

Raine & Horne

Oxley

Suburb Report

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Raine & Horne Oxley

Shop 11, Oxley Village Shopping Centre, Oxley Station Road

Oxley, 4075

0424 034 596



6.9km
Distance from GPO

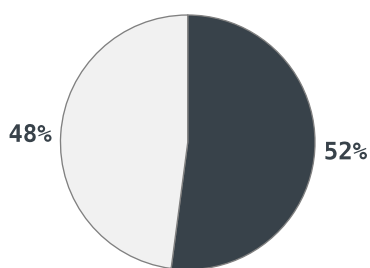


12.2k
Population

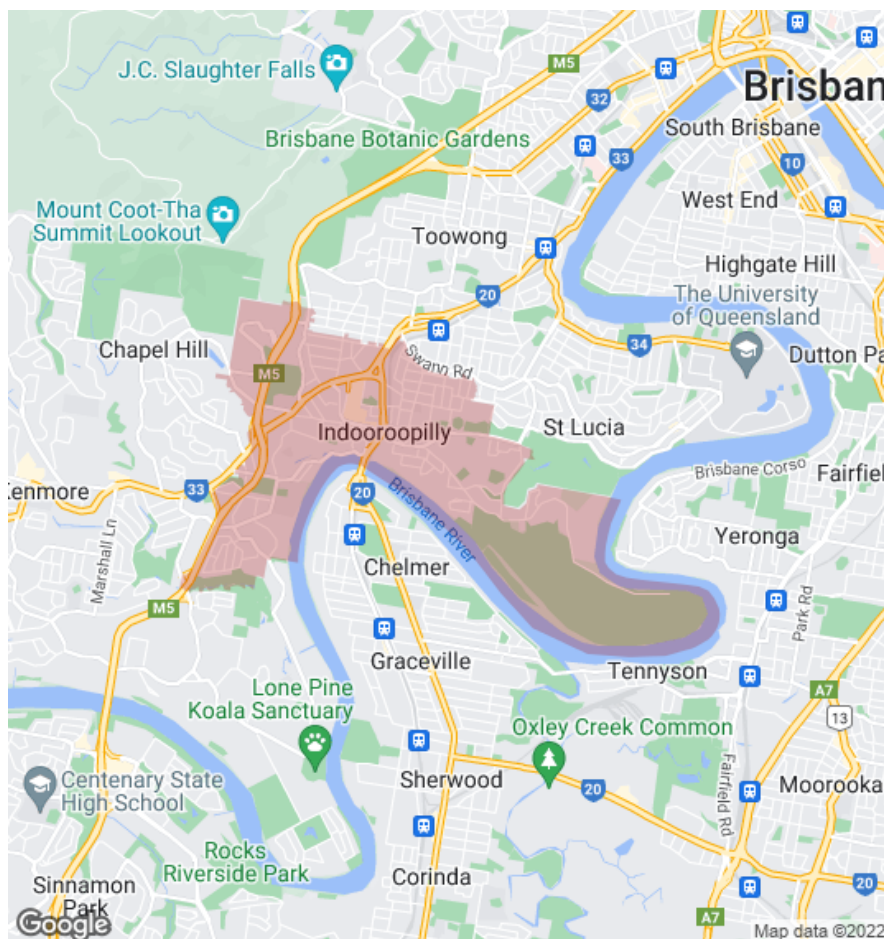
↑ 4.9%
5 year population change



13 years
Average length of ownership



■ Owner Occupiers □ Renters



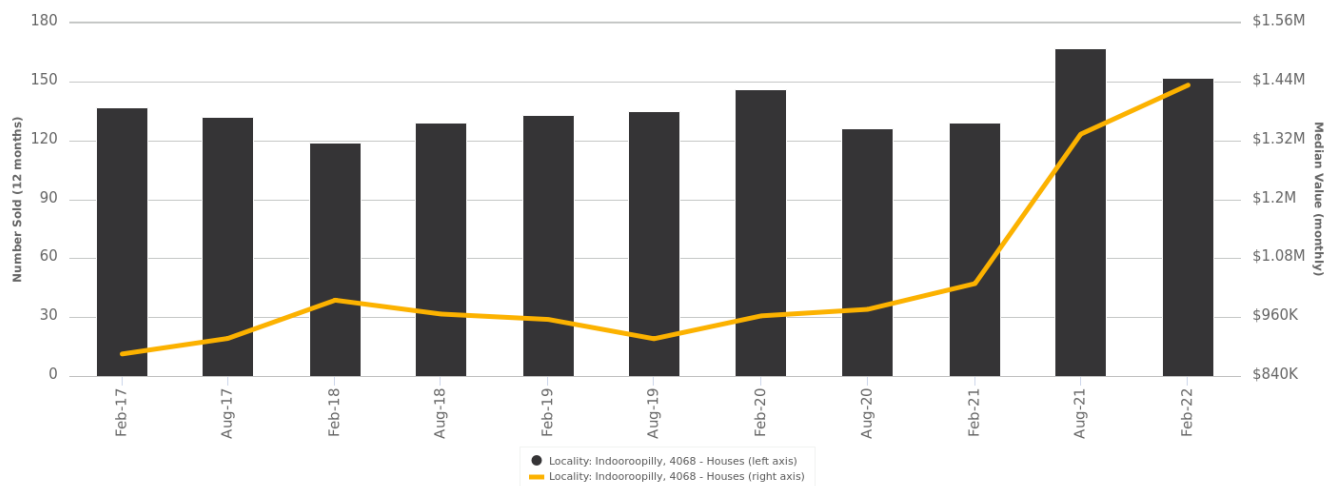
The size of Indooroopilly is approximately 7.8 square kilometres. It has 25 parks covering nearly 6% of total area. The population of Indooroopilly in 2011 was 11,669 people. By 2016 the population was 12,235 showing a population growth of 4.9% in the area during that time. The predominant age group in Indooroopilly is 20-29 years. Households in Indooroopilly