

**RayWhite.**



# Suburb flyover report

**LARRAKEYAH (UNIT)**

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# LARRAKEYAH - Suburb Map



## LARRAKEYAH - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2007	116	\$ 393,750	0.0 %	\$ 67,850	\$ 1,200,000
2008	107	\$ 371,164	-5.7 %	\$ 115,000	\$ 1,450,000
2009	117	\$ 430,000	15.9 %	\$ 20,183	\$ 4,350,000
2010	76	\$ 495,000	15.1 %	\$ 300,000	\$ 1,640,000
2011	58	\$ 429,500	-13.2 %	\$ 83,900	\$ 1,495,000
2012	87	\$ 488,000	13.6 %	\$ 79,475	\$ 1,600,000
2013	93	\$ 485,000	-0.6 %	\$ 67,680	\$ 1,400,000
2014	134	\$ 518,326	6.9 %	\$ 55,900	\$ 1,700,000
2015	50	\$ 501,000	-3.3 %	\$ 91,234	\$ 1,355,000
2016	27	\$ 512,500	2.3 %	\$ 320,000	\$ 1,300,000
2017	62	\$ 465,833	-9.1 %	\$ 29,700	\$ 2,500,000
2018	49	\$ 395,000	-15.2 %	\$ 64,800	\$ 1,000,000
2019	47	\$ 400,000	1.3 %	\$ 125,000	\$ 1,030,000
2020	35	\$ 344,000	-14.0 %	\$ 72,800	\$ 1,100,000
2021	87	\$ 400,000	16.3 %	\$ 155,000	\$ 800,000
2022	100	\$ 391,000	-2.2 %	\$ 42,000	\$ 6,000,000
2023	69	\$ 407,000	4.1 %	\$ 36,000	\$ 1,130,000
2024	83	\$ 456,000	12.0 %	\$ 170,000	\$ 1,500,000
2025	112	\$ 455,000	-0.2 %	\$ 200,000	\$ 3,200,000

### Median Sale Price

**\$430k**

Based on 94 recorded Unit sales within the last 12 months (Oct '24 - Sep '25)

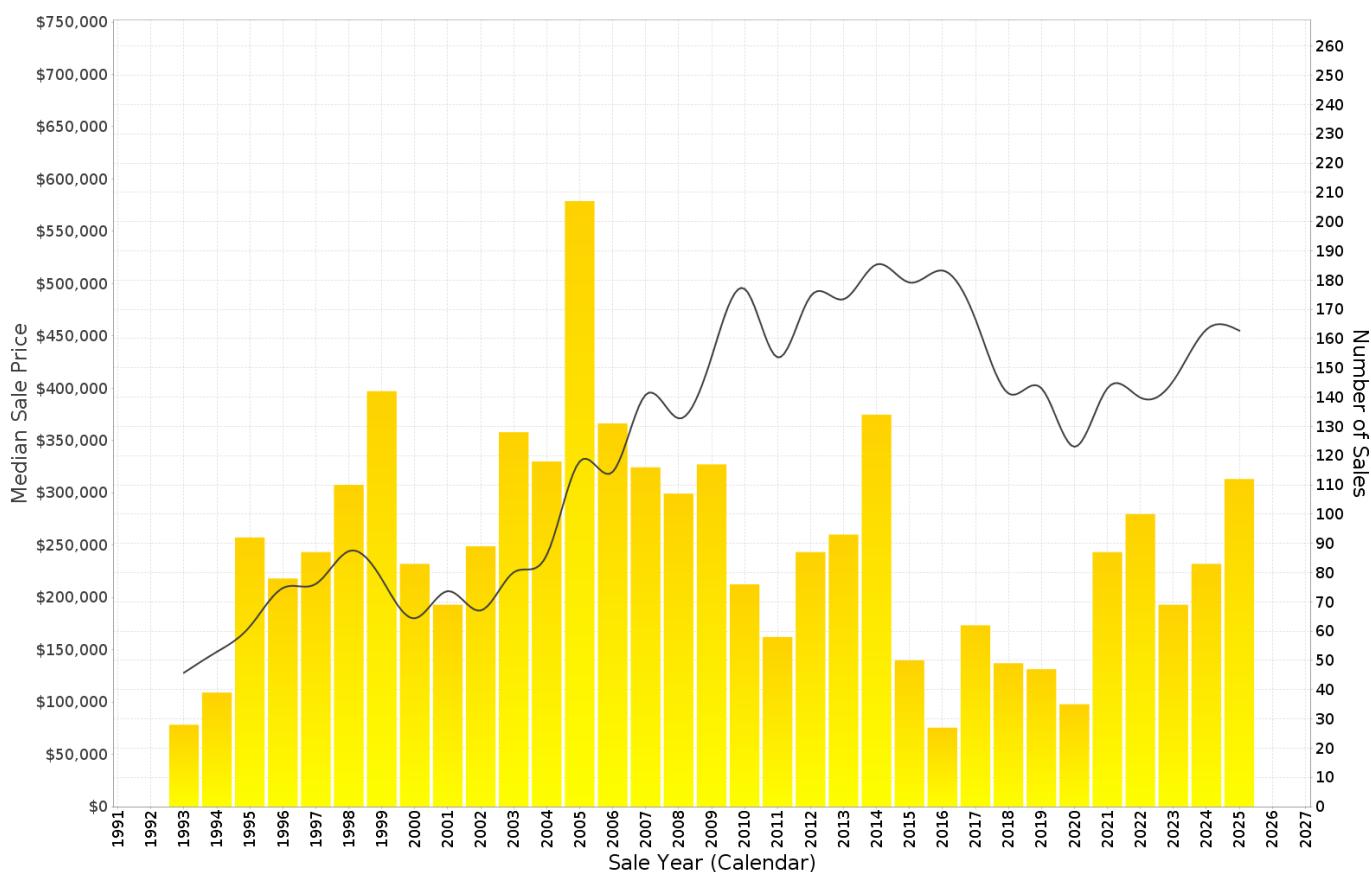
Based on a rolling 12 month period and may differ from calendar year statistics

