

Suburb Statistics Report

Narre Warren VIC 3805

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Area Profile

Narre Warren, VIC

The size of Narre Warren is approximately 14.0 square kilometres. There are 52 parks, covering nearly 9.0% of the total area. The population of Narre Warren in 2016 was 26621 people. By 2021 the population was 27689 showing a population growth of 4.0% in the area during that time. The predominant age group in Narre Warren is 30-39 years. Households in Narre Warren are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Narre Warren work in a trades occupation. In 2021, 69.20% of the homes in Narre Warren were owner-occupied compared with 71.70% in 2016.

	House	Unit	Land
Average Tenure Period	15.0 years	8.9 years	-
Total Dwellings	8,046	1,459	864
Total New Listings	358	87	-
Median Value	\$836,415	\$598,166	-
Total Properties Listed	399	102	-



Market Trends

House: Market Trends

429 Properties Sold (12 Months)	15.0 Average Tenure Period (Years)	\$580/w Median Asking Rent (12 Months)
358 New Sale Listings (12 Months)	12 Days on Market (12 Months)	425 Rental Rate Observations (12 Months)

House: Median Price Quartiles

↑	\$\$\$ Upper Quartile Price*	\$885,000	The 75th percentile sale price of sales over the past 12 months within the suburb.
↕	\$\$ Median Price*	\$815,000	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*	\$745,000	The 25th percentile sale price of sales over the past 12 months within the suburb.

*Statistics are calculated over a rolling 12 month period

Unit: Market Trends

88 Properties Sold (12 Months)	8.9 Average Tenure Period (Years)	\$530/w Median Asking Rent (12 Months)
87 New Sale Listings (12 Months)	21 Days on Market (12 Months)	103 Rental Rate Observations (12 Months)

Unit: Median Price Quartiles

	\$\$\$ Upper Quartile Price*	\$670,000	The 75th percentile sale price of sales over the past 12 months within the suburb.
	\$\$ Median Price*	\$617,500	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*	\$557,500	The 25th percentile sale price of sales over the past 12 months within the suburb.
*Statistics are calculated over a rolling 12 month period			



Land: Market Trends

9 Properties Sold (12 Months)	- Average Tenure Period (Years)	- Median Asking Rent (12 Months)
- New Sale Listings (12 Months)	- Days on Market (12 Months)	- Rental Rate Observations (12 Months)

Land: Median Price Quartiles

	\$\$\$ Upper Quartile Price*	-	The 75th percentile sale price of sales over the past 12 months within the suburb.
	\$\$ Median Price*	\$807,500	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*	-	The 25th percentile sale price of sales over the past 12 months within the suburb.
*Statistics are calculated over a rolling 12 month period			



Median Value

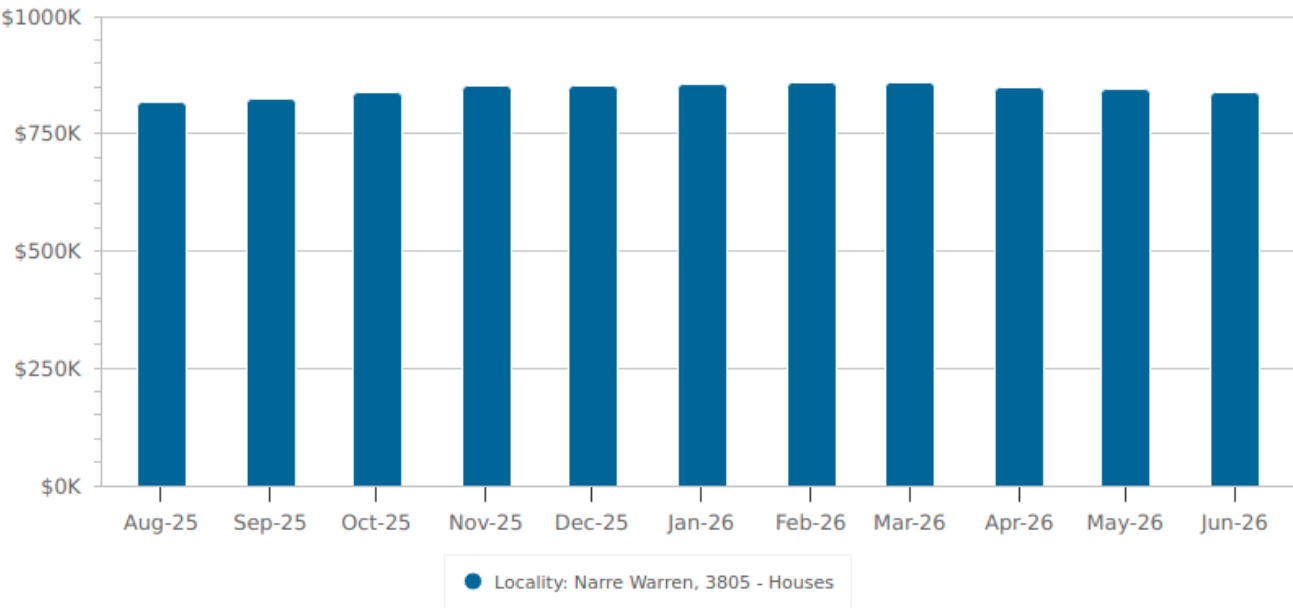
House: Recent Median Value

\$836K

Jun 2026

	Narre Warren
Jul 2025	\$803,476
Aug 2025	\$815,529
Sep 2025	\$823,273
Oct 2025	\$838,815
Nov 2025	\$851,280
Dec 2025	\$852,252
Jan 2026	\$853,970
Feb 2026	\$858,308
Mar 2026	\$858,613
Apr 2026	\$849,968
May 2026	\$845,202
Jun 2026	\$836,415

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

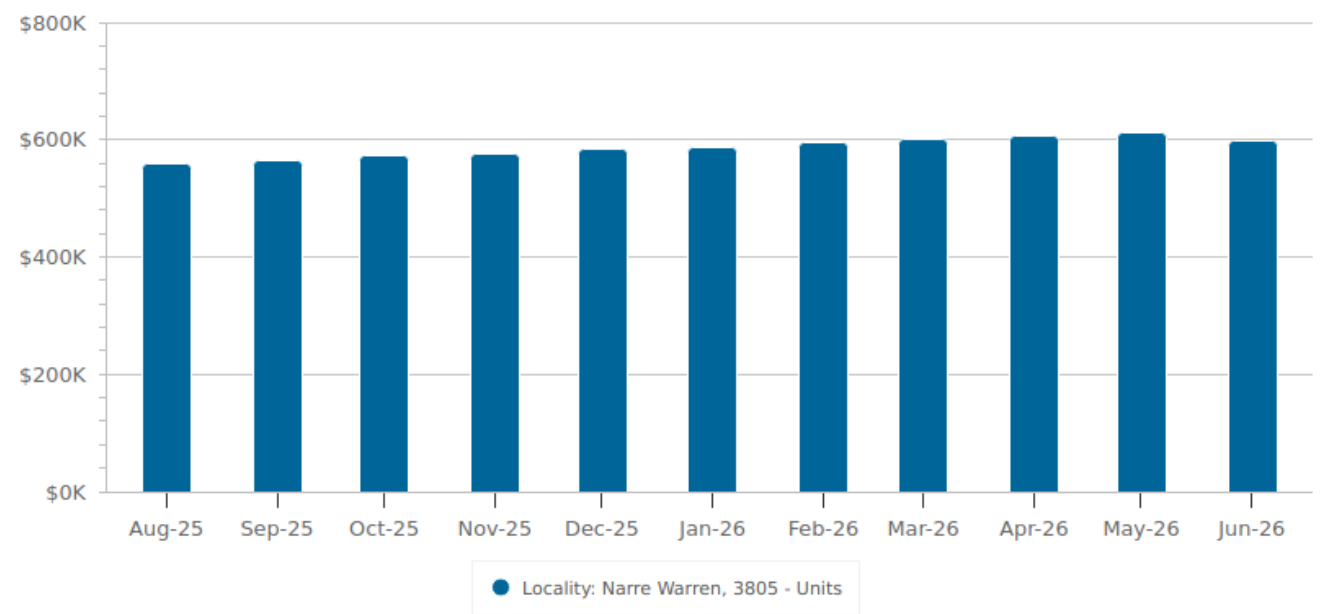


Unit: Recent Median Value

\$598K
Jun 2026

	Narre Warren
Jul 2025	\$559,032
Aug 2025	\$557,612
Sep 2025	\$565,090
Oct 2025	\$572,269
Nov 2025	\$576,143
Dec 2025	\$583,589
Jan 2026	\$586,223
Feb 2026	\$595,933
Mar 2026	\$600,478
Apr 2026	\$607,295
May 2026	\$612,806
Jun 2026	\$598,166

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month



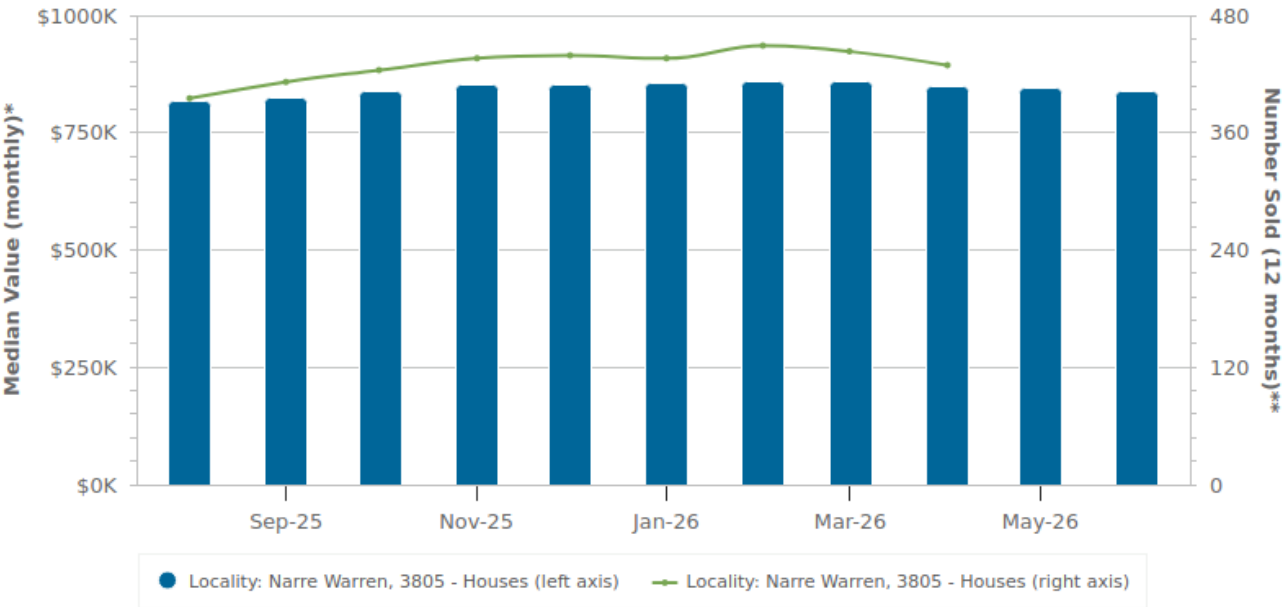
429

Apr 2026

House: Median Value vs Number Sold

	Median Value	Number Of Sold
Jul 2025	\$803,476	393
Aug 2025	\$815,529	395
Sep 2025	\$823,273	412
Oct 2025	\$838,815	424
Nov 2025	\$851,280	436
Dec 2025	\$852,252	439
Jan 2026	\$853,970	436
Feb 2026	\$858,308	449
Mar 2026	\$858,613	443
Apr 2026	\$849,968	429
May 2026	\$845,202	-
Jun 2026	\$836,415	-

