

A vibrant yellow bicycle is the central focus, parked on a paved surface. It features a classic design with a rear rack, fenders, and a brown leather saddle. A wicker basket on the handlebars is overflowing with bright pink flowers and green foliage. The bicycle is positioned in front of a white picket fence with decorative posts. The background is softly blurred, showing a building and trees. A bright yellow rectangular box in the top right corner contains the text 'RayWhite.'

**RayWhite.**

**Suburb**  
flyover  
report

LARRAKEYAH (UNIT)

PREPARED BY: DEMI WILLIAMS, RAY WHITE NIGHTCLIFF, PH: 0448951305

# LARRAKEYAH - Suburb Map



# LARRAKEYAH - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2005	207	\$ 330,000	0.0 %	\$ 24,123	\$ 710,000
2006	131	\$ 320,000	-3.0 %	\$ 15,000	\$ 860,000
2007	116	\$ 393,750	23.0 %	\$ 67,850	\$ 1,200,000
2008	107	\$ 371,164	-5.7 %	\$ 115,000	\$ 1,450,000
2009	117	\$ 430,000	15.9 %	\$ 20,183	\$ 4,350,000
2010	76	\$ 495,000	15.1 %	\$ 300,000	\$ 1,640,000
2011	58	\$ 429,500	-13.2 %	\$ 83,900	\$ 1,495,000
2012	87	\$ 488,000	13.6 %	\$ 79,475	\$ 1,600,000
2013	93	\$ 485,000	-0.6 %	\$ 67,680	\$ 1,400,000
2014	134	\$ 518,326	6.9 %	\$ 55,900	\$ 1,700,000
2015	50	\$ 501,000	-3.3 %	\$ 91,234	\$ 1,355,000
2016	27	\$ 512,500	2.3 %	\$ 320,000	\$ 1,300,000
2017	62	\$ 465,833	-9.1 %	\$ 29,700	\$ 2,500,000
2018	49	\$ 395,000	-15.2 %	\$ 64,800	\$ 1,000,000
2019	47	\$ 400,000	1.3 %	\$ 125,000	\$ 1,030,000
2020	35	\$ 344,000	-14.0 %	\$ 72,800	\$ 1,100,000
2021	87	\$ 400,000	16.3 %	\$ 155,000	\$ 800,000
2022	100	\$ 391,000	-2.2 %	\$ 42,000	\$ 6,000,000
2023	14	\$ 402,500	2.9 %	\$ 36,000	\$ 695,000

