

Maroubra Market Update Q3 2025

OVERVIEW

In Q3 2025, Maroubra* recorded a median house price of \$2,885,000 and a median unit price of \$1,165,000. This represents an annual (Q3 2024 – Q3 2025) price softening of -15.1% for houses and -3.3% for units. Comparing Q3 2024 and Q3 2025, total sales surged by 25.6% (to 147 sales in Q3 2025) for houses and 32.2% (to 394 sales in Q3 2025) for units. The Maroubra* market is highly demanded, however as often with the case in blue-chip suburbs, higher interest rates and economic conditions can impact price offers. This creates a unique opportunity for buyers, as it is not often the market is slightly more affordable. A market recovery is very possible, due to the low number of new stock. Thus, now is an ideal time to transact.

CHANGE FROM LAST YEAR HALF YEAR



HOUSE SALES



HOUSE MEDIAN PRICE



HOUSE RENTAL PRICE



UNIT SALES



UNIT MEDIAN PRICE

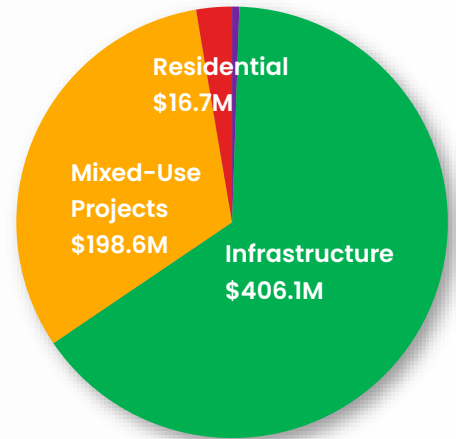


UNIT RENTAL PRICE



FUTURE DEVELOPMENTS

Maroubra[£] plans to see approximately **\$624.7M of new projects commence construction in 2025.**



There are quite a few residential and mixed-use projects set to commence in Maroubra in 2025. These include:

- 116-118 Marine Parade (10 Units)
- 19 Minneapolis Crescent Dwellings (4 Dwellings)
- 53 New Orleans Crescent Townhouses (4 Townhouses)
- Newmarket Green Stage 3 (111 Apartments/42 Dwellings)

Most of the planned projects in the Maroubra pipeline are units and houses. This will help answer demand but compared to Q3 2025 sales of 147 houses and 394 units, it is not enough. Therefore, an undersupply in stock is highly likely, which will stimulate a price recovery in the market.



132 Units/
Apartments



4
Townhouses



54
Dwellings



MARKET CONDITIONS

MEDIAN PRICE
Q3 2025



\$2.8M



\$1.17M

SALES

AVERAGE DAYS
ON MARKET Q3 2025



HOUSE



UNIT

MEDIAN PRICE
Q3 2025



\$1600



\$880

RENTALS

AVERAGE DAYS
ON MARKET Q3 2025



HOUSE

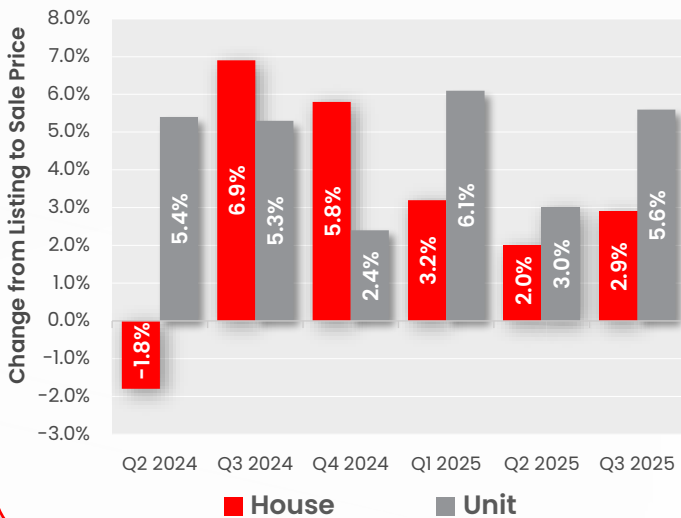


UNIT

%

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.



