

A photograph of a modern backyard. In the foreground, a hammock with a tan body and orange headrest is strung over a paved area, with a bright yellow towel draped over it. Next to the hammock is a wooden stool made of two tree stumps, topped with a straw hat. In the background, a swimming pool is enclosed by a glass safety fence. Beyond the pool is a wooden fence and a large, leafy tree. The scene is bright and sunny, with shadows cast on the grass and pavement.

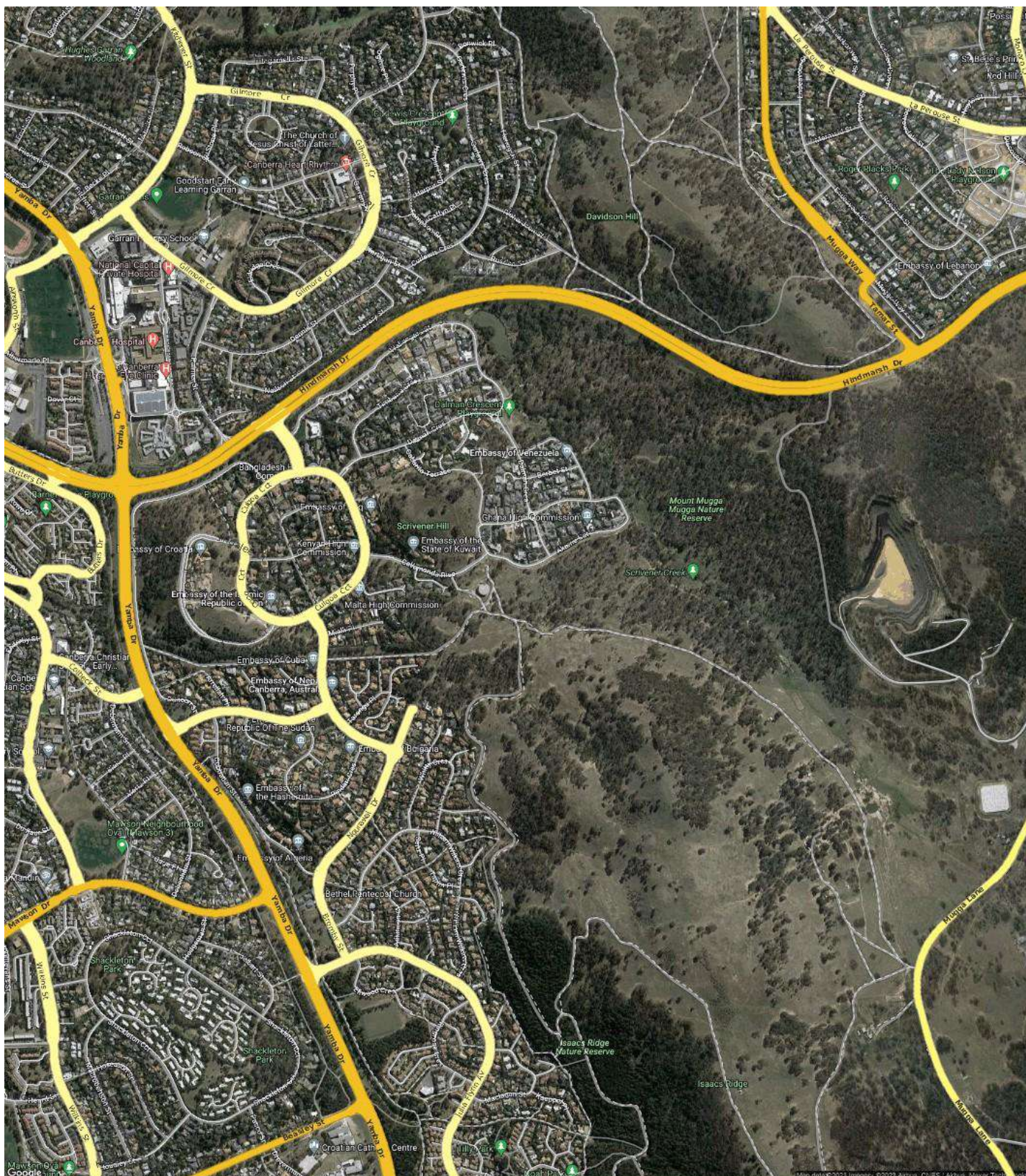
RayWhite.