Median Sale Price  
**\$430k**

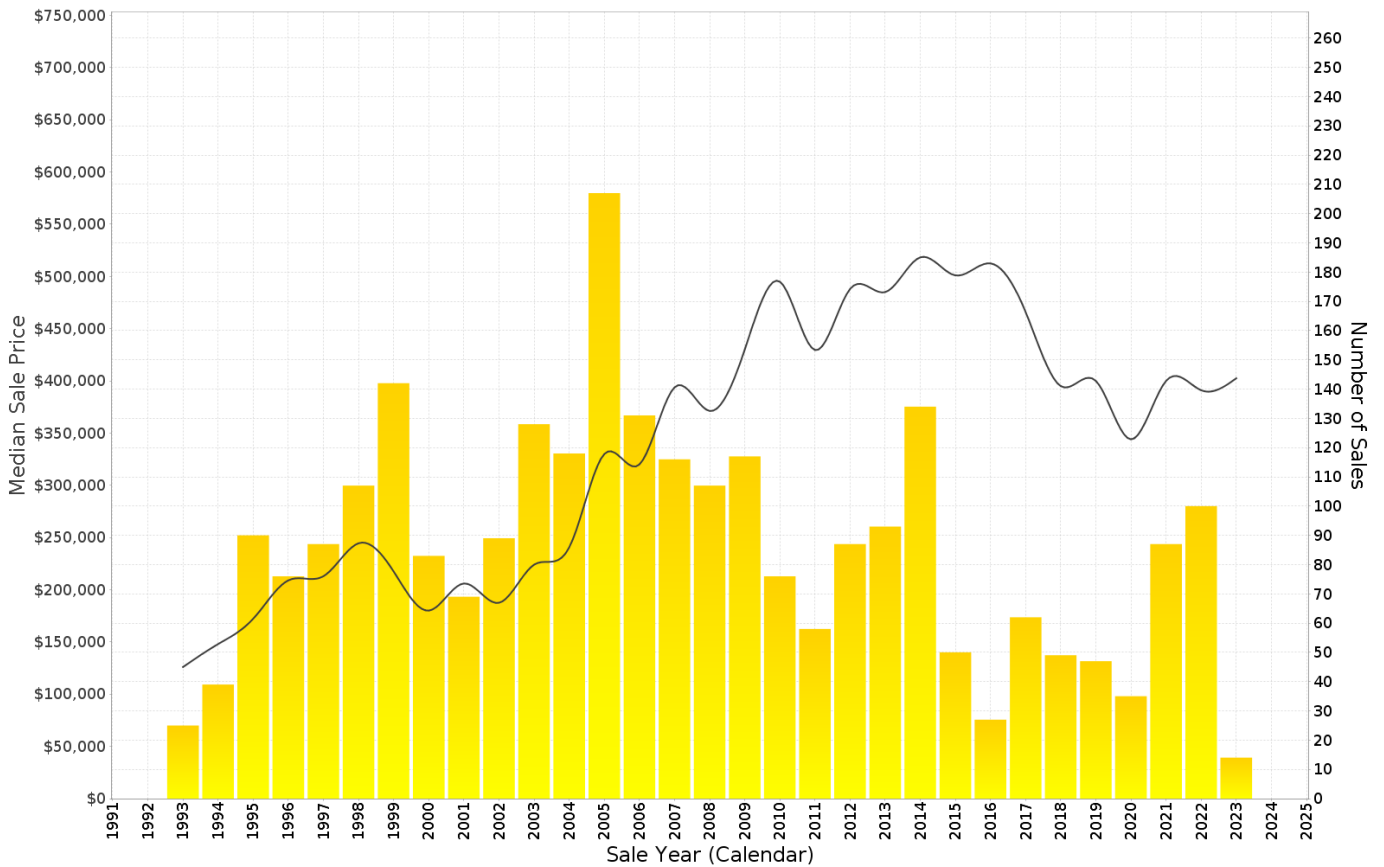
Based on 41 recorded Unit sales within the last 12 months (Oct '22 - Sep '23)

