

Darra QLD 4076



Prepared on: 07 April 2026

Prepared by: Gary and Miriam

**Raine & Horne**<sup>®</sup>

**CoreLogic**



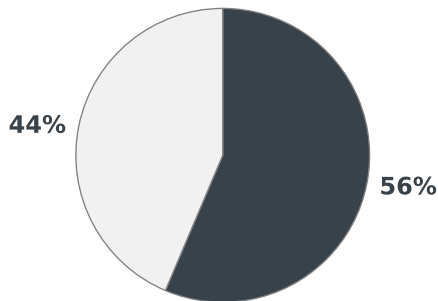
**13km**  
 Distance from GPO



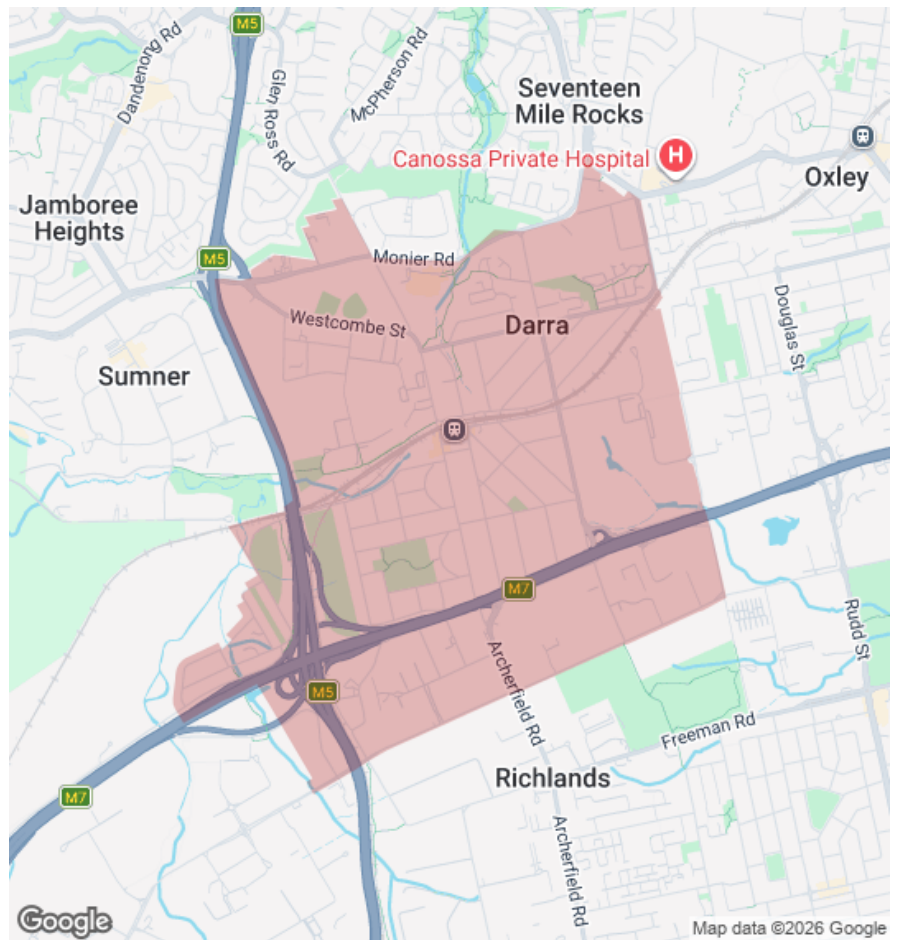
**4.1k**  
 Population  
**↓ 5.6%**  
 5 year population change



**13 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.

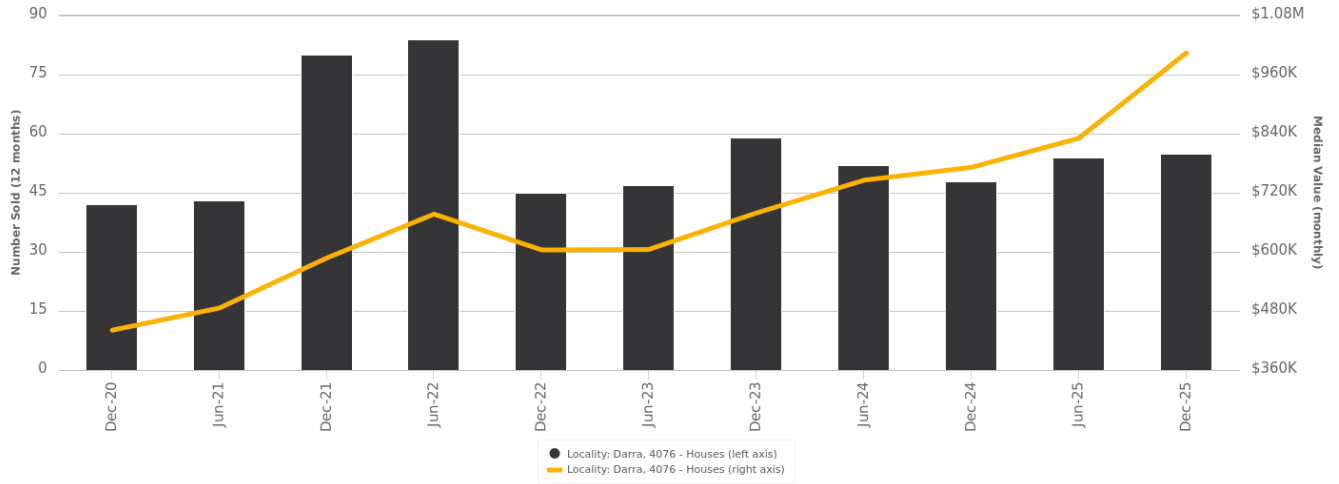
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	1,390	45	\$1,024,699	9
	317	12	\$786,451	0

