

**RayWhite.**

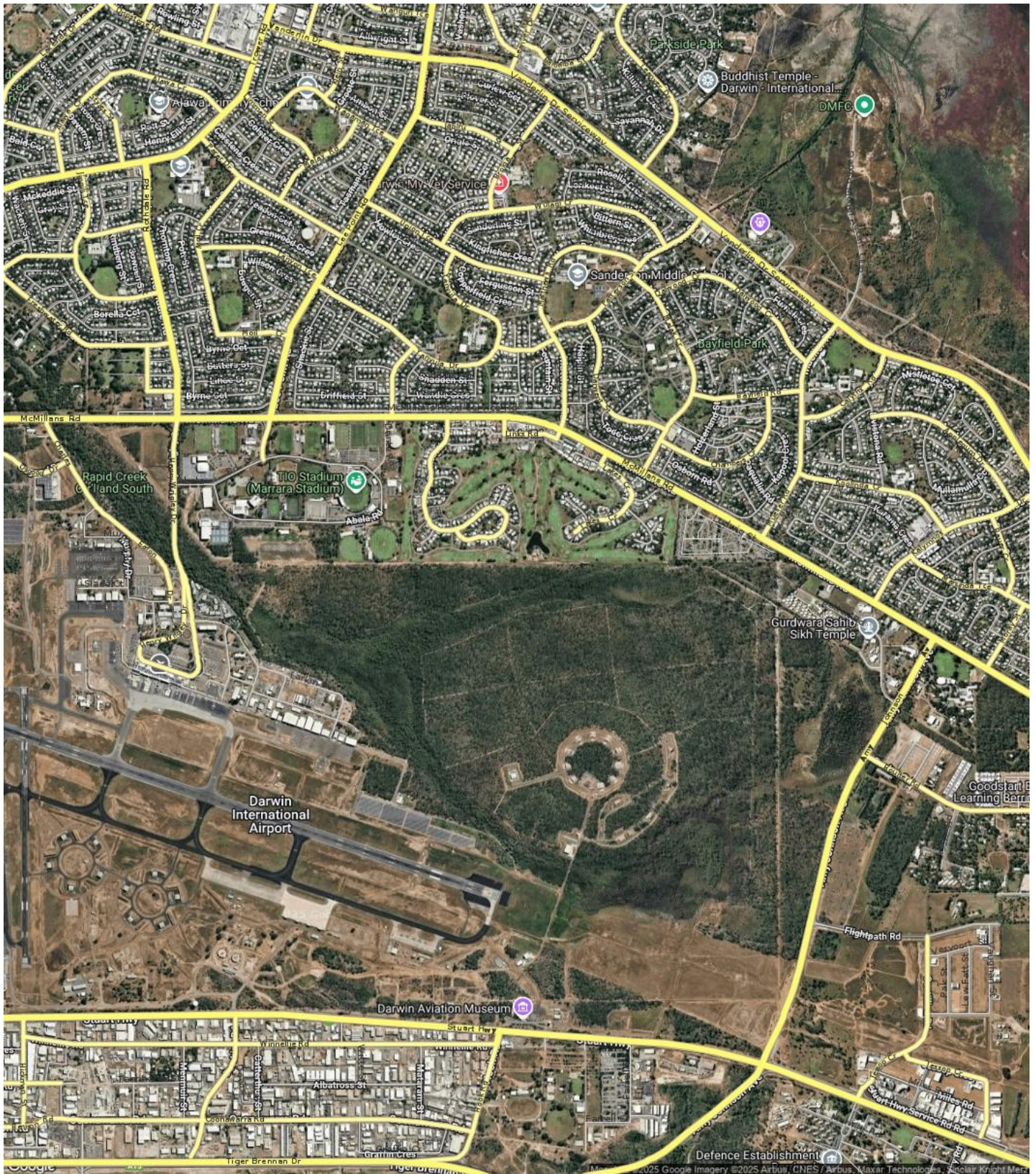
**Suburb**  
flyover  
report

MARRARA (HOUSE)

