



Darra QLD 4076

Prepared on: 07 October 2025  
Prepared by: Gary and Miriam

**Raine**&Horne®

CoreLogic



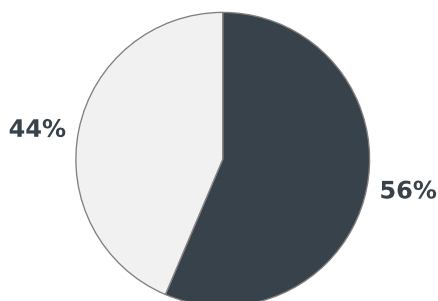
13km  
 Distance from GPO



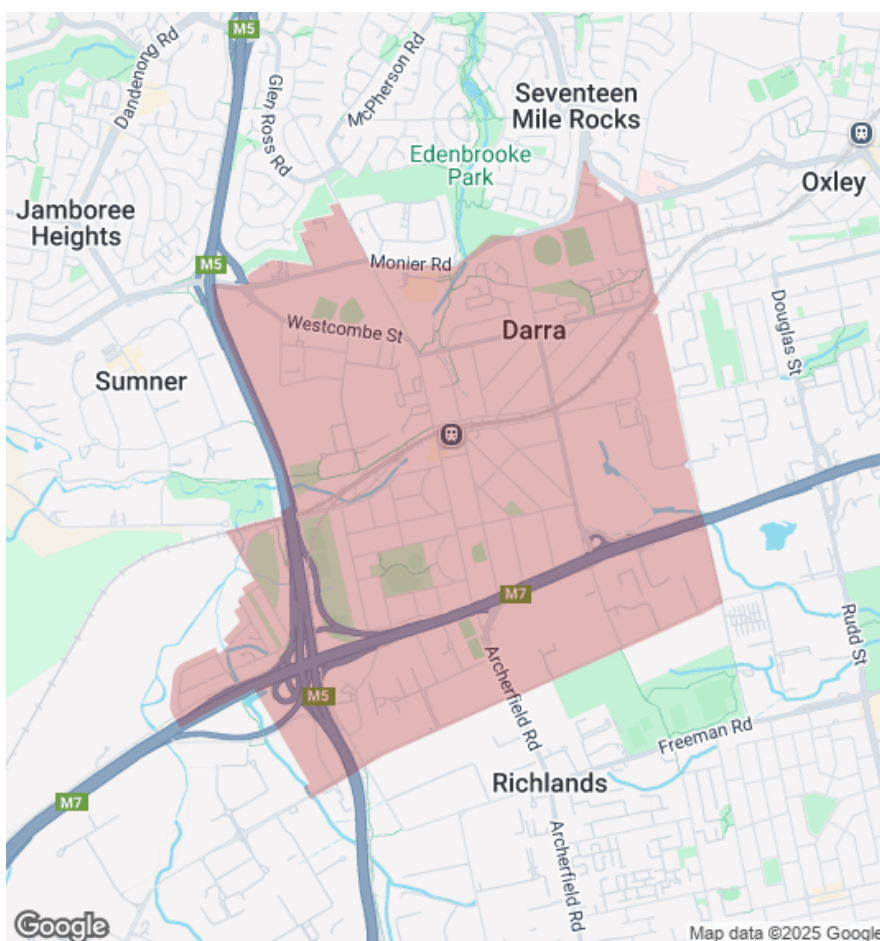
4.1k  
 Population  
 ↓ 5.6%  
 5 year population change



12 years  
 Average length of ownership



■ Owner Occupiers ■ Renters



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.