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

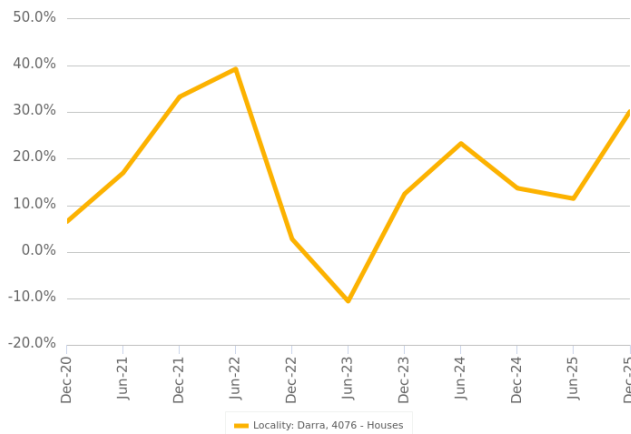


## Houses: For Sale

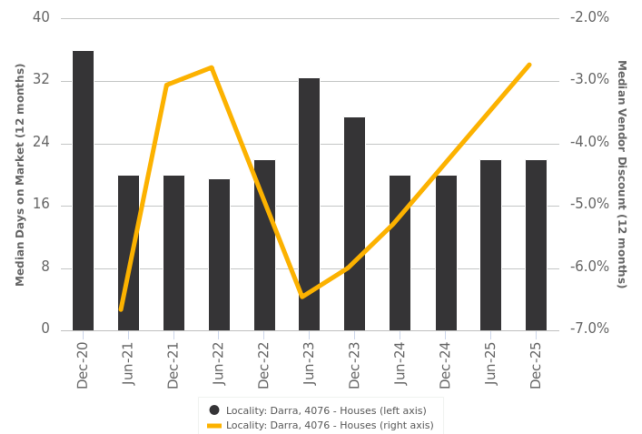
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price\*

\$1,100,000

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

\$\$

Median Price\*

\$938,000

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\*

\$800,000

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

Recently Sold

 0

 2  
BEDROOMS

 1

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



**14 Killarney Avenue Darra QLD 4076**

Sold on 18 Dec 2025  
 \$1,160,000

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

 5

 3  
BEDROOMS

 11



**17 Himalaya Street Darra QLD 4076**

Listed on 06 Apr 2026  
 OWNER RELOCATES, ACT QUICK!

