

**RayWhite.**

**Suburb**  
flyover  
report

MARRARA (UNIT)

PREPARED BY: KRISTINA BILLIAS, RAY WHITE NIGHTCLIFF



## MARRARA - Suburb Map





# MARRARA - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2007	27	\$ 290,000	0.0 %	\$ 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	15	\$ 400,000	11.9 %	\$ 270,000	\$ 565,000
2024	15	\$ 315,000	-21.2 %	\$ 200,000	\$ 560,000
2025	20	\$ 335,000	6.3 %	\$ 288,500	\$ 535,000

Median Sale Price

\$332k

Based on 22 recorded Unit sales within the last 12 months (Financial Year 2025)

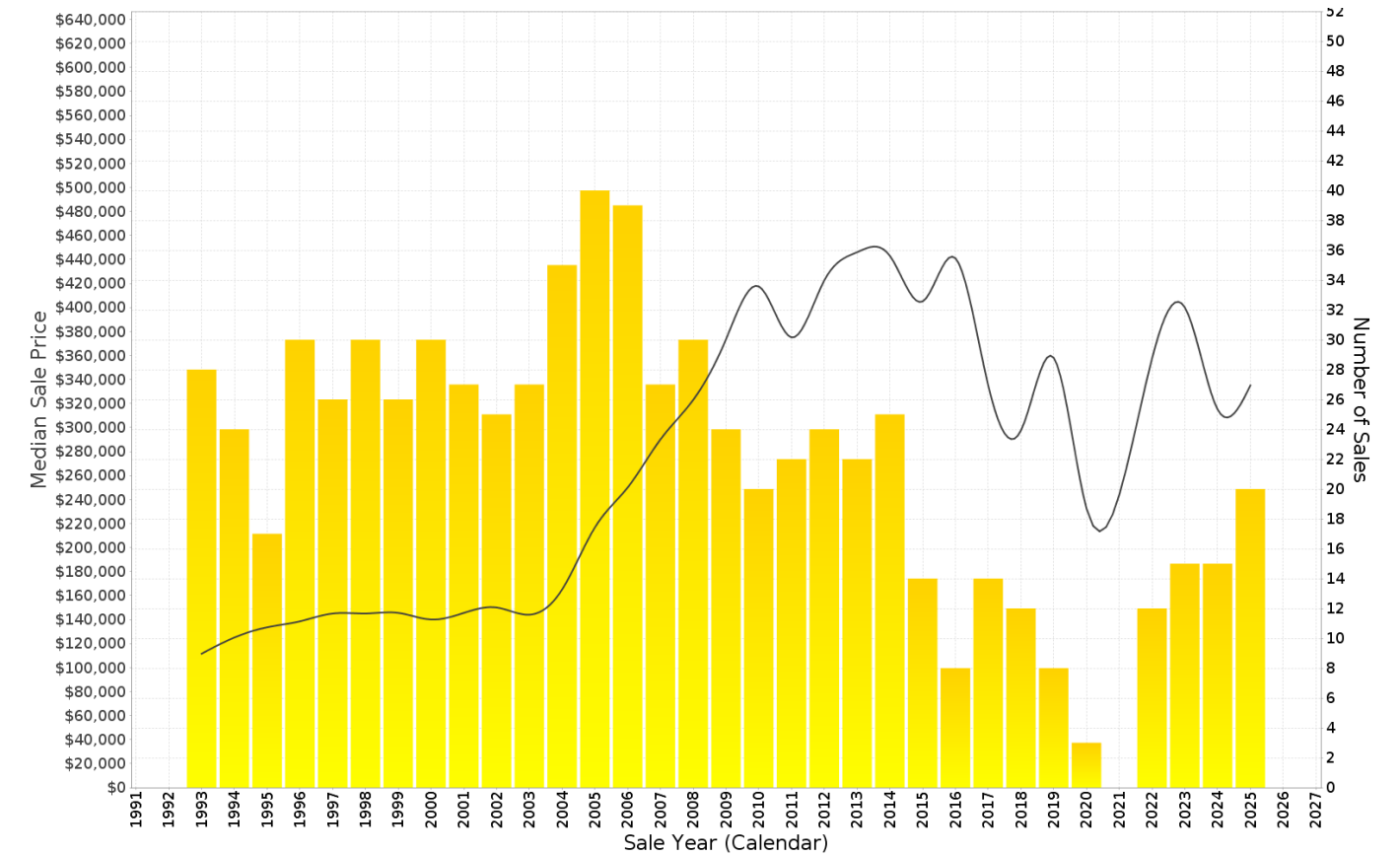
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

