

RayWhite.

**Suburb
flyover
report**

LARRAKEYAH (HOUSE)

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LARRAKEYAH - Suburb Map



LARRAKEYAH - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	18	\$ 1,100,000	0.0 %	\$ 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	19	\$ 1,455,000	-24.4 %	\$ 780,000	\$ 3,250,000
2024	12	\$ 1,335,000	-8.2 %	\$ 950,000	\$ 5,325,000
2025	9	\$ 1,100,000	-17.6 %	\$ 475,000	\$ 4,500,000

Median Sale Price

\$1.25m

Based on 15 recorded House sales within the last 12 months (Financial Year 2025)

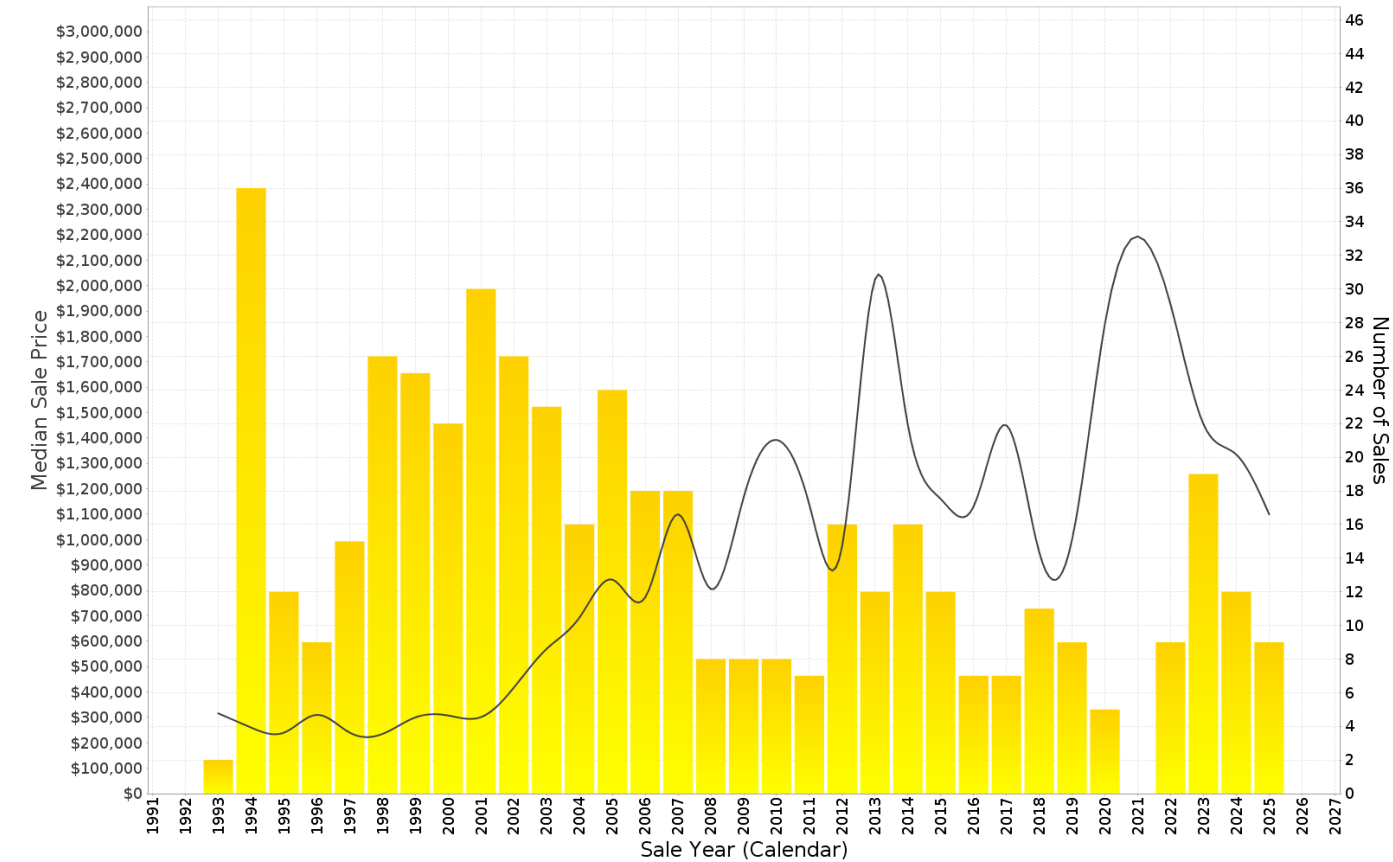
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

