

RayWhite.



Suburb flyover report

LARRAKEYAH (HOUSE)

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LARRAKEYAH - Suburb Map



LARRAKEYAH - Sales Statistics (Houses)

| Year | # Sales | Median | Growth | Low | High |
|------|---------|--------------|---------|------------|--------------|
| 2007 | 18 | \$ 1,100,000 | 0.0 % | \$ 500,000 | \$ 2,570,000 |
| 2008 | 8 | \$ 805,000 | -26.8 % | \$ 500,000 | \$ 3,600,000 |
| 2009 | 8 | \$ 1,167,500 | 45.0 % | \$ 571,000 | \$ 2,500,000 |
| 2010 | 8 | \$ 1,392,500 | 19.3 % | \$ 785,000 | \$ 3,325,000 |
| 2011 | 7 | \$ 1,137,000 | -18.3 % | \$ 770,000 | \$ 2,300,000 |
| 2012 | 16 | \$ 976,250 | -14.1 % | \$ 12,500 | \$ 2,650,000 |
| 2013 | 12 | \$ 2,025,000 | 107.4 % | \$ 895,000 | \$ 6,500,000 |
| 2014 | 16 | \$ 1,450,000 | -28.4 % | \$ 930,000 | \$ 4,150,000 |
| 2015 | 12 | \$ 1,160,000 | -20.0 % | \$ 286,666 | \$ 2,500,000 |
| 2016 | 7 | \$ 1,130,000 | -2.6 % | \$ 525,000 | \$ 2,400,000 |
| 2017 | 7 | \$ 1,450,000 | 28.3 % | \$ 835,000 | \$ 2,320,000 |
| 2018 | 11 | \$ 950,000 | -34.5 % | \$ 540,000 | \$ 2,000,000 |
| 2019 | 9 | \$ 1,000,000 | 5.3 % | \$ 680,000 | \$ 2,200,000 |
| 2020 | 5 | \$ 1,850,000 | 85.0 % | \$ 741,000 | \$ 2,719,500 |
| 2021 | 0 | | | | |
| 2022 | 9 | \$ 1,925,000 | 0.0 % | \$ 750,000 | \$ 2,150,000 |
| 2023 | 19 | \$ 1,455,000 | -24.4 % | \$ 780,000 | \$ 3,250,000 |
| 2024 | 12 | \$ 1,335,000 | -8.2 % | \$ 950,000 | \$ 5,325,000 |
| 2025 | 15 | \$ 1,350,000 | 1.1 % | \$ 475,000 | \$ 4,500,000 |

Median Sale Price

\$1.33m

Based on 16 recorded House sales within the last 12 months (Oct '24 - Sep '25)