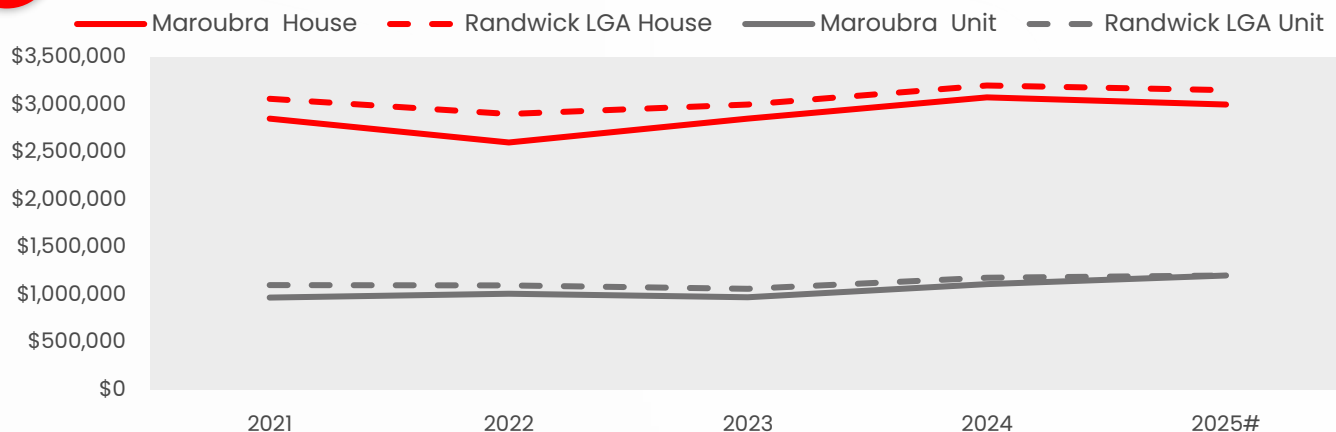
Average vendor discounts between Q3 2024 and Q3 2025 remain at premium, slightly lower at 2.9% for houses but much higher at 5.6% for units. Both house and unit owners are benefitting from premiums, as buyers must offer above the first list price. This creates confidence for owners as median prices have become slightly more affordable in Q3 2025. House buyers are benefitting from less premiums than 12 months prior, thus now an ideal time to enter the market.

The suburb of Maroubra has provided a slightly more affordable median house price compared with the wider Randwick Local Government Area (LGA), and an on-par unit market. This is the case in 2025#, with houses showing stable price growth. Now is an ideal time for buyers to act.

Most of the homes sold in Maroubra* across 2024/25# were split between the most affordable price bracket of less than \$2,699,999 (32.2%) and the premium price point, of \$3,450,000 and above (42.4%). Units were also split between the premium price point of \$1,300,000 and above (41.8%), and the most affordable price point of less than \$999,999 (35.2%). Thus, despite being a blue-chip suburb, there is a home for every budget in Maroubra*



MARKET COMPARISON

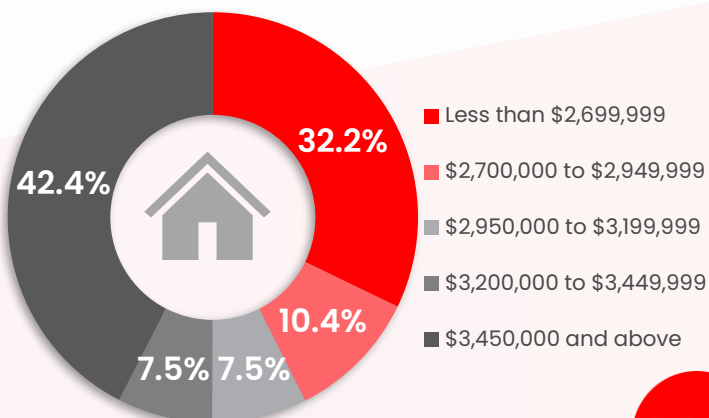


The market comparison graph provides a comparative trend for median price of houses and units over the past 5 years. The main LGA chosen was based on their proximity to the main suburb analysed, which is Maroubra.

