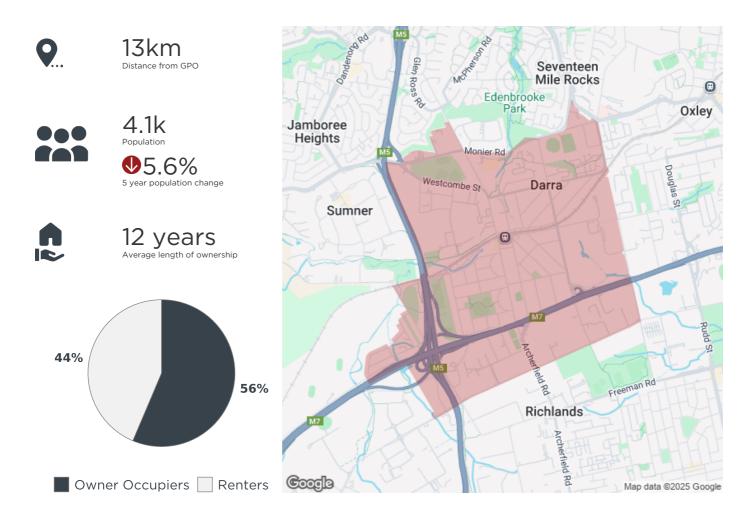


Prepared on: 16 July 2025
Prepared by: Gary and Miriam



CoreLogic





The size of Darra is approximately 5.5 square kilometres. It has 13 parks covering nearly 11.3% of total area. The population of Darra in 2016 was 4343 people. By 2021 the population was 4098 showing a population decline of 5.6% in the area during that time. The predominant age group in Darra is 30-39 years. Households in Darra are primarily couples with children and are likely to be repaying \$1000 - \$1399 per month on mortgage repayments. In general, people in Darra work in a professional occupation. In 2021, 54.40% of the homes in Darra were owner-occupied compared with 55.30% in 2016.

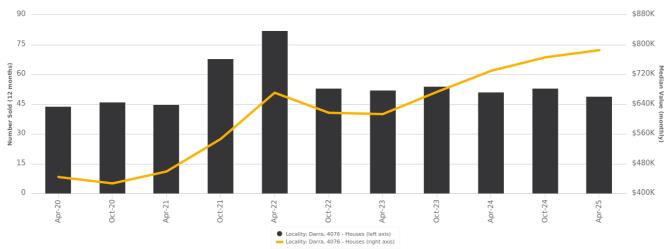
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	1,415	48	\$813,179	12
1	291	12	\$709,040	1

^{*}Total number of unique properties listed for sale over the past 12 months.

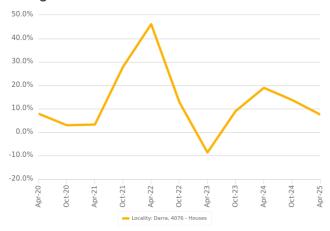




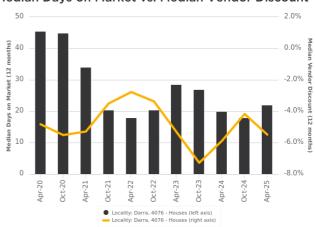
Number Sold vs. Median Value (monthly)