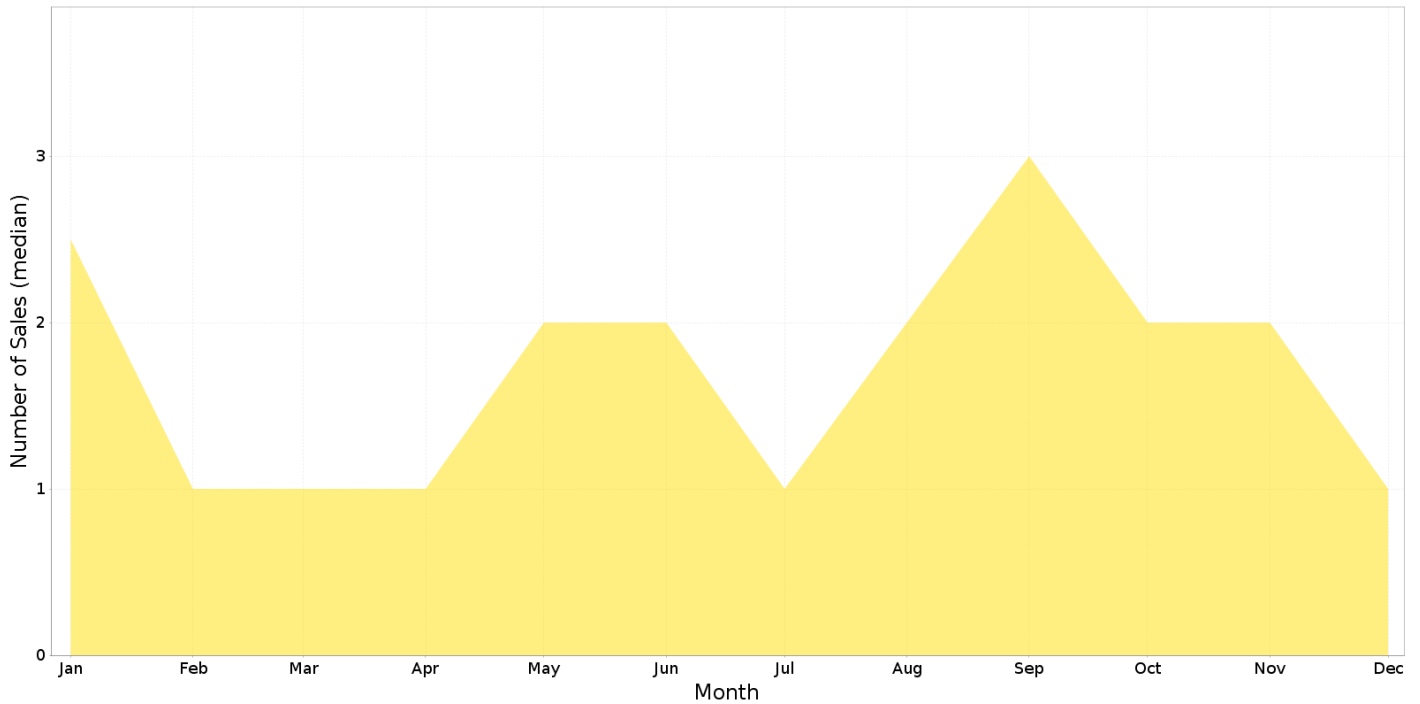
+8.7%

Current Median Price: \$332,500  
Previous Median Price: \$306,000

