

A bright yellow bicycle is parked on a paved surface, leaning against a white picket fence. The bicycle has a brown leather saddle, a rear rack, and a front basket filled with pink flowers. The background shows a blurred street scene with trees and buildings. A yellow rectangular box is in the top right corner.

**RayWhite.**

**Suburb  
flyover  
report**

**LARRAKEYAH (UNIT)**

**PREPARED BY: KRISTINA BILLIAS , RAY WHITE NIGHTCLIFF**



# 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)

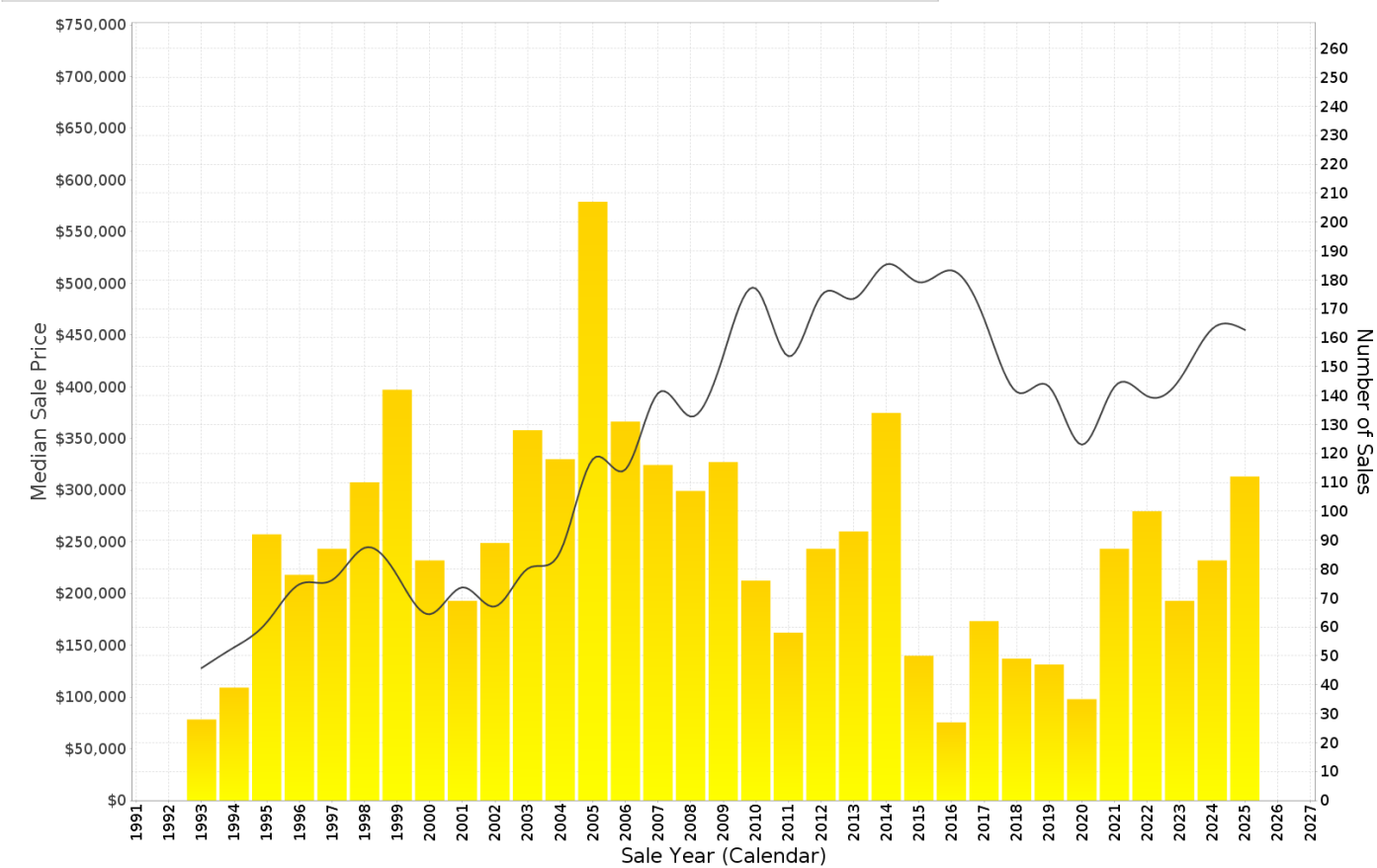
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