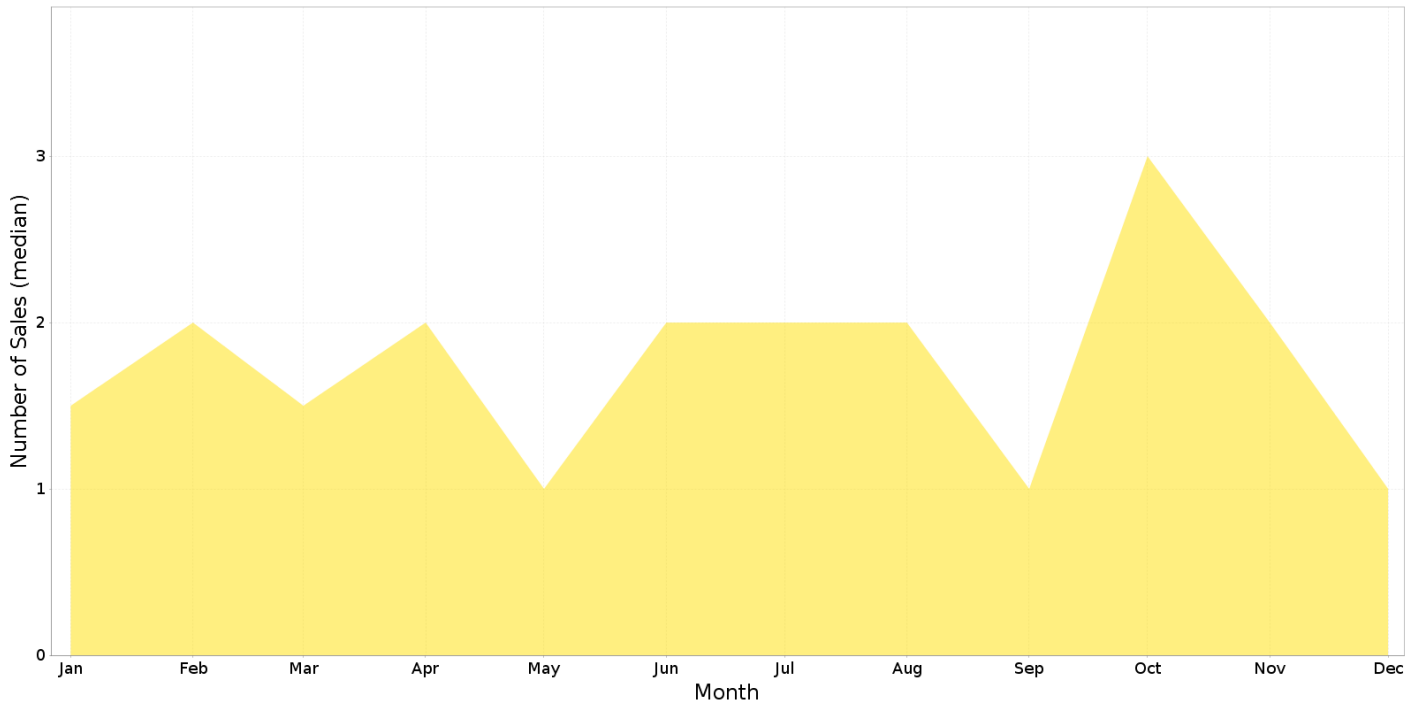
-16.7%

Current Median Price: \$1,250,000
Previous Median Price: \$1,500,000

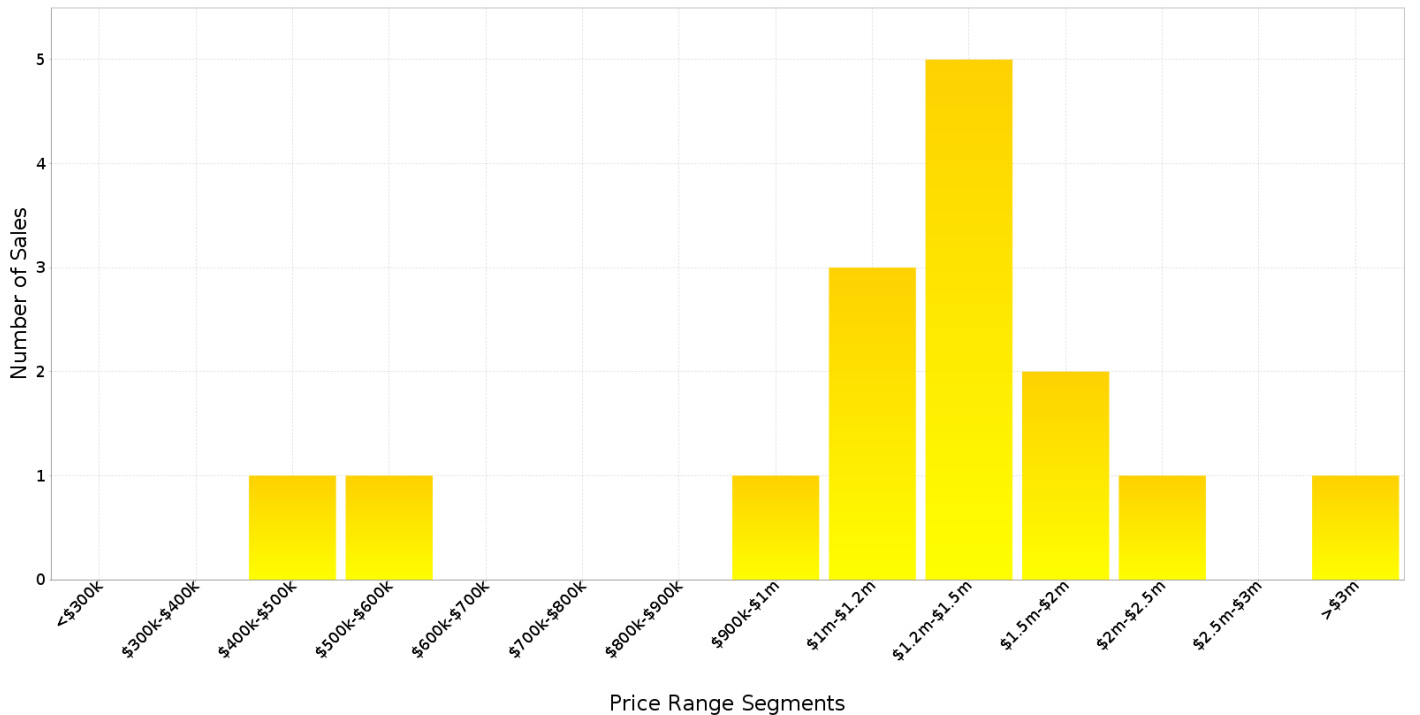