PREPARED BY: KRISTINA BILLIAS, RAY WHITE NIGHTCLIFF



## MARRARA - Suburb Map





# MARRARA - Sales Statistics (Houses)

| Year | # Sales | Median     | Growth  | Low        | High         |
|------|---------|------------|---------|------------|--------------|
| 2007 | 17      | \$ 590,000 | 0.0 %   | \$ 421,000 | \$ 875,000   |
| 2008 | 10      | \$ 567,500 | -3.8 %  | \$ 460,000 | \$ 855,000   |
| 2009 | 8       | \$ 637,500 | 12.3 %  | \$ 576,000 | \$ 780,000   |
| 2010 | 19      | \$ 650,000 | 2.0 %   | \$ 382,000 | \$ 1,700,000 |
| 2011 | 13      | \$ 650,000 | 0.0 %   | \$ 500,000 | \$ 850,000   |
| 2012 | 14      | \$ 774,500 | 19.2 %  | \$ 585,000 | \$ 955,000   |
| 2013 | 15      | \$ 826,500 | 6.7 %   | \$ 375,000 | \$ 1,825,000 |
| 2014 | 7       | \$ 830,000 | 0.4 %   | \$ 350,000 | \$ 1,040,000 |
| 2015 | 7       | \$ 820,000 | -1.2 %  | \$ 750,000 | \$ 900,000   |
| 2016 | 10      | \$ 620,000 | -24.4 % | \$ 550,000 | \$ 1,050,000 |
| 2017 | 9       | \$ 695,000 | 12.1 %  | \$ 565,000 | \$ 790,000   |
| 2018 | 12      | \$ 611,000 | -12.1 % | \$ 500,000 | \$ 825,000   |
| 2019 | 9       | \$ 620,000 | 1.5 %   | \$ 520,000 | \$ 940,000   |
| 2020 | 1       | \$ 550,000 | -11.3 % | \$ 550,000 | \$ 550,000   |
| 2021 | 0       |            |         |            |              |
| 2022 | 13      | \$ 805,000 | 0.0 %   | \$ 660,000 | \$ 1,350,000 |
| 2023 | 4       | \$ 642,500 | -20.2 % | \$ 400,000 | \$ 730,000   |
| 2024 | 14      | \$ 800,000 | 24.5 %  | \$ 350,000 | \$ 1,250,000 |
| 2025 | 37      | \$ 380,000 | -52.5 % | \$ 260,000 | \$ 1,230,000 |

## Median Sale Price

**\$650k**

Based on 29 recorded House sales within the last 12 months (Oct '24 - Sep '25)