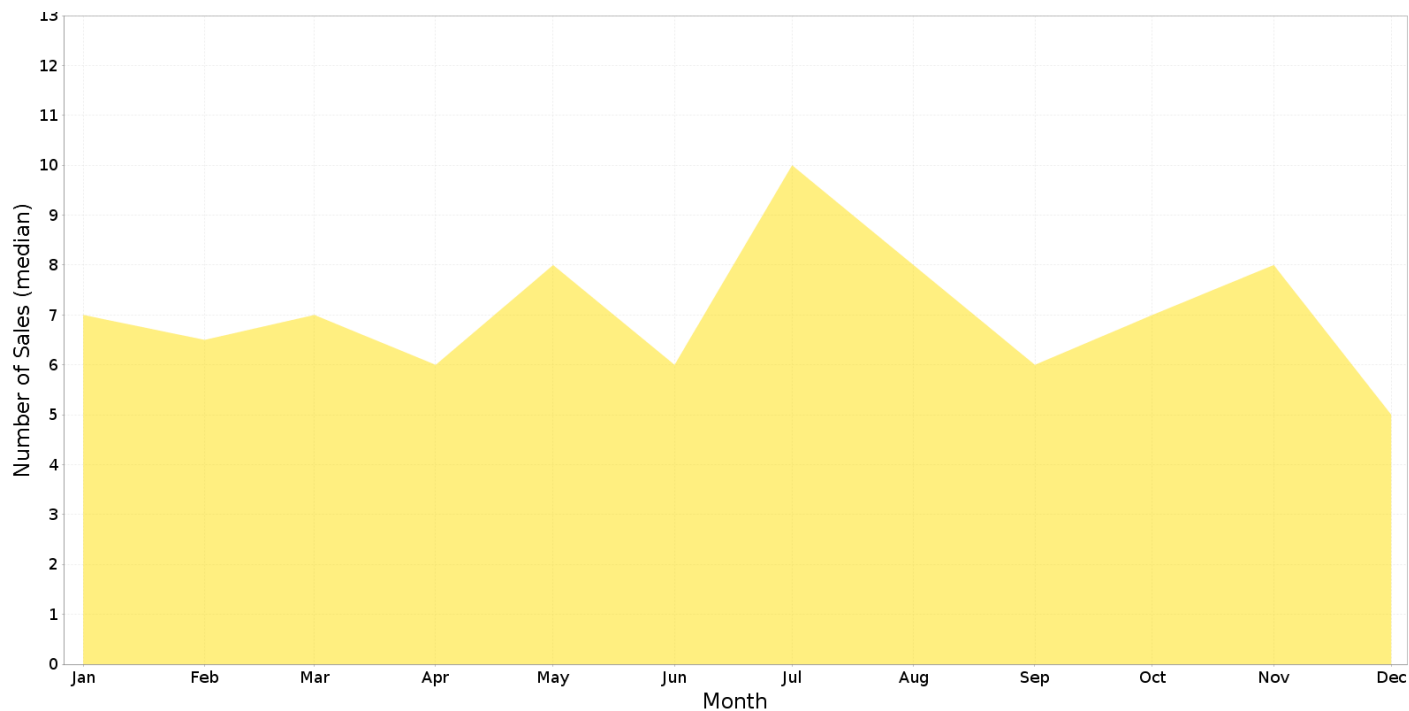
-2.8%

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

