

**RayWhite.**

**Suburb**  
flyover  
report

LARRAKEYAH (HOUSE)

PREPARED BY: KRISTINA BILLIAS, RAY WHITE NIGHTCLIFF



## 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)

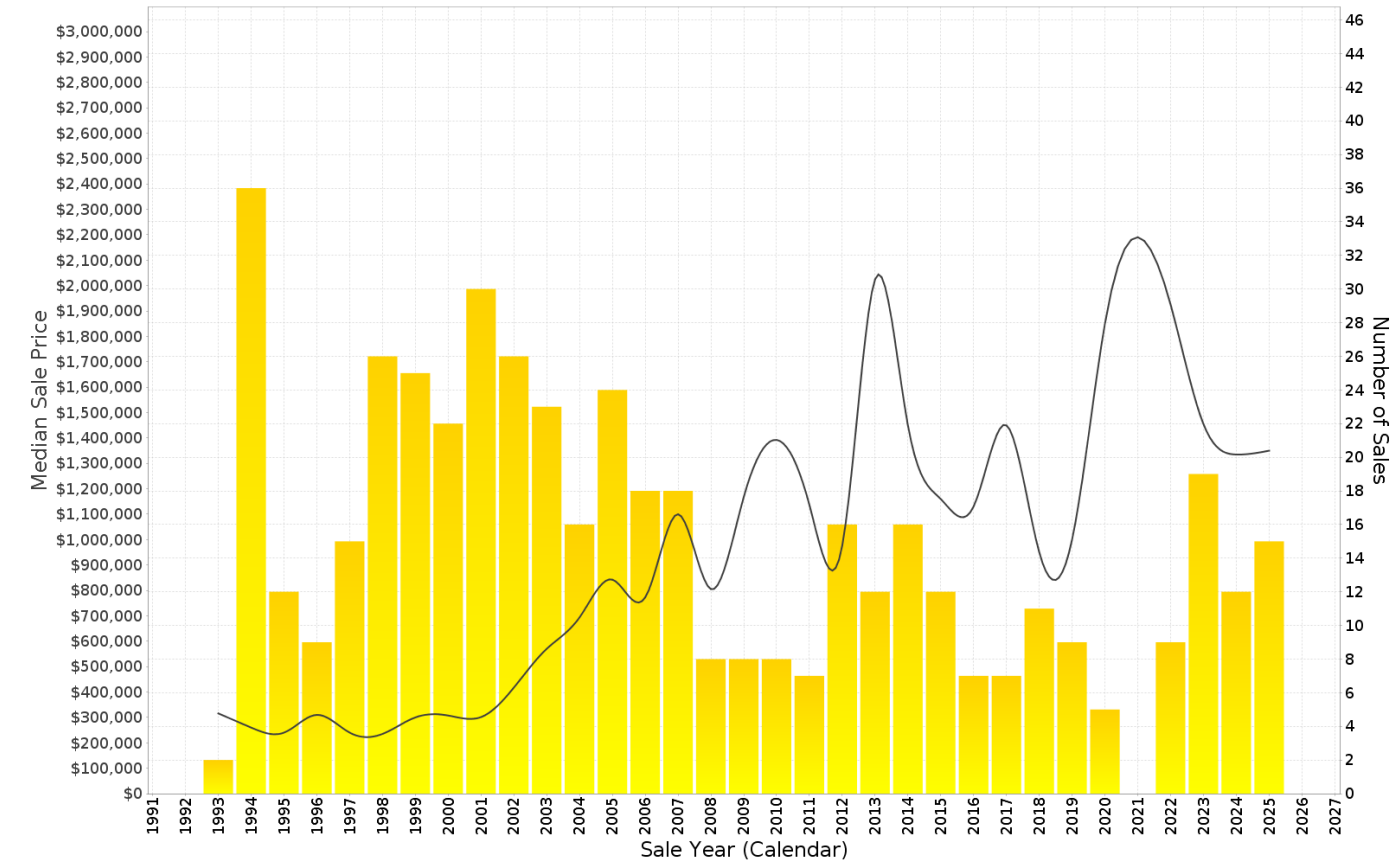
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

