

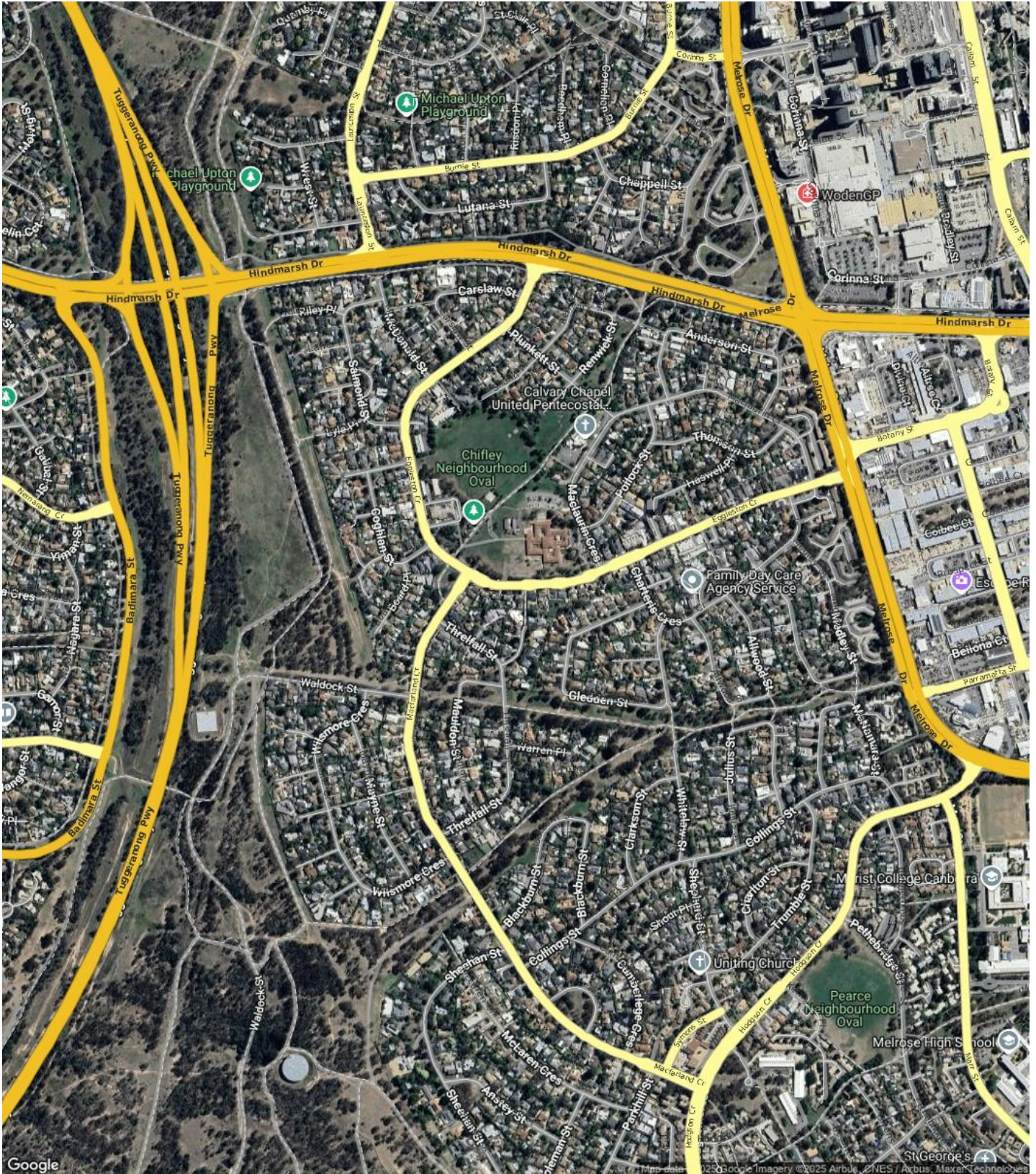
Suburb flyover report

CHIFLEY (HOUSE)

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RayWhite.





