

RayWhite.

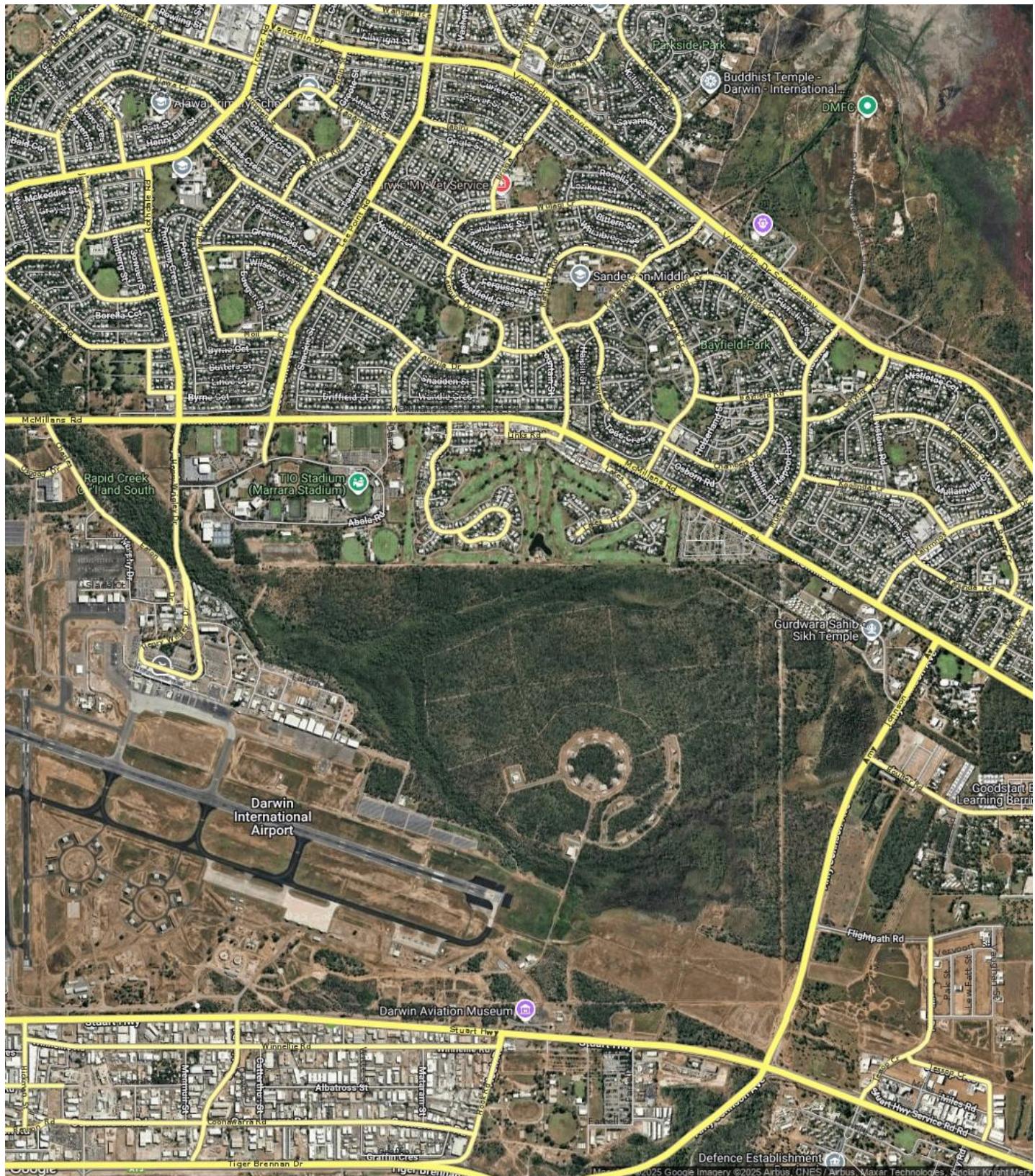


Suburb flyover report

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)

