

RayWhite.

Suburb
flyover
report

FARRAR (HOUSE)
PREPARED BY: KRISTINA BILLIAS, RAY WHITE NIGHTCLIFF

FARRAR - Suburb Map



FARRAR - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2007	316	\$ 99,000	0.0 %	\$ 71,400	\$ 602,000
2008	82	\$ 183,500	85.4 %	\$ 80,000	\$ 590,000
2009	49	\$ 412,000	124.5 %	\$ 101,920	\$ 685,000
2010	26	\$ 559,900	35.9 %	\$ 128,460	\$ 700,000
2011	25	\$ 565,000	0.9 %	\$ 220,000	\$ 959,000
2012	42	\$ 582,500	3.1 %	\$ 244,500	\$ 730,000
2013	30	\$ 596,750	2.4 %	\$ 50,000	\$ 720,000
2014	38	\$ 613,250	2.8 %	\$ 128,800	\$ 830,000
2015	12	\$ 590,000	-3.8 %	\$ 450,000	\$ 715,000
2016	11	\$ 585,000	-0.8 %	\$ 300,000	\$ 800,000
2017	15	\$ 540,000	-7.7 %	\$ 265,000	\$ 660,000
2018	23	\$ 537,000	-0.6 %	\$ 410,000	\$ 675,000
2019	18	\$ 476,000	-11.4 %	\$ 225,000	\$ 550,500
2020	7	\$ 445,000	-6.5 %	\$ 390,000	\$ 525,000
2021	0				
2022	29	\$ 554,500	0.0 %	\$ 260,000	\$ 780,000
2023	29	\$ 555,000	0.1 %	\$ 220,000	\$ 830,000
2024	31	\$ 570,000	2.7 %	\$ 445,000	\$ 810,000
2025	47	\$ 645,000	13.2 %	\$ 205,000	\$ 800,000

Median Sale Price

\$595k

Based on 39 recorded House sales within the last 12 months (Oct '24 - Sep '25)

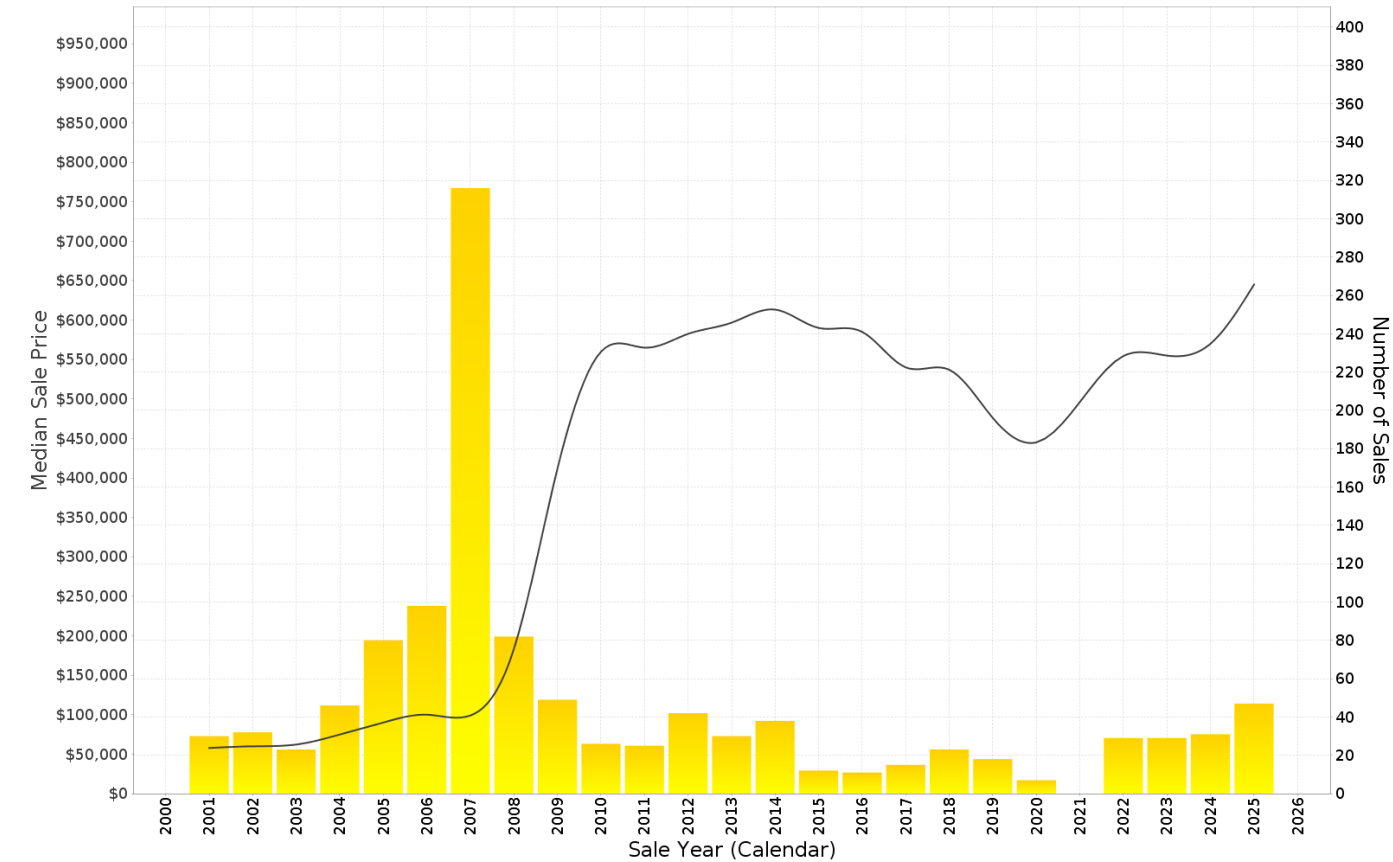
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

