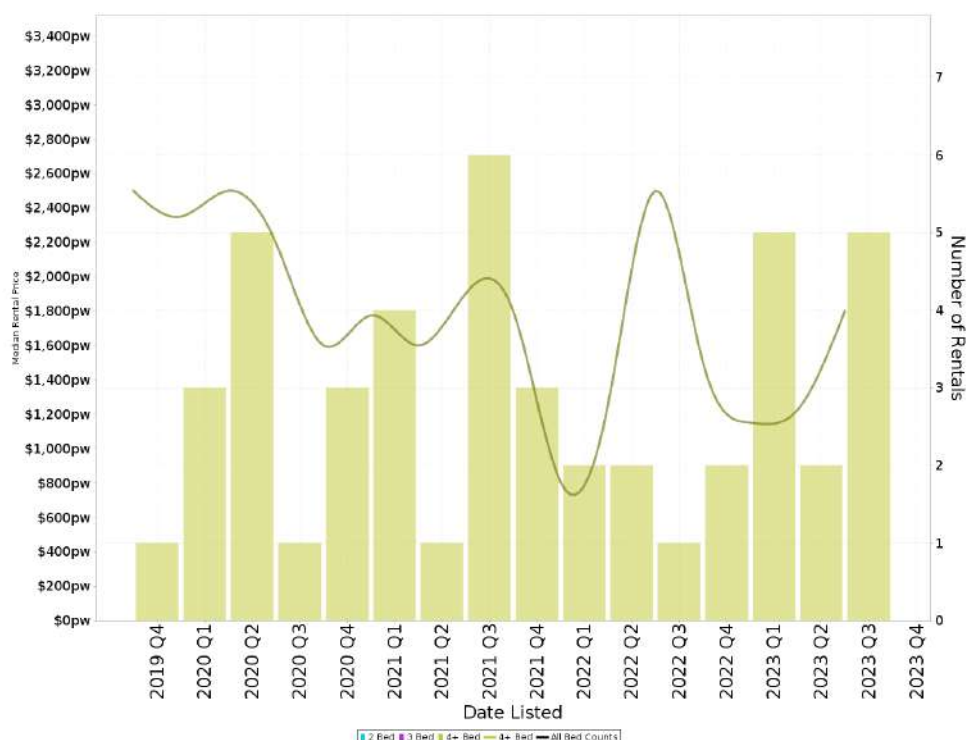
## O'MALLEY - Peak Selling Periods (3 years)



## O'MALLEY - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-17.2%**

Current Median Price: \$2,400,000  
Previous Median Price: \$2,900,000

Based on 16 registered House sales compared over the last two rolling 12 month periods.

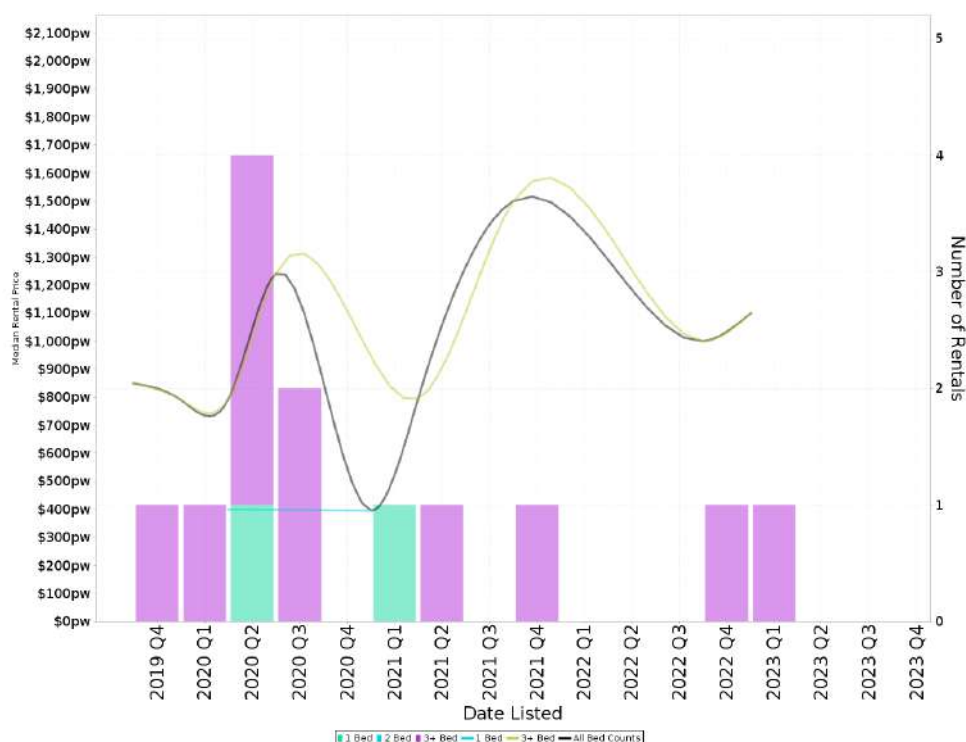
### Suburb Rental Yield

**+2.8%**

Current Median Price: \$2,400,000  
Current Median Rent: \$1,300

Based on 14 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-18.2%**

Current Median Price: \$1,350,000  
Previous Median Price: \$1,650,000

Based on 10 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.0%**

Current Median Price: \$1,350,000  
Current Median Rent: \$1,050

Based on 2 registered Unit rentals compared over the last 12 months.

# O'MALLEY - Recently Sold Properties

## Median Sale Price

# \$2.4m

Based on 5 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

# -17.2%

Current Median Price: \$2,400,000  
Previous Median Price: \$2,900,000

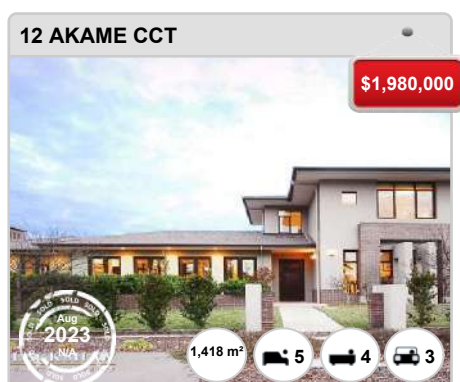
Based on 16 recorded House sales compared over the last two rolling 12 month periods

## # Sold Properties

# 5

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



# O'MALLEY - Properties For Rent

Median Rental Price  
**\$1,300 /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  
**+2.8%**

Current Median Price: \$2,400,000  
Current Median Rent: \$1,300

Based on 5 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

**12 Bulwarra Close**

**\$2,000**




1,923 m<sup>2</sup> 7 8 6

Current Median Rental for Sep 2023 35 Days

**4 KEYAR STREET**

**\$1,698 per**



945 m<sup>2</sup> 5 3 2

Current Median Rental for Sep 2023 35 Days

**37 CULGOA CIRCUIT**

**\$2600 per**



2,151 m<sup>2</sup> 7 4 2

Current Median Rental for Sep 2023 35 Days

**41A CULGOA STREET**

**\$4800 per**




10 10 3

Current Median Rental for Jul 2023 107 Days

**29 NGUNAWAL STREET**

**\$2200 per**



6 9 3

Current Median Rental for Jul 2023 107 Days