

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 residential street with trees and buildings.

**RayWhite.**

**Suburb**  
flyover  
report

MARRARA (UNIT)

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

# MARRARA - Suburb Map



# MARRARA - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2005	40	\$ 216,750	0.0 %	\$ 43,065	\$ 300,000
2006	39	\$ 250,000	15.3 %	\$ 68,875	\$ 480,000
2007	27	\$ 290,000	16.0 %	\$ 78,030	\$ 350,000
2008	30	\$ 323,000	11.4 %	\$ 36,960	\$ 490,000
2009	24	\$ 373,500	15.6 %	\$ 269,000	\$ 520,000
2010	20	\$ 417,500	11.8 %	\$ 65,340	\$ 581,077
2011	22	\$ 375,000	-10.2 %	\$ 45,023	\$ 480,000
2012	24	\$ 422,500	12.7 %	\$ 38,000	\$ 500,000
2013	22	\$ 446,000	5.6 %	\$ 114,750	\$ 670,000
2014	25	\$ 443,000	-0.7 %	\$ 69,410	\$ 550,000
2015	14	\$ 405,000	-8.6 %	\$ 100,000	\$ 695,000
2016	8	\$ 441,000	8.9 %	\$ 357,500	\$ 570,000
2017	14	\$ 335,000	-24.0 %	\$ 61,000	\$ 415,000
2018	12	\$ 297,500	-11.2 %	\$ 170,000	\$ 387,000
2019	8	\$ 358,000	20.3 %	\$ 250,000	\$ 450,000
2020	3	\$ 232,500	-35.1 %	\$ 160,000	\$ 270,000
2021	0				
2022	12	\$ 357,500	0.0 %	\$ 262,500	\$ 515,000
2023	2	\$ 565,000	58.0 %	\$ 565,000	\$ 565,000

## Median Sale Price

# \$442k

Based on 6 recorded Unit sales within the last 12 months (Oct '22 - Sep '23)

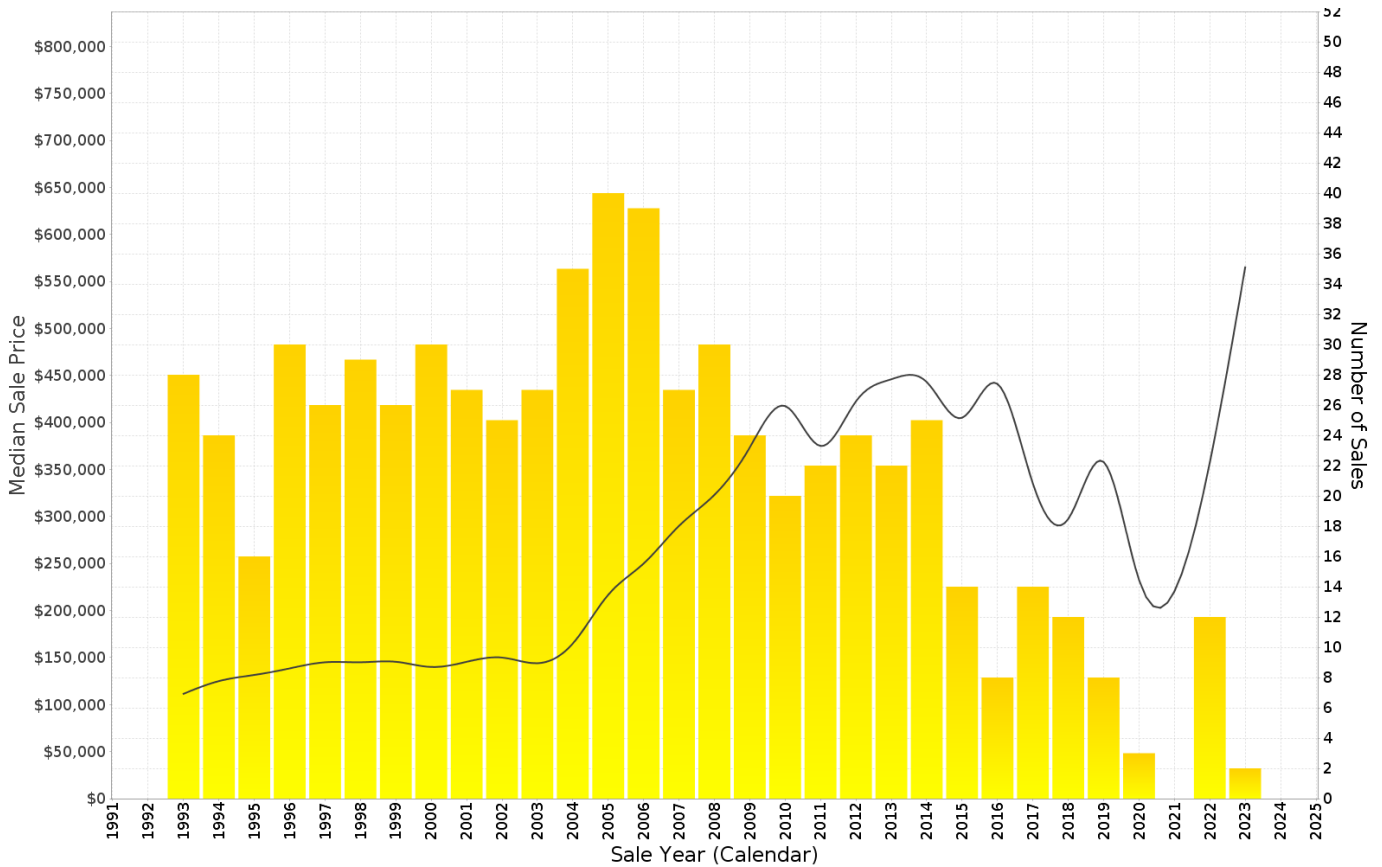
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