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

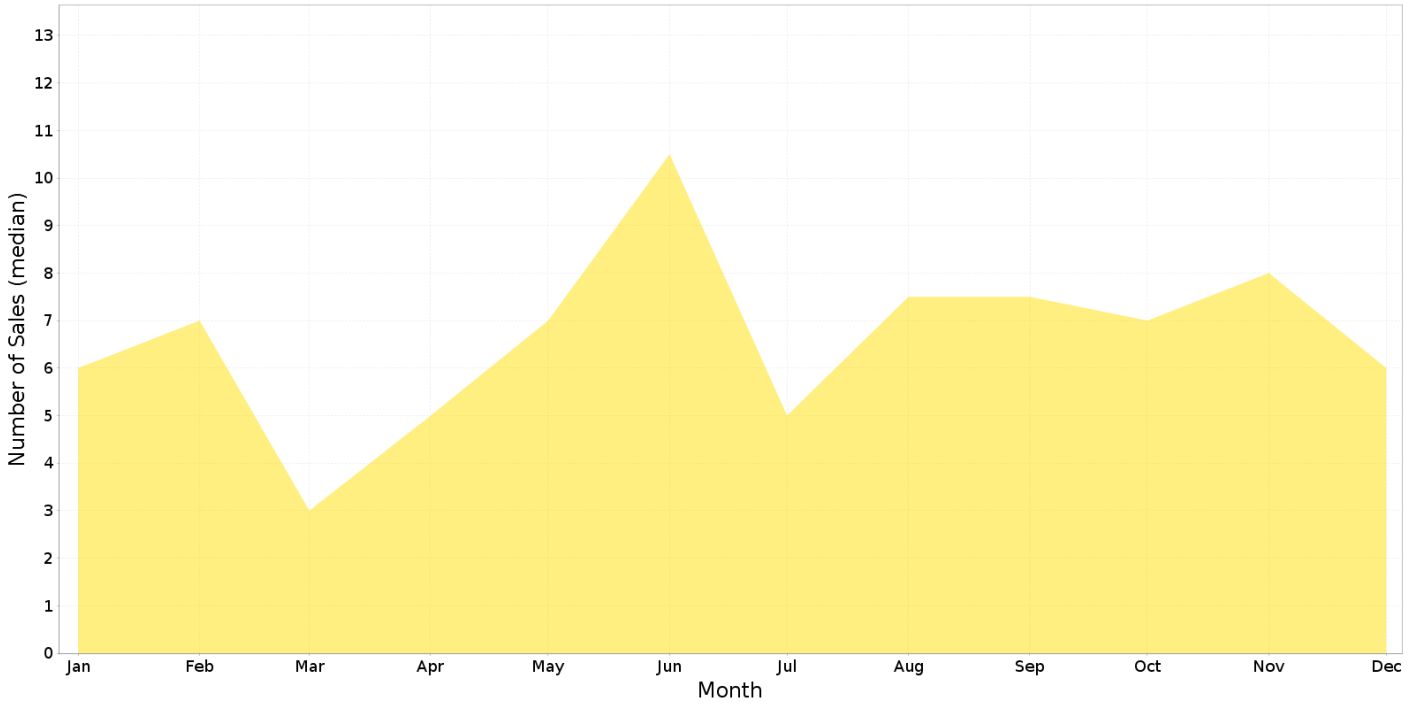
Suburb Growth  
**+12.0%**

Current Median Price: \$430,000  
Previous Median Price: \$384,000

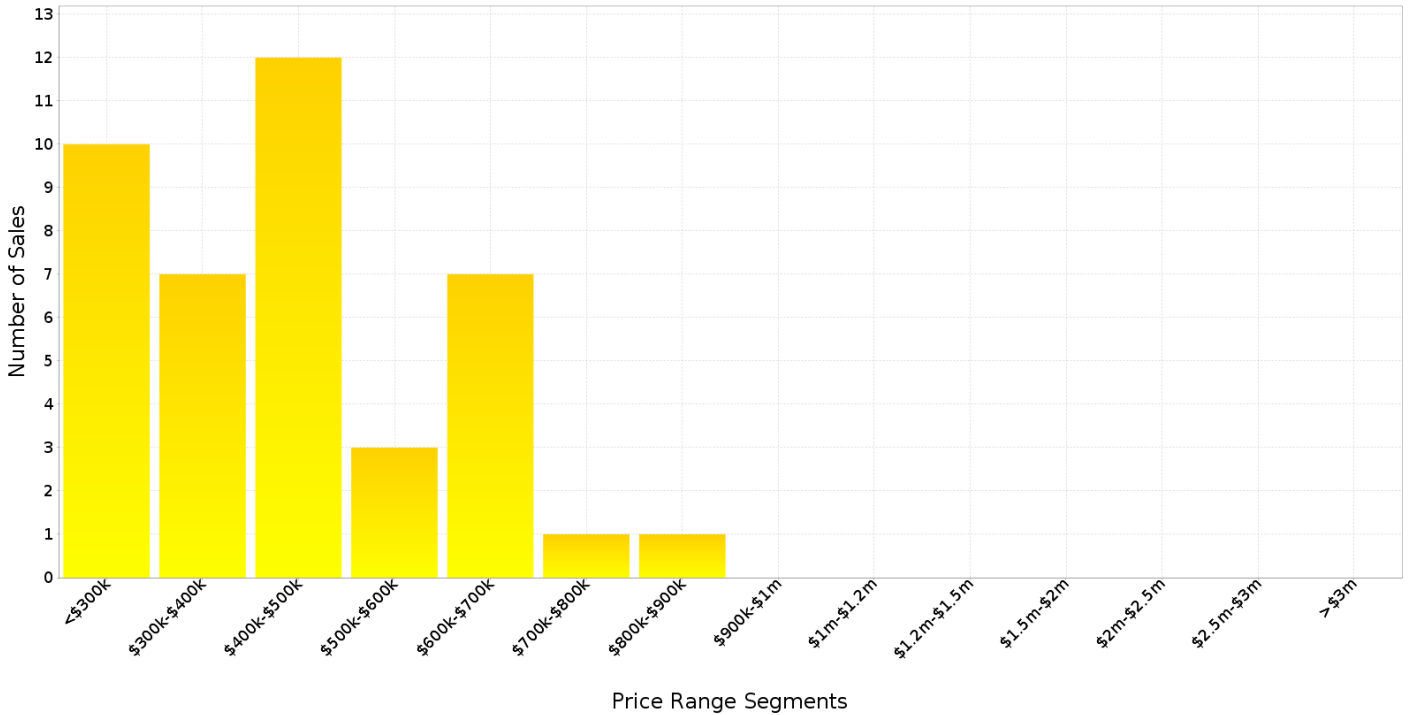
Based on 135 recorded Unit sales compared over the last two rolling 12 month periods