Suburb
flyover report

O'MALLEY (HOUSE)

PREPARED BY: RAY WHITE CANBERRA, RAY WHITE CORPORATE DEFAULT

O'MALLEY - Suburb Map



Prepared on 01/12/2023 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)

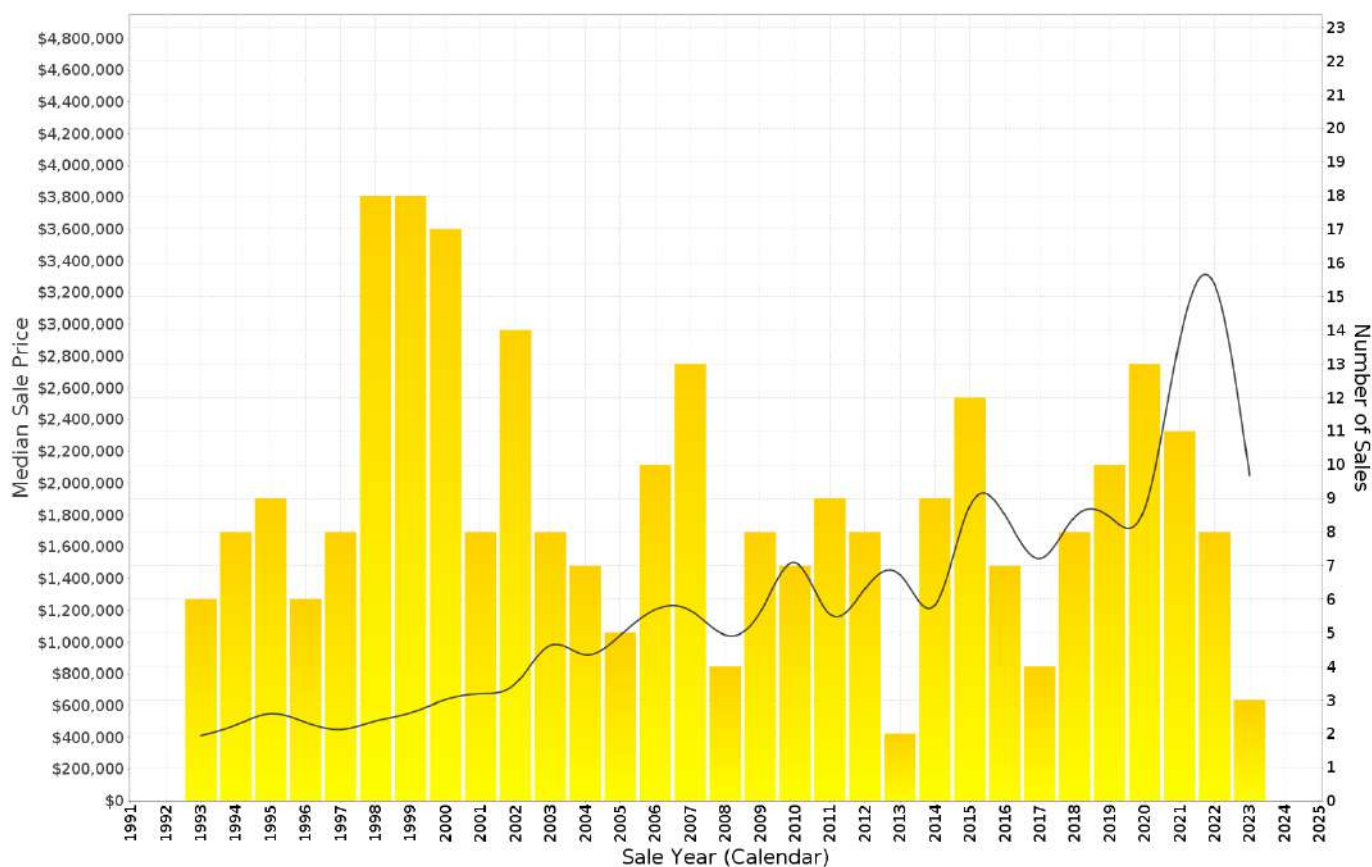
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