### Suburb Growth

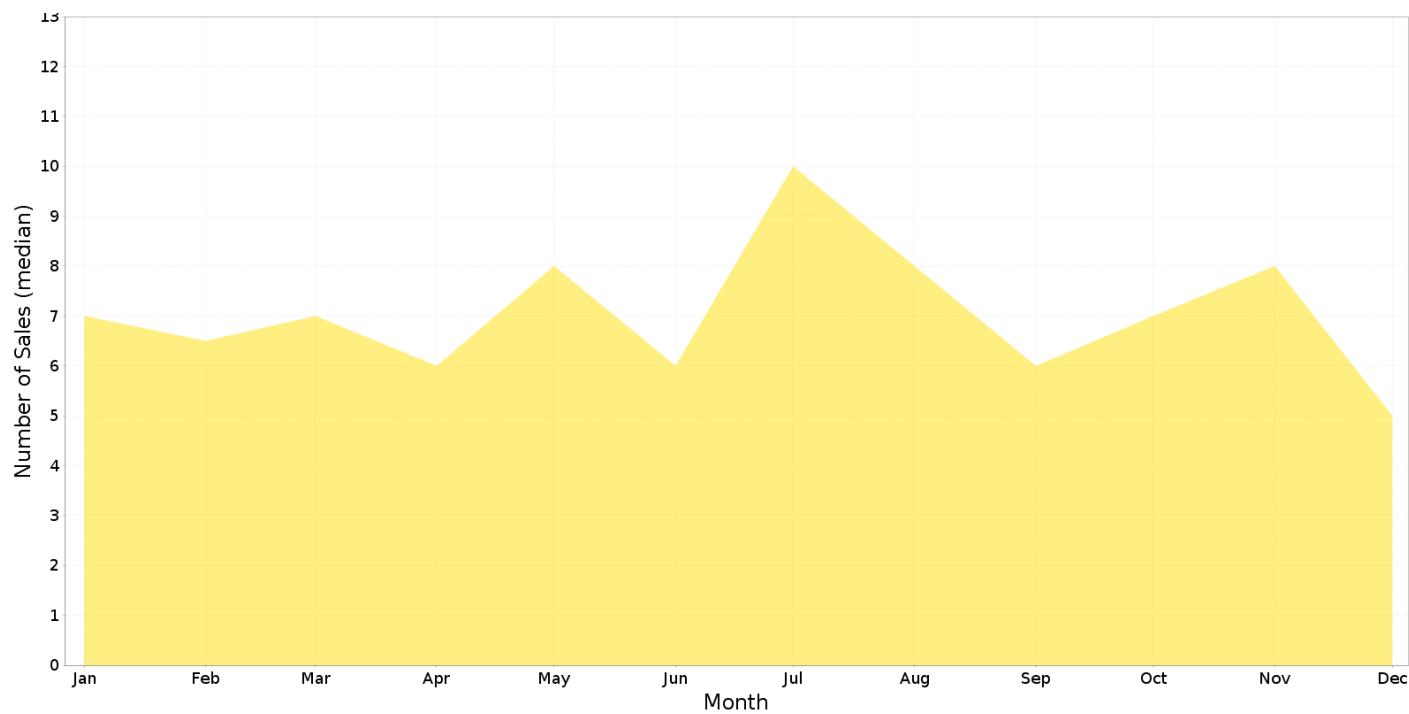
**-2.8%**

Current Median Price: \$430,000  
Previous Median Price: \$442,500