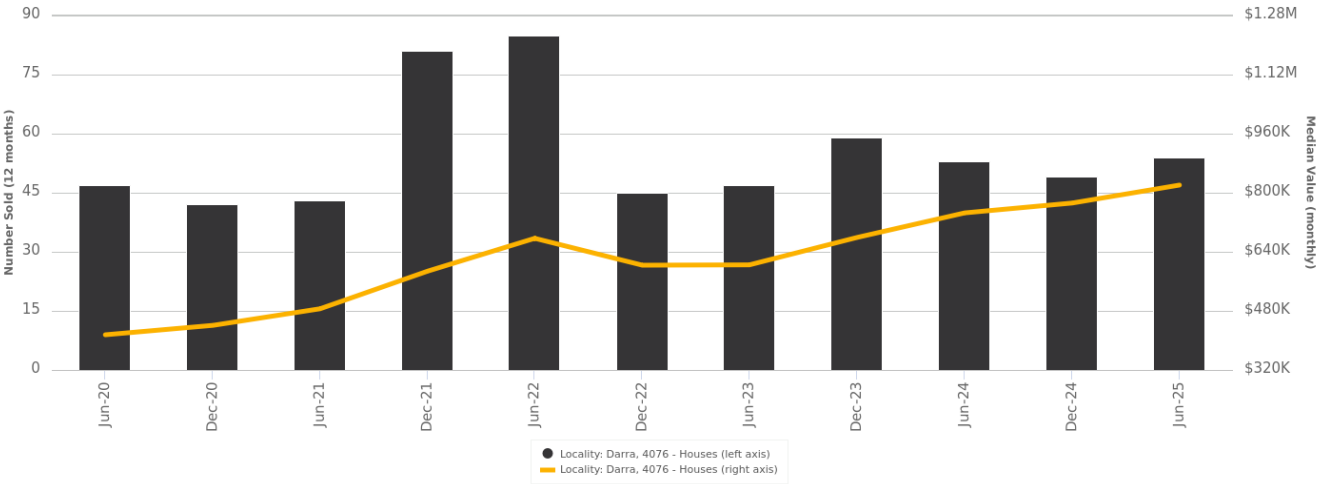
|  | Total dwellings | Total new listings* | Median Value | Total number currently listed |
|--|-----------------|---------------------|--------------|-------------------------------|
|  | 1,394           | 44                  | \$855,656    | 6                             |
|  | 316             | 9                   | \$696,201    | 1                             |

\*Total number of unique properties listed for sale over the past 12 months.

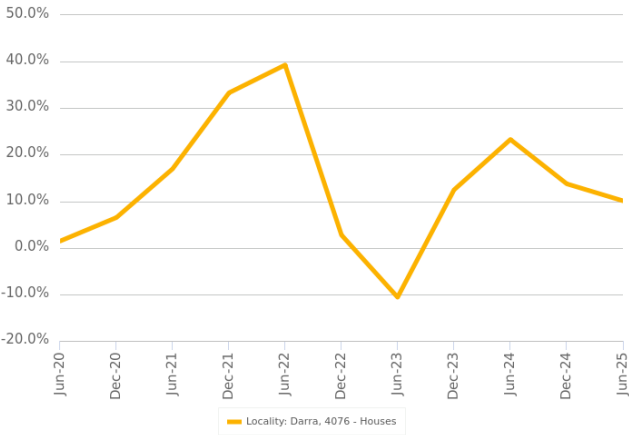


## Houses: For Sale

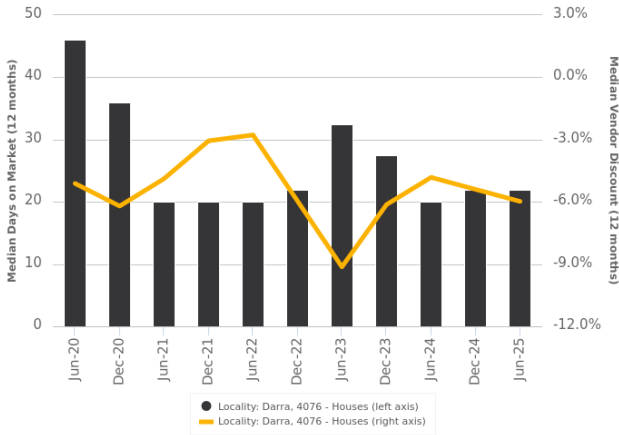
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price\*

\$973,000

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price\*

\$845,000

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$

Lower Quartile Price\*

\$686,365

The 25th percentile sale price of sales over the past 12 months within the suburb.