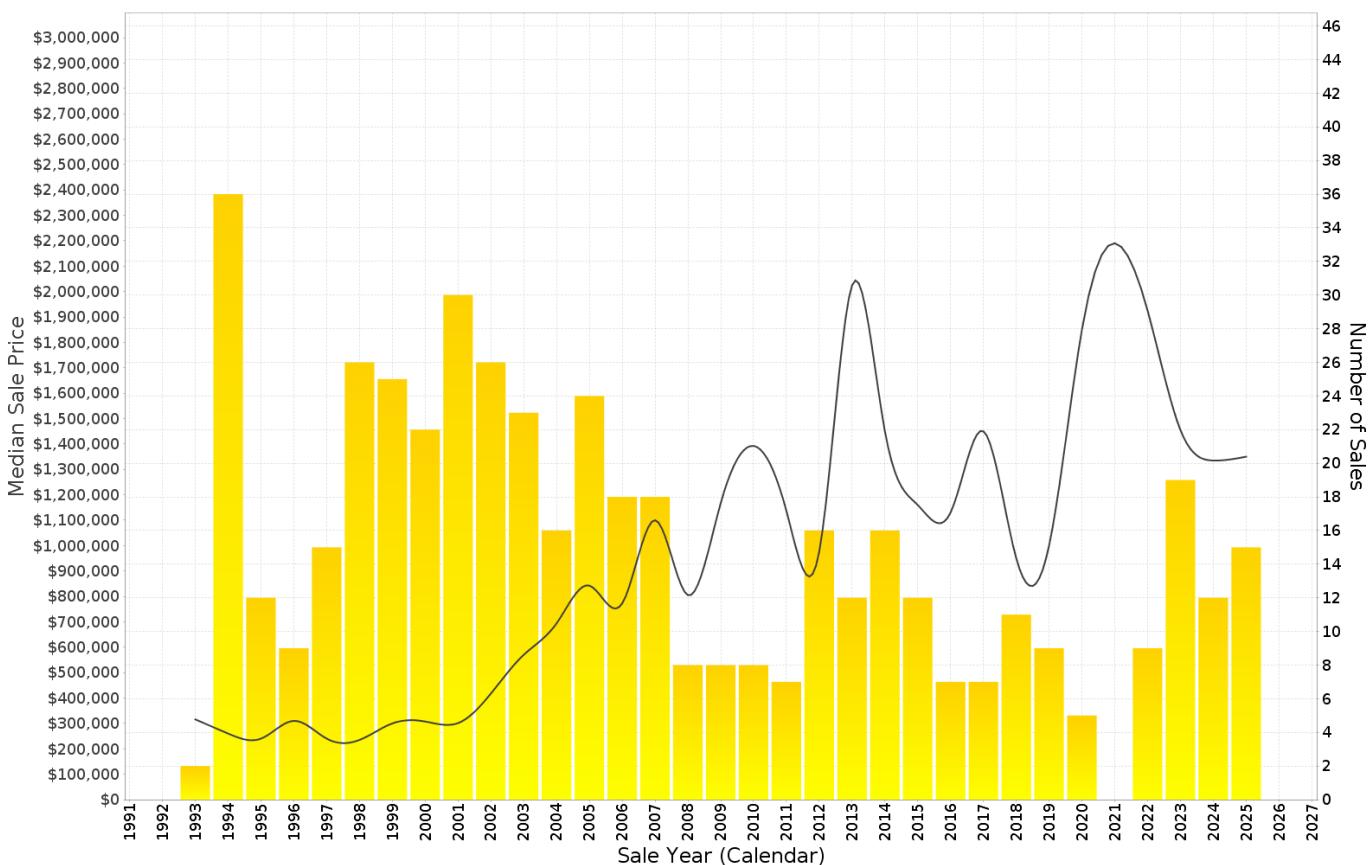
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