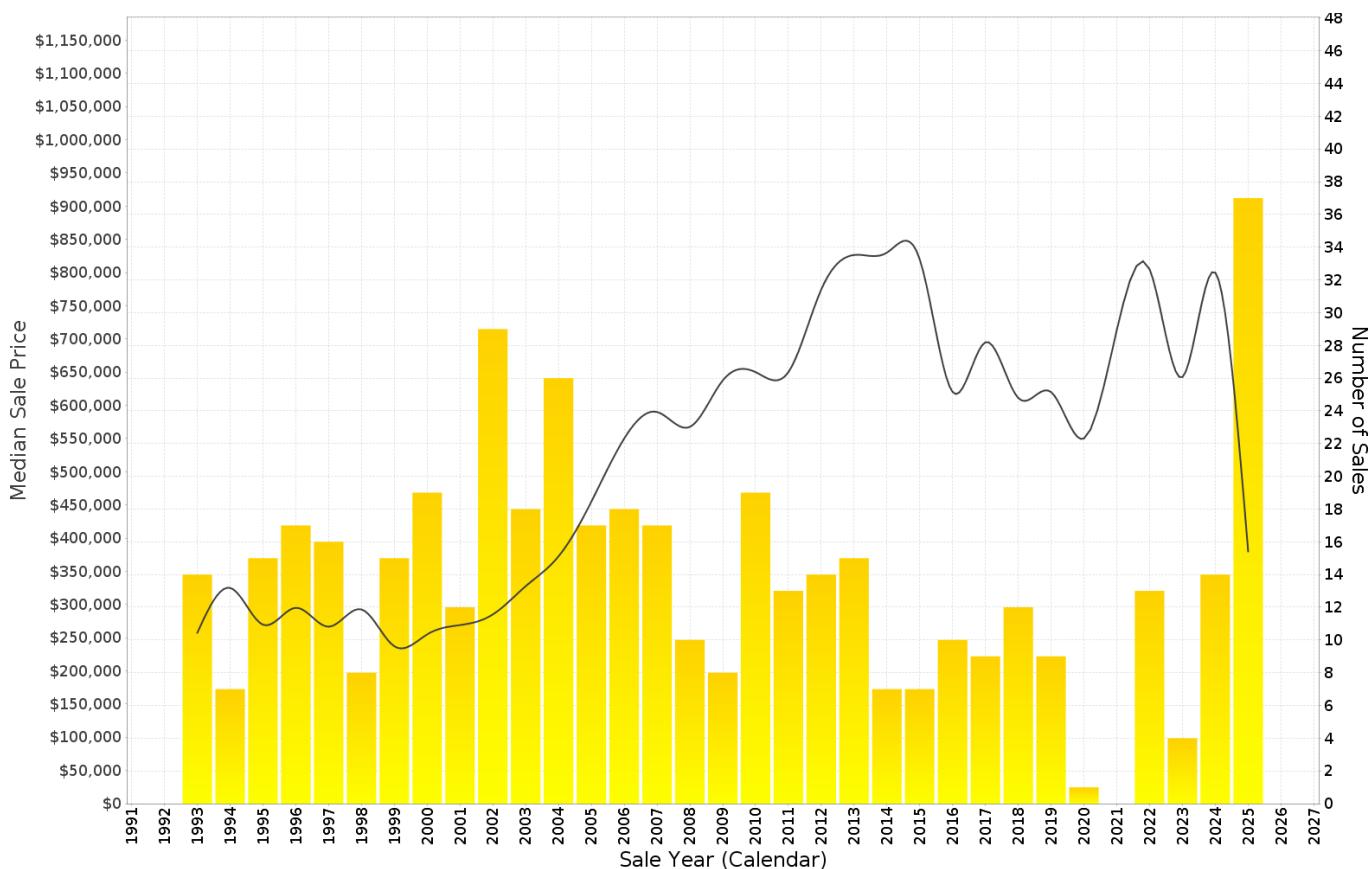
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