Statistics are calculated over a rolling 12 month period



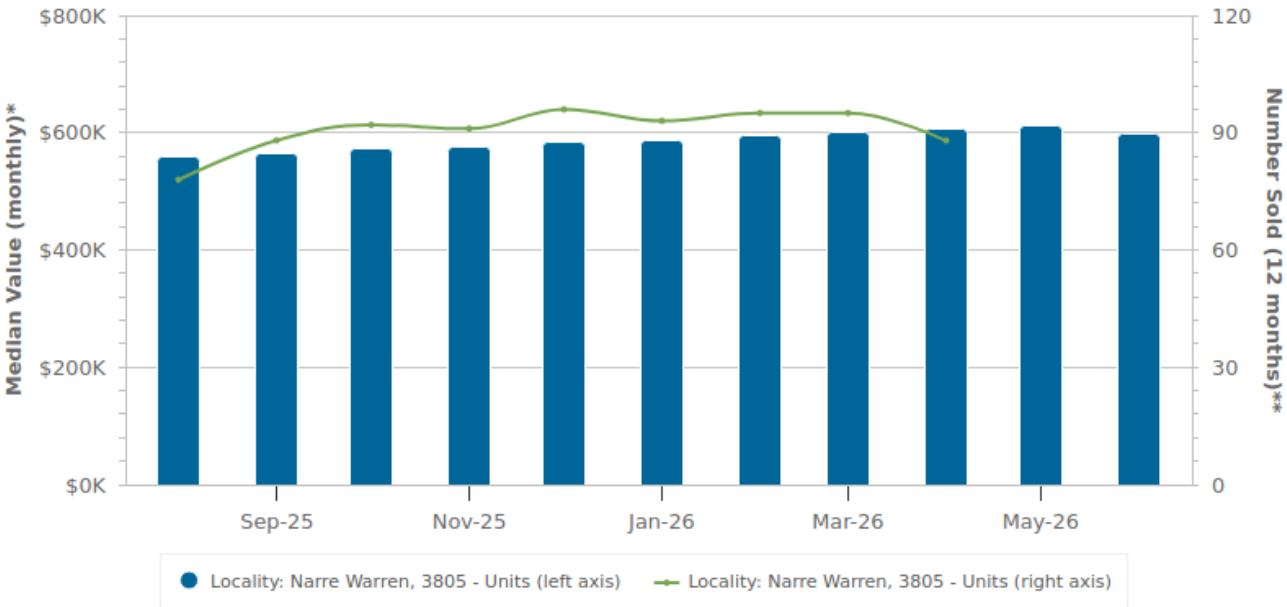
*Statistics are calculated at the end of the displayed month
**Statistics are calculated over a rolling 12 month period



Unit: Median Value vs Number Sold

	Median Value	Number Of Sold
Jul 2025	\$559,032	80
Aug 2025	\$557,612	78
Sep 2025	\$565,090	88
Oct 2025	\$572,269	92
Nov 2025	\$576,143	91
Dec 2025	\$583,589	96
Jan 2026	\$586,223	93
Feb 2026	\$595,933	95
Mar 2026	\$600,478	95
Apr 2026	\$607,295	88
May 2026	\$612,806	-
Jun 2026	\$598,166	-

Statistics are calculated over a rolling 12 month period



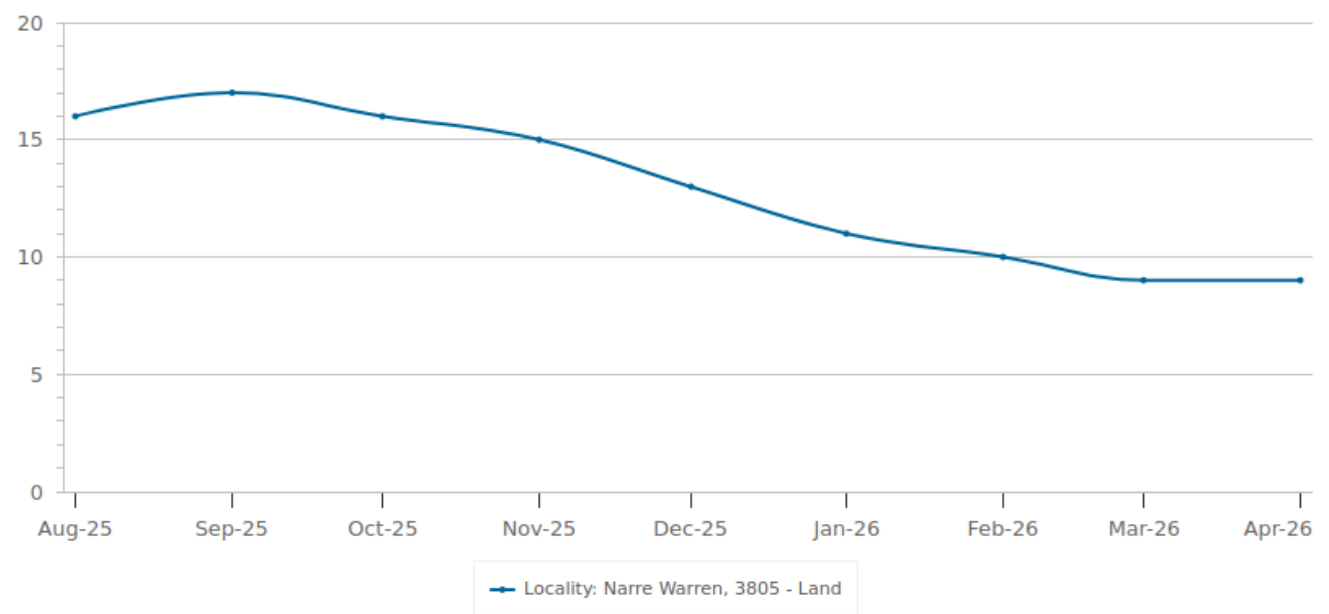
*Statistics are calculated at the end of the displayed month
**Statistics are calculated over a rolling 12 month period



Land: Median Value vs Number Sold

	Median Value	Number Of Sold
May 2025	-	15
Jun 2025	-	15
Jul 2025	-	17
Aug 2025	-	16
Sep 2025	-	17
Oct 2025	-	16
Nov 2025	-	15
Dec 2025	-	13
Jan 2026	-	11
Feb 2026	-	10
Mar 2026	-	9
Apr 2026	-	9

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

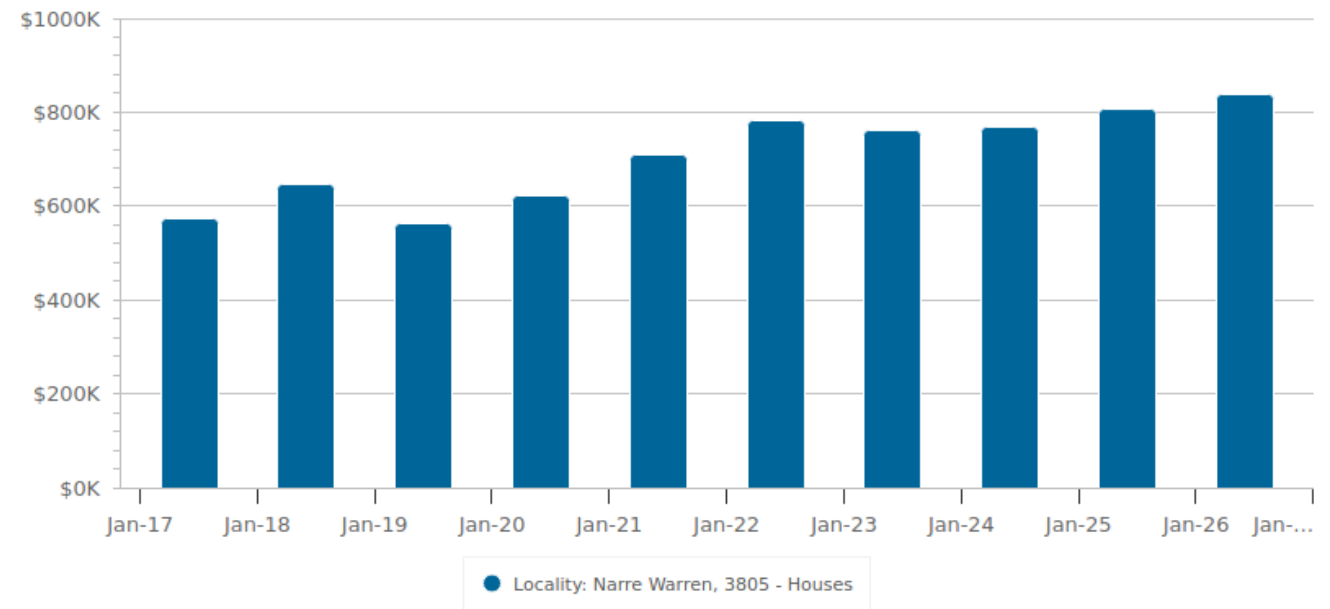


House: Median Value

\$836K
Jun 2026

	Narre Warren
Jun 2017	\$573,608
Jun 2018	\$645,064
Jun 2019	\$563,718
Jun 2020	\$622,514
Jun 2021	\$709,140
Jun 2022	\$782,284
Jun 2023	\$760,514
Jun 2024	\$768,217
Jun 2025	\$804,996
Jun 2026	\$836,415

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month



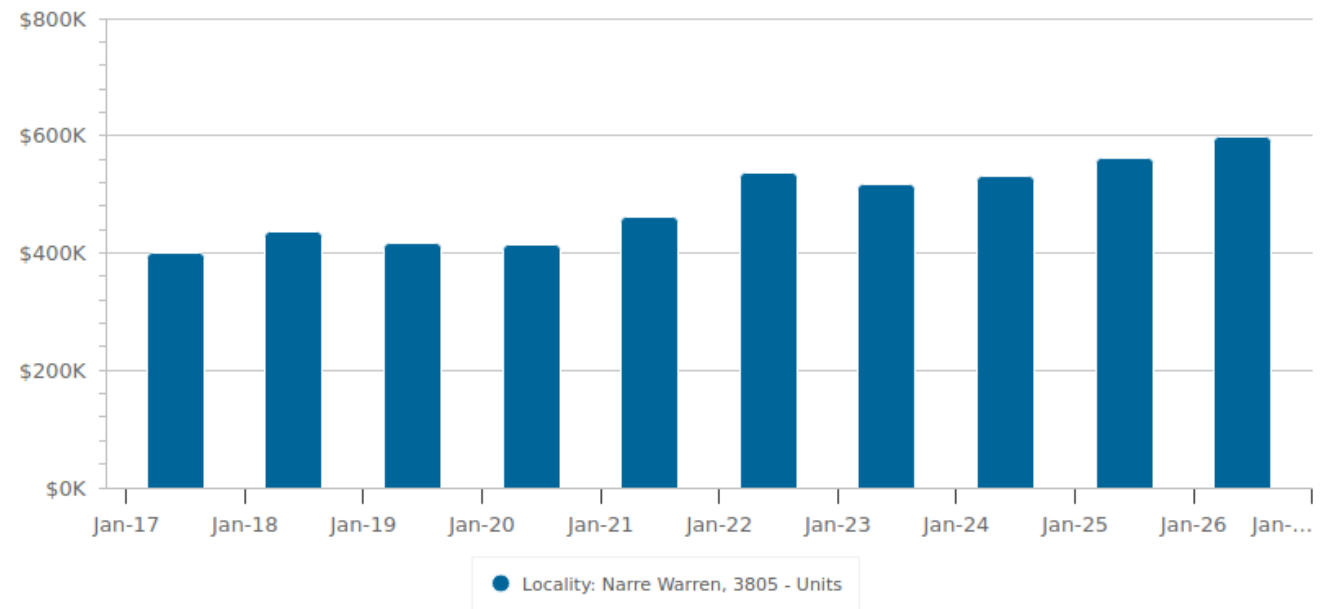
Unit: Median Value

\$598K

Jun 2026

	Narre Warren
Jun 2017	\$399,829
Jun 2018	\$437,035
Jun 2019	\$417,600
Jun 2020	\$415,094
Jun 2021	\$461,482
Jun 2022	\$537,686
Jun 2023	\$516,301
Jun 2024	\$532,041
Jun 2025	\$560,931
Jun 2026	\$598,166