 2  
 1  
 974m<sup>2</sup>



**38 Harcourt Road Darra QLD 4076**

Sold on 28 Mar 2026  
 Not Disclosed

 2  
 2  
 1,062m<sup>2</sup>



**6 Popondetta Close Darra QLD 4076**

Listed on 06 Apr 2026  
 AUCTION

 2  
 1  
 300m<sup>2</sup>



**36 Wau Road Darra QLD 4076**

Sold on 27 Mar 2026  
 \$725,000\*

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

 1

 4  
BEDROOMS

 6



**99 Ashridge Road Darra QLD 4076**

Listed on 01 Apr 2026  
 SOLD PRIOR TO AUCTION

 1  
 1  
 880m<sup>2</sup>



**99 Ashridge Road Darra QLD 4076**

Sold on 28 Mar 2026  
 \$1,100,000\*

 1  
 1  
 880m<sup>2</sup>



**16 Cambridge Road Darra QLD 4076**

Sold on 14 Feb 2026  
 \$1,500,000

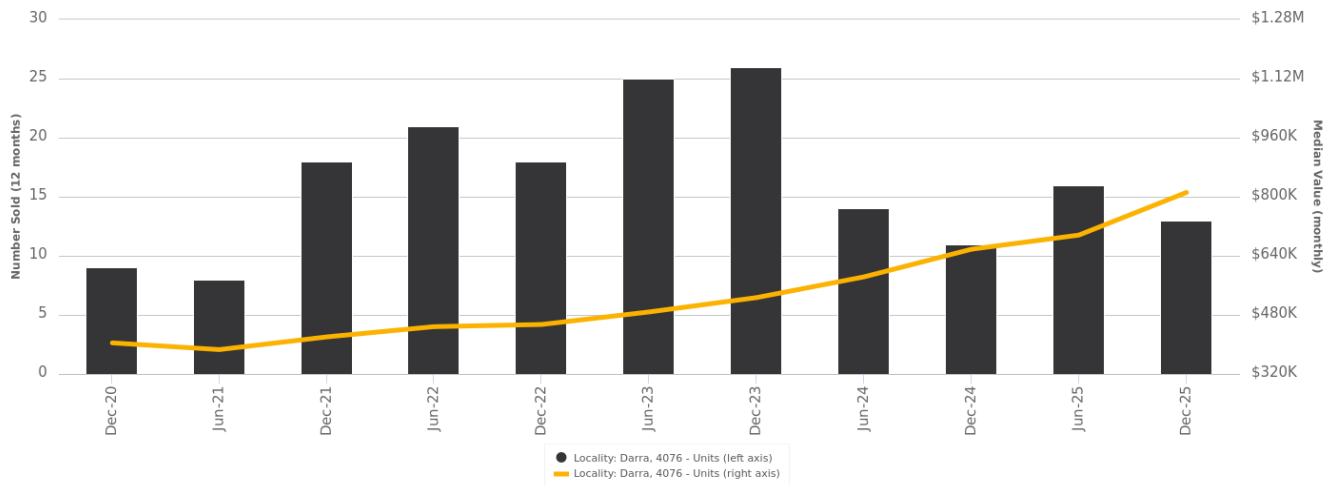
 4  
 2  
 809m<sup>2</sup>

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

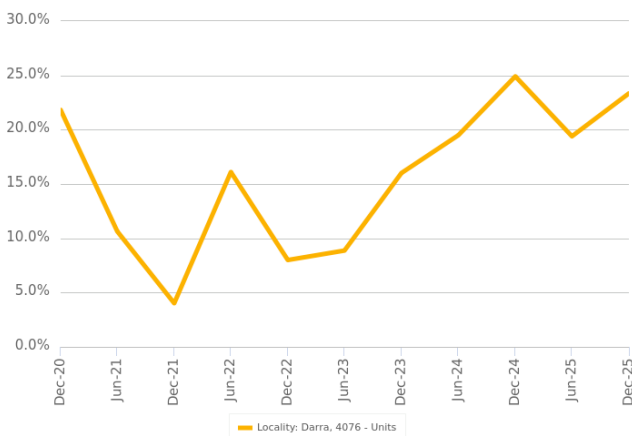
\*Agent advised

## Units: For Sale

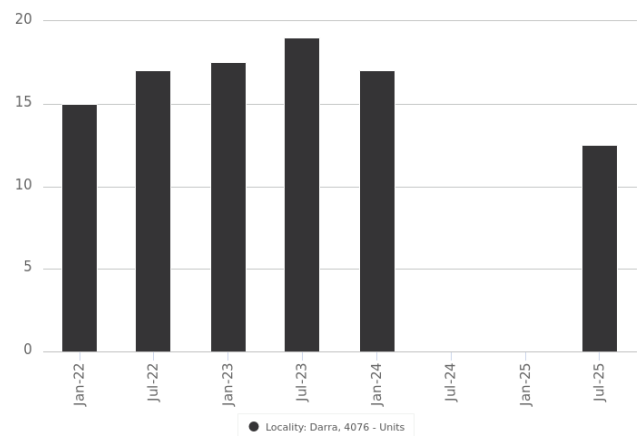
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price\*

