

A bright yellow bicycle is parked on a paved surface in front of a white picket fence. The bicycle has a brown leather saddle, a rear rack, and a front basket filled with pink flowers. The background shows a blurred house and trees. A yellow rectangular box in the top right corner contains the text 'RayWhite.'

**RayWhite.**

**Suburb**  
flyover  
report

FARRAR (HOUSE)

PREPARED BY: DEMI LOLIAS , RAY WHITE NIGHTCLIFF

# FARRAR - Suburb Map



# FARRAR - Sales Statistics (Houses)

| Year | # Sales | Median     | Growth  | Low        | High       |
|------|---------|------------|---------|------------|------------|
| 2005 | 80      | \$ 90,095  | 0.0 %   | \$ 39,280  | \$ 402,500 |
| 2006 | 98      | \$ 99,950  | 10.9 %  | \$ 72,000  | \$ 450,000 |
| 2007 | 316     | \$ 99,000  | -1.0 %  | \$ 71,400  | \$ 602,000 |
| 2008 | 82      | \$ 183,500 | 85.4 %  | \$ 80,000  | \$ 590,000 |
| 2009 | 49      | \$ 412,000 | 124.5 % | \$ 101,920 | \$ 685,000 |
| 2010 | 26      | \$ 559,900 | 35.9 %  | \$ 128,460 | \$ 700,000 |
| 2011 | 25      | \$ 565,000 | 0.9 %   | \$ 220,000 | \$ 959,000 |
| 2012 | 42      | \$ 582,500 | 3.1 %   | \$ 244,500 | \$ 730,000 |
| 2013 | 30      | \$ 596,750 | 2.4 %   | \$ 50,000  | \$ 720,000 |
| 2014 | 38      | \$ 613,250 | 2.8 %   | \$ 128,800 | \$ 830,000 |
| 2015 | 12      | \$ 590,000 | -3.8 %  | \$ 450,000 | \$ 715,000 |
| 2016 | 11      | \$ 585,000 | -0.8 %  | \$ 300,000 | \$ 800,000 |
| 2017 | 15      | \$ 540,000 | -7.7 %  | \$ 265,000 | \$ 660,000 |
| 2018 | 23      | \$ 537,000 | -0.6 %  | \$ 410,000 | \$ 675,000 |
| 2019 | 18      | \$ 476,000 | -11.4 % | \$ 225,000 | \$ 550,500 |
| 2020 | 7       | \$ 445,000 | -6.5 %  | \$ 390,000 | \$ 525,000 |
| 2021 | 0       |            |         |            |            |
| 2022 | 29      | \$ 554,500 | 0.0 %   | \$ 260,000 | \$ 780,000 |
| 2023 | 28      | \$ 555,000 | 0.1 %   | \$ 220,000 | \$ 830,000 |

