

RayWhite.

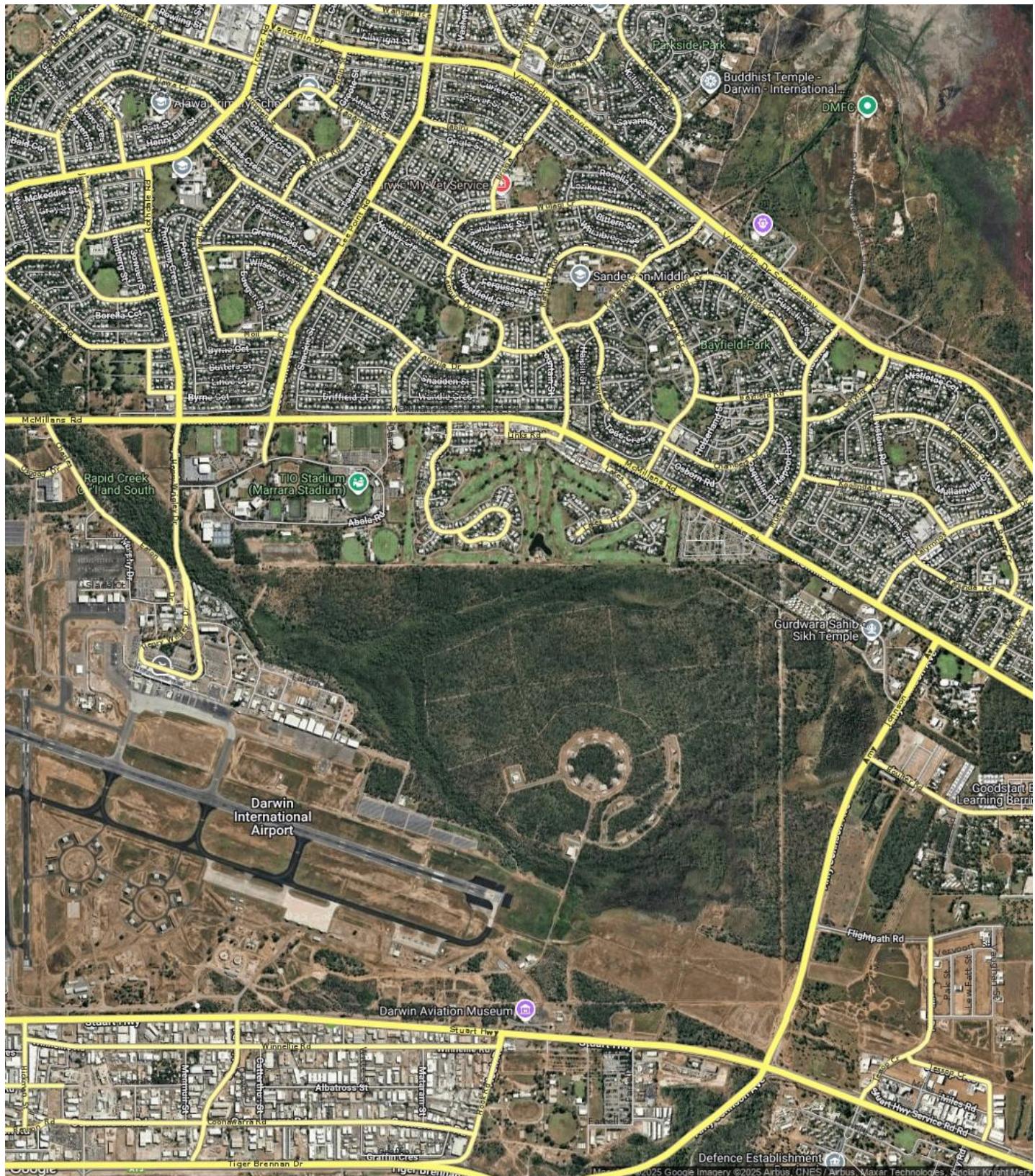


Suburb flyover report

MARRARA (UNIT)

