



Yarrabilba

January 2026



SALE STATISTICS (Houses)

Year	# Sales	Median	Growth	Low	High
2008	0				
2009	0				
2010	0				
2011	0				
2012	1	\$ 188,000	0.0 %	\$ 188,000	\$ 188,000
2013	28	\$ 365,400	94.4 %	\$ 145,000	\$ 525,000
2014	70	\$ 372,395	1.9 %	\$ 134,250	\$ 586,000
2015	141	\$ 390,000	4.7 %	\$ 131,420	\$ 606,500
2016	173	\$ 394,142	1.1 %	\$ 82,865	\$ 710,000
2017	198	\$ 397,900	1.0 %	\$ 83,399	\$ 655,000
2018	177	\$ 404,900	1.8 %	\$ 114,750	\$ 605,000
2019	142	\$ 390,000	-3.7 %	\$ 275,000	\$ 595,000
2020	166	\$ 385,000	-1.3 %	\$ 260,000	\$ 680,000
2021	426	\$ 430,000	11.7 %	\$ 185,000	\$ 990,000
2022	392	\$ 550,000	27.9 %	\$ 335,000	\$ 880,000
2023	463	\$ 570,000	3.6 %	\$ 240,000	\$ 875,000
2024	458	\$ 670,000	17.5 %	\$ 230,000	\$ 1,090,000
2025	338	\$ 770,000	14.9 %	\$ 500,000	\$ 1,255,000
2026	0				

Median Sale Price

\$770k

Based on 338 recorded House sales within the last 12 months (2025)

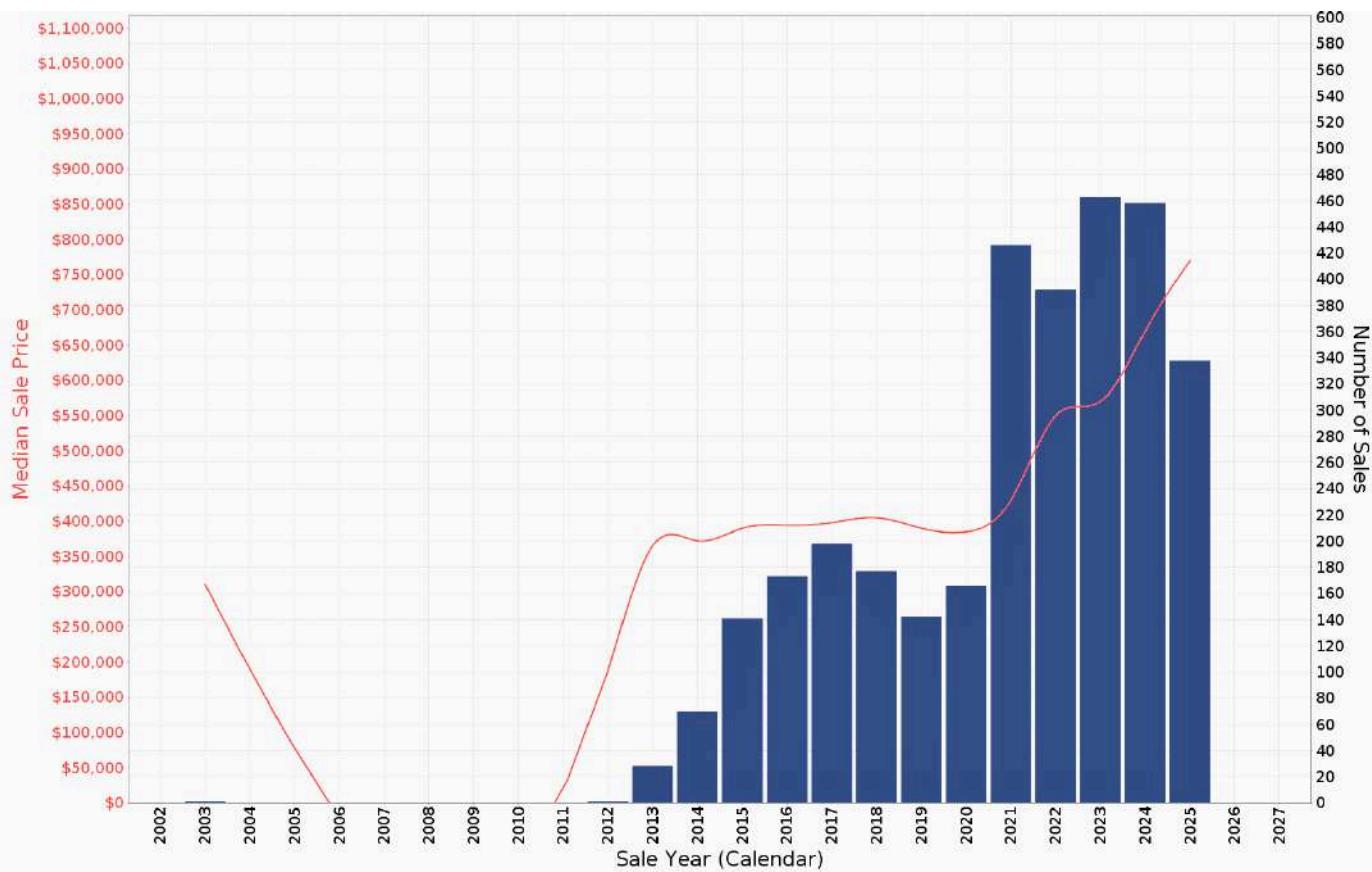
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+14.9%