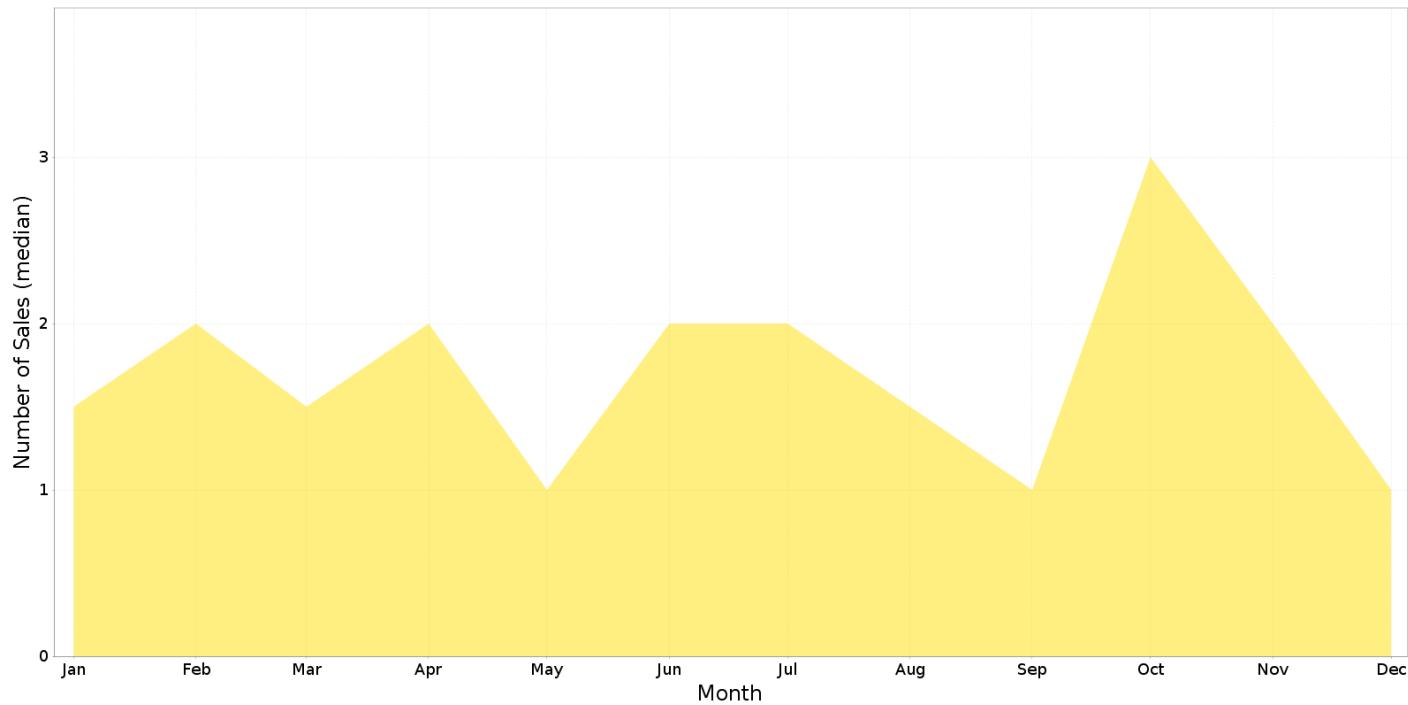
-20.3%

Current Median Price: \$1,335,000
Previous Median Price: \$1,675,000

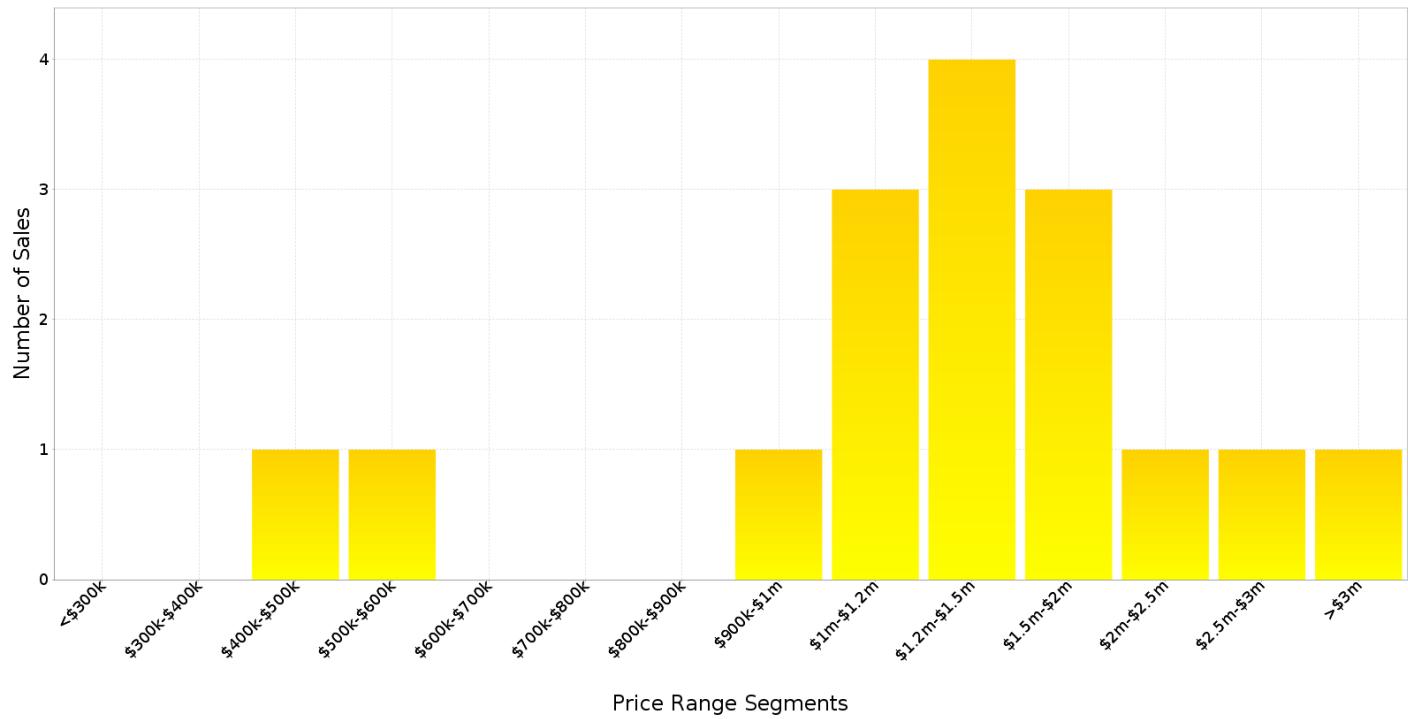
Based on 28 recorded House sales compared over the last two rolling 12 month periods



