



RayWhite.

Suburb
flyover
report

LARRAKEYAH (HOUSE)

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LARRAKEYAH - Suburb Map



LARRAKEYAH - Sales Statistics (Houses)

| Year | # Sales | Median | Growth | Low | High |
|------|---------|--------------|---------|------------|--------------|
| 2005 | 24 | \$ 842,500 | 0.0 % | \$ 380,000 | \$ 1,700,000 |
| 2006 | 18 | \$ 772,500 | -8.3 % | \$ 385,000 | \$ 1,500,000 |
| 2007 | 18 | \$ 1,100,000 | 42.4 % | \$ 500,000 | \$ 2,570,000 |
| 2008 | 8 | \$ 805,000 | -26.8 % | \$ 500,000 | \$ 3,600,000 |
| 2009 | 8 | \$ 1,167,500 | 45.0 % | \$ 571,000 | \$ 2,500,000 |
| 2010 | 8 | \$ 1,392,500 | 19.3 % | \$ 785,000 | \$ 3,325,000 |
| 2011 | 7 | \$ 1,137,000 | -18.3 % | \$ 770,000 | \$ 2,300,000 |
| 2012 | 16 | \$ 976,250 | -14.1 % | \$ 12,500 | \$ 2,650,000 |
| 2013 | 12 | \$ 2,025,000 | 107.4 % | \$ 895,000 | \$ 6,500,000 |
| 2014 | 16 | \$ 1,450,000 | -28.4 % | \$ 930,000 | \$ 4,150,000 |
| 2015 | 12 | \$ 1,160,000 | -20.0 % | \$ 286,666 | \$ 2,500,000 |
| 2016 | 7 | \$ 1,130,000 | -2.6 % | \$ 525,000 | \$ 2,400,000 |
| 2017 | 7 | \$ 1,450,000 | 28.3 % | \$ 835,000 | \$ 2,320,000 |
| 2018 | 11 | \$ 950,000 | -34.5 % | \$ 540,000 | \$ 2,000,000 |
| 2019 | 9 | \$ 1,000,000 | 5.3 % | \$ 680,000 | \$ 2,200,000 |
| 2020 | 5 | \$ 1,850,000 | 85.0 % | \$ 741,000 | \$ 2,719,500 |
| 2021 | 0 | | | | |
| 2022 | 9 | \$ 1,925,000 | 0.0 % | \$ 750,000 | \$ 2,150,000 |
| 2023 | 17 | \$ 1,455,000 | -24.4 % | \$ 780,000 | \$ 3,250,000 |

Median Sale Price
\$1.44m

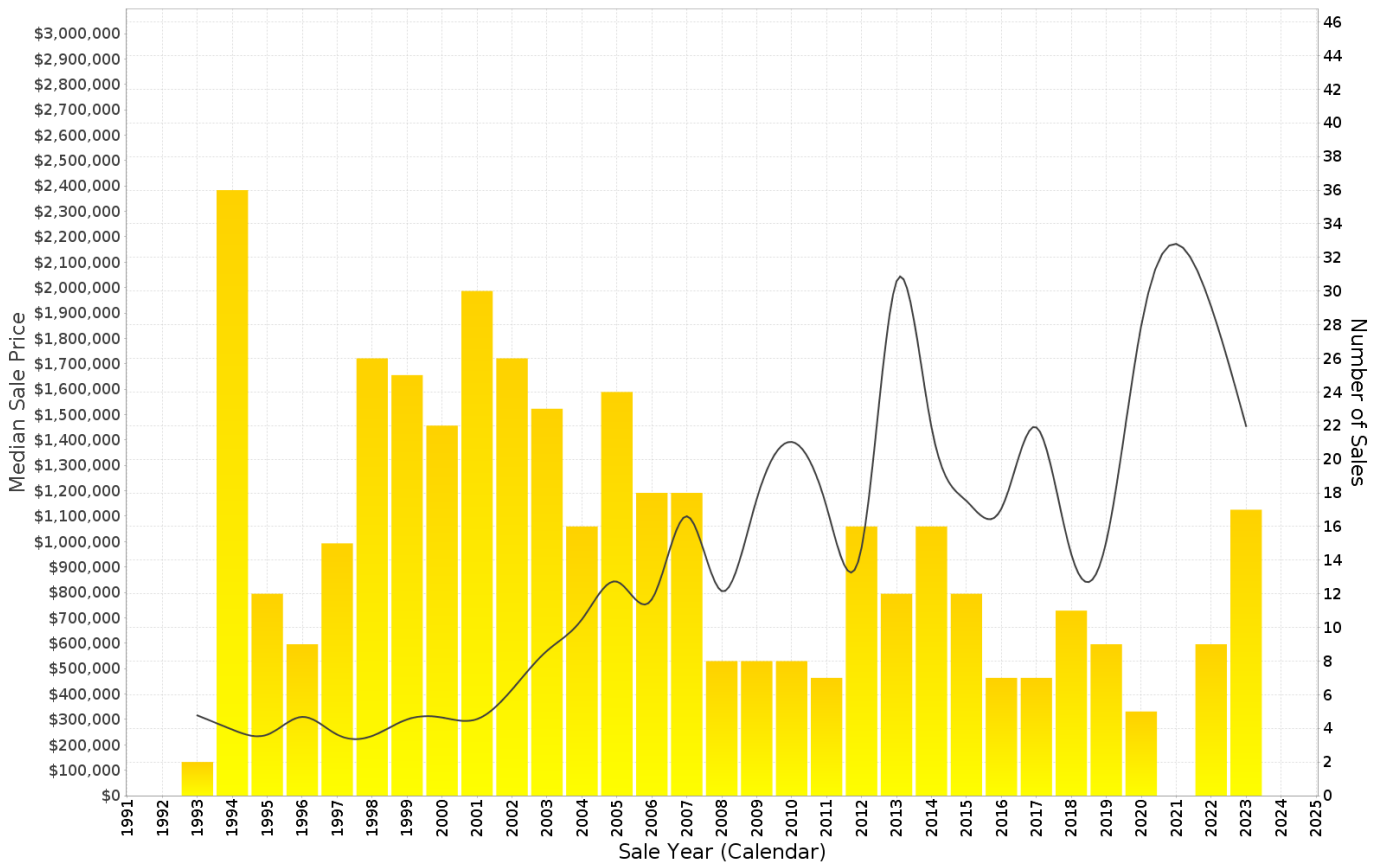
Based on 16 recorded House sales within the last 12 months (Oct '22 - Sep '23)