Based on 30 recorded House sales compared over the last two rolling 12 month periods



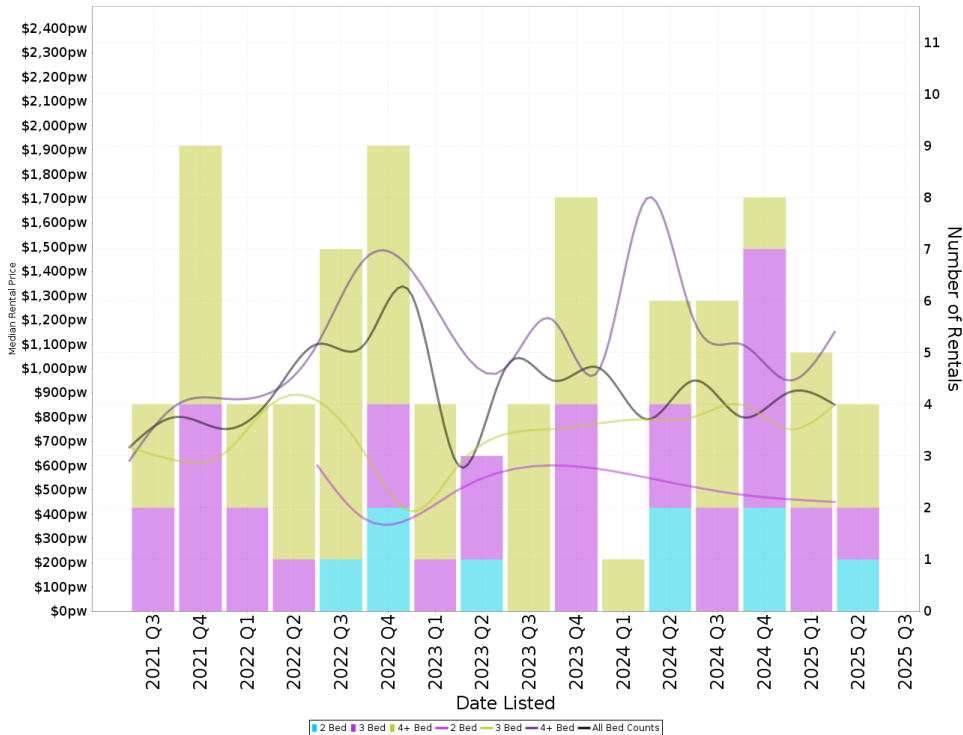
LARRAKEYAH - Peak Selling Periods (3 years)