CHIFLEY - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	40	\$ 467,000	0.0 %	\$ 340,000	\$ 875,000
2008	30	\$ 499,500	7.0 %	\$ 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	24	\$ 1,050,000	-12.5 %	\$ 200,000	\$ 1,935,000
2024	25	\$ 1,180,000	12.4 %	\$ 815,000	\$ 2,000,000
2025	11	\$ 983,000	-16.7 %	\$ 840,000	\$ 1,820,000

Median Sale Price

\$1.11m

Based on 26 recorded House sales within the last 12 months (Apr '24 - Mar '25)

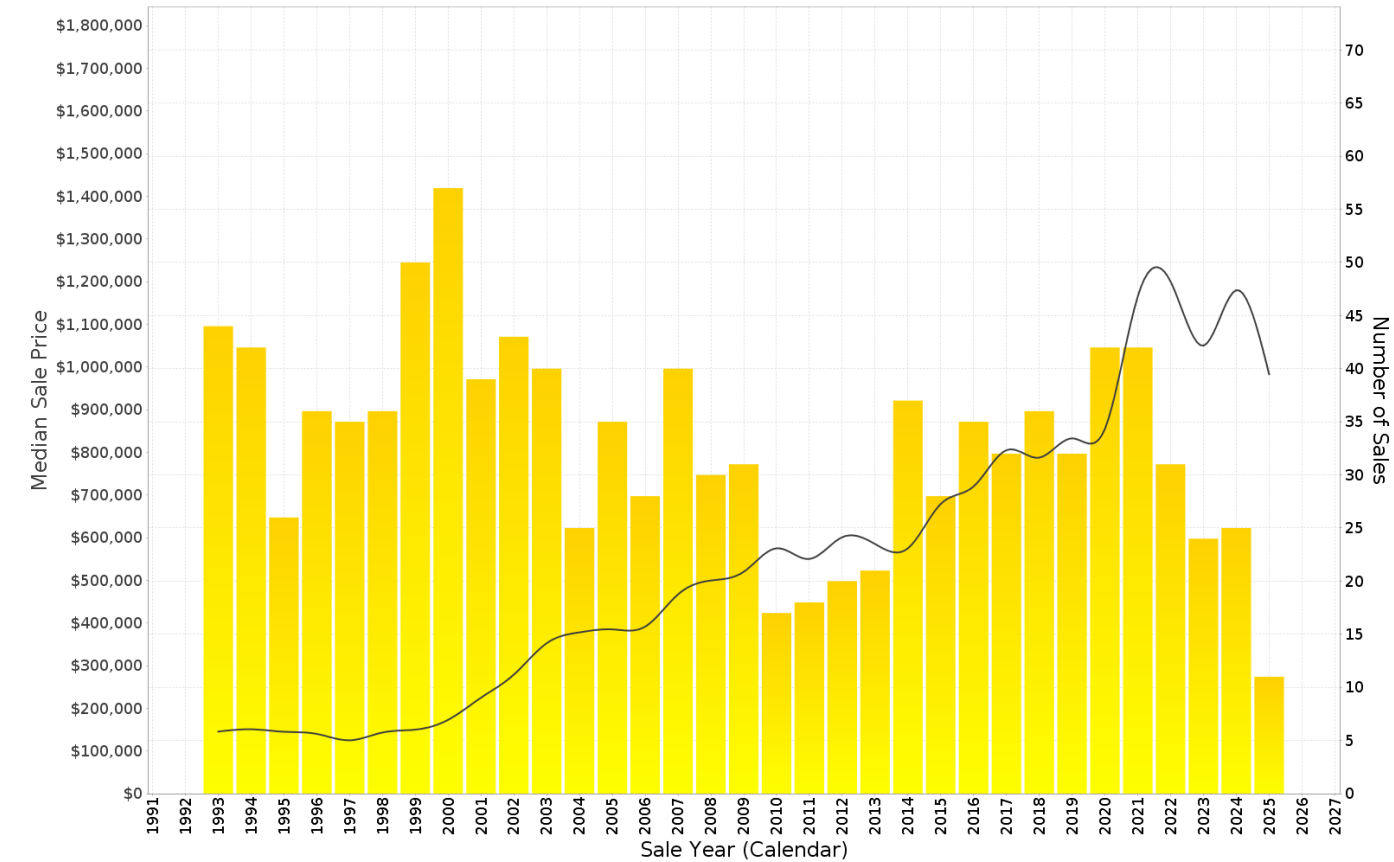
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