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

Sales Per Annum

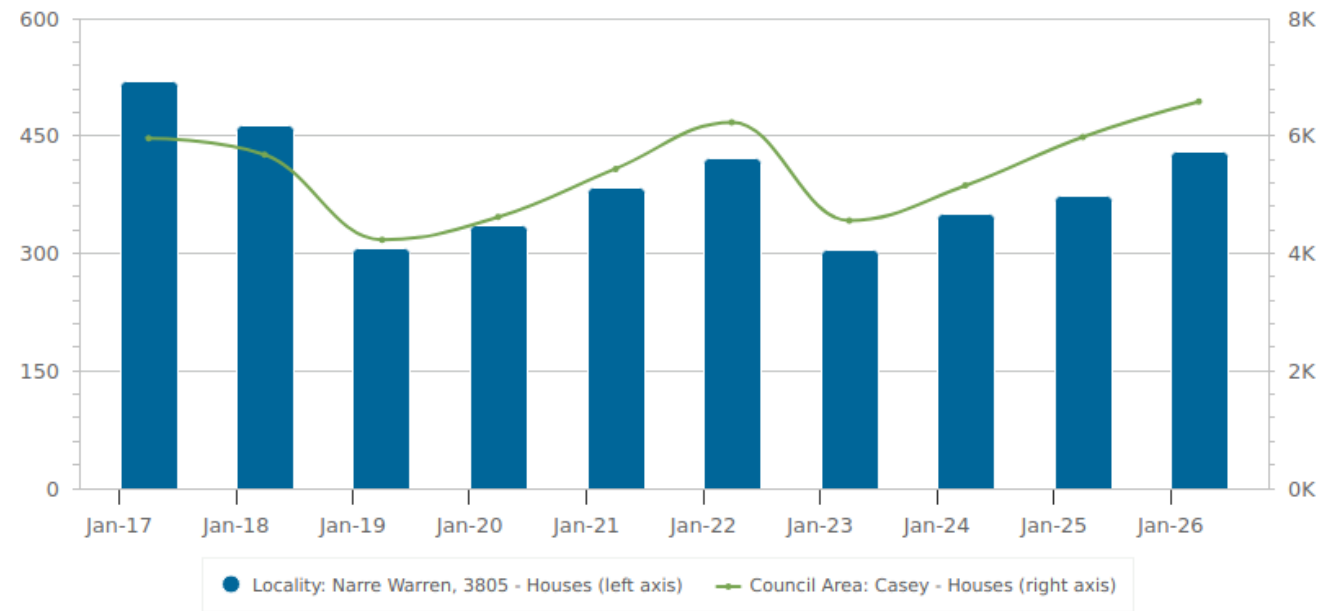
House: Sales Per Annum

429

Apr 2026

	Narre Warren	Casey
Apr 2017	519	5955
Apr 2018	463	5679
Apr 2019	306	4231
Apr 2020	336	4619
Apr 2021	383	5439
Apr 2022	422	6232
Apr 2023	304	4559
Apr 2024	350	5156
Apr 2025	373	5980
Apr 2026	429	6584

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

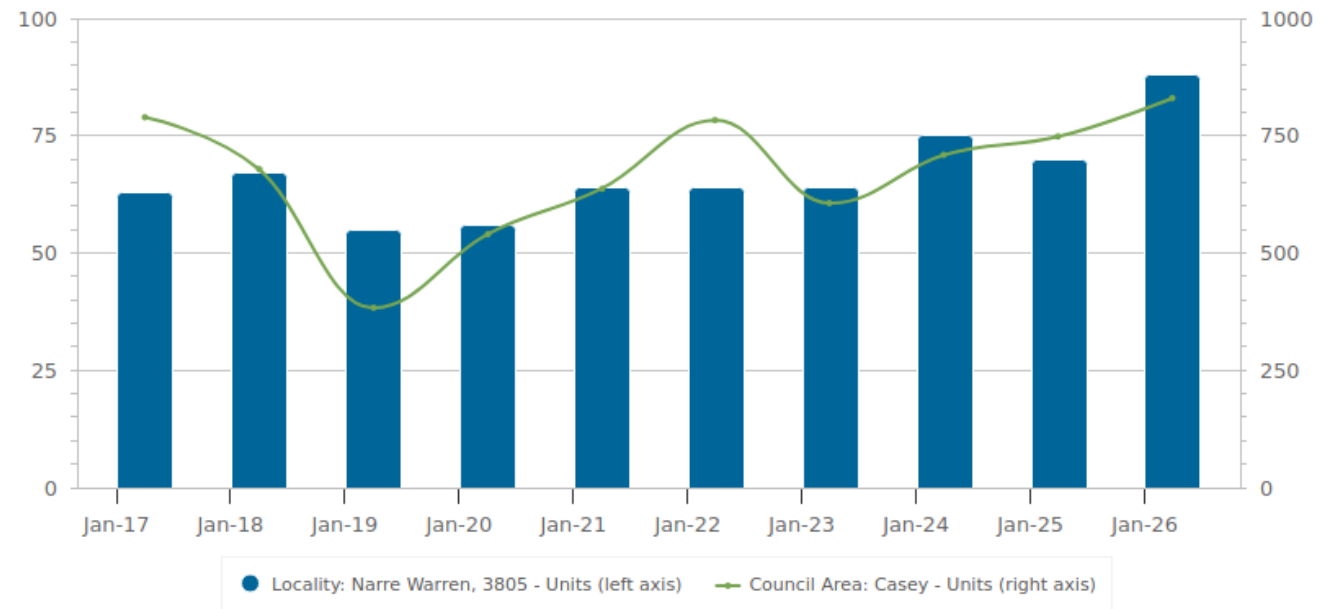
88

Apr 2026

Unit: Sales Per Annum

	Narre Warren	Casey
Apr 2017	63	789
Apr 2018	67	679
Apr 2019	55	383
Apr 2020	56	540
Apr 2021	64	637
Apr 2022	64	783
Apr 2023	64	606
Apr 2024	75	709
Apr 2025	70	748
Apr 2026	88	830

Statistics are calculated over a rolling 12 month period



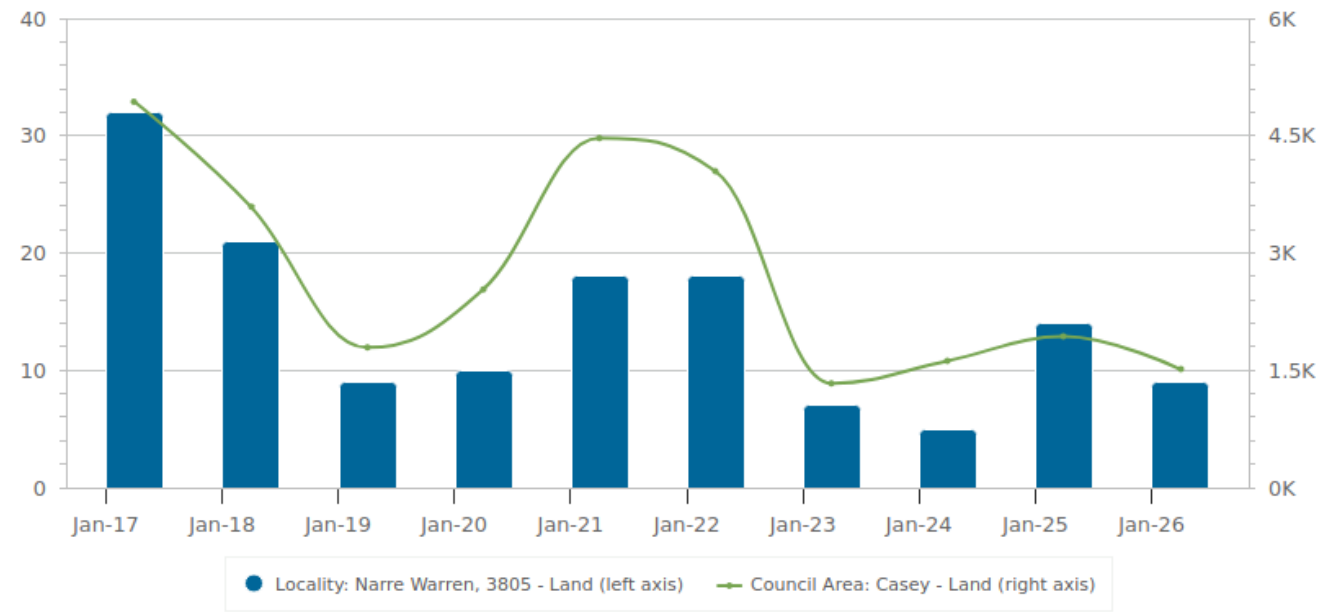
Statistics are calculated over a rolling 12 month period

Land: Sales Per Annum

9
Apr 2026

	Narre Warren	Casey
Apr 2017	32	4933
Apr 2018	21	3592
Apr 2019	9	1792
Apr 2020	10	2534
Apr 2021	18	4469
Apr 2022	18	4045
Apr 2023	7	1331
Apr 2024	5	1622
Apr 2025	14	1933
Apr 2026	9	1514

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

Sales By Price

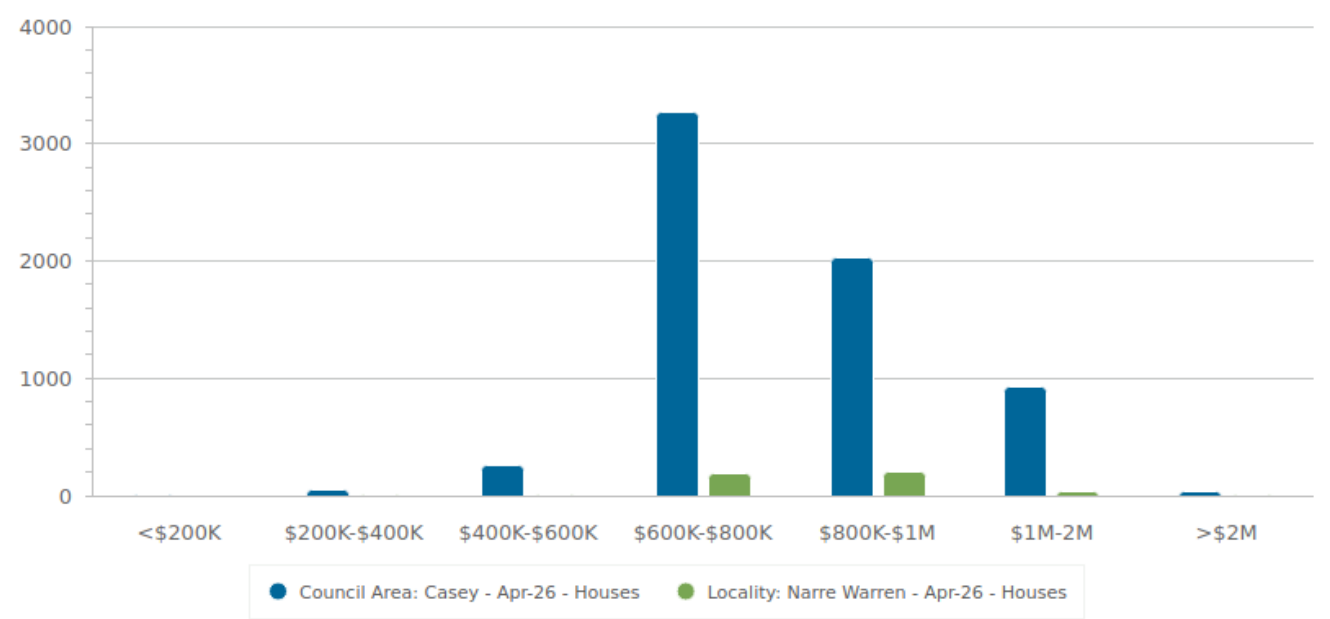
House: Sales By Price

\$354.48M

Apr 2026

	Narre Warren	Casey
<\$200K	-	5
\$200K-\$400K	1	47
\$400K-\$600K	3	262
\$600K-\$800K	186	3,266
\$800K-\$1M	203	2,033
\$1M-\$2M	35	928
>\$2M	1	37