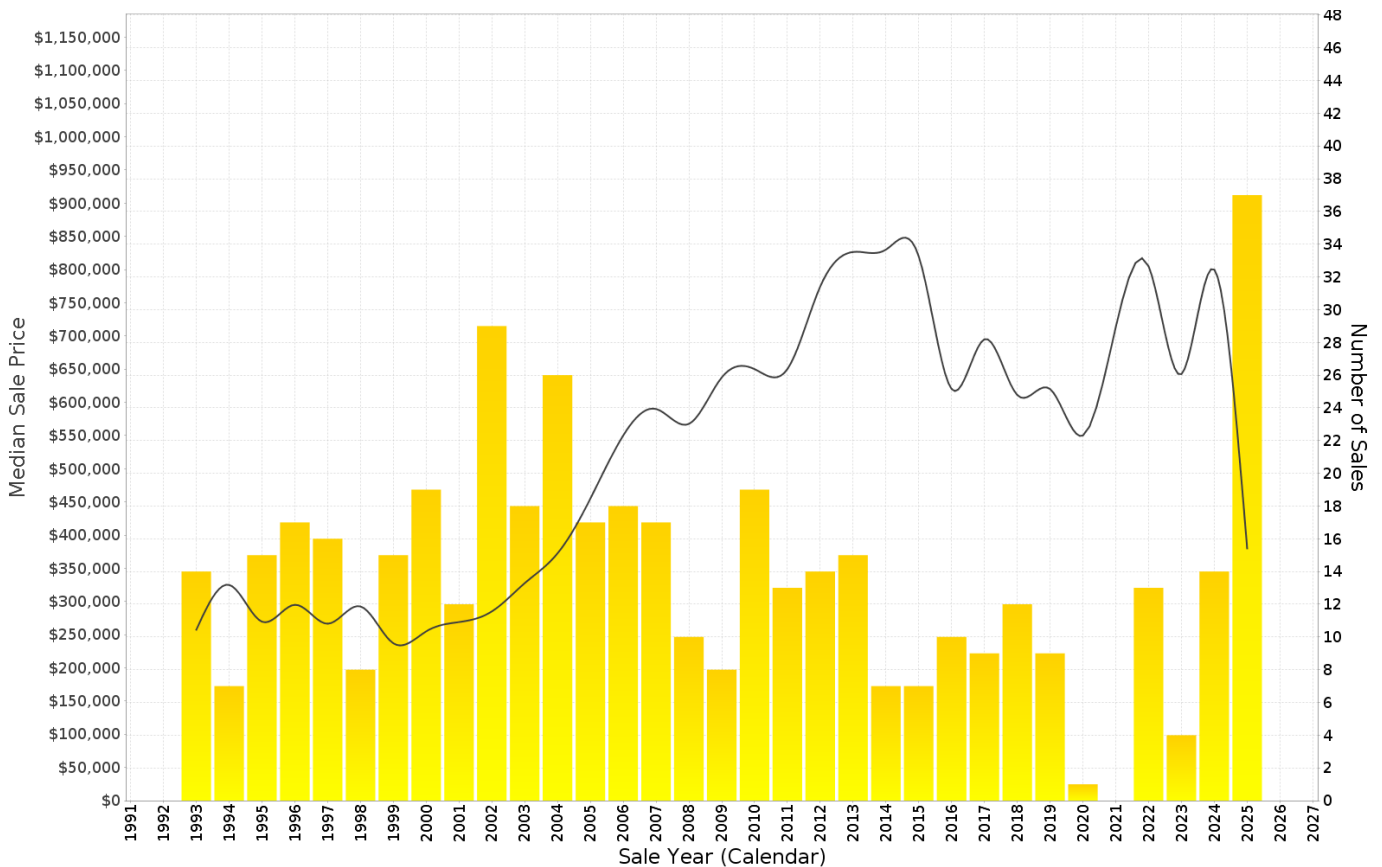
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

