



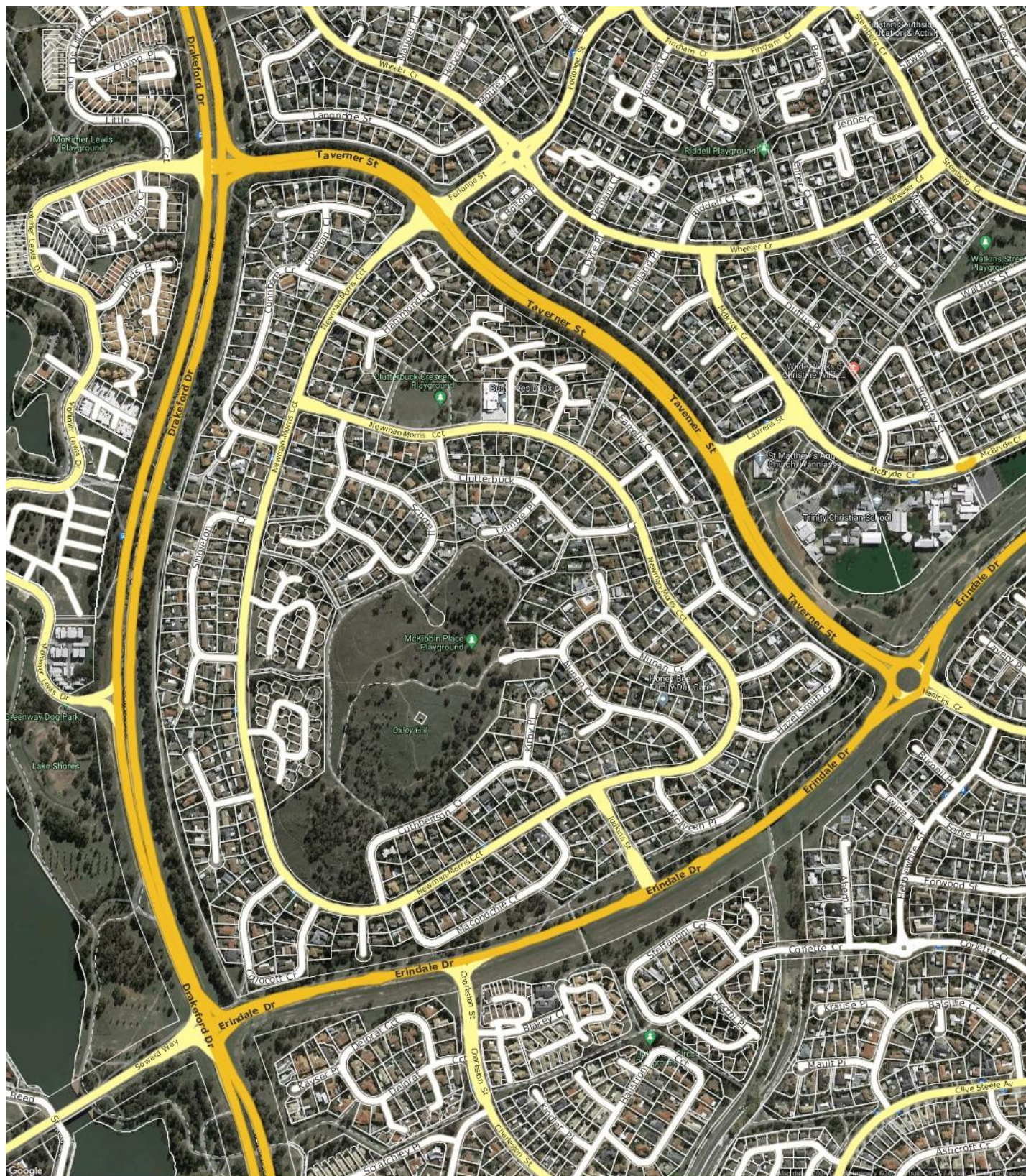
**RayWhite.**



**Suburb**  
flyover report

**OXLEY (HOUSE)**  
PREPARED BY: RAY WHITE CANBERRA, RAY WHITE CORPORATE DEFAULT

# OXLEY - Suburb Map



# OXLEY - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	18	\$ 415,000	0.0 %	\$ 240,000	\$ 542,500
2007	21	\$ 440,000	6.0 %	\$ 225,000	\$ 720,000
2008	19	\$ 450,000	2.3 %	\$ 355,000	\$ 590,000
2009	23	\$ 420,000	-6.7 %	\$ 245,000	\$ 772,000
2010	9	\$ 500,000	19.0 %	\$ 430,000	\$ 695,000
2011	12	\$ 530,000	6.0 %	\$ 379,000	\$ 638,000
2012	10	\$ 662,250	25.0 %	\$ 380,000	\$ 875,000
2013	14	\$ 503,500	-24.0 %	\$ 200,000	\$ 877,000
2014	14	\$ 523,500	4.0 %	\$ 220,000	\$ 720,000
