

**RayWhite.**

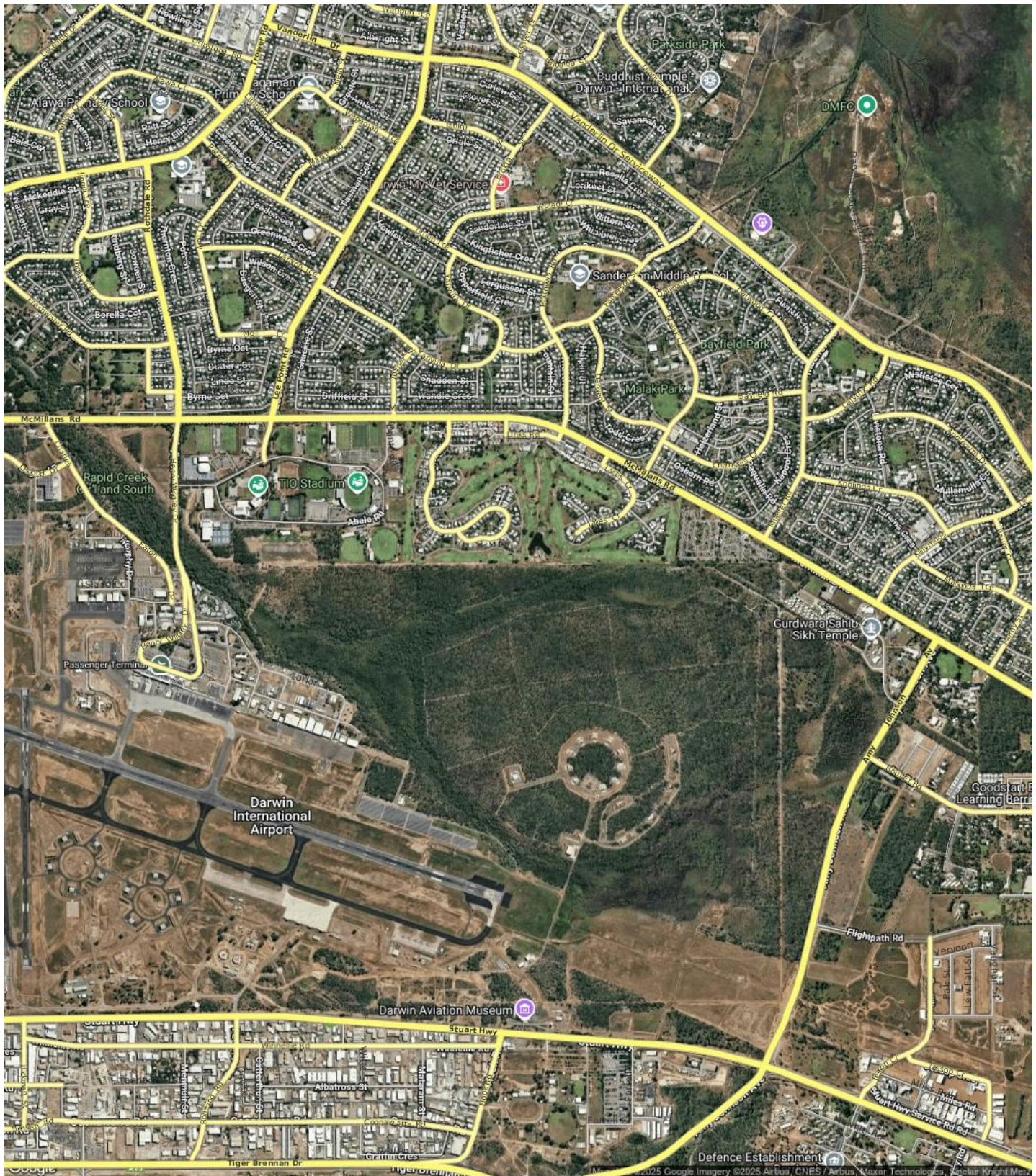
**Suburb  
flyover  
report**

MARRARA (HOUSE)

