

Maroubra Market Update 1st Half 2026



OVERVIEW

In Q1 2026, Maroubra* had a median house price of \$3,150,000, and a median unit price of \$1,240,000. This is an annual (Q1 2025 – Q1 2026) price softening of -4.5% for houses but a growth of 2.9% for units. Between Q1 2025 – Q1 2026 house sales tightened (at 109 sales in Q1 2026), but unit sales increased, by 2.1% (to 296 sales in Q1 2026). The Maroubra* market is highly demanded, however as often the case in blue-chip suburbs, higher interest rates and economic conditions can impact sold price offers. This creates a unique opportunity for buyers, as it is not often houses in the area is slightly more affordable. Thus, now is an ideal time to transact.

CHANGE FROM LAST YEAR HALF YEAR



	YEAR	HALF YEAR
HOUSE SALES	↓	↓
HOUSE MEDIAN PRICE	↓	↓
HOUSE RENTAL PRICE	↑	↑



	YEAR	HALF YEAR
UNIT SALES	↑	↓
UNIT MEDIAN PRICE	↑	↑
UNIT RENTAL PRICE	↑	↑



MARKET CONDITIONS

MEDIAN PRICE
Q1 2026

\$3.2M

SALES

\$1.2M

AVERAGE DAYS
ON MARKET Q1 2026

42
HOUSE

39
UNIT

MEDIAN PRICE
Q1 2026

\$1.7K

RENTALS

\$920

AVERAGE DAYS
ON MARKET Q1 2026

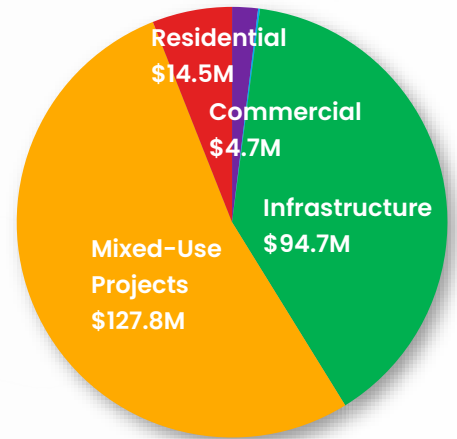
18
HOUSE

15
UNIT



FUTURE DEVELOPMENTS

Maroubra will see approximately **\$242.1M of new developments due to commence construction in 2026.**



There are some residential and mixed-use projects bringing new stock to Maroubra; including:

- 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade Maroubra Affordable Housing (144 Units)
- 19 Minneapolis Crescent Dwellings (4 Dwellings)
- 42 New Orleans Crescent Townhouses (3 Townhouses)

Most of the planned projects in the Maroubra* pipeline are units. This will help answer demand but compared to Q1 2026 sales of 109 houses and 296 units, it is not enough. Therefore, an undersupply in housing stock is highly likely. This will stimulate higher prices, thus a recovery in the house market and a more expensive unit market.

211 Units/
Apartments

3
Townhouses

10
Dwellings



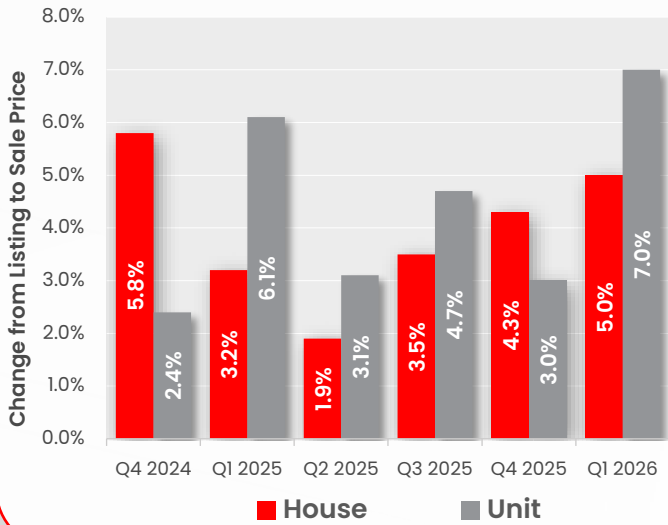
AVERAGE VENDOR DISCOUNT*

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.