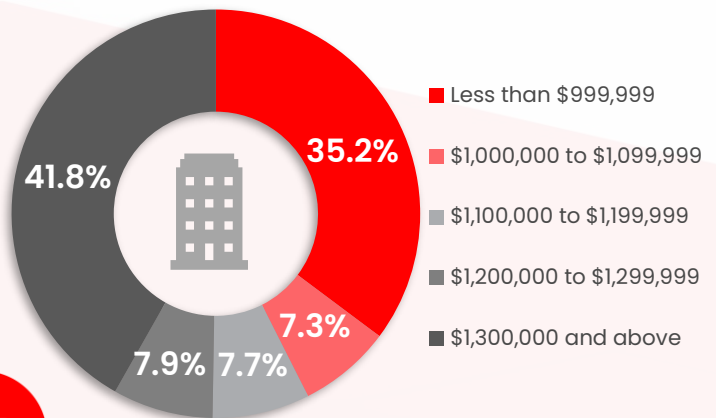
\$

PRICE BREAKDOWN 2024/25#

HOUSES SOLD



UNITS SOLD



PRD.



RENTAL GROWTH 2025€

House rental yields in Maroubra[‡] was 2.1% as of September 2025, below the Randwick LGA (2.6%) and Sydney Metro (2.7%). That said, median house rental price increased by 9.7% in the past 12 months to Q3 2025, at \$1600 per week. At the same time the number of houses rented declined, by -22.2% (to 193 houses) in Q3 2025; suggesting an undersupply. This indicates a competitive house rental market in Maroubra[‡], which is beneficial to investors.

4-bedroom houses have provided investors with +5.4% rental growth annually, achieving a median rent of \$1,950 per week.

Maroubra[‡] recorded a vacancy rate of 1.2% in September 2025, slightly below Sydney Metro's 1.3%. Vacancy rates have fluctuated in the past 12 months, but overall showed a decline, which indicates an even tighter rental market. Further, a 1.2% vacancy rate is well below the Real Estate Institution of Australia's healthy benchmark of 3.0%, indicating quicker occupancy of rental homes in Maroubra[‡]. Property prices, thus entry prices, in this blue-chip suburb have become more affordable in the past 12 months; suggesting that now is an ideal time for investors to act.

