

# Comparative Market Analysis



**24 SHAUGHNESSY STREET OAKHURST NSW 2761**

Prepared on 23rd September 2025

**Ben Davenport**  
**MCGRATH NORTHWEST**


Suite 2/8 White Hart Dr  
Rouse Hill New South Wales 2155

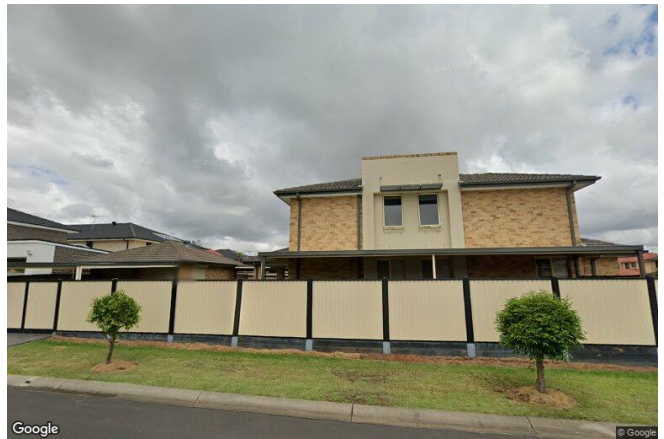
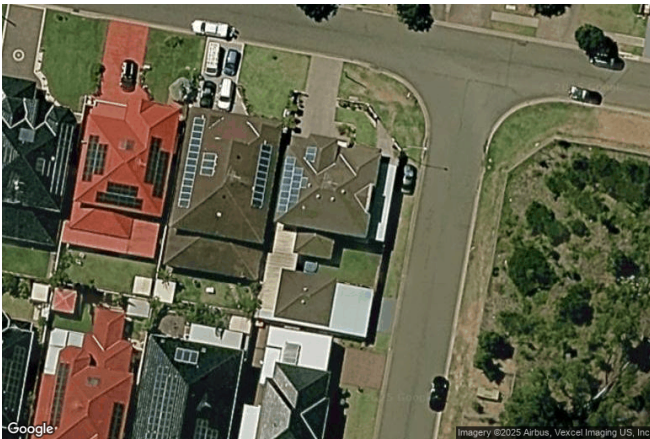
m: 0413 743 984

[bendavenport@mcgrath.com.au](mailto:bendavenport@mcgrath.com.au)

## Your Property

24 SHAUGHNESSY STREET OAKHURST NSW 2761

-  -  2  567m<sup>2</sup>  242m<sup>2</sup> 



## Your Property History

- 10 Sep, 2020 - Sold for \$800,000
- 31 Jan, 2008 - DA of House/Single Dwell for \$114,500
- 13 May, 2006 - Sold for \$240,000