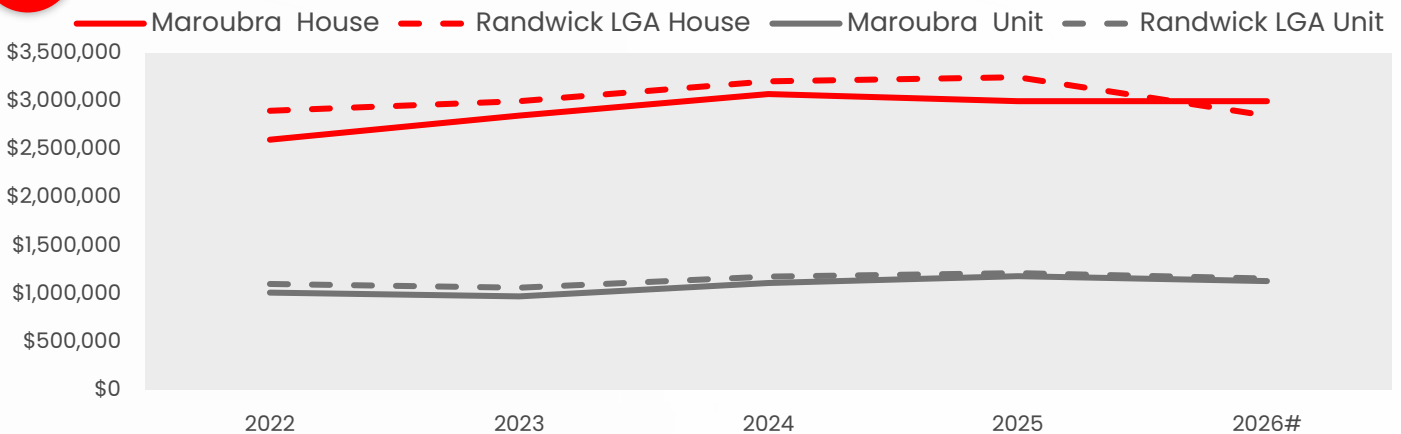
In the past 12 months to Q1 2026 average vendor discount for houses and units have remained at a premium, however has increased to a greater rate of 5.0% and 7.0%, respectively. Market conditions in Maroubra* continue to favour sellers for both houses and units, where buyers must offer above initial listing prices. This creates confidence for owners who are unsure, especially in a higher interest rate environment.

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 continued to be the case in 2026# for units. That said, house prices in Maroubra became a more premium market compared to the wider LGA.

Most of the houses sold in Maroubra* in 2025/2026# were in the premium price point of \$3,450,000 and above (35.5%) and the most affordable price point of less than \$2,699,999 (29.0%). Similarly, units saw the most sales in the premium price bracket (42.8%) and the most affordable price bracket (29.5%). There are also ample sales in all other price points, for houses and units. There are opportunities for owners and home buyers; even in a premium market like Maroubra*.



MARKET COMPARISON

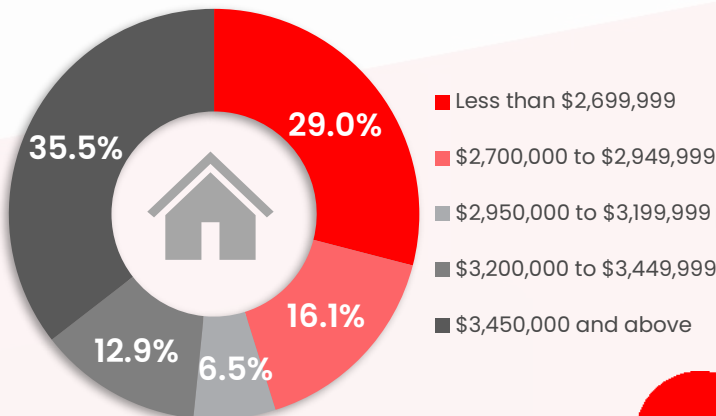


The market comparison graph provides a comparative trend for the median price of houses and unit in the past 5 years. The main LGA profiled was chosen based on their proximity to the main suburb analysed, which is Sans Souci.