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

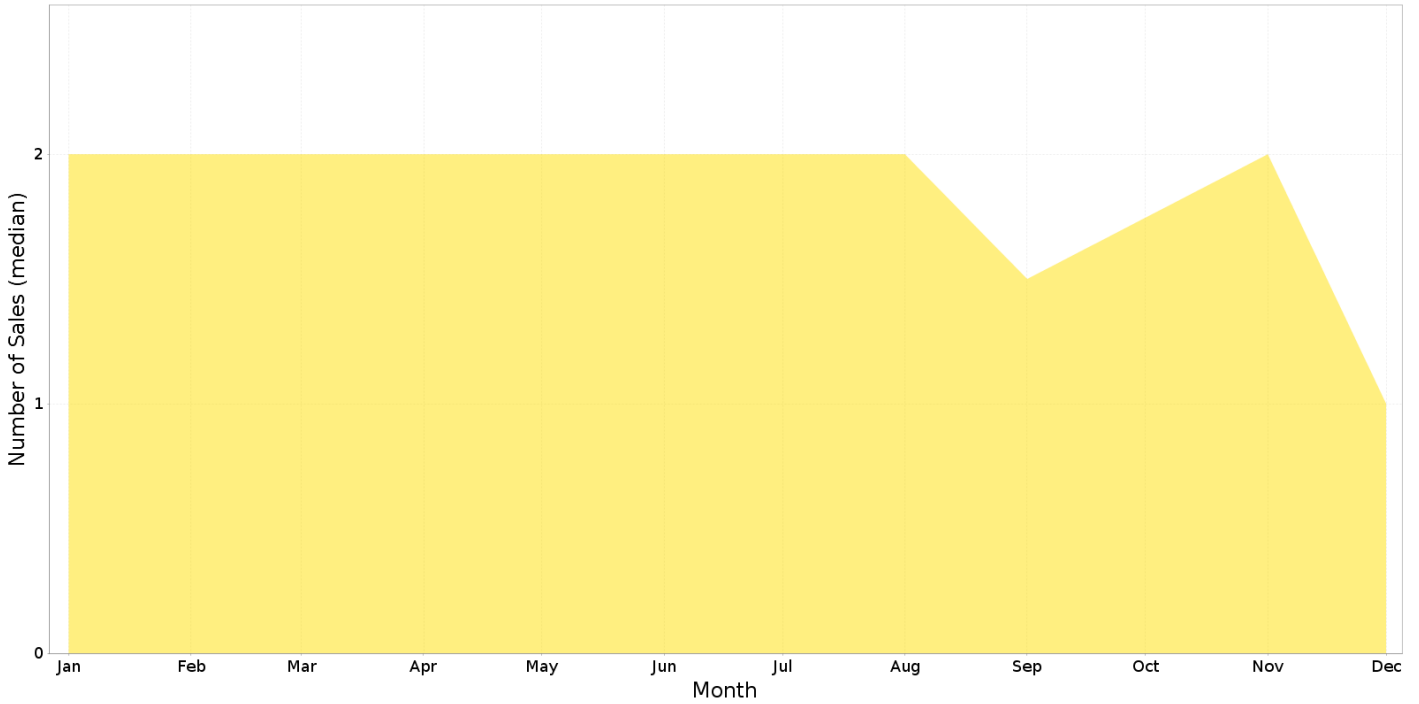
Suburb Growth
-16.2%

Current Median Price: \$1,435,000