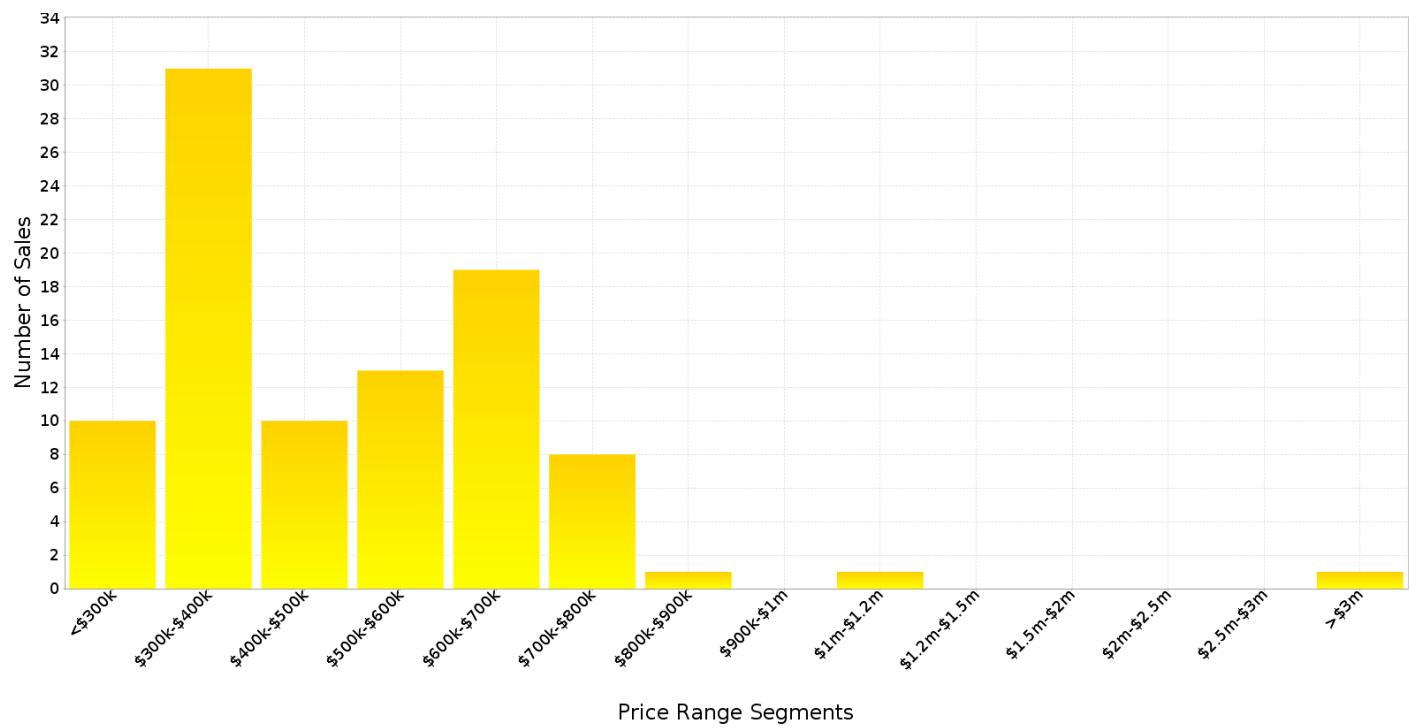
Based on 182 recorded Unit sales compared over the last two rolling 12 month periods