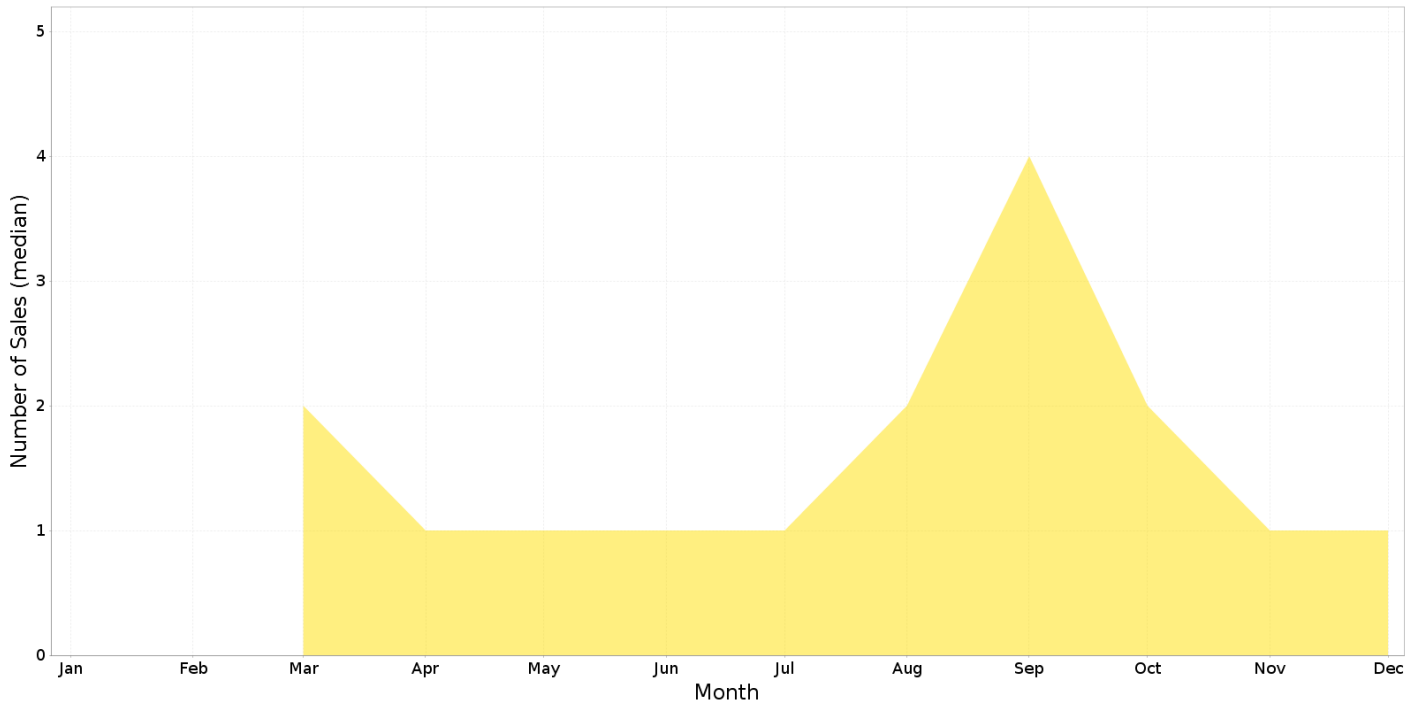
# +23.8%

Current Median Price: \$442,500  
Previous Median Price: \$357,500