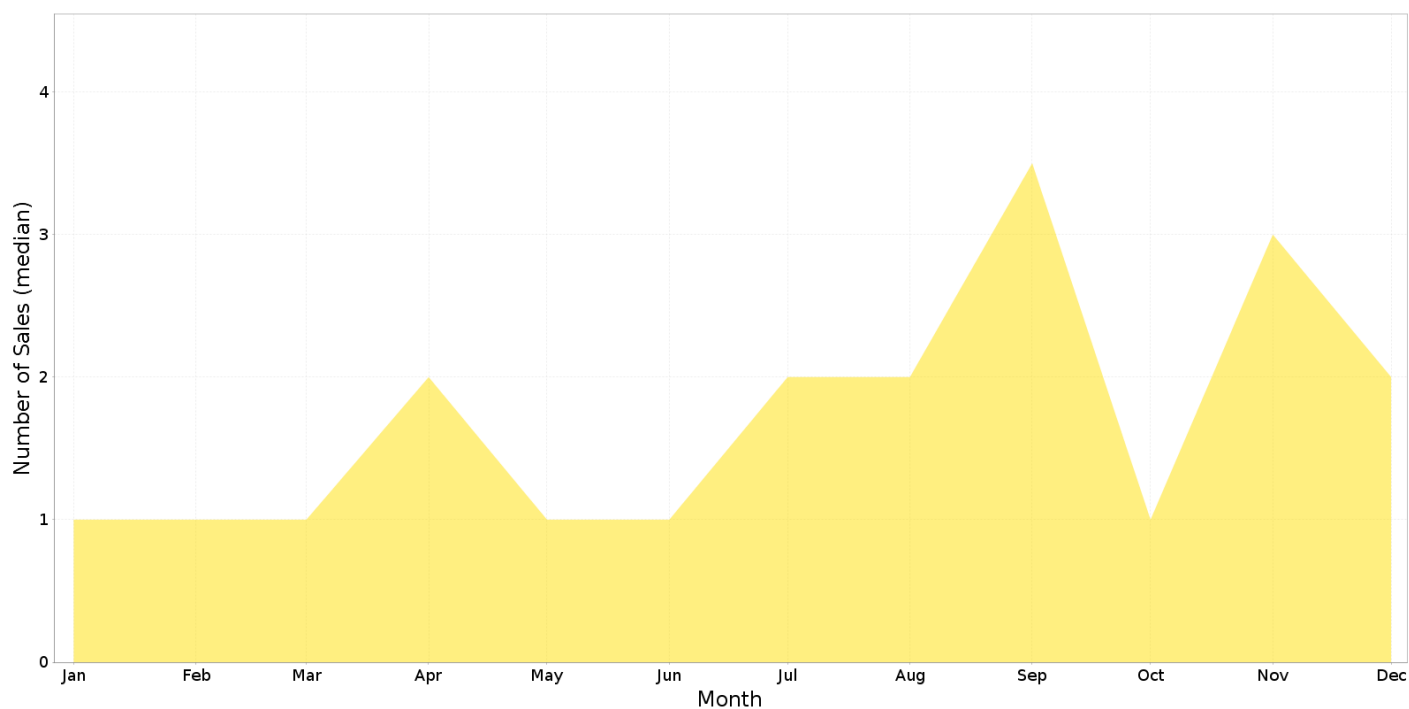
**-18.8%**

Current Median Price: \$650,000  
Previous Median Price: \$800,000

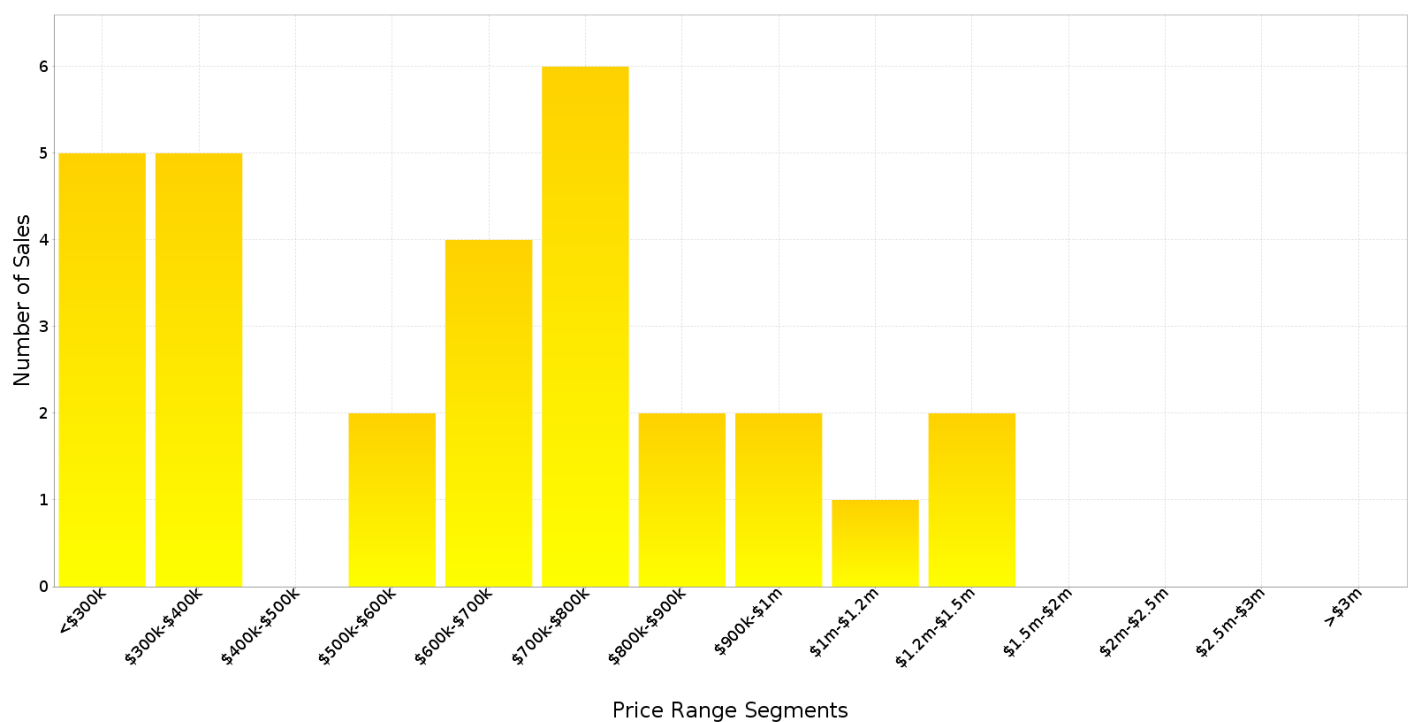
Based on 39 recorded House sales compared over the last two rolling 12 month periods