LARRAKEYAH - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-16.7%

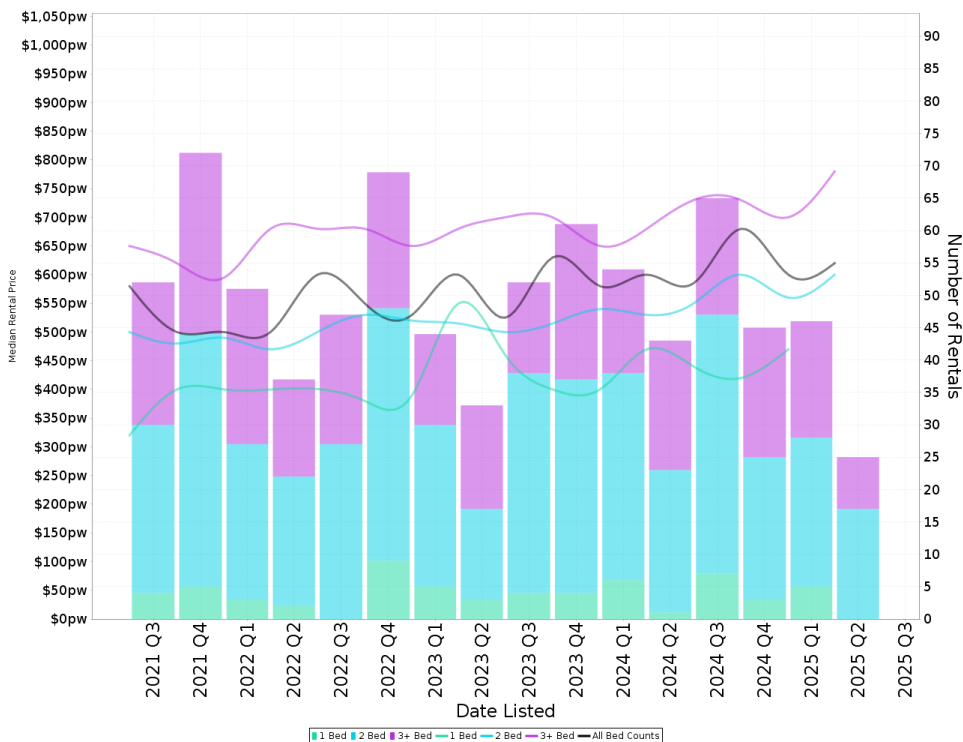
Current Median Price: \$1,250,000
Previous Median Price: \$1,500,000
Based on 30 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.7%

Current Median Price: \$1,250,000
Current Median Rent: \$900
Based on 23 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+1.2%

Current Median Price: \$455,000
Previous Median Price: \$449,500
Based on 158 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+7.1%

Current Median Price: \$455,000
Current Median Rent: \$620
Based on 181 registered Unit rentals compared over the last 12 months.

LARRAKEYAH - Recently Sold Properties

Median Sale Price

\$1.25m

Based on 15 recorded House sales within the last 12 months (Financial Year 2025)

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

Suburb Growth

-16.7%

Current Median Price: \$1,250,000
Previous Median Price: \$1,500,000

Based on 30 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

15

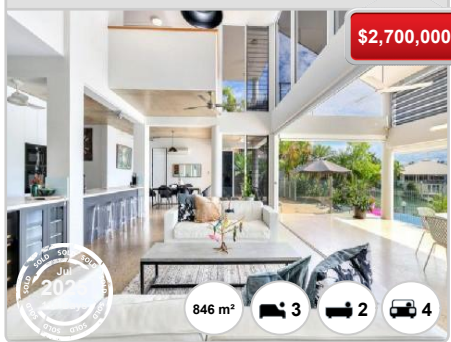
Based on recorded House sales within the 12 months (Financial Year 2025)

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

27 LAMBELL TCE



3 PASPALEY PL



4 GODFREY CRT



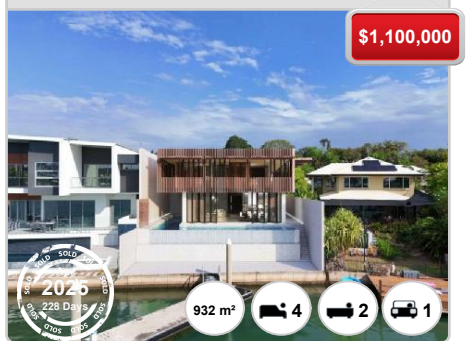
12 HICKEY CRT



157 MITCHELL ST



48 CULLEN BAY CRES



4 EMERY CRT