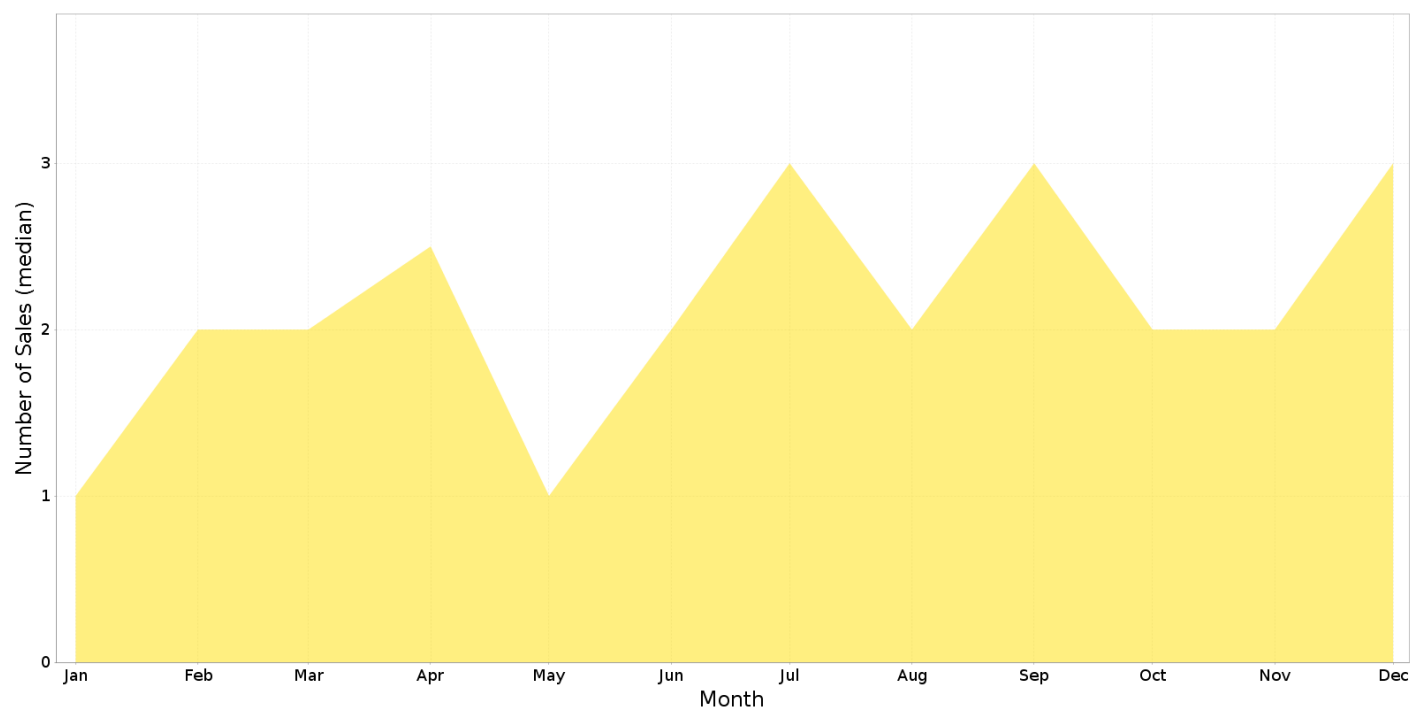
+3.5%

Current Median Price: \$1,105,500
Previous Median Price: \$1,068,000

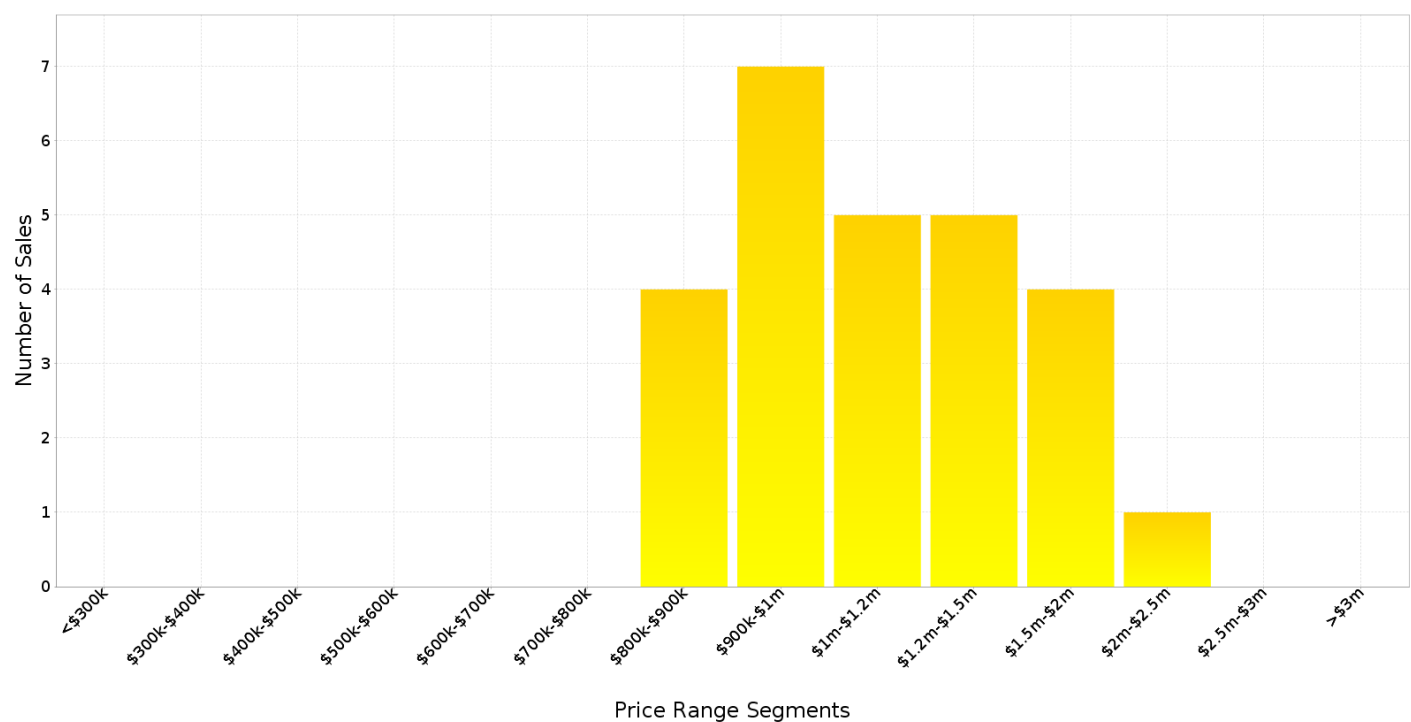