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

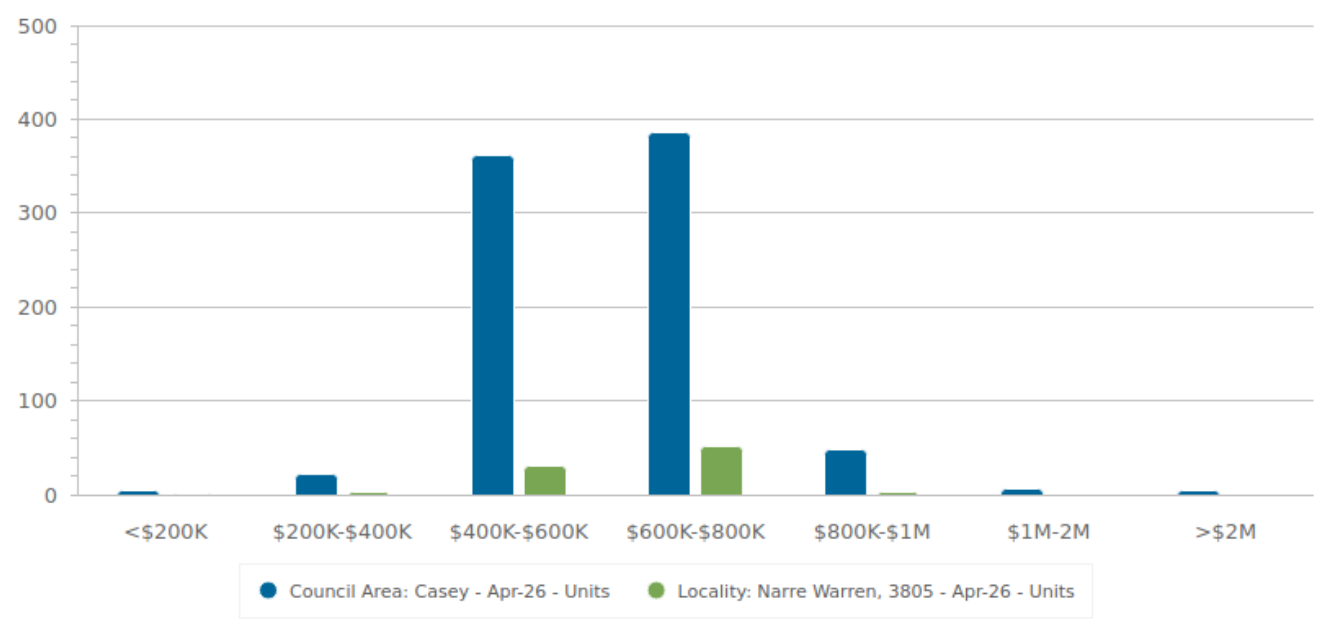
Unit: Sales By Price

\$52.84M

Apr 2026

	Narre Warren	Casey
<\$200K	1	4
\$200K-\$400K	3	21
\$400K-\$600K	30	361
\$600K-\$800K	52	386
\$800K-\$1M	2	48
\$1M-\$2M	-	6
>\$2M	-	4

Statistics are calculated over a rolling 12 month period



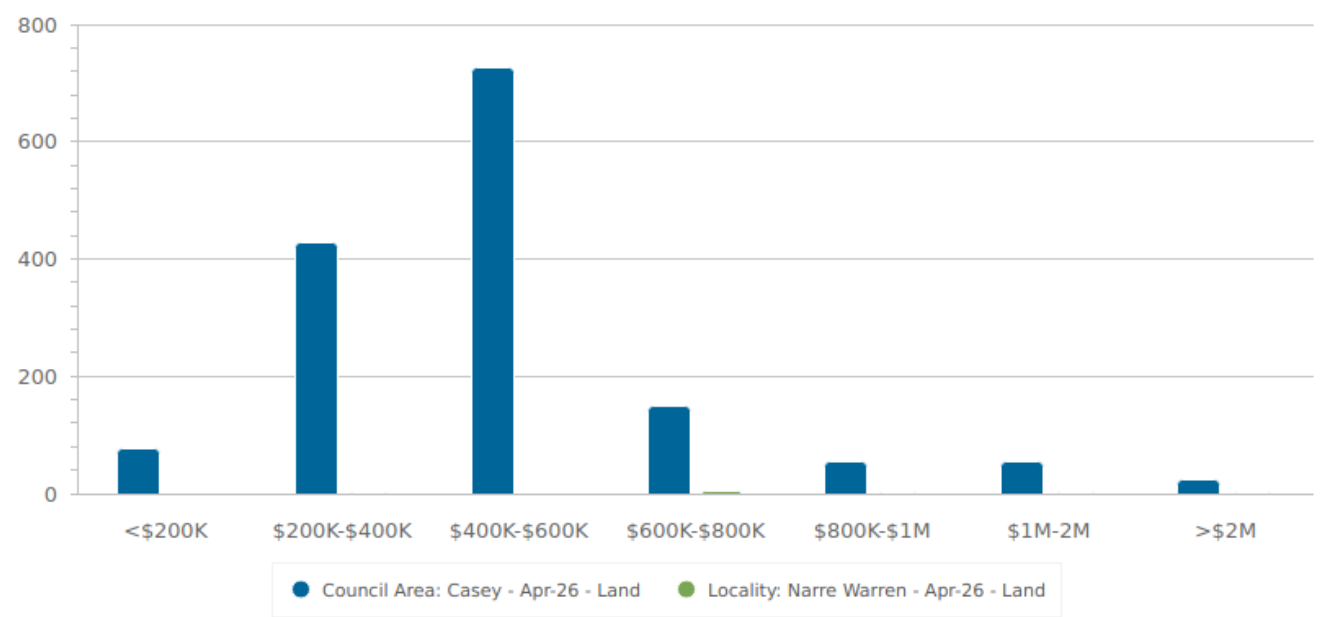
Statistics are calculated over a rolling 12 month period



Land: Sales By Price

	Narre Warren	Casey
<\$200K	-	76
\$200K-\$400K	1	429
\$400K-\$600K	-	726
\$600K-\$800K	4	149
\$800K-\$1M	2	54
\$1M-\$2M	1	55
>\$2M	1	23

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

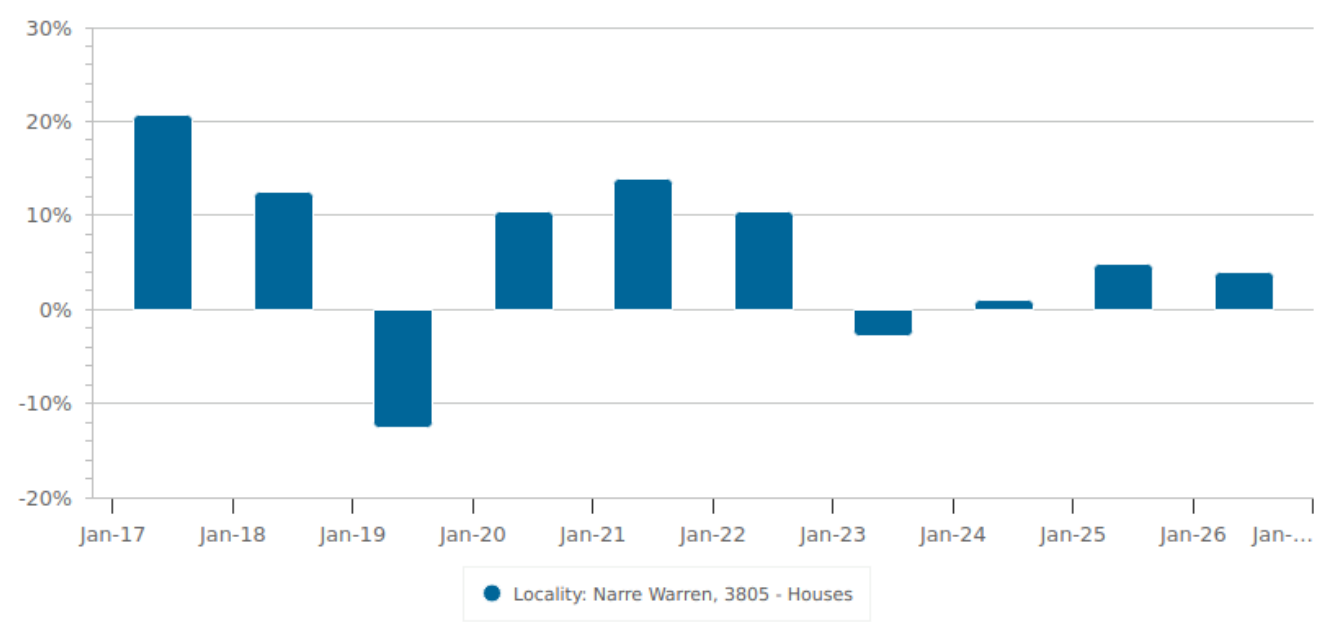
Change In Median Value

3.9%
Jun 2026

House: Change In Median Value

	Narre Warren
Jun 2017	20.6%
Jun 2018	12.5%
Jun 2019	-12.6%
Jun 2020	10.4%
Jun 2021	13.9%
Jun 2022	10.3%
Jun 2023	-2.8%
Jun 2024	1.0%
Jun 2025	4.8%
Jun 2026	3.9%

Statistics are calculated at the end of the displayed month



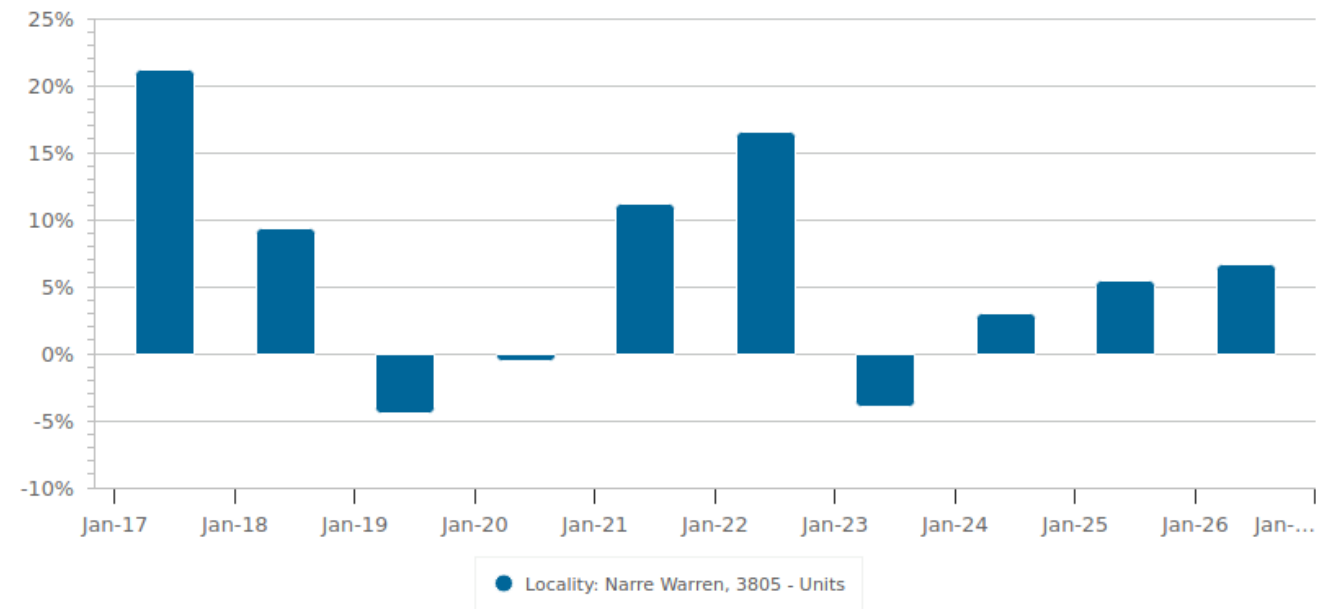
Statistics are calculated at the end of the displayed month

Unit: Change In Median Value

6.6%
Jun 2026

	Narre Warren
Jun 2017	21.2%
Jun 2018	9.3%
Jun 2019	-4.4%
Jun 2020	-0.6%
Jun 2021	11.2%
Jun 2022	16.5%
Jun 2023	-4.0%
Jun 2024	3.0%
Jun 2025	5.4%
Jun 2026	6.6%

Statistics are calculated at the end of the displayed month



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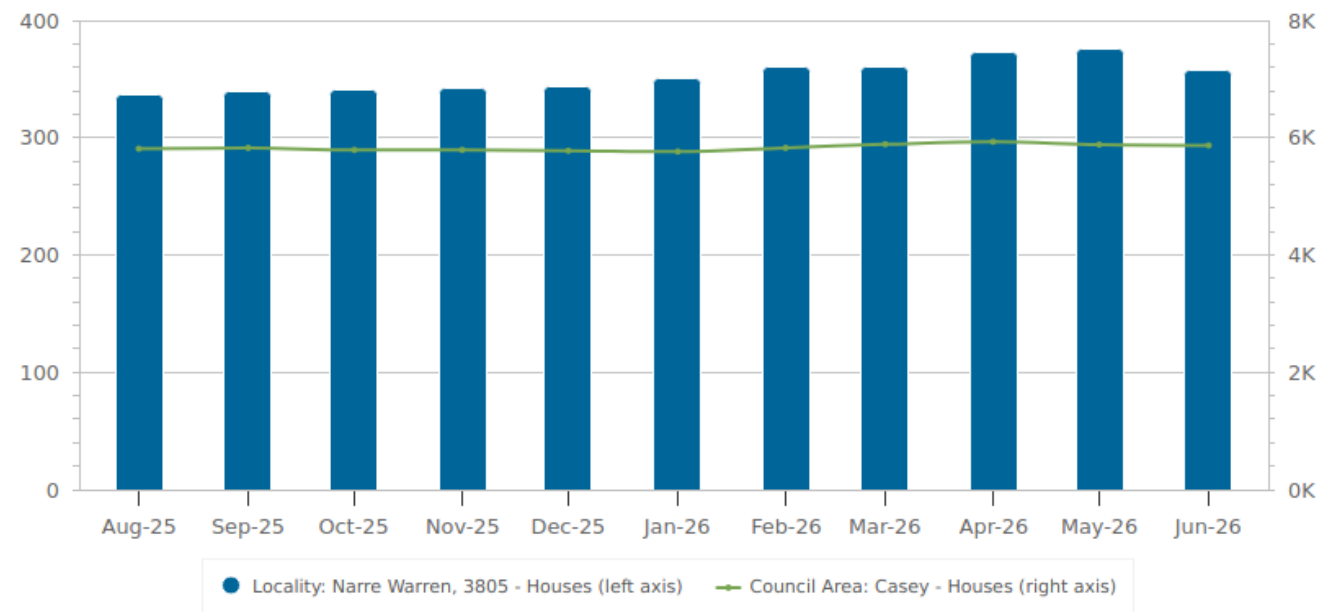
For Sale Statistics