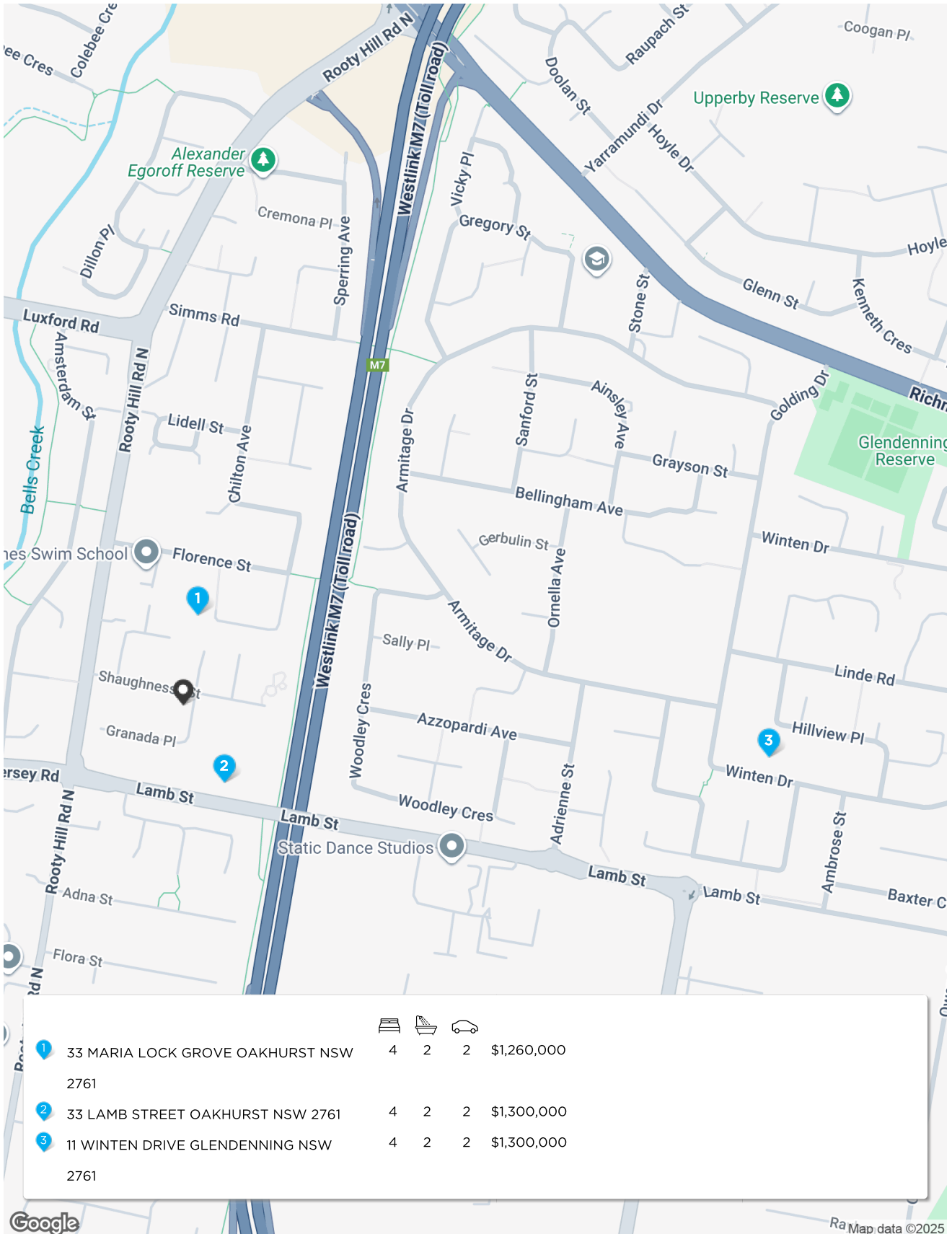


### Introducing Ben Davenport

Ben Davenport has been a long-term resident of Sydney's Northwest for over 36 years, providing him with an in-depth understanding of the local community, evolving market trends, and the unique lifestyle the region offers.





With more than two decades of experience in sales and negotiations, Ben has built a reputation for delivering outstanding results through strategic

## Comparables Map: Sales



\* This data point was edited by the author of this CMA and has not been verified by Cotality