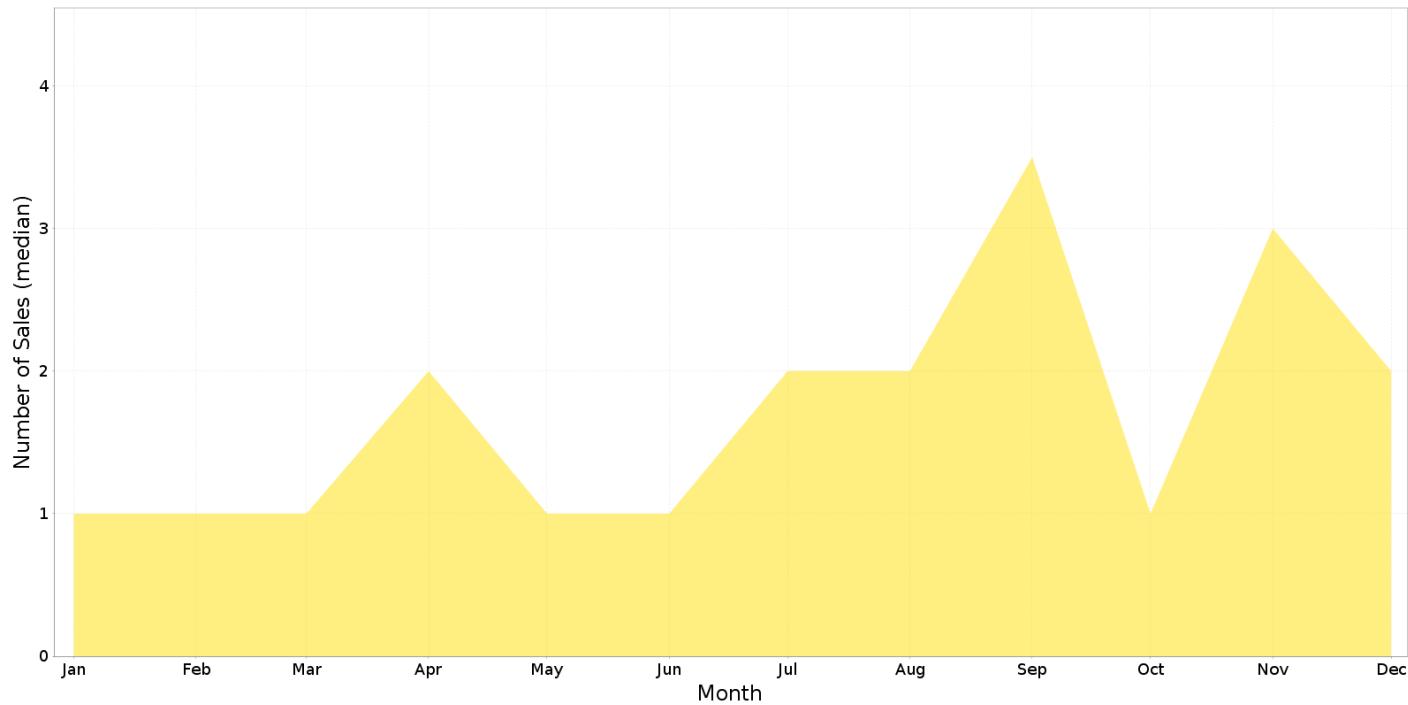
-18.8%

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

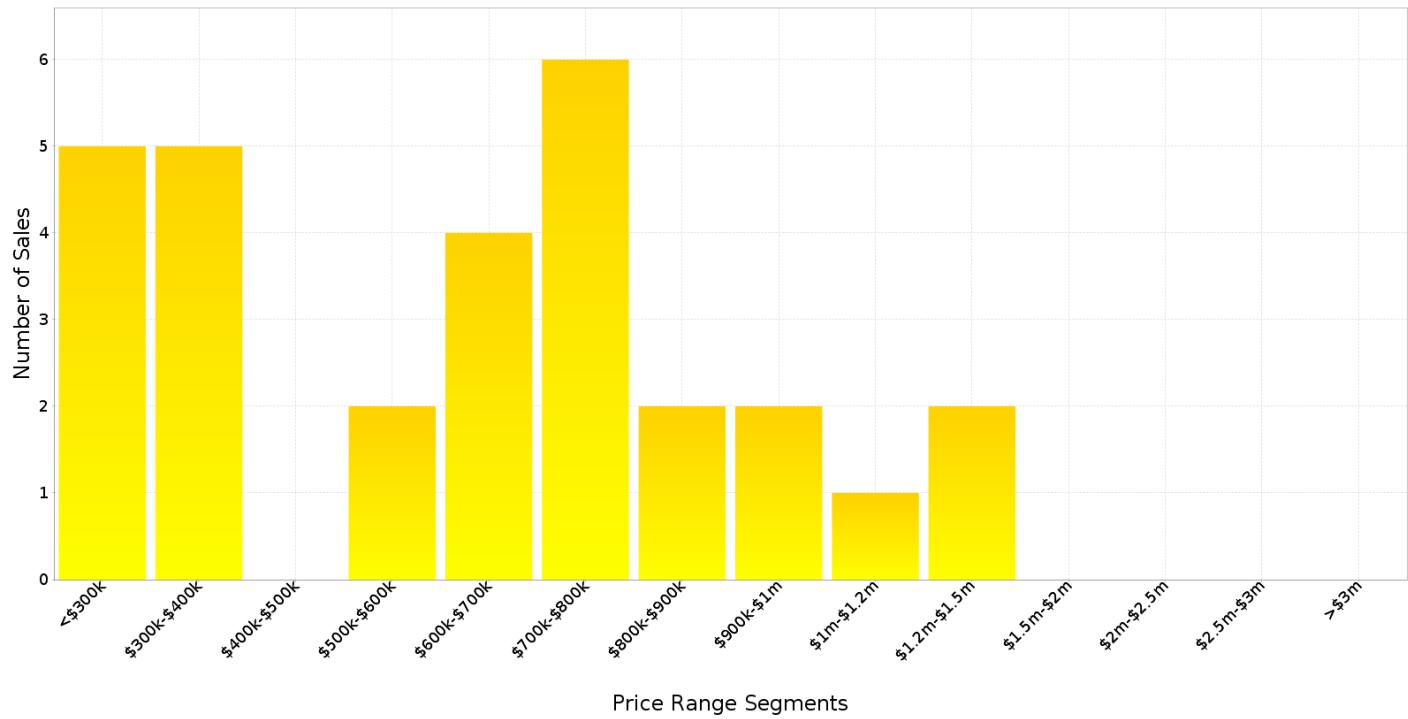