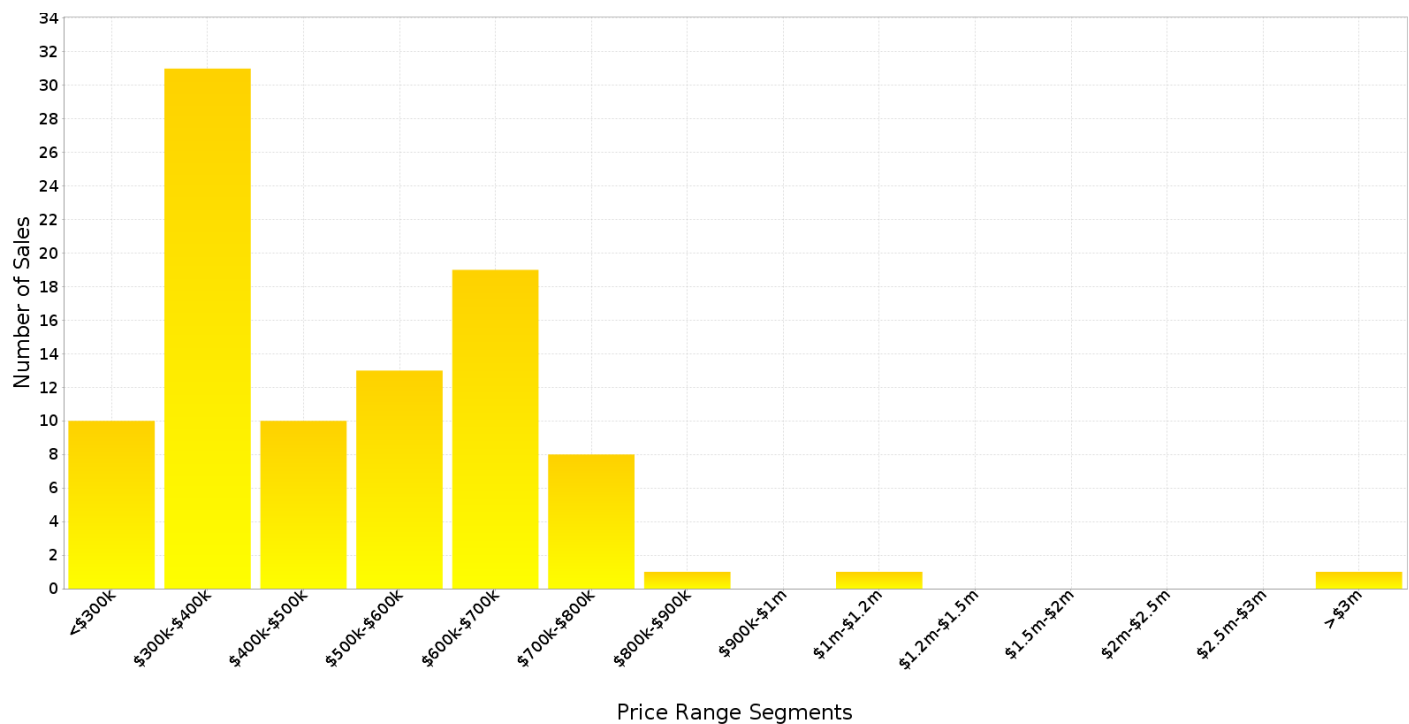
Based on 182 recorded Unit sales compared over the last two rolling 12 month periods