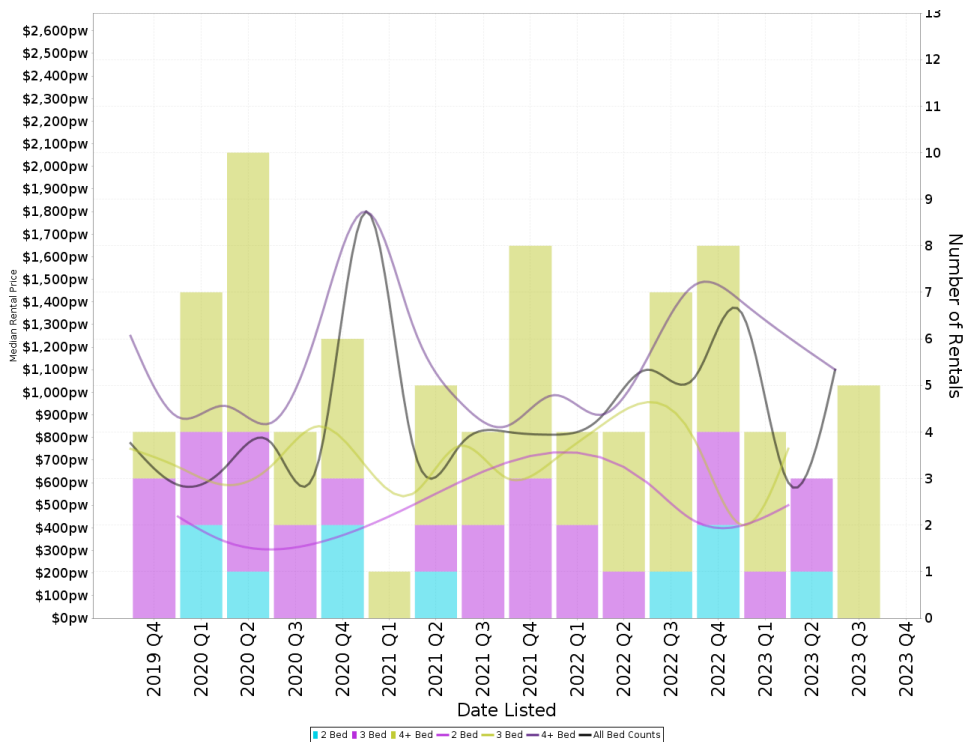
## LARRAKEYAH - Peak Selling Periods (3 years)