Previous Median Price: \$1,712,500

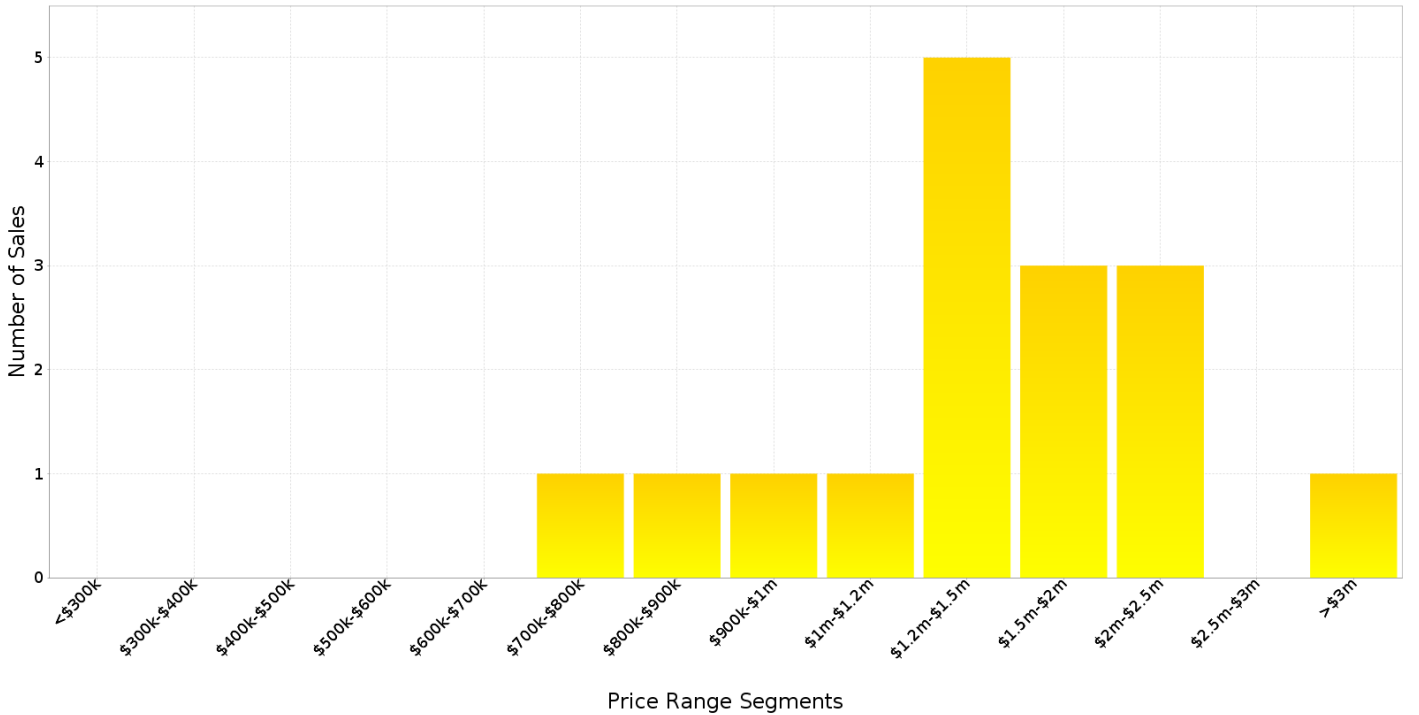
Based on 22 recorded House sales compared over the last two rolling 12 month periods