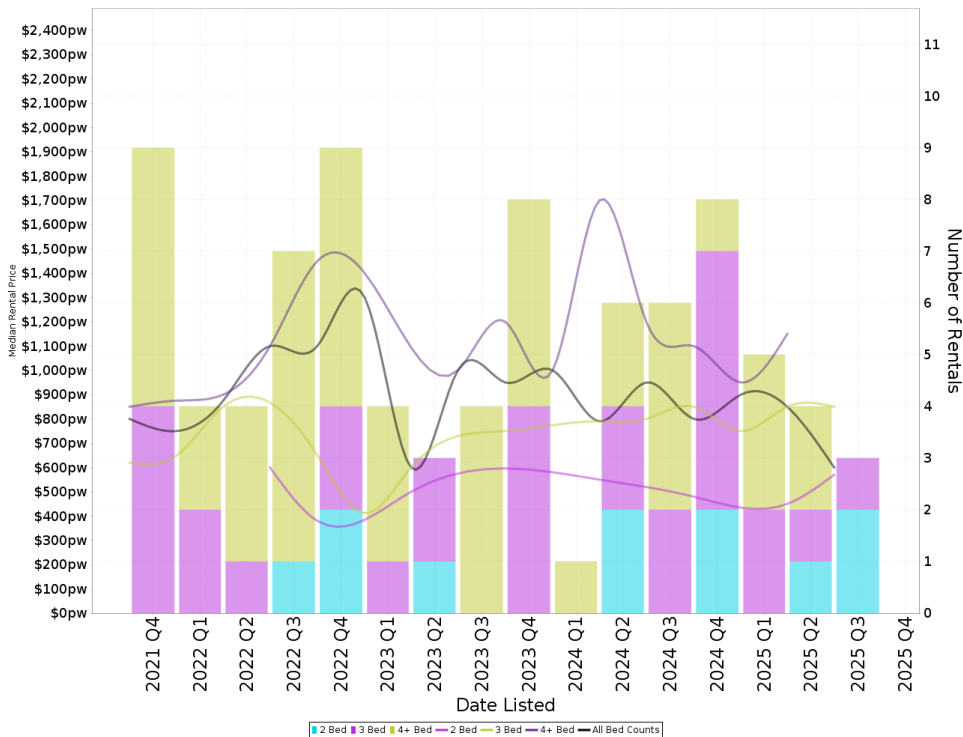
## LARRAKEYAH - Peak Selling Periods (3 years)



## LARRAKEYAH - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-20.3%**

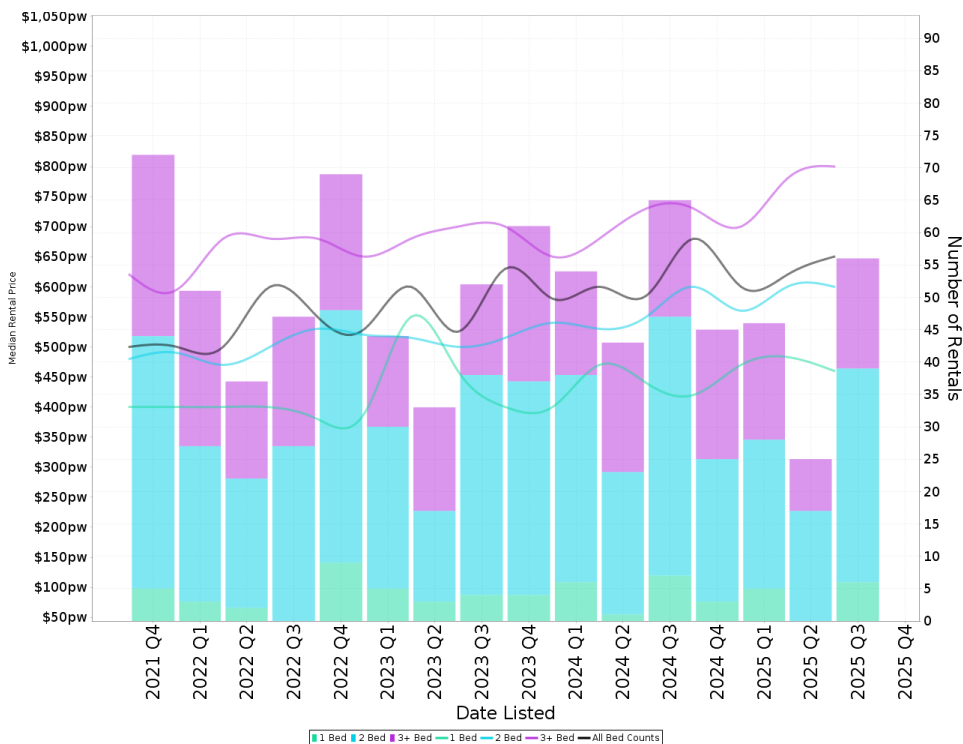
Current Median Price: \$1,335,000  
Previous Median Price: \$1,675,000  
Based on 28 registered House sales compared over the last two rolling 12 month periods.