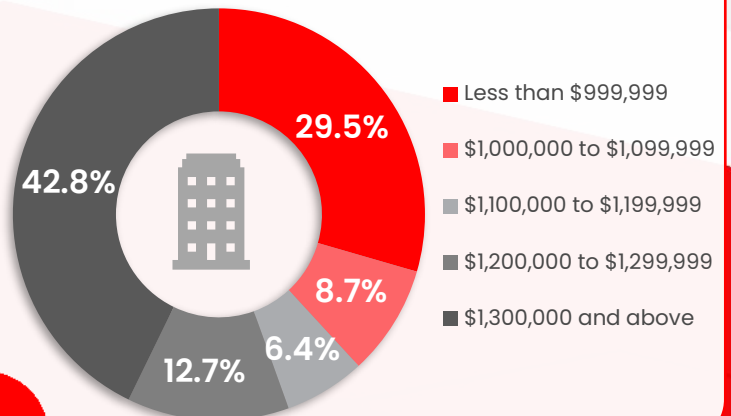


PRICE BREAKDOWN 2026#

HOUSES SOLD



UNITS SOLD





RENTAL GROWTH 2026€

House rental yields in Maroubra[‡] was 2.3% in March 2026, slightly lower than Randwick LGA (2.6%) and Sydney Metro (2.8%). That said, median house rental price have increased by 5.7% in the past 12 months to Q1 2026, at \$1,675 per week. The number of houses rented did decline, by -0.8% in the past 12 months, to 131 rentals in Q1 2026. There is still an undersupplied rental market in Maroubra[‡], which continues to be beneficial for investors.

3-bedroom houses have provided investors with +7.7% rental growth annually, achieving a median rent of \$1,400 per week.

Maroubra[‡] recorded a vacancy rate of 1.3% in March 2026, lower than Randwick LGA's 1.7% but higher than Sydney Metro 1.1% average. Vacancy rates in Maroubra[‡] increased in the past 12 months, due to more investors entering the market. That said, a 1.3% vacancy rate is still well below the Real Estate Institution of Australia's healthy benchmark of 3.0%. This suggests there is quicker occupancy of rental homes in Maroubra[‡]. This is an ideal environment for investors, especially with a slightly lower median house sales price (thus, entry price) in Q1 2026.