PREPARED BY: KRISTINA BILLIAS, RAY WHITE NIGHTCLIFF

MARRARA - Suburb Map



MARRARA - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2007	27	\$ 290,000	0.0 %	\$ 78,030	\$ 350,000
2008	30	\$ 323,000	11.4 %	\$ 36,960	\$ 490,000
2009	24	\$ 373,500	15.6 %	\$ 269,000	\$ 520,000
2010	20	\$ 417,500	11.8 %	\$ 65,340	\$ 581,077
2011	22	\$ 375,000	-10.2 %	\$ 45,023	\$ 480,000
2012	24	\$ 422,500	12.7 %	\$ 38,000	\$ 500,000
2013	22	\$ 446,000	5.6 %	\$ 114,750	\$ 670,000
2014	25	\$ 443,000	-0.7 %	\$ 69,410	\$ 550,000
2015	14	\$ 405,000	-8.6 %	\$ 100,000	\$ 695,000
2016	8	\$ 441,000	8.9 %	\$ 357,500	\$ 570,000
2017	14	\$ 335,000	-24.0 %	\$ 61,000	\$ 415,000
2018	12	\$ 297,500	-11.2 %	\$ 170,000	\$ 387,000
2019	8	\$ 358,000	20.3 %	\$ 250,000	\$ 450,000
2020	3	\$ 232,500	-35.1 %	\$ 160,000	\$ 270,000
2021	0				
2022	12	\$ 357,500	0.0 %	\$ 262,500	\$ 515,000
2023	15	\$ 400,000	11.9 %	\$ 270,000	\$ 565,000
2024	15	\$ 315,000	-21.2 %	\$ 200,000	\$ 560,000
2025	27	\$ 350,000	11.1 %	\$ 288,500	\$ 562,000

Median Sale Price

\$335k

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

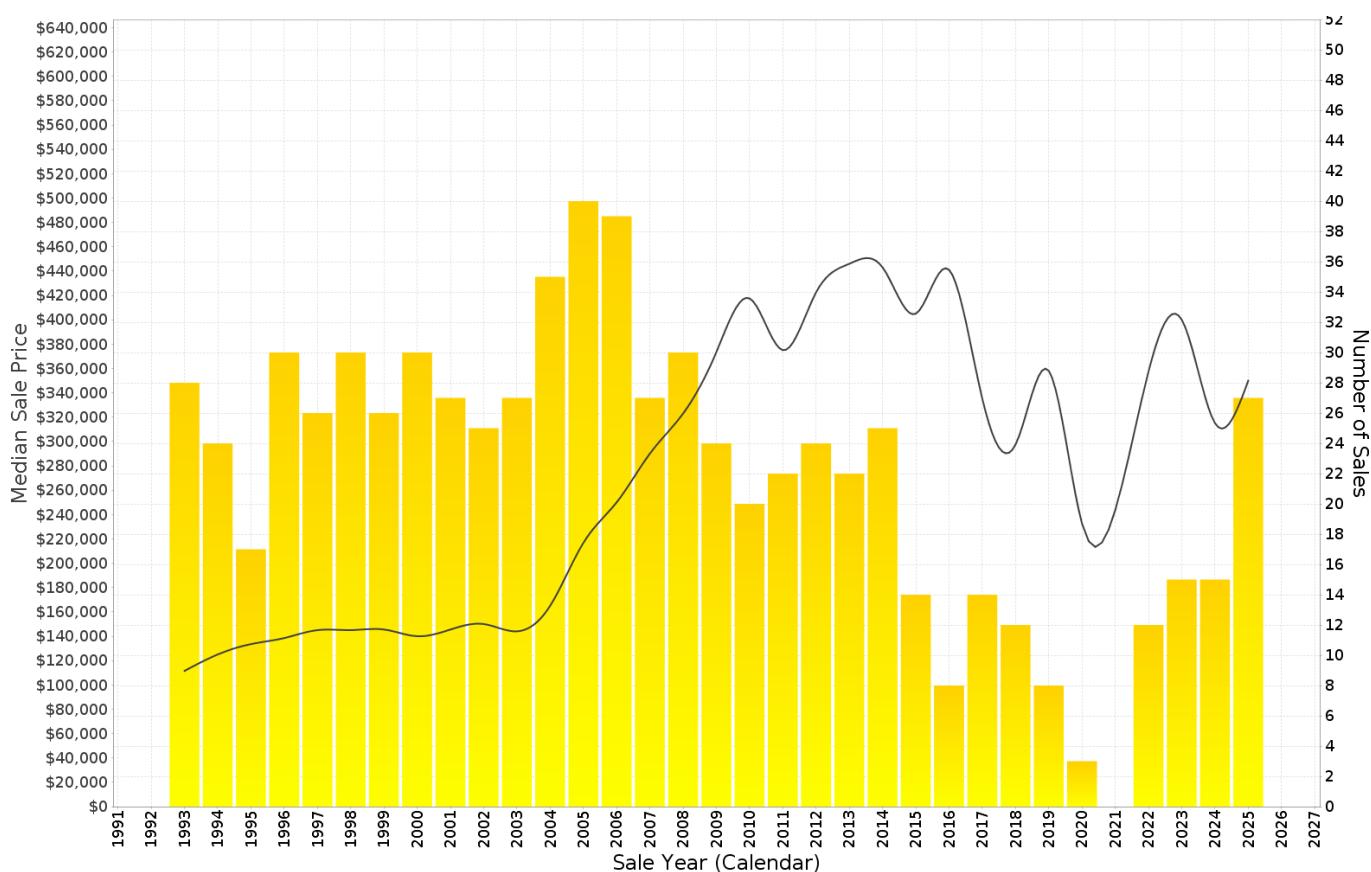
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