are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Indooroopilly work in a professional occupation. In 2011, 54.2% of the homes in Indooroopilly were owner-occupied compared with 51% in 2016. Currently the median sales price of houses in the area is \$1,378,000.

	Total dwellings	Total new listings*	Median Value	Total number currently listed
	2,760	140	\$1,468,158	30
	3,016	183	\$550,627	36

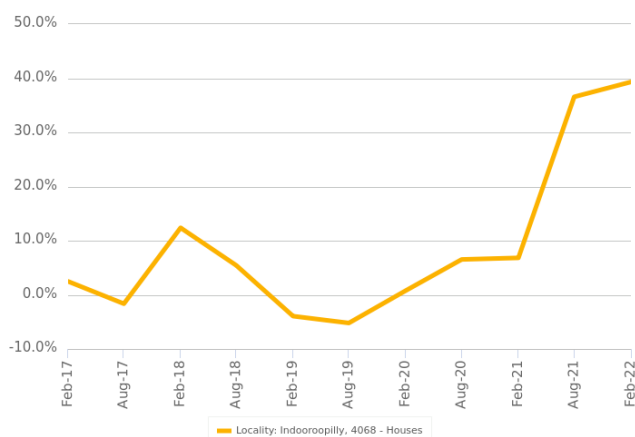
*Total number of unique properties listed for sale over the past 12 months.

Houses: For Sale

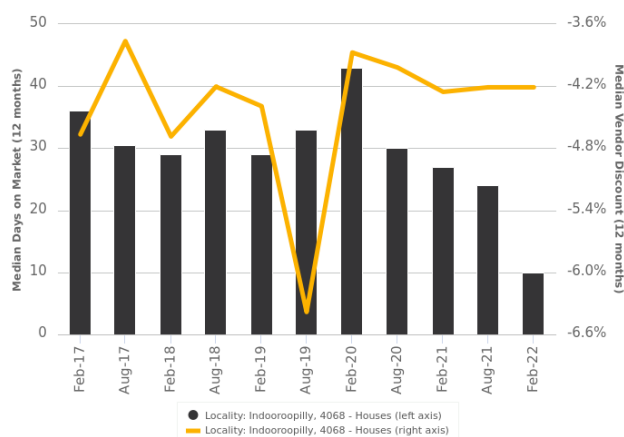
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$1,955,000

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price*

\$1,378,000

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$

Lower Quartile Price*

\$970,750

The 25th percentile sale price of sales over the past 12 months within the suburb.