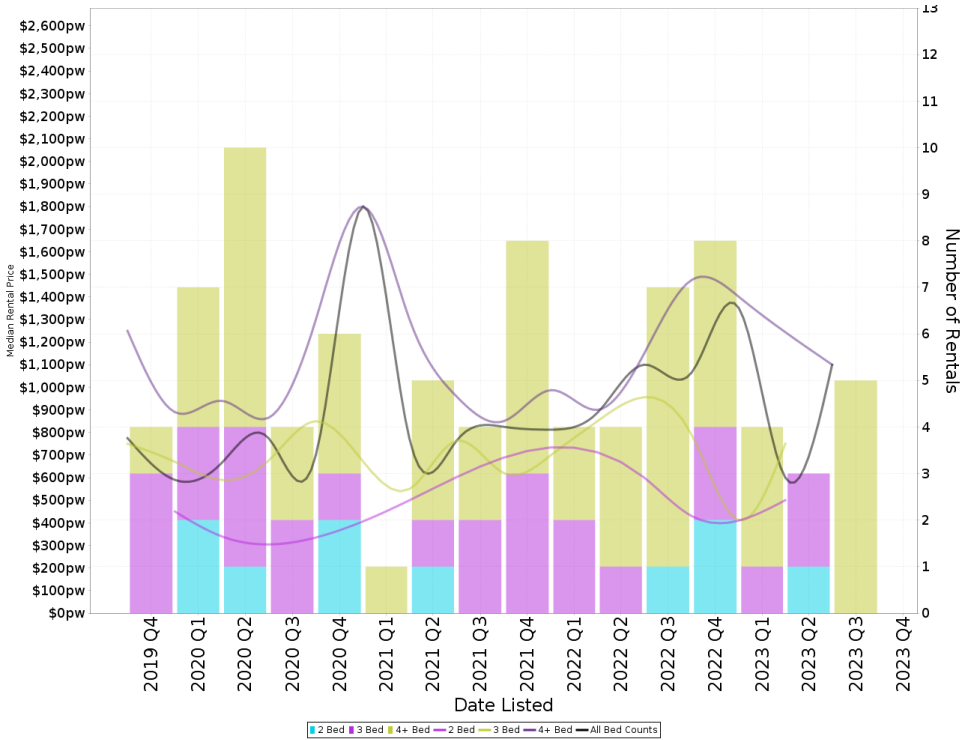
LARRAKEYAH - Peak Selling Periods (3 years)



LARRAKEYAH - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-16.2%

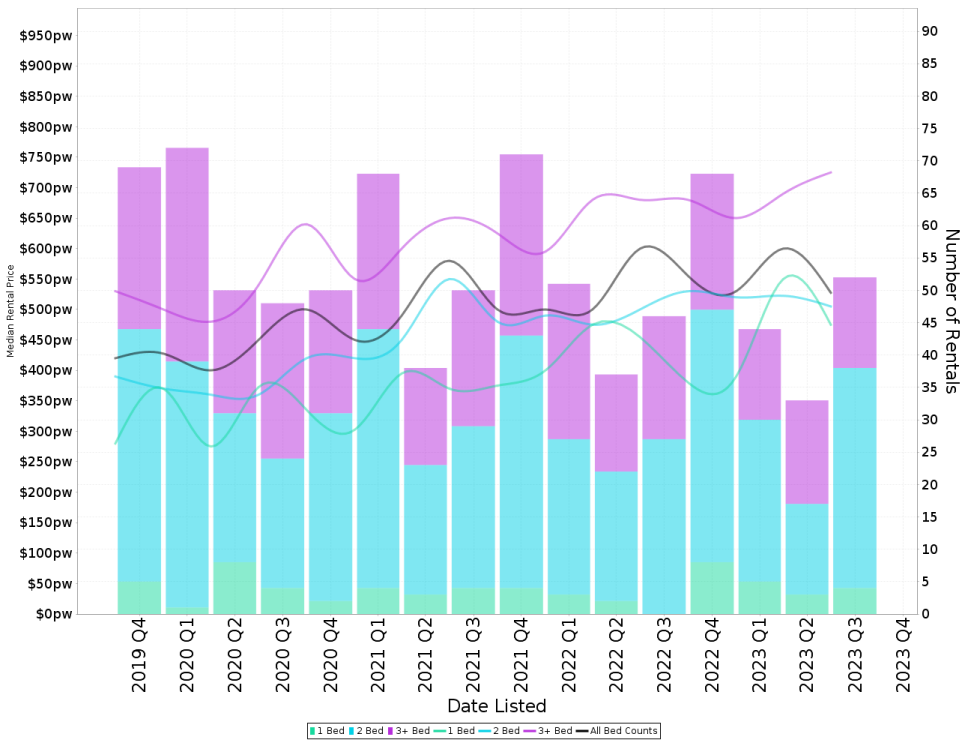
Current Median Price: \$1,435,000
Previous Median Price: \$1,712,500
Based on 22 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.8%

Current Median Price: \$1,435,000
Current Median Rent: \$1,050
Based on 20 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+12.0%

Current Median Price: \$430,000
Previous Median Price: \$384,000
Based on 135 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+6.7%

Current Median Price: \$430,000
Current Median Rent: \$550
Based on 197 registered Unit rentals compared over the last 12 months.