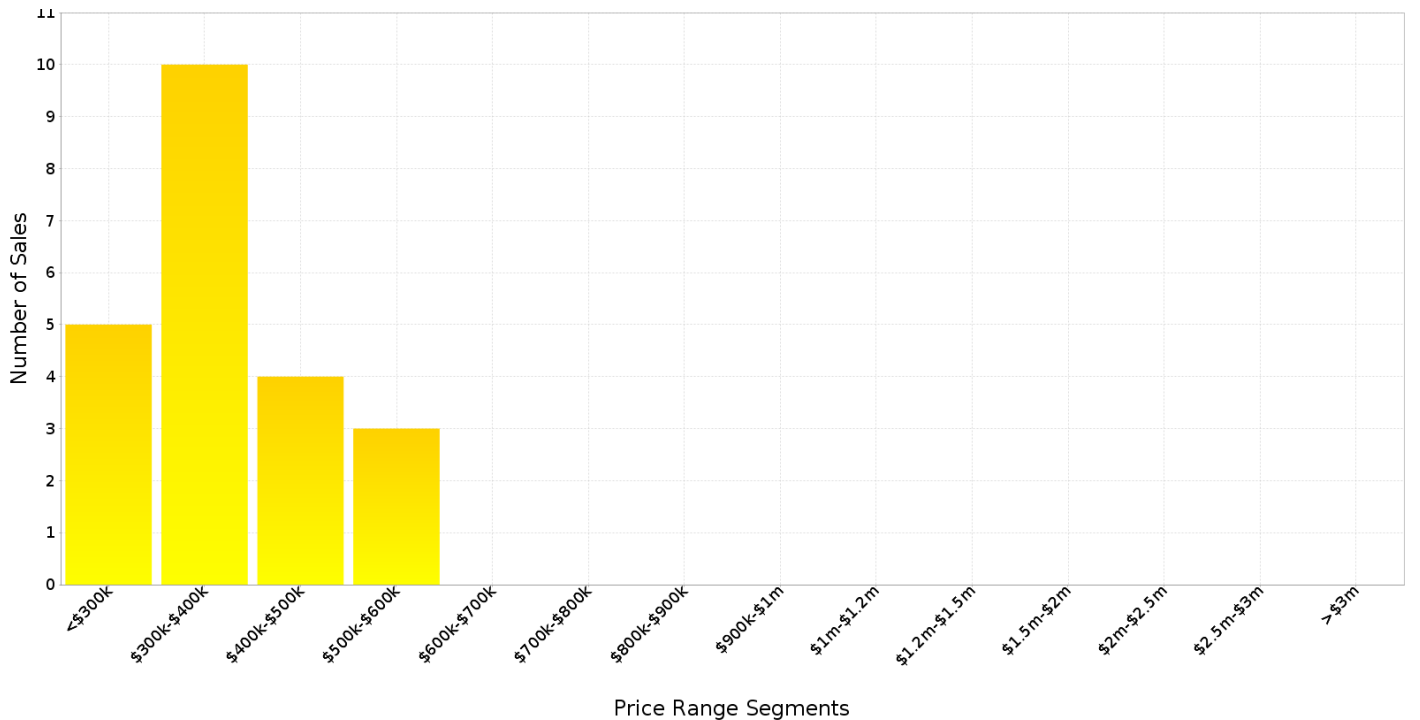
Based on 36 recorded Unit sales compared over the last two rolling 12 month periods