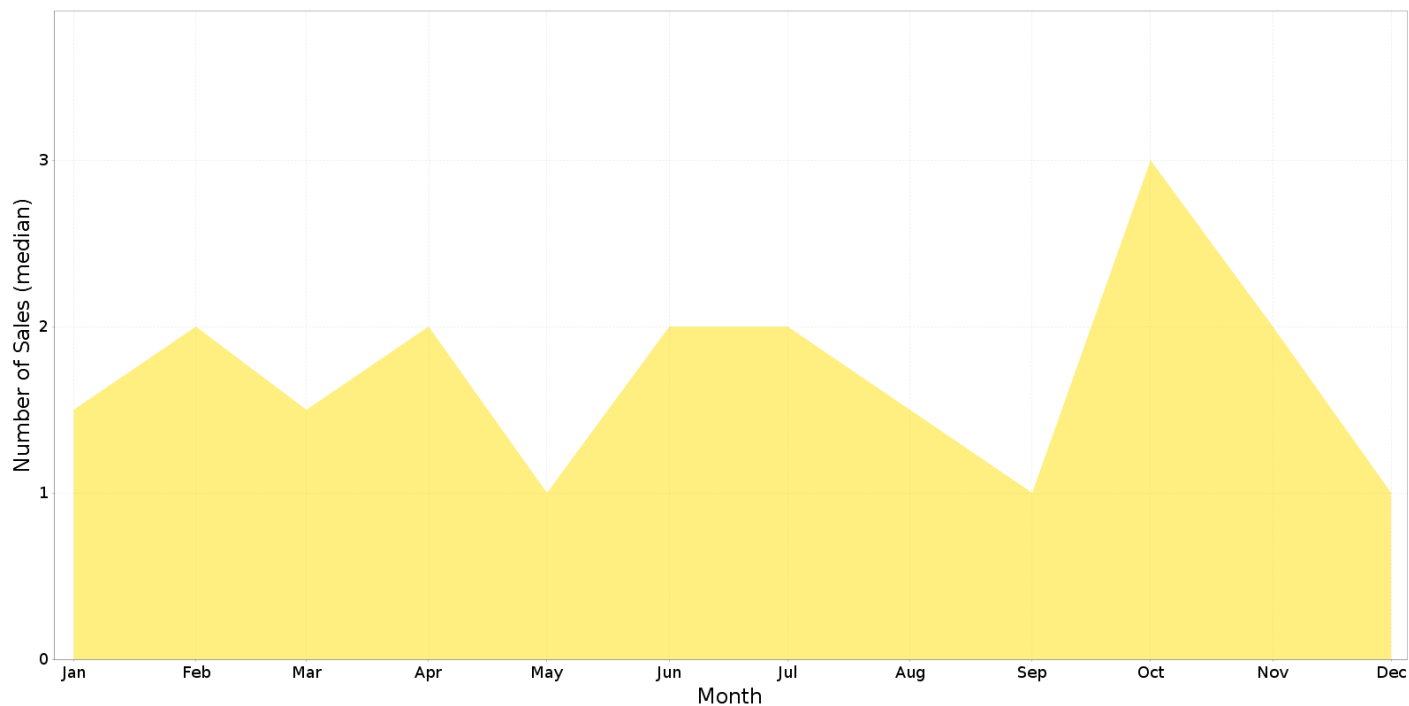
-20.3%

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

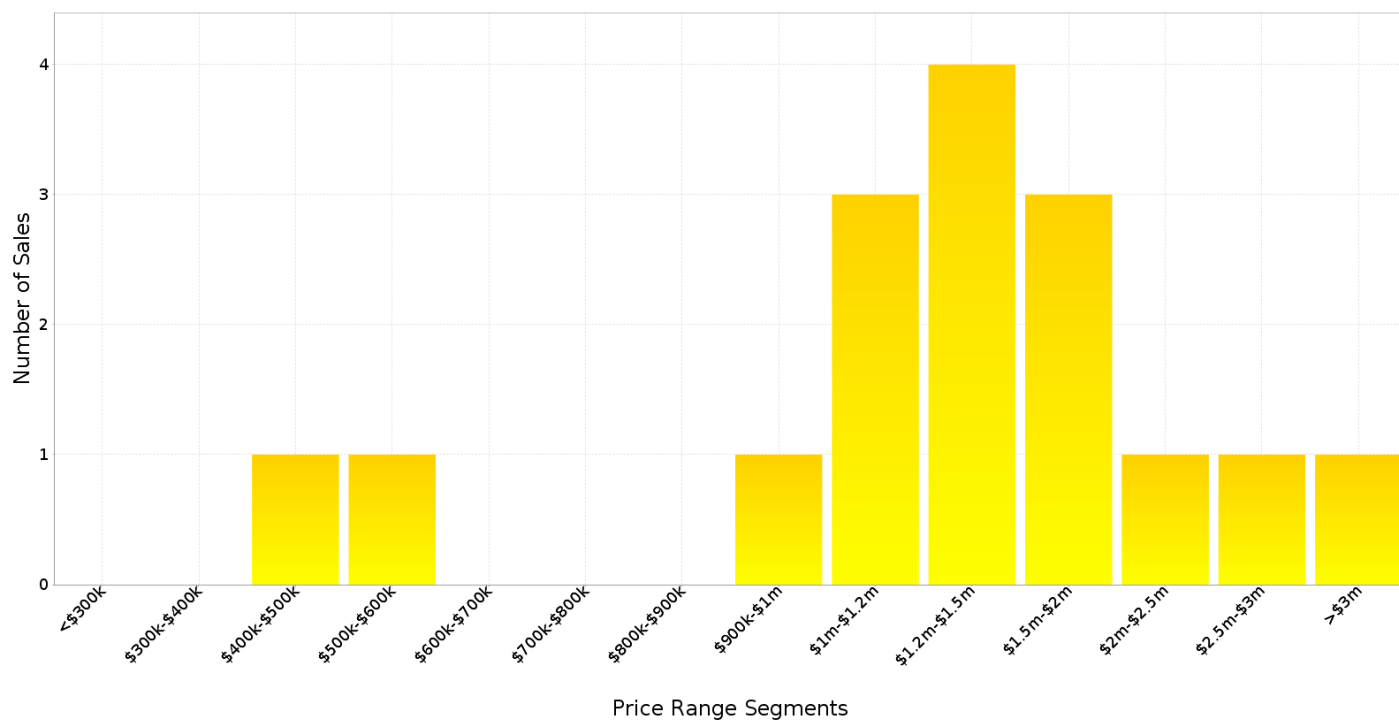