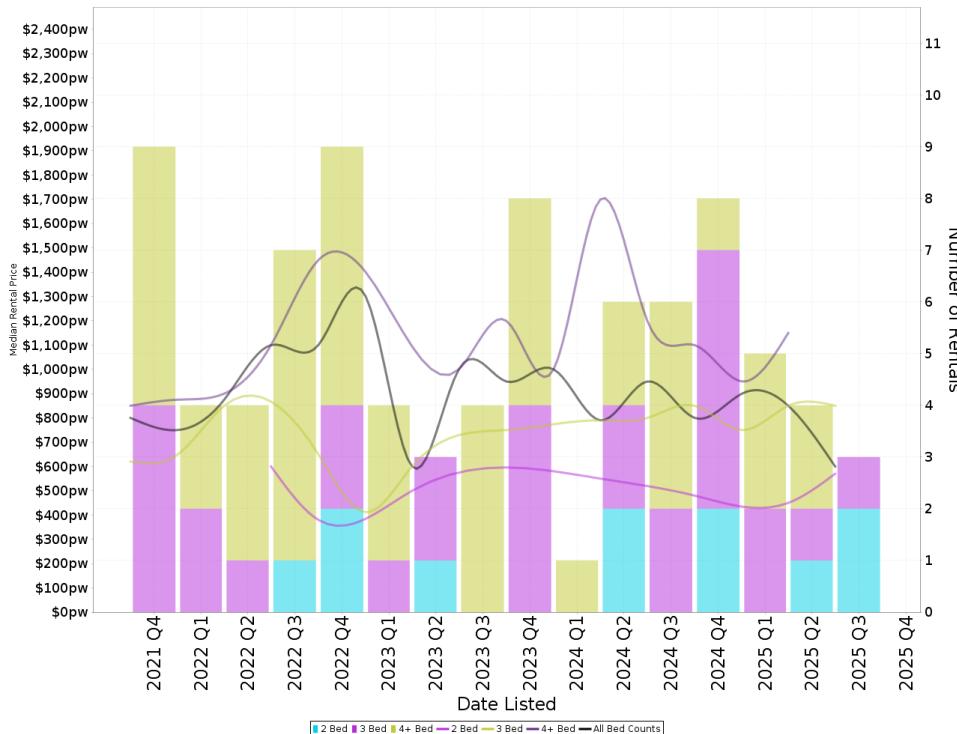
## LARRKEYAH - Peak Selling Periods (3 years)



## LARRKEYAH - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-20.3%**

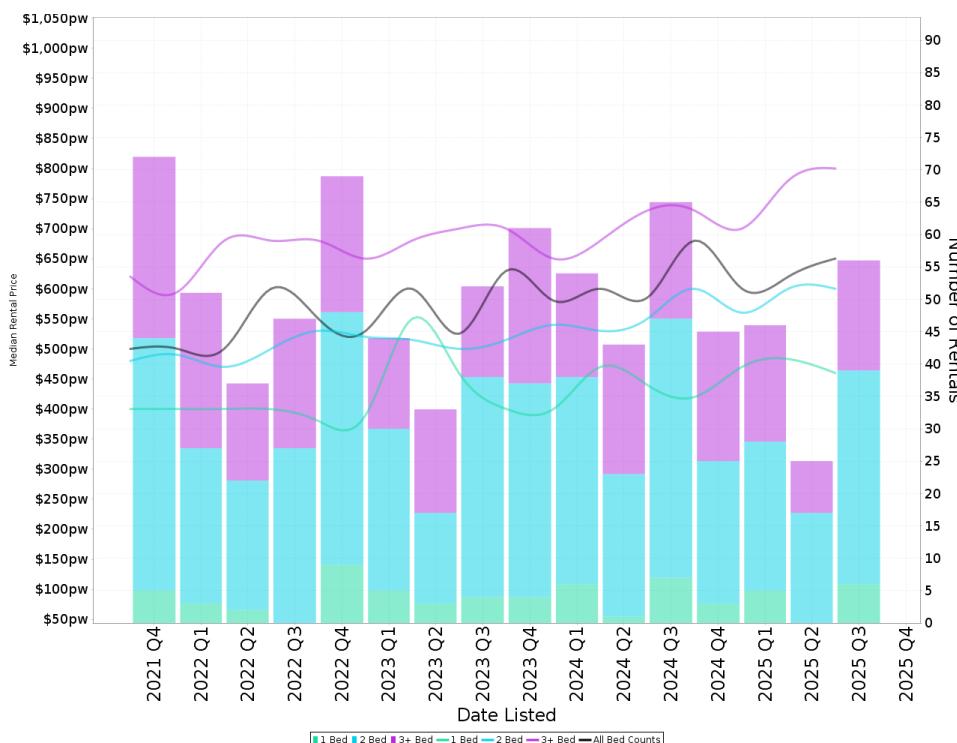
Current Median Price: \$1,335,000  
 Previous Median Price: \$1,675,000  
 Based on 28 registered House sales compared over the last two rolling 12 month periods.

