

**RayWhite.**

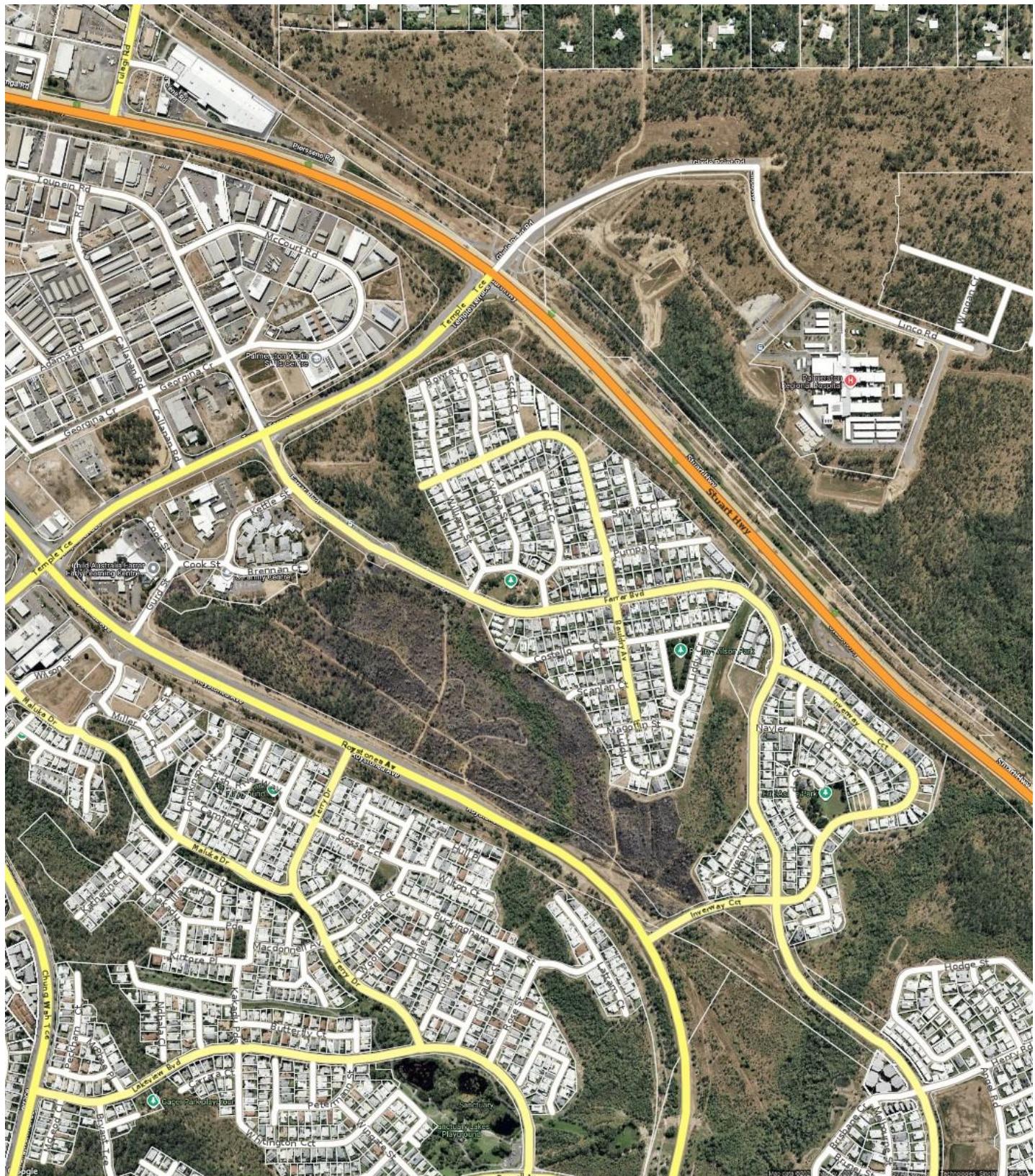


# Suburb flyover report

**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