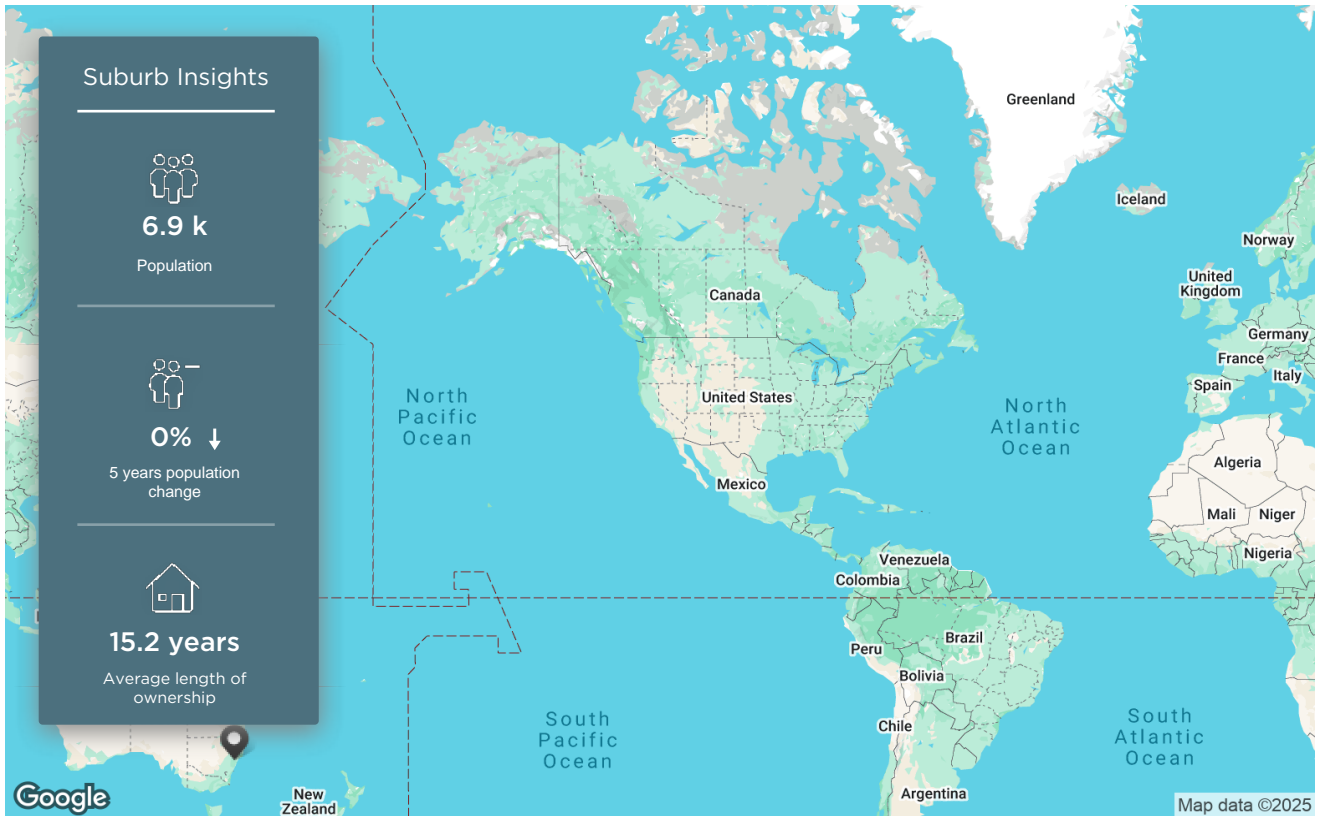
## Comparable Sales

1	33 LAMB STREET OAKHURST NSW 2761	Sold	\$1,300,000
	<p> <span>🏠 4</span> <span>🛏 2</span> <span>🚗 2</span> <span>📏 483m<sup>2</sup></span> <span>📐 218m<sup>2</sup></span>                      Year Built 2016 DOM 21                      Sold Date 24-Apr-25 Distance 0.15km                      First Listing -                      Last Listing SOLD - \$1,300,000                 </p>		
2	8 PLUMPTON ROAD PLUMPTON NSW 2761	Sold	\$1,300,000
	<p> <span>🏠 3</span> <span>🛏 1</span> <span>🚗 2</span> <span>📏 866m<sup>2</sup></span> <span>📐 93m<sup>2</sup></span>                      Year Built 1960 DOM 13                      Sold Date 19-Jun-25 Distance 0.57km                      First Listing AUCTION                      Last Listing SOLD AT AUCTION                 </p>		
3	19 SANFORD STREET GLENDENNING NSW 2761	Sold	\$1,357,500
	<p> <span>🏠 6</span> <span>🛏 3</span> <span>🚗 2</span> <span>📏 503m<sup>2</sup></span> <span>📐 -</span>                      Year Built - DOM 27                      Sold Date 04-May-25 Distance 0.79km                      First Listing JUST LISTED - AUCTION 4TH MAY 10AM                      Last Listing \$1,000,000 GUIDE - AUCTION 10AM THIS SUNDAY                 </p>		
4	11 WINTEN DRIVE GLENDENNING NSW 2761	Sold	RS \$1,300,000
	<p> <span>🏠 4</span> <span>🛏 2</span> <span>🚗 2</span> <span>📏 566m<sup>2</sup></span> <span>📐 145m<sup>2</sup></span>                      Year Built 1992 DOM 24                      Sold Date 29-Jul-25 Distance 0.97km                      First Listing Contact Agent                      Last Listing SOLD BEFORE AUCTION BY RAJESH SETIA                 </p>		

DOM = Days on market    RS = Recent sale    UN = Undisclosed Sale    \* This data point was edited by the author of this CMA and has not been verified by Cotality