PREPARED BY: KRISTINA BILLIAS, RAY WHITE NIGHTCLIFF



# MARRARA - Suburb Map





# MARRARA - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	17	\$ 590,000	0.0 %	\$ 421,000	\$ 875,000
2008	10	\$ 567,500	-3.8 %	\$ 460,000	\$ 855,000
2009	8	\$ 637,500	12.3 %	\$ 576,000	\$ 780,000
2010	19	\$ 650,000	2.0 %	\$ 382,000	\$ 1,700,000
2011	13	\$ 650,000	0.0 %	\$ 500,000	\$ 850,000
2012	14	\$ 774,500	19.2 %	\$ 585,000	\$ 955,000
2013	15	\$ 826,500	6.7 %	\$ 375,000	\$ 1,825,000
2014	7	\$ 830,000	0.4 %	\$ 350,000	\$ 1,040,000
2015	7	\$ 820,000	-1.2 %	\$ 750,000	\$ 900,000
2016	10	\$ 620,000	-24.4 %	\$ 550,000	\$ 1,050,000
2017	9	\$ 695,000	12.1 %	\$ 565,000	\$ 790,000
2018	12	\$ 611,000	-12.1 %	\$ 500,000	\$ 825,000
2019	9	\$ 620,000	1.5 %	\$ 520,000	\$ 940,000
2020	1	\$ 550,000	-11.3 %	\$ 550,000	\$ 550,000
2021	0				
2022	13	\$ 805,000	0.0 %	\$ 660,000	\$ 1,350,000
2023	4	\$ 642,500	-20.2 %	\$ 400,000	\$ 730,000
2024	14	\$ 800,000	24.5 %	\$ 350,000	\$ 1,250,000
2025	20	\$ 670,000	-16.2 %	\$ 288,000	\$ 1,200,000

Median Sale Price

\$800k

Based on 17 recorded House sales within the last 12 months (Financial Year 2025)

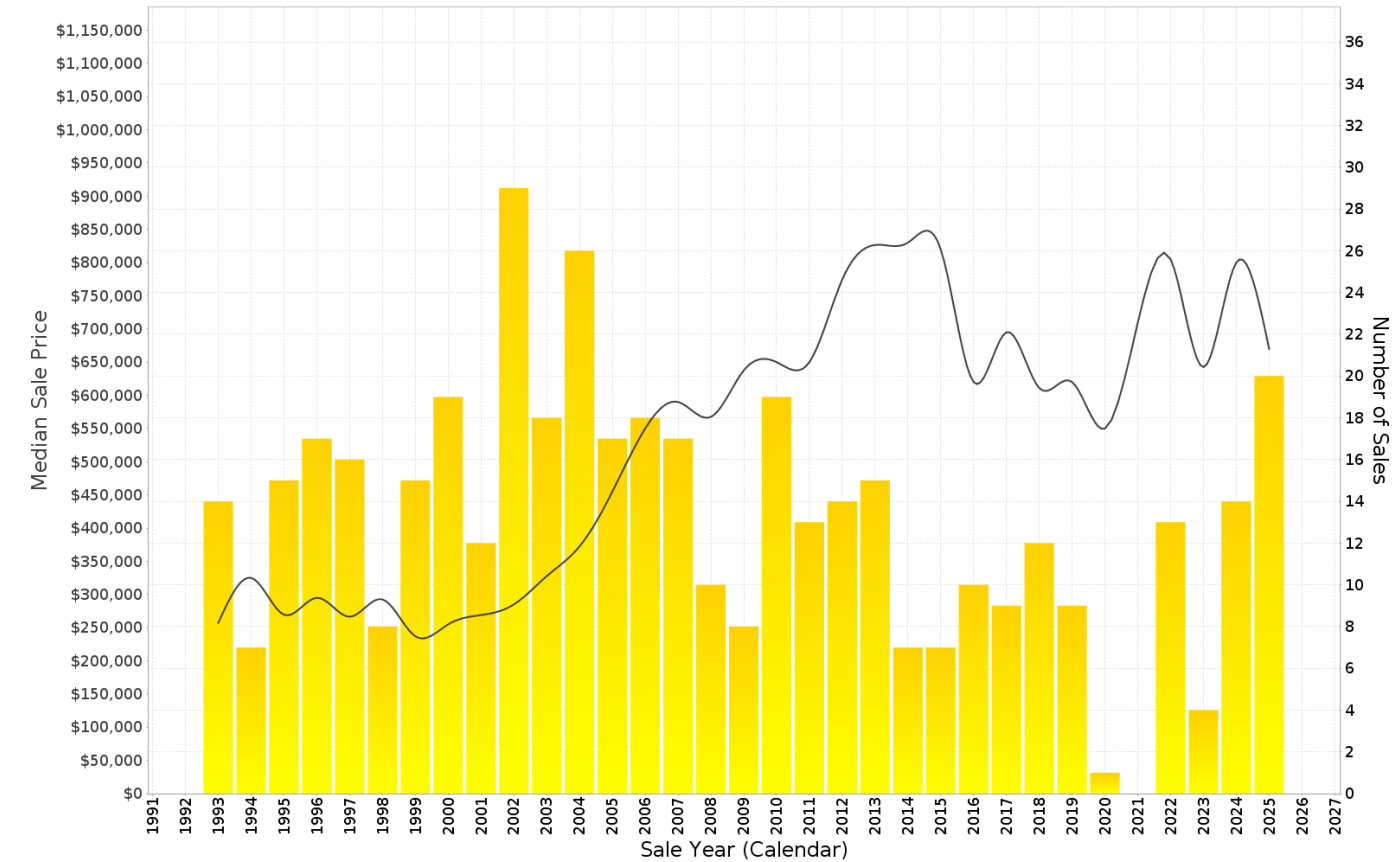
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