2015	21	\$ 530,000	1.2 %	\$ 175,000	\$ 890,000
2016	15	\$ 580,000	9.4 %	\$ 450,000	\$ 956,000
2017	12	\$ 659,250	13.7 %	\$ 506,000	\$ 790,000
2018	13	\$ 640,000	-2.9 %	\$ 100,000	\$ 810,000
2019	12	\$ 608,750	-4.9 %	\$ 480,000	\$ 920,000
2020	19	\$ 635,000	4.3 %	\$ 70,000	\$ 821,000
2021	30	\$ 825,500	30.0 %	\$ 63,750	\$ 1,511,000
2022	27	\$ 900,000	9.0 %	\$ 675,000	\$ 1,395,000
2023	11	\$ 948,333	5.4 %	\$ 687,500	\$ 1,230,000
2024	2	\$ 385,000	-59.4 %	\$ 80,000	\$ 690,000

## Median Sale Price

# \$800k

Based on 9 recorded House sales within the last 12 months (Apr '23 - Mar '24)

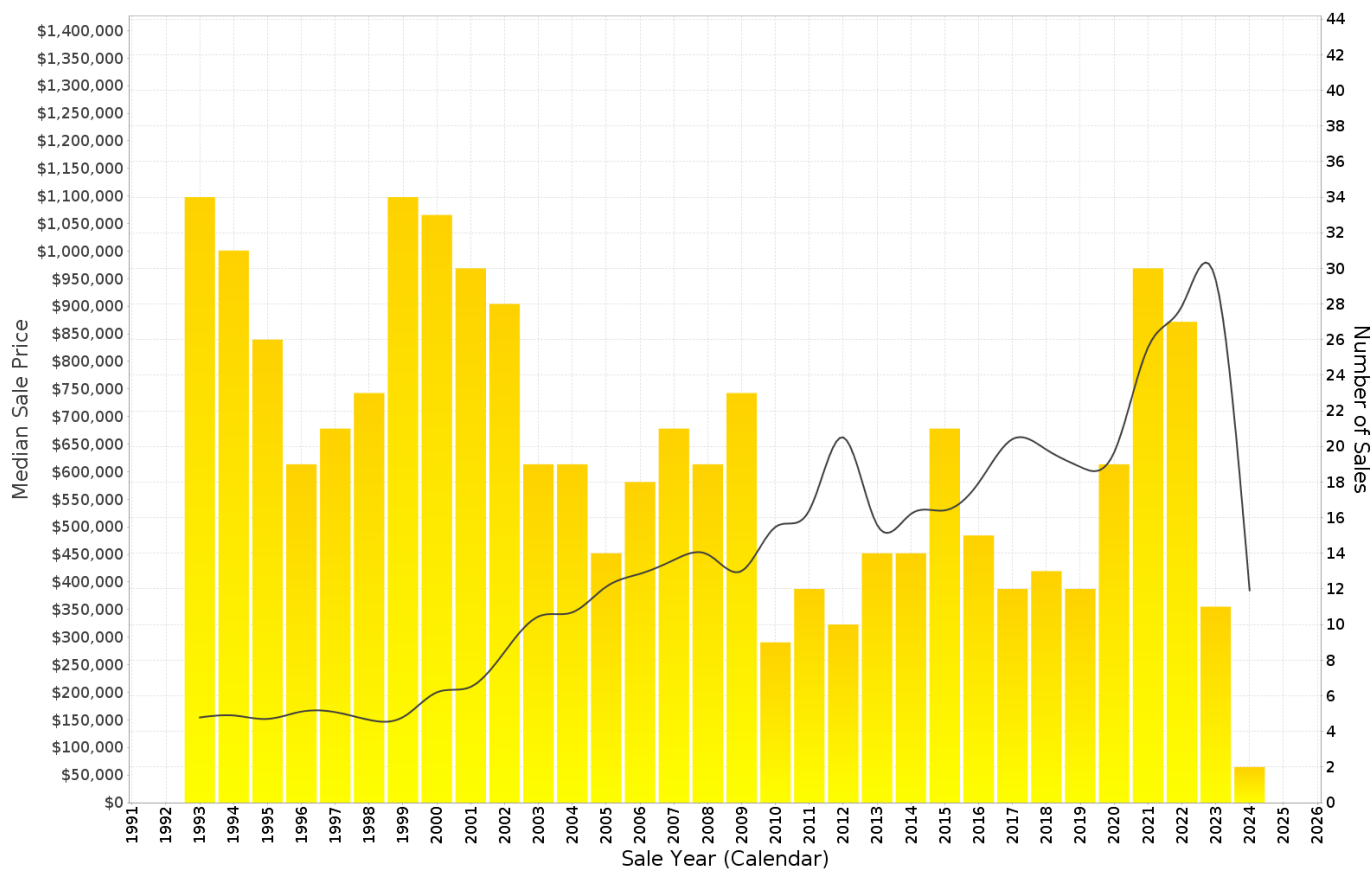
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