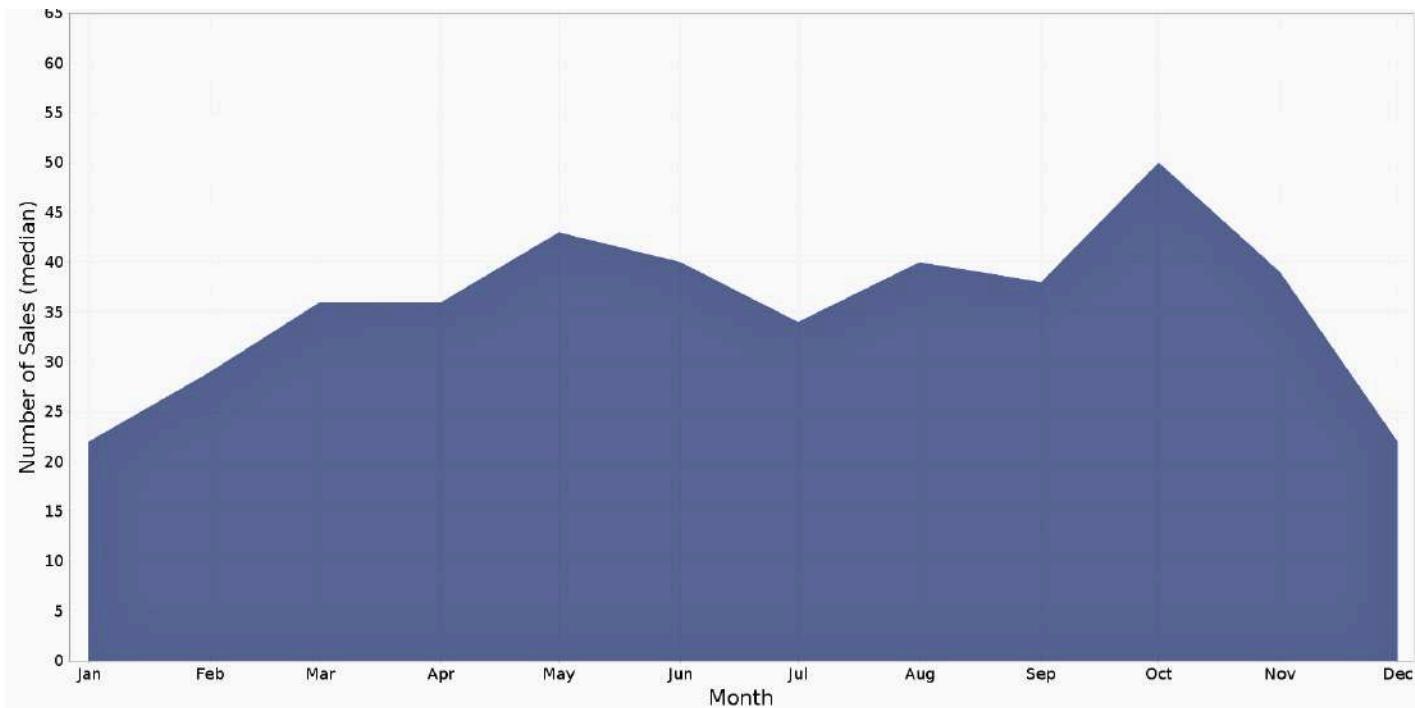
Current Median Price: \$770,000
Previous Median Price: \$670,000