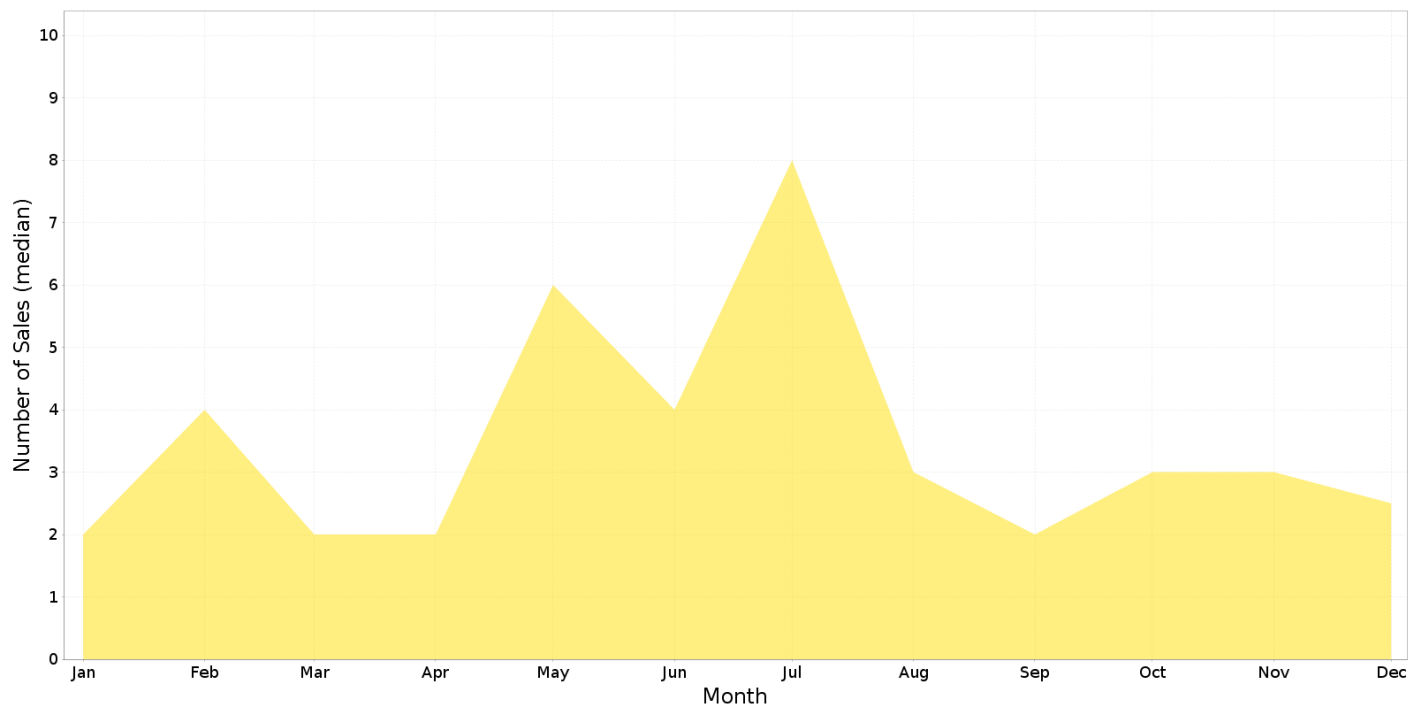
+5.1%

Current Median Price: \$595,000
Previous Median Price: \$566,000