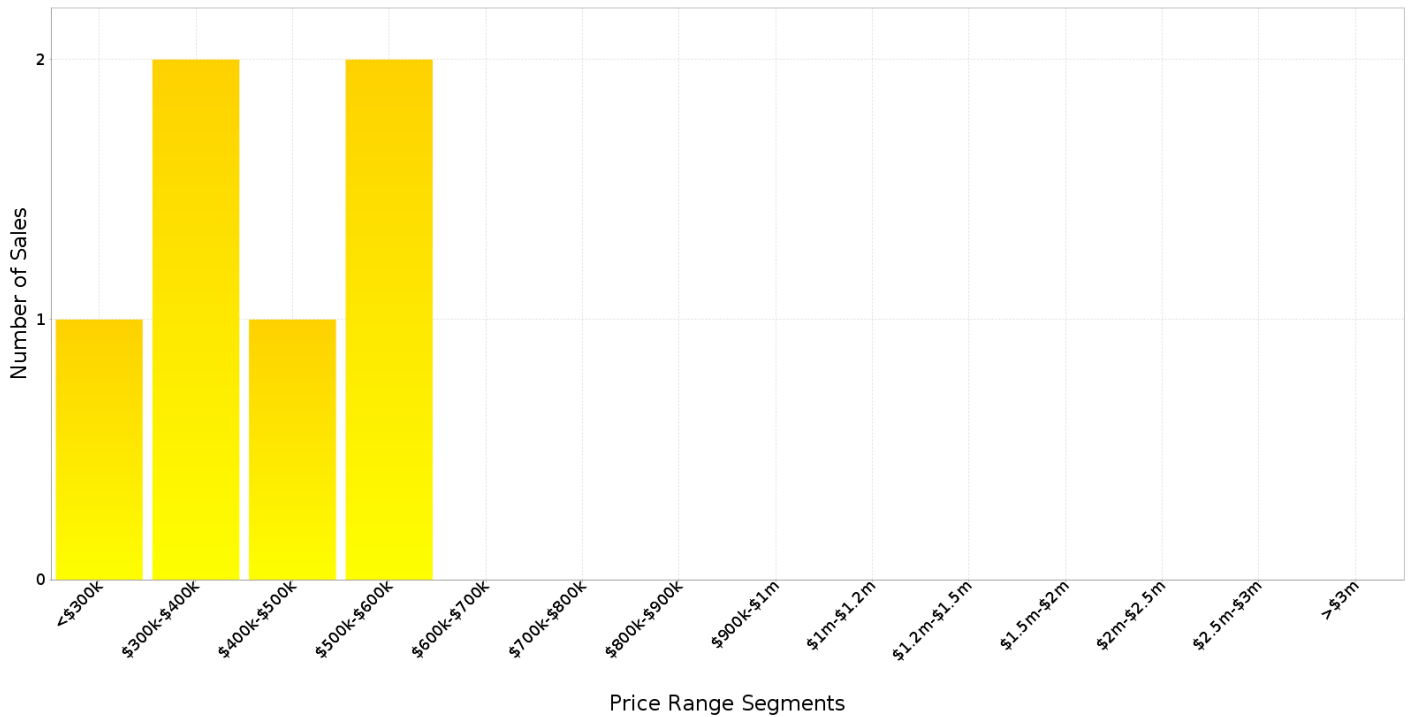
Based on 14 recorded Unit sales compared over the last two rolling 12 month periods



