

## Maroubra Market Update 1<sup>st</sup> Half 2025

### OVERVIEW

In Q1 2025, Maroubra\* recorded a median house price of \$3,150,000 and a median unit price of \$1,200,000. This represents an annual (Q1 2025 – Q1 2025) softening of -5.5% for houses and -0.8% for units. Comparing Q1 2024 and Q1 2025, total sales surged by 18.7% (to 165 sales in Q1 2025) for houses and 20.4% (to 419 sales in Q1 2025) for units. Although there is a highly demanded market in Maroubra\*, higher interest rates have also impacted property prices. There is now a more affordable market in the Maroubra\* area, which opens a rare and key opportunity for first home buyers and investors. Time is of the essence, due to the low number of new housing stock planned for construction in 2025.

#### CHANGE FROM LAST YEAR HALF YEAR



HOUSE SALES



HOUSE MEDIAN PRICE



HOUSE RENTAL PRICE



UNIT SALES



UNIT MEDIAN PRICE



UNIT RENTAL PRICE



### MARKET CONDITIONS

MEDIAN PRICE  
Q1 2025



\$3.1M



\$1.2M

SALES

AVERAGE DAYS  
ON MARKET Q1 2025



HOUSE



UNIT

MEDIAN PRICE  
Q1 2025



\$1,595



\$875

RENTALS

AVERAGE DAYS  
ON MARKET Q1 2025



HOUSE

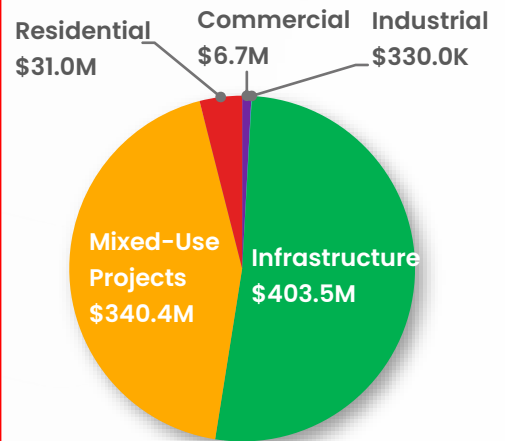


UNIT



### FUTURE DEVELOPMENTS

Maroubra<sup>£</sup> will see approximately **\$781.9M of new projects commencing construction in 2025.**



Residential and mixed-use projects set to commence in 2025 include:

- 2 Tingwell Boulevard & 120 Banks Avenue Mixed Use Development – Pagewood Green (214 Apartments)
- 128 Bunnerong Road & 120 Banks Avenue Stage 2 (44 Dwellings)
- 116-118 Marine Parade (10 Units)
- 53 New Orleans Crescent Townhouses (4 Townhouses)

The incoming supply of ready-to-go housing stock in 2025 is diverse, which creates a wider opportunity for buyers. That said, comparing the number of stock and sales in Q1 2025, this is not enough to answer market demand. This suggests that current softer prices can be temporary, and buyers must act fast.



21 Units/  
Apartments



4  
Townhouses



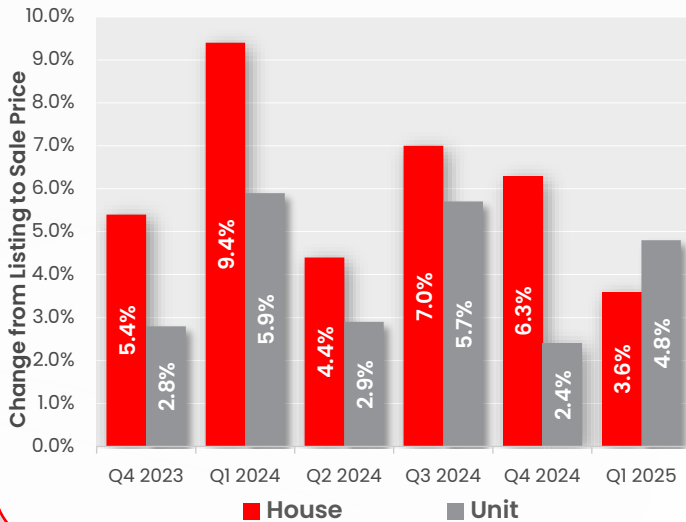
Dwellings



## AVERAGE VENDOR DISCOUNT\*

Average vendor discount reflects the average percentage difference between the first list price and final sold price. A lower percentage difference (closer to 0.0%) suggests that buyers are willing to purchase close to the first asking price of a property.