Based on 39 recorded House sales compared over the last two rolling 12 month periods



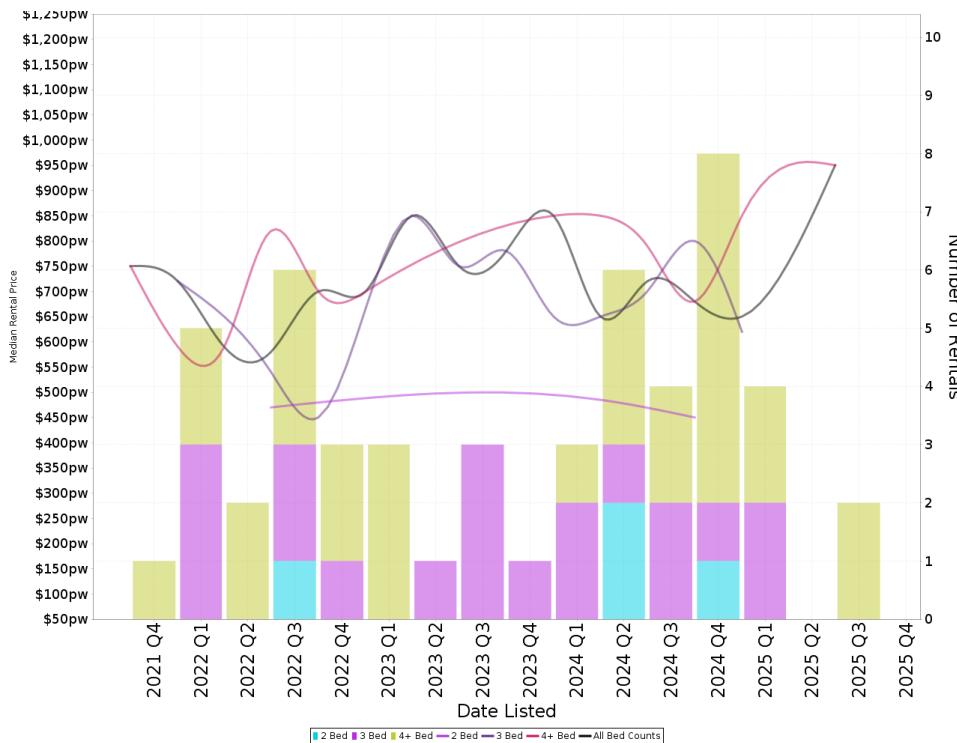
MARRARA - Peak Selling Periods (3 years)



