

# Oxley Road D09


Oxley Road  
38 Oxley Road

Built-up: 7,981 sqft • Land: 12,146 sqft • Freehold

\* For non-strata landed, built-up size is inferred by REA AI

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Specially Prepared for

**Mr.Lee**

# PROPERTY REPORT

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# Unit Sale Analysis

Built-up: 7,981 sqft • Land: 12,146 sqft • Detached House

Sale Value (SGD) Powered by

## REALValue

### \$25,288,000\*\* \$2,082 PSF

\* For non-strata landed, RealValue is calculated based on land size.

↑ 1%

Last month

Last 12 months

#### RealValue

Sale Value Generated by RealValue

#### Unit transactions

Past transactions

#### Comparable Transactions

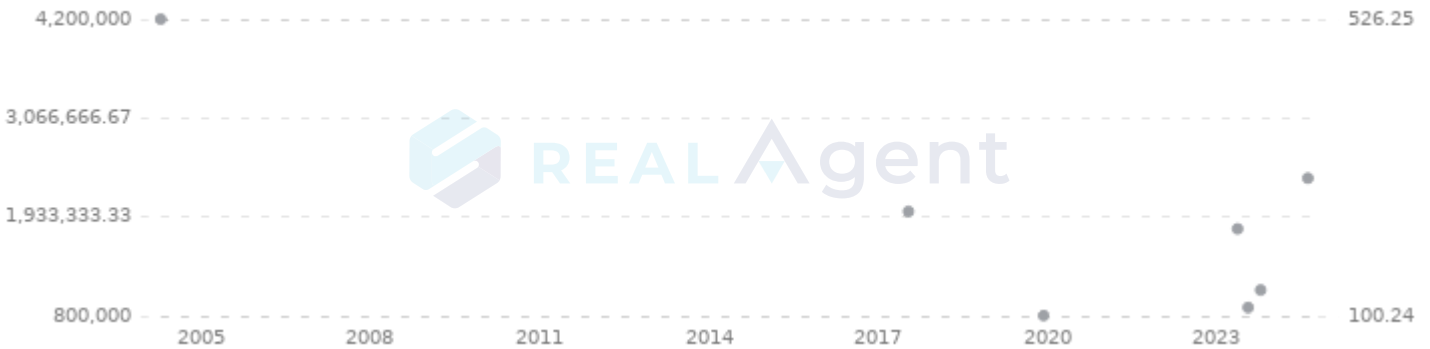
Comparable transactions of similar property types

#### Comparable Listings

Comparable listings of similar property types

### Sale Value Over Time (SGD)

### Sale Value PSF Over Time (SGD)



### Comparable Sale Transactions

Date	Details	Transacted Price (SGD)	Type of Sale	Source
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No transactions

\* See more in appendix

\*\* Rounded to the nearest 1000

Disclaimer: RealValue is an automated valuation model tool powered by Real Estate Analytics. It provides an estimated value of a property with the combination of comprehensive property datasets, advanced machine learning modelling, and REA AI Research Team's proprietary algorithm. RealValue can generate fast, accurate and reliable property values with extensive coverage of ACPA and has achieved a median accuracy of 97%.

RealValue serves as a guide for general reference. The information does not constitute an official appraisal and should not be regarded as a substitute for professional or expert advice. We are not responsible or liable for any claims, damages or losses whatsoever.

# Unit Rent Analysis

Built-up: 7,981 sqft • Land: 12,146 sqft • Detached House

Rent Value (SGD) Powered by

## REALvalue

### \$21,550 \$2.7 PSF

\* RealValue is calculated based on built-up size.