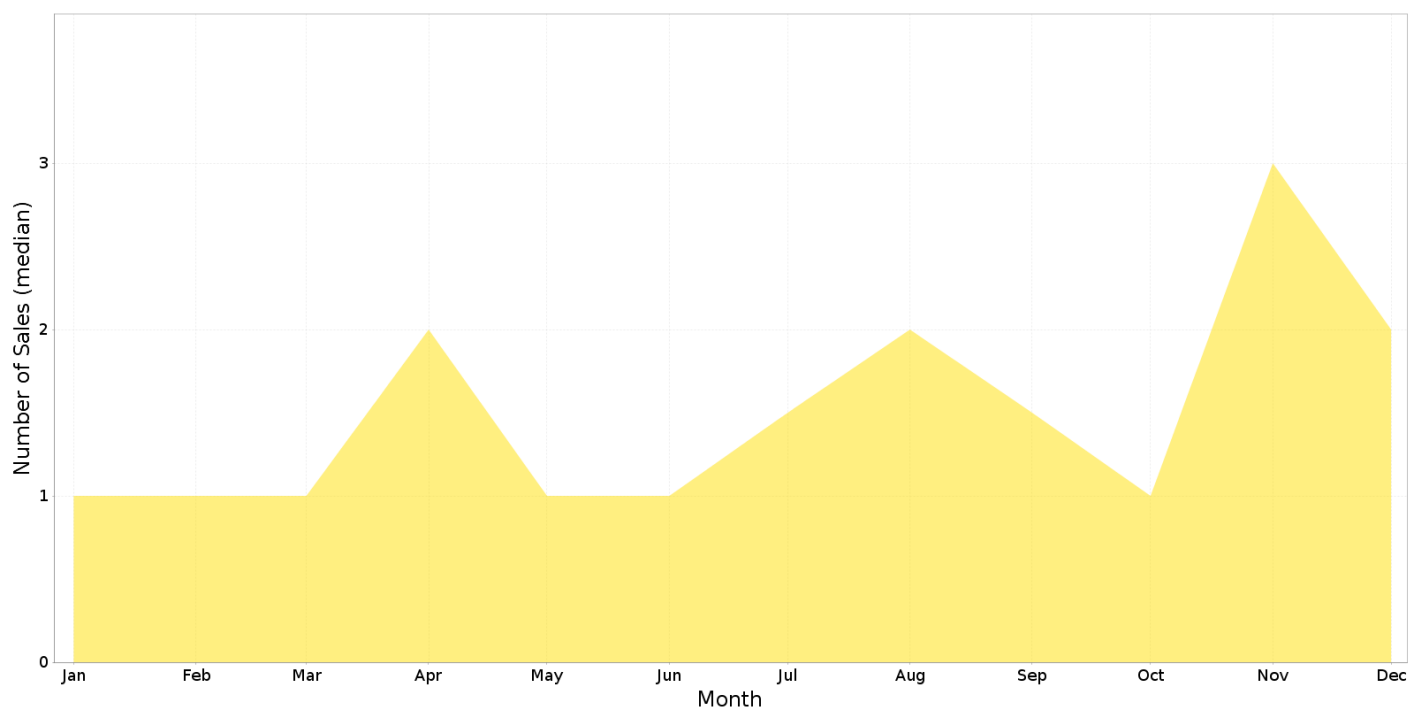
+9.6%

Current Median Price: \$800,000  
Previous Median Price: \$730,000