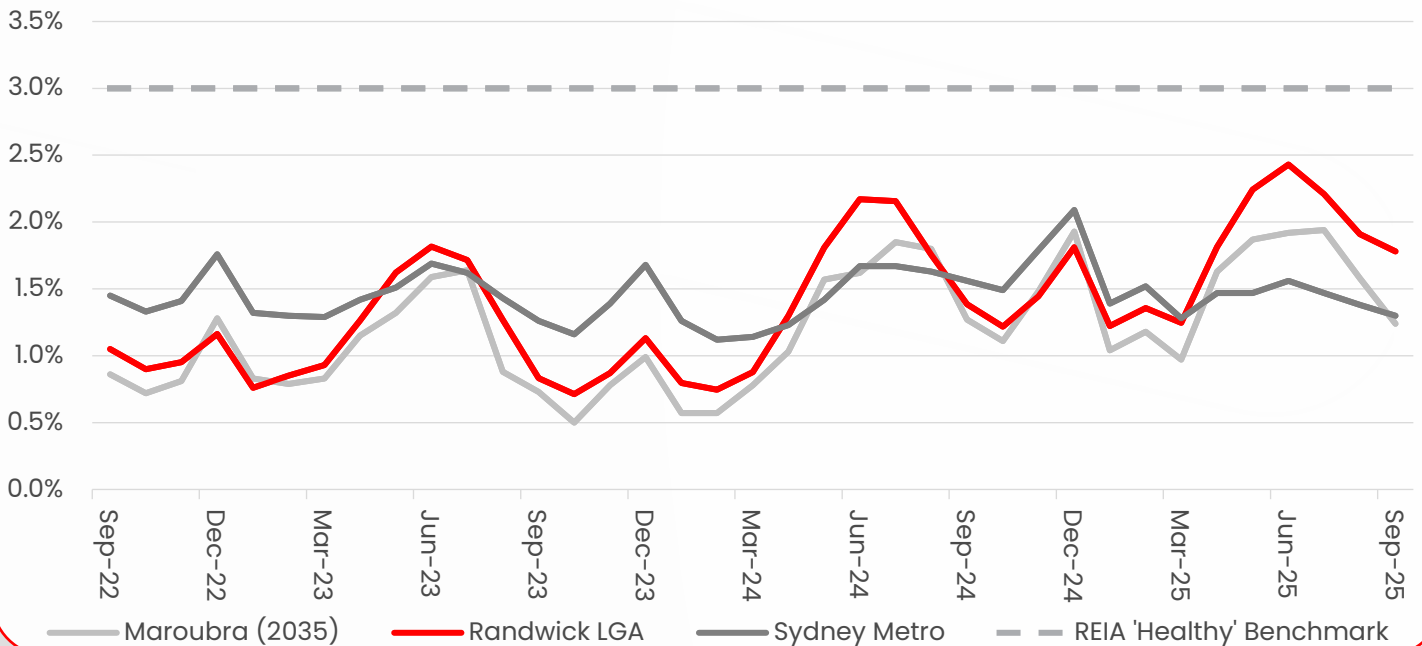
2 BEDROOMS
-1.5%

3 BEDROOMS
+0.0%

4+ BEDROOMS
+5.4%



RENTAL VACANCY RATES 2025



RENTAL YIELD 2025§

2.1%
Maroubra
(2025)[‡]