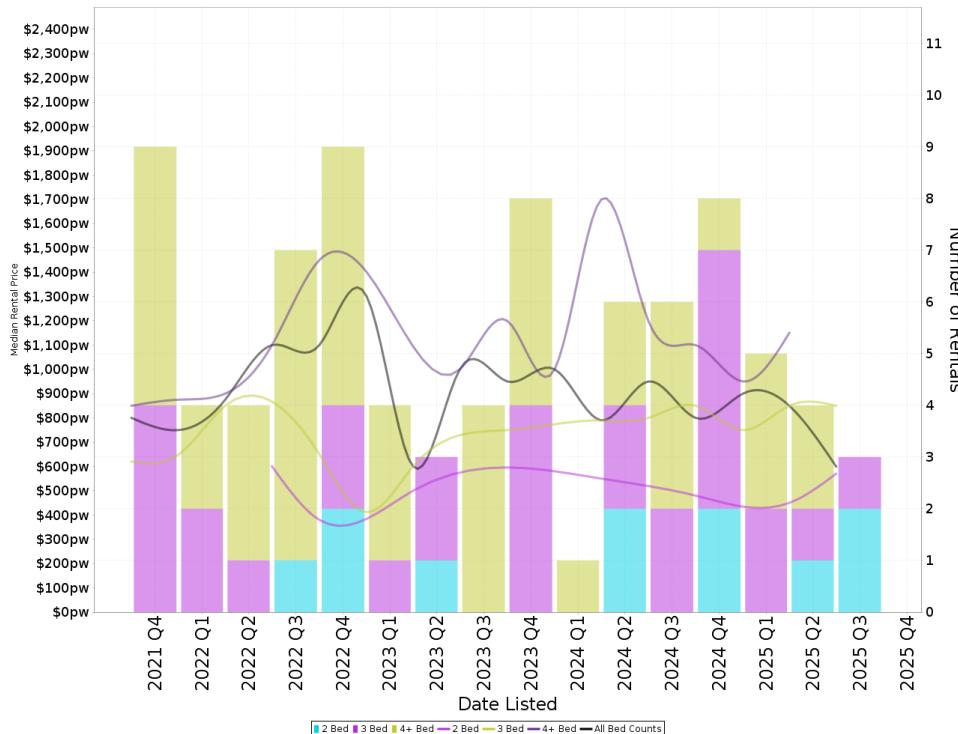
LARRAKEYAH - Peak Selling Periods (3 years)