\$796,500

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

\$\$

Median Price\*

\$760,000

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\*

\$702,500

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

Recently Sold

 1



**99 Ducie Street Darra QLD 4076**

Sold on 23 Oct 2025  
 \$1,400,000

 1

 1

 352m<sup>2</sup>

 0

 2  
 BEDROOMS

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

 0

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

 6



**75/20 Sanflex Street Darra QLD 4076**

Sold on 11 Feb 2026  
 \$820,000

 1

 2

 143m<sup>2</sup>



**52/35 Ashridge Road Darra QLD 4076**

Sold on 10 Feb 2026  
 \$815,000

 1

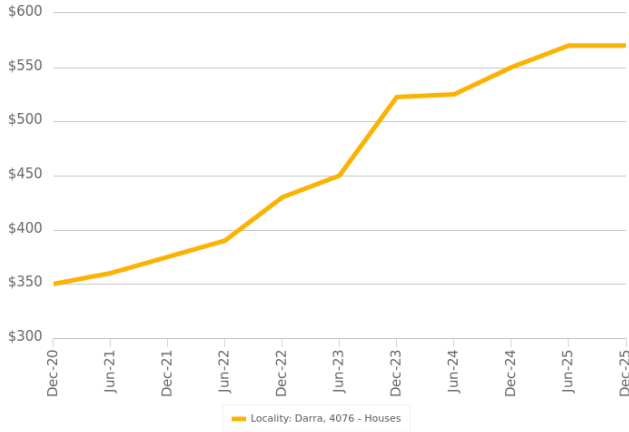
 2

 117m<sup>2</sup>

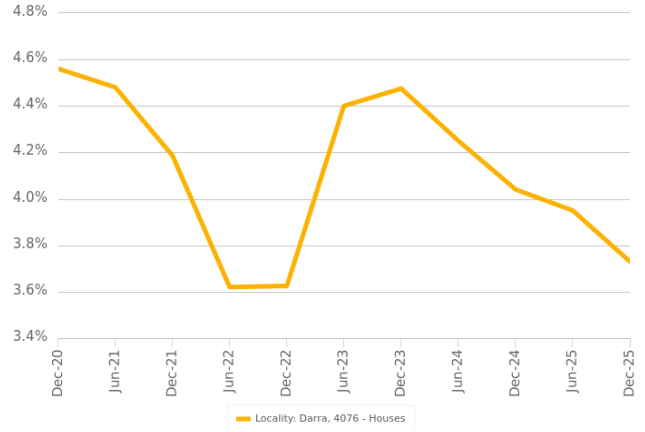
 = number of units currently On the Market or Sold within the last 6 months

## 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

3

3  
BEDROOMS



**54 Sanananda Street Darra QLD 4076**

Listed on 02 Apr 2026  
 \$575/W

1

1

625m<sup>2</sup>



**8 Harcourt Road Darra QLD 4076**

Listed on 01 Apr 2026  
 \$600/W

-

1

721m<sup>2</sup>

2

4  
BEDROOMS



**103 Balfour Street Darra QLD 4076**

Listed on 05 Apr 2026  
 \$700/W

4

2

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



**43 Rowe Terrace Darra QLD 4076**

Listed on 01 Apr 2026  
 \$790/W

1

2

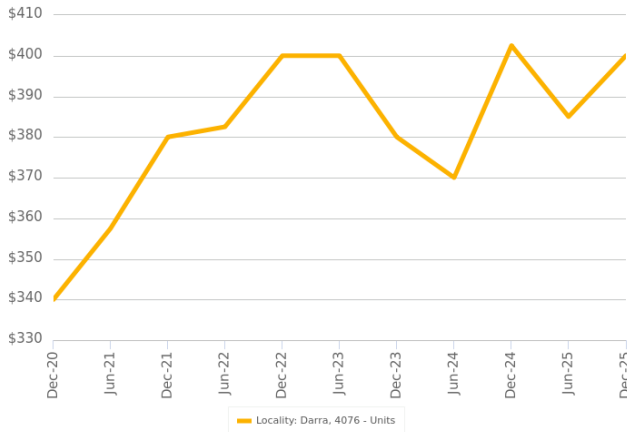
757m<sup>2</sup>



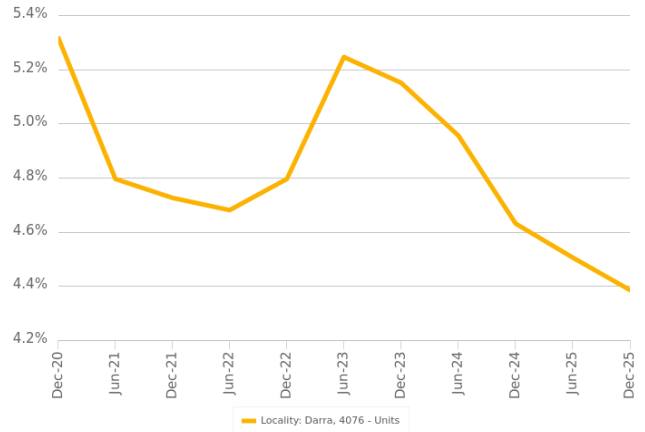
= number of houses observed as On the Market for Rent within the last month

## Units: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



## Units: Rental Activity Snapshot

### For Rent

3

1  
BEDROOMS



91 Ducie Street Darra QLD 4076

Listed on 02 Apr 2026  
 \$450/W



87a Rowe Terrace Darra QLD 4076

Listed on 24 Mar 2026  
 \$415/W



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 01 Apr 2026  
 \$655/W



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

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