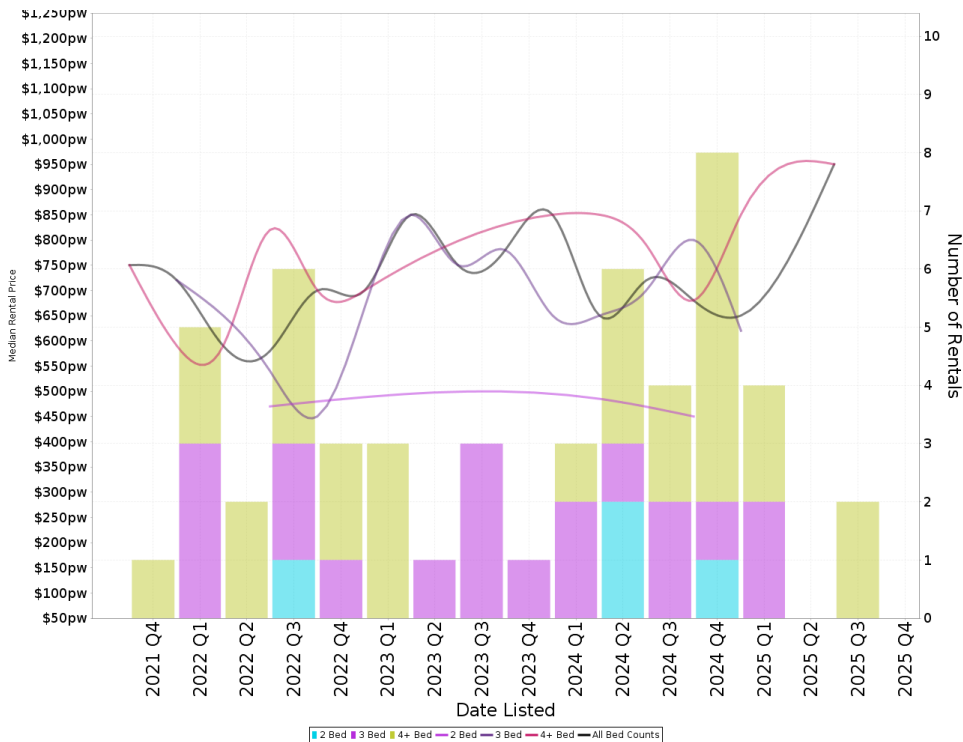
## MARRARA - Peak Selling Periods (3 years)