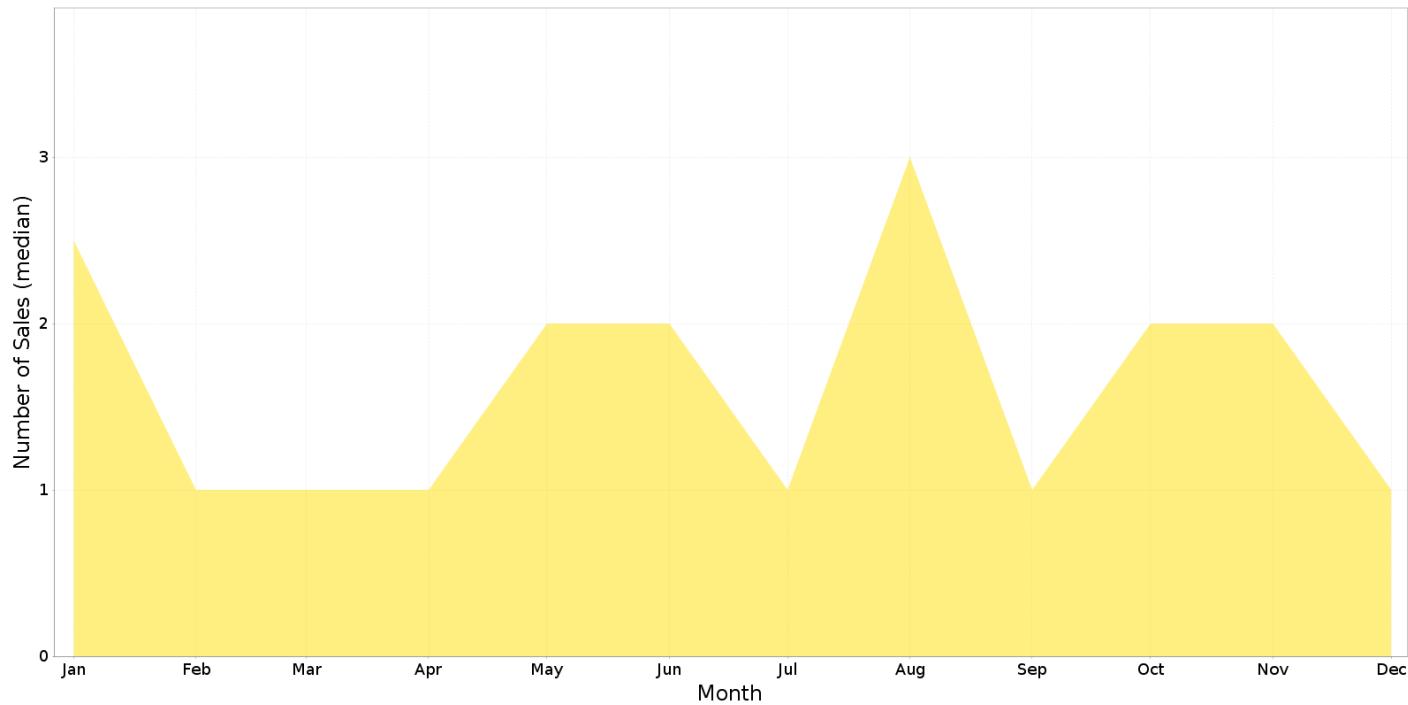
+10.9%

Current Median Price: \$335,000
Previous Median Price: \$302,000