House: Number of New Listing

358
Jun 2026

	Narre Warren	Casey
Jul 2025	334	5,856
Aug 2025	336	5,812
Sep 2025	339	5,824
Oct 2025	341	5,788
Nov 2025	342	5,790
Dec 2025	343	5,778
Jan 2026	351	5,762
Feb 2026	360	5,827
Mar 2026	360	5,886
Apr 2026	373	5,932
May 2026	376	5,879
Jun 2026	358	5,865

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

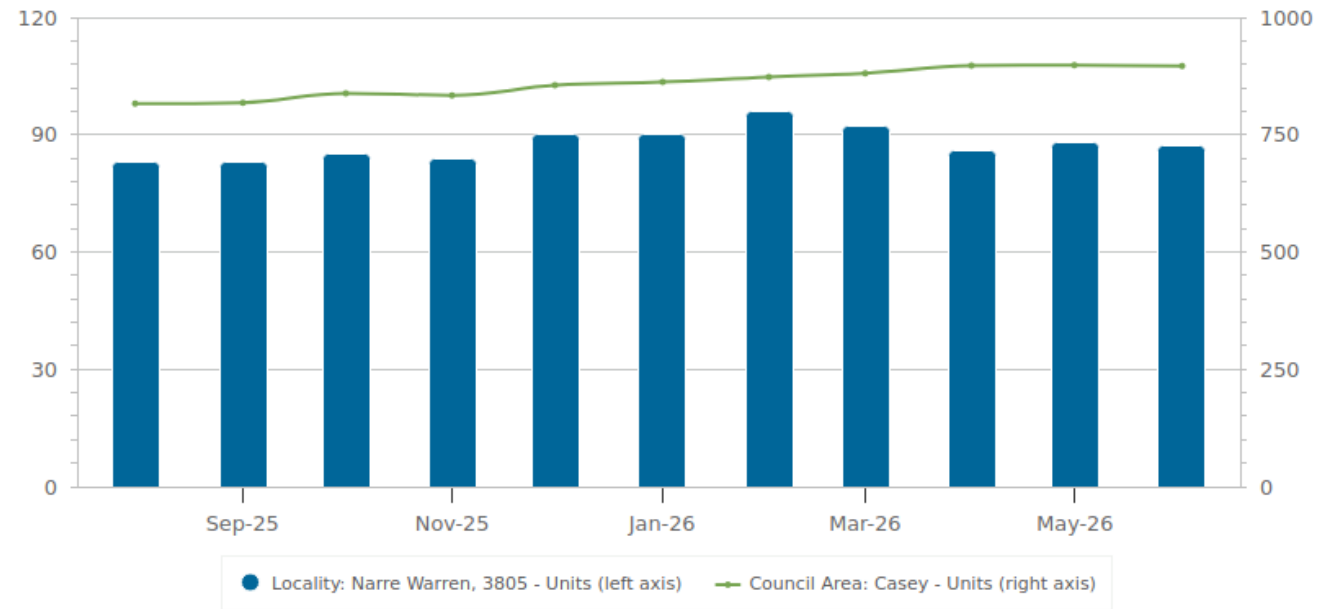
87

Jun 2026

Unit: Number of New Listing

	Narre Warren	Casey
Jul 2025	82	829
Aug 2025	83	816
Sep 2025	83	818
Oct 2025	85	838
Nov 2025	84	834
Dec 2025	90	855
Jan 2026	90	862
Feb 2026	96	873
Mar 2026	92	881
Apr 2026	86	897
May 2026	88	898
Jun 2026	87	896

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

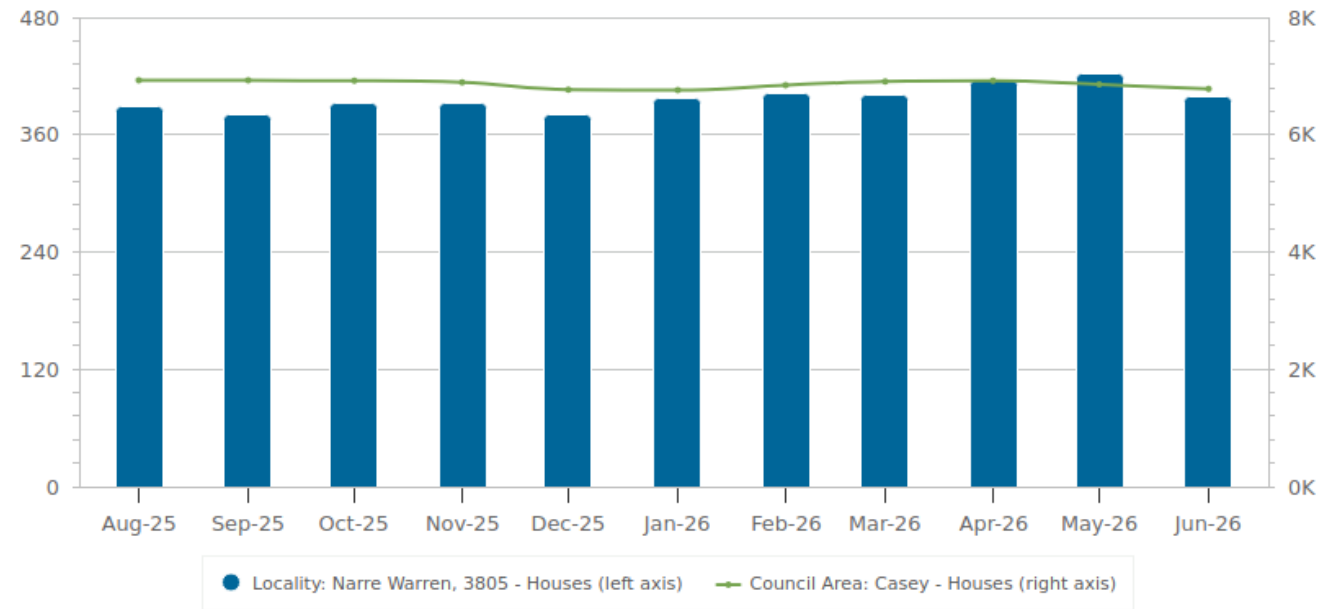


House: Total Properties Listed

399
Jun 2026

	Narre Warren	Casey
Jul 2025	380	6,967
Aug 2025	389	6,928
Sep 2025	380	6,924
Oct 2025	392	6,920
Nov 2025	392	6,891
Dec 2025	380	6,766
Jan 2026	398	6,757
Feb 2026	402	6,844
Mar 2026	401	6,908
Apr 2026	416	6,918
May 2026	423	6,855
Jun 2026	399	6,781

Statistics are calculated over a rolling 12 month period



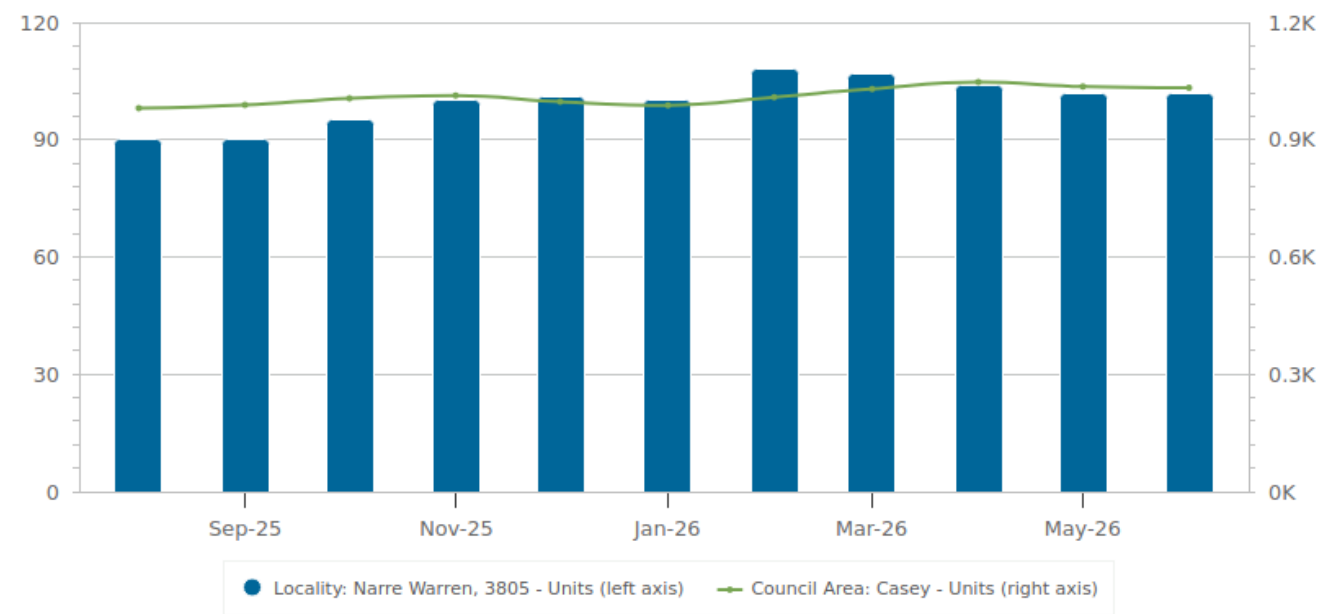
Statistics are calculated over a rolling 12 month period

Unit: Total Properties Listed

102
Jun 2026

	Narre Warren	Casey
Jul 2025	87	986
Aug 2025	90	980
Sep 2025	90	989
Oct 2025	95	1,006
Nov 2025	100	1,013
Dec 2025	101	997
Jan 2026	100	988
Feb 2026	108	1,009
Mar 2026	107	1,030
Apr 2026	104	1,047
May 2026	102	1,036
Jun 2026	102	1,033

Statistics are calculated over a rolling 12 month period



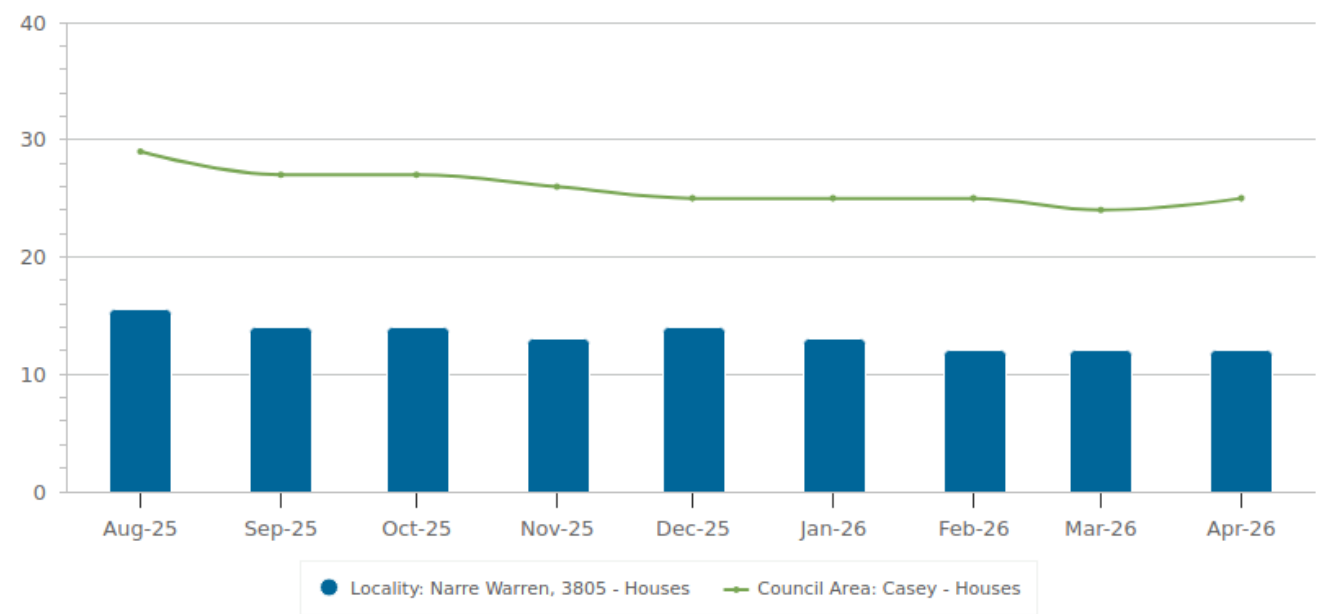
Statistics are calculated over a rolling 12 month period