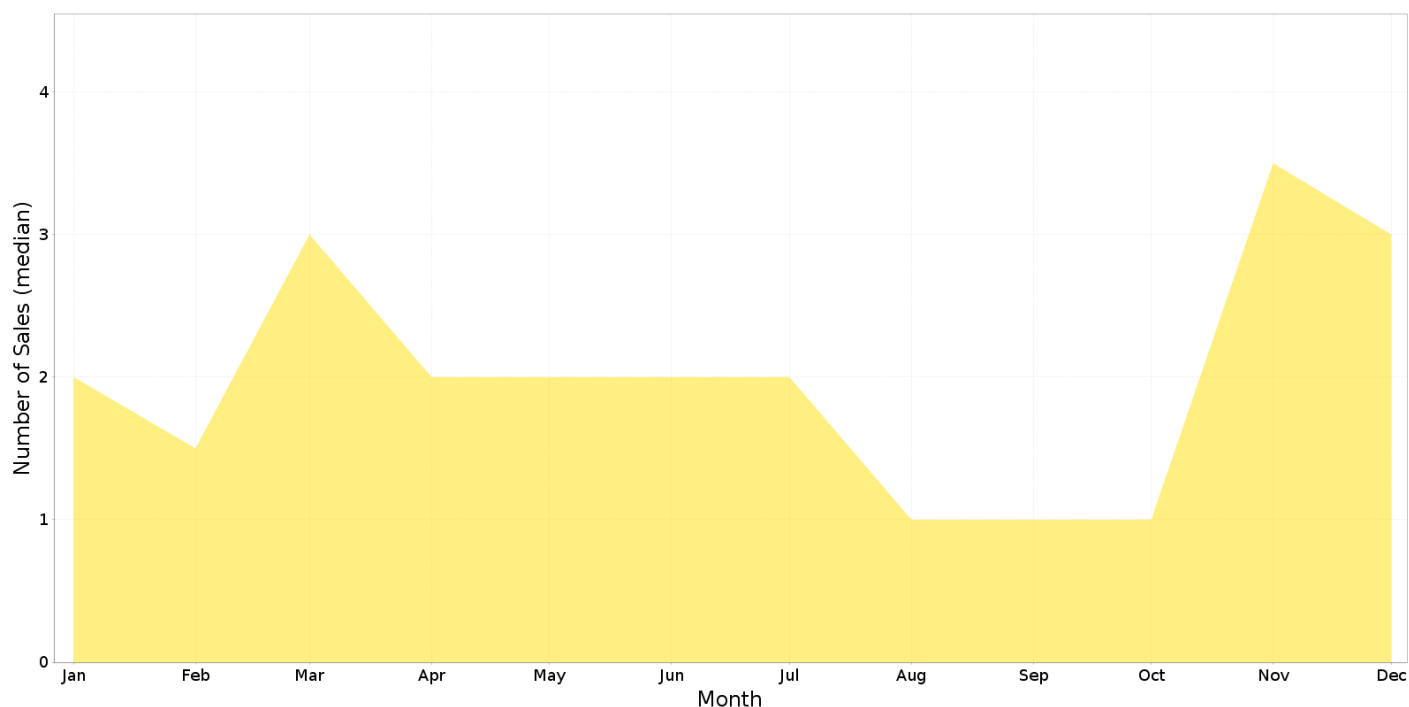
# -13.0%

Current Median Price: \$800,000  
Previous Median Price: \$920,000