### 1%

Rental Yield

### ↓-2%

Last month

Last 12 months

#### RealValue

Rent Value Generated by RealValue

#### Unit transactions

Past transactions

#### Comparable Transactions

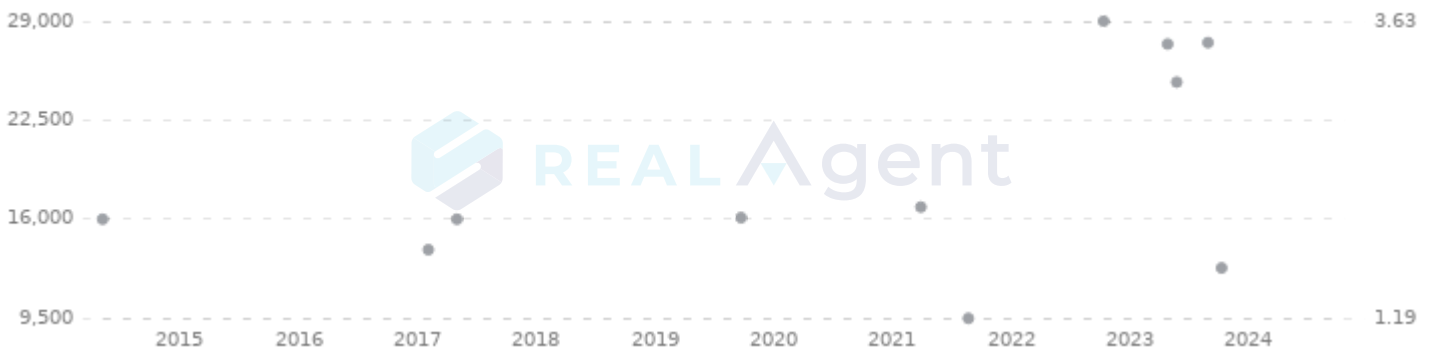
Comparable transactions of similar property types

#### Comparable Listings

Comparable listings of similar property types

### Rent Value Over Time (SGD)

### Rent Value PSF Over Time (SGD)



### Comparable Rent Transactions

Date	Details	Transacted Price (SGD)	Type of Rent	Source
11 Oct 2023	24 Dublin Road Built-up: 9,102 sqft • Land: 2,798 sqft • Terrace House • 3 bathrooms	\$12,800 \$1.41 PSF	Whole Unit	Agency
01 Jul 2020	30 - 32A oxley road Other	\$13,750	Rent	URA
04 Feb 2017	36b Oxley Road Built-up: 9,500 sqft • Land: 14,957 sqft • Detached House	\$14,000 \$1.47 PSF	Rent	Agency

\* See more in appendix

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## Project Information

Street Name

Oxley Road

Area

D09 • River Valley • Oxley

Type

Landed Housing  
Group

No. of Blocks

7

No. of Units

7

Lot Size

21,330 sqft

Lot No.

TS20-00573T,  
TS20-00577X,  
TS20-00576N

Last 1 Year Sale Transacted Range / Average (SGD):

- / -

Last 1 Year Rent Transacted Range / Average (SGD):

- / -

Historical High (SGD):

\$1,114 PSF (Oct 2005, Land: 4,935 sqft,  
Detached House)

Historical Low (SGD):

\$342 PSF (Apr 2004, Land: 12,272 sqft, Other)



## Sale RealValue PSF Trend (SGD)

— RealValue of Oxley Road D09    - - - - Trend Line  
Sale Value Generated by RealValue



Not available

## Rent RealValue PSF Trend (SGD)

— RealValue of Oxley Road D09    - - - - Trend Line  
Rent Value Generated by RealValue