## Oakhurst

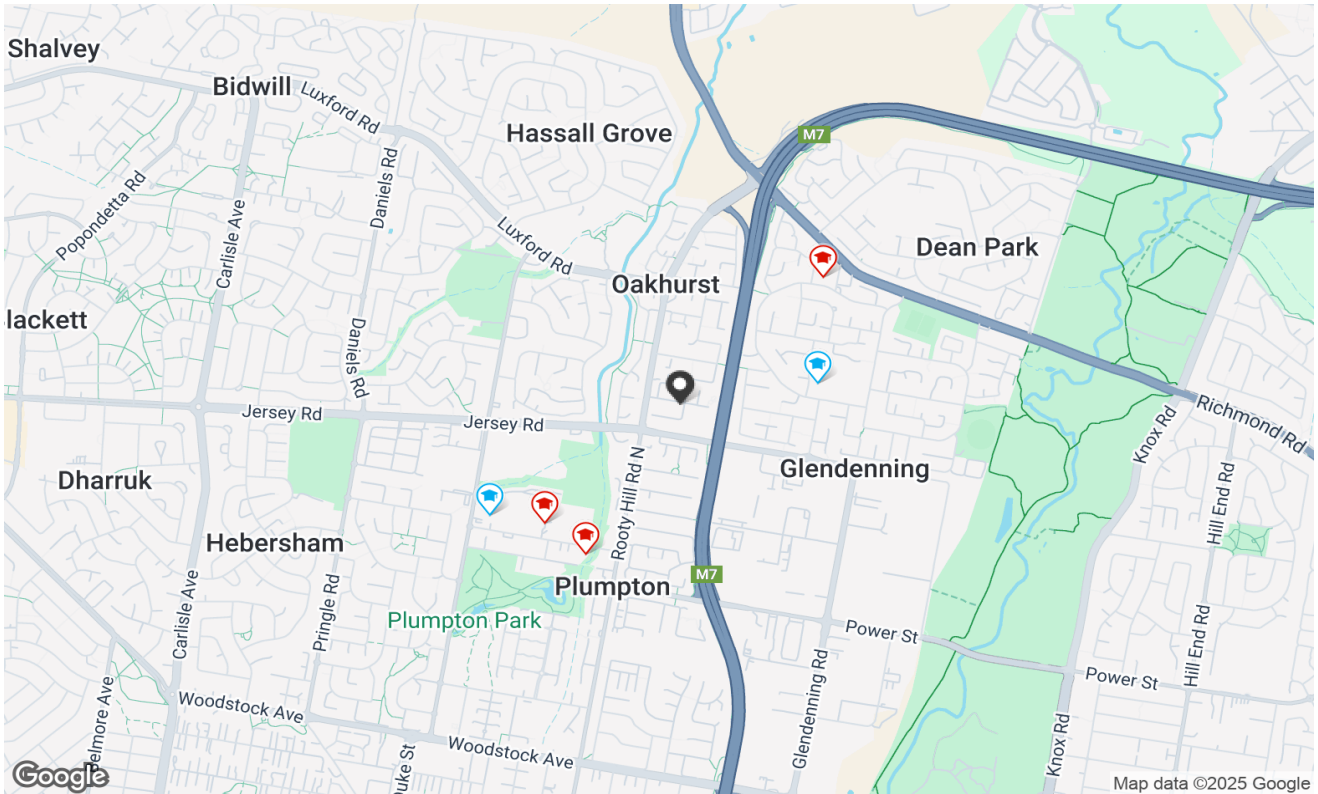
### Demographic








The size of Oakhurst is approximately 2.0 square kilometres. It has 13 parks covering nearly 19.5% of total area. The population of Oakhurst in 2016 was 6955 people. By 2021 the population was 6947 showing a population decline of 0.1% in the area during that time. The predominant age group in Oakhurst is 20-29 years. Households in Oakhurst are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Oakhurst work in a professional occupation. In 2021, 71.50% of the homes in Oakhurst were owner-occupied compared with 73.10% in 2016.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Other	1.5	Not Stated	1.4	130-182K	17.4	50-59	13.6
Single Parents	18.0	Purchaser	49.6	78-130K	27.1	60-69	10.0
Childless Couples	24.6	Other	0.8	52-78K	13.5	100+	0.0
Couples with Children	55.9	Owns Outright	21.9	33.8-52K	9.6	40-49	13.4
		Renting	26.6	182K+	17.7	30-39	13.6
				0-15.6K	2.6	20-29	15.3
						90-99	0.1
						80-89	1.0
						70-79	4.4
						0-9	13.4