)

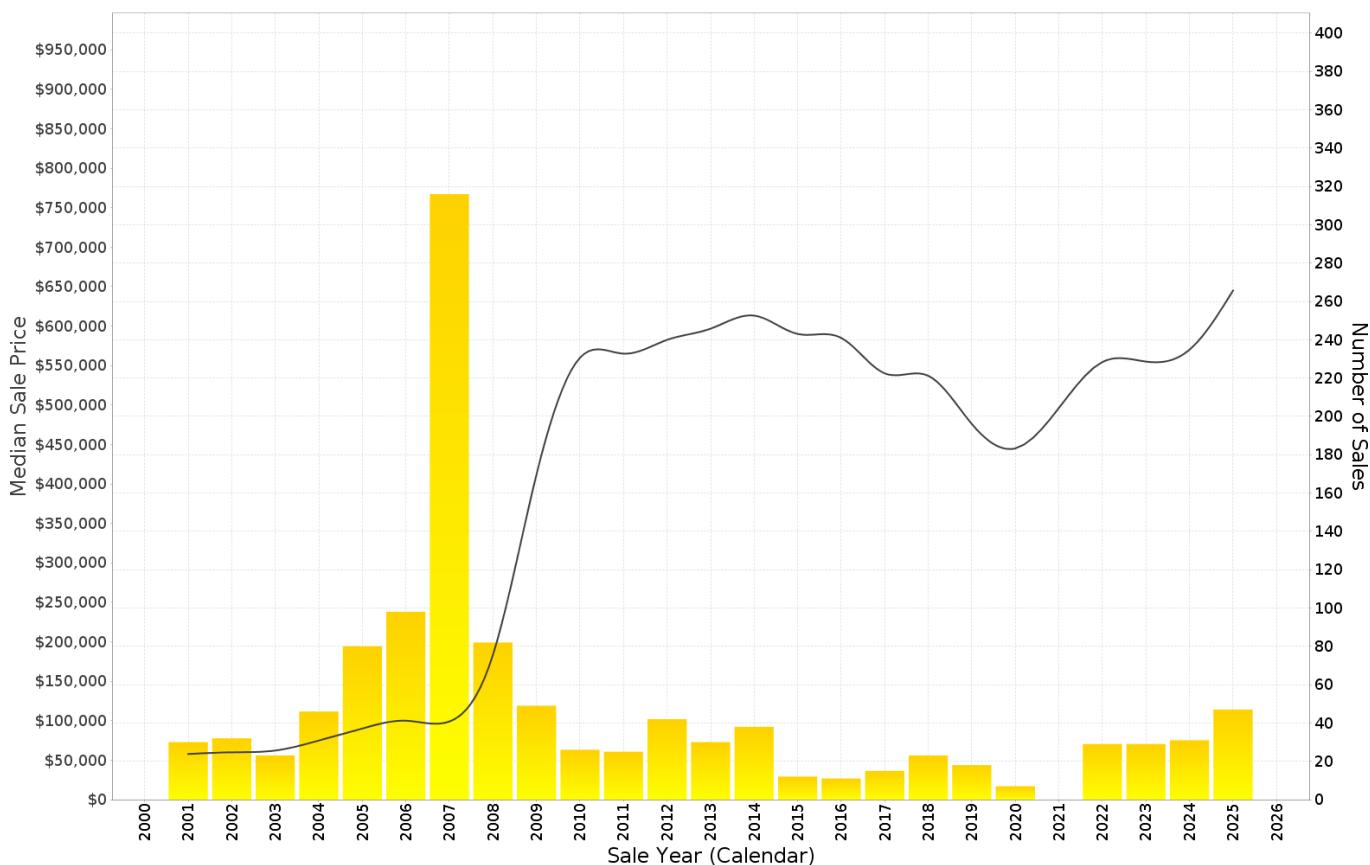
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