Average vendor discounts between Q1 2024 and Q1 2025 remain a premium, however at a lower rate of 3.6% for houses and 4.8% for units. Both house and unit owners are benefiting from premiums, as buyers must offer above the first list price. This creates confidence for owners, as median prices in Q1 2025 have become more affordable.

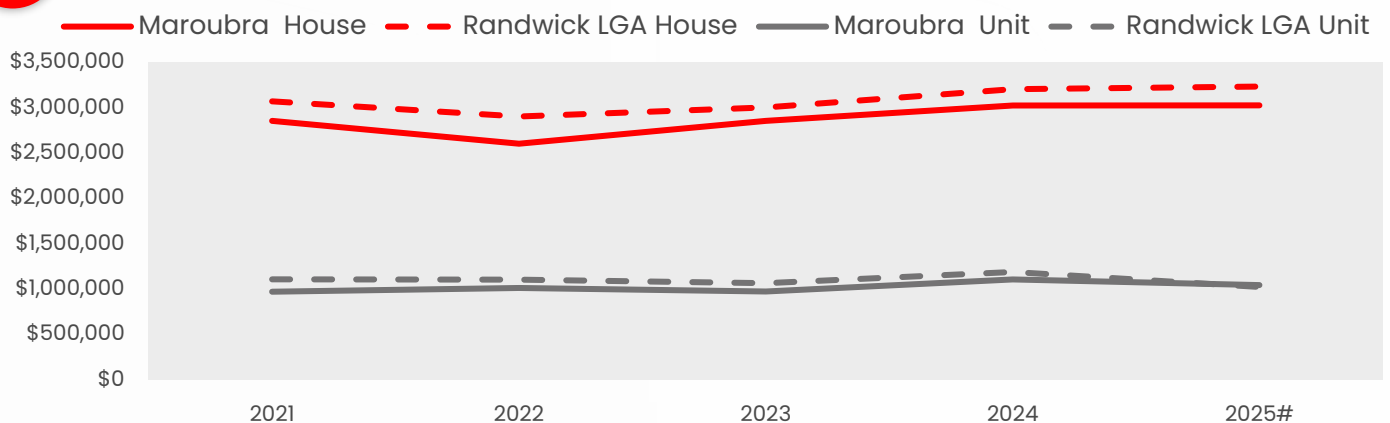


The suburb of Maroubra has provided a slightly more affordable median house price compared to the wider Randwick Local Government Area (LGA), whereas prices for units has been on par. This continued to be the case in 2025# with houses delivering a stable price growth in the past 12 months. Now is an ideal time to enter the market.

Most of the homes sold in Maroubra\* in 2024/25# were in the more affordable price point of less than \$2,800,000 (57.1%), which coincides with a slightly softer price growth. Similarly, units had most sales (40.7%) in the affordable price point of less than \$1,049,000. Combined, this creates a key opportunity for first home buyers. That said, owners can still benefit, as 34.5% of units and 25.0% of houses were sold in the premium price brackets. Overall, this indicates there is a home for every budget in Maroubra\*.



## MARKET COMPARISON

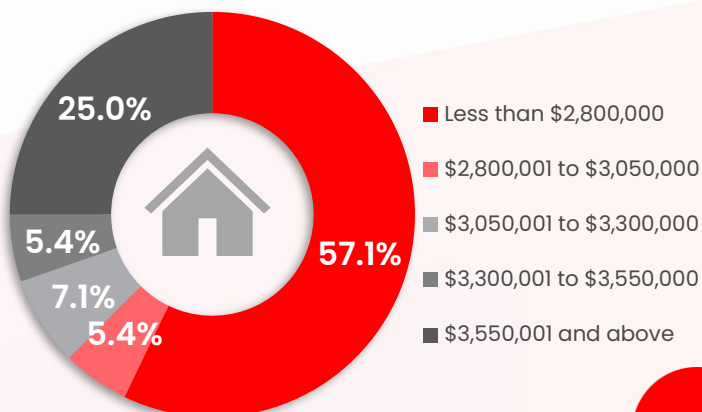


The market comparison graph provides a comparative trend for median price of houses and units over the past 5 years. The main LGA chosen was based on their proximity to the main suburb analysed, which is Maroubra.