### 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

**\$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

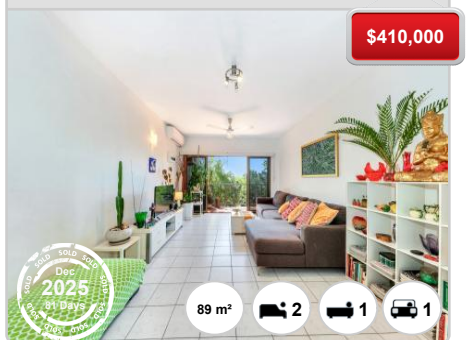
49/26 MARINA BVD



1/23 PASPALEY PL



5/186 SMITH ST



6/135 SMITH ST



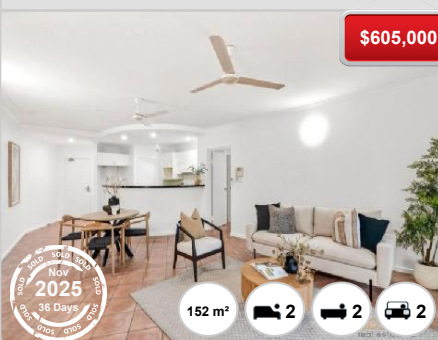
13/11 MALABAR CT



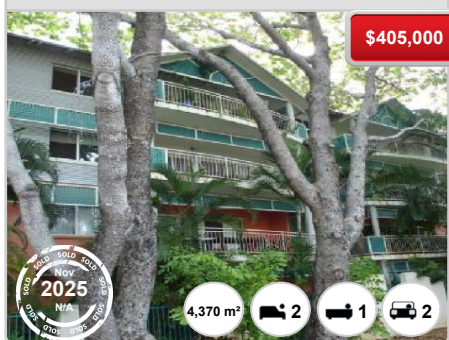
6/1 MORINDA ST



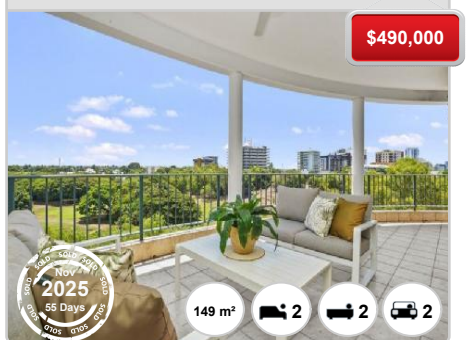
9/1 DALY ST



11/127 SMITH ST



15/6 HOUSTON ST

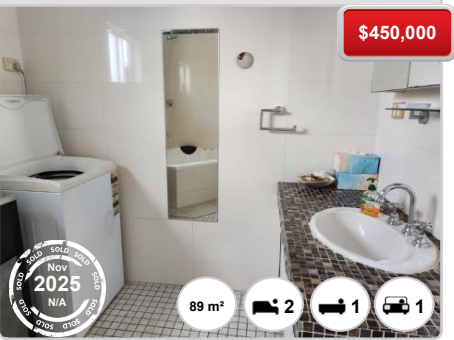




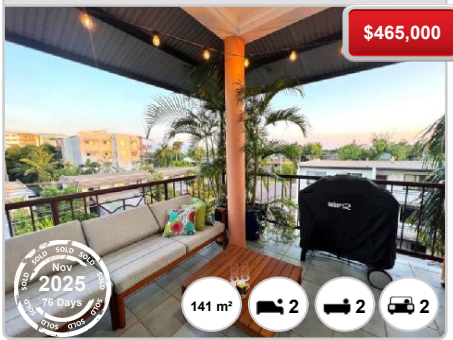
2/6 WARREGO CRT



9/10 HOUSTON ST



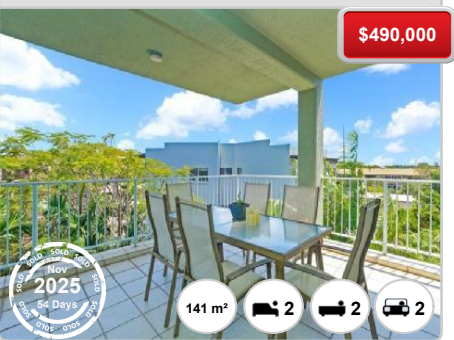
2/3 MORINDA ST



72/32 MARINA BVD



5/6 MONTORO CRT



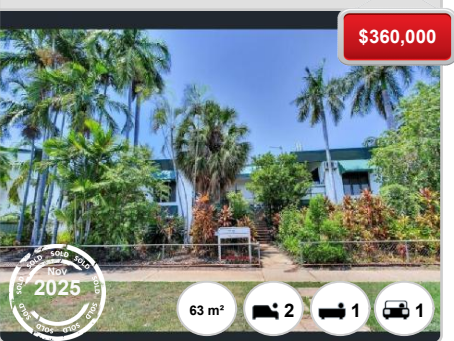