Not available

# Location

Oxley Road D09

## 22 MRT STATIONS

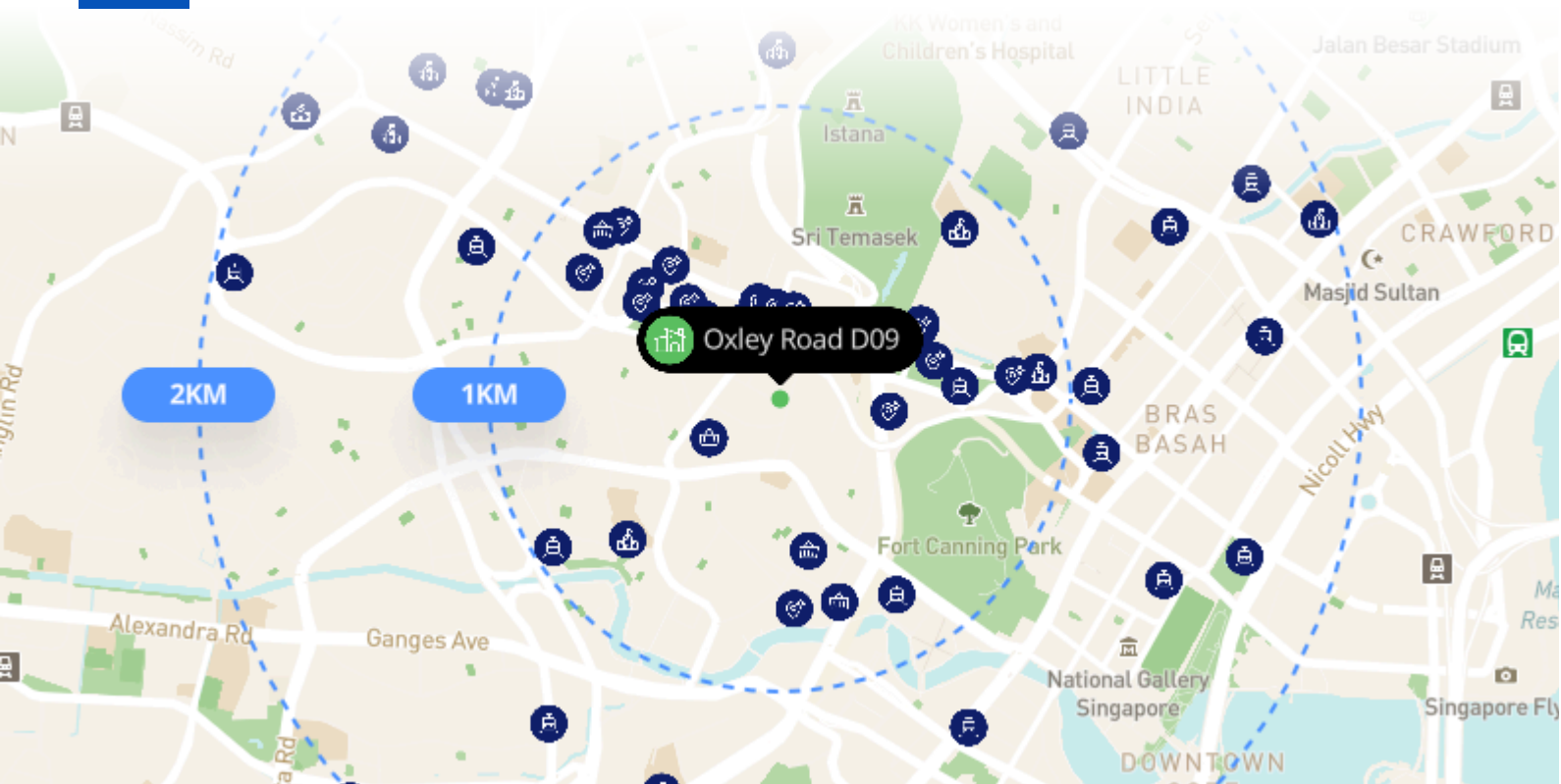
- NS23** Somerset MRT Station  
🚶 4 mins • 316m
- NE6** Dhoby Ghaut MRT Station  
**CC1**  
**NS24** 🚶 7 mins • 628m
- DT20** Fort Canning MRT Station  
🚶 9 mins • 728m
- TE15** Great World MRT Station  
🚶 11 mins • 897m
- DT21** Bencoolen MRT Station  
🚶 13 mins • 1076m
- CC2** Bras Basah MRT Station  
🚶 13 mins • 1112m
- TE14** Orchard MRT Station  
**NS22** 🚶 14 mins • 1196m
- NE5** Clarke Quay MRT Station  
🚶 15 mins • 1245m
- TE16** Havelock MRT Station  
🚶 16 mins • 1316m
- NE7** Little India MRT Station  
**DT12** 🚶 17 mins • 1397m