*Statistics are calculated over a rolling 12 month period

 **Houses: Market Activity Snapshot**

On The Market

Recently Sold

 2

 2
BEDROOMS

 9



161 Jerrang Street
Indooroopilly QLD 4068

Listed on 26 May 2022
Not Disclosed

 2
 1
 607m²



139 Jerrang Street
Indooroopilly QLD 4068

Sold on 17 May 2022
\$820,000*

 1
 1
 607m²



6/160 Clarence Road
Indooroopilly QLD 4068

Listed on 13 May 2022
Submit your Best Offer

 1
 2
 134m²



25 Jenkinson Street
Indooroopilly QLD 4068

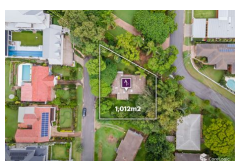
Sold on 30 Apr 2022
\$1,040,000*

 2
 1
 759m²

 11

 3
BEDROOMS

 21



33 Garena Street
Indooroopilly QLD 4068

Listed on 27 May 2022
BY NEGOTIATION

 1
 1
 1,012m²



1 Ormond Terrace
Indooroopilly QLD 4068

Sold on 07 May 2022
Not Disclosed

 2
 2
 534m²



75 Jacaranda Place
Indooroopilly QLD 4068

Listed on 27 May 2022
Over \$1,750,000

 2
 2
 1.03Ha



7 Boundary Road
Indooroopilly QLD 4068

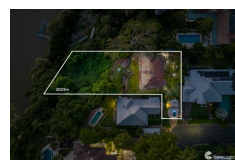
Sold on 29 Apr 2022
\$770,000*

 1
 1
 703m²

 5

 4
BEDROOMS

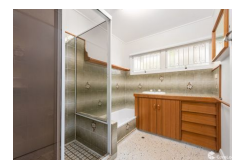
 22



19 Neulans Road
Indooroopilly QLD 4068

Listed on 28 May 2022
Over \$3,650,000

 2
 2
 2,023m²



42 Salisbury Street
Indooroopilly QLD 4068

Sold on 26 May 2022
Not Disclosed

 2
 2
 667m²



19 Aaron Place
Indooroopilly QLD 4068

Listed on 26 May 2022
Not Disclosed

 2
 2
 9,105m²



15 Julie Street
Indooroopilly QLD 4068

Sold on 25 May 2022
\$1,620,000*

 2
 2
 964m²

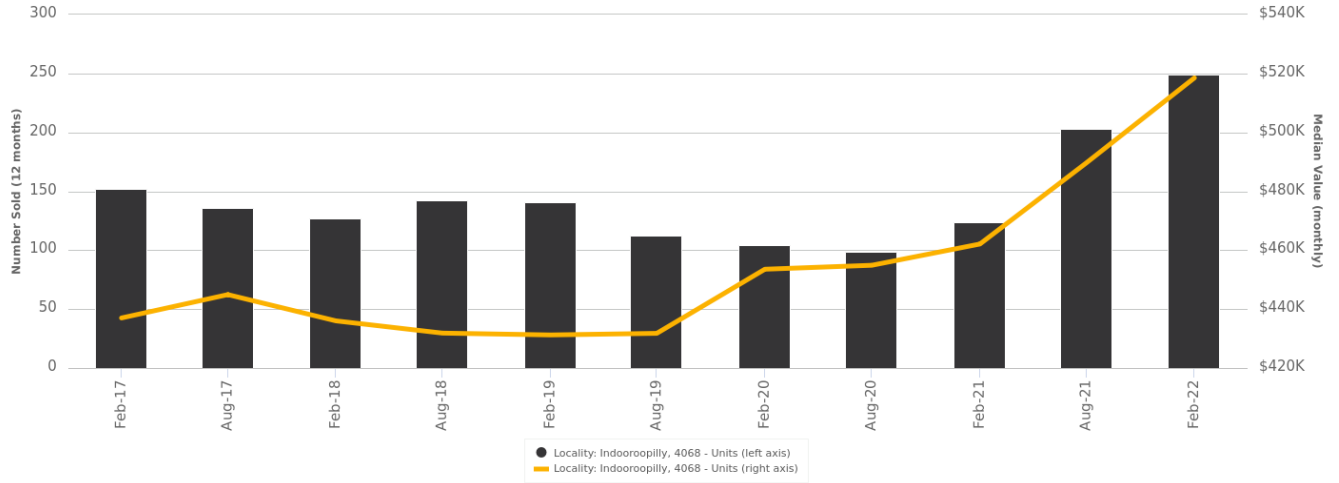


= number of houses currently On the Market or Sold within the last 6 months

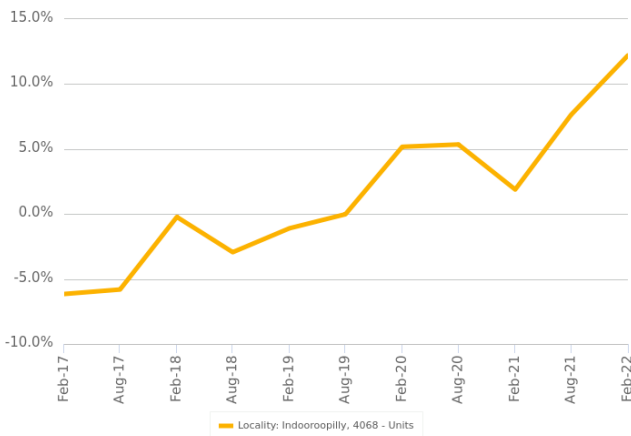
*Agent advised

Units: For Sale

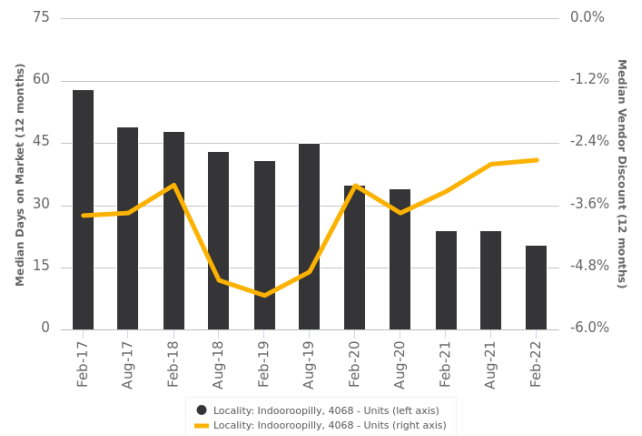
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$610,000

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price*

\$490,000

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$

Lower Quartile Price*

\$425,000

The 25th percentile sale price of sales over the past 12 months within the suburb.