3/7 MONTORO CRT



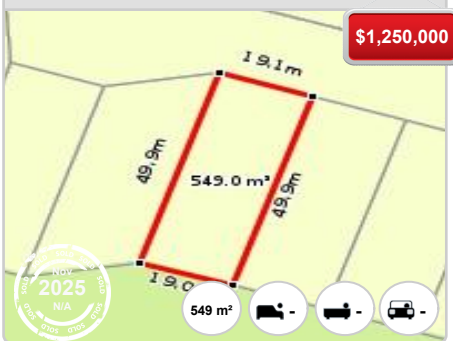
11/1 MARSINA CRT



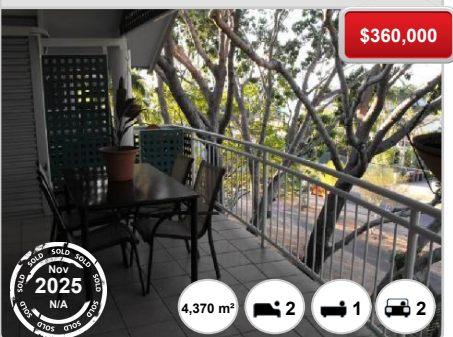
8/11 BAROSSA ST



1/29 PASPALLEY PL



6/127 SMITH ST



8/180 SMITH ST



1/23 PACKARD ST





# 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



3,444 m²

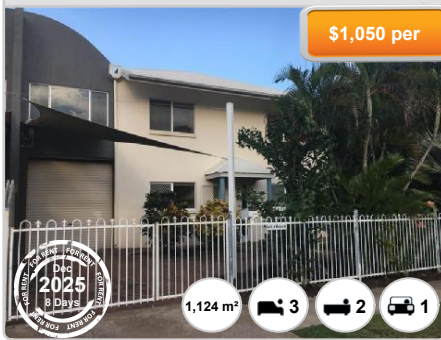
2

2

2

### 1/6 MANOORA STREET

\$1,050 per



1,124 m²

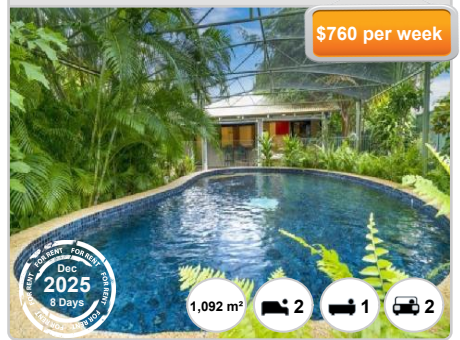
3

2

1

### 1/3 BAMBRA CRESCENT

\$760 per week



1,092 m²

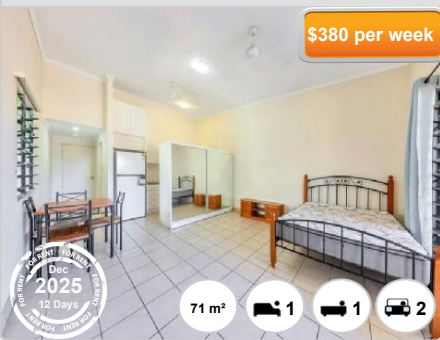
2

1

2

### 5/7 MONTORO COURT

\$380 per week



71 m²

1

1

2

### 8/5 LAMBELL TERRACE

\$750 per week



1,106 m²

3

2

2

