

A bright yellow bicycle is parked on a paved surface, leaning against 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 street scene with trees and buildings. A yellow rectangular box is in the top right corner.

RayWhite.

**Suburb
flyover
report**

LARRAKEYAH (UNIT)

PREPARED BY: KRISTINA BILLIAS , RAY WHITE NIGHTCLIFF

LARRAKEYAH - Suburb Map



LARRAKEYAH - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2007	116	\$ 393,750	0.0 %	\$ 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	69	\$ 407,000	4.1 %	\$ 36,000	\$ 1,130,000
2024	83	\$ 456,000	12.0 %	\$ 170,000	\$ 1,500,000
2025	73	\$ 415,000	-9.0 %	\$ 230,000	\$ 3,200,000

Median Sale Price

\$455k

Based on 78 recorded Unit sales within the last 12 months (Financial Year 2025)

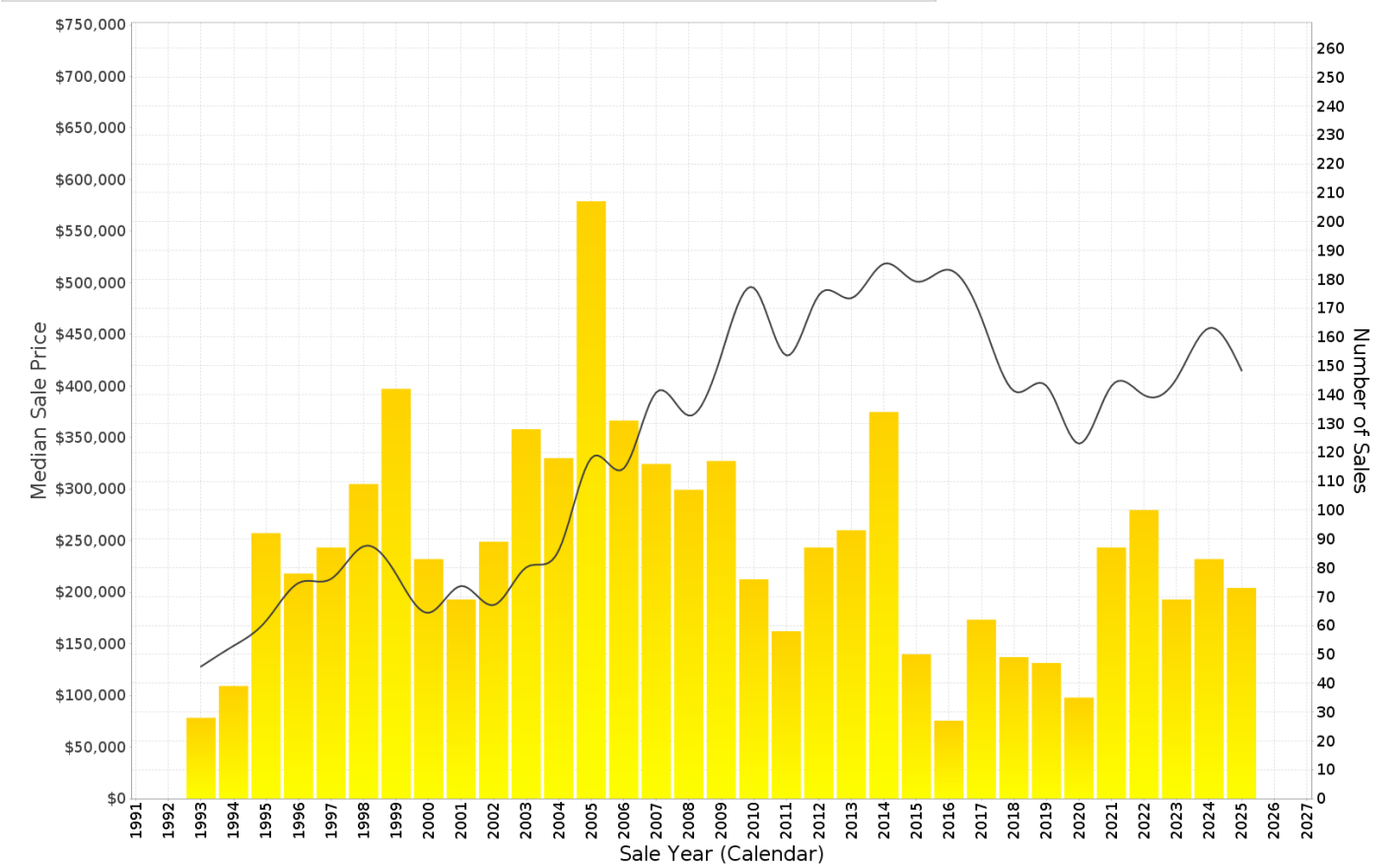
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