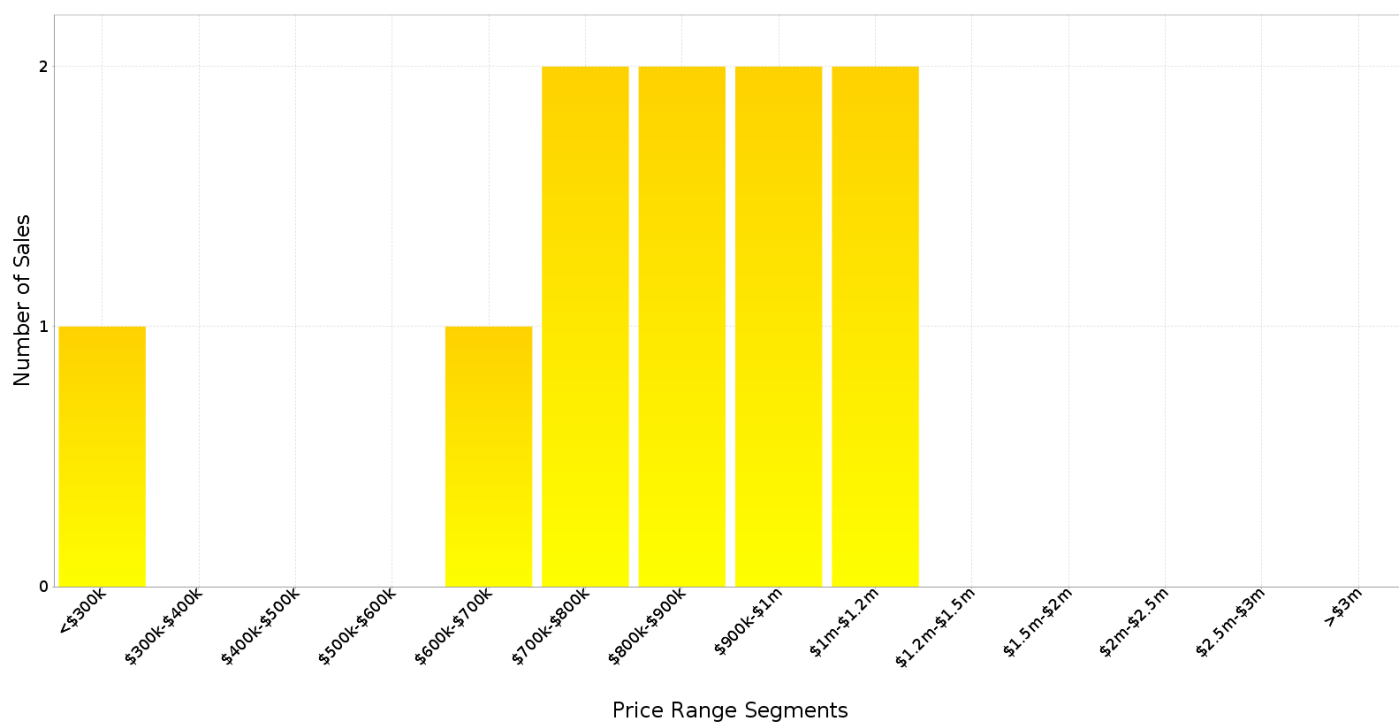
Based on 35 recorded House sales compared over the last two rolling 12 month periods