### 3/1 BEAGLE STREET

\$600 per week



826 m²

2

1

1

### 6/3 WARREGO COURT

\$1000 per week



204 m²

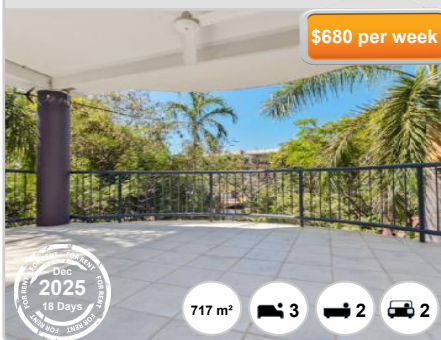
3

2

2

### 5/135 SMITH STREET

\$680 per week



717 m²

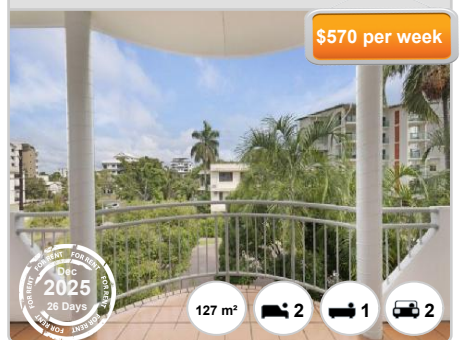
3

2

2

### 10/7 MERKUR COURT

\$570 per week



127 m²

2

1

2



6 MURRAY STREET

\$1,050 per



30/4 MYILLY TERRACE

\$1000 per week



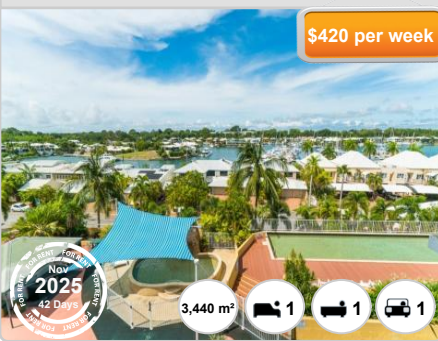
2/2 MAUNA LOA STREET

\$750 per week



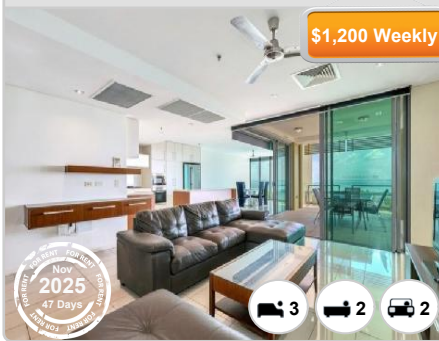
110/32 MARINA BOULEVARD

\$420 per week



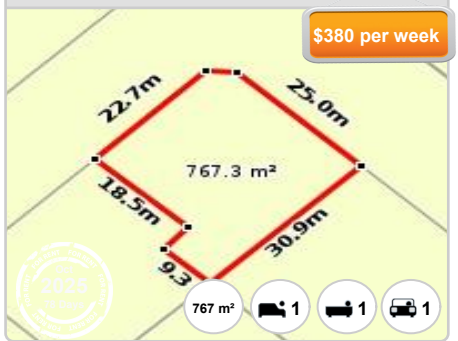
210/130 ESPLANADE

\$1,200 Weekly



6/6 MALABAR STREET

\$380 per week



36/32 MARINA BOULEVARD

\$560 per week