## 14 SCHOOLS

- River Valley Primary School  
🚶 8 mins • 670m
- St. Margaret's Primary School  
🚶 11 mins • 895m
- School Of The Arts, Singapore (Junior College)  
🚶 11 mins • 902m
- School Of The Arts, Singapore  
🚶 11 mins • 902m
- Anglo-Chinese School (Junior)  
🚶 15 mins • 1265m
- Outram Secondary School  
🚶 16 mins • 1348m
- Nps International School  
🚶 17 mins • 1448m
- Furen International  
🚶 18 mins • 1499m
- Dynamics International School  
🚶 20 mins • 1654m
- Etonhouse International Pre-School Claymore  
🚶 20 mins • 1697m

## 7 SHOPS

- Ntuc Fairprice Co-Operative Ltd  
🚶 3 mins • 253m
- Cold Storage Singapore (1983) Pte Ltd  
🚶 5 mins • 458m
- The Butcher (Singapore) Pte. Ltd.  
🚶 6 mins • 467m
- Cold Storage Singapore (1983) Pte Ltd  
🚶 7 mins • 580m
- Cold Storage Singapore (1983) Pte Ltd  
🚶 8 mins • 664m
- Cold Storage Singapore (1983) Pte Ltd  
🚶 10 mins • 837m
- Cold Storage Singapore (1983) Pte Ltd  
🚶 11 mins • 886m