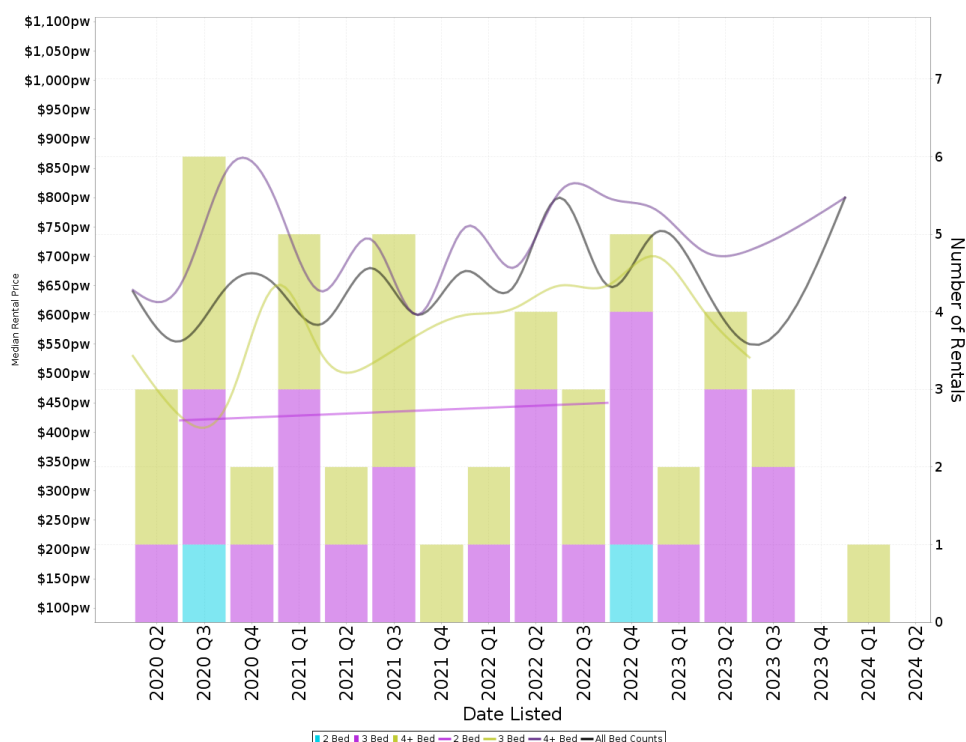
## OXLEY - Peak Selling Periods (3 years)



## OXLEY - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-13.0%**

Current Median Price: \$800,000  
Previous Median Price: \$920,000

Based on 35 registered House sales compared over the last two rolling 12 month periods.