House: Median Days On Market

12
Apr 2026

	Narre Warren	Casey
May 2025	20	31
Jun 2025	17	31
Jul 2025	17	30
Aug 2025	15.5	29
Sep 2025	14	27
Oct 2025	14	27
Nov 2025	13	26
Dec 2025	14	25
Jan 2026	13	25
Feb 2026	12	25
Mar 2026	12	24
Apr 2026	12	25

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

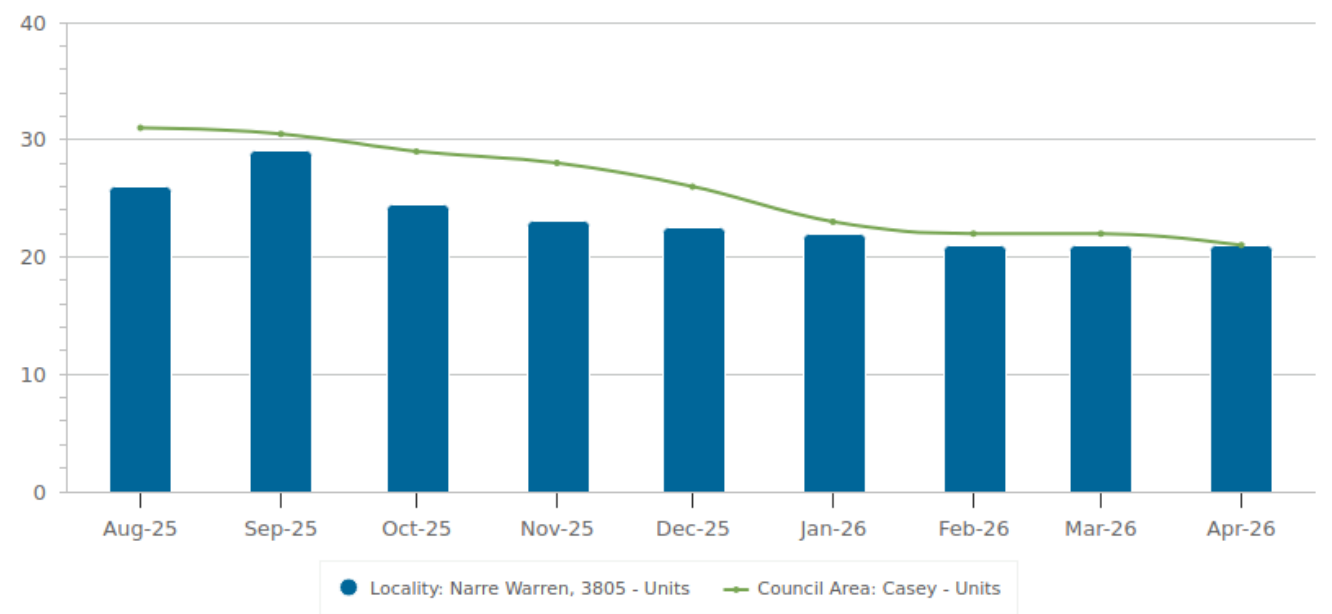


Unit: Median Days On Market

21
Apr 2026

	Narre Warren	Casey
May 2025	23	34.5
Jun 2025	23	32
Jul 2025	24.5	31
Aug 2025	26	31
Sep 2025	29	30.5
Oct 2025	24.5	29
Nov 2025	23	28
Dec 2025	22.5	26
Jan 2026	22	23
Feb 2026	21	22
Mar 2026	21	22
Apr 2026	21	21

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period



Rental Statistics

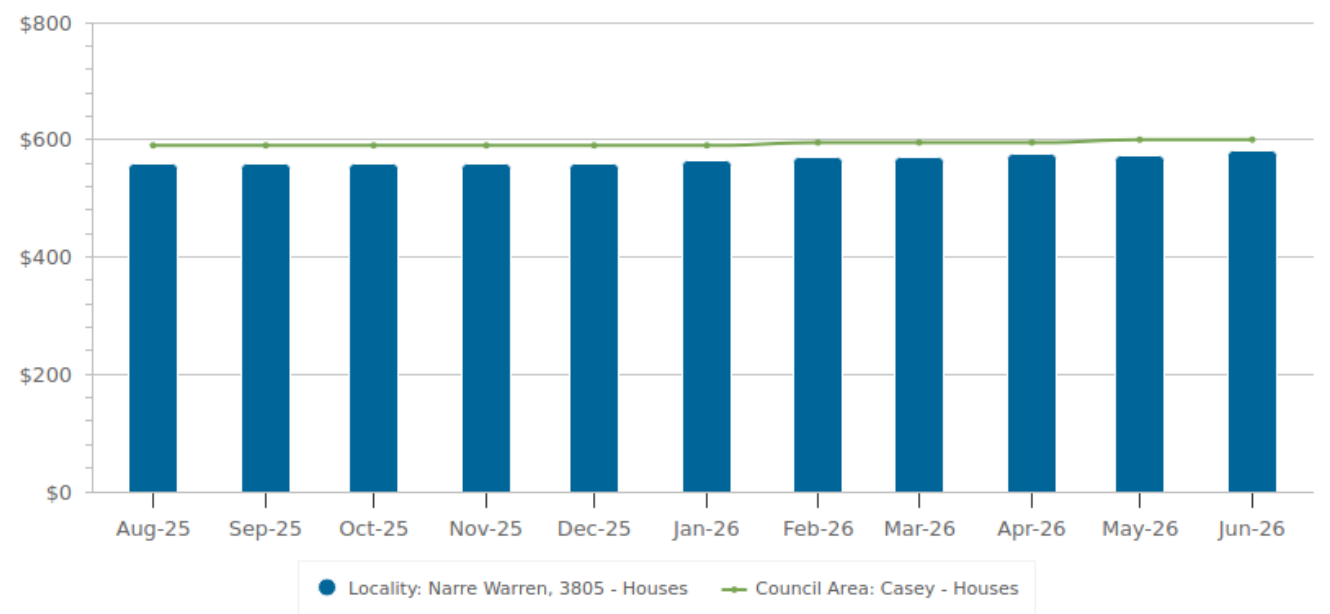
House: Median Rent

\$580/w

Jun 2026

	Narre Warren	Casey
Jul 2025	\$560/w	\$590/w
Aug 2025	\$560/w	\$590/w
Sep 2025	\$560/w	\$590/w
Oct 2025	\$560/w	\$590/w
Nov 2025	\$560/w	\$590/w
Dec 2025	\$560/w	\$590/w
Jan 2026	\$565/w	\$590/w
Feb 2026	\$570/w	\$595/w
Mar 2026	\$570/w	\$595/w
Apr 2026	\$575/w	\$595/w
May 2026	\$573/w	\$600/w
Jun 2026	\$580/w	\$600/w

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

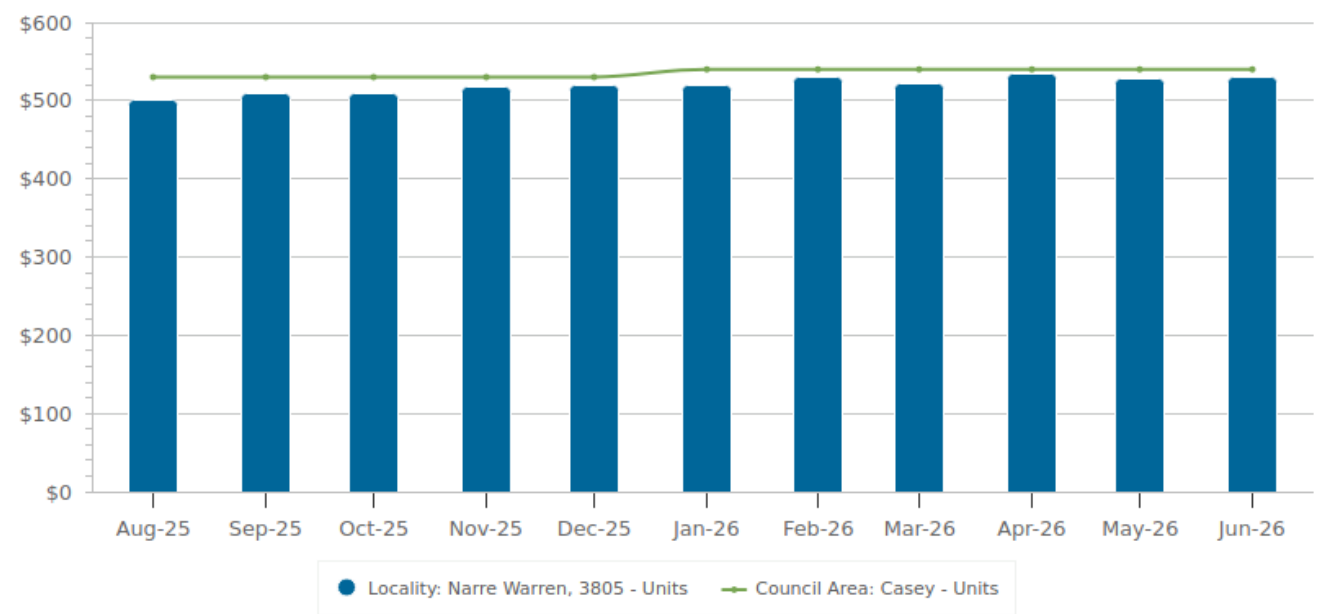


Unit: Median Rent

\$530/w
Jun 2026

	Narre Warren	Casey
Jul 2025	\$500/w	\$530/w
Aug 2025	\$500/w	\$530/w
Sep 2025	\$510/w	\$530/w
Oct 2025	\$510/w	\$530/w
Nov 2025	\$518/w	\$530/w
Dec 2025	\$520/w	\$530/w
Jan 2026	\$520/w	\$540/w
Feb 2026	\$530/w	\$540/w
Mar 2026	\$523/w	\$540/w
Apr 2026	\$535/w	\$540/w
May 2026	\$528/w	\$540/w
Jun 2026	\$530/w	\$540/w

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period



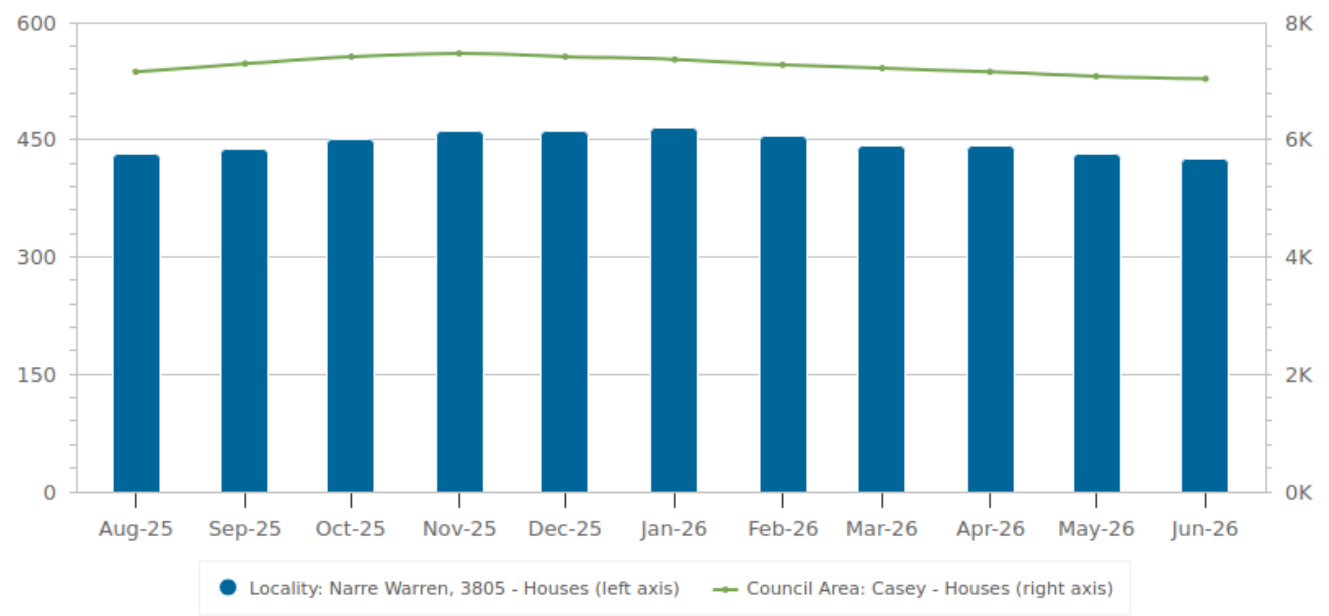
425

Jun 2026

House: Rental Rate Observations

	Narre Warren	Casey
Jul 2025	419	7,069
Aug 2025	431	7,156
Sep 2025	439	7,294
Oct 2025	450	7,412
Nov 2025	461	7,469
Dec 2025	460	7,415
Jan 2026	465	7,368
Feb 2026	455	7,278
Mar 2026	442	7,219
Apr 2026	442	7,155
May 2026	431	7,079
Jun 2026	425	7,035