## HDB

Estates 49  
Units: 16,530

## Condo

Projects 860  
Units: 77,323  
New Launch: 17

### Property Type Breakdown

- HDB
- Condo
- Landed



## Landed

Properties 12,263



## Past 1 year changes

Since Oct 2023

### HDB

### Condo

### Landed

## Property Sale Values

↑ **6%**

As of Oct 2024

↓ **-2%**

As of Oct 2024

↑ **3%**

As of Oct 2024

## Property Rent Values

↑ **2%**

As of Oct 2024

↓ **-2%**

As of Oct 2024

↓ **-7%**

As of Oct 2024

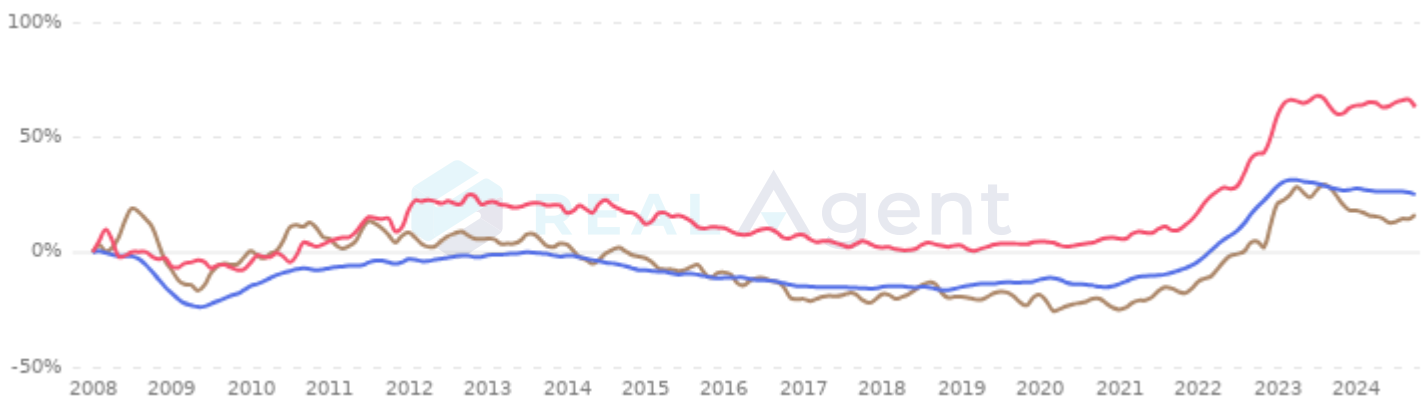
## Historical Sale Value Trend

— HDB — Condo — Landed



## Historical Rent Value Trend

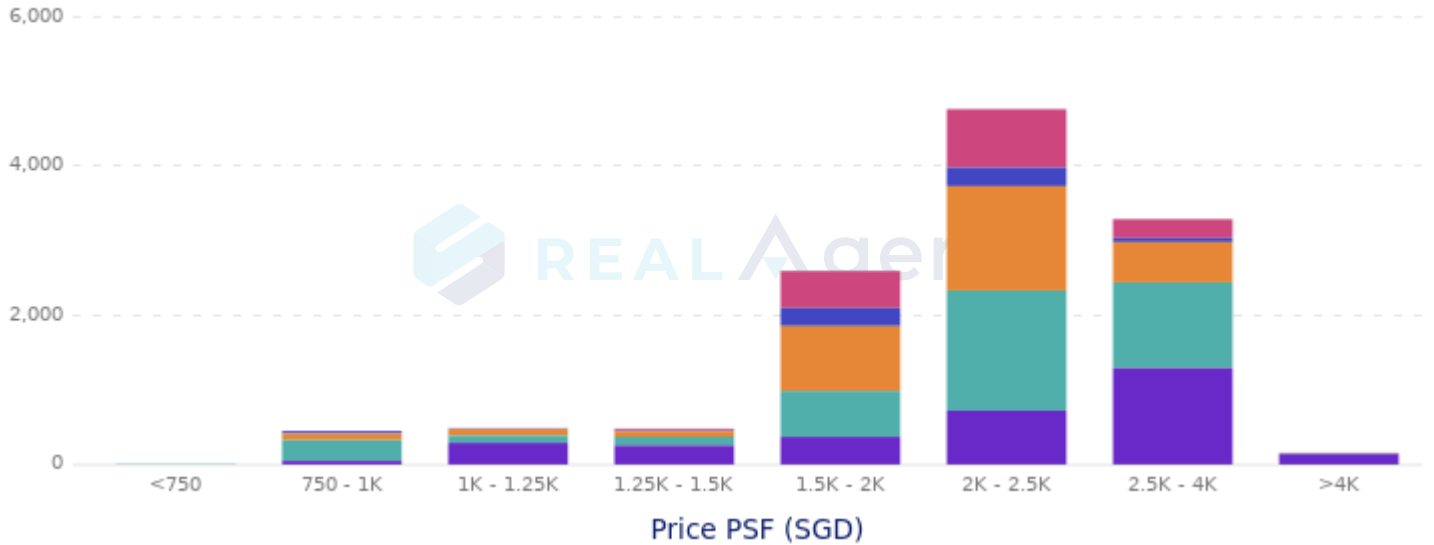
— HDB — Condo — Landed



## Landed Unit Types Breakdown by Sale Value PSF



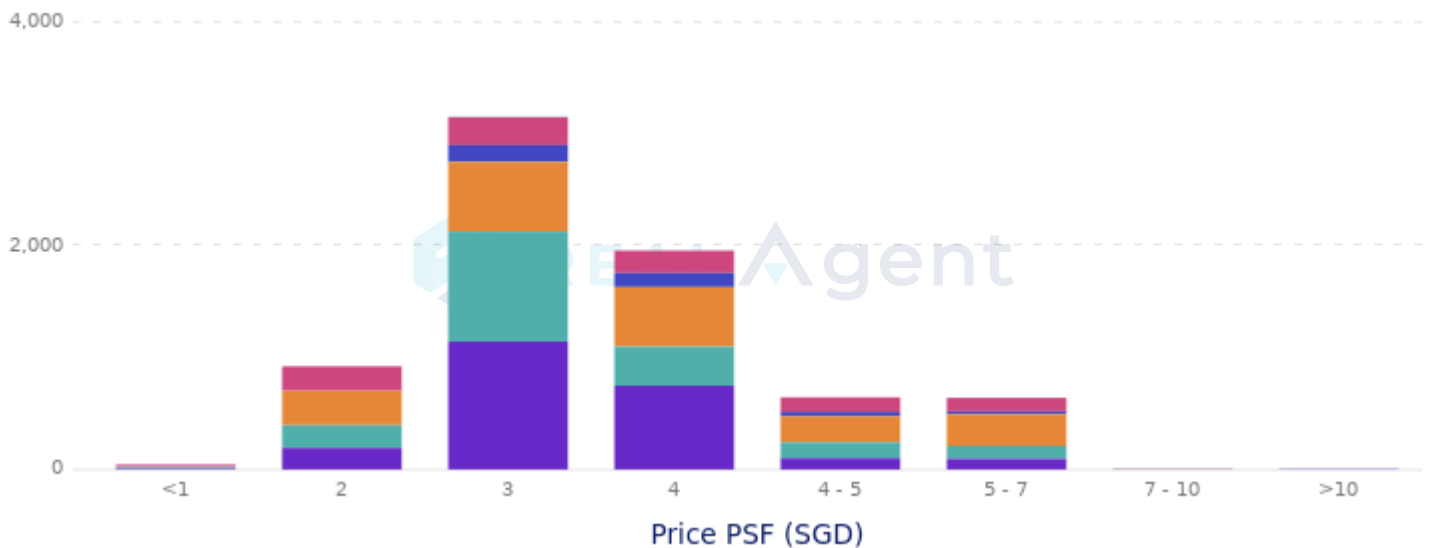
### No. of Units



## Landed Unit Types Breakdown by Rent Value PSF



### No. of Units

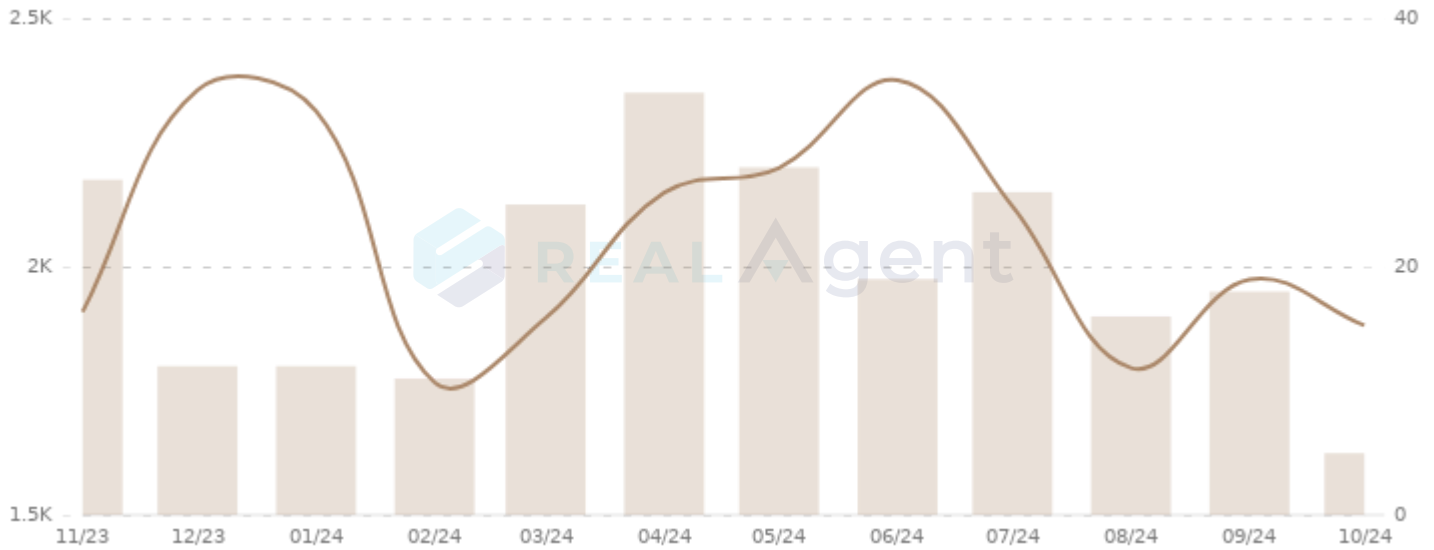


## Landed Sale Transaction Trend

— Average Transacted PSF    ■ No. of Units