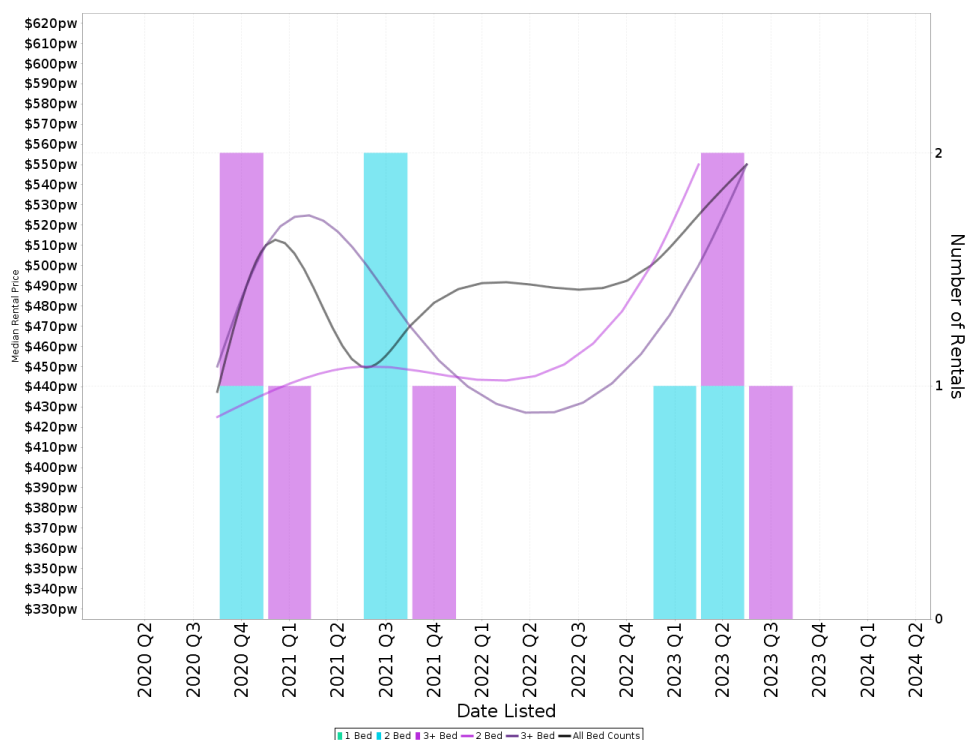
### Suburb Rental Yield

**+4.3%**

Current Median Price: \$800,000  
Current Median Rent: \$655

Based on 8 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-7.1%**

Current Median Price: \$614,689  
Previous Median Price: \$661,500

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

### Suburb Rental Yield

**+4.7%**

Current Median Price: \$614,689  
Current Median Rent: \$550

Based on 3 registered Unit rentals compared over the last 12 months.

# OXLEY - Recently Sold Properties

Median Sale Price

**\$800k**

Based on 9 recorded House sales within the last 12 months (Apr '23 - Mar '24)

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

Suburb Growth

**-13.0%**

Current Median Price: \$800,000  
Previous Median Price: \$920,000

Based on 35 recorded House sales compared over the last two rolling 12 month periods

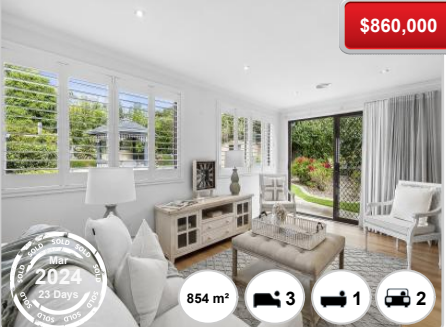
# Sold Properties

**9**

Based on recorded House sales within the 12 months (Apr '23 - Mar '24)

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

**7 CONNIBERE CRES**




**\$860,000**

854 m<sup>2</sup> 3 1 2

Mar 2024  
23 Days

**17 GOSMAN CL**




**\$690,000**

718 m<sup>2</sup> 3 1 1

Jan 2024  
46 Days

**130 NEWMAN-MORRIS CCT**



**\$80,000**

953 m<sup>2</sup> - - -

Mar 2024  
19 Days

# OXLEY - Properties For Rent

## Median Rental Price

**\$655 /w**

Based on 8 recorded House rentals within the last 12 months (Apr '23 - Mar '24)

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

## Rental Yield

**+4.3%**

Current Median Price: \$800,000  
Current Median Rent: \$655

Based on 9 recorded House sales and 8 House rentals compared over the last 12 months

## Number of Rentals


**8**

Based on recorded House rentals within the last 12 months (Apr '23 - Mar '24)

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

**154 Newman-Morris Circuit**

**\$720 per week**



May 2024  
4 Days

918 m<sup>2</sup> 3 2 2

BEACON AW