## Local Schools



SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 <b>Glendenning Public School</b> 135 Armitage Drive Glendenning NSW 2761	0.67km	Primary	Mixed	Government	0-6
 <b>Plumpton House School</b> LOT 2 Cannery Road Plumpton NSW 2761	0.86km	Special	Mixed	Government	-
 <b>Plumpton Public School</b> 141 Hyatts Road Plumpton NSW 2761	0.87km	Primary	Mixed	Government	0-6
 <b>St Francis of Assisi Primary School</b> 1 Stone Street Glendenning NSW 2761	0.94km	Primary	Mixed	Non-Government	0-6
 <b>Plumpton High School</b> 141 Hyatts Road Plumpton NSW 2761	1.05km	Secondary	Mixed	Government	7-12



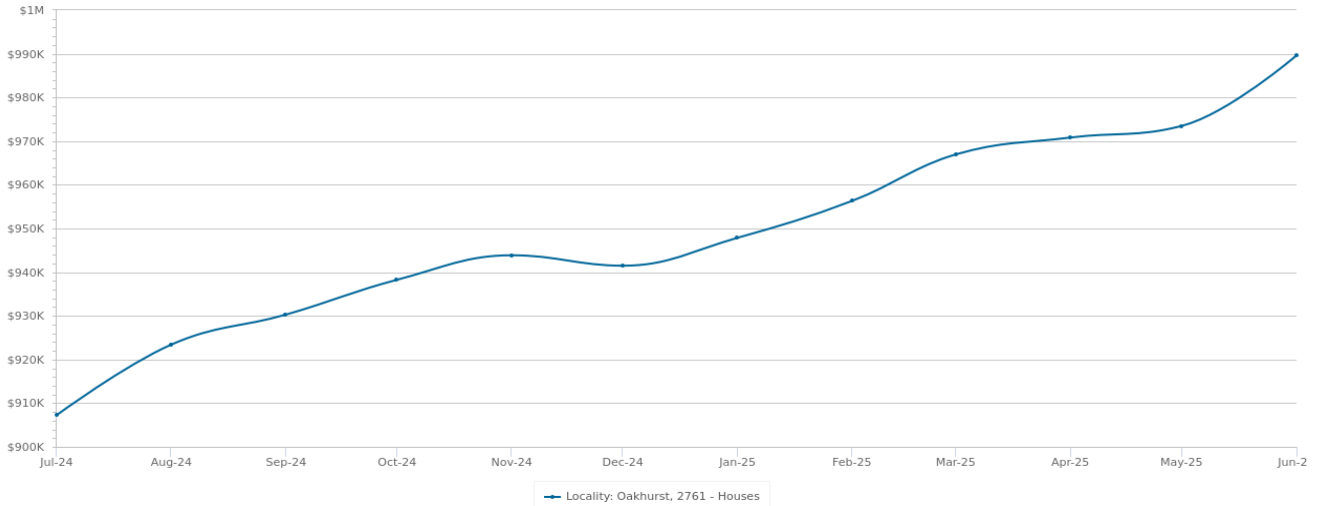
Property is within school catchment area



Property is outside school catchment area

## Recent Market Trends

Median Value - 12 Months (House)