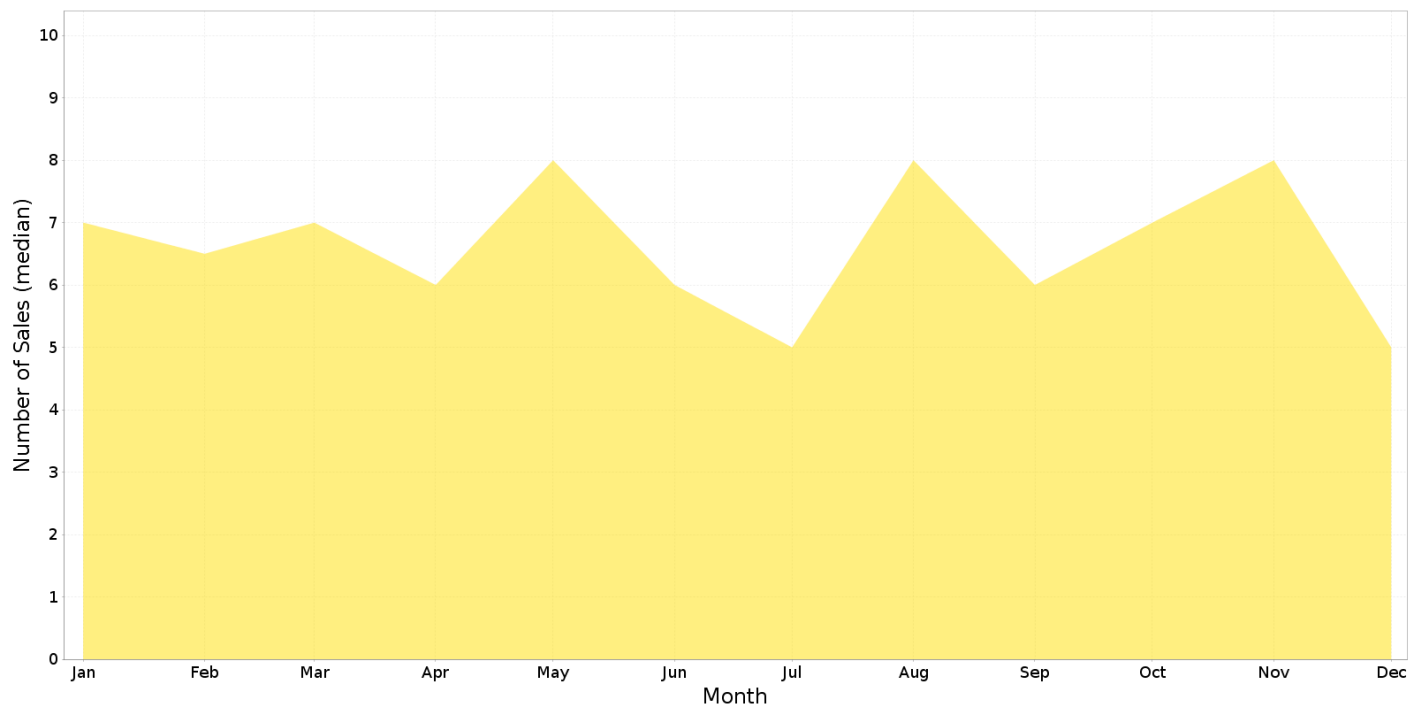
+1.2%

Current Median Price: \$455,000
Previous Median Price: \$449,500