### Average Transacted PSF (SGD)

### No. of Units

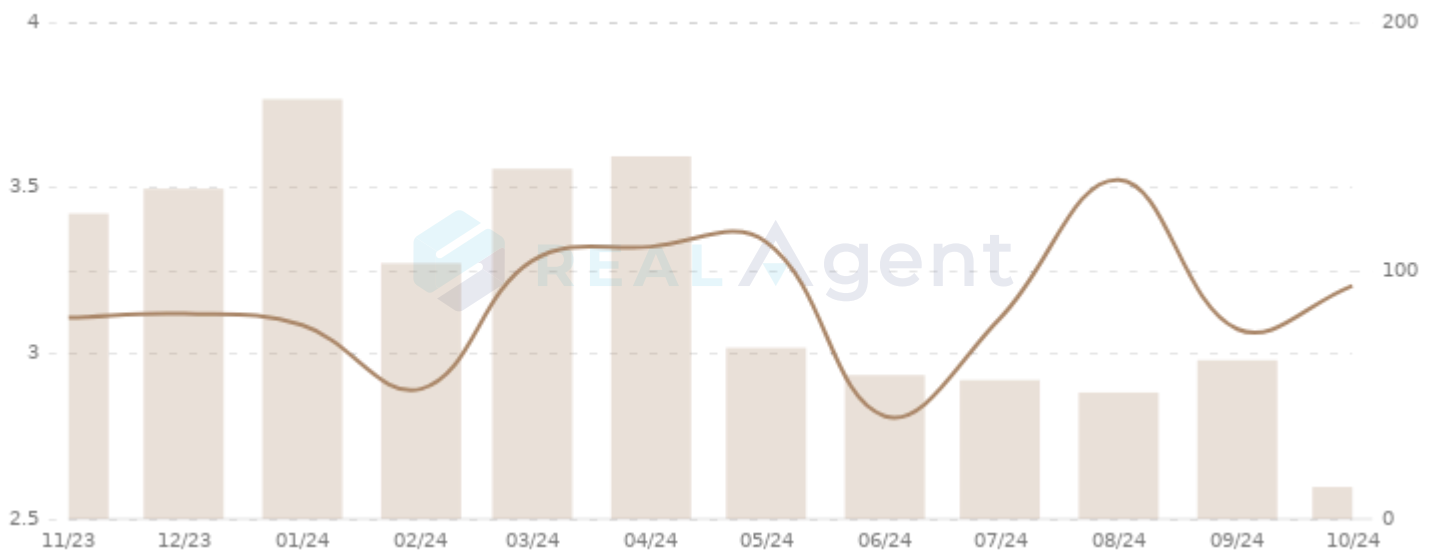


## Landed Rent Transaction Trend

— Average Transacted PSF    ■ No. of Units

### Average Transacted PSF (SGD)

### No. of Units



## Nearby Sale Transactions

Date	Details	Transacted Price (SGD)	Type of Sale	Source
18 Apr 2022	43 Oxley Road Built-up: 8,966 sqft • Terrace House	\$13,000,000 \$1,450 PSF	Resale	URA
01 Jun 2021	51 Oxley Road Built-up: 6,846 sqft • Terrace House	\$11,800,000 \$1,724 PSF	Resale	URA
30 Mar 2021	24 Dublin Road Built-up: 9,102 sqft • Land: 2,798 sqft • Terrace House	\$7,300,000 \$2,609 PSF	Resale	URA
25 Jan 2013	65 Lloyd Road #01-01 Built-up: 6,674 sqft • 4 bedrooms • 4 bathrooms	\$10,400,000 \$1,558 PSF	New Launch	URA
07 Sep 2009	147 Killiney Road #10-08 Built-up: 6,749 sqft • Penthouse • 3 bathrooms	\$10,150,000 \$1,504 PSF	New Launch	URA
16 Jul 2007	20 Dublin Road Built-up: 6,982 sqft • Land: 2,904 sqft • Terrace House	\$6,900,000 \$2,376 PSF	Resale	URA