**Median Sale Price**  
**\$565k**

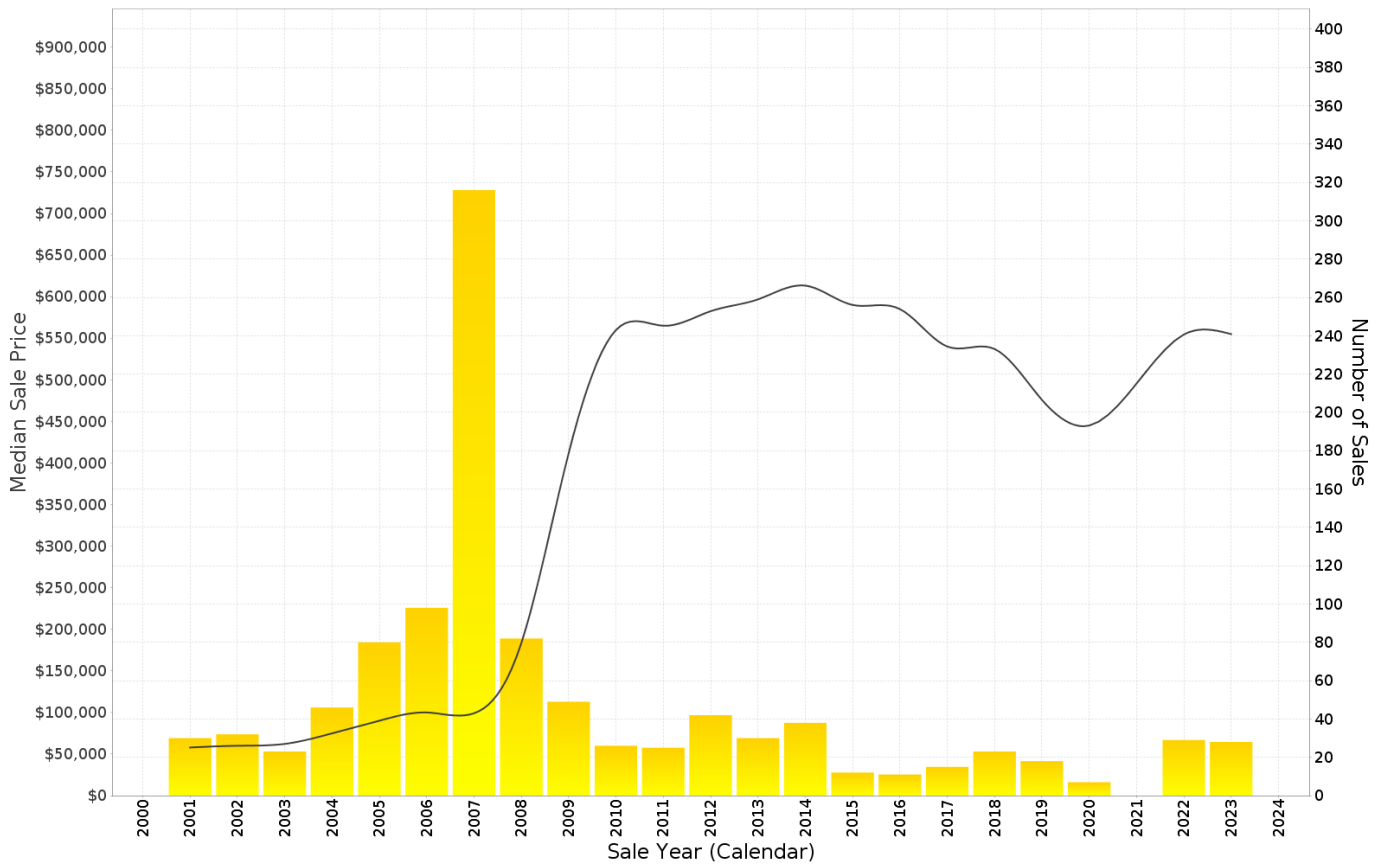
Based on 24 recorded House sales within the last 12 months (Oct '22 - Sep '23)