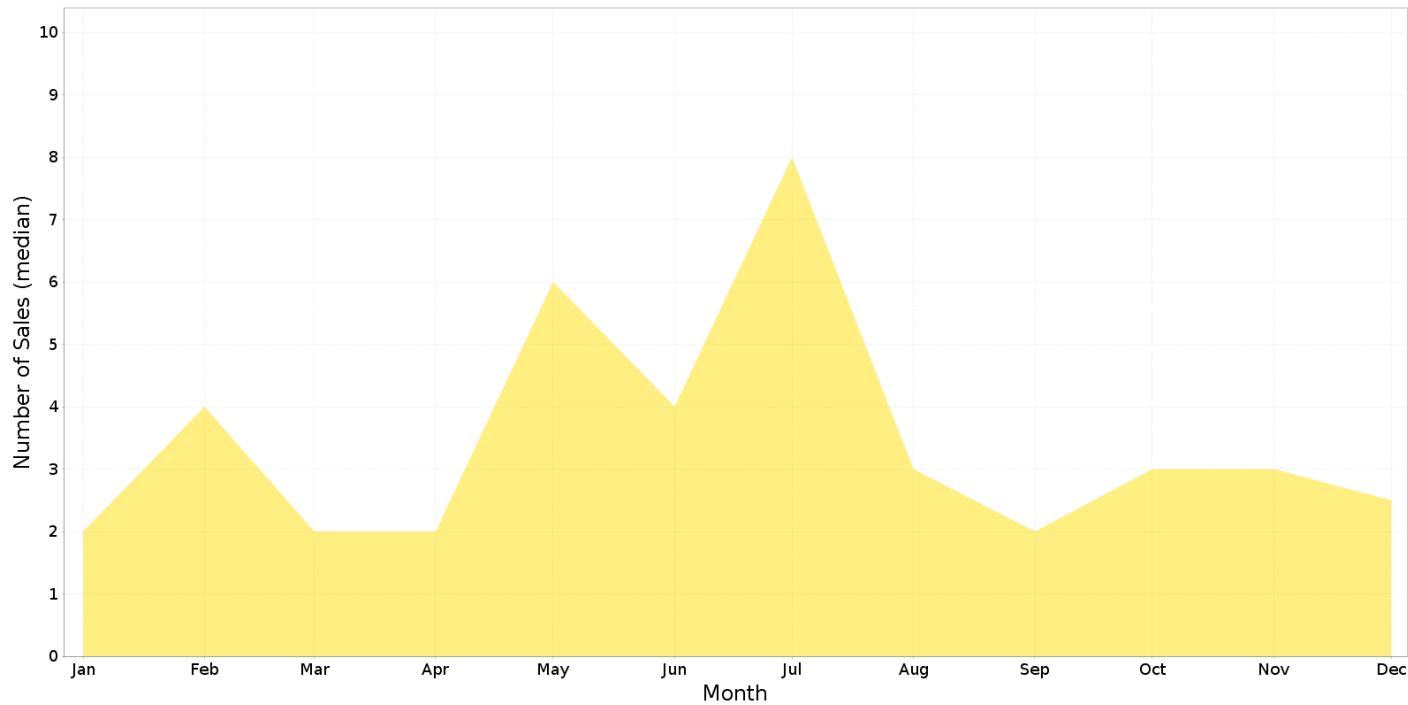
**+5.1%**

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

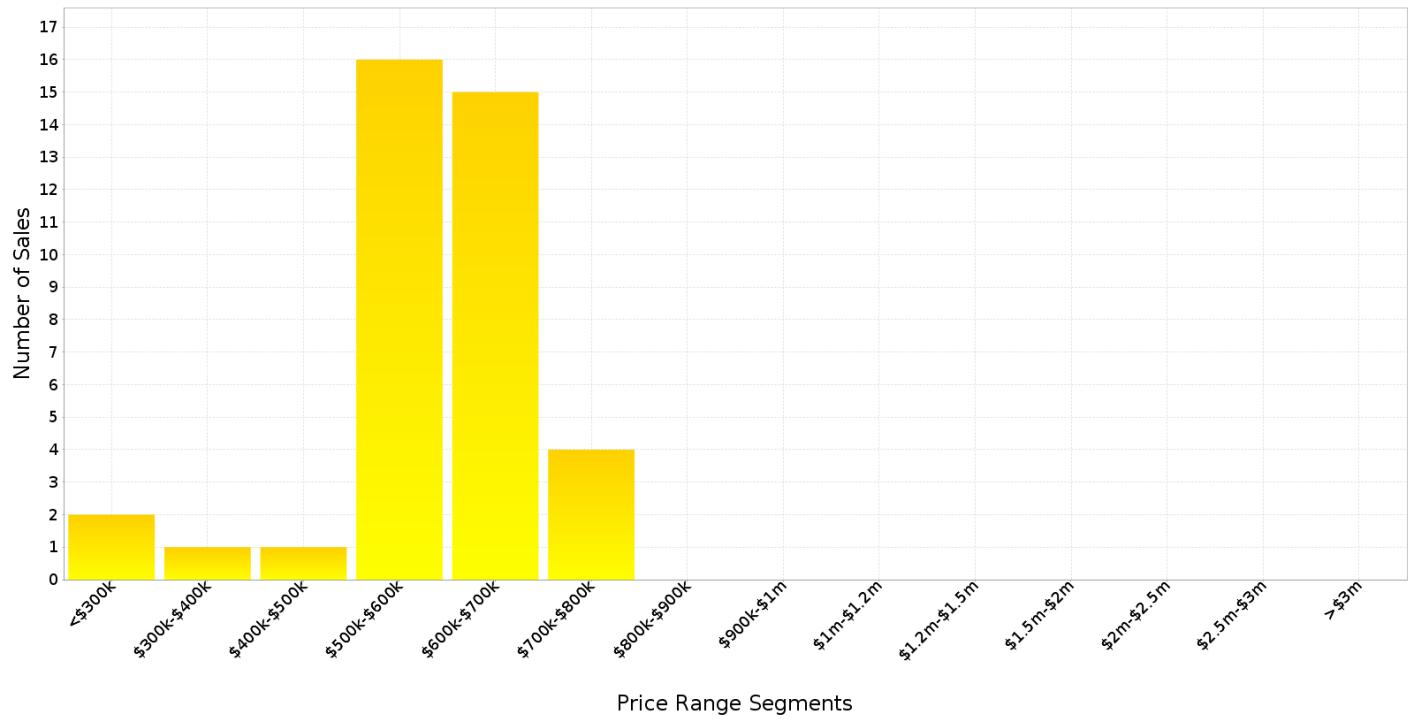
Based on 72 recorded House sales compared over the last two rolling 12 month periods