## LARRAKEYAH - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-16.2%**

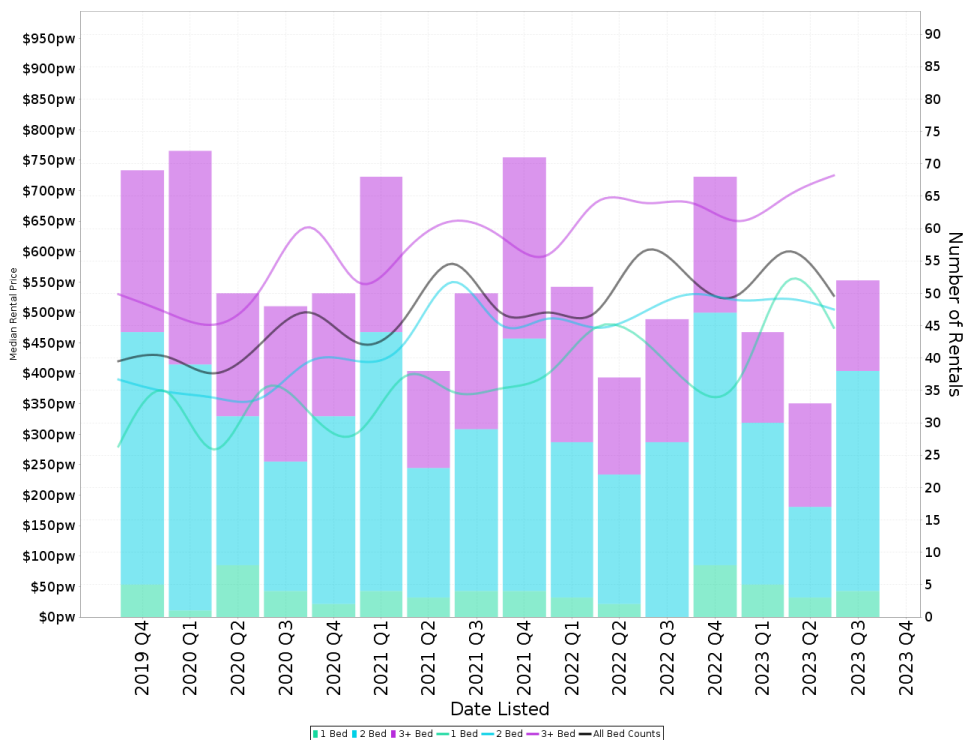
Current Median Price: \$1,435,000  
Previous Median Price: \$1,712,500  
Based on 22 registered House sales compared over the last two rolling 12 month periods.

### 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

**\$430k**

Based on 41 recorded Unit 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

**+12.0%**

Current Median Price: \$430,000  
Previous Median Price: \$384,000

Based on 135 recorded Unit sales compared over the last two rolling 12 month periods