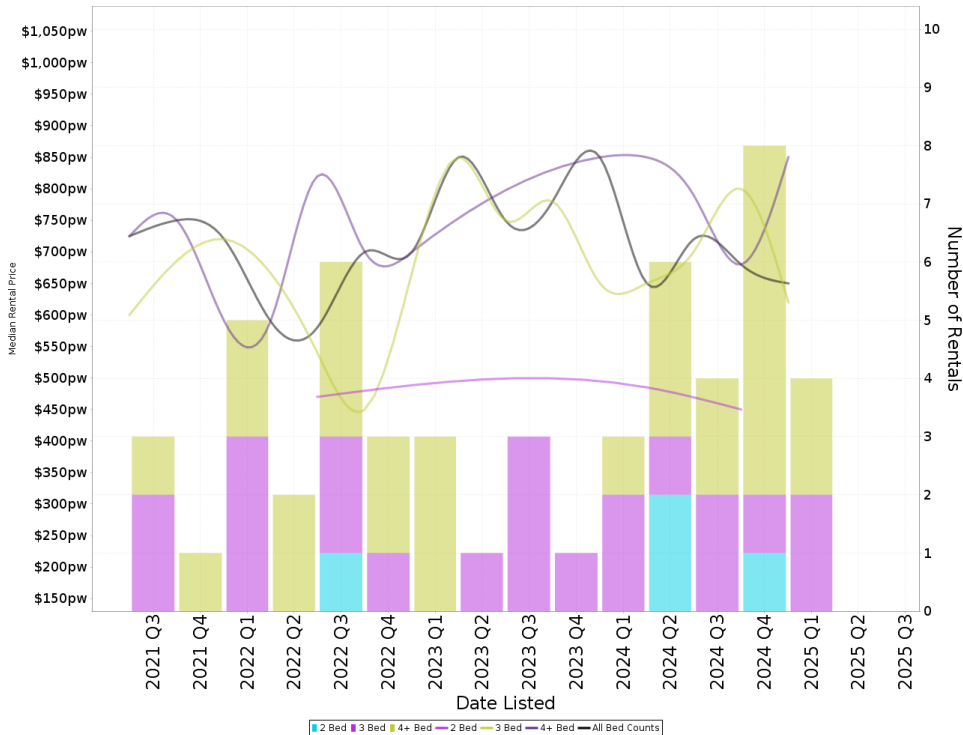
## MARRARA - Peak Selling Periods (3 years)



## MARRARA - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+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.

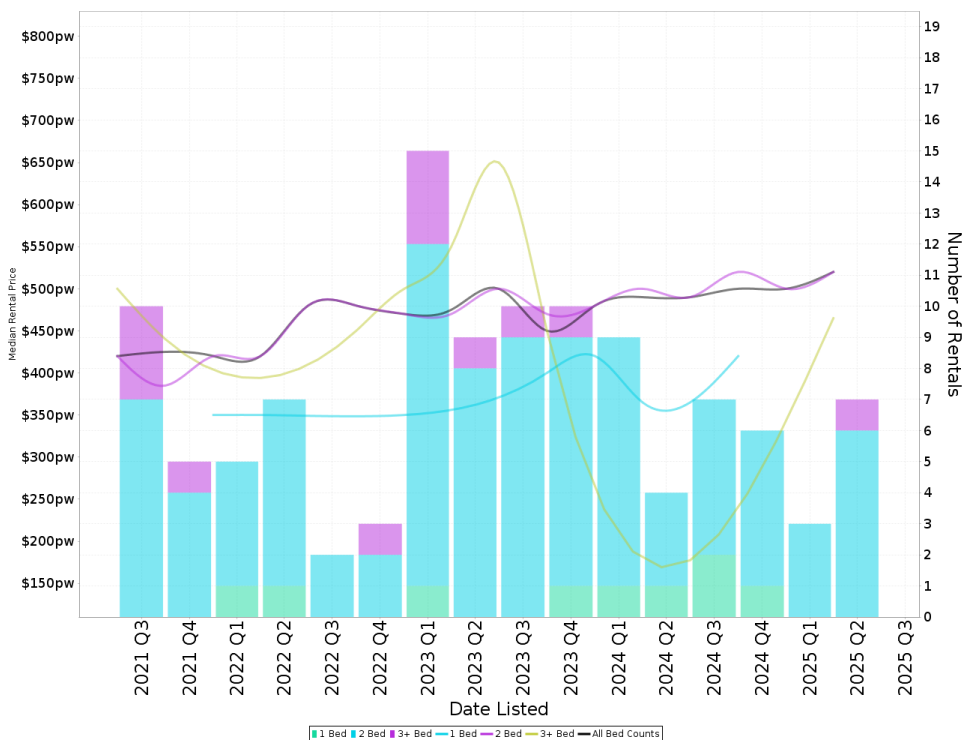
### Suburb Rental Yield

**+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

**\$332k**

Based on 22 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

**+8.7%**

Current Median Price: \$332,500  
Previous Median Price: \$306,000

Based on 36 recorded Unit sales compared over the last two rolling 12 month periods