Based on 53 recorded House sales compared over the last two rolling 12 month periods



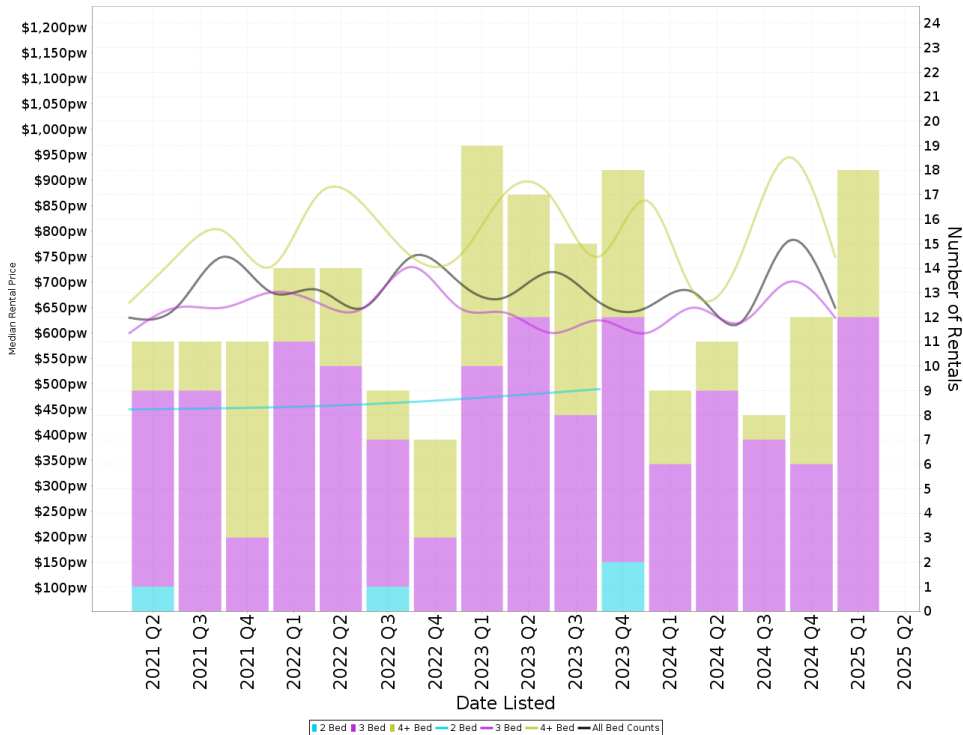
CHIFLEY - Peak Selling Periods (3 years)