15 Jun 2007	26 Dublin Road Built-up: 6,607 sqft • Land: 2,785 sqft • Terrace House	\$5,500,000 \$1,975 PSF	Resale	URA
28 Nov 2005	36a Oxley Road Built-up: 8,913 sqft • Detached House	\$5,500,000 \$617 PSF	New Launch	URA
18 Aug 2003	24 Dublin Road Built-up: 9,102 sqft • Land: 2,798 sqft • Terrace House	\$2,000,000 \$715 PSF	Resale	URA
01 Jun 1999	26 Dublin Road Built-up: 6,607 sqft • Land: 2,785 sqft • Terrace House	\$2,500,000 \$898 PSF	Resale	URA

## Nearby Rent Transactions

Date	Details	Transacted Price (SGD)	Type of Rent	Source
11 Oct 2023	24 Dublin Road Built-up: 9,102 sqft • Land: 2,798 sqft • Terrace House • 3 bathrooms	\$12,800 \$1.41 PSF	Whole Unit	Agency
30 Aug 2023	65 Lloyd Road #01-01 Built-up: 6,674 sqft • Land: 35,922 sqft • 4 bedrooms • 4 bathrooms	\$27,590 \$4.13 PSF	Whole Unit	Agency
26 May 2023	26 Dublin Road Built-up: 6,607 sqft • Land: 2,785 sqft • Terrace House • 9 bathrooms	\$25,000 \$3.78 PSF	Whole Unit	Agency