# Sold Properties

**41**

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

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

**501/2 MAUNA LOA ST**




**\$540,000**

Nov 2023  
41 Days

2 2 2

**5/5 LAMBELL TCE**




**\$440,000**

Nov 2023  
91 Days

1,106 m<sup>2</sup> 3 2 2

**56/32 MARINA BVD**



**\$340,000**

Oct 2023  
20 Days

3,367 m<sup>2</sup> 2 1 1

**7/7 WARREGO CRT**



**\$450,000**

Oct 2023  
269 Days

1,541 m<sup>2</sup> 3 2 2

**4/124 MITCHELL ST**




**\$295,500**

Oct 2023  
58 Days

944 m<sup>2</sup> 2 1 1

**42/20 MARINA BVD**




**\$630,000**

Oct 2023  
58 Days

3,603 m<sup>2</sup> 2 2 2

**7/6 HOUSTON ST**

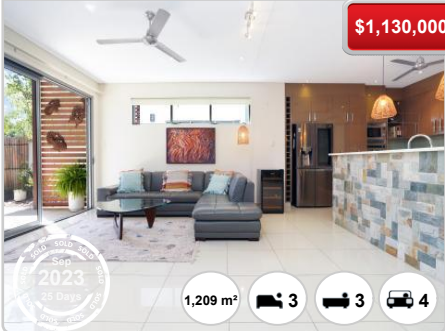


**\$365,000**

Oct 2023  
269 Days

1,530 m<sup>2</sup> 2 2 2

**4/17 PACKARD ST**



**\$1,130,000**

Sep 2023  
43 Days

1,209 m<sup>2</sup> 3 3 4

**301/2 MAUNA LOA ST**



**\$488,000**

Sep 2023  
45 Days

2 2 2

**6/7 MERKUR CRT**

**\$400,000**

Aug 2023  
76 Days

1,424 m<sup>2</sup> 2 1 2

**24/40 MARINA BVD**

**\$650,000**

Aug 2023  
68 Days

2,735 m<sup>2</sup> 3 2 2

**66/32 MARINA BVD**

**\$370,000**

Aug 2023  
42 Days

3,367 m<sup>2</sup> 2 2 1

**33/1 DALY ST**

**\$740,000**

Aug 2023  
58 Days

4,838 m<sup>2</sup> 3 2 2

**502/2 MAUNA LOA ST**

**\$480,000**

Aug 2023  
10 Days

2 2 2

**18/12 PASPALEY PL**

**\$635,000**

Aug 2023  
18 Days

2,687 m<sup>2</sup> 3 2 2

**3/10 BAMBRA CRES**

**\$680,000**

Aug 2023  
26 Days

1,190 m<sup>2</sup> 3 2 2

**8/4 MERKUR CRT**

**\$760,000**

Aug 2023  
236 Days

780 m<sup>2</sup> 3 2 2

**5/11 MALABAR CRT**

**\$447,500**

Jul 2023  
N/A

142 m<sup>2</sup> - - -

**4/7 MERKUR CRT**

**\$350,000**

Jul 2023  
138 Days

1,424 m<sup>2</sup> 2 1 2

**8/63 MARINA BVD**

**\$530,000**

Jul 2023  
N/A

2,237 m<sup>2</sup> 3 2 2

**16/16 MARINA BVD**

**\$580,000**

Jul 2023  
73 Days

2,634 m<sup>2</sup> 3 2 2

# LARRAKEYAH - Properties For Rent

## Median Rental Price

**\$550 /w**

Based on 197 recorded Unit 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

**+6.7%**

Current Median Price: \$430,000  
Current Median Rent: \$550

Based on 41 recorded Unit sales and 197 Unit rentals compared over the last 12 months

## Number of Rentals

**197**

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

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

**3/1 MAUNA LOA STREET**

**\$600 PER**

Nov 2023 2 Days

3 Beds 2 Baths 2 Car

**10/1 MARSINA COURT**

**\$500 per week**

Nov 2023 7 Days

943 m<sup>2</sup> 2 Beds 2 Baths 2 Car

**23/6 MARINA BOULEVARD**

**\$600 per week**

Nov 2023 7 Days

4,110 m<sup>2</sup> 2 Beds 2 Baths 2 Car

**6/2 WARREGO COURT**

**\$725**

Nov 2023 8 Days

778 m<sup>2</sup> 2 Beds 2 Baths 2 Car

**10/5 HOUSTON STREET**

**\$680 per week**

Nov 2023 8 Days

826 m<sup>2</sup> 2 Beds 2 Baths 2 Car

**4/18 HOUSTON STREET**

**\$390 per week**

Nov 2023 13 Days

79 m<sup>2</sup> 2 Beds 1 Bath 1 Car

**12/63 MARINA BOULEVARD**

**\$800 per week**

Nov 2023 14 Days

2,237 m<sup>2</sup> 2 Beds 2 Baths 2 Car

**36/32 MARINA BOULEVARD**

**Fully**

Nov 2023 14 Days

71 m<sup>2</sup> 1 Bed 1 Bath 1 Car

**12/148 SMITH STREET**

**\$750 pw**

Nov 2023 15 Days

1,604 m<sup>2</sup> 3 Beds 2 Baths 2 Car



**404/2 MAUNA LOA**

\$675 per week

Nov 2023  
16 Days

2 2 2

**18/1 MAUNA LOA STREET**

\$610 per week

Nov 2023  
18 Days

3 2 2

**15/11 MALABAR COURT**

\$720 per week

Nov 2023  
18 Days

3 2 2

**14/32 MARINA BOULEVARD**

\$435 per week

Nov 2023  
21 Days

3,367 m<sup>2</sup> 1 1 -

**7/148 MITCHELL STREET**

APPROVED

Nov 2023  
23 Days

767 m<sup>2</sup> 2 2 1

**5/5 PACKARD PLACE**

\$470 per week

Nov 2023  
23 Days

1,363 m<sup>2</sup> 2 1 1

**4/2 WARREGO COURT**

\$550 per week

Nov 2023  
25 Days

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

**6/11 BAROSSA STREET**

\$380 per week

Oct 2023  
33 Days

1,153 m<sup>2</sup> 2 1 1

**19/40 MARINA BOULEVARD**

\$650 per week

Oct 2023  
33 Days

2,735 m<sup>2</sup> 3 2 2

**1/15 PACKARD STREET**

\$725 per week

Nov 2023  
35 Days

1,246 m<sup>2</sup> 3 2 2

**8/4 MERKUR COURT**

\$1900 PER

Nov 2023  
35 Days

780 m<sup>2</sup> 3 2 2

**3/6 MONTORO PLACE**

\$510 Weekly

Oct 2023  
36 Days

photo not a photo not a photo

2 2 2