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

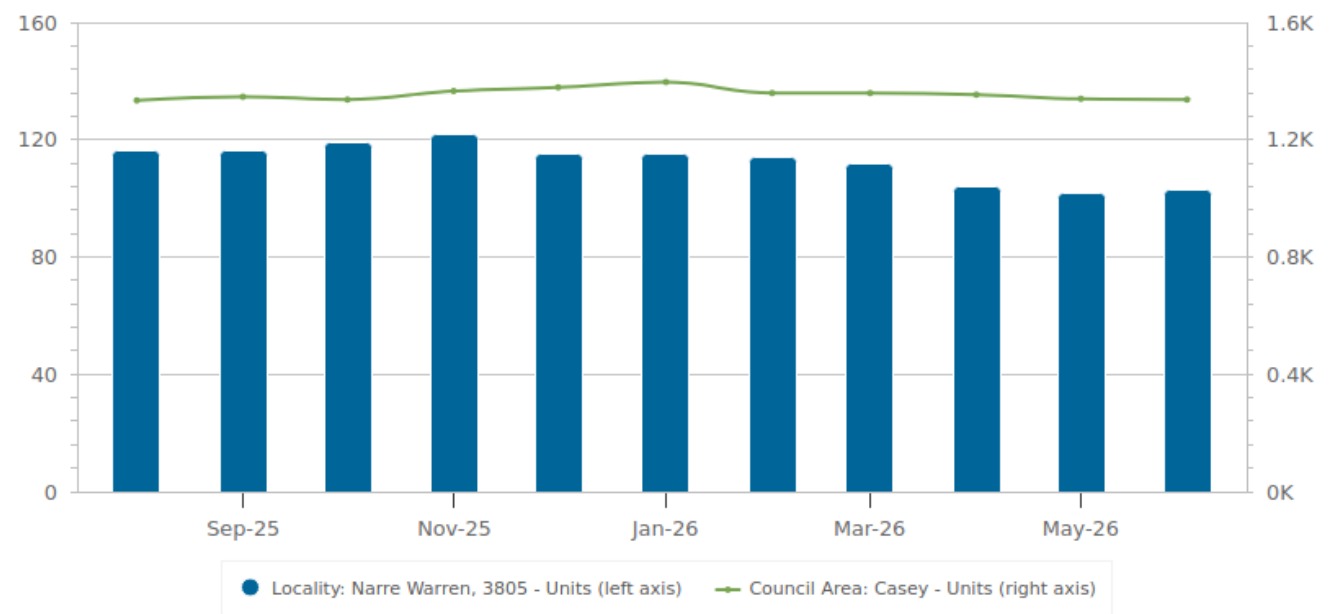
103

Jun 2026

Unit: Rental Rate Observations

	Narre Warren	Casey
Jul 2025	117	1,301
Aug 2025	116	1,334
Sep 2025	116	1,347
Oct 2025	119	1,337
Nov 2025	122	1,366
Dec 2025	115	1,378
Jan 2026	115	1,396
Feb 2026	114	1,359
Mar 2026	112	1,359
Apr 2026	104	1,354
May 2026	102	1,339
Jun 2026	103	1,337

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

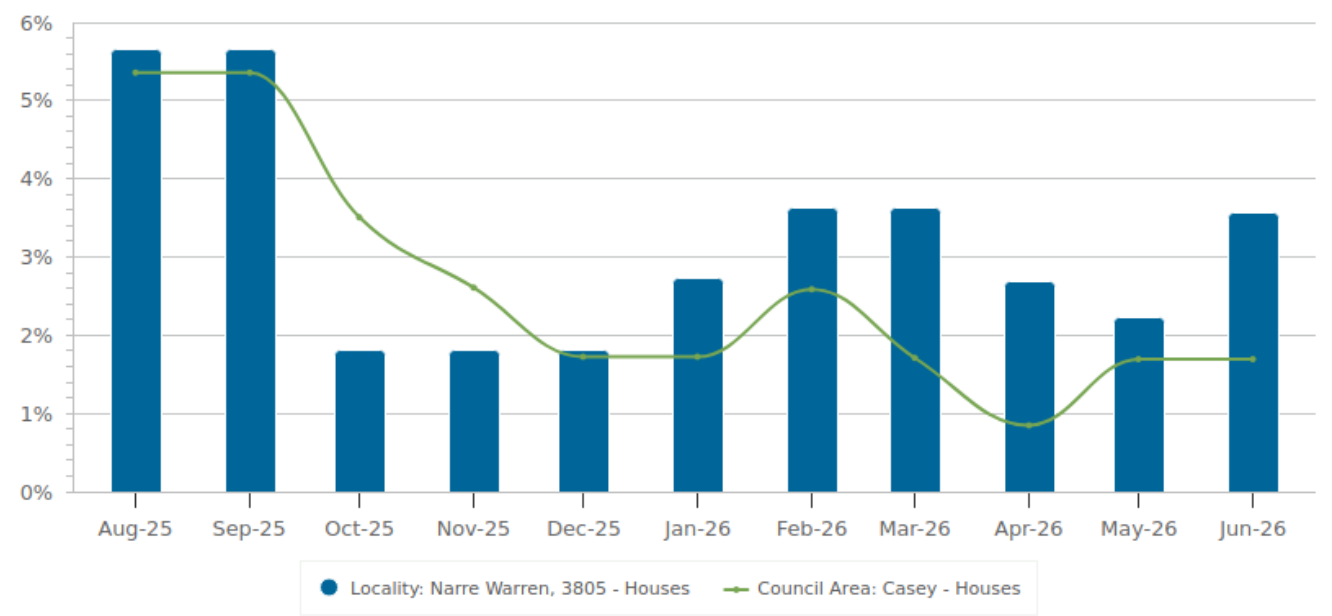


House: Change in Rental Rate

3.6%
Jun 2026

	Narre Warren	Casey
Jul 2025	7.7%	7.3%
Aug 2025	5.7%	5.4%
Sep 2025	5.7%	5.4%
Oct 2025	1.8%	3.5%
Nov 2025	1.8%	2.6%
Dec 2025	1.8%	1.7%
Jan 2026	2.7%	1.7%
Feb 2026	3.6%	2.6%
Mar 2026	3.6%	1.7%
Apr 2026	2.7%	0.8%
May 2026	2.2%	1.7%
Jun 2026	3.6%	1.7%

Statistics are calculated over a rolling 12 month period



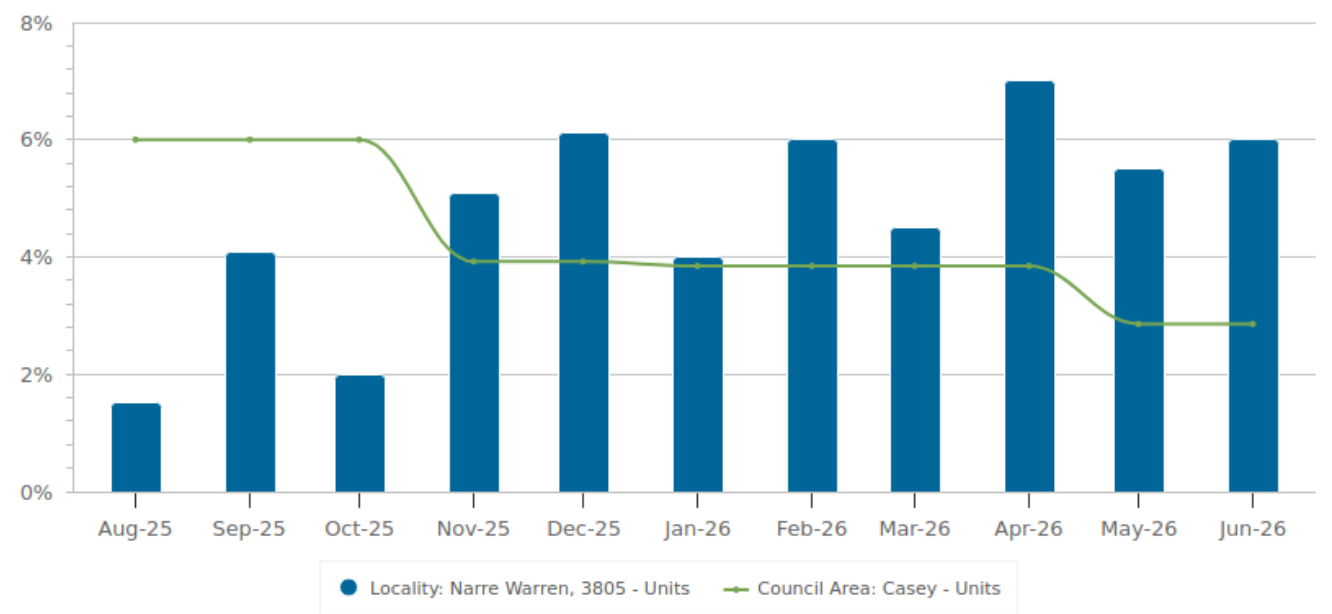
Statistics are calculated over a rolling 12 month period

Unit: Change in Rental Rate

6.0%
Jun 2026

	Narre Warren	Casey
Jul 2025	4.2%	6.0%
Aug 2025	1.5%	6.0%
Sep 2025	4.1%	6.0%
Oct 2025	2.0%	6.0%
Nov 2025	5.1%	3.9%
Dec 2025	6.1%	3.9%
Jan 2026	4.0%	3.8%
Feb 2026	6.0%	3.8%
Mar 2026	4.5%	3.8%
Apr 2026	7.0%	3.8%
May 2026	5.5%	2.9%
Jun 2026	6.0%	2.9%

Statistics are calculated over a rolling 12 month period



Statistics are calculated over a rolling 12 month period

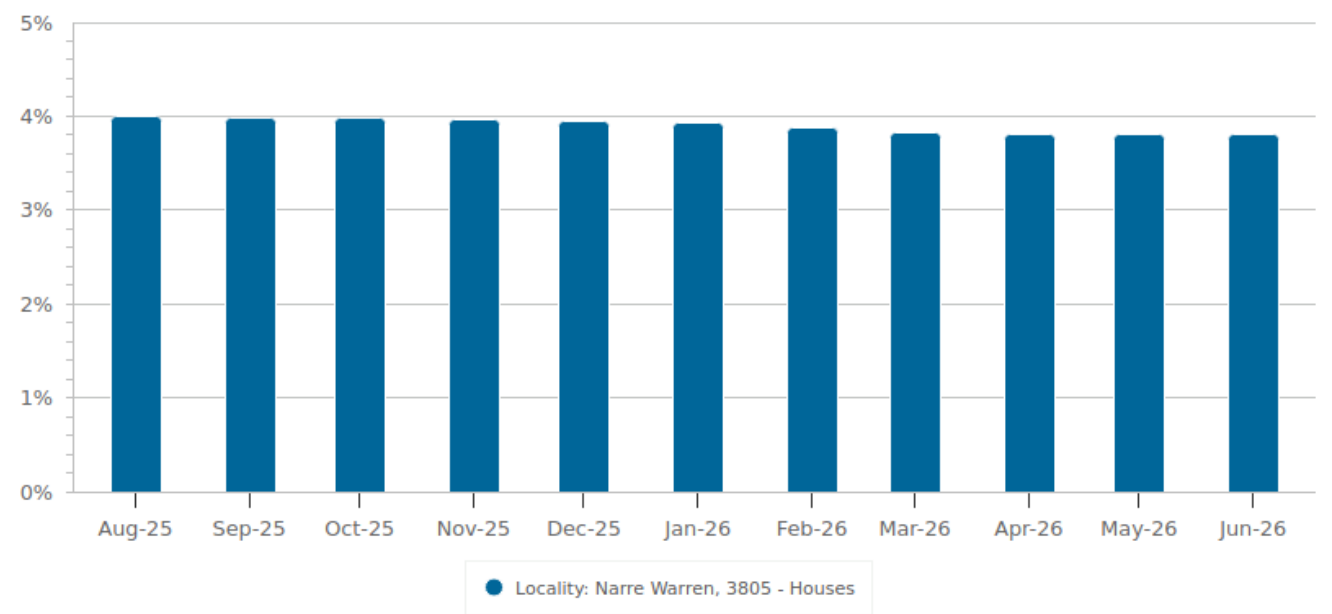


House: Value Based Rental Yield

3.8%
Jun 2026

	Narre Warren
Jul 2025	4.0%
Aug 2025	4.0%
Sep 2025	4.0%
Oct 2025	4.0%
Nov 2025	4.0%
Dec 2025	4.0%
Jan 2026	3.9%
Feb 2026	3.9%
Mar 2026	3.8%
Apr 2026	3.8%
May 2026	3.8%
Jun 2026	3.8%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