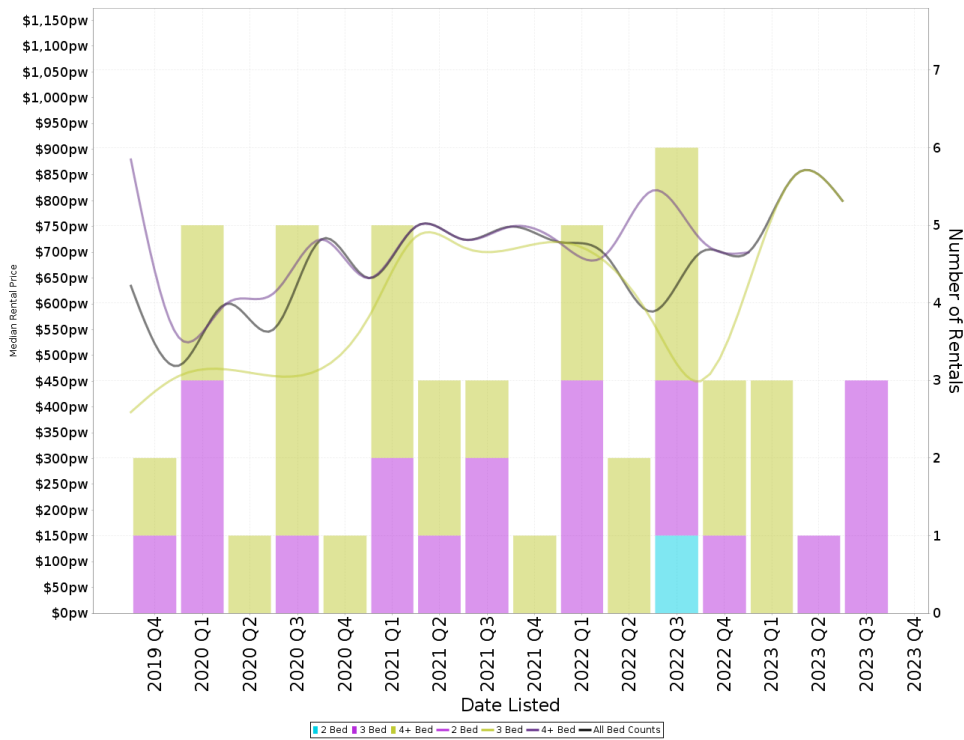
## MARRARA - Peak Selling Periods (3 years)