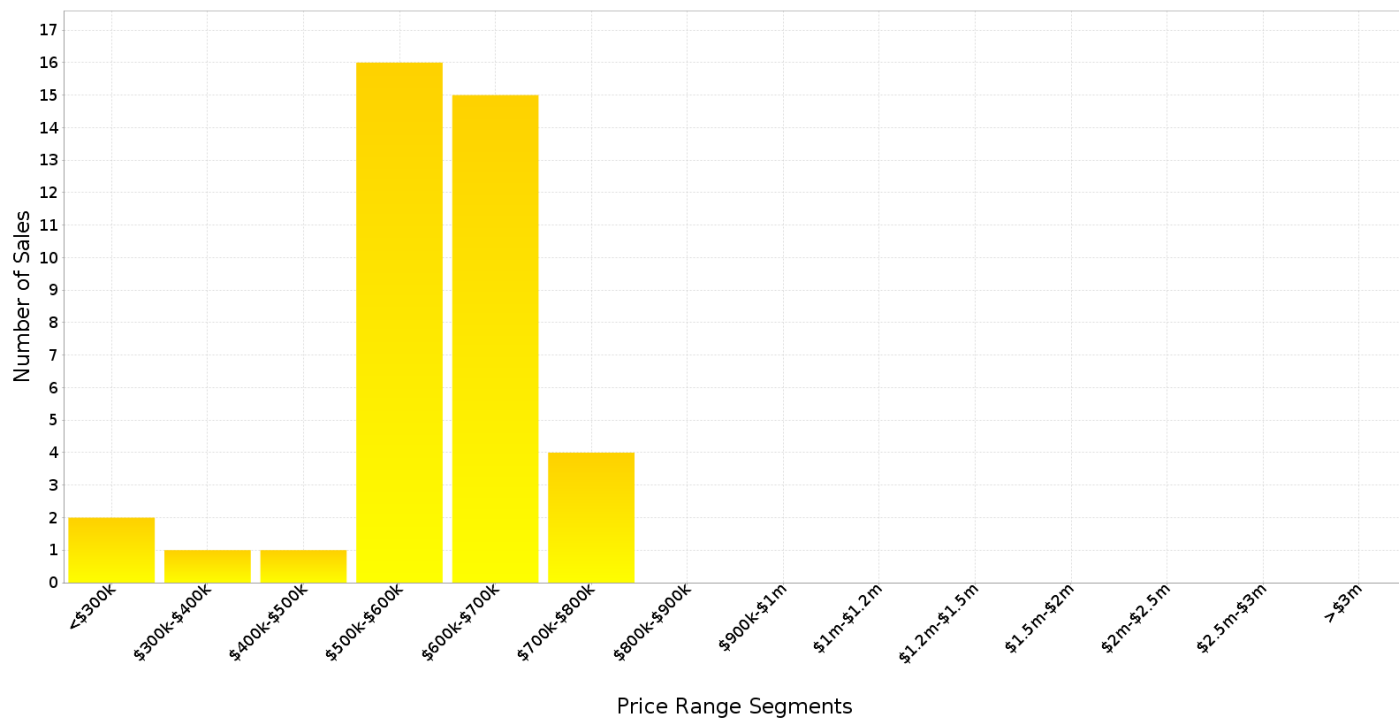
Based on 72 recorded House sales compared over the last two rolling 12 month periods