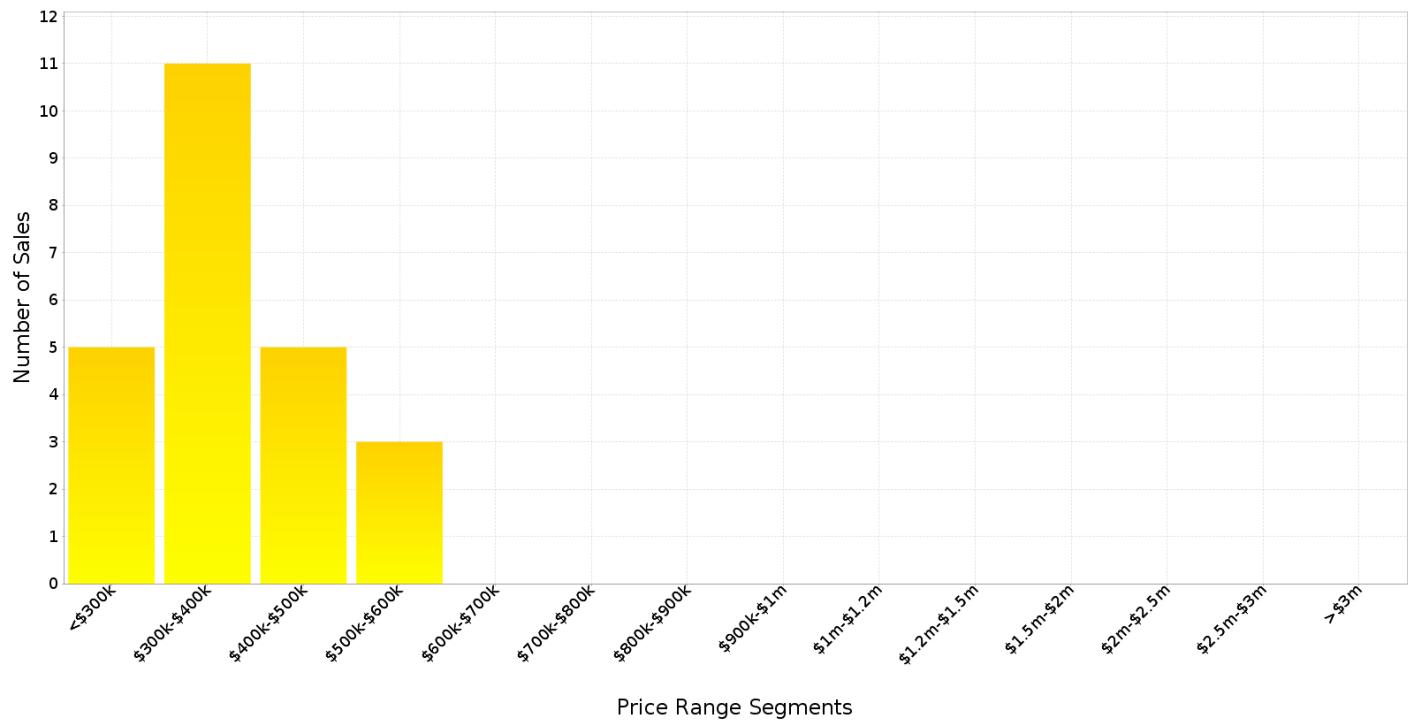
Based on 37 recorded Unit sales compared over the last two rolling 12 month periods