## MARRARA - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-0.8%**

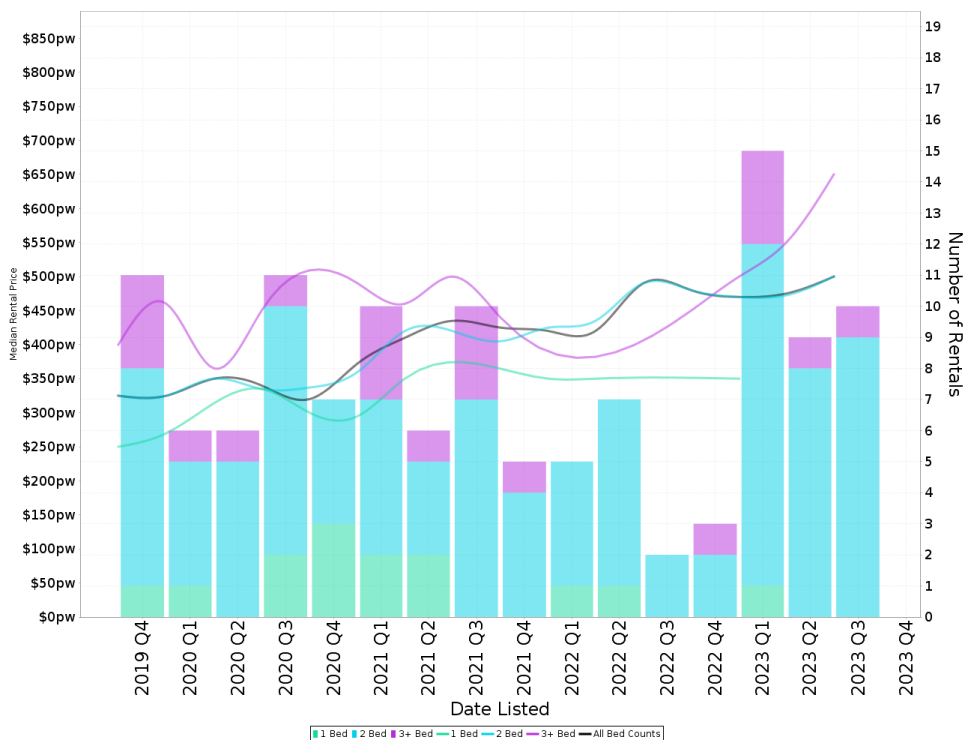
Current Median Price: \$767,500  
Previous Median Price: \$774,000  
Based on 16 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.9%**

Current Median Price: \$767,500  
Current Median Rent: \$725  
Based on 10 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+23.8%**

Current Median Price: \$442,500  
Previous Median Price: \$357,500  
Based on 14 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+5.6%**

Current Median Price: \$442,500  
Current Median Rent: \$480  
Based on 37 registered Unit rentals compared over the last 12 months.

# MARRARA - Recently Sold Properties

Median Sale Price

**\$442k**

Based on 6 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

**+23.8%**

Current Median Price: \$442,500  
Previous Median Price: \$357,500

Based on 14 recorded Unit sales compared over the last two rolling 12 month periods

# Sold Properties

**6**

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

**7/2 HAUSER CRT**

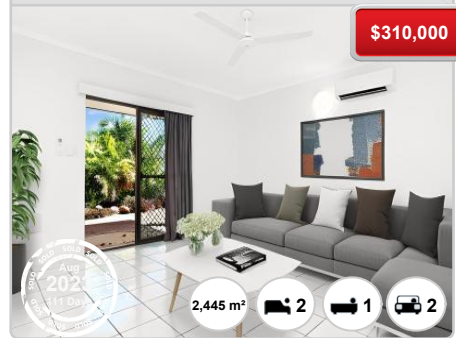


**\$280,000**

Sold Sep 2023  
32 Days

3,942 m<sup>2</sup> 2 1 2

**3/5 GAILES CRT**



**\$310,000**

Sold Aug 2023  
11 Days

2,445 m<sup>2</sup> 2 1 2

**6/30 CARNOUSTIE CCT**



**\$510,000**

Sold Aug 2023  
N/A

4,327 m<sup>2</sup> 3 1 2

**6/12 HAUSER CRT**



**\$270,000**

Sold Jun 2023  
N/A

2,129 m<sup>2</sup> 2 1 2

# MARRARA - Properties For Rent

## Median Rental Price

**\$480 /w**

Based on 37 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

**+5.6%**

Current Median Price: \$442,500  
Current Median Rent: \$480

Based on 6 recorded Unit sales and 37 Unit rentals compared over the last 12 months

## Number of Rentals

**37**

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

**5/9 GLENEAGLES COURT**

**\$400 per week**

Nov 2023 27 Days

4,683 m<sup>2</sup> 1 1 2