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

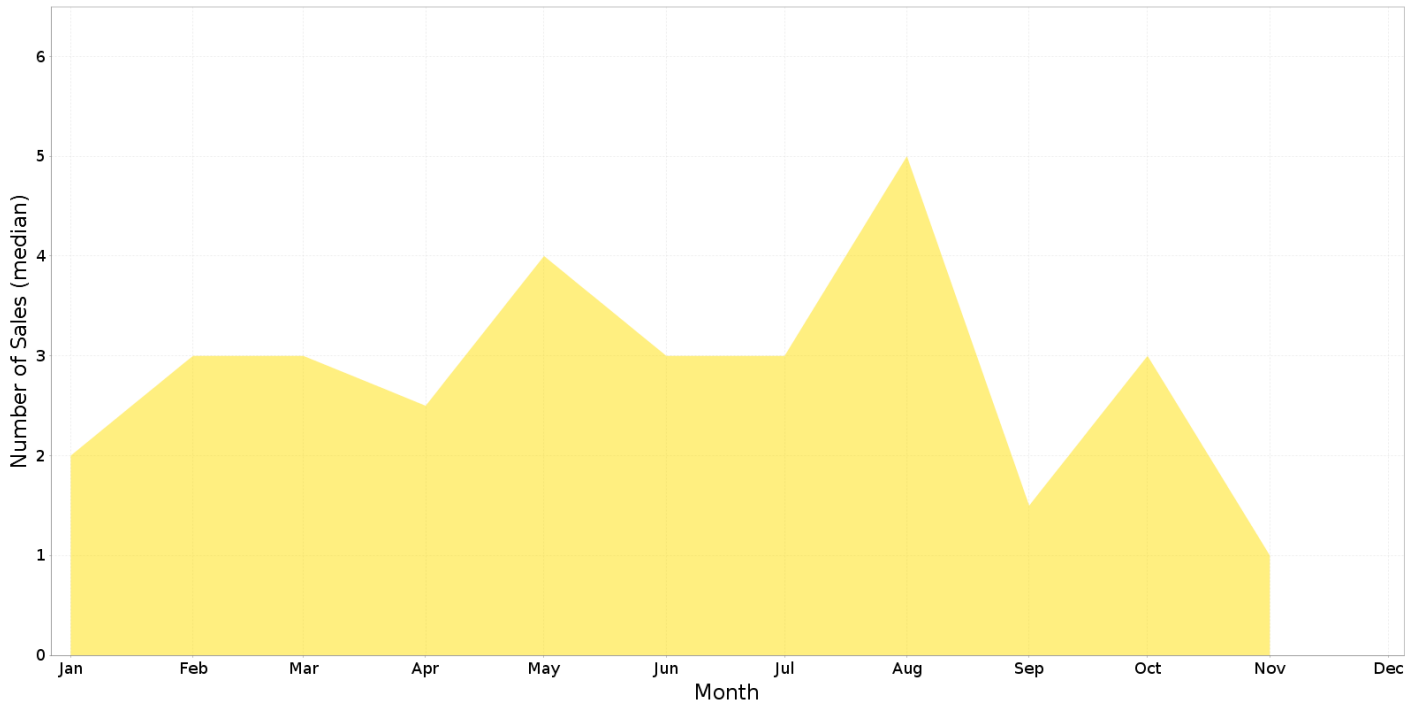
**Suburb Growth**  
**+2.3%**

Current Median Price: \$565,000  
Previous Median Price: \$552,500