28 Apr 2023	147 Killiney Road #10-01 Built-up: 6,534 sqft • Land: 40,745 sqft • Penthouse • 3 bathrooms	\$27,500 \$4.21 PSF	Whole Unit	Agency
13 Oct 2022	51 Oxley Road Built-up: 6,846 sqft • Land: 57,338 sqft • Terrace House • 6 bathrooms	\$29,000 \$4.24 PSF	Rent	Agency
23 Aug 2021	24 Dublin Road Built-up: 9,102 sqft • Land: 2,798 sqft • Terrace House	\$9,500 \$1.04 PSF	Rent	Agency
30 Mar 2021	147 Killiney Road #10-01 Built-up: 6,534 sqft • Land: 40,745 sqft • Penthouse • 3 bathrooms	\$16,800 \$2.57 PSF	Whole Unit	Agency
24 Sep 2019	147 Killiney Road #10-08 Built-up: 6,760 sqft • Land: 40,745 sqft • 6,760 sqft • Penthouse • 3 bathrooms	\$16,100 \$2.38 PSF	Whole Unit	-
03 May 2017	147 Killiney Road #10-01 Built-up: 6,534 sqft • Land: 40,745 sqft • Penthouse • 3 bathrooms	\$16,000 \$2.45 PSF	Whole Unit	Agency
09 May 2014	147 Killiney Road #10-01 Built-up: 6,534 sqft • Land: 40,745 sqft • Penthouse • 3 bathrooms	\$16,000 \$2.45 PSF	Whole Unit	Agency