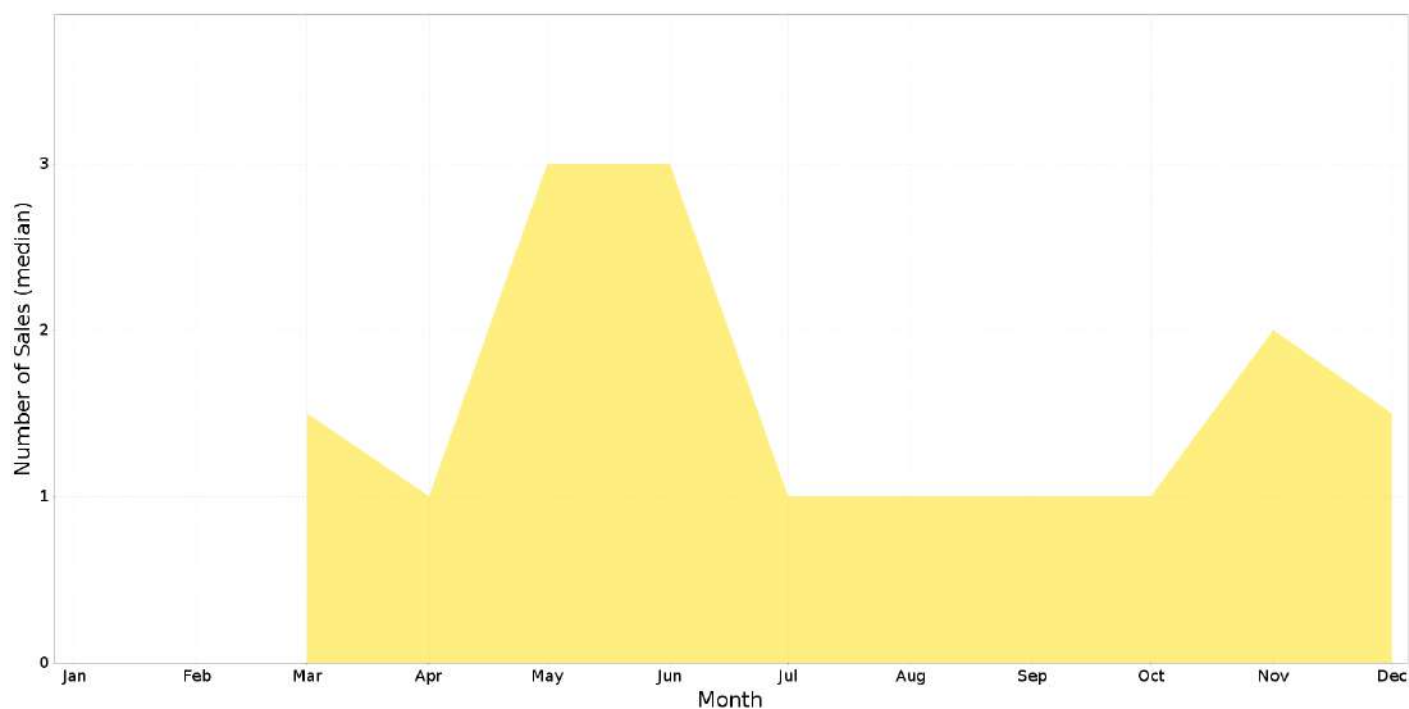
-17.2%

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

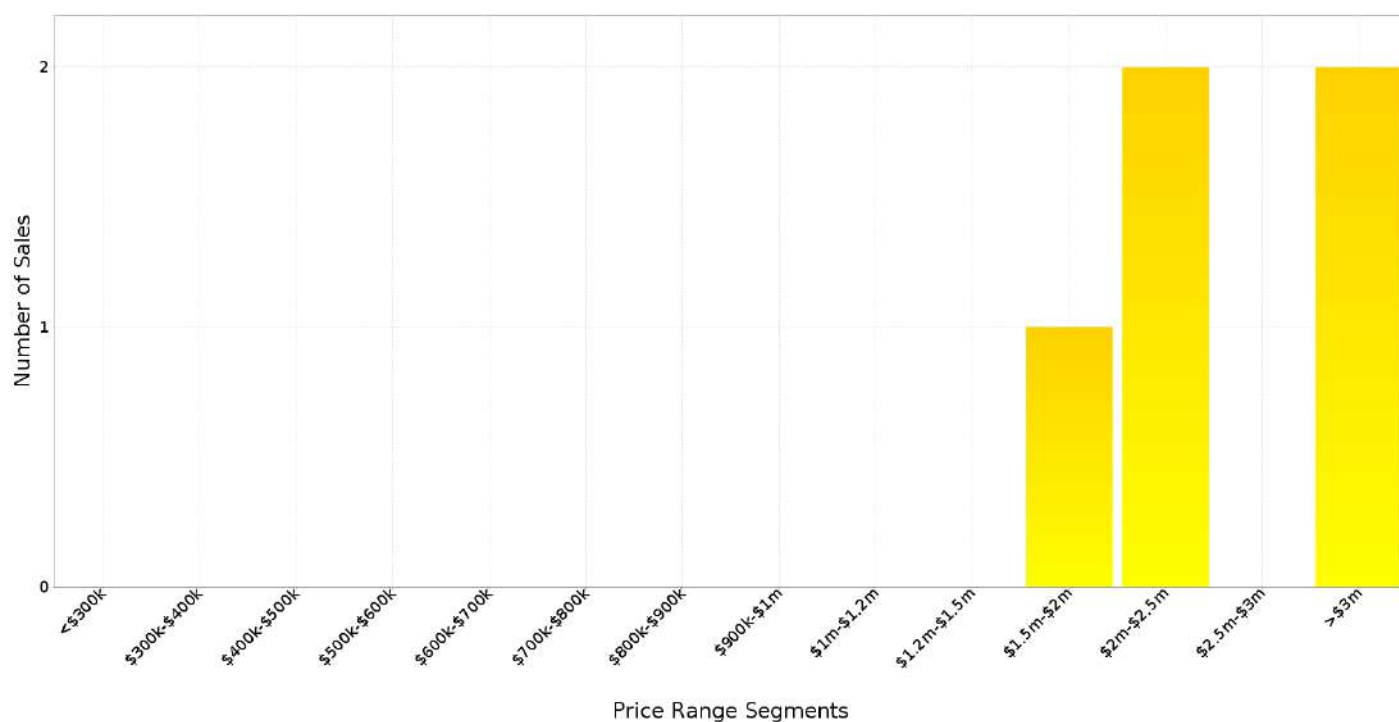