\*Statistics are calculated over a rolling 12 month period

 **Houses:** Market Activity Snapshot

On The Market

 0

 2  
BEDROOMS

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

Recently Sold

 1



**54 Wau Road Darra QLD 4076**

Sold on 11 Jun 2025  
\$400,000

 1  
 1  
 607m<sup>2</sup>

 4

 3  
BEDROOMS



**72 Chipley Street Darra QLD 4076**

Listed on 07 Oct 2025  
UNDER CONTRACT AT AUCTION

 2  
 2  
 382m<sup>2</sup>



**42 Ashridge Road Darra QLD 4076**

Sold on 08 Aug 2025  
\$895,000\*

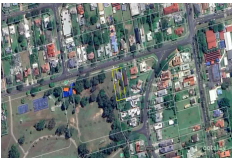
 3  
 2  
 819m<sup>2</sup>



**26 Markham Street Darra QLD 4076**

Listed on 28 Sep 2025  
NOW \$675,000

 1  
 1  
 615m<sup>2</sup>



**32 Ducie Street Darra QLD 4076**

Sold on 05 Aug 2025  
\$1,205,000

 1  
 1  
 1,012m<sup>2</sup>

 0

 4  
BEDROOMS

There are no 4 bedroom Houses on the market in this suburb

 6



**45 Balfour Street Darra QLD 4076**

Sold on 17 Sep 2025  
\$840,000\*

 2  
 2  
 1,095m<sup>2</sup>



**41 Iberia Crescent Darra QLD 4076**

Sold on 18 Jul 2025  
\$965,000

 1  
 3  
 506m<sup>2</sup>

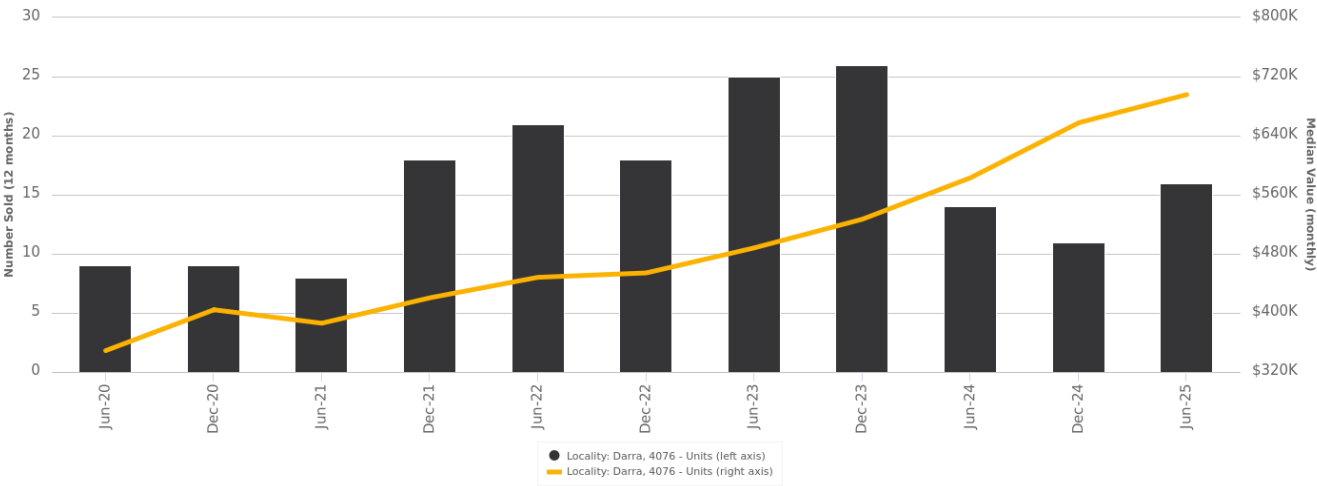


= number of houses currently On the Market or Sold within the last 6 months

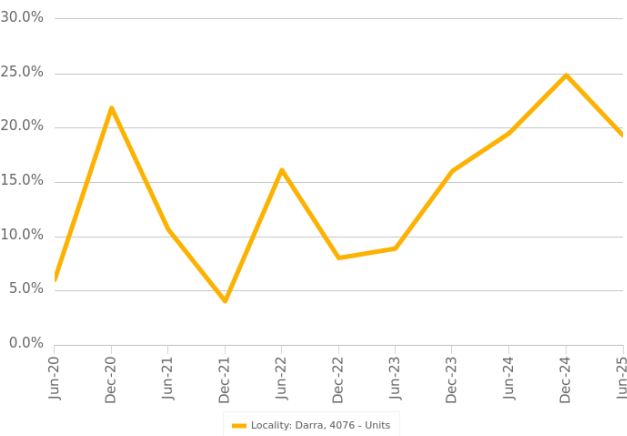