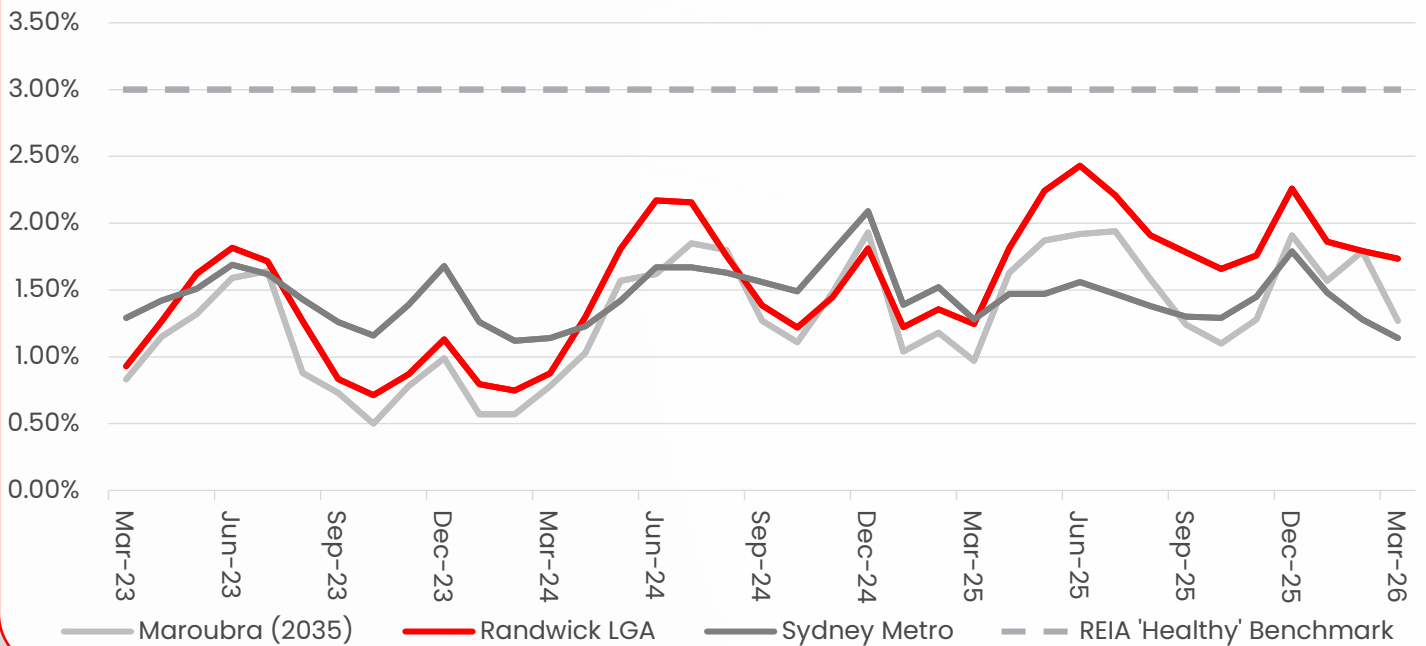
2 BEDROOMS
-0.2%

3 BEDROOMS
+7.7%

4+ BEDROOMS
+5.8%



RENTAL VACANCY RATES 2026



RENTAL YIELD 2026§

2.3%
Maroubra (2035)[‡]