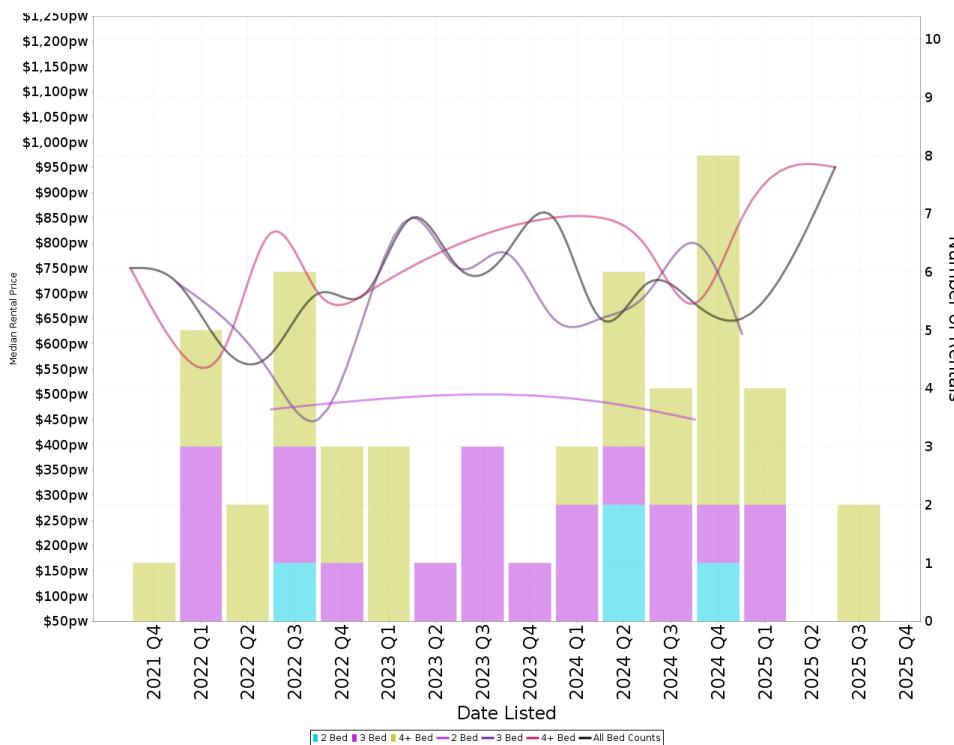
MARRARA - Peak Selling Periods (3 years)