## MARRARA - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-18.8%**

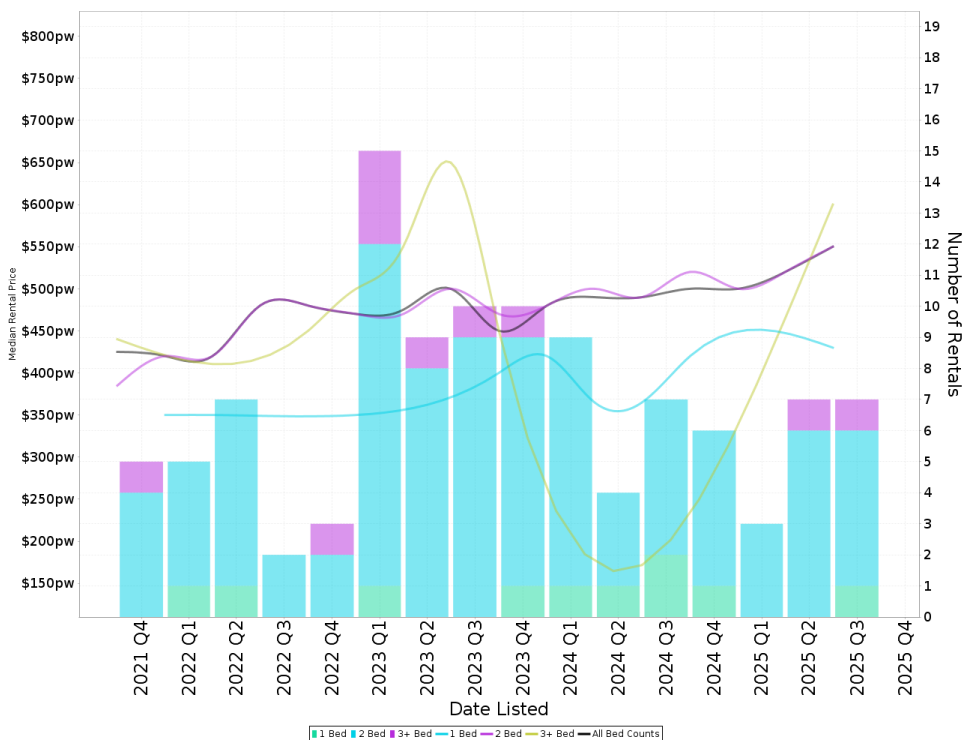
**Current Median Price: \$650,000**  
**Previous Median Price: \$800,000**  
 Based on 39 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+5.6%**

**Current Median Price: \$650,000**  
**Current Median Rent: \$700**  
 Based on 14 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+10.9%**

**Current Median Price: \$335,000**  
**Previous Median Price: \$302,000**  
 Based on 37 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+8.1%**

**Current Median Price: \$335,000**  
**Current Median Rent: \$520**  
 Based on 23 registered Unit rentals compared over the last 12 months.