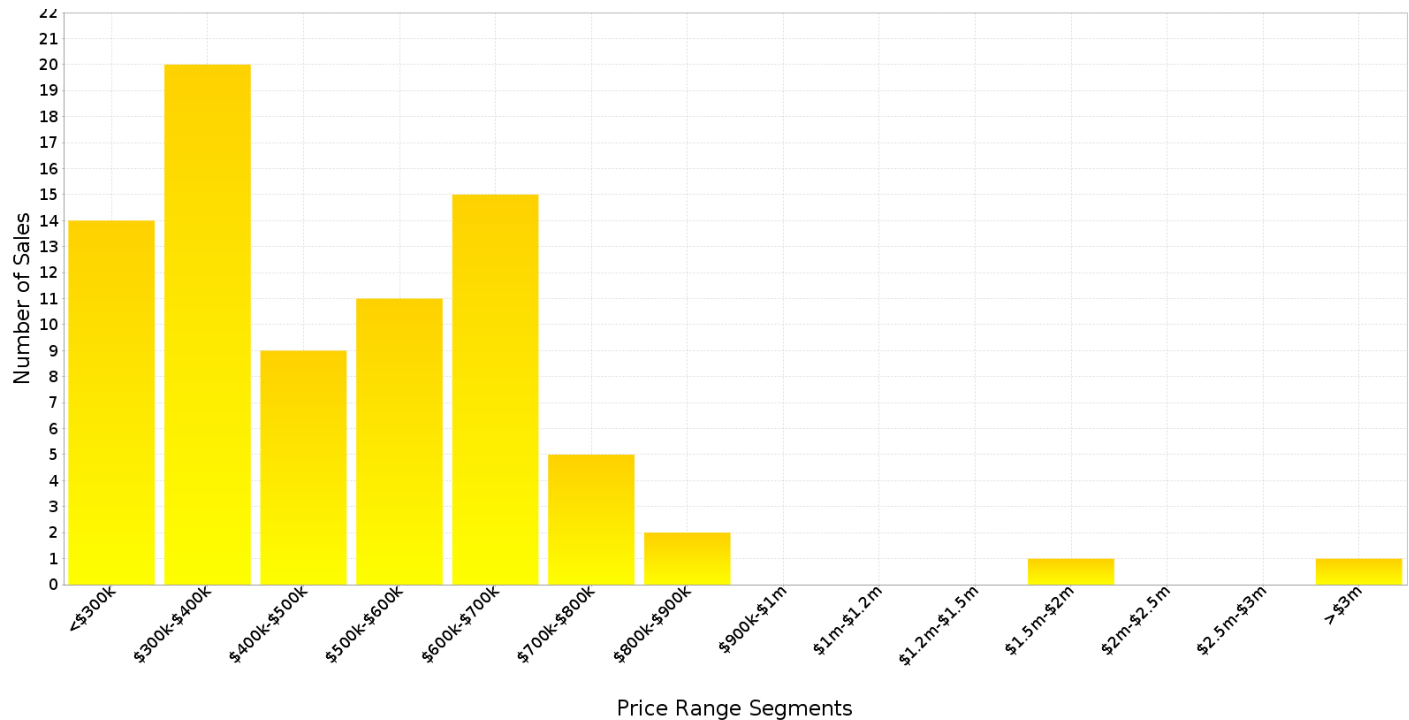
Based on 158 recorded Unit sales compared over the last two rolling 12 month periods