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

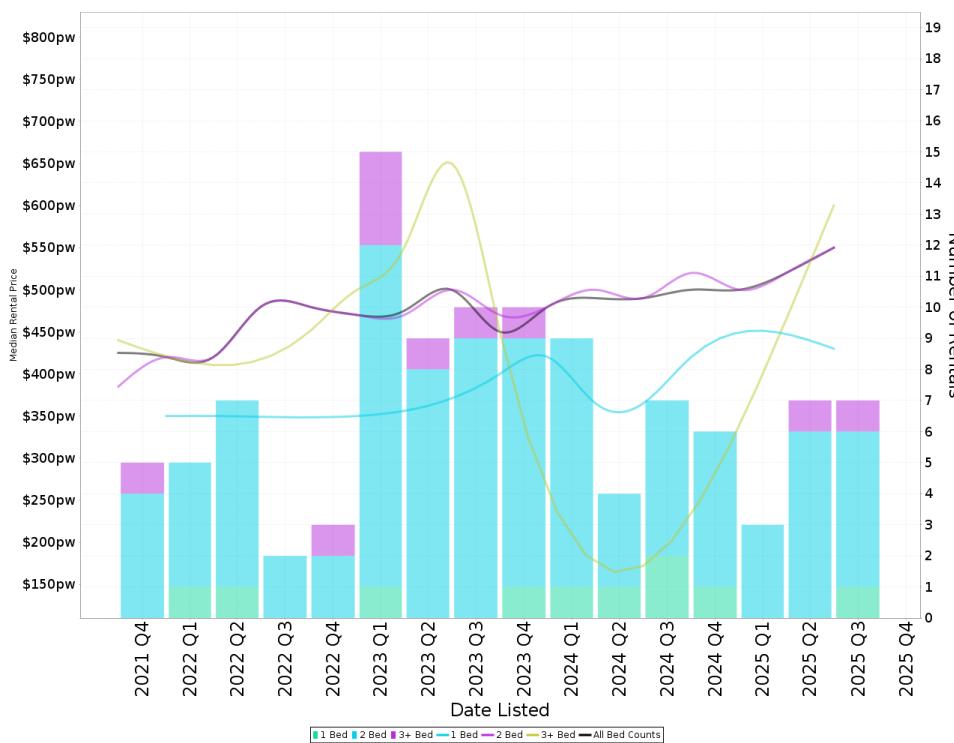
Based on 39 registered House sales compared over the last two rolling 12 month periods.

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

\$335k

Based on 24 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

+10.9%

Current Median Price: \$335,000
Previous Median Price: \$302,000

Based on 37 recorded Unit sales compared over the last two rolling 12 month periods

Sold Properties

24

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

3/16 ST ANDREWS CRT



9/2 HAUSER CRT



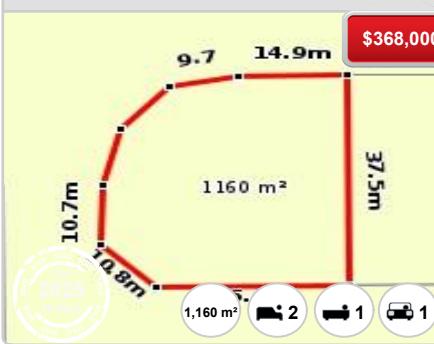
2/12 HAUSER CRT



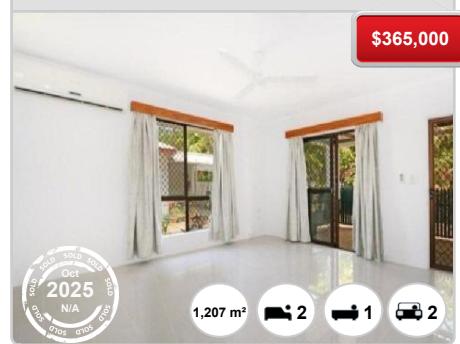
1/1 DORNOCH CRT



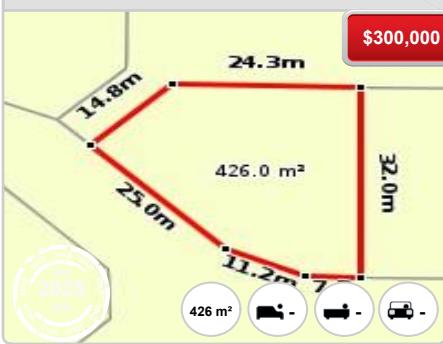
4/1 GAILES CRT



2/7 GAILES CRT



2/13 HAUSER CRT



8/14 LINKS RD



6/12 LINKS RD



5/4 DORNOCH CRT



1/9 HAUSER CRT



2/8 DORNOCH CRT



10/15 LINKS RD



MARRARA - Properties For Rent

Median Rental Price

\$520 /w

Based on 23 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

+8.1%

Current Median Price: \$335,000
Current Median Rent: \$520

Based on 24 recorded Unit sales and 23 Unit rentals compared over the last 12 months

Number of Rentals

23

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

2/22 CARNoustie Circuit



2/22 CARNoustie Circuit