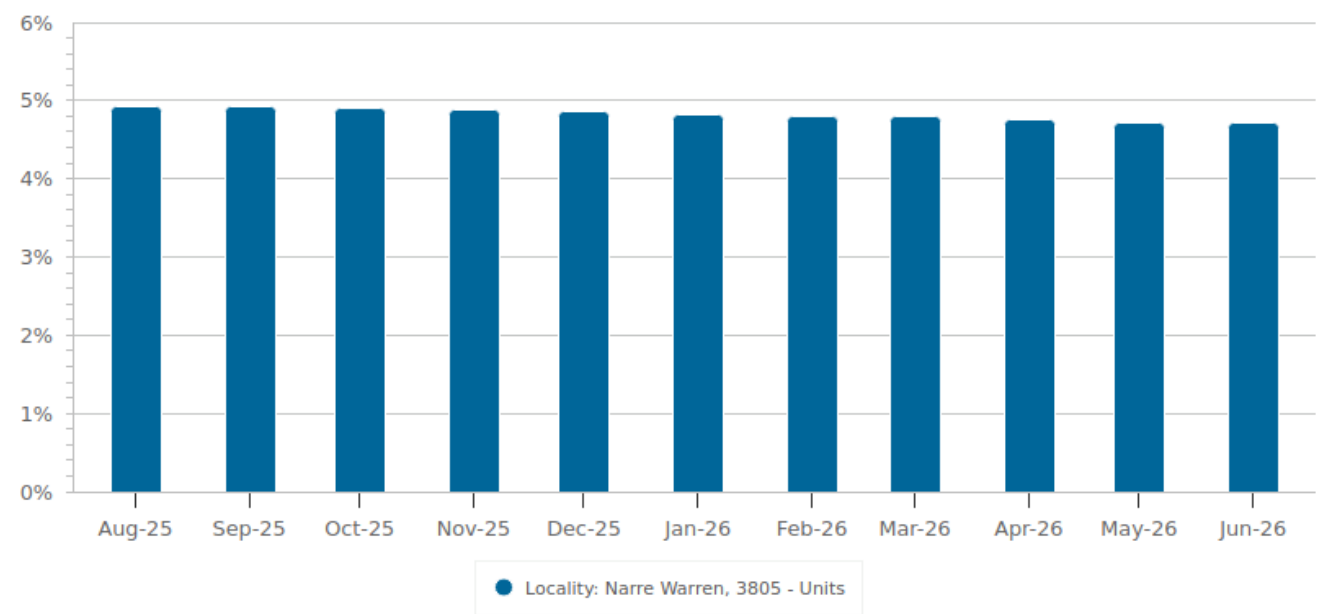


Unit: Value Based Rental Yield

4.7%
Jun 2026

	Narre Warren
Jul 2025	4.9%
Aug 2025	4.9%
Sep 2025	4.9%
Oct 2025	4.9%
Nov 2025	4.9%
Dec 2025	4.9%
Jan 2026	4.8%
Feb 2026	4.8%
Mar 2026	4.8%
Apr 2026	4.8%
May 2026	4.7%
Jun 2026	4.7%

Statistics are calculated at the end of the displayed month



Statistics are calculated at the end of the displayed month

Household Structure

Household Structure

	Narre Warren	Casey
Childless Couples	30.8%	27.8%
Couples with Children	50.1%	56%
Single Parents	17.4%	14.8%
Other	1.8%	1.3%

Statistics are provided by the Australian Bureau of Statistics (ABS)



Childless Couples

30.8%



Couples with Children

50.1%



Single Parents

17.4%



Other

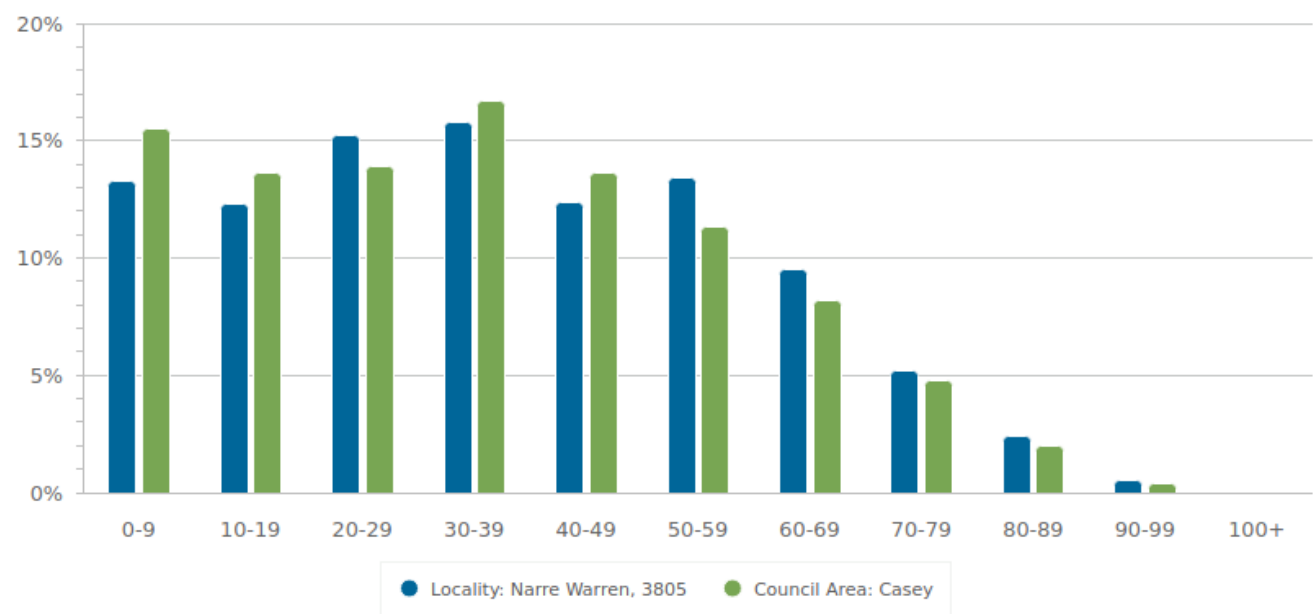
1.8%

Population Age

Population Age

	Narre Warren	Casey
0-9	13.3%	15.5%
10-19	12.3%	13.6%
20-29	15.2%	13.9%
30-39	15.8%	16.7%
40-49	12.4%	13.6%
50-59	13.4%	11.3%
60-69	9.5%	8.2%
70-79	5.2%	4.8%
80-89	2.4%	2%
90-99	0.5%	0.4%

Statistics are provided by the Australian Bureau of Statistics (ABS)



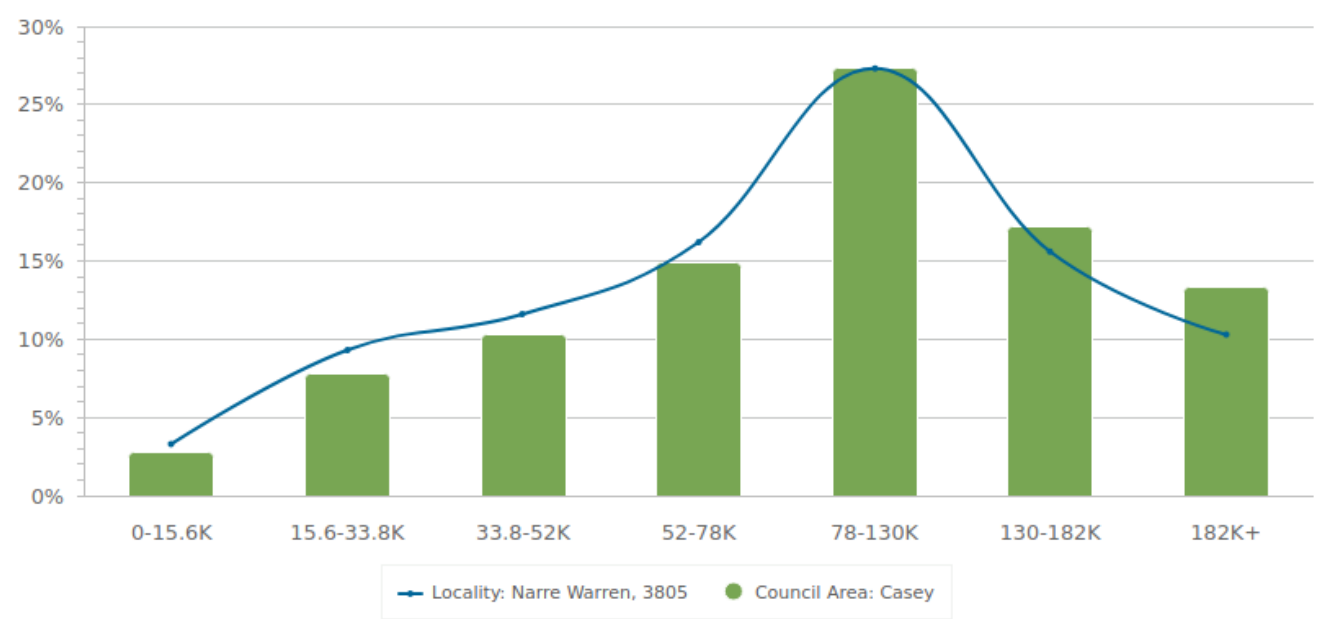
Statistics are provided by the Australian Bureau of Statistics (ABS)

Household Income

Household Income

	Narre Warren	Casey
0-15.6K	3.3%	2.8%
15.6-33.8K	9.3%	7.8%
33.8-52K	11.6%	10.3%
52-78K	16.2%	14.9%
78-130K	27.3%	27.3%
130-182K	15.6%	17.2%
182K+	10.3%	13.3%

Statistics are provided by the Australian Bureau of Statistics (ABS)



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Education

Education By Qualification

	Narre Warren	Casey
Postgrad	7.7%	9.1%
Graduate Diploma or Certificate	2.7%	3%
Bachelor	23.1%	24.9%
Advanced Diploma or Diploma	17.8%	18.9%
Certificate	35.2%	31.9%
Not Stated	12.2%	11.1%
Inadequately Described	1.1%	1%

Statistics are provided by the Australian Bureau of Statistics (ABS)



Postgrad

7.7%



Graduate Diploma or Certificate

2.7%



Bachelor

23.1%



Advanced Diploma or
Diploma

17.8%



Certificate

35.2%



Not Stated

12.2%



Inadequately
Described

1.1%

Occupation

Employment By Occupation

	Narre Warren	Casey
Professional	16%	17.2%
Clerical	14.4%	13.3%
Trades	16.5%	15.7%
Labourer	11.3%	11%
Not Stated	2.4%	2.2%
Machinery Operators and Drivers	9.6%	9.7%
Managers	9.4%	10.4%
Community and Personal Service Workers	11.3%	11.8%
Sales Workers	8.9%	8.7%

Statistics are provided by the Australian Bureau of Statistics (ABS)



Professional

16%



Clerical

14.4%



Trades

16.5%



Labourer

11.3%



Not Stated

2.4%



Machinery Operators and Drivers

9.6%

Employment By Occupation



Managers

9.4%



Community and Personal Service
Workers

11.3%



Sales Workers

8.9%

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