Based on 28 recorded House sales compared over the last two rolling 12 month periods



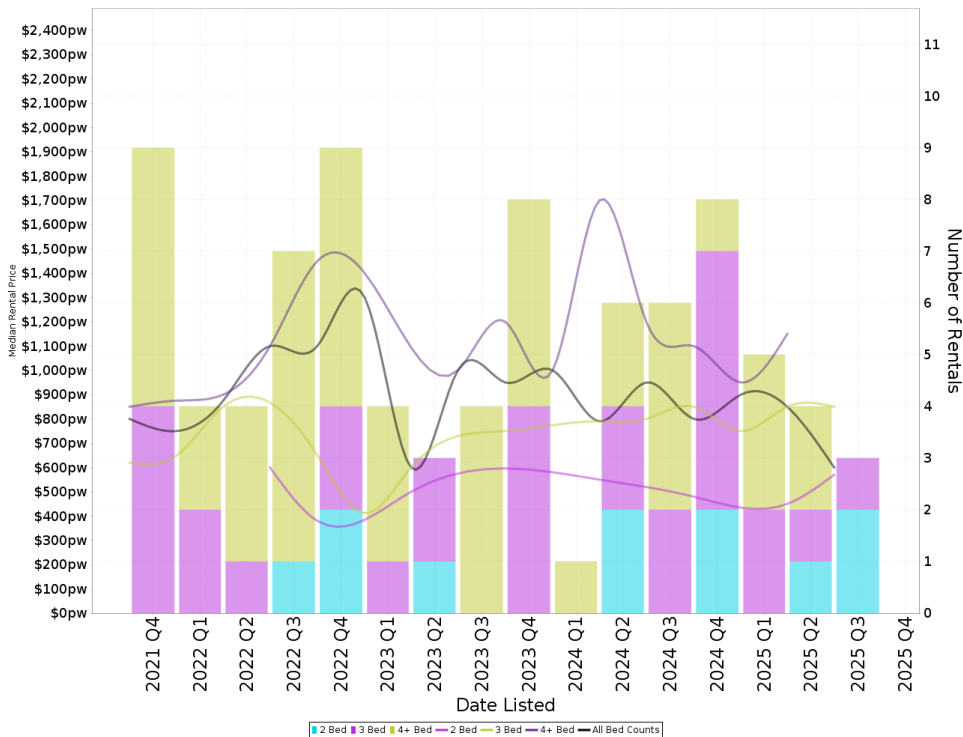
## LARRAKEYAH - Peak Selling Periods (3 years)