Based on 796 recorded House sales compared over the last two rolling 12 month periods

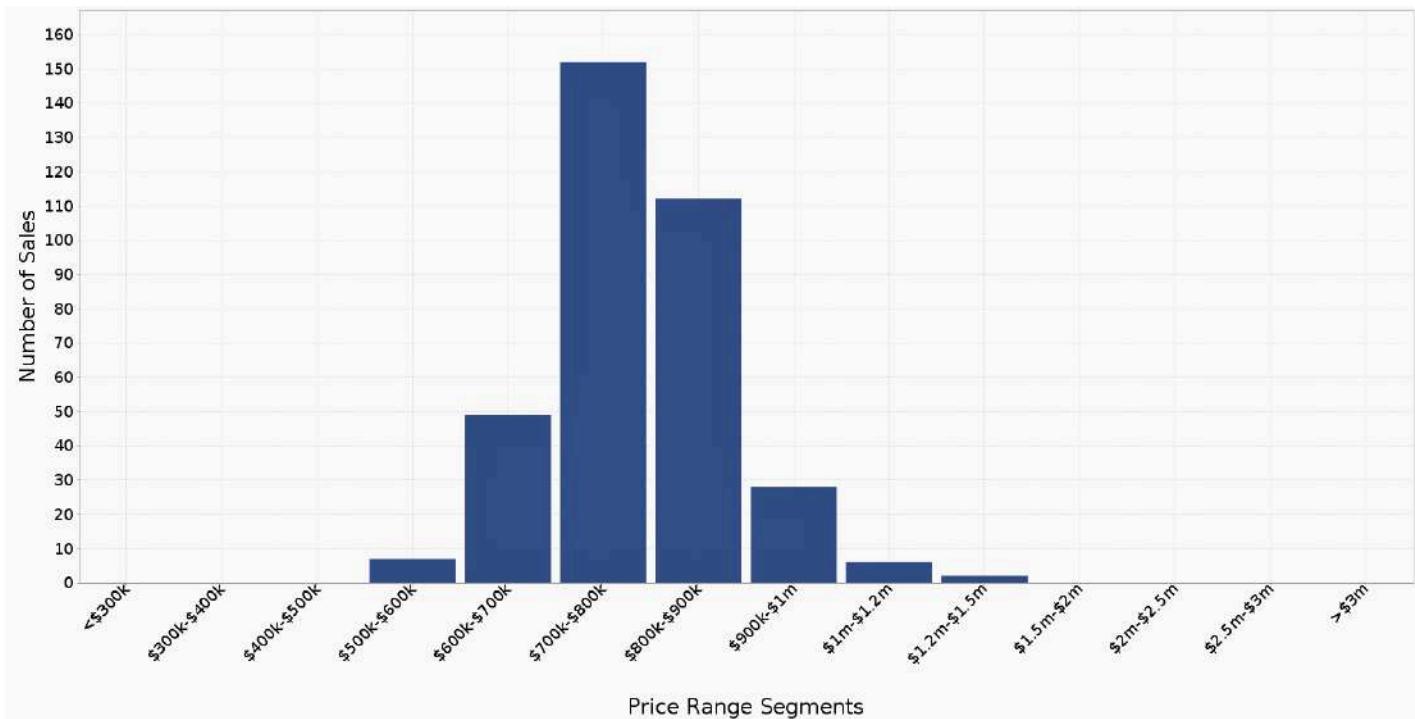


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PEAK SELLING PERIODS (3 years)



YARRABILBA – Price Range Segments (12 months)



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RECENTLY SOLD PROPERTIES

Median Sale Price

\$770k

Based on 338 recorded House sales within the last 12 months (2025)

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

Suburb Growth

+14.9%

Current Median Price: \$770,000
Previous Median Price: \$670,000

Based on 796 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

338

Based on recorded House sales within the 12 months (2025)