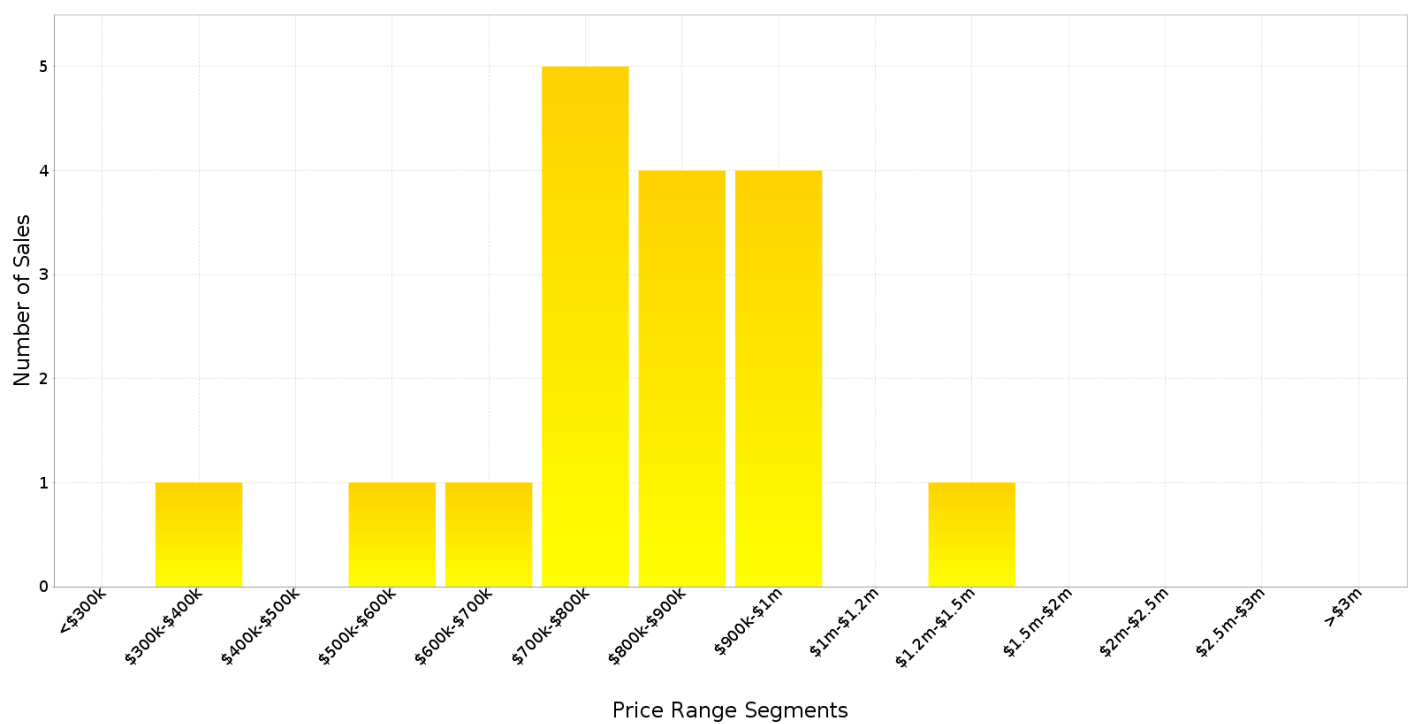
Based on 23 recorded House sales compared over the last two rolling 12 month periods