CHIFLEY - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+3.5%

Current Median Price: \$1,105,500
Previous Median Price: \$1,068,000

Based on 53 registered House sales compared over the last two rolling 12 month periods.

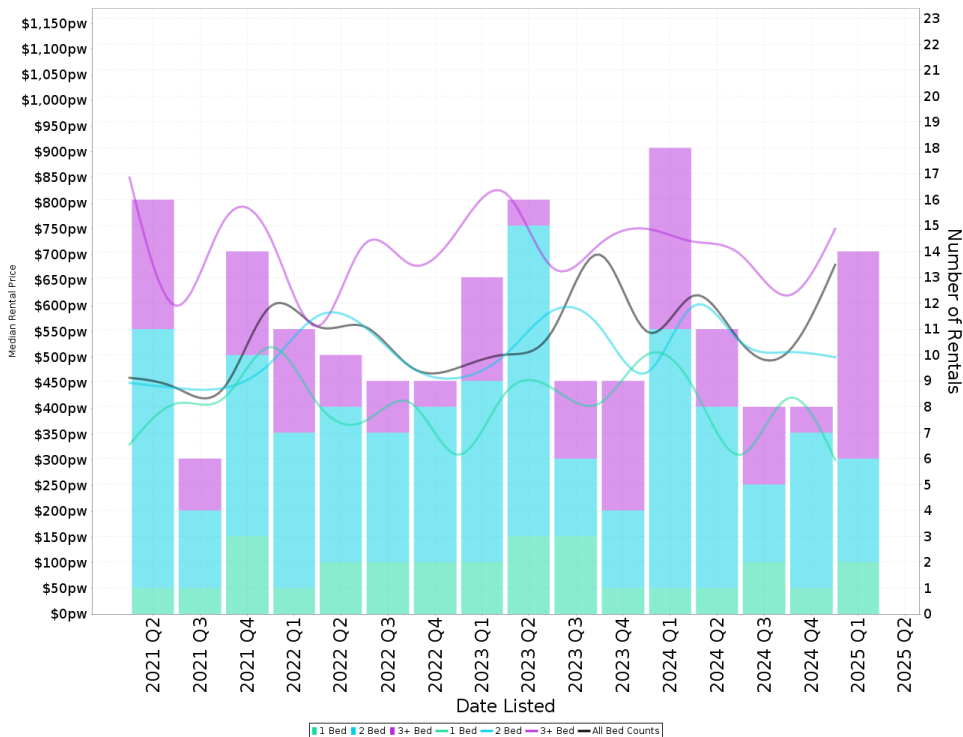
Suburb Rental Yield

+3.2%

Current Median Price: \$1,105,500
Current Median Rent: \$690

Based on 49 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-46.2%

Current Median Price: \$500,000
Previous Median Price: \$930,000

Based on 72 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+6.4%

Current Median Price: \$500,000
Current Median Rent: \$620

Based on 41 registered Unit rentals compared over the last 12 months.