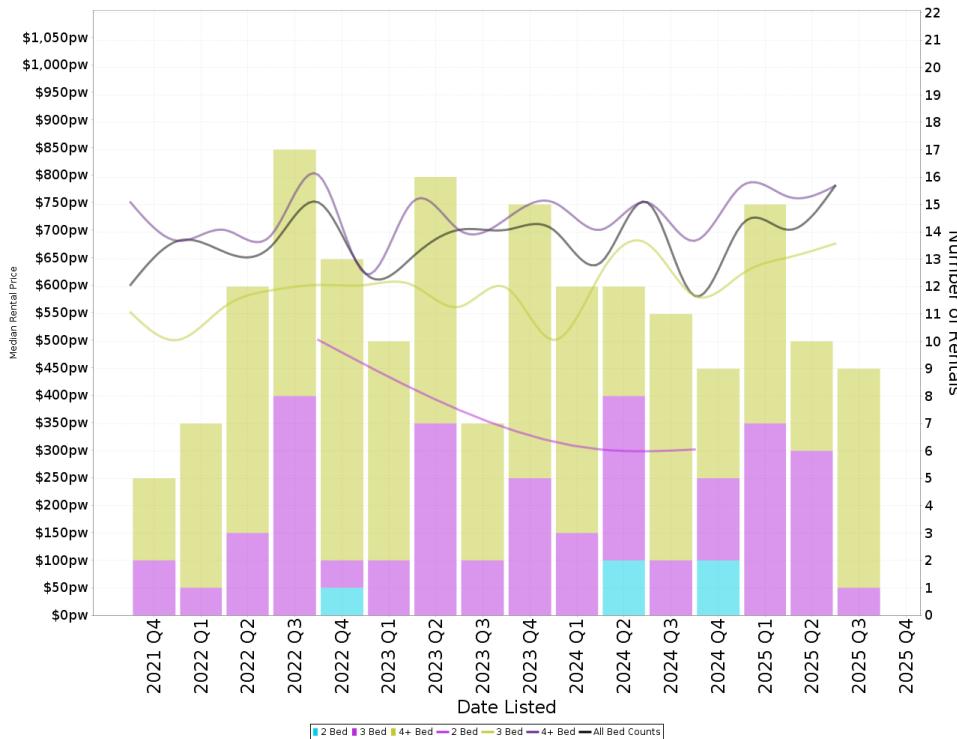
## FARRAR - Peak Selling Periods (3 years)