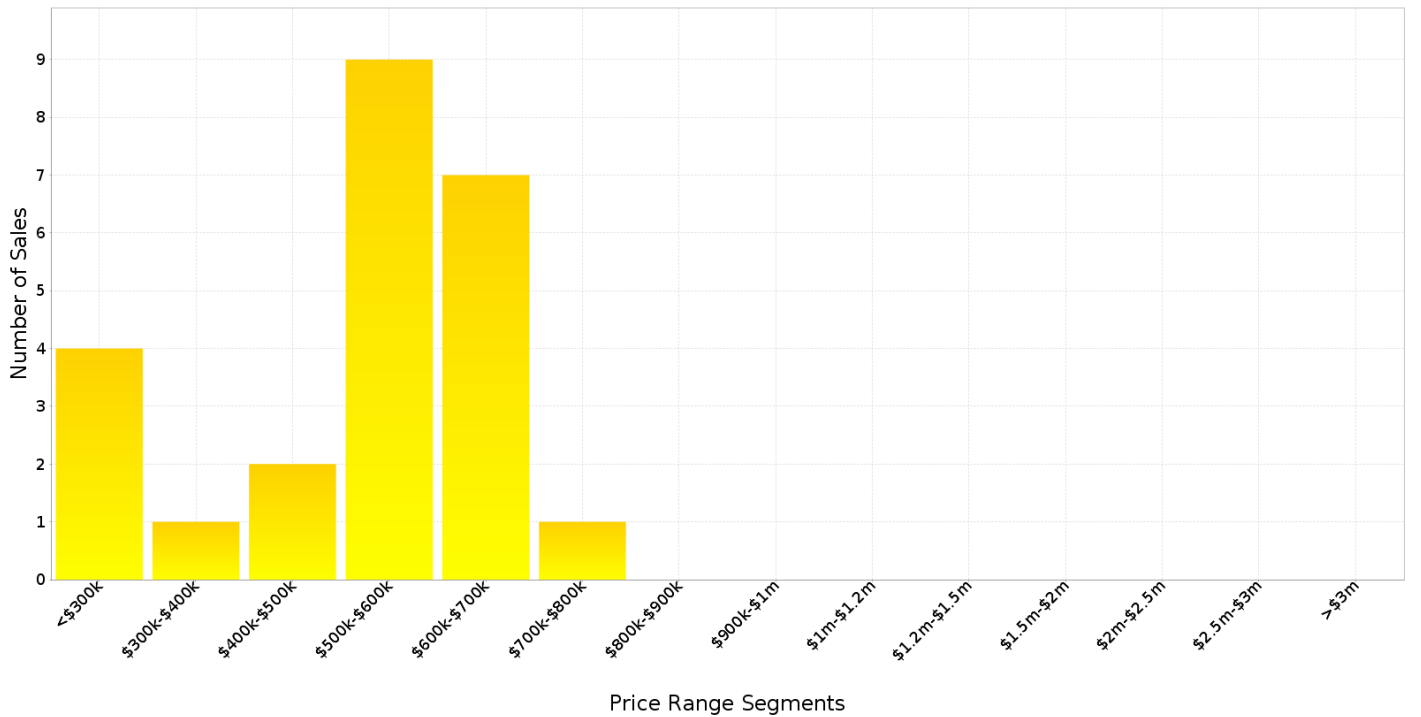
Based on 49 recorded House sales compared over the last two rolling 12 month periods



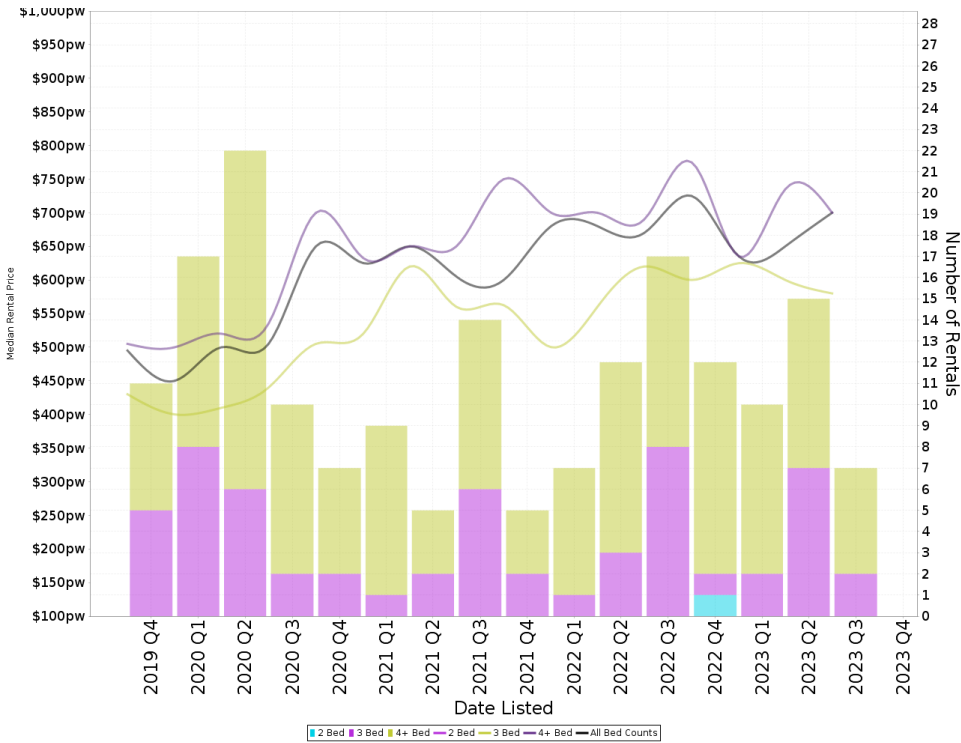
## FARRAR - Peak Selling Periods (3 years)