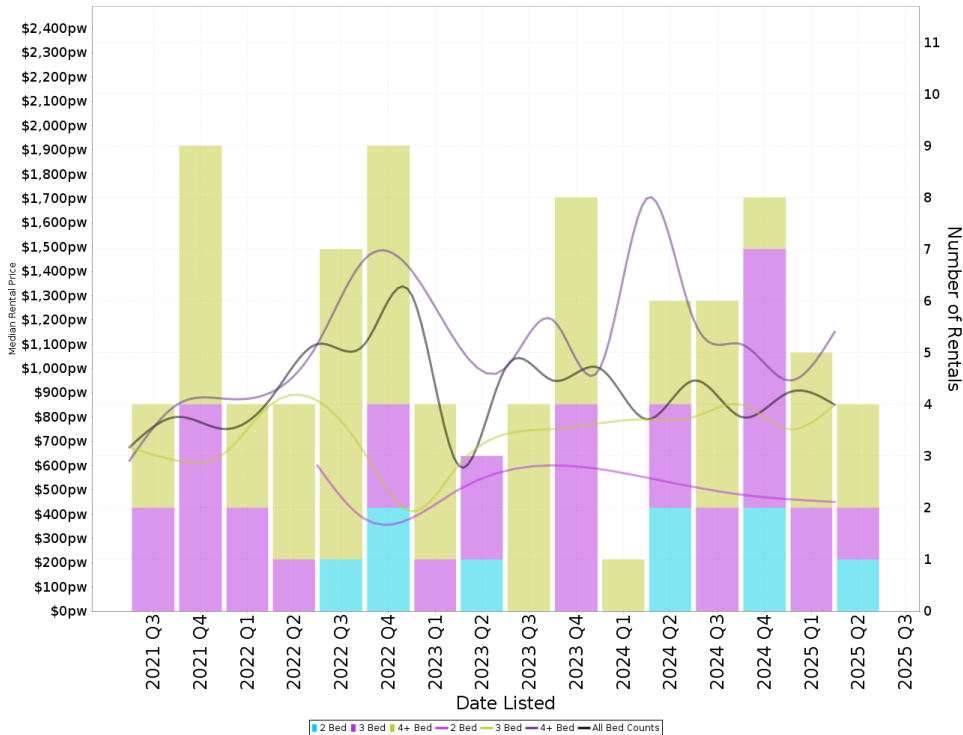
LARRAKEYAH - Peak Selling Periods (3 years)



LARRAKEYAH - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-16.7%

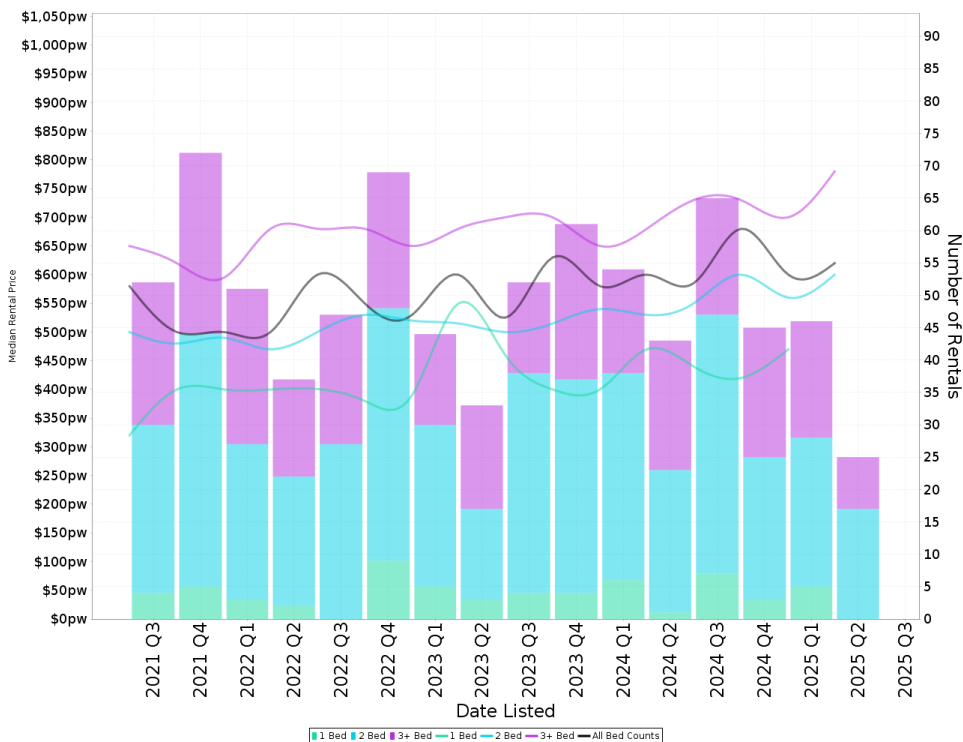
Current Median Price: \$1,250,000
Previous Median Price: \$1,500,000
Based on 30 registered House sales compared over the last two rolling 12 month periods.