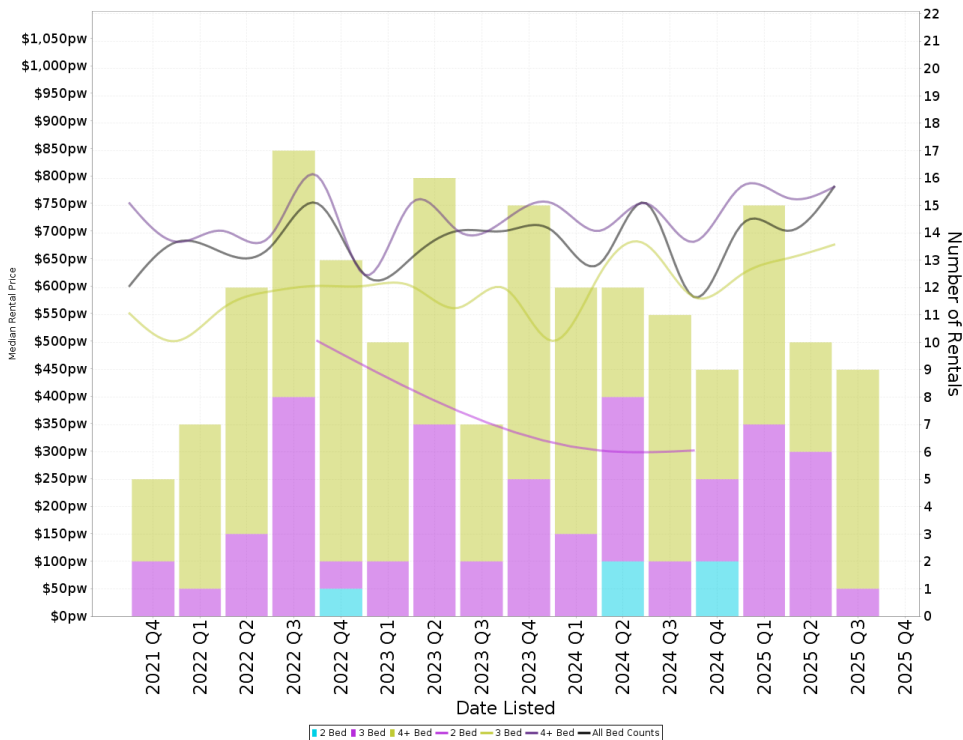
FARRAR - Peak Selling Periods (3 years)



FARRAR - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+5.1%

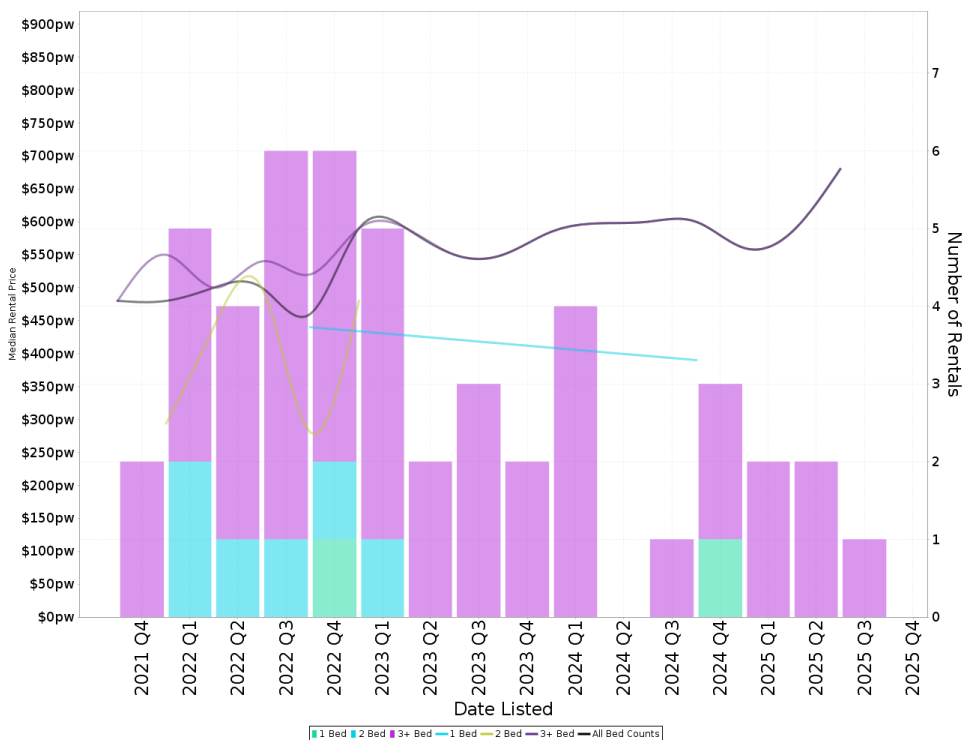
Current Median Price: \$595,000
Previous Median Price: \$566,000
Based on 72 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+6.1%

Current Median Price: \$595,000
Current Median Rent: \$700
Based on 43 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-2.3%

Current Median Price: \$420,000
Previous Median Price: \$430,000
Based on 19 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+7.2%

Current Median Price: \$420,000
Current Median Rent: \$585
Based on 8 registered Unit rentals compared over the last 12 months.