## FARRAR - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+2.3%**

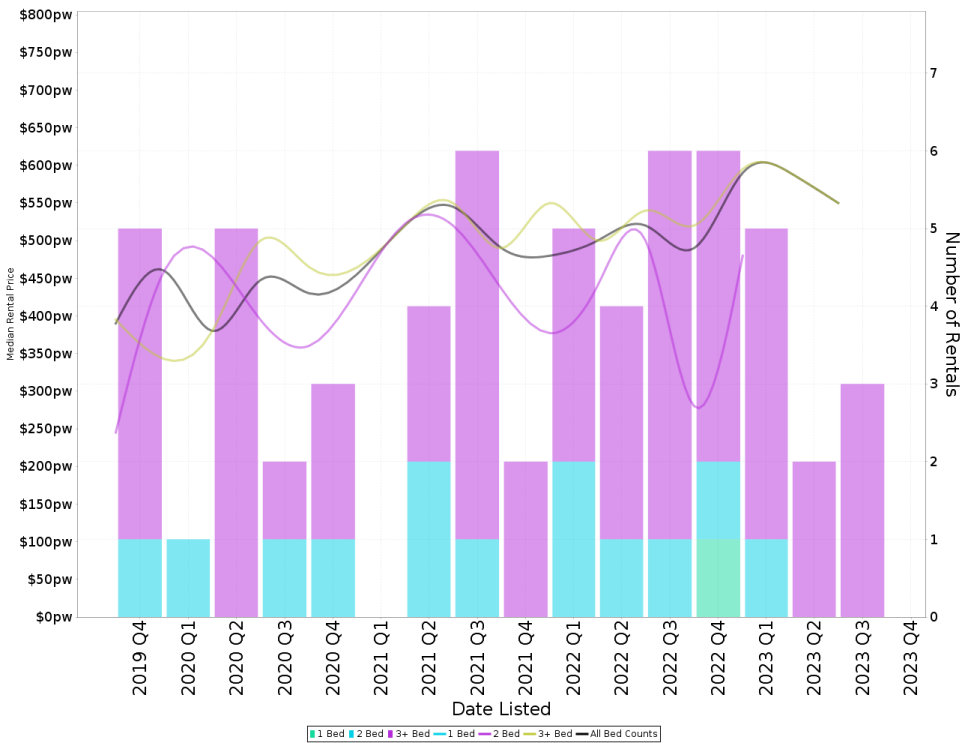
Current Median Price: \$565,000  
 Previous Median Price: \$552,500  
 Based on 49 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+6.1%**

Current Median Price: \$565,000  
 Current Median Rent: \$663  
 Based on 44 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

N/A

### Suburb Rental Yield

**+6.7%**

Current Median Price: \$420,000  
 Current Median Rent: \$545  
 Based on 16 registered Unit rentals compared over the last 12 months.