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

\$455k

Based on 78 recorded Unit 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

+1.2%

Current Median Price: \$455,000
Previous Median Price: \$449,500

Based on 158 recorded Unit sales compared over the last two rolling 12 month periods

Sold Properties

78

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

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

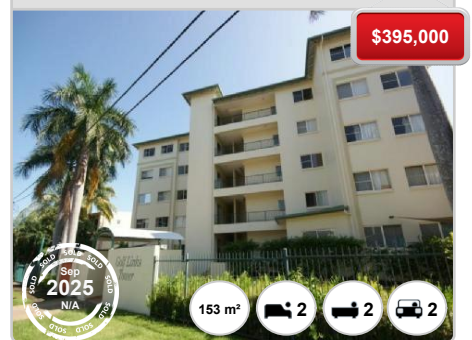
2/11 BAROSSA ST



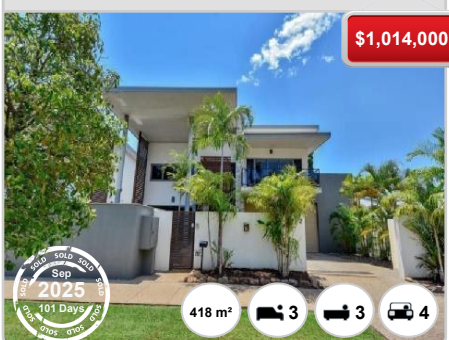
8/8 MALABAR CRT



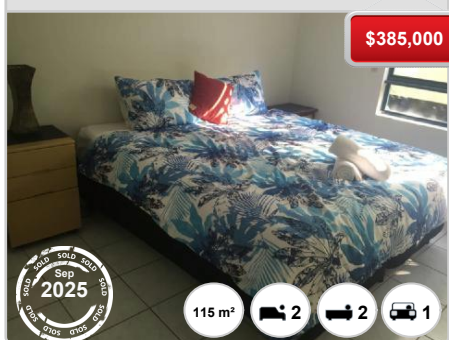
5/6 HOUSTON ST



2/17 PACKARD ST



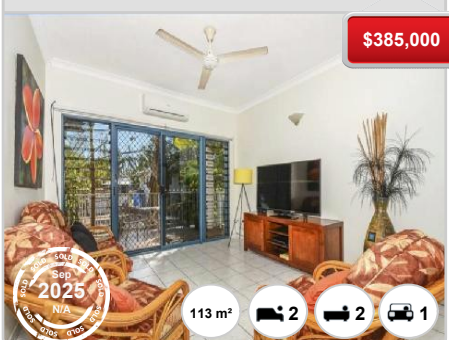
1/148 MITCHELL ST



8/148 MITCHELL ST



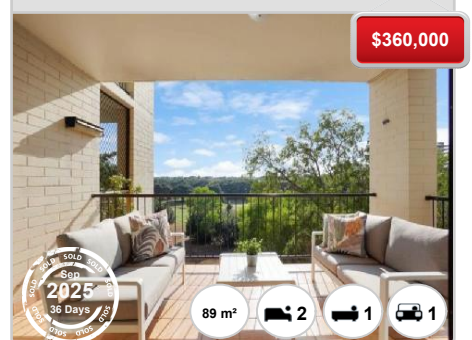
3/148 MITCHELL ST



7/148 MITCHELL ST



6/10 HOUSTON ST



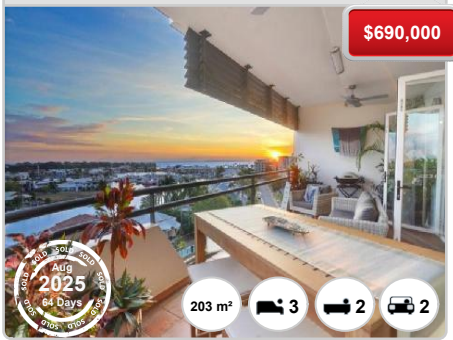
4/40 MARINA BVD



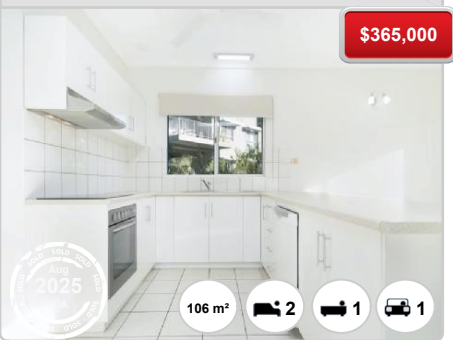
6/40 MARINA BVD



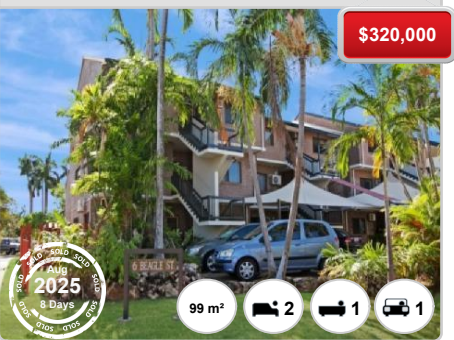
20/12 PASPALEY PL



10/6 MORINDA ST



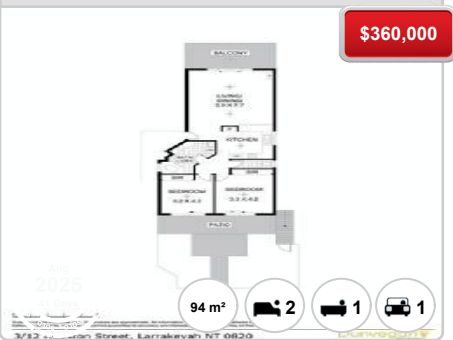
5/6 BEAGLE ST



3/1 MORINDA ST



3/12 HOUSTON ST