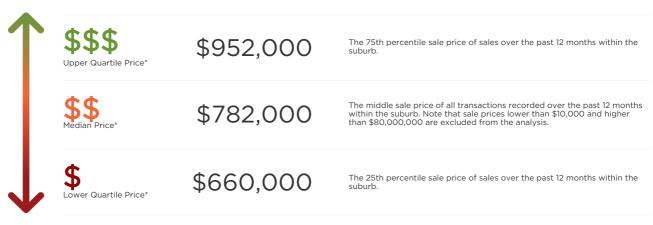


Change in Median Value



Median Days on Market vs. Median Vendor Discount





^{*}Statistics are calculated over a rolling 12 month period





Houses: Market Activity Snapshot

On The Market

Recently Sold







There are no 2 bedroom Houses on the market in this suburb



54 Wau Road Darra QLD 4076



Sold on 11 Jun 2025 \$400,000





68 Warrender Street Darra QLD 4076



Sold on 16 Mar 2025 \$150,000











42 Ashridge Road Darra **QLD 4076**

32 Ducie Street Darra QLD

Offers from \$1.2 million - 2 lots

Listed on 14 Jul 2025 \$900,000 +





111A Ashridge Road Darra QLD 4076



Sold on 25 Jun 2025 \$702,500*

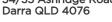






Sold on 05 Jun 2025











Listed on 08 Jul 2025

and a house









4076

18 Strathaird Street Darra QLD 4076

Listed on 14 Jul 2025 FOR SALE



82 Rowe Terrace Darra QLD 4076



Sold on 09 Jul 2025 \$927,000*





Listed on 08 Jul 2025 Offers over \$990,000 considered



68 Southern Cross Avenue Darra QLD 4076



Sold on 09 May 2025 \$1,050,000



= number of houses currently On the Market or Sold within the last 6 months

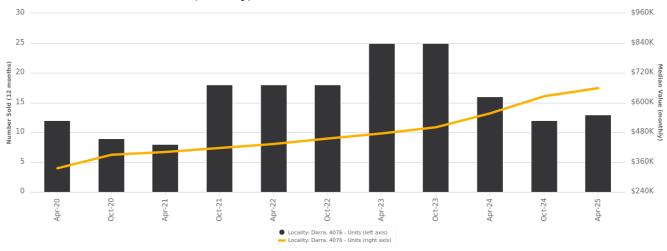
*Agent advised



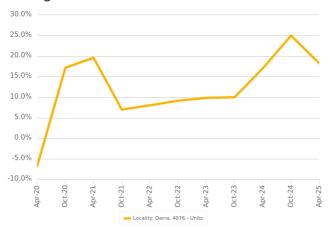


Units: For Sale

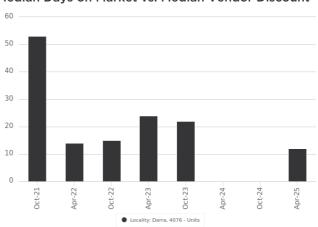
Number Sold vs. Median Value (monthly)

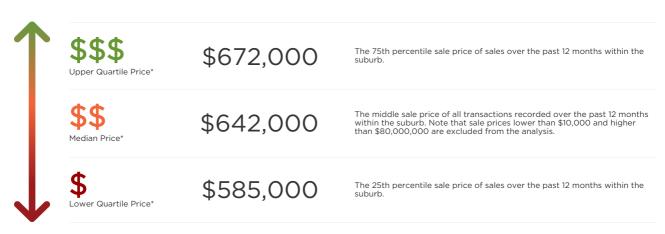


Change in Median Value



Median Days on Market vs. Median Vendor Discount





^{*}Statistics are calculated over a rolling 12 month period





Units: Market Activity Snapshot

On The Market

Recently Sold







There are no 1 bedroom Units on the market in this suburb

There are no recently sold 1 bedroom Units in this suburb







There are no 2 bedroom Units on the market in this suburb

There are no recently sold 2 bedroom Units in this suburb



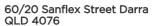


Listed on 04 Jun 2025 OFFERS FROM \$699,000









Sold on 13 May 2025 \$645,000







45/35 Ashridge Road Darra QLD 4076

Sold on 16 Apr 2025 \$680,000





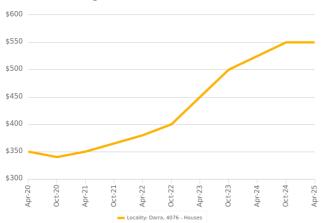
= number of units currently On the Market or Sold within the last 6 months





Houses: For Rent





Indicative Gross Rental Yield (12 months) 5.0% 4.8% 4.5% 4.3% 4.0% 3.8%



Houses: Rental Activity Snapshot

For Rent







28 Ashridge Road Darra QLD 4076

Listed on 11 Jul 2025 \$465/W









There are no 3 bedroom Houses for rent in this suburb







There are no 4 bedroom Houses for rent in this suburb



= number of houses observed as On the Market for Rent within the last month









Units: Rental Activity Snapshot







87 Rowe Terrace Darra QLD 4076

Listed on 14 Jul 2025 \$425/W





85 Rowe Terrace Darra QLD 4076

Listed on 04 Jul 2025 \$425/W









There are no 2 bedroom Units for rent in this suburb





There are no 3 bedroom Units for rent in this suburb



= number of units observed as On the Market for Rent within the last month



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A map showing an area or boundaries of a property is indicative only and may not be complete or accurate.

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