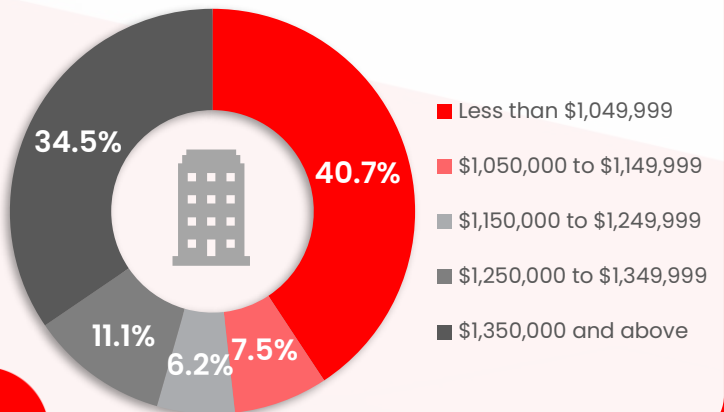


## PRICE BREAKDOWN 2024/25#

### HOUSES SOLD



### UNITS SOLD





## RENTAL GROWTH 2025€

House rental yields in Maroubra<sup>‡</sup> was 2.0% as of March 2025, below the Randwick LGA(2.6%) and Sydney Metro (2.7%). That said, median house rental price increased by 6.3% in the past 12 months to Q1 2025, at \$1,595 per week; whilst the number of houses rented also increased, by 11.8% (to 133 houses) in Q1 2025. This indicates a highly demanded house rental market in Maroubra<sup>‡</sup>, which is beneficial to investors. Unit rental yields in Maroubra<sup>‡</sup> was 4.5% in March 2025, and with a more affordable entry/sale price, is a key opportunity for first time investors.

2-bedroom houses have provided investors with +8.1% rental growth annually, achieving a median rent of \$1000 per week.

Maroubra<sup>‡</sup> recorded a vacancy rate of 1.0% in March 2025, below the Randwick LGA average of 1.3% and Sydney Metro's 1.3%. Vacancy rates have fluctuated in the past 12 months, but overall showed a slightly increasing pattern, due to investors returning to market. That said, a 1.0% vacancy rate is still well below the Real Estate Institution of Australia's healthy benchmark of 3.0%, indicating quicker occupancy of rental properties in Maroubra<sup>‡</sup>, which is ideal for investors.