5/124 MITCHELL ST



34/1 DALY ST



5/12 HOUSTON ST



17/1 DALY ST



27/26 MARINA BVD



LARRAKEYAH - Properties For Rent

Median Rental Price

\$620 /w

Based on 181 recorded Unit rentals within the last 12 months (Financial Year 2025)

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

Rental Yield

+7.1%

Current Median Price: \$455,000
Current Median Rent: \$620

Based on 78 recorded Unit sales and 181 Unit rentals compared over the last 12 months

Number of Rentals

181

Based on recorded Unit rentals within the last 12 months (Financial Year 2025)

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

14/20 MARINA BOULEVARD

\$750 per week



134 m²

2

2

2

17/35 PASPALEY PLACE

\$850 per week



3,331 m²

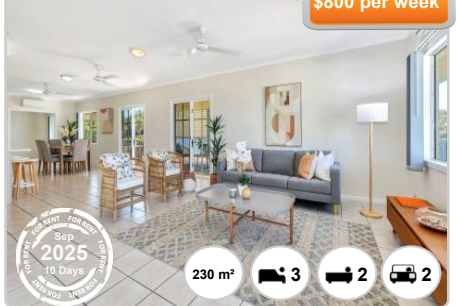
3

2

-

24/40 MARINA BOULEVARD

\$800 per week



230 m²

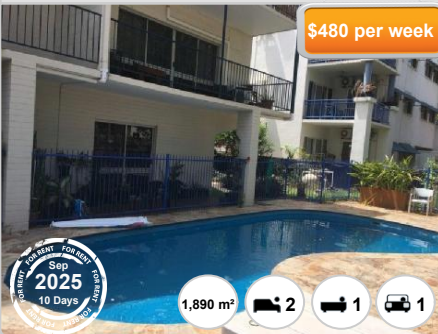
3

2

2

13/156 SMITH STREET

\$480 per week



1,890 m²

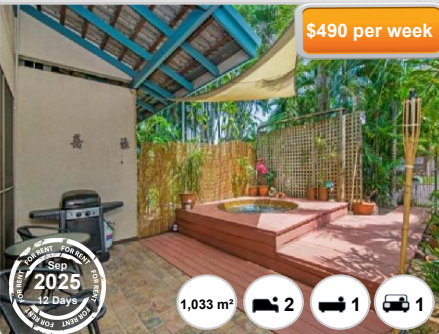
2

1

1

1/137 MITCHELL STREET

\$490 per week



1,033 m²

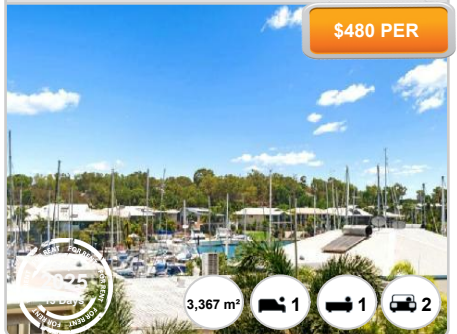
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1