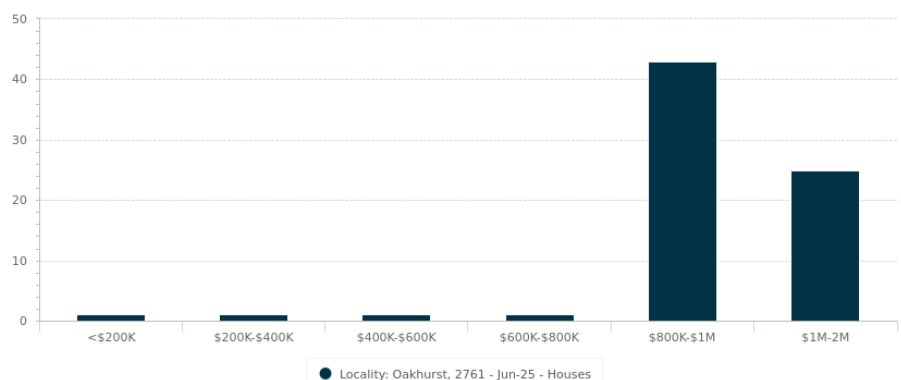


Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Jun 2025	8	\$989,614	1.7% ▲	26	13	\$620
May 2025	3	\$973,492	0.3% ▲	24	14	\$620
Apr 2025	7	\$970,831	0.4% ▲	24	16	\$600
Mar 2025	6	\$966,977	1.1% ▲	24	13	\$600
Feb 2025	8	\$956,346	0.9% ▲	24	12	\$600
Jan 2025	3	\$947,879	0.7% ▲	23	12	\$600
Dec 2024	3	\$941,475	-0.3% ▼	24	9	\$600
Nov 2024	9	\$943,867	0.6% ▲	23	16	\$600
Oct 2024	10	\$938,261	0.9% ▲	23	18	\$600
Sep 2024	4	\$930,294	0.7% ▲	23	18	\$600
Aug 2024	3	\$923,430	1.8% ▲	23	12	\$590
Jul 2024	8	\$907,283	0.3% ▲	18	18	\$580

Sales by Price - 12 months (House)

PRICE	NUMBER
<\$200K	1
\$200K-\$400K	1
\$400K-\$600K	1
\$600K-\$800K	1
\$800K-\$1M	43
\$1M-\$2M	25
>2M	0



Statistics are calculated over a rolling 12 month period

## Long Term Market Trends

Median Value - 20 Years (House)



Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2025	72	\$1,003,602	8.7% ▲	26	67	\$620
2024	59	\$923,430	12.3% ▲	20	68	\$590
2023	60	\$822,465	4.3% ▲	21	57	\$510
2022	84	\$788,591	2.9% ▲	14	90	\$480
2021	97	\$766,548	22.3% ▲	16	81	\$420
2020	64	\$627,025	10.8% ▲	25	82	\$400
2019	41	\$565,668	-5.0% ▼	52	62	\$430
2018	64	\$595,508	-5.8% ▼	50	78	\$425
2017	71	\$632,183	13.3% ▲	32	74	\$435
2016	92	\$558,023	-2.0% ▼	33	100	\$430
2015	70	\$569,377	29.3% ▲	16	83	\$400
2014	104	\$440,378	18.8% ▲	17	92	\$400
2013	94	\$370,565	9.7% ▲	35	85	\$387
2012	102	\$337,751	-1.6% ▼	38	128	\$385
2011	83	\$343,304	2.3% ▲	29	108	\$380
2010	81	\$335,625	2.5% ▲	41	75	\$365
2009	119	\$327,351	9.2% ▲	56	125	\$335
2008	78	\$299,758	-1.3% ▼	54	111	\$300
2007	84	\$303,710	-4.2% ▼	56	87	\$265
2006	84	\$316,905	3.0% ▲	67	48	\$250

## Disclaimer

---

Contains property sales information provided under licence from the Valuer General New South Wales. RP Data Pty Ltd trading as Cotality is authorised as a Property Sales Information provider by the Valuer General New South Wales.

The Appraisal Amount contained in the report may have been manually provided by the Agent; or may be based on an automated valuation model estimate provided by Cotality ('AVM Estimated Value'). AVM Estimated Values are current at the date of the publication only. It is computer generated and is not a professional appraisal of the subject property and should not be relied upon in lieu of appropriate professional advice. The accuracy of the methodology used to develop the AVM Estimated Value, the existence of the subject property, and the accuracy of the AVM Estimated Value and all rule sets provided are estimates based on available data and are not guaranteed or warranted. Cotality excludes all liability for any loss or damage arising in connection with the Appraisal Amount and/or AVM Estimated Value.

Product Data licensed by Cotality under a Creative Commons Attribution licence. For details regarding licence, data source, copyright and disclaimers, see

[www.corelogic.com.au/aboutus/thirdpartyrestrictions.html](http://www.corelogic.com.au/aboutus/thirdpartyrestrictions.html)

All information relating to Schools provided by Cotality is as a courtesy only. Cotality does not make any representations regarding the accuracy or completeness of the data. You should contact the School directly to verify this information.

The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice. While Cotality uses commercially reasonable efforts to ensure the Cotality Data is current, Cotality does not warrant the accuracy, currency or completeness of the Cotality Data and to the full extent permitted by law excludes all loss or damage howsoever arising (including through negligence) in connection with the Cotality Data.