### 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

**\$430k**

Based on 94 recorded Unit 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

**-2.8%**

Current Median Price: \$430,000  
Previous Median Price: \$442,500

Based on 182 recorded Unit sales compared over the last two rolling 12 month periods

## # Sold Properties

**94**

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

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

**49/26 MARINA BVD**



**\$388,000**

Dec 2025  
43 Days

3,549 m<sup>2</sup> | 2 | 1 | 3

**1/23 PASPALEY PL**



**\$1,359,000**

Dec 2025  
47 Days

448 m<sup>2</sup> | 4 | 2 | 2

**5/186 SMITH ST**



**\$410,000**

Dec 2025  
51 Days

89 m<sup>2</sup> | 2 | 1 | 1

**6/135 SMITH ST**



**\$565,000**

Dec 2025  
43 Days

197 m<sup>2</sup> | 3 | 2 | 2

**13/11 MALABAR CT**



**\$575,000**

Dec 2025  
N/A

142 m<sup>2</sup> | - | - | -

**6/1 MORINDA ST**



**\$390,000**

Dec 2025  
68 Days

70 m<sup>2</sup> | 2 | 1 | 1

**9/1 DALY ST**



**\$605,000**

Dec 2025  
36 Days

152 m<sup>2</sup> | 2 | 2 | 2

**11/127 SMITH ST**



**\$405,000**

Dec 2025  
N/A

4,370 m<sup>2</sup> | 2 | 1 | 2

**15/6 HOUSTON ST**



**\$490,000**

Dec 2025  
55 Days

149 m<sup>2</sup> | 2 | 2 | 2

**2/6 WARREGO CRT**



**\$545,000**

Nov 2025 N/A

818 m<sup>2</sup>   

**9/10 HOUSTON ST**



**\$450,000**

Nov 2025 N/A

89 m<sup>2</sup>   

**2/3 MORINDA ST**



**\$465,000**

Nov 2025 76 Days

141 m<sup>2</sup>   

**72/32 MARINA BVD**



**\$480,000**

Nov 2025 42 Days

203 m<sup>2</sup>   

**5/6 MONTORO CRT**



**\$490,000**

Nov 2025 54 Days

141 m<sup>2</sup>   

**3/7 MONTORO CRT**



**\$250,000**

Nov 2025 18 Days

100 m<sup>2</sup>   

**11/1 MARSINA CRT**



**\$405,000**

Nov 2025 74 Days

152 m<sup>2</sup>   

**8/11 BAROSSA ST**



**\$360,000**

Nov 2025

63 m<sup>2</sup>   

**1/29 PASPALEY PL**



**\$1,250,000**

Nov 2025 N/A

19.1m x 49.9m  
549.0 m<sup>2</sup>  
549 m<sup>2</sup>   

**6/127 SMITH ST**



**\$360,000**

Nov 2025 N/A

4,370 m<sup>2</sup>   

**8/180 SMITH ST**



**\$200,000**

Nov 2025

26.7m x 34.6m  
146.0 m<sup>2</sup>  
22.1m x 50.8m   

**1/23 PACKARD ST**



**\$700,000**

Nov 2025 177 Days

324 m<sup>2</sup>   

# LARRAKEYAH - Properties For Rent

## Median Rental Price

# \$650 /w

Based on 172 recorded Unit 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

# +7.9%

Current Median Price: \$430,000  
Current Median Rent: \$650

Based on 94 recorded Unit sales and 172 Unit rentals compared over the last 12 months

## Number of Rentals

# 172

Based on recorded Unit rentals within the last 12 months (Oct '24 - Sep '25)

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

### 21/4 MYILLY TERRACE

\$800 per week



### 5/7 MONTORO COURT

\$380 per week



### 6/3 WARREGO COURT

\$1000 per week



### 1/6 MANOORA STREET

\$1,050 per week



### 8/5 LAMBELL TERRACE

\$750 per week



### 1/3 BAMBRA CRESCENT

\$760 per week



### 3/1 BEAGLE STREET

\$600 per week



### 10/7 MERKUR COURT

\$570 per week



**6 MURRAY STREET**

**\$1,050 per week**

38.9m  
26.9m  
969.0 m<sup>2</sup>  
45.0m  
18.8m

969 m<sup>2</sup> 4 2 2

**30/4 MYILLY TERRACE**

**\$1000 per week**

197 m<sup>2</sup> 3 2 2

**2/2 MAUNA LOA STREET**

**\$750 per week**

Photo not a 2 2 2

**110/32 MARINA BOULEVARD**

**\$420 per week**

3,440 m<sup>2</sup> 1 1 1

**210/130 ESPLANADE**

**\$1,200 Weekly**

3 2 2

**6/6 MALABAR STREET**

**\$380 per week**

22.7m 23.0m  
18.5m 9.3m  
767.3 m<sup>2</sup> 767 m<sup>2</sup> 1 1 1

**36/32 MARINA BOULEVARD**

**\$560 per week**

76.1m  
54.0m  
71.00 m<sup>2</sup> 1 1 1