## LARRAKEYAH - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-20.3%**

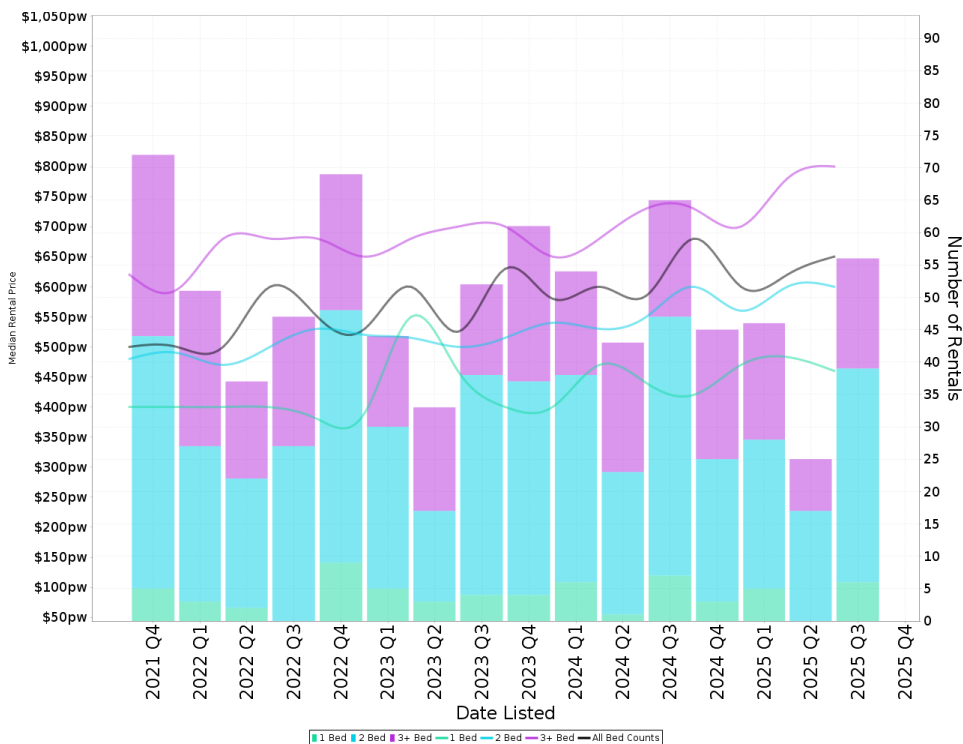
Current Median Price: \$1,335,000  
Previous Median Price: \$1,675,000  
Based on 28 registered House sales compared over the last two rolling 12 month periods.

### 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

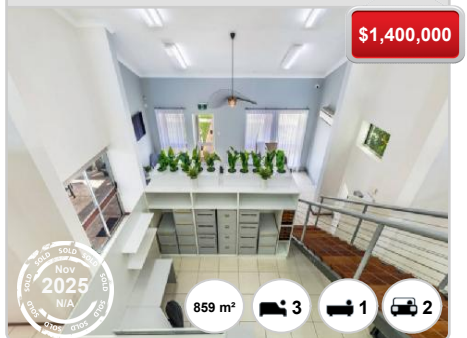
17 PASPALEY PL



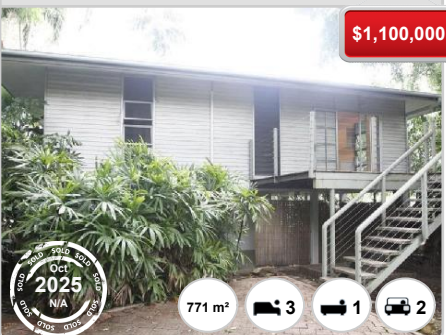
31 CULLEN BAY CRES



153 MITCHELL ST



8 TEMIRA CRES



159 MITCHELL ST



27 LAMBELL TCE



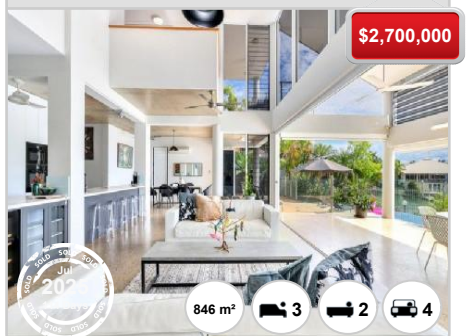
31 CULLEN BAY CRES



27 LAMBELL TCE



3 PASPALEY PL



# 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