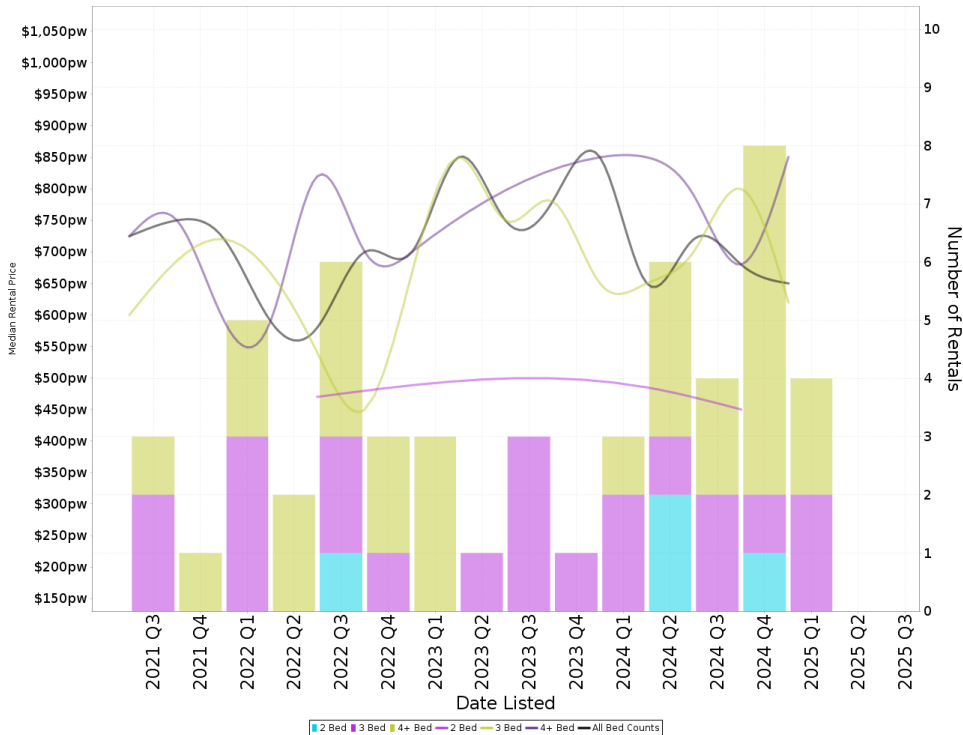
## MARRARA - Peak Selling Periods (3 years)



## MARRARA - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+9.6%**

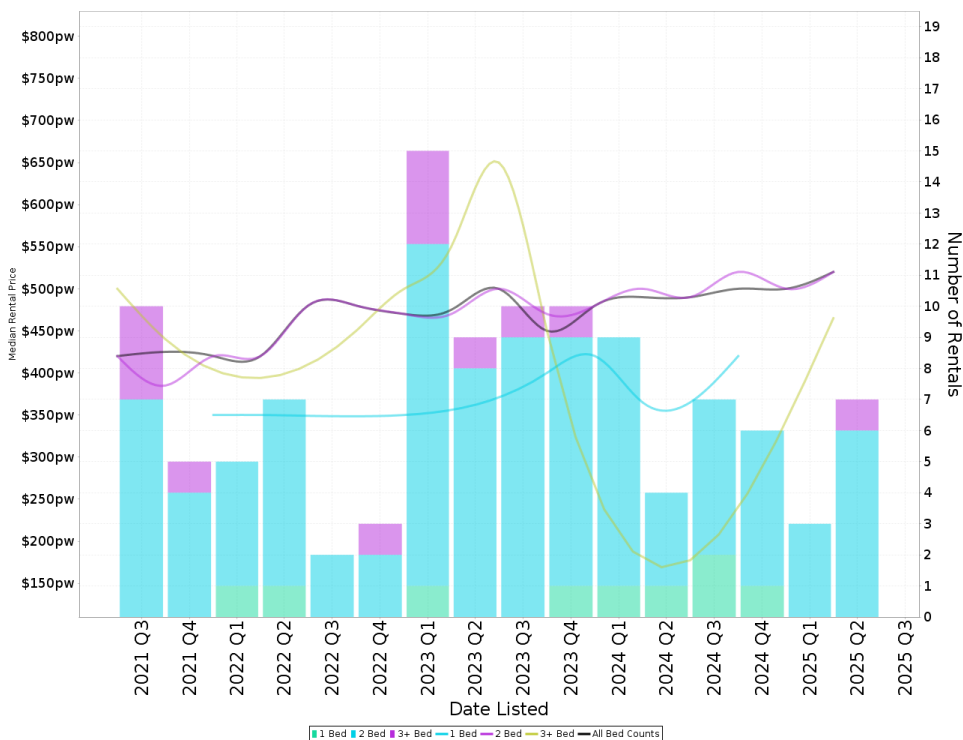
**Current Median Price: \$800,000**  
**Previous Median Price: \$730,000**  
 Based on 23 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.5%**