*Statistics are calculated over a rolling 12 month period

Units: Market Activity Snapshot

On The Market

Recently Sold

0

1
BEDROOMS

4

There are no 1 bedroom Units on the market in this suburb



1/22 Riverview Terrace
Indooroopilly QLD 4068

Sold on 20 Apr 2022
\$440,000*

1
 1
 99m²



133/95 Clarence Road
Indooroopilly QLD 4068

Sold on 11 Apr 2022
\$390,000

1
 1
 99m²

22

2
BEDROOMS

74



29/140 Central Avenue
Indooroopilly QLD 4068

Listed on 27 May 2022
\$250,000+

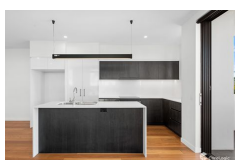
1
 1
 53m²



72/95 Clarence Road
Indooroopilly QLD 4068

Sold on 27 May 2022
Not Disclosed

1
 2
 109m²



301/121 Clarence Road
Indooroopilly QLD 4068

Listed on 27 May 2022
FOR SALE

1
 2
 99m²



5/54 York Street
Indooroopilly QLD 4068

Sold on 18 May 2022
\$465,000*

2
 2
 139m²

13

3
BEDROOMS

29



2/12 Grosvenor Road
Indooroopilly QLD 4068

Listed on 27 May 2022
For Sale

1
 2
 189m²



15 Clarence Road
Indooroopilly QLD 4068

Sold on 13 May 2022
Not Disclosed

1
 2
 1,611m²



4/66 Lambert Road
Indooroopilly QLD 4068

Listed on 27 May 2022
Under Contract

2
 2
 124m²



3/85 Manchester Terrace
Indooroopilly

Sold on 06 May 2022
\$720,000*

1
 2
 262m²

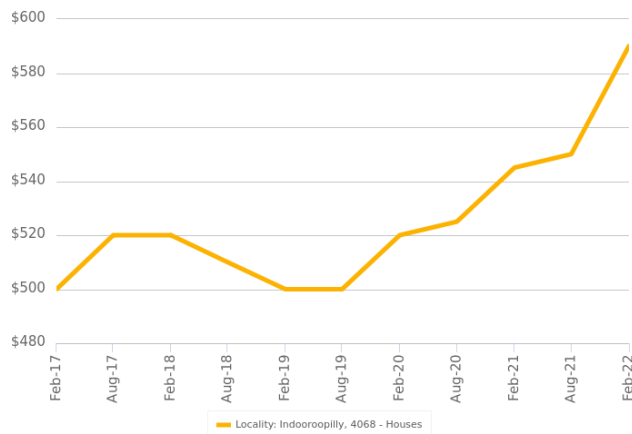


= number of units currently On the Market or Sold within the last 6 months

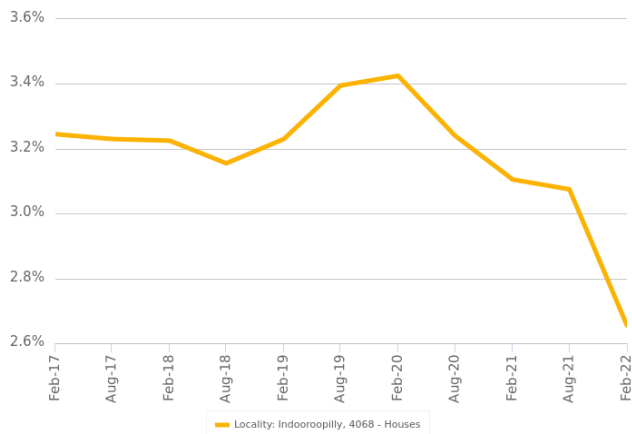
*Agent advised

Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Houses: Rental Activity Snapshot

For Rent

1

2
BEDROOMS



130 Clarence Road
Indooroopilly QLD 4068

Listed on 26 May 2022