LARRAKEYAH - Recently Sold Properties

Median Sale Price

\$1.44m

Based on 16 recorded House sales within the last 12 months (Oct '22 - Sep '23)

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

Suburb Growth

-16.2%

Current Median Price: \$1,435,000
Previous Median Price: \$1,712,500

Based on 22 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

16

Based on recorded House sales within the 12 months (Oct '22 - Sep '23)

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

65 CULLEN BAY CRES

\$1,250,000

Sold Nov 2023
171 Days

1,020 m² 4 3 3

98 CULLEN BAY CRES

\$3,250,000

Sold Nov 2023
N/A

1,750 m² 3 3 2

7 PASPALEY PL

\$2,250,000

Sold Nov 2023
108 Days

872 m² 4 3 2

13 CULLEN BAY CRES

\$2,150,000

Sold Oct 2023
226 Days

638 m² 6 5 3

90 CULLEN BAY CRES

\$1,250,000

Sold Oct 2023
116 Days

1,040 m² - - -

7 GRIBBLE CRT

\$1,700,000

Sold Nov 2023
48 Days

936 m² 5 2 2

6/57 MARINA BVD

\$1,200,000

Sold Aug 2023
32 Days

109 m² 3 3 3

25 CULLEN BAY CRES

\$945,000

Sold Jul 2023
133 Days

615 m² 3 2 2

23 CULLEN BAY CRES

\$1,100,000

Sold Jul 2023
N/A

612 m² 4 3 4

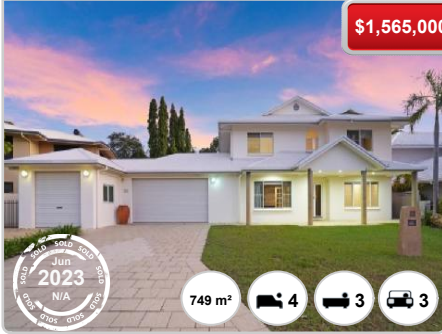
51 CULLEN BAY CRES

\$1,415,000



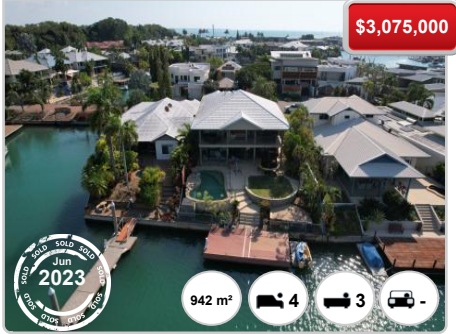
49 CULLEN BAY CRES

\$1,565,000



12 PERKINS CRT

\$3,075,000



15 CULLEN BAY CRES

\$1,800,000



LARRAKEYAH - Properties For Rent

Median Rental Price

\$1,050 /w

Based on 20 recorded House rentals within the last 12 months (Oct '22 - Sep '23)

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

Rental Yield

+3.8%

Current Median Price: \$1,435,000
Current Median Rent: \$1,050

Based on 16 recorded House sales and 20 House rentals compared over the last 12 months

Number of Rentals

20

Based on recorded House rentals within the last 12 months (Oct '22 - Sep '23)

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

1/13 LAMBELL TERRACE

\$950

Nov 2023
5 Days

1,156 m² 3 2 2

9/10 DOCTORS GULLY

\$620 per week

Nov 2023
11 Days

155 m² 2 2 4

7 PASPALEY PLACE

NEW PRICE

Nov 2023
25 Days

872 m² 4 3 2

53 CULLEN BAY CRESCENT

\$3000 per week

Oct 2023
29 Days

828 m² 4 3 2

13 PASPALEY PLACE

\$1,150 Per

Oct 2023
37 Days

810 m² 4 3 2

26 MYILLY TERRACE

\$1,200 Per

Oct 2023
52 Days

1,750 m² 5 3 2

4 ZEALANDIA CRESCENT

\$1,500

Sep 2023
72 Days

1,110 m² 5 5 6

5 LARRAKEYAH TERRACE

\$1500 Weekly

Mar 2023
263 Days

977 m² 4 3 2