\*Agent advised

## Units: For Sale

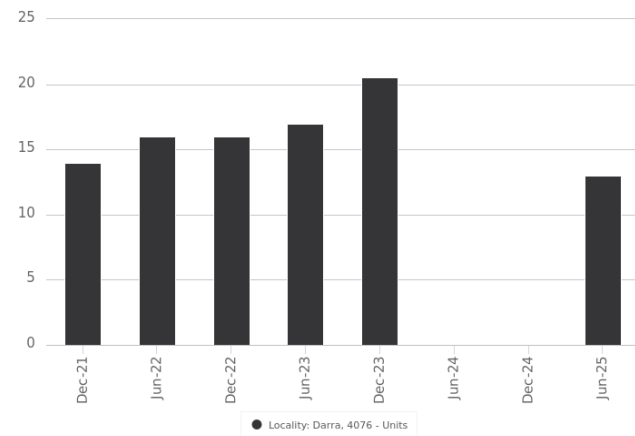
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price\*

\$712,500

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price\*

\$672,000

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$

Lower Quartile Price\*

\$643,500

The 25th percentile sale price of sales over the past 12 months within the suburb.

\*Statistics are calculated over a rolling 12 month period

 **Units:** Market Activity Snapshot

On The Market

 0

 1  
BEDROOMS

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



 1

**41A Rowe Terrace Darra  
QLD 4076**

Sold on 20 Aug 2025  
\$1,310,000\*

 -  
 1  
 412m<sup>2</sup>

 0

 2  
BEDROOMS

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

There are no recently sold 2 bedroom Units in this suburb

 0

 3  
BEDROOMS

There are no 3 bedroom Units on the market in this suburb



**34/35 Ashridge Road  
Darra QLD 4076**

Sold on 05 Jun 2025  
\$775,000

 2  
 2  
 130m<sup>2</sup>



**55/20 Sanflex Street Darra  
QLD 4076**

Sold on 02 Jun 2025  
\$710,000

 1  
 2  
 143m<sup>2</sup>



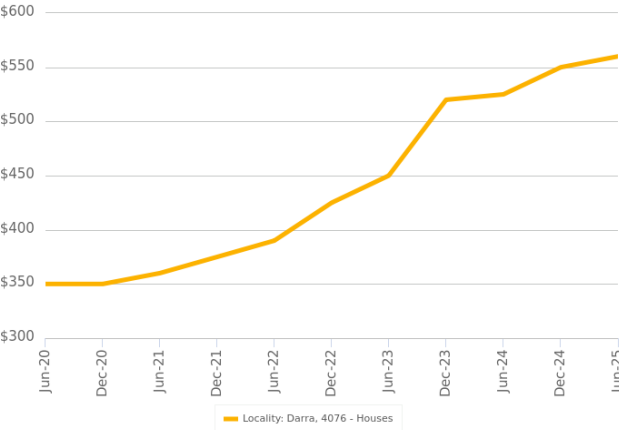
= number of units currently On the Market or Sold within the last 6 months