2.6%
Randwick
LGA

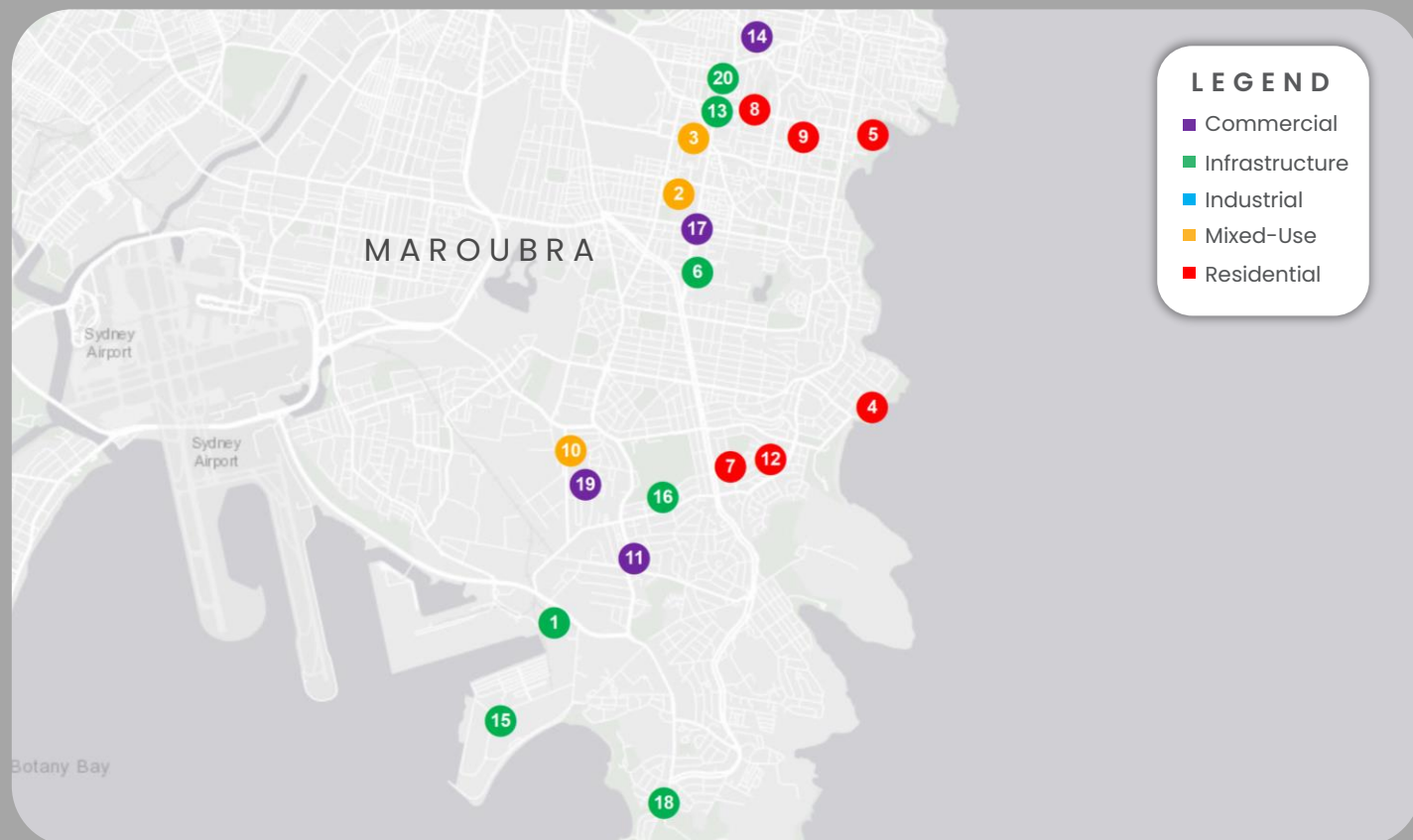
2.7%
Sydney
Metro

5.6%
Maroubra
(2025)[‡]

4.6%
Randwick
LGA

4.3%
Sydney
Metro

PROJECT DEVELOPMENT MAP 2025^A



#	Project ^E	Type	Estimated Value ^H	Commence Date ^W
1	Port Botany Rail Terminal Expansion (State Government)	Infrastructure	\$400,000,000	1/12/2025
2	Newmarket Green - Stage 3 (111 Apartments/42 Dwellings/Retail)	Mixed Use	\$175,000,000	15/09/2025
3	32-34 Blenheim Street Hotel Suite Accommodation (Hotel Shuite Accommodation/Café)	Mixed Use	\$22,376,140	12/12/2025
4	116-118 Marine Parade Units (10 Units)	Residential	\$6,824,355	5/12/2025
5	30-32 Moore Street Units (5 Units)	Residential	\$3,470,359	28/01/2025
6	Randwick Barracks (Federal Government)	Infrastructure	\$2,568,967	12/02/2025
7	19 Minneapolis Crescent Dwellings (4 Dwellings)	Residential	\$1,996,214	15/05/2025
8	245 Alison Road Dwellings (3 Dwellings)	Residential	\$1,776,524	28/10/2025
9	52 Mount Street Residential Flat Building (6 Units)	Residential	\$1,474,912	14/10/2025
10	53 Smith Street Commercial Building (Commercial Building/Office)	Mixed Use	\$1,254,241	16/05/2025
11	7-Eleven Matraville Underground Petroleum Storage Tanks	Commercial	\$1,200,000	19/12/2025
12	53 New Orleans Crescent Townhouses (4 Townhouses)	Residential	\$1,177,871	14/02/2025
13	Torres Strait Island Regional Council Detached Dwellings Extension Project (Local Government) (5 Detached Dwellings)	Infrastructure	\$1,000,000	17/11/2025
14	49-53 Clovelly Road Commercial Buildings	Commercial	\$981,750	14/03/2025
15	Northern & Southern Sydney Region Wharves & Marine Structures Maintenance (State Government)	Infrastructure	\$900,000	17/11/2025
16	Heffron Park Afl Fields Sports Field Lighting Upgrade (Local Government)	Infrastructure	\$700,000	15/12/2025
17	349 Avoca Street Boarding House Conversion	Commercial	\$600,000	12/09/2025
18	La Perouse Museum Outdoor Light Sculptures (Local Government)	Infrastructure	\$450,000	8/09/2025
19	Club Hillsdale Club Premises Alterations & Additions	Commercial	\$320,000	7/02/2025
20	Randwick City Council Administration Building Mechanical Plant System Upgrade (Local Government)	Infrastructure	\$250,000	1/02/2025



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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 – Q3 2025 (01/01/2025 – 30/09/2025) 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 Q3 2024 (01/07/2024 – 30/09/2024) and Q3 2025 (01/07/2025 – 30/09/2025) 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 September 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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