# MARRARA - Recently Sold Properties

Median Sale Price

**\$650k**

Based on 29 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

**-18.8%**

Current Median Price: \$650,000  
Previous Median Price: \$800,000

Based on 39 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**29**

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

50 BOUBARIS ST

**\$320,000**



480 m<sup>2</sup> - - -

11 LUDWIG ST

**\$260,000**



413 m<sup>2</sup> - - -

9 LUDWIG ST

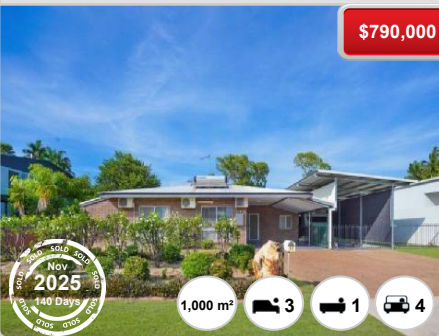
**\$265,000**



413 m<sup>2</sup> - - -

12 PINEHURST CRT

**\$790,000**



1,000 m<sup>2</sup> 3 - 4

54 BOUBARIS ST

**\$377,000**



584 m<sup>2</sup> - - -

4 LUDWIG ST

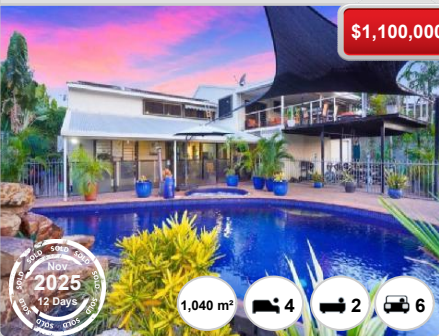
**\$332,000**



491 m<sup>2</sup> - - -

4 BIRKDALE CRT

**\$1,100,000**



1,040 m<sup>2</sup> 4 2 6

63 CARNOUSTIE CCT

**\$1,200,000**



1,030 m<sup>2</sup> - - -

56 BOUBARIS ST

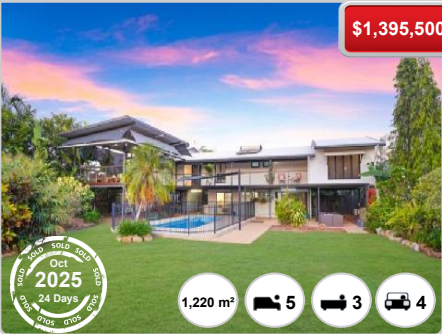
**\$380,000**



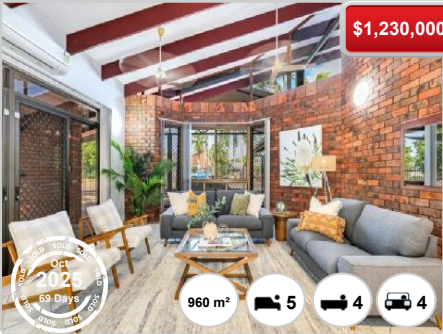
589 m<sup>2</sup> - - -



## 2 BIRKDALE CRT



## 30 LAKES CRES



## 38 BOUBARIS ST



## 57 BOUBARIS ST



## 52 BOUBARIS ST



## 11 PINEHURST CRT



## 5 KENNON ST



## 16 KENNON ST



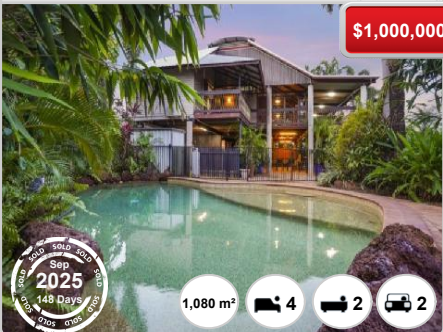
## 7 LAKES CRES



## 20 KENNON ST



## 8 KARRINYUP PL



## 45 BOUBARIS ST



# MARRARA - Properties For Rent

Median Rental Price

\$700 /w

Based on 14 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

+5.6%

Current Median Price: \$650,000  
Current Median Rent: \$700

Based on 29 recorded House sales and 14 House rentals compared over the last 12 months

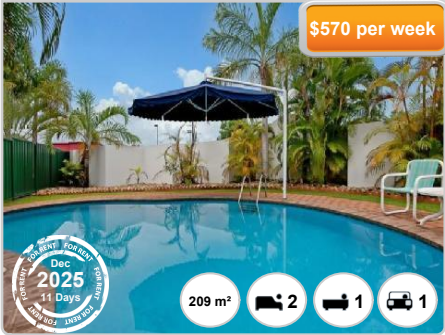
Number of Rentals

14

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

8/15 LINKS ROAD



\$570 per week

FOR RENT - 11 Days - Dec 2025


209 m<sup>2</sup>

2

1

1

2 TEE COURT



\$1400 per week

FOR RENT - 25 Days - Dec 2025

1,370 m<sup>2</sup>

4

3

4