Based on 16 recorded House sales compared over the last two rolling 12 month periods



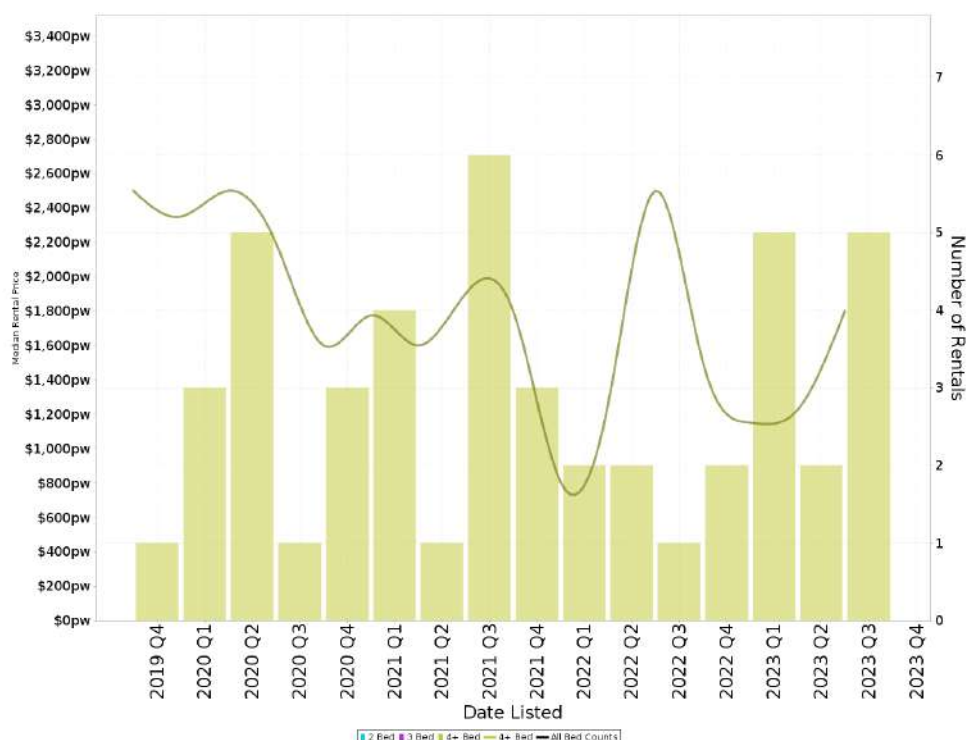
O'MALLEY - Peak Selling Periods (3 years)