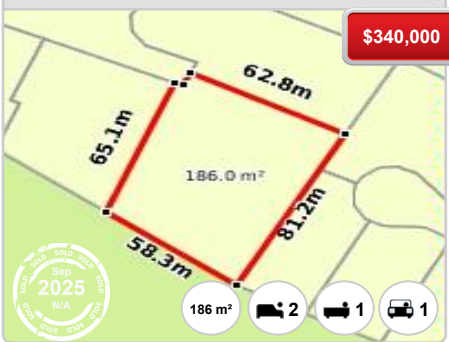
# Sold Properties

**22**

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

8/14 LINKS RD



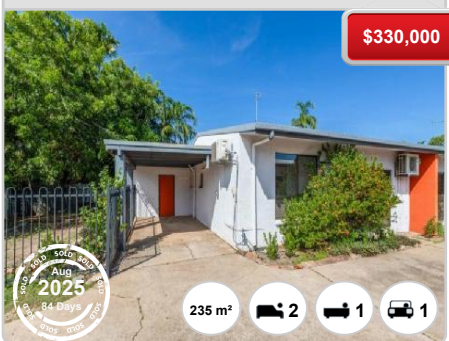
6/12 LINKS RD



5/4 DORNOCH CRT



1/9 HAUSER CRT



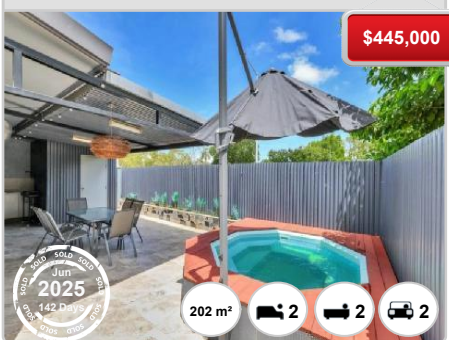
2/8 DORNOCH CRT



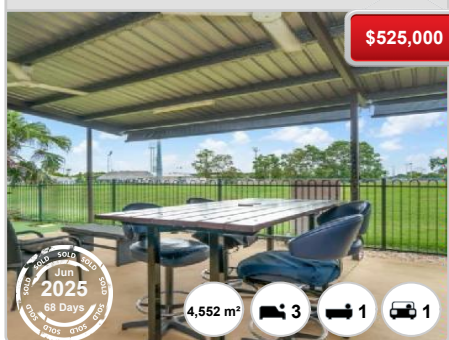
10/15 LINKS RD



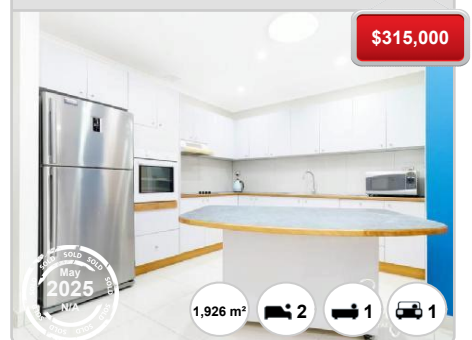
3/4 GAILES CRT



6/18 CARNOUSTIE CCT

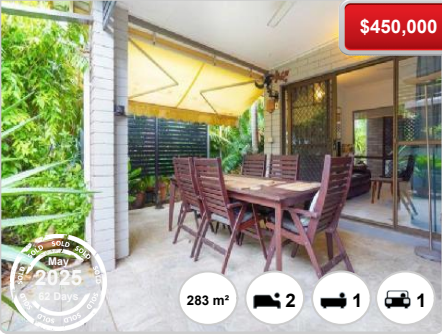


2/1 DORNOCH CRT





2/29 CARNOUSTIE CCT



5/44 LAKES CRES



6/2 HAUSER CRT



4/22 CARNOUSTIE CCT



5/22 CARNOUSTIE CCT



3/3 DORNOCH CRT



# MARRARA - Properties For Rent

Median Rental Price

\$500 /w

Based on 23 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

+7.8%

Current Median Price: \$332,500  
Current Median Rent: \$500

Based on 22 recorded Unit sales and 23 Unit rentals compared over the last 12 months


Number of Rentals

23

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

14/2 HAUSER COURT



\$600 per week

Sep 2025

7 Days

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

3

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Prepared on 29/09/2025 by Kristina Billias , +61 405191295 at Ray White Nightcliff. © Property Data Solutions Pty Ltd 2025 (pricefinder.com.au)  
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