2.6%
Randwick LGA

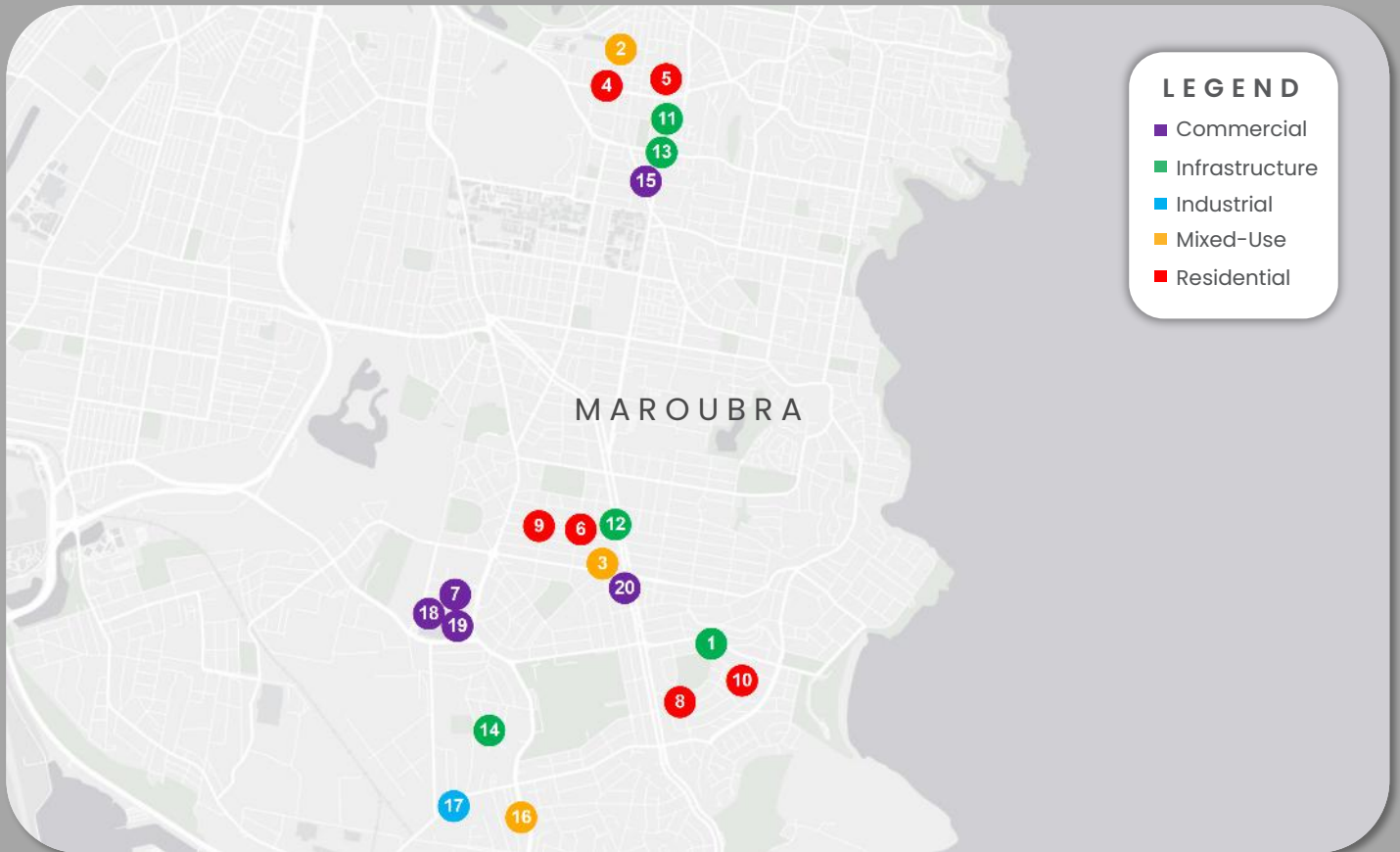
2.8%
Sydney Metro

3.6%
Maroubra (2035)[‡]

4.4%
Randwick LGA

4.2%
Sydney Metro

PROJECT DEVELOPMENT MAP 2026-2027^A



#	Project [£]	Type	Estimated Value ^µ	Commence Date ^ψ
1	195-213 Fitzgerald Avenue & 40-64 Yorktown Parade Maroubra Affordable Housing Development (State Government) (144 Units)	Infrastructure	\$90,893,982	14/12/2026
2	36 Dangar Street Randwick Seniors Housing (37 Independent Living Units/12 Aged Care Beds/Retail)	Mixed Use	\$83,000,000	3/09/2026
3	138 Maroubra Road Mixed Use Development (57 Apartments/Commercial Tenancy/Retail)	Mixed Use	\$44,330,000	6/11/2026
4	27 Cowper Street Apartments (4 Apartments)	Residential	\$3,607,269	25/12/2026
5	33-35 Church Street Units (6 Units)	Residential	\$2,886,428	10/11/2026
6	55 Hannan Street Units (3 Dwellings)	Residential	\$2,843,500	24/03/2026
7	5 Oscar Place Hotel Suites Conversion	Commercial	\$2,373,000	10/12/2026
8	19 Minneapolis Crescent Dwellings (4 Dwellings)	Residential	\$1,996,214	8/12/2026
9	28 Royal Street Dwellings (3 Dwellings)	Residential	\$1,858,711	4/12/2026
10	42 New Orleans Crescent Townhouses (3 Townhouses)	Residential	\$1,323,036	5/06/2026
11	Randwick City Council Infrastructure (Local Government)	Infrastructure	\$1,000,000	8/06/2026
12	Lionel Bowen Library Café (Local Government)	Infrastructure	\$1,000,000	18/05/2026
13	Sydney Childrens Hospitals Network Retail Tenancies Expansion (State Government)	Infrastructure	\$1,000,000	12/01/2026
14	Sydney Region Dwellings Redevelopment (State Government)	Infrastructure	\$800,000	13/04/2026
15	73-109 Belmore Road Cafe Conversion	Commercial	\$500,000	20/04/2026
16	492 Bunnerong Road Medical Centre Conversion (Medical Centre/Offices)	Mixed Use	\$500,000	5/05/2026
17	149 Beauchamp Road Warehouse Alterations & Additions	Industrial	\$330,000	9/07/2026
18	152 Bunnerong Road Food & Drink Premises Conversion	Commercial	\$315,000	4/11/2026
19	Coles Supermarket Eastgardens Retail Store Alterations	Commercial	\$300,000	23/10/2026
20	Big Daves Chipper Maroubra Restaurant Alterations & Additions	Commercial	\$300,000	16/09/2026

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- 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.

2026 encapsulates sales transactions for 2026 only (01/01/2026 – 31/03/2026).

€ Annual rental growth is a comparison between Q1 2025 (01/01/2025 – 31/03/2025) and Q1 2026 (01/01/2026 – 31/03/2026) house median rent figures.

¥ Maroubra rental market data encapsulates aggregate property conditions within the postcode of 2035.

§ Rental yields and vacancy rates shown are as reported as of March 2026.

Ⓐ 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 Pricerfinder, Cordell Connect database, SQM Research, Esri ArcGIS.

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