**Current Median Price: \$800,000**  
**Current Median Rent: \$700**  
 Based on 16 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+8.7%**

**Current Median Price: \$332,500**  
**Previous Median Price: \$306,000**  
 Based on 36 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+7.8%**

**Current Median Price: \$332,500**  
**Current Median Rent: \$500**  
 Based on 23 registered Unit rentals compared over the last 12 months.

# MARRARA - Recently Sold Properties

Median Sale Price

**\$800k**

Based on 17 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

**+9.6%**

Current Median Price: \$800,000  
Previous Median Price: \$730,000

Based on 23 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**17**

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

8 KARRINYUP PL



45 BOUBARIS ST



10 AUGUSTA DR



9 AUGUSTA DR



78 CARNOUSTIE CCT



4 JEFFS ST



42 BOUBARIS ST



7 LAKES CRES

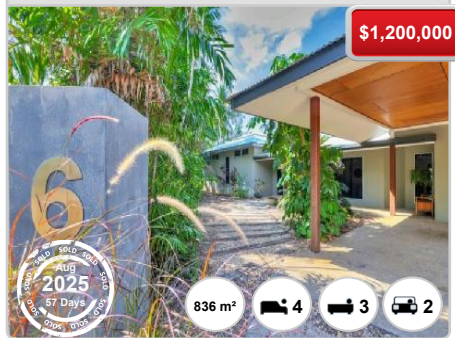


12 JEFFS ST





# 6 TROON PL



# 6 KENNON ST



# 64 BOUBARIS ST



# 4 KENNON ST



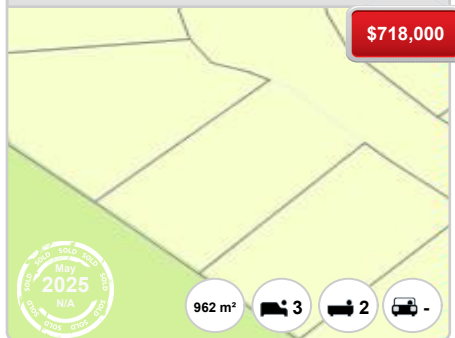
# 9 LAKES CRES



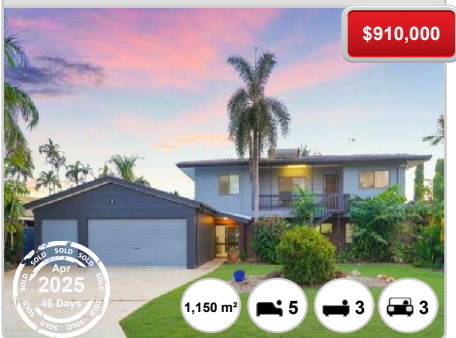
# 27 CARNOUSTIE CCT



# 6 ST ANDREWS CRT



# 4 ST ANDREWS CRT



# 2 SUNNINGDALE CRT