1

77/32 MARINA BOULEVARD

\$480 PER



3,367 m²

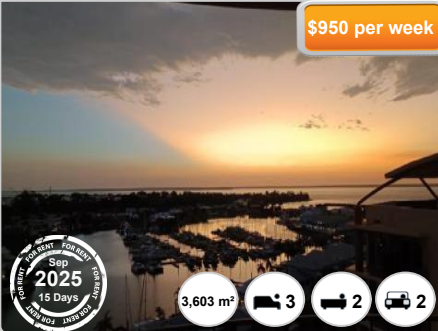
1

1

2

36/20 MARINA BOULEVARD

\$950 per week



3,603 m²

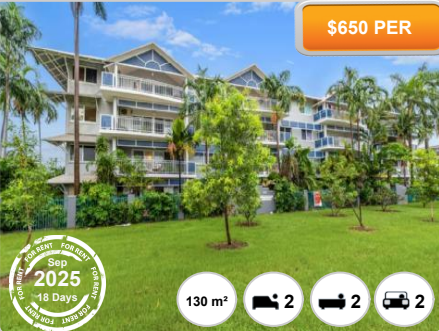
3

2

2

5/127-129 SMITH STREET

\$650 PER



130 m²

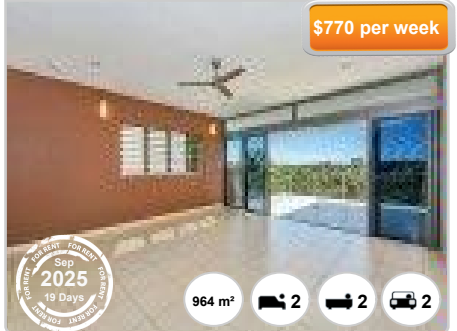
2

2

2

6/184 SMITH STREET

\$770 per week



964 m²

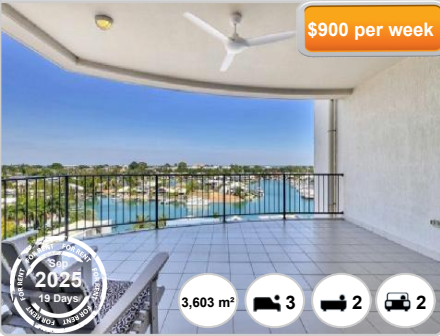
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2

2

30/20 MARINA BOULEVARD

\$900 per week



3,603 m²

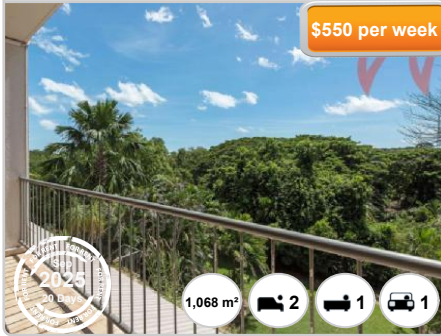
3

2

2

7/5 WARREGO COURT

\$550 per week



1,068 m²

2

1

1

8/5 HOUSTON STREET

\$720 per week



826 m²

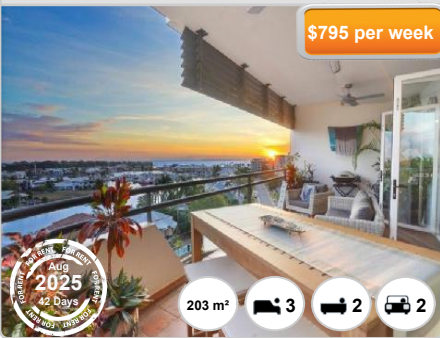
2

2

2

20/12 PASPALEY PLACE

\$795 per week



203 m²

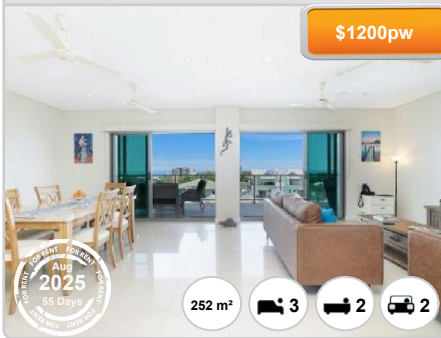
3

2

2

8/4 MERKUR COURT

\$1200pw



252 m²

3

2

2

12/188 SMITH STREET

APPLICATION



1,108 m²

3

2

2

5/182 SMITH STREET

\$700 per week



796 m²

2

2

1