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

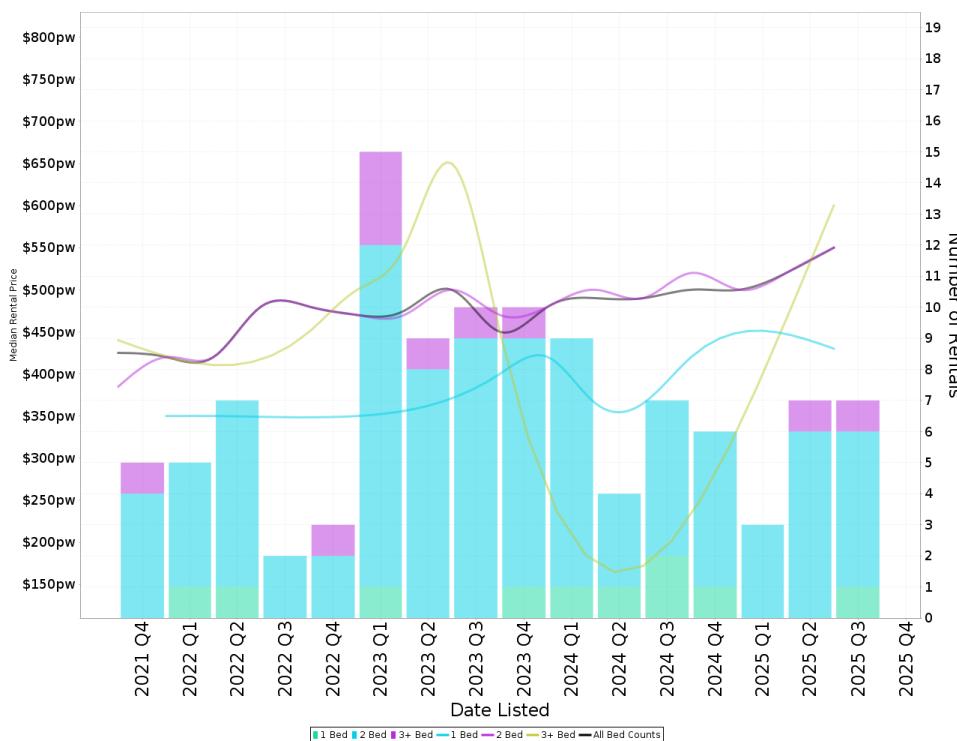
Based on 39 registered House sales compared over the last two rolling 12 month periods.

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

Photo

Dec 2025 N/A

480 m² - - -

11 LUDWIG ST

\$260,000

Photo

Nov 2025 N/A

413 m² - - -

9 LUDWIG ST

\$265,000

Photo

Nov 2025 N/A

413 m² - - -

12 PINEHURST CRT

\$790,000

Photo

Nov 2025 N/A

1,000 m² 3 1 4

54 BOUBARIS ST

\$377,000

Photo

Nov 2025 N/A

584 m² - - -

4 LUDWIG ST

\$332,000

Photo

Nov 2025 N/A

491 m² - - -

4 BIRKDALE CRT

\$1,100,000

Photo

Nov 2025 N/A

1,040 m² 4 2 6

63 CARNOUSTIE CCT

\$1,200,000

Photo

Nov 2025 N/A

1,030 m² - - -

56 BOUBARIS ST

\$380,000

Photo

Oct 2025 N/A

589 m² - - -

2 BIRKDALE CRT



\$1,395,500



1,220 m²   

30 LAKES CRES



\$1,230,000



960 m²   

38 BOUBARIS ST



\$290,000



434 m²   

57 BOUBARIS ST



\$369,000



524 m²   

52 BOUBARIS ST



\$380,000



590 m²   

11 PINEHURST CRT



\$1,050,000



1,000 m²   

5 KENNON ST



\$330,000



484 m²   

16 KENNON ST



\$313,000



465 m²   

7 LAKES CRES



\$592,000



1,180 m²   

20 KENNON ST



\$278,000



434 m²   

8 KARRINYUP PL



\$1,000,000



1,080 m²   

45 BOUBARIS ST



\$325,000



457 m²   

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



2 TEE COURT