CHIFLEY - Recently Sold Properties

Median Sale Price

\$1.11m

Based on 26 recorded House sales within the last 12 months (Apr '24 - Mar '25)

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

Suburb Growth

+3.5%

Current Median Price: \$1,105,500
Previous Median Price: \$1,068,000

Based on 53 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

26

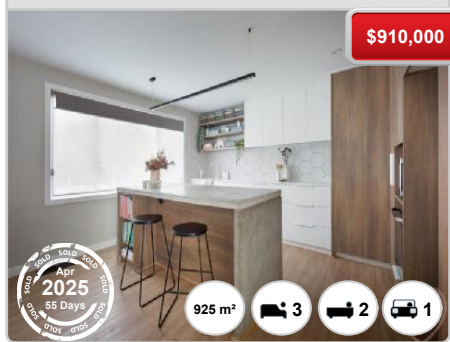
Based on recorded House sales within the 12 months (Apr '24 - Mar '25)

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

37 ANDERSON ST



2 MCDONALD ST



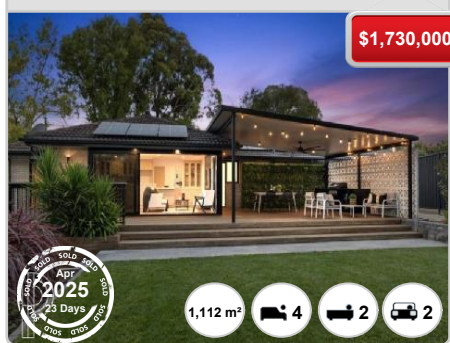
28 THRELFALL ST



8 THOMSON ST



10 WILSMORE CRES



19 MAYNE ST



6 MEDLEY ST



4 RILEY PL



21 MACLAURIN CRES



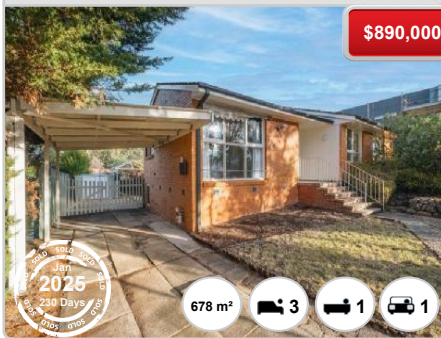
1 ANDERSON ST

\$1,080,000



40 GLEDDEN ST

\$890,000



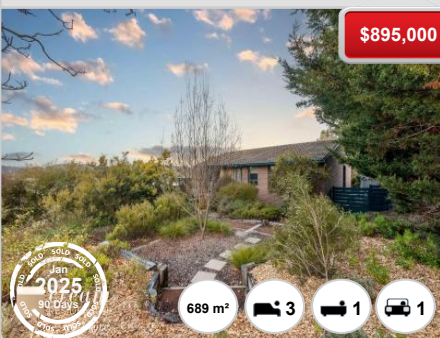
25 MACLAURIN CRES

\$983,000



42 GLEDDEN ST

\$895,000



9B ANDERSON ST

\$1,205,000



CHIFLEY - Properties For Rent

Median Rental Price

\$690 /w

Based on 49 recorded House rentals within the last 12 months (Apr '24 - Mar '25)

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

Rental Yield

+3.2%

Current Median Price: \$1,105,500
Current Median Rent: \$690

Based on 26 recorded House sales and 49 House rentals compared over the last 12 months

Number of Rentals

49

Based on recorded House rentals within the last 12 months (Apr '24 - Mar '25)

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

38 MacFarland Crescent

\$625.00 pw



793 m²

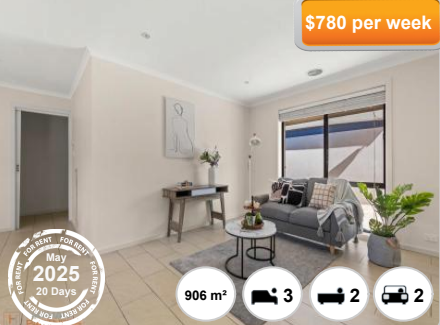
3 Beds

1 Bath

2 Car

25A Anderson Street

\$780 per week



906 m²

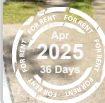
3 Beds

2 Bath

2 Car

22 MEDLEY STREET

\$800.00 per



679 m²

4 Beds

2 Bath

2 Car

1 Anderson Street

\$675 per week



875 m²

4 Beds

1 Bath

2 Car