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

23 MESA ST



\$800,000

313 m² 4 2 2

10 LATHAM ST



\$845,000

448 m² 3 2 2

78 WELFORD CCT



\$825,000

331 m² 4 2 2

22 TIRREL ST



\$865,000

480 m² 4 2 2

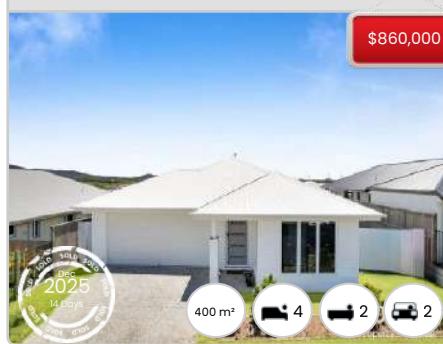
16 SEPIA ST



\$800,000

320 m² 3 2 1

47 NAMBA CCT



\$860,000

400 m² 4 2 2

9 BULBURIN ST



\$820,000

313 m² 4 2 2

12 FLAXTON DR



\$1,100,000

600 m² 5 2 2

48 VERDI CRCT



\$845,000

404 m² 4 2 2

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RECENTLY SOLD PROPERTIES

61 SIENNA CCT



\$843,500

Dec 2025
5 Days

photo not avaiable

4 2 2

9 MILBY ST



\$920,000

Nov 2025
N/A

480 m² 4 2 2

22 TREELINE CRCT

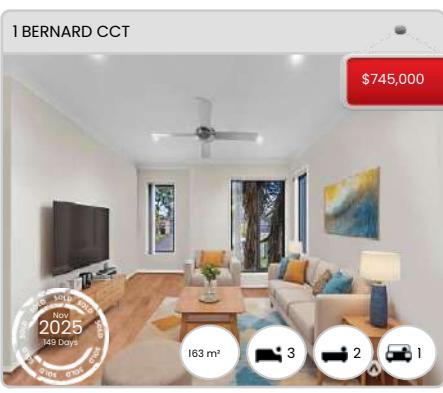


\$880,000

Nov 2025
N/A

599 m² 4 2 2

1 BERNARD CCT



\$745,000

Nov 2025
149 Days

163 m² 3 2 1

22 TREELINE CCT



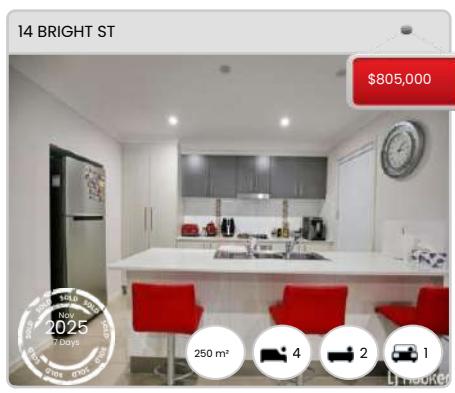
\$880,000

Nov 2025
8 Days

photo not avaiable

4 2 -

14 BRIGHT ST



\$805,000

Nov 2025
7 Days

250 m² 4 2 1

28 NEUMANN DR



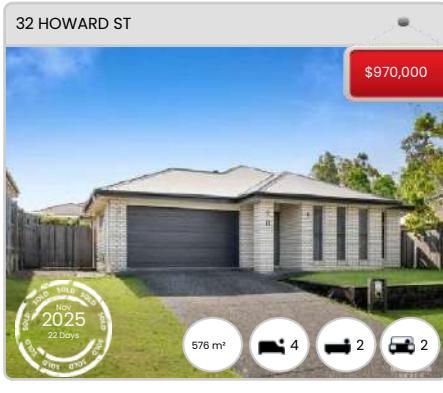
\$856,500

Nov 2025
34 Days

photo not avaiable

4 2 2

32 HOWARD ST

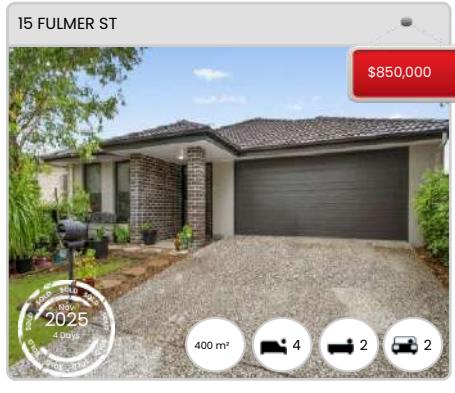


\$970,000

Nov 2025
22 Days

576 m² 4 2 2

15 FULMER ST



\$850,000

Nov 2025
40 Days

400 m² 4 2 2

26 BELLENDEN ST



\$870,000

Nov 2025
3 Days

400 m² 4 2 2

14 HIDDENVALE CRCT



\$830,000

Nov 2025
3 Days

313 m² 4 2 2

10 BARUNGA ST



\$950,000

Nov 2025
3 Days

512 m² 4 2 2

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PROPERTIES FOR RENT

Median Rental Price

\$620 /w

Based on 803 recorded House rentals
within the last 12 months (2025)