\*Agent advised

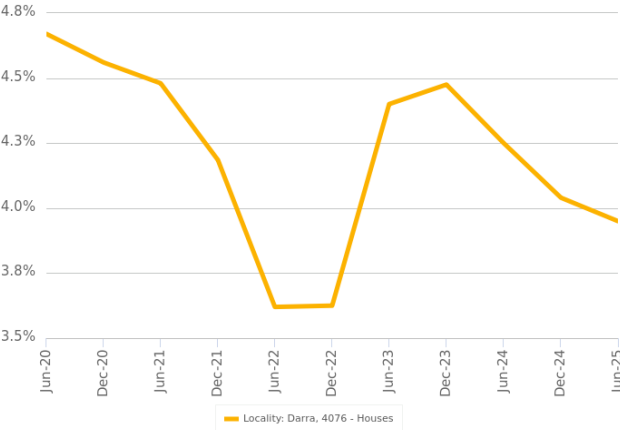


Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Houses: Rental Activity Snapshot

For Rent



0



2

BEDROOMS

There are no 2 bedroom Houses for rent in this suburb



0



3

BEDROOMS

There are no 3 bedroom Houses for rent in this suburb



0



4

BEDROOMS

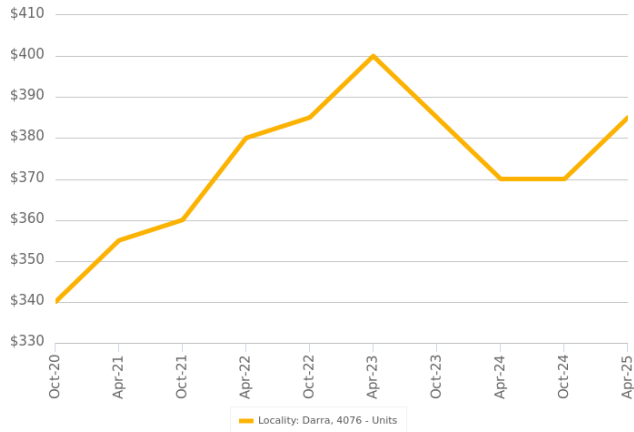
There are no 4 bedroom Houses for rent in this suburb



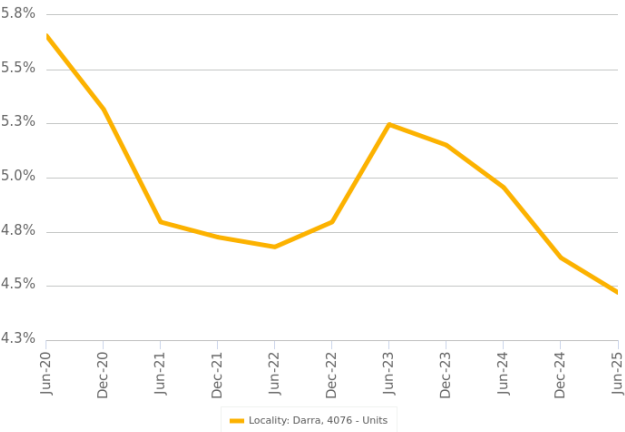
= number of houses observed as On the Market for Rent within the last month

## Units: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



## Units: Rental Activity Snapshot

### For Rent

3

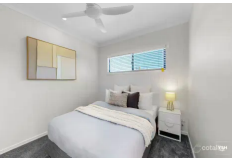
1  
BEDROOMS



24a King Edward Avenue  
Darra QLD 4076

Listed on 06 Oct 2025  
\$380/W

1  
412m<sup>2</sup>



140 Ashridge Road Darra  
QLD 4076

Listed on 03 Oct 2025  
\$400/W

1  
300m<sup>2</sup>

0

2  
BEDROOMS

There are no 2 bedroom Units for rent in this suburb

1

3  
BEDROOMS



20 Sanflex Street Darra  
QLD 4076

Listed on 30 Sep 2025  
\$630/W

1  
2  
1.37 Ha



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

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