FARRAR - Recently Sold Properties

Median Sale Price

\$595k

Based on 39 recorded House sales within the last 12 months (Oct '24 - Sep '25)

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

Suburb Growth

+5.1%

Current Median Price: \$595,000
Previous Median Price: \$566,000

Based on 72 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

39

Based on recorded House sales within the 12 months (Oct '24 - Sep '25)

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

46 INVERWAY CCT



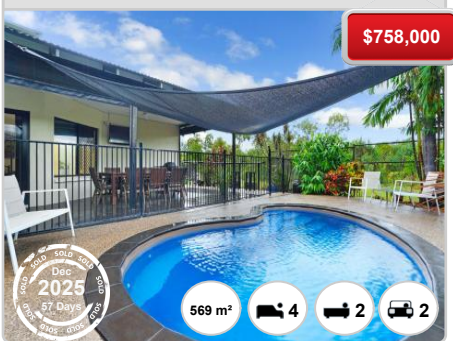
10 WILLIAM ST



121 FARRAR BVD



26 LIDDY CRES



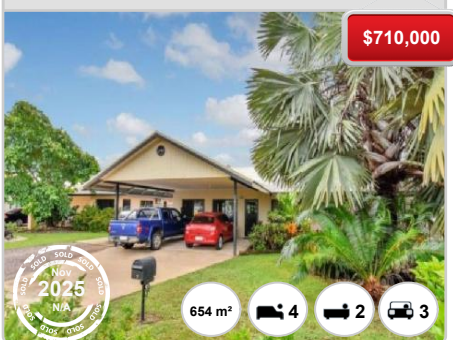
32 BOWREY CRES



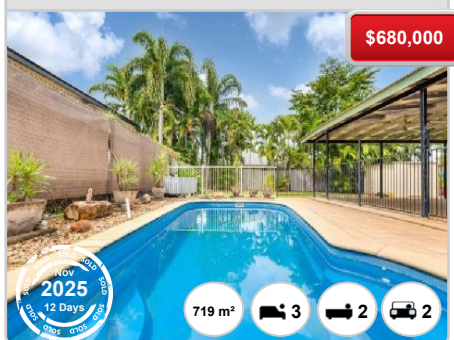
67 FARRAR BVD



7 MAGOFFIN ST



73 BAULDREY AVE



1 RIVEREN CRT



11 KYABRA ST

\$730,000

Nov 2025
N/A

737 m² 4 2 2

48 INVERWAY CCT

\$215,000

Nov 2025
76 Days

389 m² - - -

111 FARRAR BVD

\$745,000

Nov 2025
N/A

648 m² 5 3 2

9 SCOTT CRT

\$880,000

Nov 2025
14 Days

762 m² 5 3 4

19 KYABRA ST

\$750,000

Nov 2025
53 Days

692 m² 4 2 2

6 KYABRA ST

\$800,000

Oct 2025
N/A

785 m² - - -

15 INVERWAY CCT

\$715,000

Oct 2025
N/A

653 m² 4 2 2

51 BAULDRY AVE

\$700,000

Oct 2025
87 Days

778 m² 3 2 2

66 INVERWAY CCT

\$740,000

Oct 2025
N/A

773 m² 4 2 2

55 INVERWAY CCT

\$665,000

Aug 2025
35 Days

600 m² 4 2 2

37 INVERWAY CCT

\$575,000

Jul 2025
N/A

610 m² 3 2 2

30 BOWREY CRES

\$650,000

Jul 2025
N/A

764 m² 4 2 2

FARRAR - Properties For Rent

Median Rental Price

\$700 /w

Based on 43 recorded House rentals within the last 12 months (Oct '24 - Sep '25)

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

Rental Yield

+6.1%

Current Median Price: \$595,000
Current Median Rent: \$700

Based on 39 recorded House sales and 43 House rentals compared over the last 12 months

Number of Rentals

43

Based on recorded House rentals within the last 12 months (Oct '24 - Sep '25)

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

17 NUTWOOD CRESCENT

\$600 per week

Nov 2025

Days

660 m²

3

2

2

Prepared on 29/12/2025 by Kristina Billias , +61 405191295 at Ray White Nightcliff. © Property Data Solutions Pty Ltd 2025 (pricefinder.com.au)

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