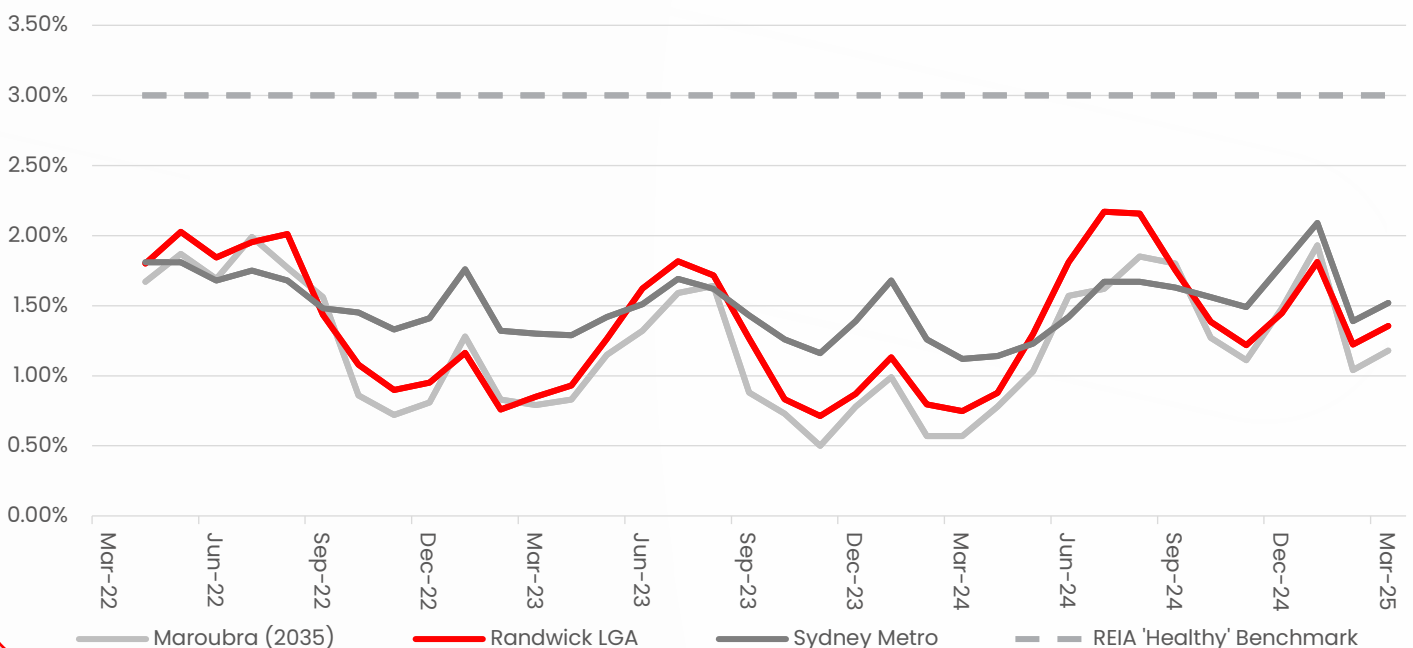
 2 BEDROOMS  
**+8.1%**

 3 BEDROOMS  
**-2.5%**


 4 BEDROOMS  
**+5.6%**





## RENTAL VACANCY RATES 2025




## RENTAL YIELD 2025§

  
**2.0%**  
Maroubra  
(2025)<sup>‡</sup>

  
**2.6%**  
Randwick  
LGA

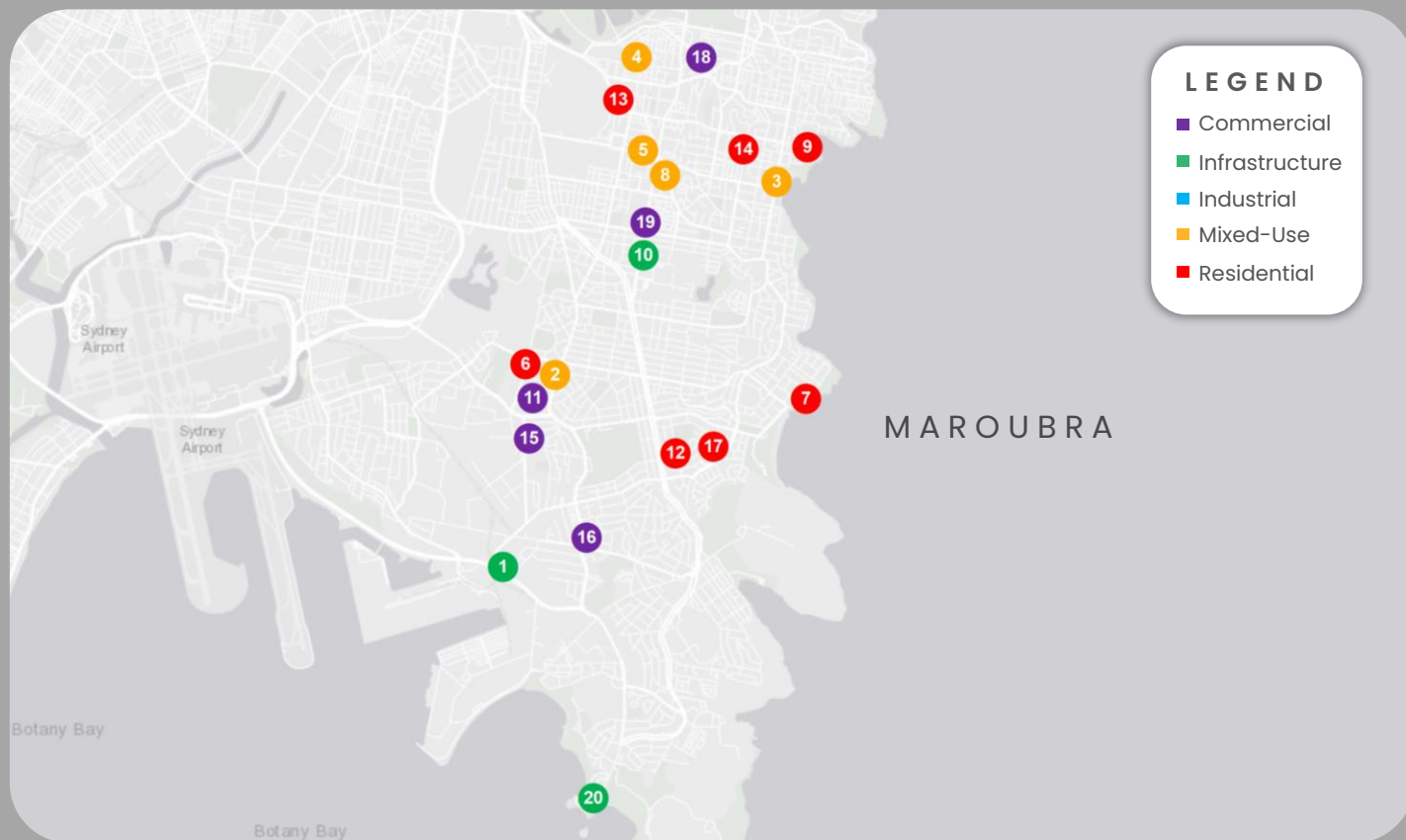
  
**2.7%**  
Sydney  
Metro

  
**4.5%**  
Maroubra  
(2025)<sup>‡</sup>

  
**4.9%**  
Randwick  
LGA

  
**4.4%**  
Sydney  
Metro

# PROJECT DEVELOPMENT MAP 2025<sup>A</sup>



#	Project <sup>E</sup>	Type	Estimated Value <sup>H</sup>	Commence Date <sup>W</sup>
1	Port Botany Rail Terminal Expansion (State Government)	Infrastructure	\$400,000,000	1/12/2025
2	2 Tingwell Boulevard & 120 Banks Avenue Mixed Use Development – Pagewood Green (214 Apartments/Retail)	Mixed Use	\$119,020,251	8/12/2025
3	Coogee Bay Hotel Redevelopment (60 Apartments/Retail)	Mixed Use	\$111,710,018	3/12/2025
4	36 Dangar Street Randwick Seniors Housing (Independent Living Units/Hotel Accommodation/Retail)	Mixed Use	\$83,000,000	3/12/2025
5	32–34 Blenheim Street Hotel Suite Accommodation (Hotel Suite Accommodation/Café)	Mixed Use	\$22,376,140	12/12/2025
6	128 Bunnerong Road & 120 Banks Avenue Stage 2 (44 Dwellings)	Residential	\$14,273,288	26/12/2025
7	116–118 Marine Parade Units (10 Units)	Residential	\$6,824,355	5/12/2025
8	18–20a Perouse Road Apartments & Retail (7 Apartments/Retail)	Mixed Use	\$4,046,000	8/08/2025
9	30–32 Moore Street Units (5 Units)	Residential	\$3,470,359	28/11/2025
10	Randwick Barracks (Federal Government)	Infrastructure	\$2,568,967	12/02/2025
11	5 Oscar Place Hotel Suites Conversion	Commercial	\$2,373,000	10/12/2025
12	19 Minneapolis Crescent Dwellings (4 Dwellings)	Residential	\$1,996,214	15/05/2025
13	245 Alison Road Dwellings (3 Dwellings)	Residential	\$1,776,524	28/10/2025
14	52 Mount Street Residential Flat Building Additions (6 Units)	Residential	\$1,474,912	14/10/2025
15	53 Smith Street Commercial Building	Commercial	\$1,254,241	16/05/2025
16	7–eleven Matraville Underground Petroleum Storage Tanks	Commercial	\$1,200,000	19/12/2025
17	53 New Orleans Crescent Townhouses (4 Townhouses)	Residential	\$1,177,871	14/02/2025
18	49–53 Clovelly Road Commercial Buildings Additions	Commercial	\$981,750	14/03/2025
19	349 Avoca Street Boarding House Conversion	Commercial	\$600,000	12/09/2025