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.

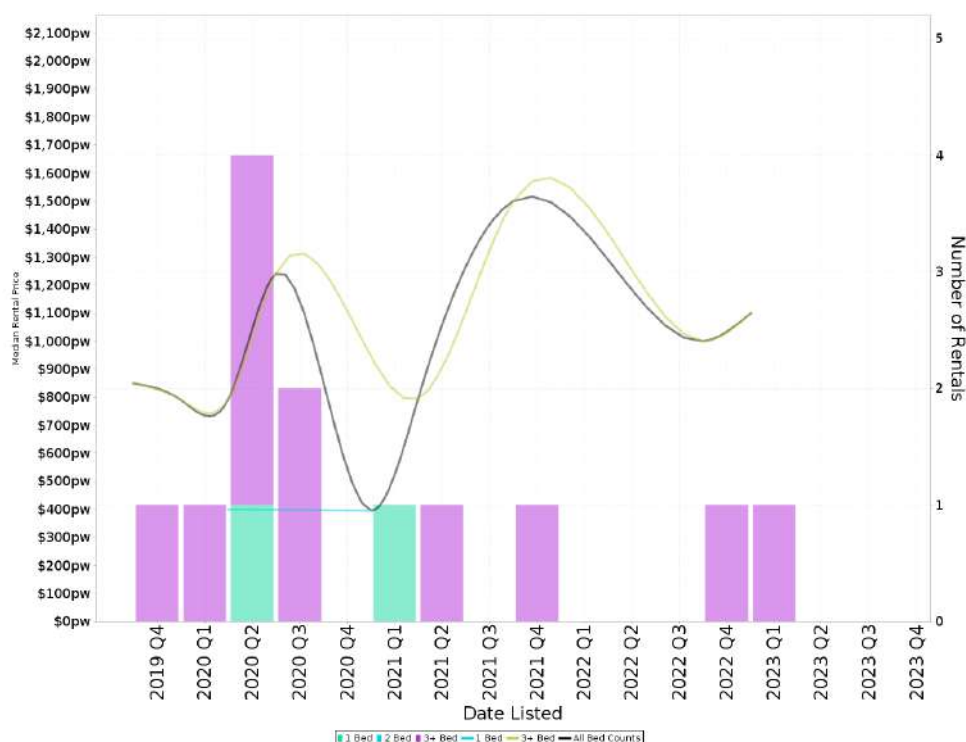
Suburb Rental Yield

+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

-22.4%

Current Median Price: \$1,280,000
Previous Median Price: \$1,650,000

Based on 11 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.3%

Current Median Price: \$1,280,000
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

12 BULWARRA CL



\$2,650,000

Aug 2023
618 Days

1,923 m² 7 8 6

12 AKAME CCT




\$1,980,000

Aug 2023
618 Days

1,418 m² 5 4 3

17 COBBADAH ST



\$2,050,000

Jul 2023
64 Days

1,675 m² 6 3 8

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

\$2,400



1,923 m² **7** **8** **6**

2023
Sep
64 Days

37 CULGOA CIRCUIT

\$2600 per week




2,151 m² **7** **4** **2**

2023
Sep
64 Days

29 NGUNAWAL STREET

\$2200 per week



2022
Sep
64 Days

6 **9** **3**