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

Rental Yield

+4.2%

Current Median Price: \$770,000
Current Median Rent: \$620

Based on 338 recorded House sales and 803
House rentals compared over the last 12 months

Number of Rentals

803

Based on recorded House rentals
within the last 12 months (2025)

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

2 GRASSLANDS STREET

\$610 per week

1 Day

2026

596 m² 4 2 2

FOR RENT

11 DORRIGO STREET

10.4m 32.4m 337.0 m 32.4m

\$700 per week

4 Days

2025

337 m² 4 2 4

FOR RENT

49 HIGHLANDS STREET

\$630 per week

4 Days

2025

767 m² 4 2 2

FOR RENT

1 SIGWELL STREET

\$650 per week

4 Days

2025

373 m² 4 2 2

FOR RENT

62 SOMMER STREET

\$610 per week

5 Days

2025

313 m² 4 2 2

FOR RENT

19 WELLINGTON CIRCUIT

\$800 per week

5 Days

2025

448 m² 4 2 2

FOR RENT

22 OLIVINE CIRCUIT

\$650 per week

6 Days

2025

434 m² 4 2 2

FOR RENT

16 SOMMER STREET

20.0m 12.5m 250.0 m² 12.5m

\$530 per week

2 Days

2025

250 m² 3 2 2

FOR RENT

24 BELLENDEEN STREET

\$950 per week

10 Days

2025

718 m² 5 3 3

FOR RENT

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PROPERTIES FOR RENT

62 LIVERPOOL CIRCUIT



\$600 per week

Dec 2025 19 Days

263 m²

3 2 2

2/9 DANIELS LANE



\$510 per week

Dec 2025 11 Days

161 m²

3 2 1

36 WILLANDRA STREET



\$650 per week

Dec 2025 11 Days

225 m²

4 2 2

1 FOXX COURT



\$640 per week

Dec 2025 12 Days

448 m²

4 2 2

20 BARUNGA STREET



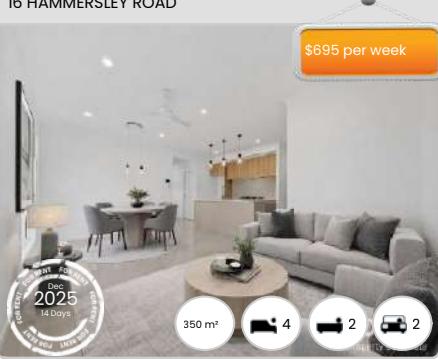
\$675 per week

Dec 2025 13 Days

336 m²

4 2 2

16 HAMMERSLEY ROAD



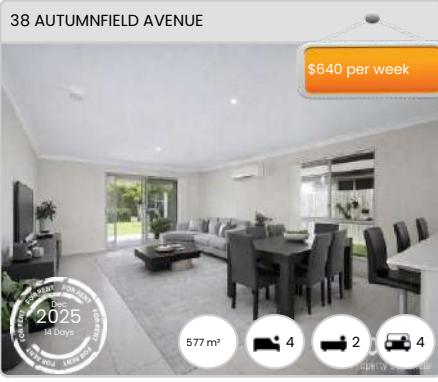
\$695 per week

Dec 2025 14 Days

350 m²

4 2 2

38 AUTUMNFIELD AVENUE



\$640 per week

Dec 2025 14 Days

577 m²

4 2 4

21 GREENSTONE STREET



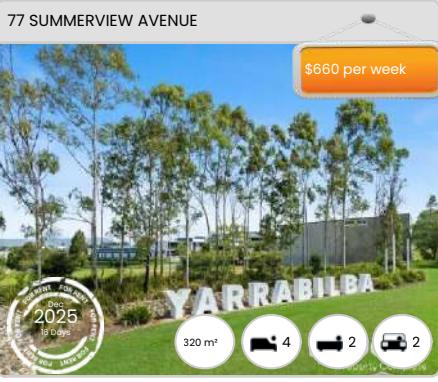
\$750 per week

Dec 2025 15 Days

640 m²

4 2 2

77 SUMMERVIEW AVENUE



\$660 per week

Dec 2025 13 Days

320 m²

4 2 2

35 HEXHAM STREET



\$700 per week

Dec 2025 16 Days

Photo not available

4 2 2

11/8 HIGHLANDS STREET



\$550 per week

Dec 2025 16 Days

135 m²

3 2 1

3 MESA STREET



\$650 per week

Dec 2025 16 Days

364 m²

4 2 2

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