# FARRAR - Recently Sold Properties

Median Sale Price

**\$565k**

Based on 24 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

**+2.3%**

Current Median Price: \$565,000  
Previous Median Price: \$552,500

Based on 49 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**24**

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

**48 INVERWAY CCT**

**\$220,000**




Nov 2023  
N/A

389 m<sup>2</sup> 2 2 2

**12 BOWREY CRES**

**\$570,000**




Nov 2023  
245 Days

820 m<sup>2</sup> 4 2 2

**13 WILLIAM ST**

**\$555,000**



Nov 2023  
97 Days

797 m<sup>2</sup> 4 2 2

**46 INVERWAY CCT**

**\$225,000**



Nov 2023  
N/A

415 m<sup>2</sup> 2 2 2

**44 INVERWAY CCT**

**\$225,000**




Nov 2023  
N/A

440 m<sup>2</sup> 2 2 2

**9 SCOTT CRT**

**\$830,000**




Oct 2023  
39 Days

762 m<sup>2</sup> 5 3 4

**38 BAULDRY AVE**

**\$425,000**



Oct 2023  
68 Days

723 m<sup>2</sup> 3 1 2

**117 FARRAR BVD**

**\$540,000**



Oct 2023  
N/A

800 m<sup>2</sup> 4 2 2

**17 ALLCORN ST**

**\$672,000**



Sep 2023  
63 Days

739 m<sup>2</sup> 4 2 2

45 BAULDRY AVE

\$580,000

Sep 2023  
104 Days

778 m<sup>2</sup> 4 2 2

10 BOWREY CRES

\$560,000

Aug 2023  
63 Days

807 m<sup>2</sup> 5 2 2

33 A BOWREY CRES

\$225,000

Aug 2023  
N/A

444 m<sup>2</sup> - - -

33 B BOWREY CRES

\$225,000

Aug 2023  
N/A

444 m<sup>2</sup> - - -

131 FARRAR BVD

\$257,500

Aug 2023  
N/A

604 m<sup>2</sup> 4 2 2

4 CATT CRES

\$440,000

Jul 2023  
147 Days

643 m<sup>2</sup> 4 1 2

3 KIRKIMBIE CRT

\$580,000

Jul 2023  
N/A

746 m<sup>2</sup> 4 2 2

27 INVERWAY CCT

\$280,000

Jun 2023  
174 Days

754 m<sup>2</sup> - - -

2 FERNEY ST

\$480,000

Jun 2023  
195 Days

622 m<sup>2</sup> 3 2 2

7 WILLIAM ST

\$600,000

Jun 2023

750 m<sup>2</sup> 4 2 2

12 MAGOFFIN ST

\$685,000

Jun 2023  
53 Days

760 m<sup>2</sup> 4 2 2

# FARRAR - Properties For Rent

## Median Rental Price

**\$663 /w**

Based on 44 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

**+6.1%**

Current Median Price: \$565,000  
Current Median Rent: \$663

Based on 24 recorded House sales and 44 House rentals compared over the last 12 months

## Number of Rentals

**44**

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

**7 SCOTT COURT**




**\$1000 per week**

Nov 2023  
5 Days

741 m<sup>2</sup> 5 3 4

**2 BUNDA COURT**



**\$660 per week**

Nov 2023  
13 Days

738 m<sup>2</sup> 3 2 2

**2 MAGOFFIN STREET**

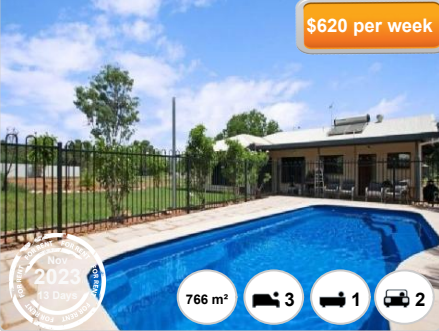


**\$650 Per Week**

Nov 2023  
15 Days

736 m<sup>2</sup> 4 2 2

**85 FARRAR BOULEVARD**

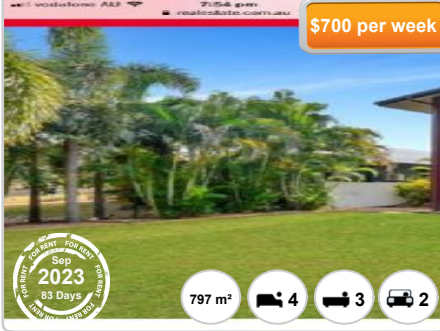


**\$620 per week**

Nov 2023  
18 Days

766 m<sup>2</sup> 3 1 2

**2/15 WILLIAM STREET**



**\$700 per week**

Sep 2023  
83 Days

797 m<sup>2</sup> 4 3 2