\$370/W



506m²

5

3
BEDROOMS



15 Ulric Street
Indooroopilly QLD 4068

Listed on 26 May 2022
\$495/W



607m²



36 Minkara Street
Indooroopilly QLD 4068

Listed on 25 May 2022
\$450/W



655m²

11

4
BEDROOMS



29 Harts Road
Indooroopilly QLD 4068

Listed on 26 May 2022
\$1,150/W



405m²



15 Jackson Street
Indooroopilly QLD 4068

Listed on 26 May 2022
\$1,390/W



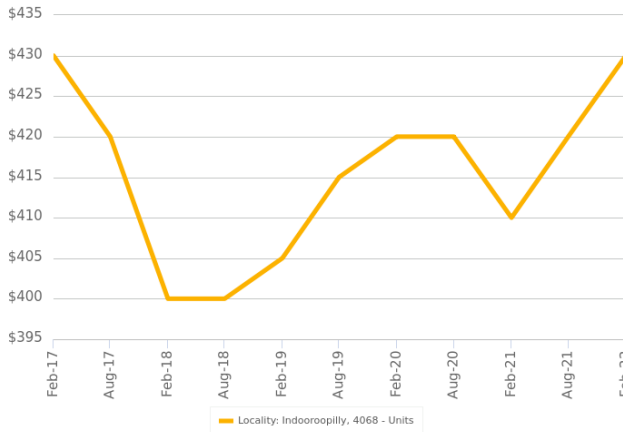
759m²



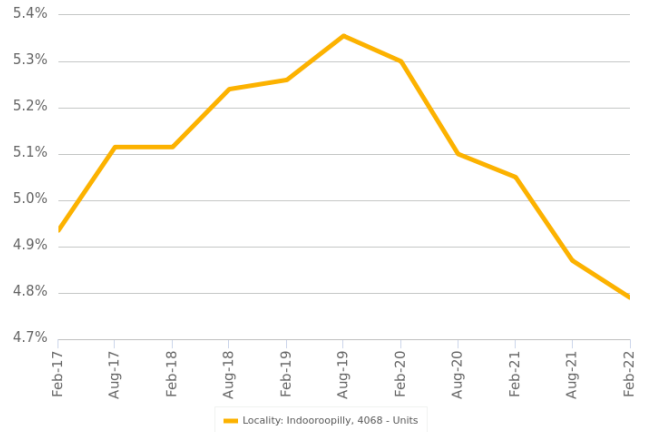
= number of houses observed as On the Market for Rent within the last month

Units: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Units: Rental Activity Snapshot

For Rent

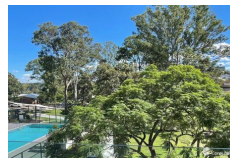
6

1
BEDROOMS



303/121 Clarence Road
Indooroopilly QLD 4068

Listed on 23 May 2022
\$425/W



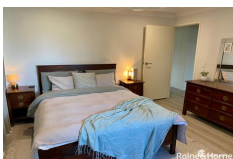
232/181 Clarence Road
Indooroopilly QLD 4068

Listed on 18 May 2022
\$450/W



27

2
BEDROOMS



6/25 Payne Street
Indooroopilly QLD 4068

Listed on 27 May 2022
\$550/W



10/92 Station Road
Indooroopilly QLD 4068

Listed on 27 May 2022
\$400/W



14

3
BEDROOMS



2/53 Lambert Road
Indooroopilly QLD 4068

Listed on 27 May 2022
\$620/W



10/47 Newcomen Street
Indooroopilly QLD 4068

Listed on 25 May 2022
\$615/W



= number of units observed as On the Market for Rent within the last month

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A map showing an area or boundaries of a property is indicative only and may not be complete or accurate.

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