20	La Perouse Museum Outdoor Light Sculptures (Local Government)	Infrastructure	\$450,000	8/09/2025



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## RESEARCH SERVICES

Our research services span over every suburb, LGA, and state within Australia; captured in a variety of standard and customised products, and include:

- Advisory and consultancy
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- Primary qualitative and quantitative research
- Demographic and target market analysis
- Geographic information mapping
- Project analysis including product and pricing recommendations
- Rental and investment return analysis

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## REFERENCES

\* Maroubra sales market data and key indicators encapsulates aggregate property market conditions within the suburbs of Randwick, Coogee, Maroubra, East Gardens, Hillsdale, Matraville.

\*\* Estimated values are based on construction value provided by the relevant data authority and does not reflect commercial and/or re-sale value.

# 2025 encapsulates sales transactions for Q1 (01/01/2025 – 31/03/2025) only, other years encapsulates sales transactions for the full year (i.e 01/01 to 31/12 of the relevant year).

€ Annual rental growth is a comparison between Q1 2024 (01/01/2024 – 31/03/2024) and Q1 2025 (01/01/2025 – 31/03/2025) house median rent figures.

¥ Maroubra rental market data encapsulates aggregate property conditions within the postcodes of 2031, 2034, 2035, 2036.

§ Rental yields shown are as reported as of March 2025.

▲ Project development map showcases a sample of upcoming projects only, due to accuracy of addresses provided by the data provider for geocoding purposes.

£ Projects refers to the top developments within the postcodes of 2031, 2034, 2035, 2036.

µ Estimated value is the value of construction costs provided by relevant data authority, it does not reflect the project's sale/commercial value.

ψ Commencement date quoted for each project is an approximate only, as provided by the relevant data authority, PRD does not hold any liability to the exact date.

**Source:** APM Pricfinder, Cordell Connect database, SQM Research, Esri ArcGIS.

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