LARRAKEYAH - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-20.3%

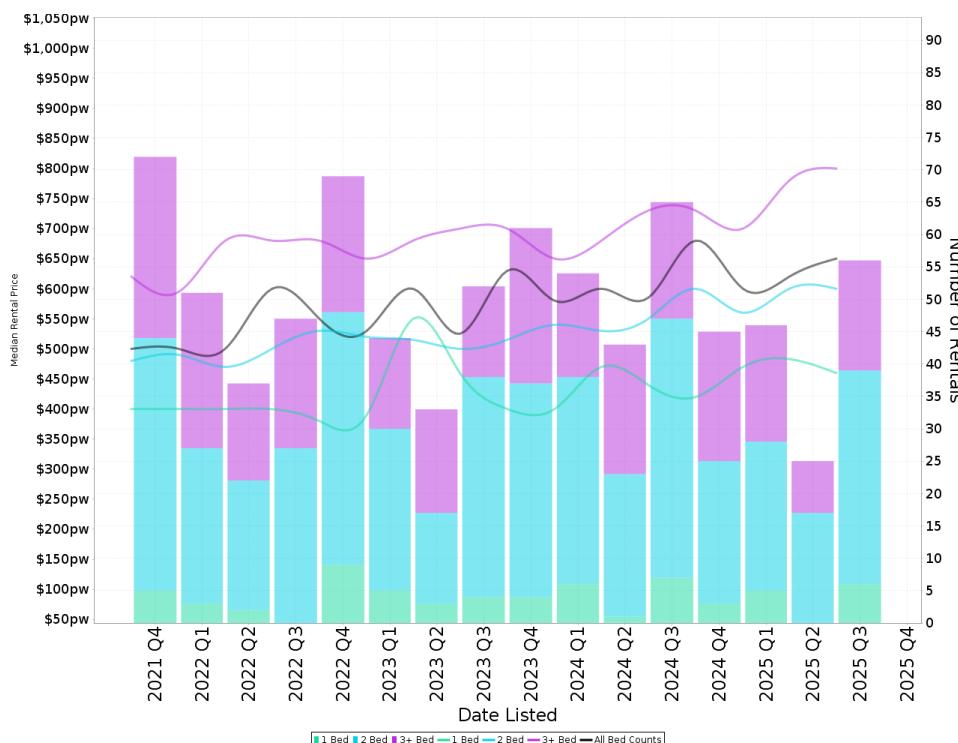
Current Median Price: \$1,335,000
Previous Median Price: \$1,675,000
Based on 28 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.3%

Current Median Price: \$1,335,000
Current Median Rent: \$850
Based on 20 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-2.8%

Current Median Price: \$430,000
Previous Median Price: \$442,500
Based on 182 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+7.9%

Current Median Price: \$430,000
Current Median Rent: \$650
Based on 172 registered Unit rentals compared over the last 12 months.

LARRAKEYAH - Recently Sold Properties

Median Sale Price

\$1.33m

Based on 16 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

-20.3%

Current Median Price: \$1,335,000
Previous Median Price: \$1,675,000

Based on 28 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

16

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

17 PASPALEY PL



\$1,350,000

844 m² 5 3 3

31 CULLEN BAY CRES



\$1,755,000

691 m² 4 3 4

153 MITCHELL ST



\$1,400,000

859 m² 3 1 2

8 TEMIRA CRES



\$1,100,000

771 m² 3 1 2

159 MITCHELL ST



\$990,000

1,200 m² - - -

27 LAMBELL TCE



\$1,585,000

1,350 m² - - -

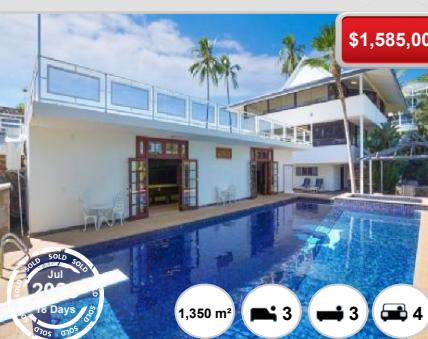
31 CULLEN BAY CRES



\$1,755,000

691 m² 4 3 4

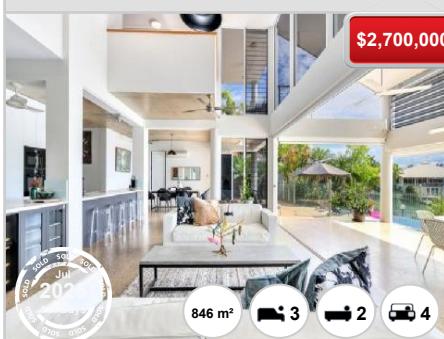
27 LAMBELL TCE



\$1,585,000

1,350 m² 3 3 4

3 PASPALEY PL



\$2,700,000

846 m² 3 2 4

LARRAKEYAH - Properties For Rent

Median Rental Price

\$850 /w

Based on 20 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

+3.3%

Current Median Price: \$1,335,000
Current Median Rent: \$850

Based on 16 recorded House sales and 20 House rentals compared over the last 12 months

Number of Rentals

20

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

4 MORICE COURT