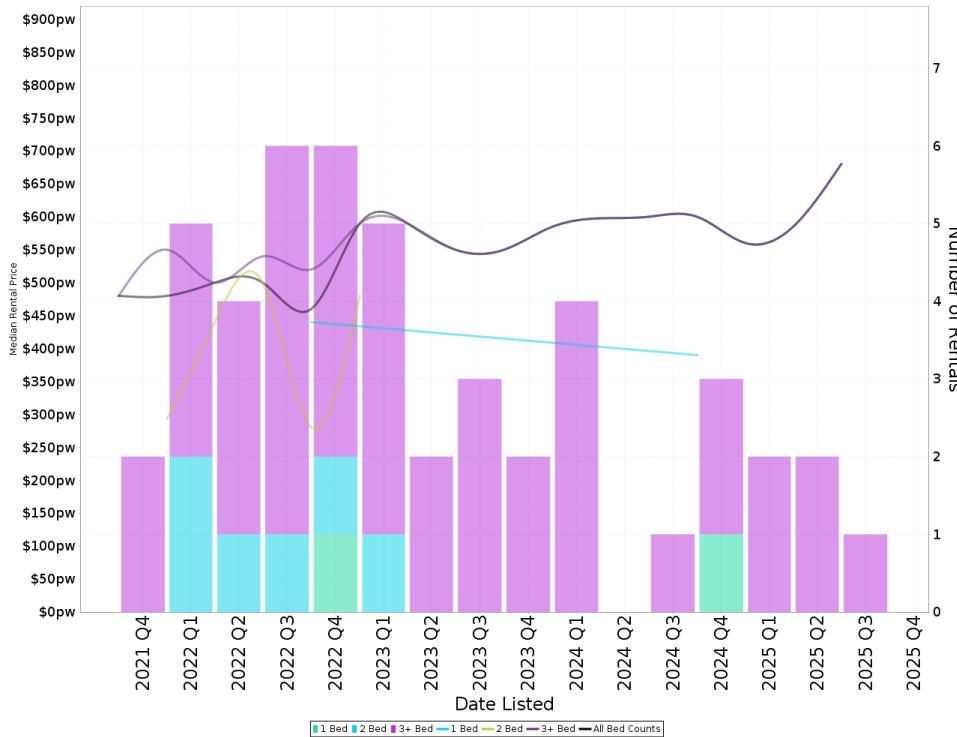
## FARRAR - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



## Median Weekly Rents (Units)



# 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

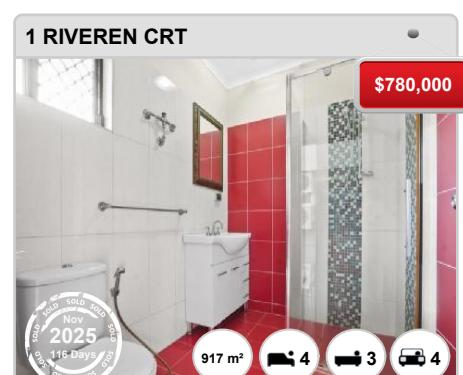
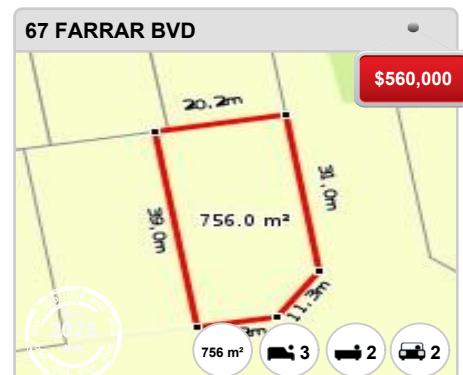
Based on 72 recorded House sales compared over the last two rolling 12 month periods

## # 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



**11 KYABRA ST**



**\$730,000**

737 m<sup>2</sup> • 4 • 2 • 2

**Nov 2025**

**48 INVERWAY CCT**



**\$215,000**

389.0 m<sup>2</sup> • - • - • -

**Nov 2025**

**111 FARRAR BVD**



**\$745,000**

648 m<sup>2</sup> • 5 • 3 • 2

**Nov 2025**

**9 SCOTT CRT**



**\$880,000**

762 m<sup>2</sup> • 5 • 3 • 4

**Nov 2025**

**19 KYABRA ST**



**\$750,000**

692 m<sup>2</sup> • 4 • 2 • 2

**Nov 2025**

**6 KYABRA ST**



**\$800,000**

785 m<sup>2</sup> • - • - • -

**2025**

**15 INVERWAY CCT**



**\$715,000**

653 m<sup>2</sup> • 4 • 2 • 2

**Oct 2025**

**51 BAULDRY AVE**



**\$700,000**

778.0 m<sup>2</sup> • 3 • 2 • 2

**Oct 2025**

**66 INVERWAY CCT**



**\$740,000**

773.0 m<sup>2</sup> • 4 • 2 • 2

**Oct 2025**

**55 INVERWAY CCT**



**\$665,000**

600 m<sup>2</sup> • 4 • 2 • 2

**Aug 2025**

**37 INVERWAY CCT**



**\$575,000**

610 m<sup>2</sup> • 3 • 2 • 2

**Jul 2025**

**30 BOWREY CRES**



**\$650,000**

764 m<sup>2</sup> • 4 • 2 • 2

**2025**

## 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

